

CERTIFICATE OF APPROPRIATENESS

2589 WEST MAIN STREET LITTLETON, CO. 80120

A NON-CONTRIBUTING PROPERTY IN THE DOWNTOWN HISTORIC DISTRICT

CASE NO. COA26-0003

STATEMENT OF INTENT

- A COMMERCIAL REMODEL OF AN EXISTING RESTAURANT / BAR
CONSTRUCTED IN 2010 CONSISTING OF:
1. RELOCATING THE SOUTH ENTRANCE DOOR.
 2. MODIFYING THE SOUTH STOREFRONT SYSTEM TO ACCOMMODATE RELOCATED ENTRANCE DOOR.
 3. REMOVING A PORTION OF THE SOUTH PATIO RAILING.
 4. CONSTRUCTING A NEW ACCESSIBLE RAMP FOR THE NEW ENTRANCE.
 5. CONSTRUCTING A NEW VESTIBULE.
 6. REMODELING THE EXISTING SOUTH STAIR.
 7. NO NEW WORK WILL OCCUR ON THE SECOND FLOOR.



SOUTH ELEVATION - 2589 S. MAIN STREET

DRAWING INDEX

- | | |
|--------|-------------------------|
| 1 OF 6 | COVER SHEET |
| 2 OF 6 | ARCHITECTURAL SITE PLAN |
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| 6 OF 6 | REMODELED ELEVATIONS |

STANDARD NOTES

1. THIS PROPERTY IS A NON-CONTRIBUTING STRUCTURE IN THE DOWNTOWN HISTORIC DISTRICT. 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.
2. APPROVAL OF A SKETCH/PLAN/SITE DEVELOPMENT PLAN SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
3. ANY 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.
4. NO EXISTING WINDOWS OTHER THAN FIRST FLOOR SOUTH FACING UNTIS ARE SPECIFIED FOR WORK.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES.
6. ANY CHANGES TO THE COA MUST FIRST BE APPROVED BY THE CITY.
7. ALL GLASS SHALL BE TRANSLUCENT AND CLEAR IN COLOR.

LEGAL DESCRIPTION

West 48 Feet Of South 30 Feet Of Lot 19 & West 48 Feet Of Lot 20
Block 4
City of Littleton
County of Arapahoe
State of Colorado

CERTIFICATION

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 _____, 20__

BY _____ AS WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC:

MY COMMISSION EXPIRES _____

HISTORICAL PRESERVATION COMMISSION

APPROVED AND ACCEPTED AT A MEETING HELD BY THE HISTORICAL PRESERVATION
COMMISSION ON THE _____ DAY OF _____, 20__

HISTORICAL PRESERVATION COMMISSION CHAIR:

ATTEST CITY CLERK:

CONTACT INFORMATION

ARCHITECT:

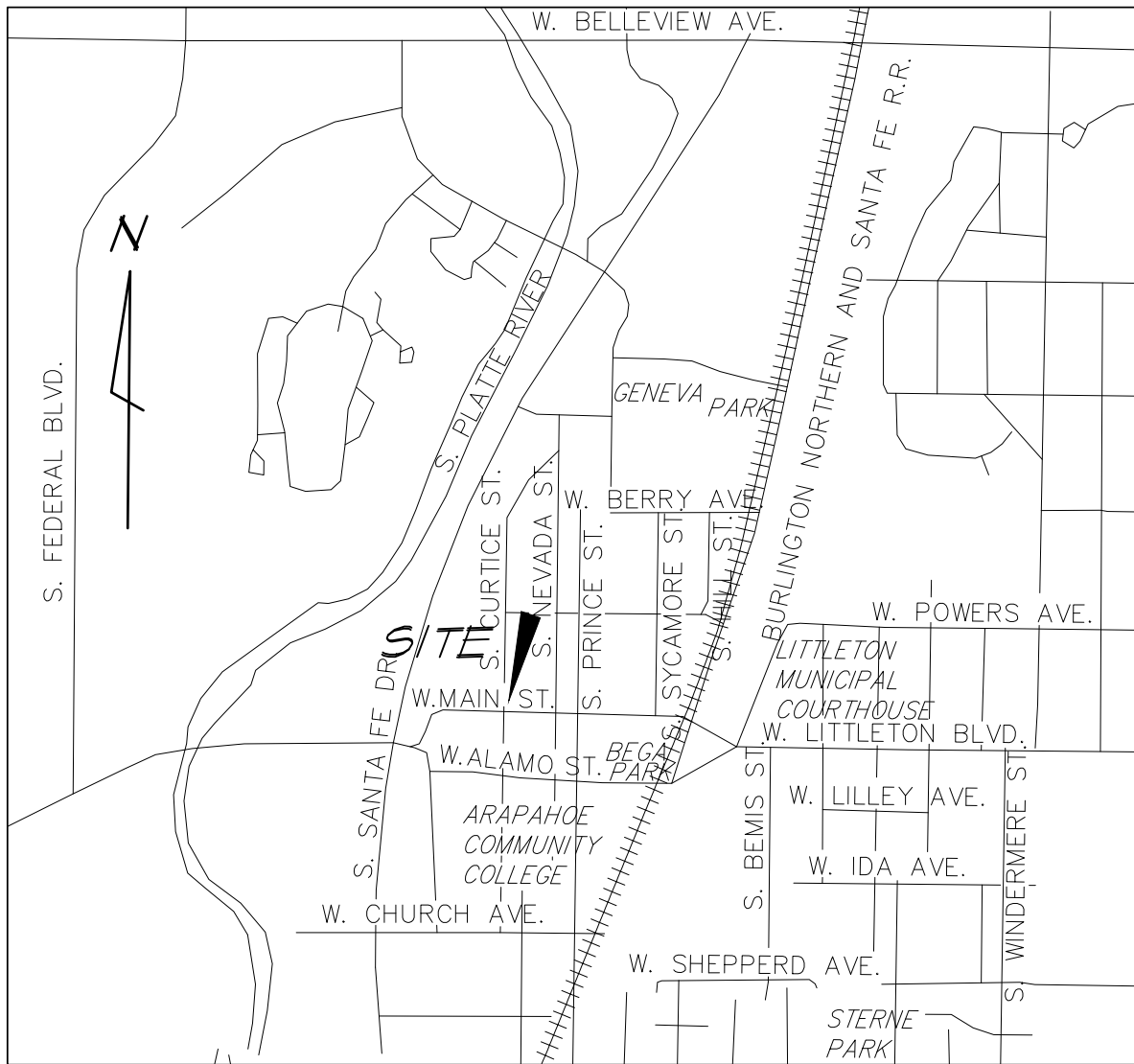
M-A ARCHITECTS
709 WEST LITTLETON BLVD.
SUITE 106
LITTLETON, COLORADO 80120
303-730-7300 (TEL.)
303-730-8300 (FAX)
CONTACT: JOHN MATTHEWS
JTM@MAARCHITECTS.US
CONTACT: BRAD EICKMAN
BWE@MAARCHITECTS.US

OWNER

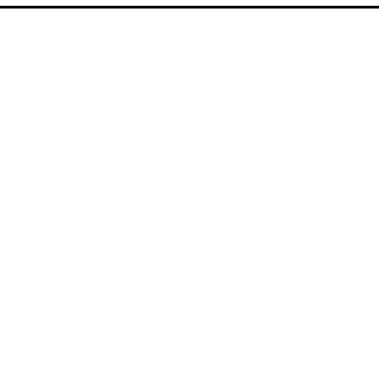
MAIN STREET PARNERS 1, LLC
2549 W. MAIN ST. SUITE 201
LITTLETON, COLORADO 80120
CONTACT: REES DAVIS
REESDAVIS58@GMAIL.COM
CONTACT: KENT DAVIS
KENT.UMT@GMAIL.COM

