

# CERTIFICATE OF HISTORIC APPROPRIATENESS

2600 W MAIN STREET  
 A CONTRIBUTING PROPERTY  
 LITTLETON DOWNTOWN HISTORIC DISTRICT  
 CASE NUMBER: COA25-0001  
 (RELATED CASE NUMBERS: COA24-0007, COA23-0005 & COA23-0007)

DESIGN  
 STUDIO  
 ARCHITECTS  
 1301 ARAPAHOE ST. #105  
 GOLDEN, CO 80401  
 (720) 485-5577  
 ARCHITECTS  
 PLANNERS  
 INTERIOR  
 DESIGNERS



All modifications proposed under COA24-0007 are for secondary elevations only, and are called out with clouds on the site plan.  
 No modifications to the primary elevations are proposed under COA24-0007. The primary elevations, as depicted in this plan set, were approved as Option B under COA23-0007.

## STATEMENT OF INTENT

REVISED SET TO ACCOMMODATE FUTURE TENANTS WITH STOREFRONT INFILL OPTIONS.

OUR MISSION IS TO PRESERVE AND REVITALIZE THE HISTORIC CHARACTER OF OUR 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.

## SHEET INDEX

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## LEGAL DESCRIPTION

LOTS 7 & 8, BLOCK 2, LITTLETON (ORIGINAL TOWN), ARAPAHOE COUNTY, COLO

## STANDARD NOTES

1. THE PROPERTY IS A NON-CONTRIBUTING STRUCTURE IN THE DOWNTOWN HISTORIC DISTRICT.
2. APPROVAL OF A CERTIFICATE OF HISTORIC 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. ALL GLASS SHALL BE TRANSLUCENT AND CLEAR IN COLOR.
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

### OWNER/APPLICANT:

MURPHY'S VARIETY LLC  
 ADDRESS:  
 CONTACT: BRETT MURPHY  
 PHONE: 303.223.2797  
 EMAIL: brett@themurphyteam.com

### ARCHITECT:

DESIGN STUDIO ARCHITECTS, INC.  
 ADDRESS: 1301 ARAPAHOE ST, #105  
 GOLDEN, CO 80401  
 CONTACT: LYNNE WASINGER  
 PHONE: 720.485.5577  
 EMAIL: lynnew@designstudioarc.com

## CERTIFICATION

### OWNER CERTIFICATE:

OWNER:

I, \_\_\_\_\_, OWNER, OR DESIGNATED AGENT THERETO, 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 \_\_\_\_\_, 2024, BY AS

OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC:

MY COMMISSION EXPIRES

## COMMUNITY DEVELOPMENT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE DIRECTOR OF COMMUNITY DEVELOPMENT

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_

2600 MURPHY'S VARIETY

2600 W MAIN ST, LITTLETON CO 80120

DATE:	ISSUED FOR:
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12.18.2024	COA REVISION
01.28.2025	COA REVISION

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SHEET: 1 OF 13

COVER SHEET

# CERTIFICATE OF HISTORIC APPROPRIATENESS

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MAIN STREET FACADE (ESTIMATED PHOTOGRAPH FROM 1960'S)



EXISTING MAIN ST FACADE ELEVATION/PHOTO (2023)



EXISTING CURTICE ST FACADE ELEVATION/PHOTO (2023)



EXISTING ALLEY FACADE ELEVATION/PHOTO (2023)

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SHEET: 2 OF 13  
 HISTORIC AND EXISTING  
 ELEVATIONS

# CERTIFICATE OF HISTORIC APPROPRIATENESS

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MANSARD AND FACADE - MAIN STREET



FACADE AND EQUIPMENT - MAIN STREET



STUCCO CONDITION - MAIN STREET



PLANTERS & FACADE -MAIN STREET



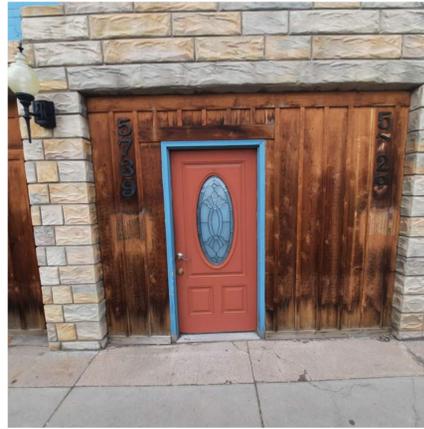
EXISTING DOORS -MAIN STREET



STUCCO ADHERED DIRECTLY TO BRICK-COURT YARD



BRICK AT STUCCO-CURTICE



OPENING INFILLS - CURTICE



MAIN & CURTICE



STONE VENEER CONDITION-CURTICE



GASLINE AND ENTRY /PAINTED BRICK-CURTICE



STUCCO TEXTURE & CONDITION-MAIN & CURTICE



MANSARD CONDITION-MAIN & CURTICE



COURT YARD - FACADE CONDITION



COURT YARD - EXISTING SURFACE



COURT YARD - STUCCO



INTERIOR AT COURTYARD - OPENING INFILLED



INTERIOR - OPENINGS AT ALLEY INFILLS



EXISTING COURTYARD CONDITION



ALLEY SIDE BRICK CONDITION



WEST SIDE BRICK CONDITION



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01.28.2025	COA REVISION

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 SHEET: 3 OF 13  
 EXISTING CONDITION  
 PHOTOGRAPHS

1/29/2025 11:18:45 AM

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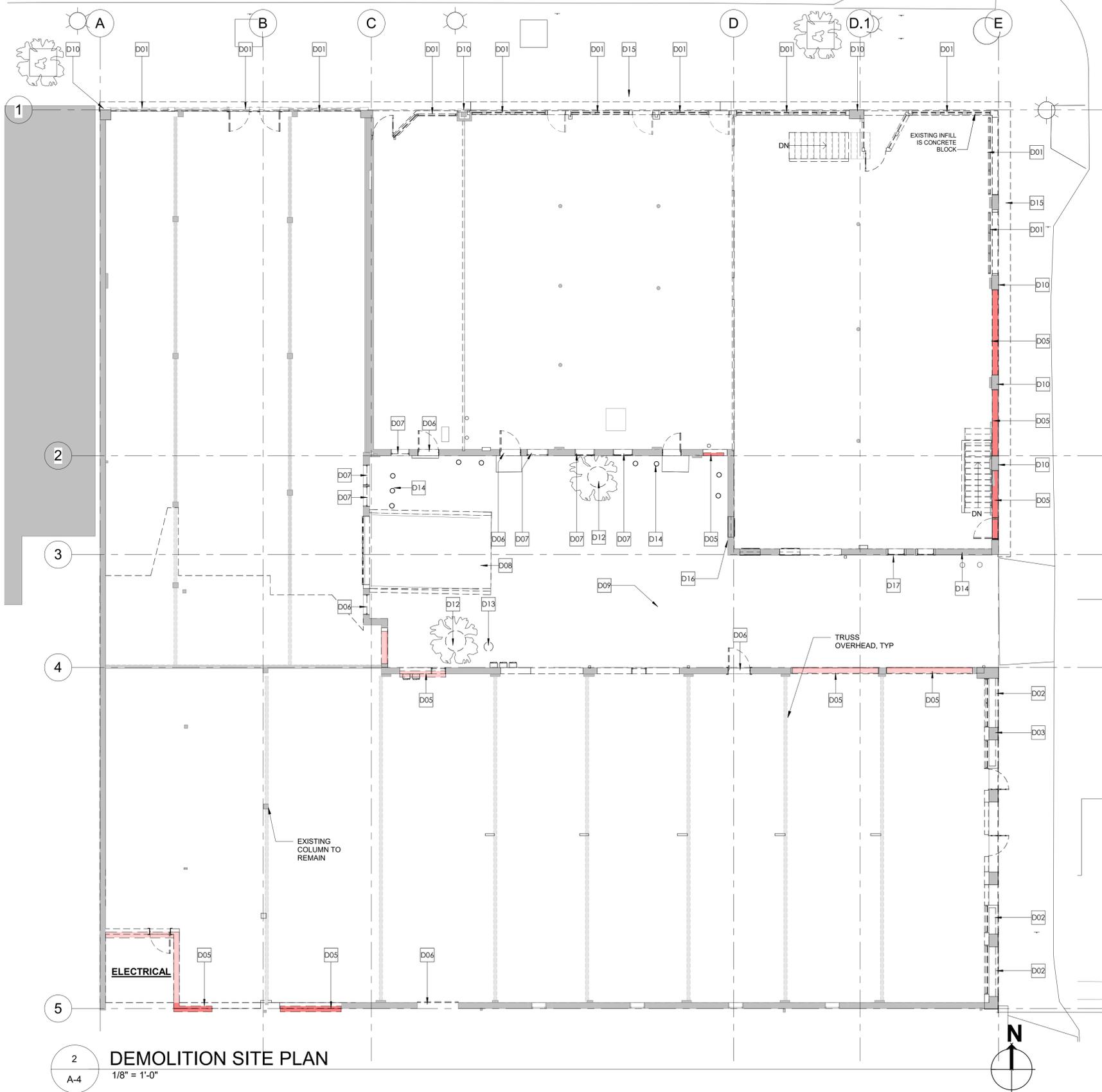
MAIN (RELATED CASE NUMBERS: COA24-0007, COA23-0005 & COA23-0007)

