

# CERTIFICATE OF APPROPRIATENESS

2299 WEST MAIN STREET, LITTLETON, CO. 80120

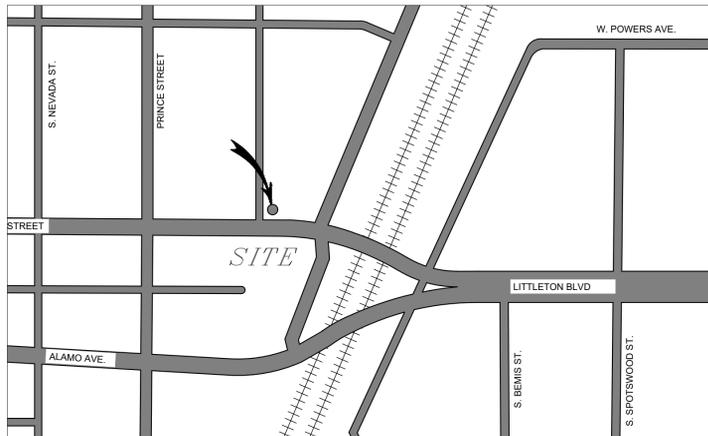
A CONTRIBUTING PROPERTY IN THE DOWNTOWN HISTORIC DISTRICT

CASE NO. COA 24-XXXX



## STATEMENT OF INTENT

WE ARE PROPOSING AN ADDITION TO THE EXISTING ENCLOSED PATIO NEXT TO THE BUILDING. THE FRONT SOUTHERN EXTERIOR (MAIN STREET SIDE) WILL BE IMPROVED TO PROVIDE ADDITIONAL PUBLIC DINING AND GATHERING AREA WITH OUTDOOR SEATING. THIS BUILDING IS BASICALLY COMPOSED OF TWO PARTS: THE ORIGINAL 1922 PORTION BUILT AS A GAS STATION, AND A STEEL FRAME ADDITION ADDED SOME TIME IN THE LAST FEW YEARS. BOTH PARTS COMBINE TO FORM THE PRESENT RESTAURANT IN A 'U' CONFIGURATION CREATING A SMALL COURTYARD USED AS AN OPEN OUTDOOR DINING AREA. WE PROPOSE EXPANDING THE EXISTING STEEL FRAME (IN THE SAME ALIGNMENT) TO ENCLOSE THE SMALL COURTYARD INCORPORATING IT INTO THE RESTAURANT. THE STEEL FRAME PORTION IS CURRENTLY ENCLOSED WITH A REMOVABLE VINYL WEATHER ENCLOSURE. WE WILL REMOVE THE VINYL ENCLOSURE AND THEN ENCLOSE THE ENTIRE STEEL FRAME PORTION INCLUDING THE COURTYARD WITH A PERMANENT FOLDING GLASS PANEL SYSTEM.



VICINITY MAP

## LEGAL DESCRIPTION

THAT PART OF SW 1/4 SEC 16-5-68 DESC AS BEG AT SW COR SW 1/4 TH N 17DEG39\*12'E 1599.25 FT TH W 81.01 FT TO TRUE POB TH W 26.92 FT TH NE 54.53 FT TH E 6.46 FT TH S 50.52 FT TH TRUE POB

## STANDARD NOTES

1. THIS PROPERTY IS A CONTRIBUTING STRUCTURE IN THE DOWNTOWN HISTORIC DISTRICT
2. APPROVAL OF A CERTIFICATE OF HISTORICAL APPROPRIATENESS (COA) SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR EXTERIOR WORK AS SHOWN ON THIS PLAN.
3. APPROVAL OF A SKETCH/PLAN/SITE DEVELOPMENT PLAN SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT
4. SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE SIGN CODE. A SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
5. NO EXISTING WINDOWS ARE SPECIFIED FOR WORK
6. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES
7. ANY CHANGES TO THE COA MUST FIRST BE APPROVED BY THE CITY

## CONTACT INFORMATION

ARCHITECT:  
M-A ARCHITECTS  
709 W. LITTLETON BLVD. #106  
LITTLETON, CO. 80120

OWNER:  
ERIC AND RACHEL HYATT  
303 929 5674  
ERIC@GRANDESTATION.COM

JOHN MATTHEWS, ARCHITECT  
JTM@MAARCHITECTS.US  
303-730-7300, EXT. 103

## DRAWING INDEX

SHT 1	COVER SHEET
SHT 2	PHOTOGRAPHY
SHT 3	SITE PLAN - EXISTING
SHT 4	ELEVATIONS - EXISTING
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SHT 7	ELEVATIONS - PROPOSED
SHT 8	COLOR RENDERINGS

## CERTIFICATION

CERTIFICATION BLOCKS TO BE PLACED ON THE COVER SHEET OF THE CERTIFICATIONS OF APPROPRIATENESS PLAN SET:

### OWNER CERTIFICATE

OWNER:

I, \_\_\_\_\_, OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

BY: \_\_\_\_\_

TITLE: OWNER

ADDRESS: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2023

BY \_\_\_\_\_ AS WITNESS MY HAND AND OFFICIAL SEAL.

