



Staff Report

Meeting Date: August 17, 2026

Planner: Jesse Sheets, Planner II

APPLICATION SUMMARY:

Project Name: Façade remodel of an existing restaurant

Case Number: COA26-0003

Application Types: Certificate of Appropriateness (COA)

Location: 2589 West Main Street

Applicant: Brad Eickman, M-A Architects

Owners: Main Street Partners 1 LLC

Applicant Request: Request for a Certificate of Appropriateness for a façade remodel of an existing restaurant at 2589 W. Main St.

HISTORIC DISTRICT SUMMARY:

Historic Building Name: N/A

Individual Landmark Designation: No

Historic District: Yes – Downtown Littleton Historic District

Contributing Status Non-contributing (structure constructed 2011)

Zoning Downtown Main Street (DMS)

Applicable Design Guidelines: Downtown Littleton Historic Preservation Design Guidelines

PROCESS:

Per Section 10-9-8.1 of the Unified Land Use Code (“ULUC”), titled Certificate of Appropriateness (COA), before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any designated landmark or property in a historic district (including non-contributing properties), the owner(s) shall submit the proposed work to the Director, as well as apply for any other required permits.

The ULUC distinguishes between Major Changes and Minor Alterations. Projects that qualify as Major Changes must obtain a COA from the Historical Preservation Commission. As this application includes “...modification of or to the front or side façade of a principal structure,” it qualifies as a Major Change. As such, the final determination for this Certificate of Appropriateness must be approved by the Historical Preservation Commission in a public hearing.

A Pre-Application Meeting was held with staff in June 2026 as required by Table 10-9-3.9.1.

LOCATION:

2589 W. Main Street is located at the NE corner of the intersection of W. Main Street and S. Curtice Street and is zoned Downtown Main Street (DMS).



Figure 1: Aerial photo of 2589 W. Main Street with property designated by red bounding box.

PUBLIC NOTICE REQUIREMENTS AND PROCESS:

Pursuant to Section 10-9-3.5 of the ULUC, notice of public hearings shall be given in accordance with Table 10-9-3.9.1, which states, in part, the relevant applications before the Commission:

Table 10-9-3.9.1 Development Review Summary							
Development Application	Pre-App Required	Neighborhood Meeting	Review and Decision		Public Notice	Expiration (10-9-3.8)	Applicable Standards
			Review/Recommend	Decide			
CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPB = Historical Preservation Board; BOA = Board of Adjustment; BBoA = Building Board of Appeals; [] = Public Hearing Required							
Historic Preservation Applications							
Certificate of Appropriateness (Sec. 10-9-8.1)	✓		CDD	[HPB]	M Po	1 year	Chapter 8

Pu = Published in newspaper 10 days prior to public hearing in accordance with Section 10-9-3.5

Po = Sign posted on property 10 days prior to public hearing in accordance with Section 10-9-3.5

M = Mailed notice to adjoining property owners or property owners within a specified distance of the subject property 10 days prior to public hearing in accordance with Section 10-9-3.5

Section 10-9-3.5 of the ULUC requires that any notice provided by mail, shall be provided through the United States Postal Service to all addresses, units, and property owners located within 700 feet of the property. If there are any homeowner's or other owner associations within 700 feet of the property, then notification need only be sent to the association's designee.

Table 10-9-3.9.1 requires both mailed notice (M) and a notice sign posted on the property (Po) not less than ten (10) days prior to the public hearing.

In accordance with the ULUC provisions regarding public notice, staff mailed notice all addresses, units, and individual property owners and residents within 700 feet of the site at least ten (10) days in advance of the August 17, 2026, hearing date.

PROPERTY HISTORY:

- c. 1939** Former building located on this site was constructed around this date
- 1997** Historic Survey documents the building as the Jet Lounge, a non-contributing structure within the Main Street Historic District
- 2011** Jet Lounge was demolished and replaced with new construction, a restaurant known as the Tavern
- 2026**
 - June – Applicant holds Pre-Application Meeting with Staff
 - July - Applicant applies for Certificate of Appropriateness (COA), COA public hearing with HPC for façade improvements
 - August – COA public hearing before the HPC

BACKGROUND:

The original building, constructed sometime around 1939, was turned into a bar sometime in the 1950s. The 1997 Historic Survey shows the Jet Lounge being the tenant at 2589 W. Main St. This building was located within the original Main Street Historic District, but due to loss of integrity from many modifications, it was deemed a non-contributing structure. The building was demolished and the new structure that is present today was constructed in 2011 as a restaurant and bar, formerly known as the Tavern.