### DEMOLITION STATEMENT:

ON THE NORTHERN FACADE THE GLAZING AND INFILL BELOW IT WILL BE GENERALLY REMOVED AND REPLACED. THE BUILDING FOOTPRINT WILL REMAIN UNCHANGED. A DEDICATED AREA FOR TRASH WILL BE CREATED ON THE ALLEY SIDE. WHERE INDICATED ON PLANS, NEW OPENINGS WILL BE CUT INTO THE FACADE.

A SIGNIFICANT PORTION OF THE BUILDING FACADE IS CURRENTLY COVERED BY AN ADDED MANSARD THAT IS PROPOSED TO BE REMOVED. THIS MANSARD WAS NOT ORIGINAL TO THE 1910 ERA ORIGINAL CONSTRUCTION. AFTER REMOVAL OF THESE ELEMENTS THE TEAM WILL BE ABLE TO ASSESS THE CONDITION OF THE ORIGINAL BRICK.

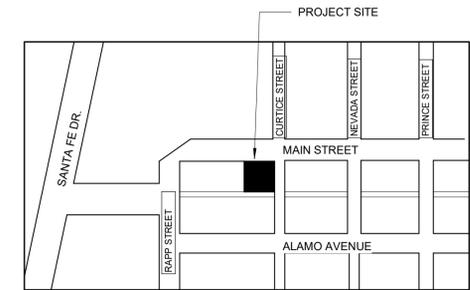
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DEMO KEYNOTES	
KEY VALUE	KEYNOTE TEXT
D01	REMOVE GLAZING AND PART HEIGHT WALL INFILL BELOW EXISTING STRUCTURAL OPENING. SALVAGE EXISTING OPENING STRUCTURE AND PREP FOR FUTURE INFILL AND RESTORATION
D02	REMOVE PLANTER WALL
D03	REMOVE STONE VENEER OVER BRICK. PROTECT BRICK
D05	NEW OPENING IN EXISTING MASONRY WALL. REFER TO STRUCT FOR NEW SUPPORTS PRIOR TO DEMOLITION ACTIVITIES. VERIFY SEQUENCING. INFILL PER PLANS
D06	REMOVE ELEMENT AND INFILL. REFER TO PLANS FOR INFILLS
D07	REMOVE EXISTING DAMAGED WINDOWS FOR REPLACEMENT WITH SIMILAR SIZE AND TYPE PER ELEV. PRESERVE EXISTING STONE SILLS. TYP AT ALL WINDOWS
D08	REMOVE RAMP AND ADJACENT WALLS. REFER TO CIVIL FOR COURTYARD FINISHED ELEVATIONS
D09	REMOVE ASPHALT, PAVING, DEBRIS, ETC. REFER TO CIVIL FOR ANY EXCAVATION
D10	REMOVE STUCCO OVER EXISTING BRICK MASONRY. REFER TO PLANS AND SPECIFICATIONS FOR MASONRY TREATMENT
D12	REMOVE TREE STUMP/WEEED SHRUB
D13	REMOVE UTILITY POLE. CONFIRM WITH XCEL ENERGY THE STATUS PRIOR TO WORK
D14	REMOVE BOLLARD
D15	REMOVE MANSARD ABOVE
D16	REMOVE GAS LINES AND METERS FOR CONSOLIDATION, TYP THROUGHOUT PROJECT
D17	REMOVE "BARS" FROM WINDOW OPENING

### DEMO NOTES

- ROOF TOP MECHANICAL UNITS ARE PLANNED TO BE REMOVED AND REPLACED WITH TENANT FINISH WORK. THEY WILL BE SCREENED AS REQUIRED BASED ON THE FINAL CONFIGURATION.
- THE MANSARD SHALL BE REMOVED.
- THE EXISTING AIR CONDITIONING WINDOW UNITS SHALL BE REMOVED WITH THE GLAZING AND FACADE WORK.



COA - VICINITY MAP



2 DEMOLITION SITE PLAN  
1/8" = 1'-0"

1 EXISTING SITE PLAN  
1" = 20'-0"

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SHEET: 4 OF 13  
EXISTING SITE PLAN & DEMO PLAN

