

July 7, 2026

Jerad Chipman
City of Littleton
Community Development Department
2255 W Berry Ave
Littleton, CO 80120



Re: 2589 W. Main St. COA Narrative & Decision Criteria Analysis

LITTLETON PROFESSIONAL BUILDING
709 W. LITTLETON
BOULEVARD SUITE 106
LITTLETON, CO 80120

Dear Jerad,

M-A Architects has been retained by Main Street Partners I, LLC to provide design services for a remodel of a building located at 2589 West Main Street in Littleton.

The building was constructed in 2011 and has served as a restaurant and bar since that date. With a recent change in ownership and tenancy, certain minor changes in the main street building façade are planned for and described as follows:

1. The south storefront will be slightly modified to relocate the entrance door to the southwest corner.
2. The ATM machine will be removed; glazing be installed in the former opening.
3. A portion of the existing patio railing will be removed to make room for a new accessible ramp and rail.

The following items in blue text are in response to the Federal Secretary of Interior Standards and the Downtown Littleton Historic Preservation Design Guidelines as they relate to this non-historic designated building.

Approval Criteria & Analysis

10-9-8.1(C). General Decision Criteria. A Certificate of Appropriateness may be approved, approved with conditions, or denied based on the following criteria:

1. **Federal Standards.** The proposed changes are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings as adopted by the National Park Service:

Secretary of Interior Standards

Standard #1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will continue to function in its current use with minimal change in its original design.

Standard #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The character of the property will be retained. There are no historically-designated materials or features.

Standard #3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed changes are consistent with the time period in which the structure was constructed.

Standard #4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

As mentioned in the response to Standard #3, the proposed changes are such that the original design intent will be retained and preserved.

Standard #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Finishes, materials and methods will be consistent with those in place at the time of construction.

Standard #6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. There are no deteriorated materials. Portions of the storefront system that are to be replaced will match the existing storefront system.

Standard #7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials. These construction methods will not be utilized.

Standard #8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. There will be no archaeological resources affected.

Standard #9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. There are no historically designated material alterations proposed. New work will be compatible with the work from the original construction, and the integrity of the façade will be protected.

Standard #10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The alterations proposed will ensure the integrity of the façade in the event there are future alterations.

Downtown Littleton Historic Preservation Design Guidelines

As a part of the Littleton Downtown Historic District, this application is subject to the *Downtown Littleton Historic Preservation Design Guidelines*. These guidelines establish solutions and standards for the restoration, preservation, and treatment of historical buildings. The specific guidelines are separated into six categories:

commercial facades and storefronts; windows; doors; roofs; building materials; cornices, moldings, and other architectural features. The Design Guidelines also establish solutions for additions to historic buildings, including commercial and residential properties and historic site features. Relevant guidelines to this proposal are outlined and evaluated below:

Window Replacement Design Guidelines

Regarding Guidelines 3.19 (matching design), 3.20 (matching materials), 3.21 (matching profile) & 3.22 (matching characteristics), the altered storefront system will meet the intent of these guidelines as they relate to the original storefront system.

Guidelines for Replacement of Historic Windows for Designated Historic Properties

This guide pertains to properties that are listed on the Littleton Historic Register, including individual historic landmarks and structures in designated historic districts, and therefore does not apply to the non-historically designated storefront for this project.

Commercial Facade and Storefronts

Regarding Guidelines 3.1 (Preserve the character-defining elements of a traditional storefront), 3.2 (Repair an altered storefront to its original design) & 3.3 (A contemporary interpretation of a traditional storefront may be considered), the altered storefront system and railing modification will meet the intent of these guidelines as they relate to the original storefront design.

Original Features. The proposed work preserves, rehabilitates, or reconstructs the original architectural features, and proposed new features are visually compatible with designated historic structure(s) located on the property in terms of design, finishes, material, scale, mass, and height. The proposed work will preserve and will be compatible with the original design of the non-designated historic structure.

Compatibility. If property is in a designated historic district, the proposed work is visually compatible with the development on abutting properties and those on the same block. The HPC shall consider characteristics such as setbacks and building scale. The proposed work will not alter the scale, setback or characteristics of the original structure.

Character, Interest, and Value. Aside from changes that do not require a Certificate of Appropriateness, as set out in paragraph B.3.a, above, the proposed work does not adversely affect the special character or historical, architectural, or aesthetic interest or value of a landmark or property in a historic district. The proposed work will maintain the architectural character, interest and value of the original structure.

If you have any questions, please feel free to reach out to either John Matthews or myself.

Sincerely,

Brad Eickman
M-A Architects