

CITY OF LITTLETON, COLORADO
HPC Resolution No. 04
Series, 2026

**A RESOLUTION OF THE HISTORICAL PRESERVATION COMMISSION OF
THE CITY OF LITTLETON, COLORADO CONDITIONALLY APPROVING A
CERTIFICATE OF APPROPRIATENESS FOR THE BUILDING LOCATED AT
2450 WEST MAIN STREET**

WHEREAS, Section 10-9-8.1 of the Unified Land Use Code authorizes the historical preservation commission to consider, approve, and certify the historical appropriateness of a proposed alteration of a landmark or property in a historic district; and

WHEREAS, City of Littleton, as the owners of the property referenced in Exhibit A, attached hereto and fully incorporated herein, authorized the Town Hall Arts Center (THAC) to apply for a Certificate of Appropriateness under the provisions of the Unified Land Use Code, which application was submitted by and through Bryant Flink Architecture and Design; and

WHEREAS, on August 17, 2026, the historical preservation commission of the City of Littleton, Colorado, held a public hearing at its regular meeting to consider a certificate of appropriateness application for the building located at 2450 West Main Street.

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL PRESERVATION
COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

Section 1. The historic preservation commission finds, based on the evidence and testimony presented during the public hearing, the following in fact:

- a. The submitted application was found to be complete through the city's review process; and
- b. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-3.9.1 of the Unified Land Use Code;
- c. The proposed alterations represented in Exhibit B, attached hereto and fully incorporated herein, meet the decision criteria within the Unified Land Use Code outlined in Section 10-9-8.1(C), subject to the following conditions:
 - 1) The two impacted terracotta masonry units shall be replaced in-kind;
 - 2) The attic stock shall be retained in the event that the marquee sign is removed in the future.
 - 3) No building permit shall be issued until all required height, number, size, location, and lightning variances have been separately applied for and approved by the Appeals and Adjustment Commission.

Section 2. The Resolution constitutes the written findings and decision of the City of Littleton's Historical Preservation Commission.

46 **Section 3.** On the basis of the above, the historical preservation commission
47 CONDITIONALLY APPROVES the certificate of appropriateness for the property located at 2450
48 W. Main Street.
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50 **Section 4.** Expiration. In accordance with the Littleton City Code, the certificate of
51 appropriateness shall expire and be null and void if the activity for which the certificate is issued
52 is not commenced within one (1) year of the date the certificate of appropriateness is approved.
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54 INTRODUCED , READ AND ADOPTED at a regularly scheduled meeting of the

55 Historical Preservation Commission of the City of Littleton, Colorado, on the 17th day of
56 August, 2026, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton,
57 Colorado
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59 **ATTEST:**
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61 _____
62 Wendy Shea-Tamag
63 DEPUTY CITY CLERK
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Paige Alcorn
CHAIR

65 APPROVED AS TO FORM:
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67 _____
68 Atasi Titlow
69 SR. ASSISTANT CITY ATTORNEY
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EXHIBIT A
LEGAL DESCRIPTION

W 7 IN OF LOT 8 & LOT 9 BLK 8 LITTLETON