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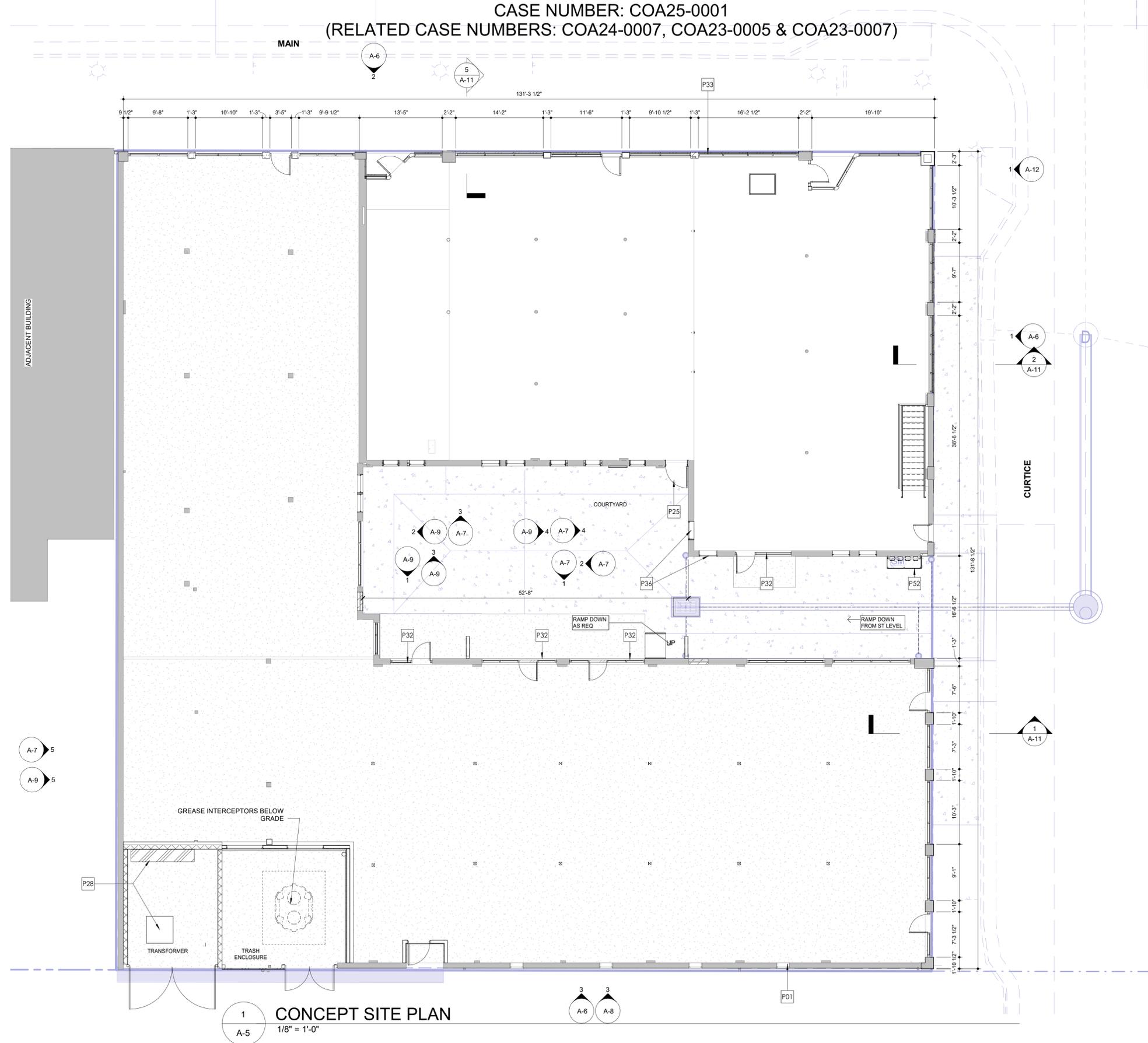
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SITE PLAN NOTES	
1)	ALL GLASS SHALL BE CLEAR

CONCEPT SITE PLAN KEYNOTES	
KEY VALUE	DESCRIPTION
P01	REPLACE EXISTING WINDOW WITH SAME SIZE, PAINT WOOD
P25	NEW DOOR OPENING AT EXISTING FACADE, PAINT DOOR & FRAME TO MATCH FACADE
P28	NEW ELECTRICAL EQUIPMENT
P32	NEW OPENING WITH STEEL HEADER & SF DOOR AND GLAZING IN EXISTING FACADE
P33	NEW GLAZING/STOREFRONT INFILL IN EXISTING FACADE
P36	NEW WOOD WINDOW AT EXISTING OPENING (PREVIOUSLY GLASS BLOCK)
P52	EQUIPMENT TO BE SCREENED PER ELEVATIONS

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1  
 A-5  
**CONCEPT SITE PLAN**  
 1/8" = 1'-0"

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 SHEET: 5 OF 13  
 CONCEPT SITE PLAN

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ELEVATION MATERIAL LEGEND		
MATERIAL	DESCRIPTION	COLOR
	BRICK PAINTED BRICK W/ MATCHING COMMON BOND SIZE, TEXTURE, & HARDNESS	COLOR PC01 DOVE OC-17
	STUCCO FIELD (PATCH & REPAIR WHERE NECESSARY)	COLOR PC01 DOVE OC-17
	WOOD TRIM PAINTED WOOD TRIM	COLOR PC03 HC-190
	CEMENTITIOUS PANEL PAINTED CEMENTITIOUS SIDING ABOVE STOREFRONT	COLOR PC03 HC-190
	CEMENTITIOUS PANEL PAINTED CEMENTITIOUS SIDING AT COLUMN CAPITALS	COLOR PC02 DOVE OC-17
	PREFINISHED / PAINTED METAL INDICATED PER DRAWINGS	COLOR PC04 GAUNTLET GRAY SW-7019
	ALUMINUM STOREFRONT SYSTEM AND DOORS	PREFINISHED GAUNTLET GRAY SW-7019
	DOORS COLOR AS NOTED. RE: DRAWINGS	

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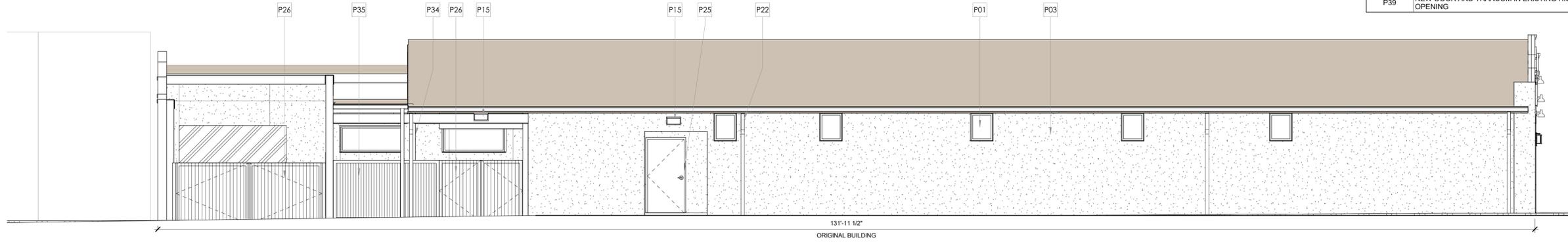
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**MASONRY RESTORATION NOTES:**

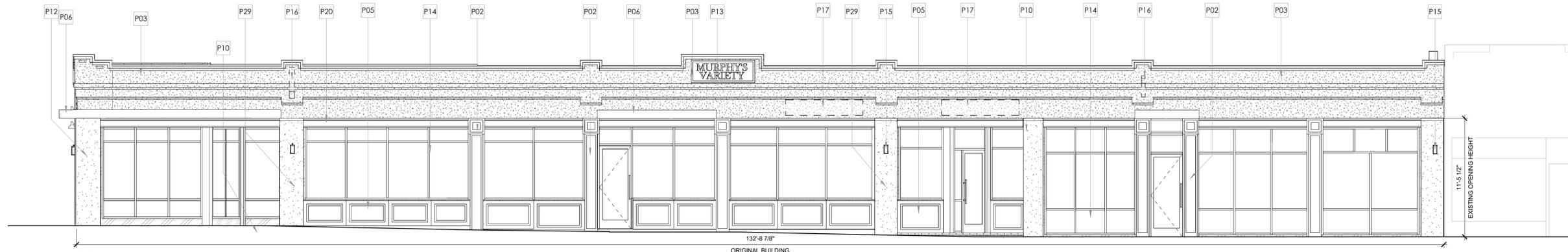
- THE EXISTING BRICK HAS BEEN PARTIALLY PAINTED OR COVERED BY STUCCO IN MOST CASES. THE BRICK IS IN NEED OF TUCKPOINTING AND DEGRADED. IT IS PROPOSED TO BE COVERED WITH STUCCO TO PROTECT IT.
- THE STUCCO SHALL NOT BE SYNTHETIC

