



October 22, 2025

### **Town Hall Arts Center Project Narrative**

It is the intent for Town Hall Arts Center to renovate its existing theater space at 2450 Main St, Littleton, CO. The desired construction start date would be June 2027. The project scope will incorporate the following to the exterior of the building:

#### Level 01 Changes (Reference Sheet 4 of 12)

1. Southeast area (Non-historic elevation): Bring into code compliance and correct dilapidated features
  - Abandon existing stair to basement and provide a removable metal grate cover for maintenance access
  - Replace railings with code-compliant guardrails
  - Relocate exterior egress doors
  - Replace deteriorated metal exterior stair
  - Infill existing CMU opening with CMU to match adjacent wall
  - Replace metal deck and concrete at covered walkway
2. Southwest area (Non-historic elevation): Bring into code compliance and correct dilapidated features
  - Remove existing ramp and provide new cast-in-place concrete stairs and new guardrails
  - Enclose existing exterior covered walkway with new metal panel wall infill and new concrete deck walkway
3. North area (Historic Elevation)
  - Inset center storefront bay with pointed arch soffit above (color to match existing teal terra cotta accents from 2nd floor windows) and new pavers to match "Project Downtown".
  - Re-establish gas hookups to existing wrought iron lanterns
  - Demolish existing downspouts. Provide new internal drains to match original condition
  - Replace storefront with similar black framed storefront

#### Level 02 Changes (Reference Sheet 5 of 12)

1. East area (non-historic elevation): Bring into code compliance and correct dilapidated features
  - Demolish metal framing and fiberglass roof covering at Level 01 to 02
  - Enclose covered exterior space along the lot line. Infill Level 02 exterior wall with new metal panel wall.
2. North area (Historic Elevation)
  - Uncover blocked-off existing windows

Roof Changes (Reference Sheet 8 of 12)

1. Add a roof addition to accommodate a theater fly system.
2. New roofing membrane and repairs to any damaged roof structure

Sincerely,

**BRYANT FLINK ARCHITECTURE & DESIGN**



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Christian Storch  
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