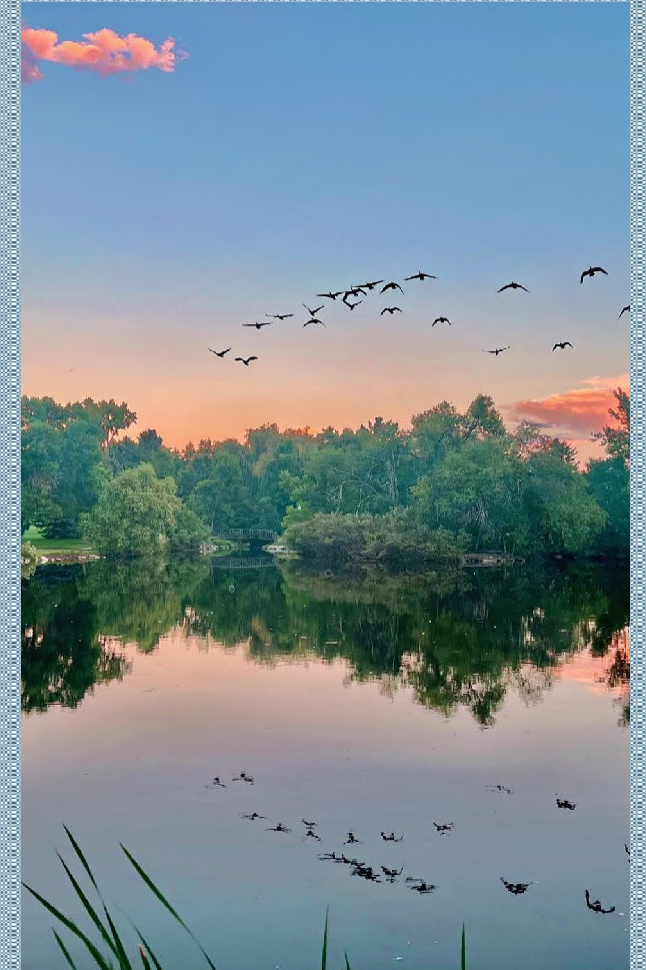


CERTIFICATE OF APPROPRIATENESS

PROPOSED FAÇADE REMODEL OF AN
EXISTING RESTAURANT AT
2589 WEST MAIN STREET

Jesse Sheets, Planner II

August 17, 2026



LOCATION

2589 W. Main St.

NE corner of West
Main Street and South
Curtice Street

Downtown Main Street
zoning (DMS)

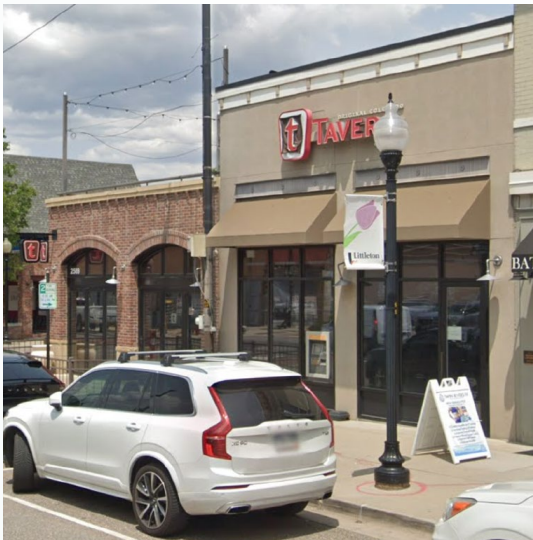
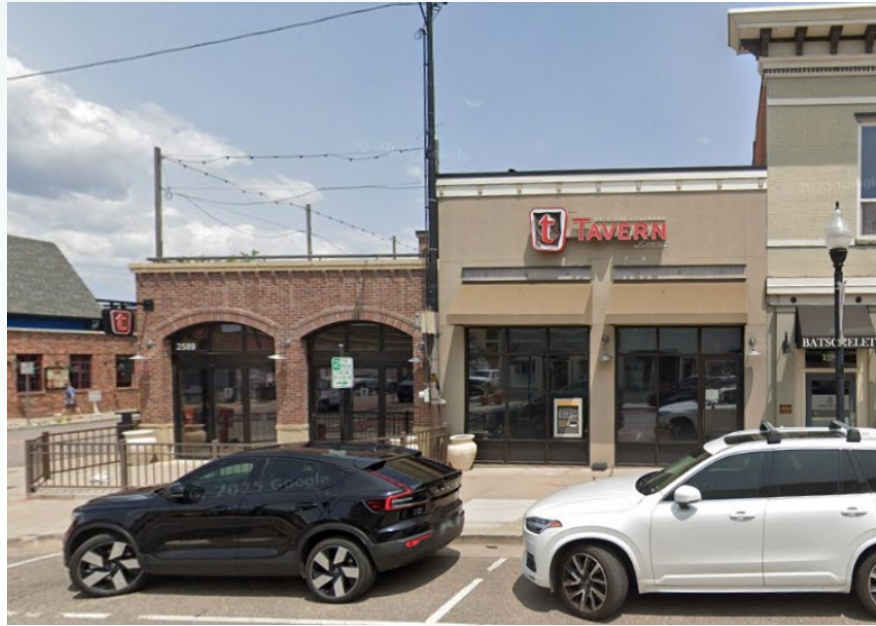