ELEVATION KEYNOTES	
#	DESCRIPTION
P01	REPLACE EXISTING WINDOW WITH SAME SIZE, PAINT WOOD
P02	SMOOTH TEXTURED CEMENTITIOUS SIDING PANEL, PAINTED
P03	EXISTING BRICK FACADE, STUCCO APPLIED TO BRICK
P05	PAINTED WOOD TRIM
P06	METAL AWNING, ATTACHED AT FACE OF BUILDING, REFER TO DETAILS
P08	PAINTED METAL SLATS SCREENING AT NEW GAS METERS CONSOLIDATED IN A SINGLE LOCATION
P09	PAINTED STEEL HEADER
P10	ANGLED EXISTING INSET, FORESHORTENED IN VIEW
P12	CORNER COLUMN ELEMENT FINISHED WITH OWNER OPTION TO MATCH SURROUNDING CONSTRUCTION
P13	BUILDING IDENTIFICATION SIGN
P14	ALUMINUM STOREFRONT DOOR WITH CLEAR INSULATED GLASS
P15	PROPOSED EXTERIOR LIGHTING
P16	PROPOSED EXTERIOR PROJECTION SIGNAGE LOCATION
P17	PROPOSED EXTERIOR SURFACE SIGNAGE LOCATION
P20	5/4 X 4 SMOOTH CEMENTITIOUS TRIM
P22	REPAIR / REPLACE GUTTER AND DOWNSPOUTS
P25	NEW DOOR OPENING AT EXISTING FACADE, PAINT DOOR & FRAME TO MATCH FACADE
P26	NEW METAL GATES TO SCREEN AND ALLOW AIR FLOW BEYOND, PAINTED TO MATCH FACADE
P29	COLUMN ELEMENT WITH EXISTING DAMAGED STUCCO TO RECEIVE NEW/FINE FINISH STUCCO TEXTURE OVER EXISTING HEAVY TEXTURE
P33	NEW GLAZING/STOREFRONT INFILL IN EXISTING FACADE
P34	NEW STEEL COLUMN & BEAM TO SUPPORT ROOF STRUCTURE, PAINT
P35	METAL PARTITION TO MATCH GATES FOR SCREENING
P37	PAINTED BRICK AND FUTURE MURAL/SIGNAGE PER OWNER
P39	NEW DOOR AND TRANSOM IN EXISTING HISTORIC DOOR OPENING

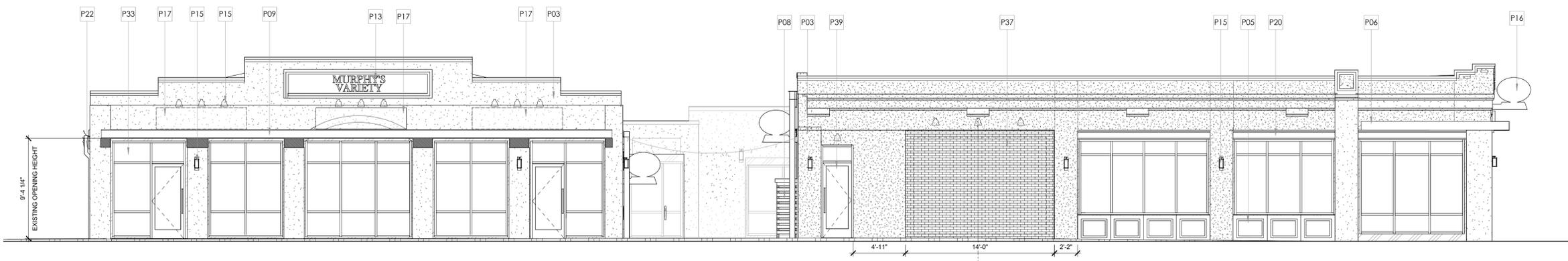
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3 SOUTH ELEVATION - SECONDARY FACADE AT ALLEY  
3/16" = 1'-0"



2 NORTH ELEVATION - PRIMARY FACADE AT MAIN ST  
3/16" = 1'-0"



1 EAST ELEVATION - PRIMARY FACADE AT CURTICE ST  
3/16" = 1'-0"

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A-6  
SHEET: 5 OF 13  
CONCEPT EXTERIOR ELEVATIONS

1/29/2025 11:18:50 AM

ELEVATION MATERIAL LEGEND		
MATERIAL	DESCRIPTION	COLOR
	BRICK PAINTED BRICK W/ MATCHING COMMON BOND SIZE, TEXTURE, & HARDNESS	COLOR PC01 DOVE OC-17
	STUCCO FIELD (PATCH & REPAIR WHERE NECESSARY)	COLOR PC01 DOVE OC-17
	WOOD TRIM PAINTED WOOD TRIM	COLOR PC03 HC-190
	CEMENTITIOUS PANEL PAINTED CEMENTITIOUS SIDING ABOVE STOREFRONT	COLOR PC03 HC-190
	CEMENTITIOUS PANEL PAINTED CEMENTITIOUS SIDING AT COLUMN CAPITALS	COLOR PC02 DOVE OC-17
	PREFINISHED / PAINTED METAL INDICATED PER DRAWINGS	COLOR PC04 GAUNTLET GRAY SW-7019
	ALUMINUM STOREFRONT ALUMINUM STOREFRONT SYSTEM AND DOORS	PREFINISHED GAUNTLET GRAY SW-7019
	DOORS COLOR AS NOTED. RE: DRAWINGS	

**MASONRY RESTORATION NOTES:**

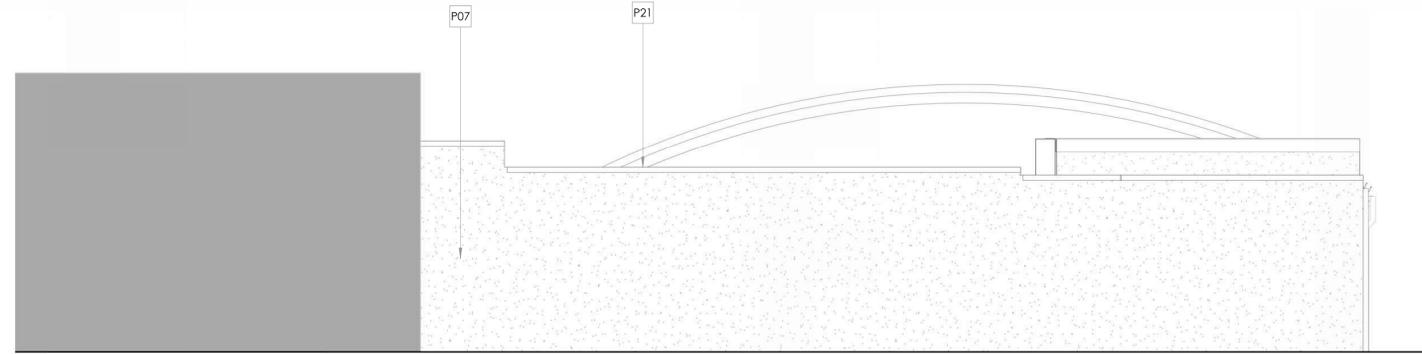
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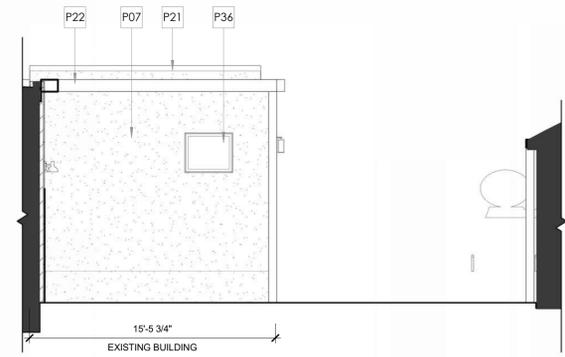
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P01	REPLACE EXISTING WINDOW WITH SAME SIZE, PAINT WOOD
P07	STUCCO AT EXISTING FACADE, REPAIR AND RETEXTURE & PAINT AS REQUIRED
P08	PAINTED METAL SLATS SCREENING AT NEW GAS METERS CONSOLIDATED IN A SINGLE LOCATION
P14	ALUMINUM STOREFRONT DOOR WITH CLEAR INSULATED GLASS
P15	PROPOSED EXTERIOR LIGHTING
P16	PROPOSED EXTERIOR PROJECTION SIGNAGE LOCATION
P17	PROPOSED EXTERIOR SURFACE SIGNAGE LOCATION
P21	EXISTING PARAPET CAP TO BE REPAIRED OR REPLACED
P22	REPAIR / REPLACE GUTTER AND DOWNSPOUTS
P25	NEW DOOR OPENING AT EXISTING FACADE, PAINT DOOR & FRAME TO MATCH FACADE
P32	NEW OPENING WITH STEEL HEADER & SF DOOR AND GLAZING IN EXISTING FACADE
P33	NEW GLAZING/STOREFRONT INFILL IN EXISTING FACADE
P36	NEW WOOD WINDOW AT EXISTING OPENING (PREVIOUSLY GLASS BLOCK)