Figure 2: Photo of 2589 W. Main Street from the 1997 Historic Survey

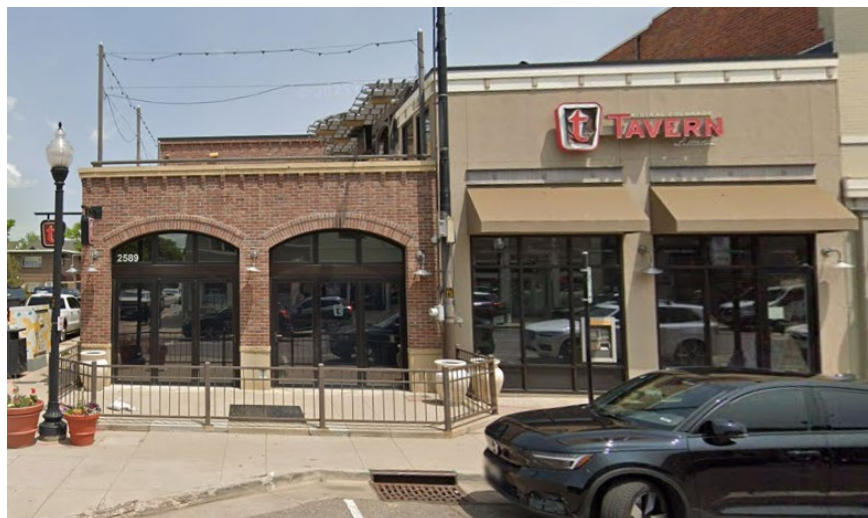


Figure 3: Photo of 2589 W. Main Street showing existing conditions of the building constructed in 2011

In June 2026, Brad Eickman, M-A Architects, had a Pre-Application Meeting with staff. In July 2026, a certificate of appropriateness was applied for on behalf of the property owner, Main Street Partners 1 LLC, to modify the existing site. The proposal is to remodel the façade of an existing restaurant to accommodate a new tenant.

APPLICATION DETAIL

The application's primary intent is to 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, and remove of a portion of the existing patio railing to make room for a new accessible ramp and rail. No new additions are proposed. The exterior modifications are to a non-contributing, non-historic building that was constructed in 2011.



EXISTING



PROPOSED

Figure 4: Existing and Proposed façade improvements on south elevation of 2589 W. Main St.



EXISTING

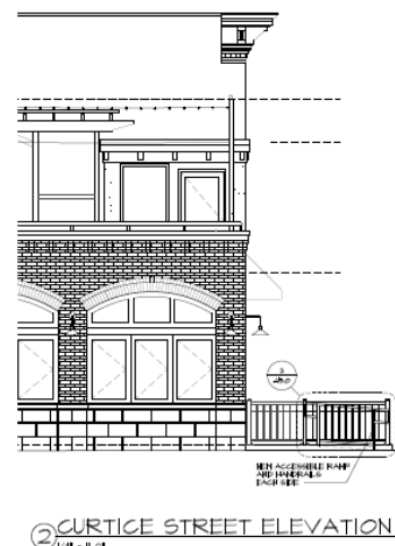
**PROPOSED**

Figure 5: Existing and Proposed patio and accessibility improvements on west elevation of 2589 W. Main St.