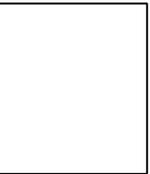
### NOTARY PUBLIC:

MY COMMISSION EXPIRES \_\_\_\_\_

HISTORIC PRESERVATION BOARD

ATTEST CITY CLERK

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TEL 303 730 7300

GRANDE STATION  
2299 WEST MAIN STREET  
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COVER SHEET
date 8/16/2024
drawn FG
checked JM, BE
sheet SHT 1

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CASE NO. COA 24-XXXX



CURRENT PHOTOGRAPH  
FRONT (SOUTH) ELEVATION



CURRENT PHOTOGRAPH  
SYCAMORE (WEST) ELEVATION



CURRENT PHOTOGRAPH  
RTD (EAST) ELEVATION



CURRENT PHOTOGRAPH - COURTYARD NORTH  
AREA OF WORK. COURTYARD TO BE ENCLOSED



CURRENT PHOTOGRAPH - COURTYARD NORTHEAST  
AREA OF WORK. COURTYARD TO BE ENCLOSED



CURRENT PHOTOGRAPH - COURTYARD NORTHWEST  
AREA OF WORK. COURTYARD TO BE ENCLOSED



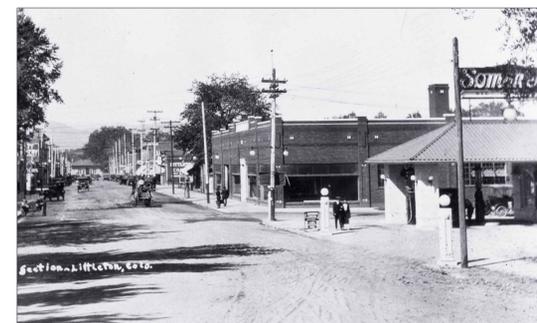
SCENE LOOKING NE 1957



HOMECOMING DAY 1939

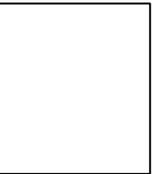


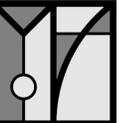
SOMMERS OIL CO. 1928



MAIN STREET FROM TRACKS 1920-40

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PHOTOGRAPHY

date	8/16/2024
drawn	FG
checked	JM, BE
sheet	SHT 2

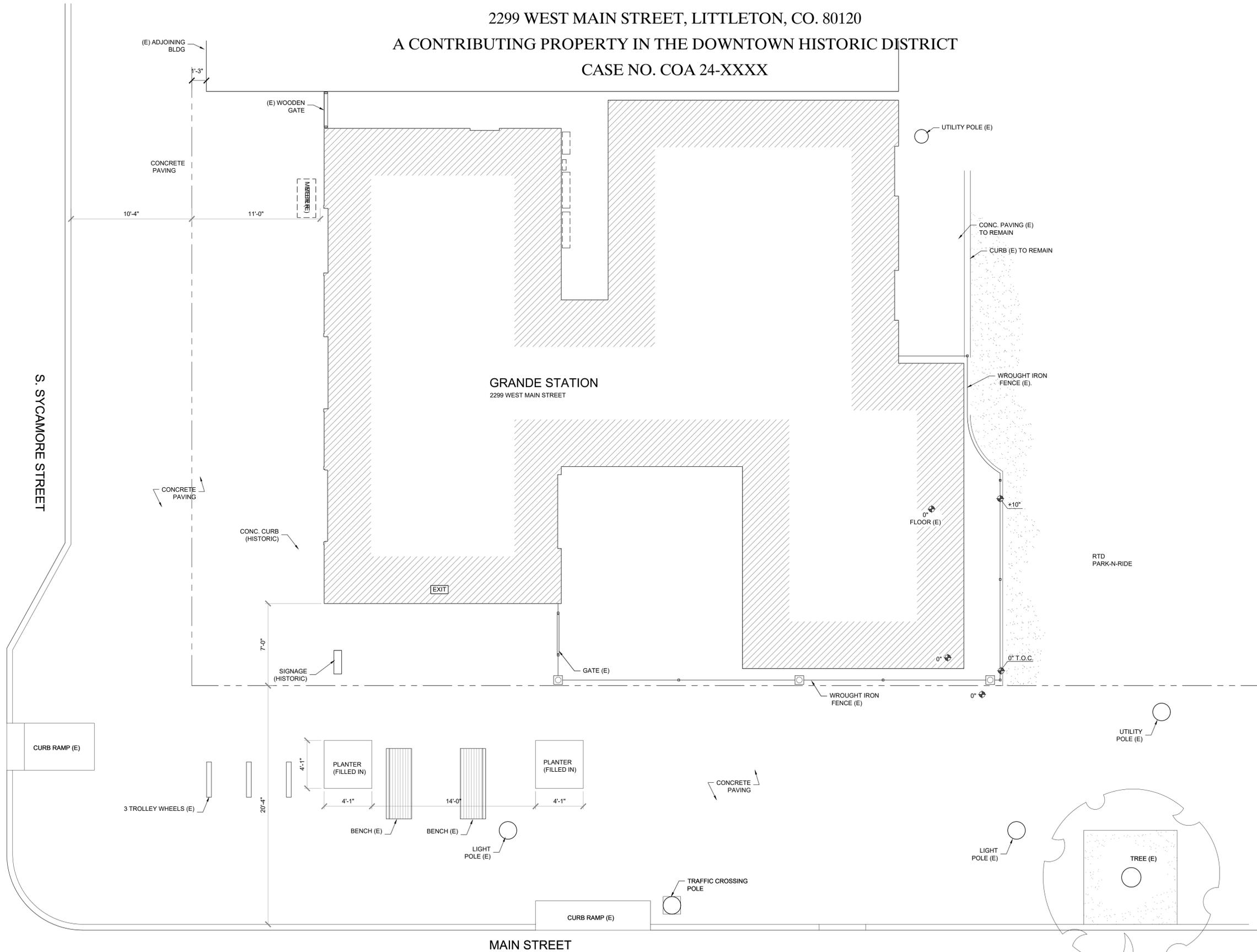
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A CONTRIBUTING PROPERTY IN THE DOWNTOWN HISTORIC DISTRICT