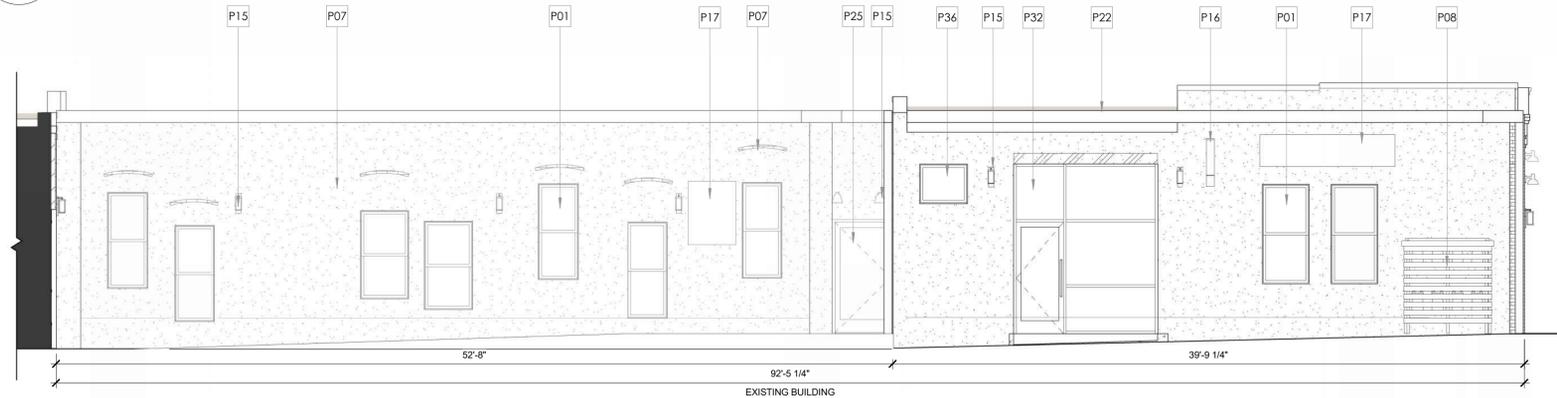
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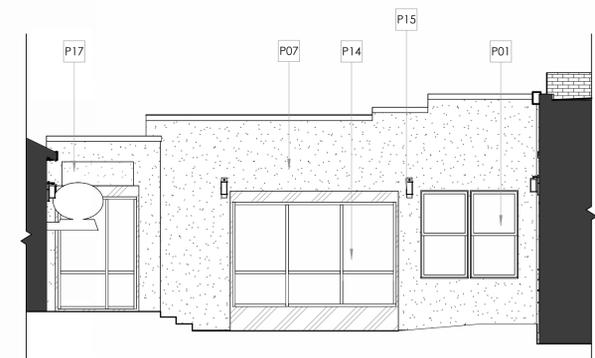
5 ELEV WEST - SECONDARY FACADE AT W PROP LINE  
 3/16" = 1'-0"



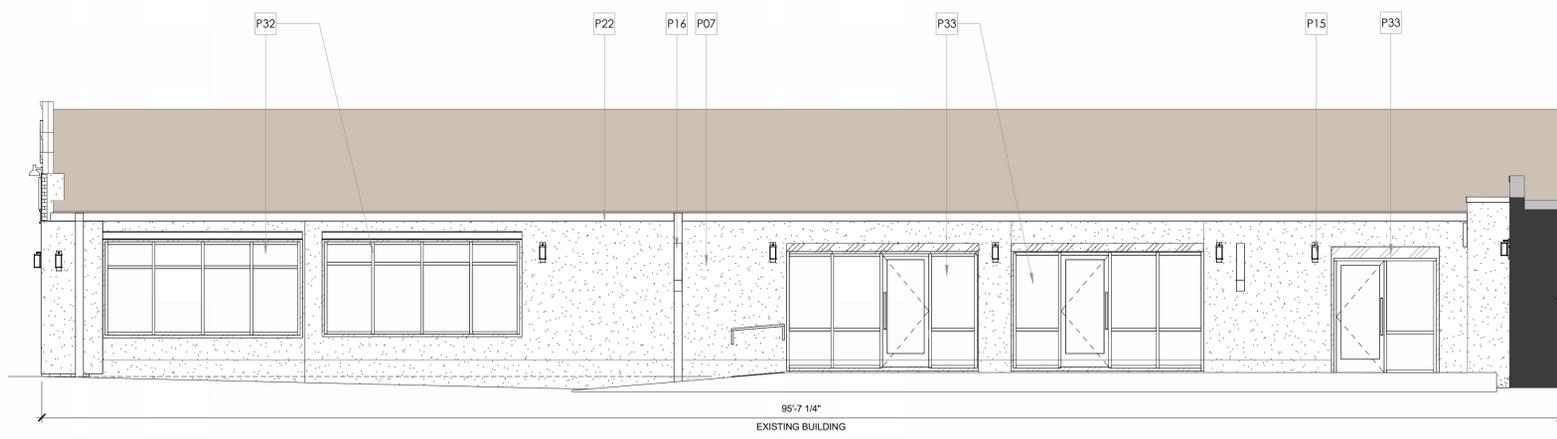
4 ELEV CRT YRD EAST - SECONDARY FACADE  
 3/16" = 1'-0"



3 ELEV CRT YRD NORTH - SECONDARY FACADE  
 3/16" = 1'-0"



2 ELEV CRT YRD WEST - SECONDARY FACADE  
 3/16" = 1'-0"



1 ELEV CRT YRD SOUTH - SECONDARY FACADE  
 3/16" = 1'-0"

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A-7  
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 CONCEPT EXTERIOR ELEVATIONS

1/29/2025 11:18:55 AM

ELEVATION MATERIAL LEGEND		
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	STUCCO FIELD (PATCH & REPAIR WHERE NECESSARY)	COLOR PC01 DOVE OC-17 
	WOOD TRIM PAINTED WOOD TRIM	COLOR PC03 HC-190 
	CEMENTITIOUS PANEL PAINTED CEMENTITIOUS SIDING ABOVE STOREFRONT	COLOR PC03 HC-190 
	CEMENTITIOUS PANEL PAINTED CEMENTITIOUS SIDING AT COLUMN CAPITALS	COLOR PC02 DOVE OC-17 
	PREFINISHED / PAINTED METAL INDICATED PER DRAWINGS	COLOR PC04 GAUNTLET GRAY SW-7019 
	ALUMINUM STOREFRONT ALUMINUM STOREFRONT SYSTEM AND DOORS	PREFINISHED GAUNTLET GRAY SW-7019 
	DOORS COLOR AS NOTED. RE: DRAWINGS	

