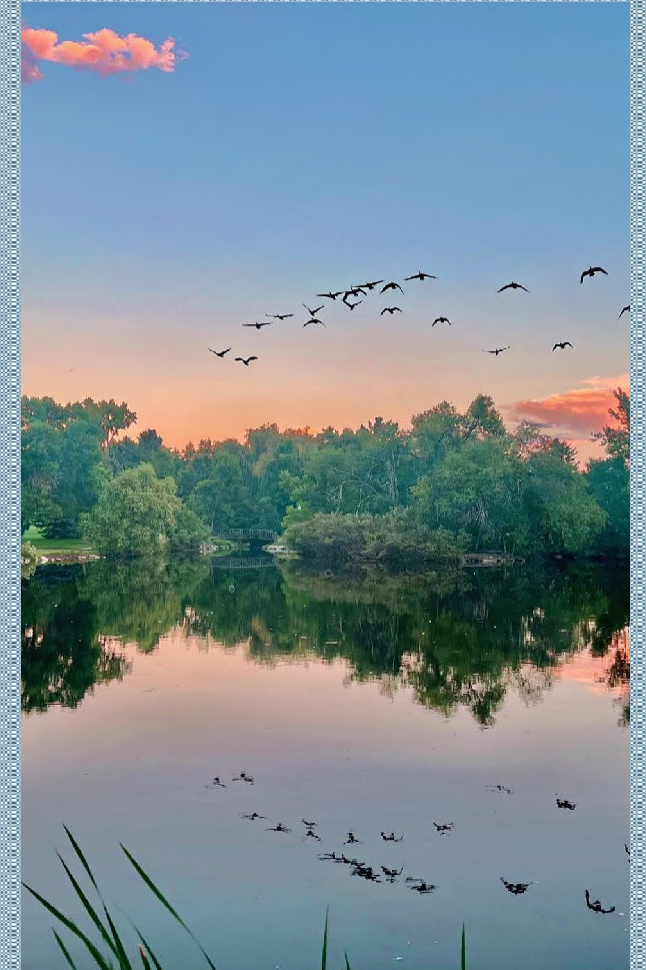


# CERTIFICATE OF APPROPRIATENESS

Signage at 2450 W. Main Street

Sara Dusenberry, Senior Planner

August 17, 2026



# LOCATION

2450 W Main Street



# 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 Board

Approve, approve with conditions, or deny COA application

## ■ Variance Application

Several aspects of the plans require variances. Before a building permit can be issued the Appeals and Adjustment Commission must first grant the variances