EXISTING CONDITIONS

2589 W. Main St.

FORMER Tavern

Non-contributing
building in the
Downtown Historic
District (built 2011)



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 Commission**

Approve, approve with conditions, or deny COA application

OVERVIEW

Proposed Changes

Approval Criteria

Staff Recommendation



PROPOSED CHANGES

- Modify the storefront on the south side to relocate the entrance door to the southwest corner
- Remove the ATM and install new glazing in the existing window with a new lower panel to match existing
- Remove a portion of the existing patio railing to make room for a new accessible ramp and rail.

SOUTH ELEVATION

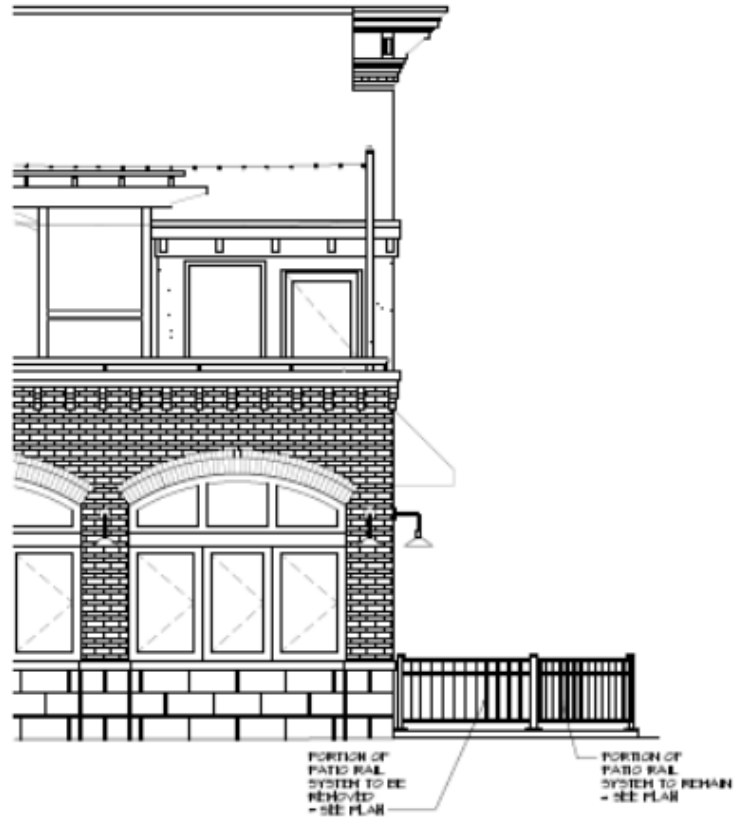


EXISTING



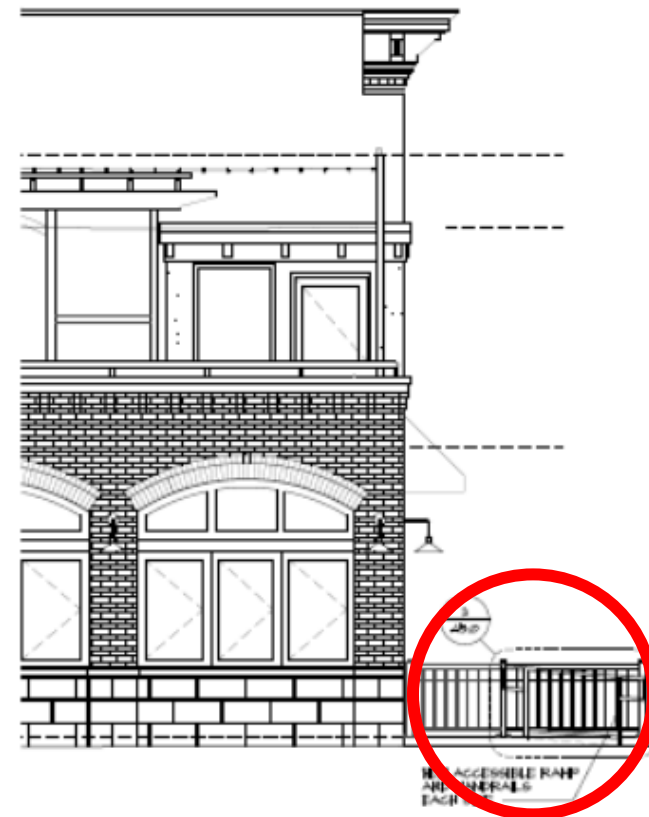
PROPOSED

WEST ELEVATION



② EXISTING CURTICE STREET ELEVATION / DEMO. ITEMS
1/4" = 1'-0"

EXISTING



② CURTICE STREET ELEVATION
1/4" = 1'-0"

PROPOSED



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

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 03-2026.