# CERTIFICATE OF HISTORIC APPROPRIATENESS

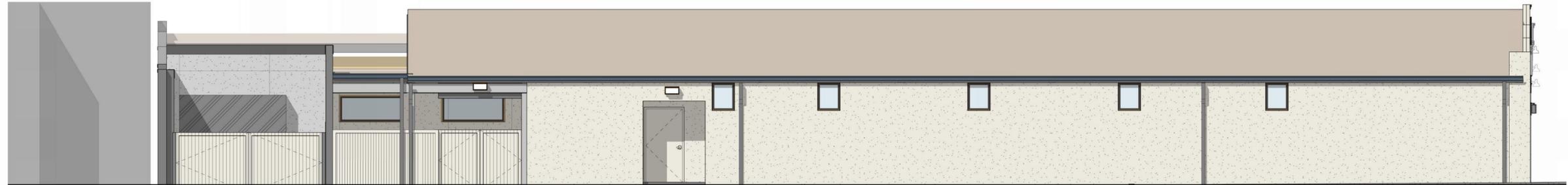
2600 W MAIN STREET  
A CONTRIBUTING PROPERTY  
LITTLETON DOWNTOWN HISTORIC DISTRICT  
CASE NUMBER: COA25-0001

(RELATED CASE NUMBERS: COA24-0007, COA23-0005 & COA23-0007)

**MASONRY RESTORATION NOTES:**

- THE EXISTING BRICK HAS BEEN PARTIALLY PAINTED OR COVERED BY STUCCO IN MOST CASES. THE BRICK IS IN NEED OF TUCKPOINTING AND DEGRADED. IT IS PROPOSED TO BE COVERED WITH STUCCO TO PROTECT IT.
- THE STUCCO SHALL NOT BE SYNTHETIC.

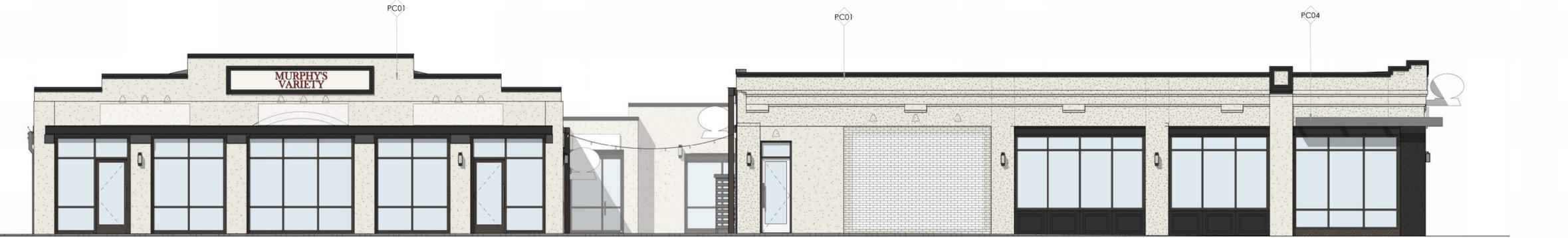
**DESIGN  
STUDIO  
ARCHITECTS**  
1301 ARAPAHOE ST., #1105  
GOLDEN, CO 80401  
(720) 485-5577  
ARCHITECTS  
PLANNERS  
INTERIOR  
DESIGNERS



3 SOUTH ELEVATION - CONCEPT - COLOR (B)  
A-8 3/16" = 1'-0"



2 NORTH ELEVATION - CONCEPT - COLOR (B)  
A-8 3/16" = 1'-0"



1 EAST ELEVATION - CONCEPT - COLOR (B)  
A-8 3/16" = 1'-0"

**2600 MURPHY'S VARIETY**  
2600 W MAIN ST., LITTLETON CO 80120

DATE:	ISSUED FOR:
05.10.2023	COA APPLICATION
06.28.2023	COA REVISION
11.20.2023	COA REVISION
11.27.2023	COA REVISION
11.18.2024	COA REVISION
12.18.2024	COA REVISION
01.28.2025	COA REVISION

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SHEET: 7 OF 13  
CONCEPT EXTERIOR ELEVATIONS - COLOR

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ELEVATION MATERIAL LEGEND		
MATERIAL	DESCRIPTION	COLOR
	BRICK PAINTED BRICK W/ MATCHING COMMON BOND SIZE, TEXTURE, & HARDNESS	COLOR PC01 DOVE OC-17
	STUCCO FIELD (PATCH & REPAIR WHERE NECESSARY)	COLOR PC01 DOVE OC-17
	WOOD TRIM PAINTED WOOD TRIM	COLOR PC03 HC-190
	CEMENTITIOUS PANEL PAINTED CEMENTITIOUS SIDING ABOVE STOREFRONT	COLOR PC03 HC-190
	CEMENTITIOUS PANEL PAINTED CEMENTITIOUS SIDING AT COLUMN CAPITALS	COLOR PC02 DOVE OC-17
	PREFINISHED / PAINTED METAL INDICATED PER DRAWINGS	COLOR PC04 GAUNTLET GRAY SW-7019
	ALUMINUM STOREFRONT ALUMINUM STOREFRONT SYSTEM AND DOORS	PREFINISHED GAUNTLET GRAY SW-7019
	DOORS COLOR AS NOTED. RE: DRAWINGS	

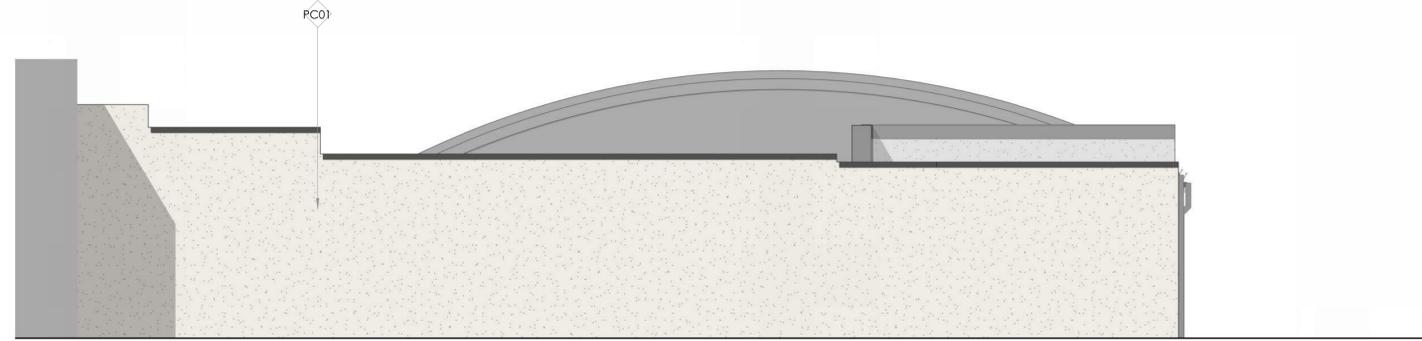
**MASONRY RESTORATION NOTES:**

1. THE EXISTING BRICK HAS BEEN PARTIALLY PAINTED OR COVERED BY STUCCO IN MOST CASES. THE BRICK IS IN NEED OF TUCKPOINTING AND DEGRADED. IT IS PROPOSED TO BE COVERED WITH STUCCO TO PROTECT IT.
2. THE STUCCO SHALL NOT BE SYNTHETIC

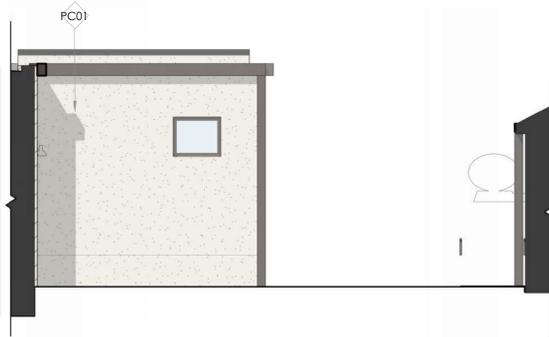
# CERTIFICATE OF HISTORIC APPROPRIATENESS