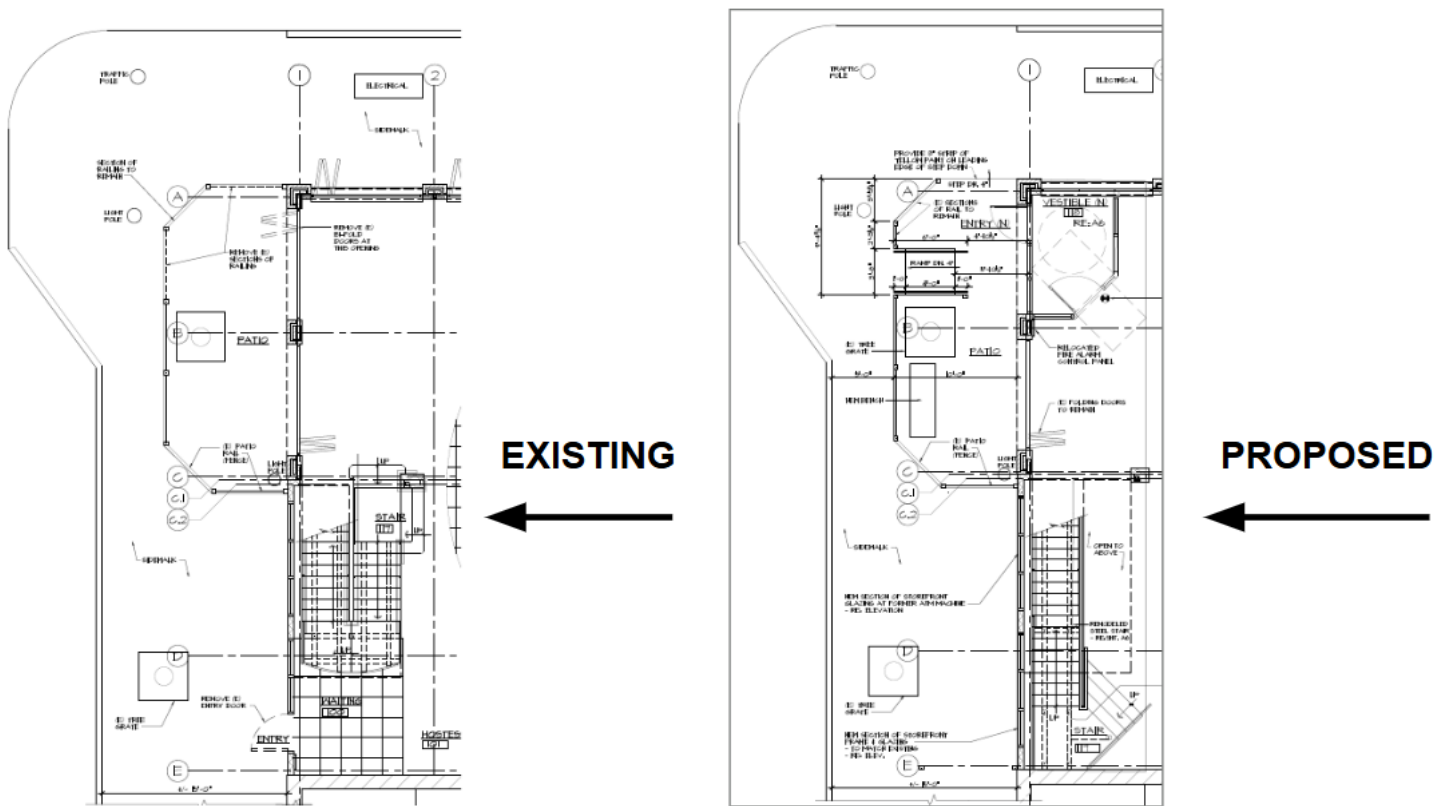


Figure 6: Existing and Proposed plan views showing reconfiguration of entrance and patio for 2589 W. Main St.

DECISION CRITERIA AND ANALYSIS:

Eligibility

Pursuant to Section 10-8-1.2 of the ULUC, prior to beginning work on a designated historic landmark or property in a Historic District, the property owner shall consult with the Director and submit materials for a certificate of appropriateness. Additionally, per Section 10-9-8.1(A) of the ULUC, the Certificate of Appropriateness “provides for the preservation of historic resources and establishes criteria for the proposed alterations to designated landmarks and buildings in historic districts.” 2589 W. Main Street is a non-contributing building located within the Littleton Downtown Historic District, and as such any proposed work that constitutes a Major Change must be approved through a COA process before the Historical Preservation Commission.