VICINITY MAP

(NOT TO SCALE)



revision		
no.	date	by



M-A ARCHITECTS

ARCHITECTURE & PLANNING

LITTLETON
PROFESSIONAL
BUILDING

709 M. LITTLETON BLVD.
SUITE 106
LITTLETON, CO 80120
TEL 303 730 7300

COMMERCIAL REMODEL

2589 W. MAIN STREET Littleton, Colorado 80120

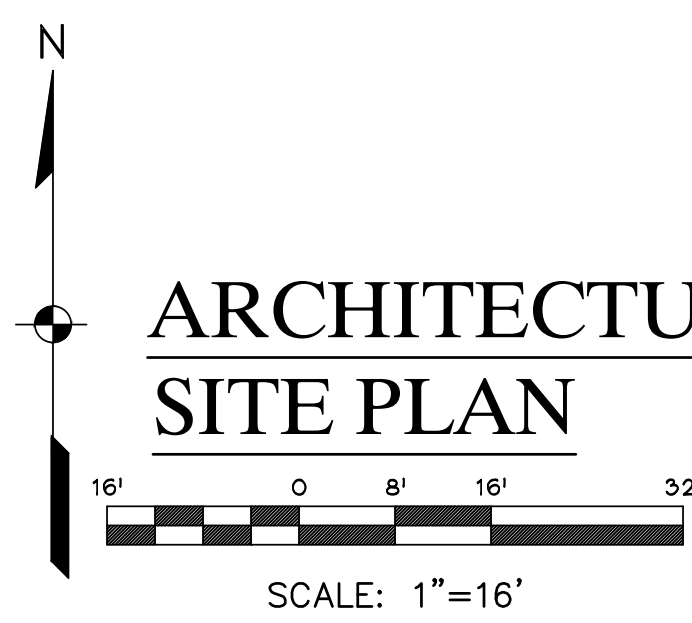
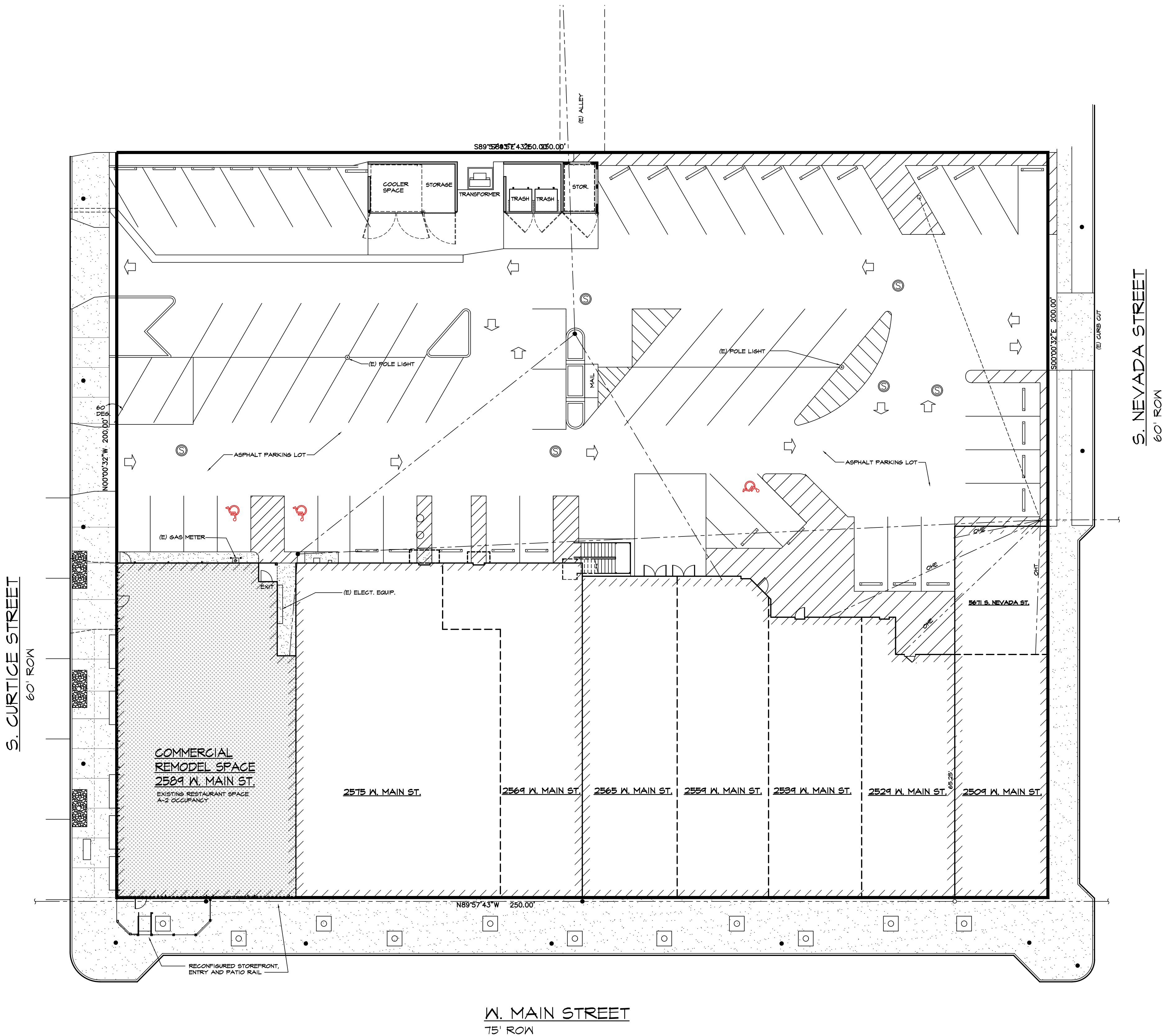
sheet title
date
8-7-2026
drawn
B.E.
checked
sheet
1 OF 6