2600 W MAIN STREET  
 A CONTRIBUTING PROPERTY  
 LITTLETON DOWNTOWN HISTORIC DISTRICT  
 CASE NUMBER: COA25-0001  
 (RELATED CASE NUMBERS: COA24-0007, COA23-0005 & COA23-0007)

**DESIGN  
STUDIO  
ARCHITECTS**  
 1301 ARAPAHOE ST., #1105  
 GOLDEN, CO 80401  
 (720) 485-5577  
 ARCHITECTS  
 PLANNERS  
 INTERIOR  
 DESIGNERS



5 ELEVATION WEST - CONCEPT - COLOR (B)  
 3/16" = 1'-0"



4 ELEVATIONS CRT YRD EAST - COLOR (B)  
 3/16" = 1'-0"



3 ELEVATION CRT YRD NORTH - COLOR (B)  
 3/16" = 1'-0"



2 ELEVATION CRT YRD WEST - COLOR (B)  
 3/16" = 1'-0"



1 ELEVATION CRT YRD SOUTH - COLOR (B)  
 3/16" = 1'-0"

**2600 MURPHY'S VARIETY**  
 2600 W MAIN ST., LITTLETON CO 80120

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12.18.2024	COA REVISION
01.28.2025	COA REVISION

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 SHEET: 8 OF 13  
 CONCEPT EXTERIOR ELEVATIONS - COLOR

# CERTIFICATE OF HISTORIC APPROPRIATENESS

2600 W MAIN STREET  
 A CONTRIBUTING PROPERTY  
 LITTLETON DOWNTOWN HISTORIC DISTRICT  
 CASE NUMBER: COA25-0001  
 (RELATED CASE NUMBERS: COA24-0007, COA23-0005 & COA23-0007)

DESIGN  
 STUDIO  
 ARCHITECTS  
 1301 ARAPAHOE ST. #105  
 GOLDEN, CO 80401  
 (720) 485-5577  
 ARCHITECTS  
 PLANNERS  
 INTERIOR  
 DESIGNERS



CURTICE & MAIN



CURTICE



COURTYARD 2



MAIN



COURTYARD 1

2600 MURPHY'S VARIETY  
 2600 W MAIN ST., LITTLETON CO 80120

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01.28.2025	COA REVISION

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 SHEET: 10 OF 13  
 EXTERIOR PERSPECTIVES

# CERTIFICATE OF HISTORIC APPROPRIATENESS

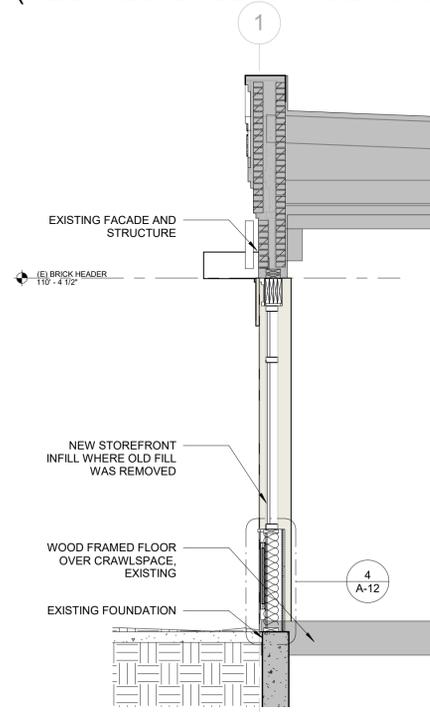
2600 W MAIN STREET  
 A CONTRIBUTING PROPERTY  
 LITTLETON DOWNTOWN HISTORIC DISTRICT  
 CASE NUMBER: COA25-0001  
 (RELATED CASE NUMBERS: COA24-0007, COA23-0005 & COA23-0007)

ELEVATION KEYNOTES	
#	DESCRIPTION
P02	SMOOTH TEXTURED CEMENTITIOUS SIDING PANEL, PAINTED
P03	EXISTING BRICK FACADE, STUCCO APPLIED TO BRICK
P07	STUCCO AT EXISTING FACADE, REPAIR AND RETEXTURE & PAINT AS REQUIRED
P15	PROPOSED EXTERIOR LIGHTING
P16	PROPOSED EXTERIOR PROJECTION SIGNAGE LOCATION
P17	PROPOSED EXTERIOR SURFACE SIGNAGE LOCATION
P20	5/4 X 4 SMOOTH CEMENTITIOUS TRIM
P29	COLUMN ELEMENT WITH EXISTING DAMAGED STUCCO TO RECEIVE NEW/FINE FINISH STUCCO TEXTURE OVER EXISTING HEAVY TEXTURE
P33	NEW GLAZING/STOREFRONT INFILL IN EXISTING FACADE

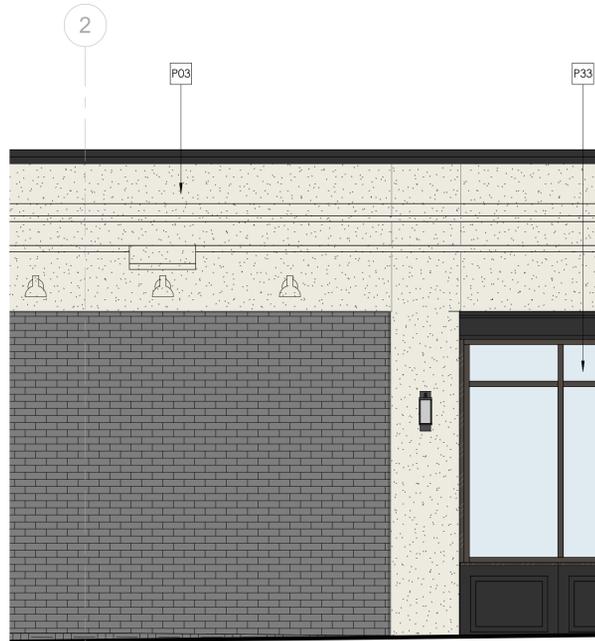
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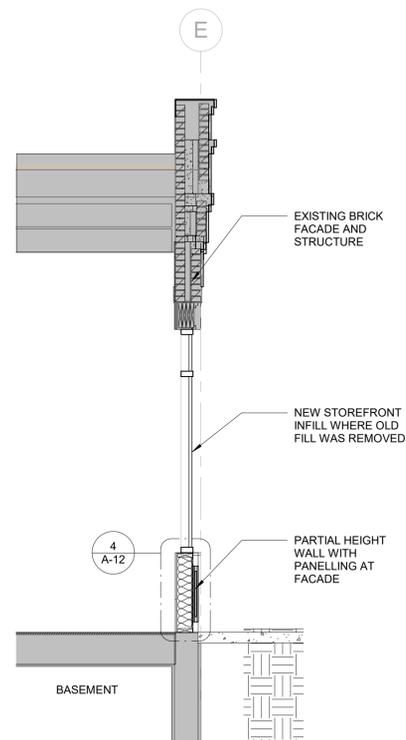
6 ENLARGED ELEV AT MAIN  
 A-11 3/8" = 1'-0"