CASE NO. COA 24-XXXX



1 SITE PLAN EXISTING  
SCALE: 1/4" = 1'-0"

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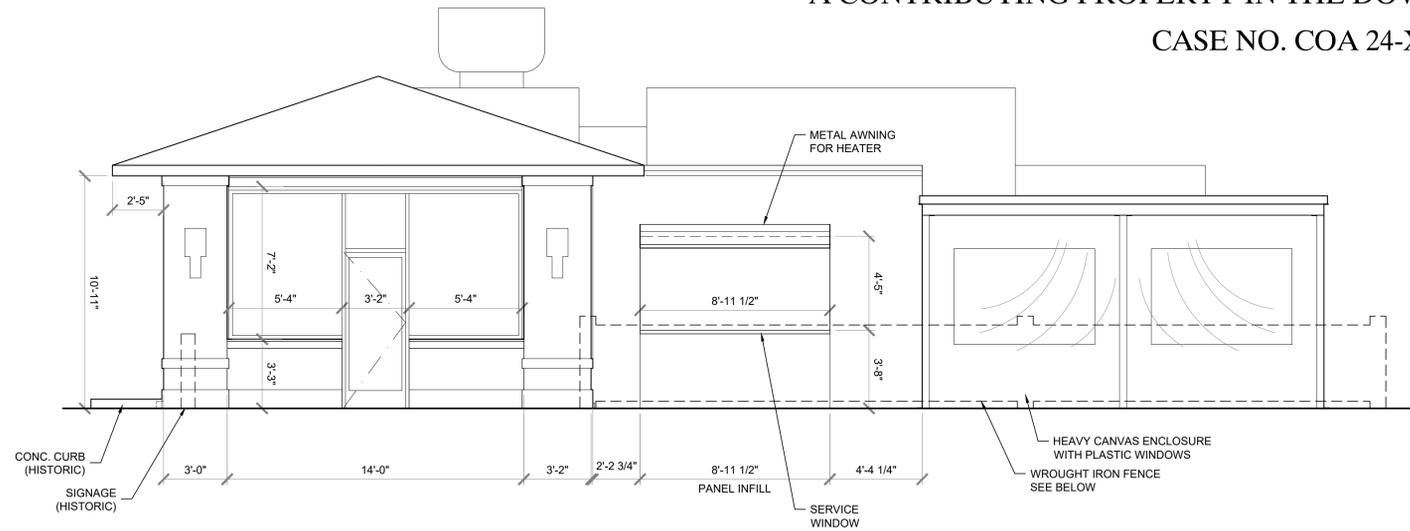
SITE PLAN EXISTING	
date	8/16/2024
drawn	FG
checked	BE
sheet	SHT 3

