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2 **CITY OF LITTLETON, COLORADO**

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4 **HPC Resolution No. 03**

5
6 **Series, 2026**

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8 **A RESOLUTION OF THE HISTORICAL PRESERVATION COMMISSION**
9 **OF THE CITY OF LITTLETON, COLORADO, APPROVING A**
10 **CERTIFICATE OF APPROPRIATENESS FOR THE BUILDING LOCATED**
11 **AT 2589 WEST MAIN STREET**
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13
14 **WHEREAS**, Section 10-9-8.1 of the Unified Land Use Code authorizes the Historical
15 Preservation Commission to consider, approve, and certify the historical appropriateness of a
16 proposed alteration of a landmark or property in a historic district; and
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18 **WHEREAS**, Main Street Partners 1 LLC, as the owners of the property referenced in
19 Exhibit A, attached hereto and fully incorporated herein, by and through M-A Architects on behalf
20 of the current tenant, applied for a certificate of appropriateness under the provisions of the Unified
21 Land Use Code; and
22

23 **WHEREAS**, on August 17, 2026, the Historical Preservation Commission of the City of
24 Littleton, Colorado, held a public hearing at its regular meeting to consider a certificate of
25 appropriateness application for the building located at 2589 West Main Street.
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27 **NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL**
28 **PRESERVATION COMMISSION OF THE CITY OF LITTLETON, COLORADO,**
29 **THAT:**
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31 **Section 1.** The Historic Preservation Commission finds, based on the evidence and
32 testimony presented during the public hearing, the following in fact:
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- 34 a. The submitted application was found to be complete through the city's review process; and
35 b. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-3.9.1 of the
36 Unified Land Use Code;
37 c. The proposed alterations represented in Exhibit B, attached hereto and fully incorporated
38 herein, meet the decision criteria within the Unified Land Use Code outlined in Section
39 10-9-8.1(C).
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41 **Section 2.** The Resolution constitutes the written findings and decision of the City of
42 Littleton's Historical Preservation Commission.
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44 **Section 3.** On the basis of the above, the Historical Preservation Commission APPROVES
45 the certificate of appropriateness for the property located at 2589 West Main Street.
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Section 4. Expiration. In accordance with the Littleton City Code, the certificate of appropriateness shall expire and be null and void if the activity for which the certificate is issued is not commenced within one (1) year of the date the certificate of appropriateness is approved.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Historic Preservation Commission of the City of Littleton, Colorado, on the 17th day of August, 2026 at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Shea-Tamag
DEPUTY CITY CLERK

Paige Alcorn
CHAIR

APPROVED AS TO FORM:

Atasi Titlow
SR. ASSISTANT CITY ATTORNEY



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EXHIBIT A

W 48 FT OF S 30 FT OF LOT 19 & W 48 FT OF LOT 20 BLK 4 LITTLETON
ARAPAHOE COUNTY, COLORADO