# OVERVIEW

Proposed Changes

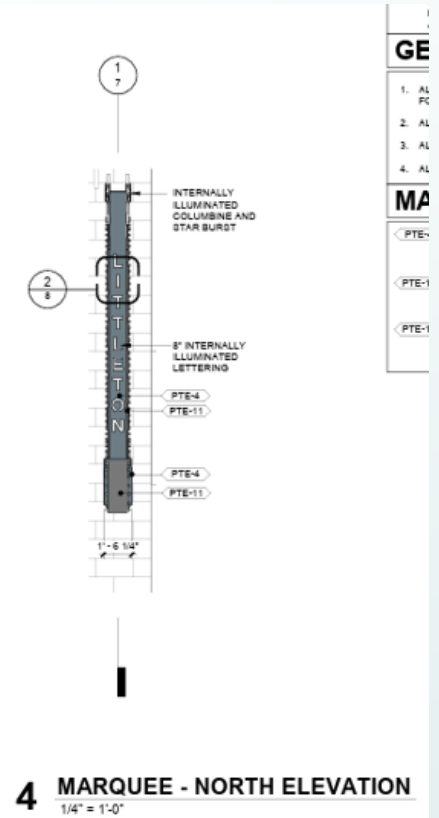
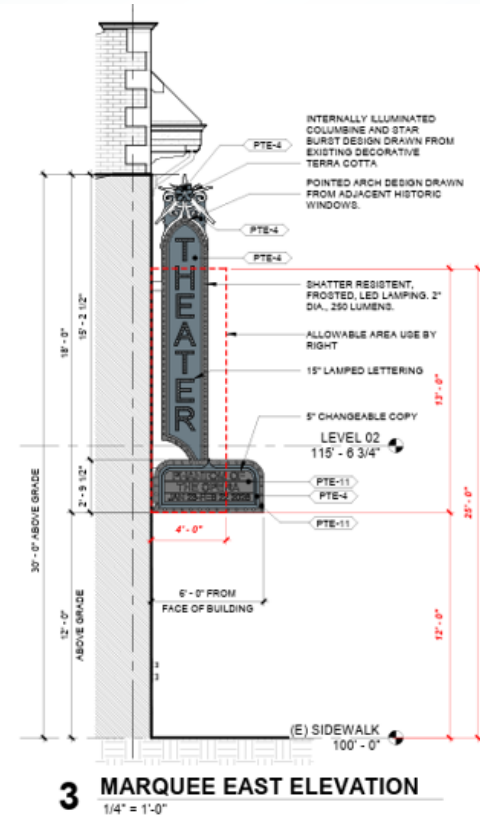
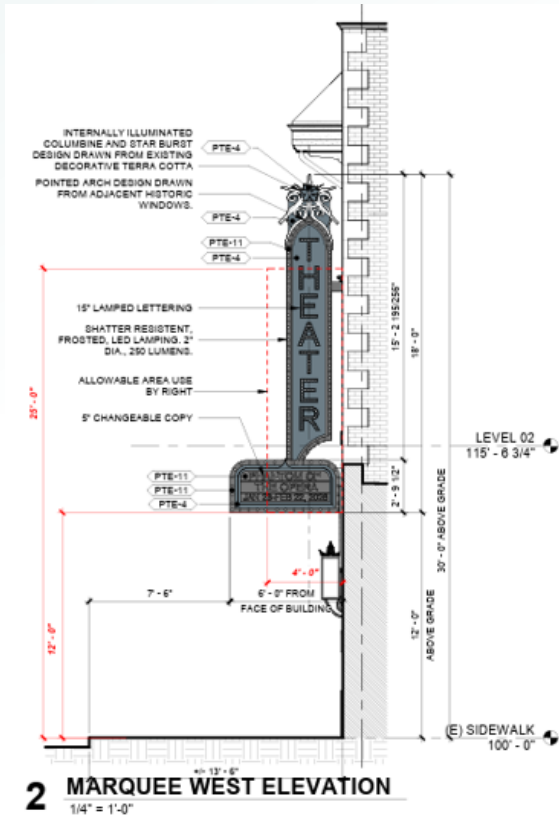
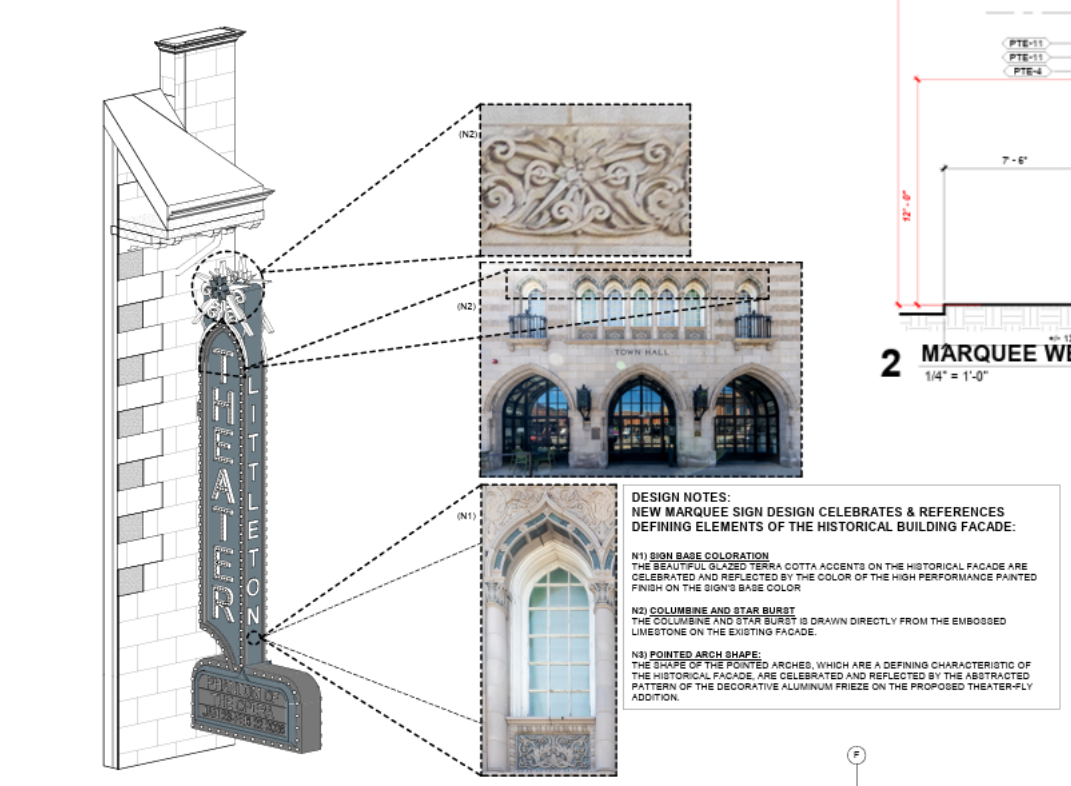
Approval Criteria