# CERTIFICATE OF APPROPRIATENESS

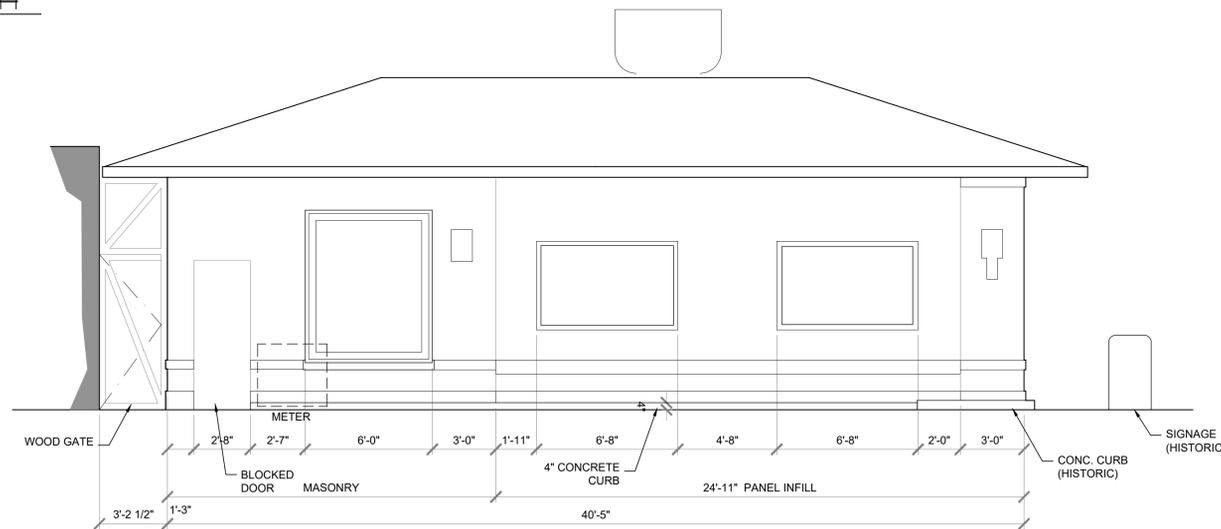
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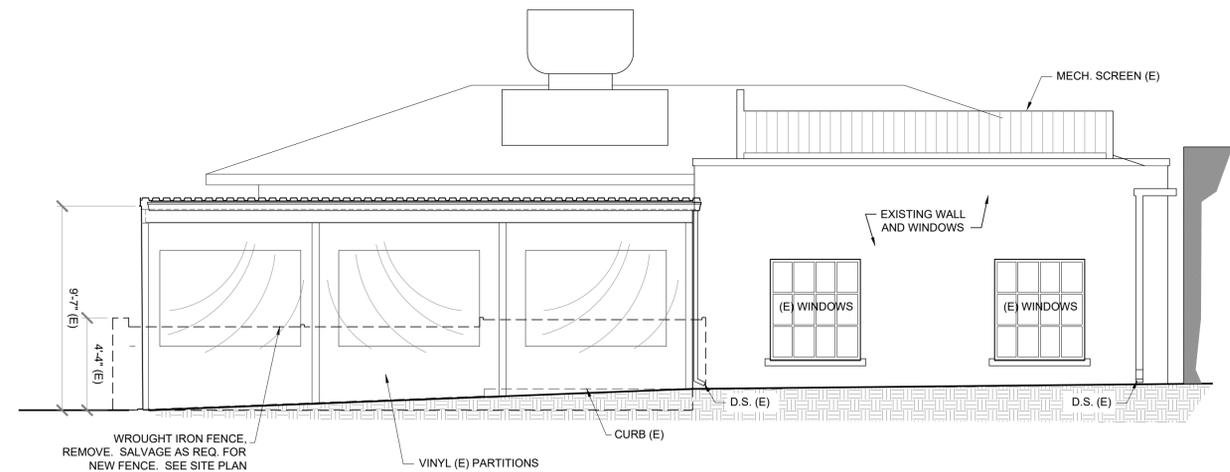
CASE NO. COA 24-XXXX



1 ELEVATION EXISTING - NORTH  
SCALE: 1/4" = 1'-0"

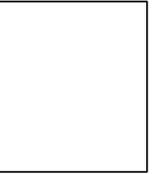


2 ELEVATION EXISTING - WEST  
SCALE: 1/4" = 1'-0"



3 ELEVATION EXISTING - EAST  
SCALE: 1/4" = 1'-0"

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ELEVATIONS EXISTING	
date	8/16/2024
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checked	BE
sheet	SHT 4