5 MAIN SECTION 1  
 A-11 3/8" = 1'-0"



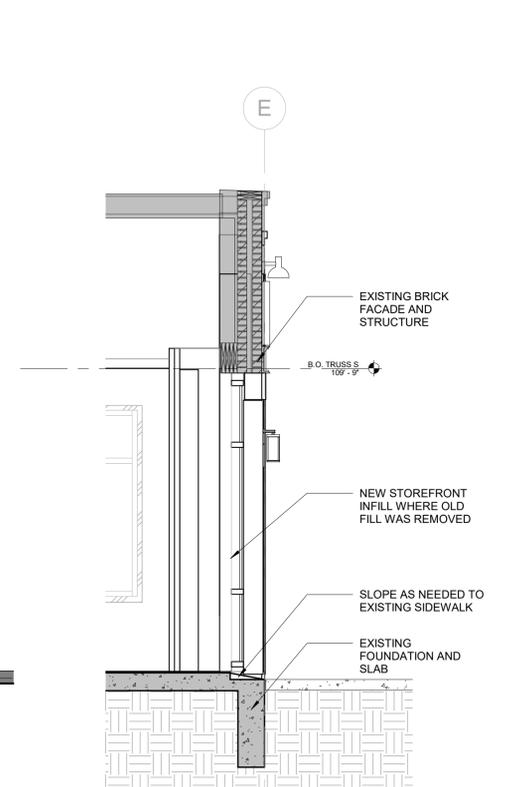
4 ENLARGED ELEV SECTION 2  
 A-11 3/8" = 1'-0"



2 CURTICE SECTION 2  
 A-11 3/8" = 1'-0"



3 PARTIAL ELEV CURTICE SECTION 1  
 A-11 3/8" = 1'-0"



1 CURTICE SECTION 1  
 A-11 3/8" = 1'-0"

2600 MURPHY'S VARIETY  
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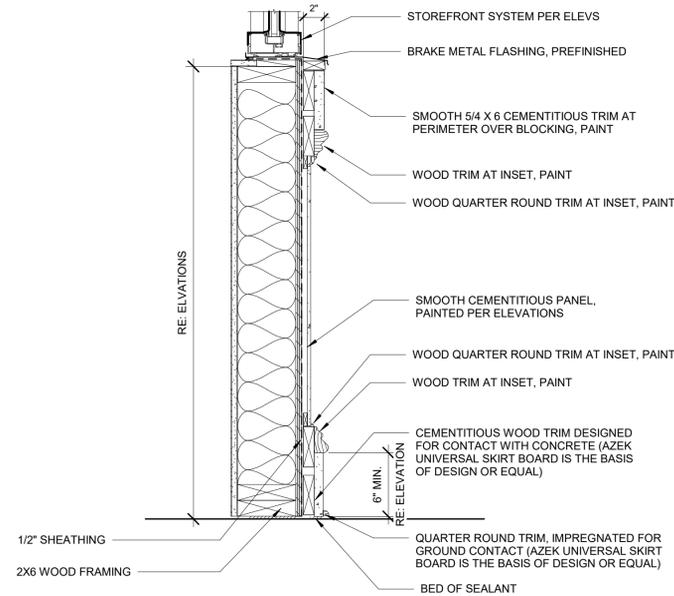
A-11  
 SHEET: 11 OF 13  
 SECTION DETAILS

# CERTIFICATE OF HISTORIC APPROPRIATENESS

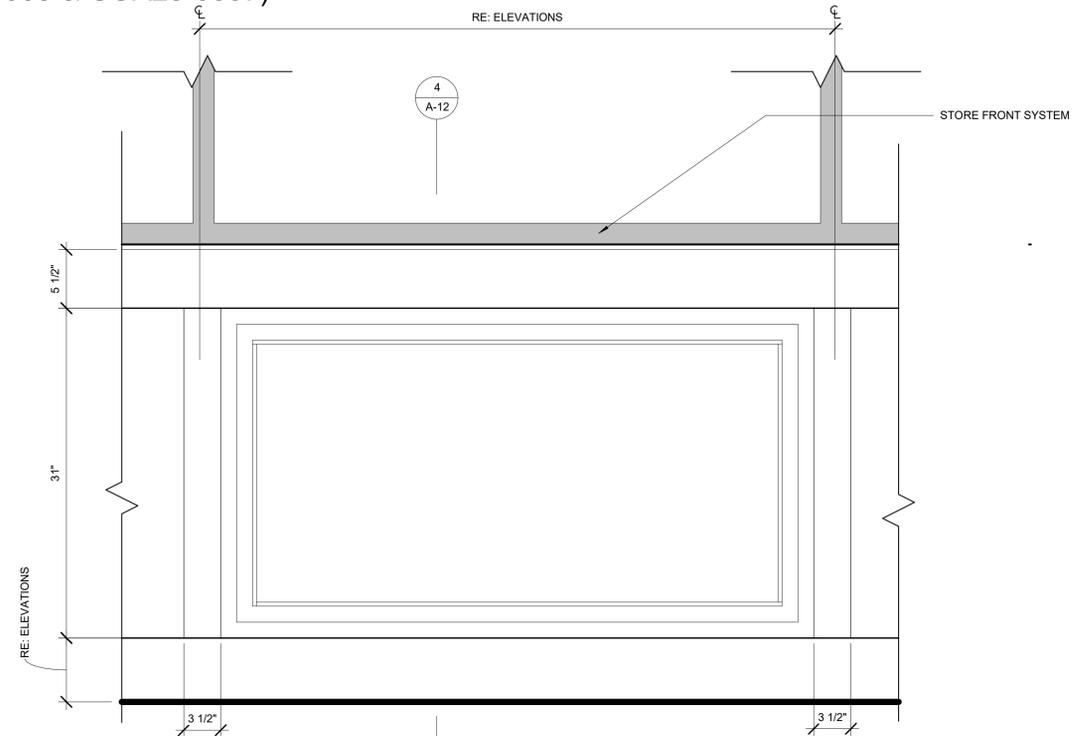
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ELEVATION KEYNOTES	
#	DESCRIPTION

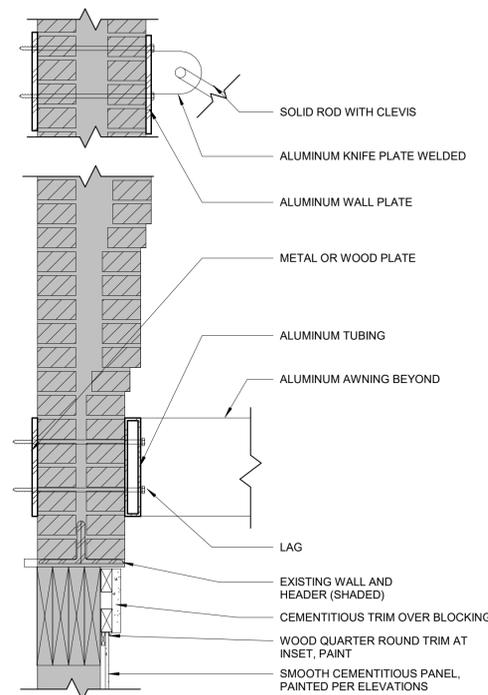
**DESIGN  
STUDIO  
ARCHITECTS**  
 1301 ARAPAHOE ST., #1105  
 GOLDEN, CO 80401  
 (720) 485-5577  
**ARCHITECTS  
PLANNERS  
INTERIOR  
DESIGNERS**



**4 KNEE-WALL PANEL - SECTION- PLANNING**  
 1 1/2" = 1'-0"



**3 KNEE-WALL PANEL - ELEVATION- PLANNING**  
 1 1/2" = 1'-0"



**2 CORNER AWNING DETAIL - PLANNING**  
 1 1/2" = 1'-0"



**1 CORNER AWNING PARTIAL ELEVATION**  
 3/8" = 1'-0"

**2600 MURPHY'S VARIETY**  
 2600 W MAIN ST, LITTLETON CO 80120

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 SHEET: 12 OF 13  
 SECTION DETAILS

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