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.

Not applicable. The existing structure was constructed in 2011, is non-historic, and is a non-contributing property within the Downtown Littleton Historic District. No historic materials, features, finishes, or construction techniques are present on the property to which this standard would apply.

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.

Not applicable. The existing structure was constructed in 2011, is non-historic, and is a non-contributing property within the Downtown Littleton Historic District. No historic materials, features, finishes, or construction techniques are present on the property to which this standard would apply.

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.

None of the proposed changes to the existing façade create a false sense of historic development or include conjectural elements or architectural elements from other buildings. The relocated entrance, replacement glazing, and accessible ramp are modern elements and do not imitate historic forms. This standard appears to be met.

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

The proposed changes are to a non-historic structure that was built in 2011, which have not acquired historic significance by its own right. This standard appears to be met.

Standard #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The existing structure was constructed in 2011, is non-historic, and is a non-contributing property within the Downtown Littleton Historic District. No historic materials, features, finishes, or construction techniques are present on the property to which this standard would apply.

Standard #6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, 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.

The existing structure was constructed in 2011, is non-historic, and is a non-contributing property within the Downtown Littleton Historic District. No historic materials, features, finishes, or construction techniques are present on the property to which this standard would apply. Standard #7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials.

The existing structure was constructed in 2011, is non-historic, and is a non-contributing property within the Downtown Littleton Historic District. No historic materials, features, finishes, or construction techniques are present on the property to which this standard would apply.

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 are no known archaeological resources on the property. No excavation is expected with these alterations. This standard appears to be met.

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.

Current property has no historic materials present. The proposed façade improvements will minimally impact the West Main Street and South Curtice Street frontages. ADA updates will improve the access to the existing building and enhance the pedestrian experience at this corner. This standard appears to be met.

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.

Not applicable as no new addition is proposed. Staff finds that the proposed work is consistent with the Secretary of Interior Standards for the Treatment of Historic Properties. This criterion appears to be met.

- 2. *Littleton Design Standards and Guidelines.* The proposed changes are in compliance with the adopted design standards and guidelines documents, such as the Downtown Littleton Historic Preservation Design Guidelines, as outlined in the Design Requirements section on the city's Envision Littleton webpage:**

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

No historic windows will be replaced or affected by this proposal. As such, staff finds that the application is consistent with the intent of these guidelines as the proposed improvements will not alter, remove, or replace any historic windows, as none exist at this location.

3. ***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.

Not applicable. No designated historic structure and no original historic architectural features are located on the property. This criterion appears to be met.

4. ***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 façade improvements are cohesive with the existing building built in 2011. Staff finds that the proposed work is also compatible with the surrounding historic district. This criterion appears to be met.

5. ***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.

Staff finds that the proposed work does not adversely affect the special character or historical, architectural, or aesthetic interest or value of the district. This criterion appears to be met.

6. ***Color and Materials.*** The architectural style, arrangement, textures, paint colors especially if applied to brick or stone, and arrangement of colors and materials used on existing and proposed structures are compatible with the character of the existing landmark or property in a historic district; and

Staff finds that the exterior colors and materials, and their arrangement, are compatible with the character of the existing building within the district. This criterion appears to be met.

7. ***Exterior Features.*** The proposed work preserves, enhances, or restores, and does not damage or destroy the exterior architectural features of a historical landmark or property in a historic district.

Staff finds that this COA application will not negatively affect the exterior architectural features

of the non-contributing building and does not damage or destroy the primary features of the building or impact the district. This criterion appears to be met.

HISTORICAL PRESERVATION COMMISSION OPTIONS:

Pursuant to Section 10-9-8.1.E, the HPC shall approve, approve with conditions, or deny the certificate of appropriateness. The commission may also issue an order to continue the application process if the commission determines that additional information is necessary to make a decision.

STAFF RECOMMENDATION:

Staff finds that the Certificate of Appropriateness for 2589 W. Main St. does meet all the approval criteria in the ULUC Section 10-9-8.1. As such, Planning staff recommends approval of HPC Resolution 03-2026.