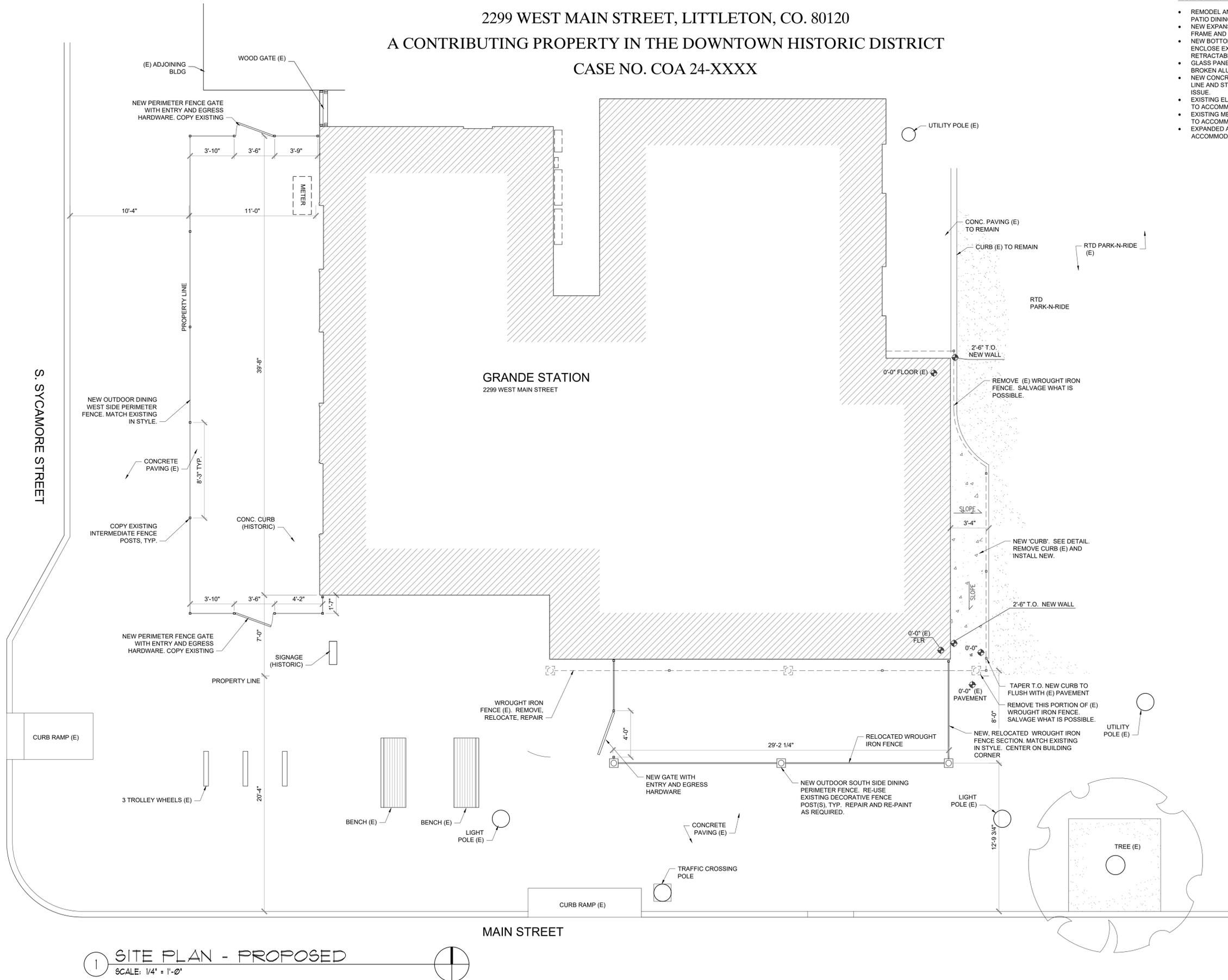
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CASE NO. COA 24-XXXX



1 SITE PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"

SCOPE OF WORK TO INCLUDE:

- REMODEL AND ENLARGEMENT OF EXISTING ENCLOSED PATIO DINING AREA.
- NEW EXPANSION DUPLICATES EXISTING NEW STEEL FRAME AND METAL DECK ROOFING.
- NEW BOTTOM SUPPORTED FOLDING GLASS PANELS TO ENCLOSE EXISTING AND NEW DINING AREA. EXISTING RETRACTABLE VINYL PARTITIONS TO BE REMOVED.
- GLASS PANEL BASIS OF DESIGN: NANA WALL THERMALLY BROKEN ALUMINUM FOLDING WALL SYSTEM.
- NEW CONCRETE CURB AT EAST SIDE BETWEEN PROPERTY LINE AND STRUCTURE TO ADDRESS WATER INFILTRATION ISSUE.
- EXISTING ELECTRICAL TO EVALUATED AND AUGMENTED TO ACCOMMODATE NEW DESIGN.
- EXISTING MECHANICAL TO EVALUATED AND AUGMENTED TO ACCOMMODATE NEW DESIGN.
- EXPANDED AND RELOCATED PATIO FENCE TO ACCOMMODATE OUTDOOR DINING.