Staff Recommendation

## PROPOSED CHANGES

- Installation of a marquee sign and two window signs

# MARQUEE SIGN



|        |
|--------|
| GE     |
| 1. AL  |
| 2. AL  |
| 3. AL  |
| 4. AL  |
| MA     |
| PTC-4  |
| PTC-11 |
| PTC-11 |

# MARQUEE SIGN



EXTERIOR VIEW FROM PRINCE



EXTERIOR VIEW LOOKING WEST



EXTERIOR FRONT VIEW



EXTERIOR VIEW LOOKING EAST

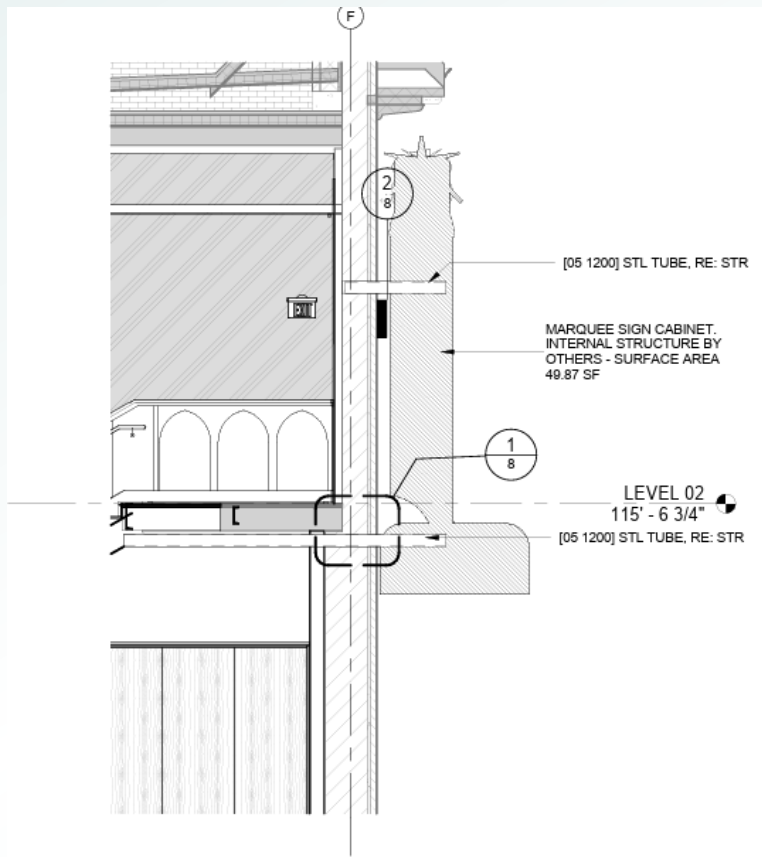


EXTERIOR VIEW LOOKING WEST (NIGHT)

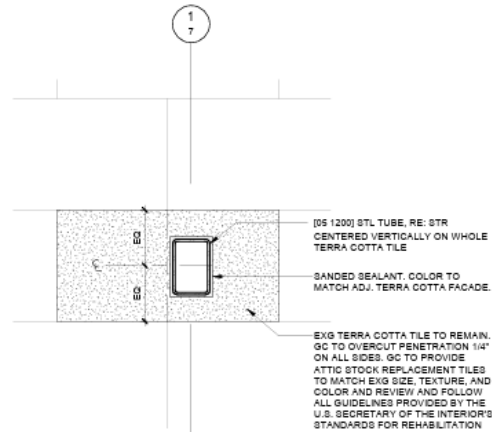


EXTERIOR FRONT VIEW (NIGHT)

