

2600 W Main Street
Littleton, CO 80120

Attn: City of Littleton
Project Narrative for Certificate of Appropriateness
Zoning: DMS

This letter serves as the project narrative for the revised Certification of Appropriateness of 2600 W Main Street, Littleton CO 80120. This project has been previously approved but we are requesting a minor change to the primary façade on Curtice Street. At the area near the courtyard on the Curtice Façade the future tenants are proposed to be a restaurant. One key feature of a restaurant of course is the kitchen, and at this area large storefront openings are not ideal. So to this affect one opening is removed, and the existing door opening is to remain as it is existing. For the “blank” wall portion we are proposing a painted mural to add character at this side of the building. These are all opening patterns already present in adjacent properties in the historic district. Typically the storefronts that wrap around the corners from Main onto the cross streets have less glazing than the storefront on Main. This is an existing pattern for all the properties on Curtice and Main and Nevada and Main.

Our mission is to preserve and revitalize the historic character of the building while adaptively reusing it for contemporary purposes. We strive to honor the past while creating a vibrant and functional space that serves the needs of our community and enhances the surrounding area. Through sensitive restoration and creative design, we aim to showcase the unique features and stories of our building while providing a valuable resource for the present and future generations.

The proposed scope is to rehabilitate the building exterior so it can be leased as a multi-tenant building for light commercial tenants.

The project is located in the DMS zone.

Sincerely,



Ryan Holtmann, Architect, NCARB
Lynne Wasinger, NCARB
Design Studio Architects, Inc.