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SITE PLAN - PROPOSED
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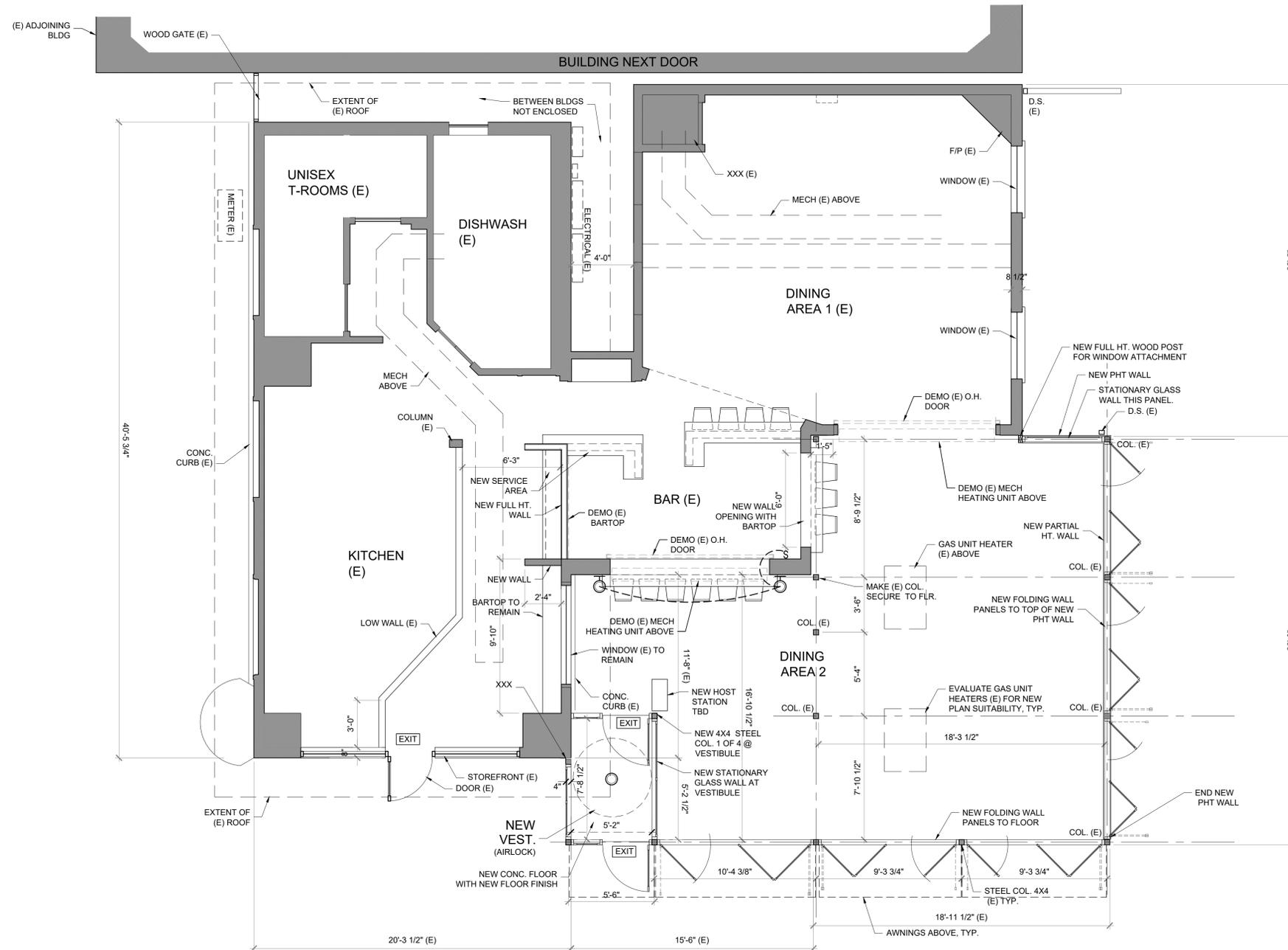
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1 FLOOR PLAN - PROPOSED  
 SCALE: 1/4" = 1'-0"



FLR PLAN PROPOSED
date
8/16/2024
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FG
checked
BE
sheet
SHT 6