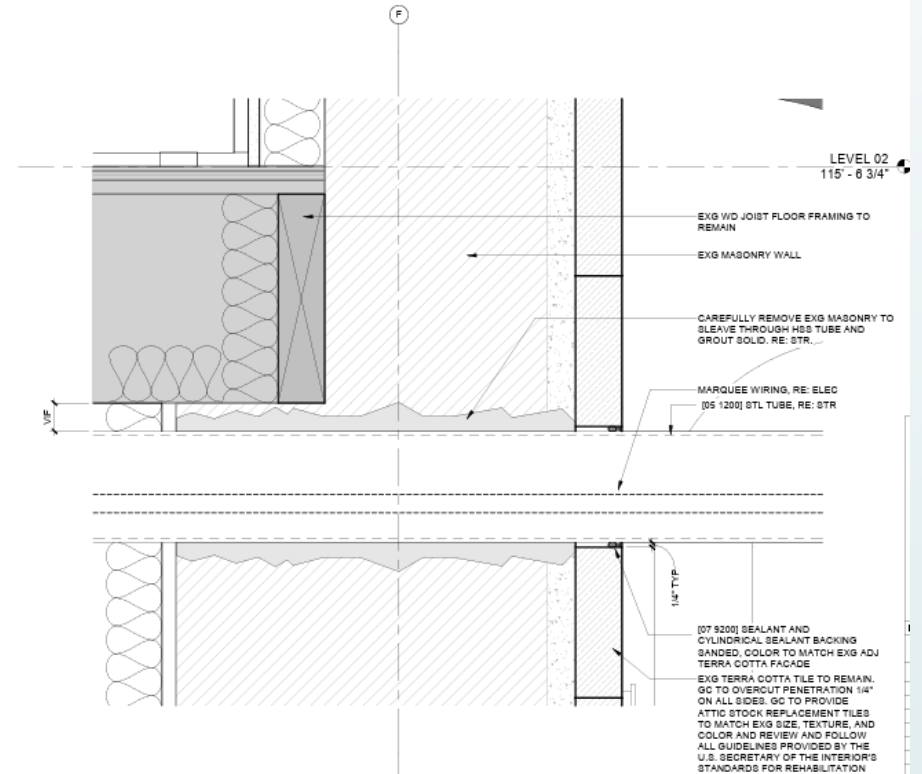
# MARQUEE SIGN



**1 SECTION AT MARQUEE**  
1/4" = 1'-0"



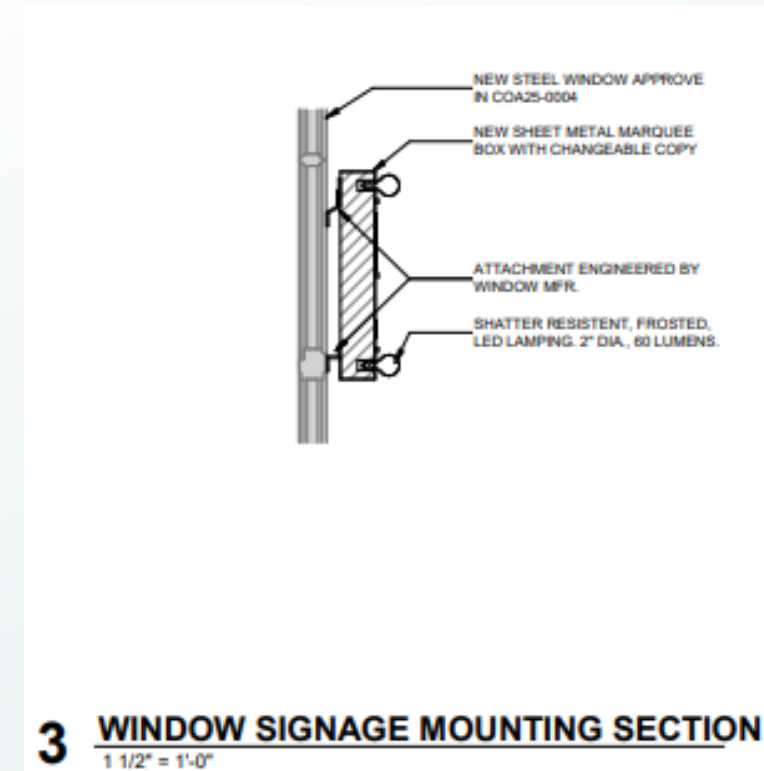
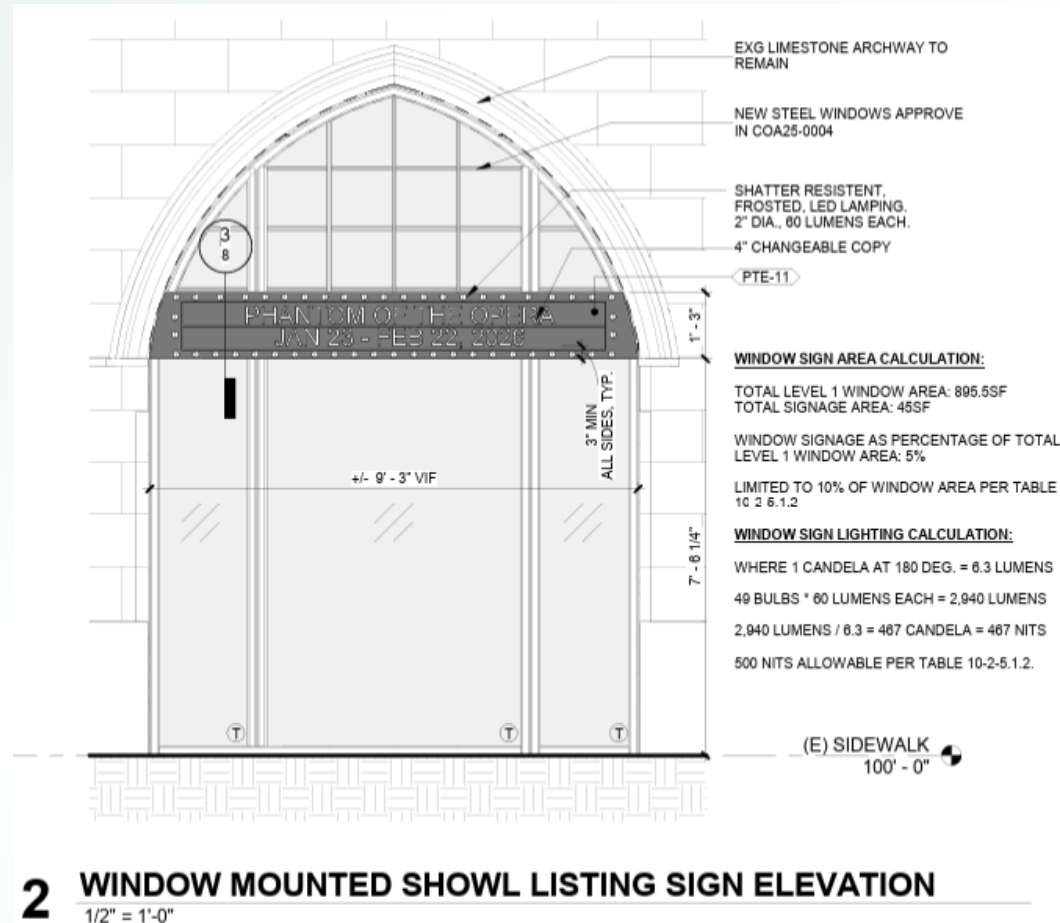
**2 ELEVATION AT SUPPORT PENETRATION**  
1 1/2" = 1'-0"



**1 DETAIL AT MARQUEE SUPPORT PENETRATION**  
3" = 1'-0"



# WINDOW SIGNS



# WINDOW SIGNS



EXTERIOR VIEW LOOKING EAST (NIGHT)



ENTRY VIEW

# APPROVAL CRITERIA

- Secretary of the Interior Standards
- Downtown Littleton Design Standards
- 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 02-2026, 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 approved by the Appeals and Adjustment Commission.