CERTIFICATE OF APPROPRIATENESS

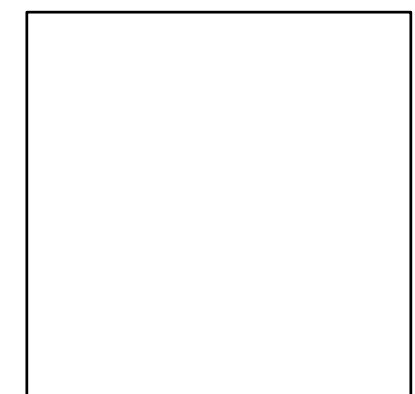
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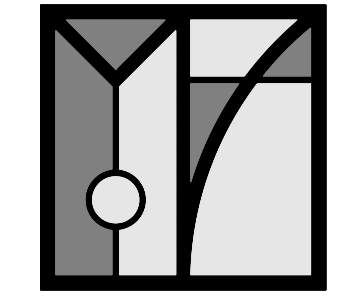
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2589 W. MAIN STREET Littleton, Colorado 80120

sheet title	ARCHITECTURAL SITE PLAN
date	8-7-2026
drawn	B.E.
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sheet	2 OF 6

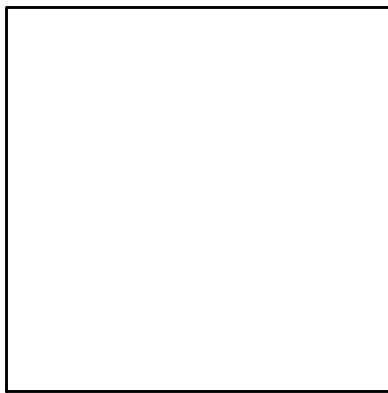
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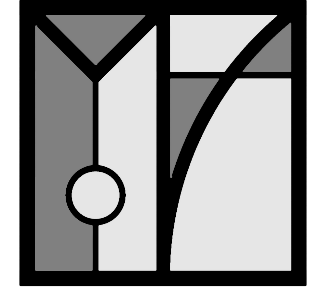
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ARCHITECTURE & PLANNING