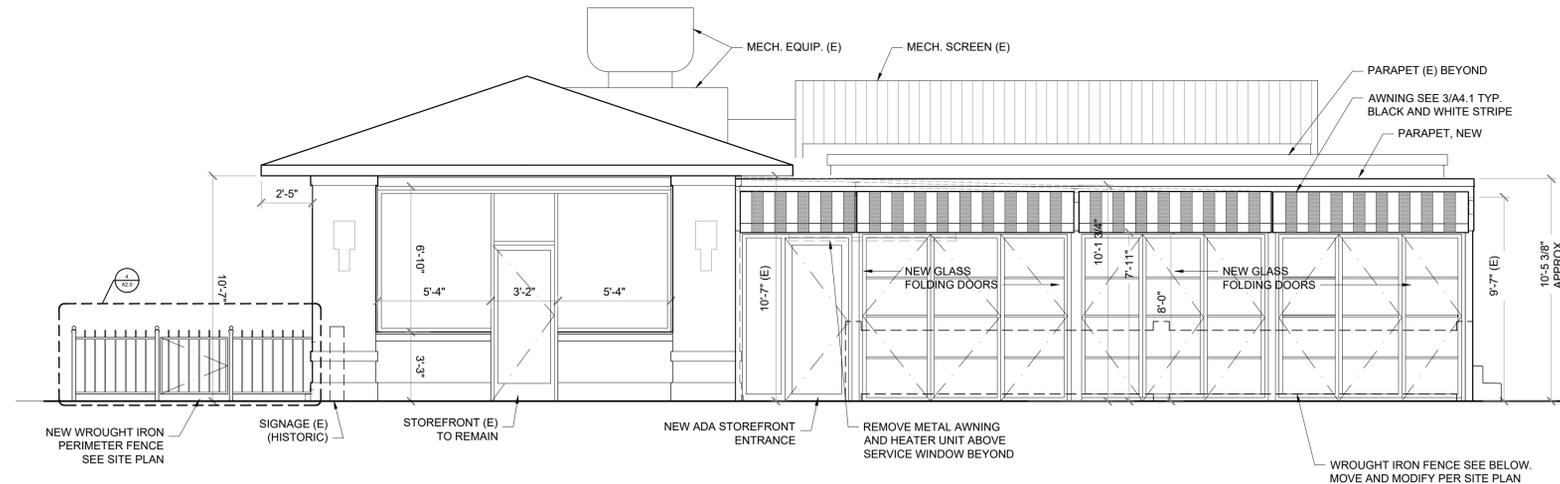
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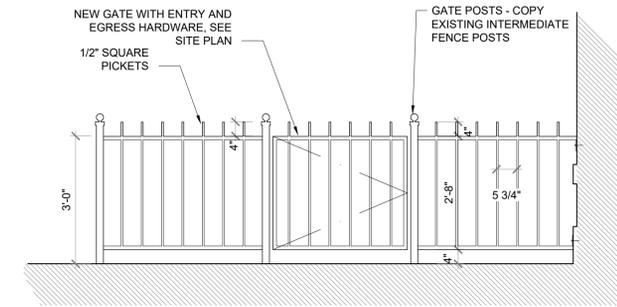
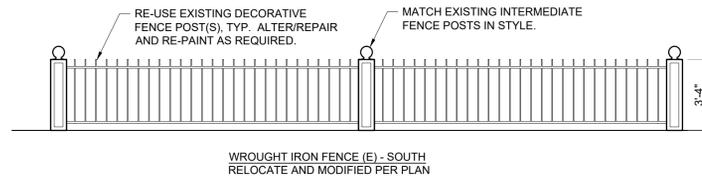
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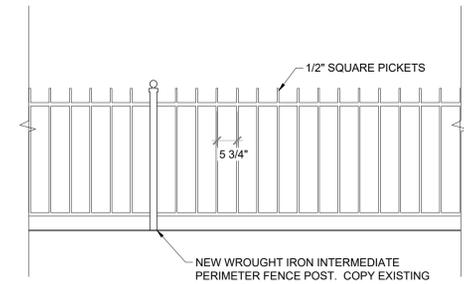
CASE NO. COA 24-XXXX



2 SOUTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

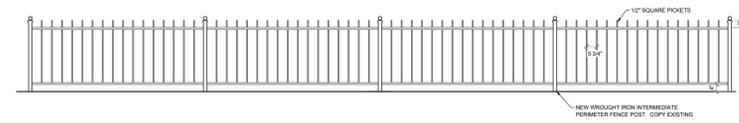


WEST SIDE PERIMETER FENCE - SOUTH FACING

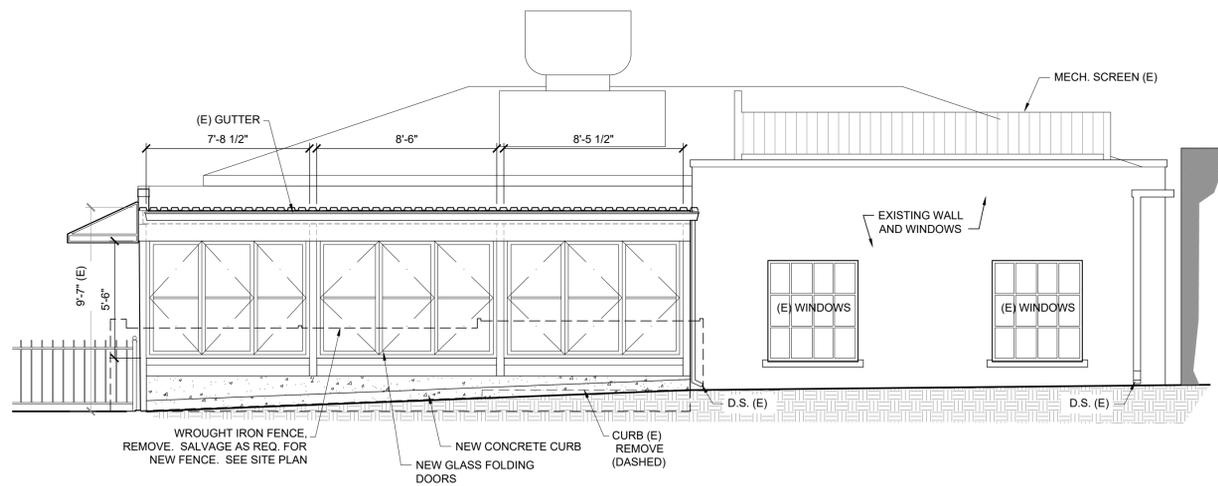


WEST SIDE PERIMETER FENCE

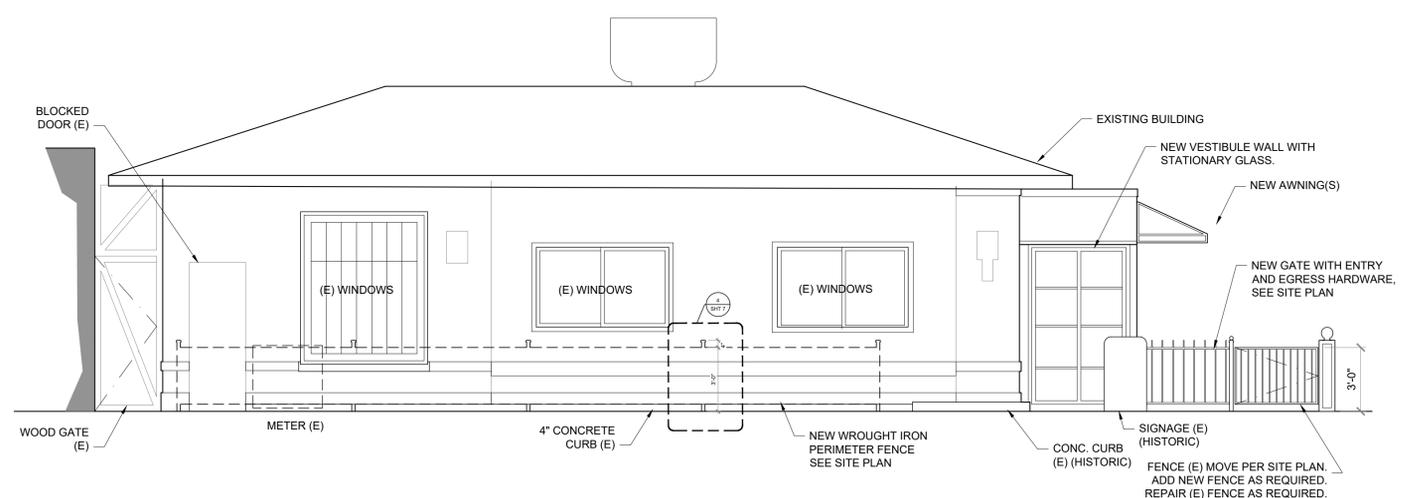
4 NEW PERIMETER FENCE DETAILS  
SCALE: 1/2" = 1'-0"



WEST SIDE PERIMETER FENCE



3 EAST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

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ELEVATIONS PROPOSED	
date	8/16/2024
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COLOR RENDERING PROPOSED PROJECT  
NO SCALE



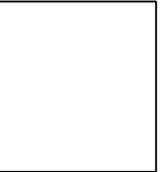
COLOR RENDERING PROPOSED PROJECT  
NO SCALE



COLOR RENDERING PROPOSED PROJECT  
NO SCALE



COLOR RENDERING PROPOSED PROJECT  
NO SCALE



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RENDERINGS	
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sheet	SHT 8

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