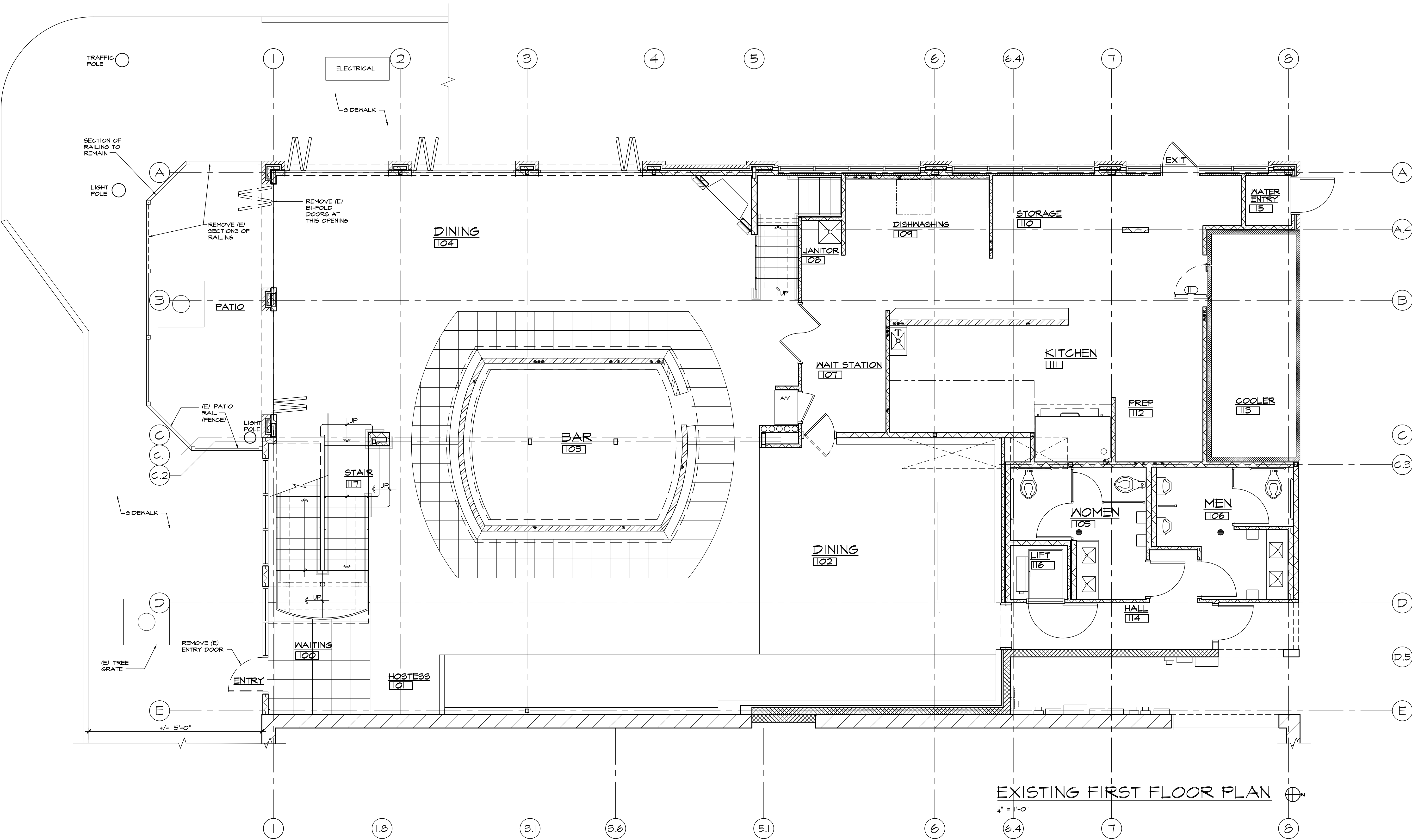
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2589 W. MAIN STREET Littleton, Colorado 80120

sheet title	EXISTING FIRST FLOOR PLAN
date	8-7-2026
drawn	B.E.
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sheet	3 OF 6



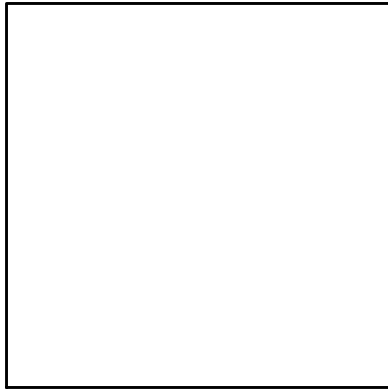
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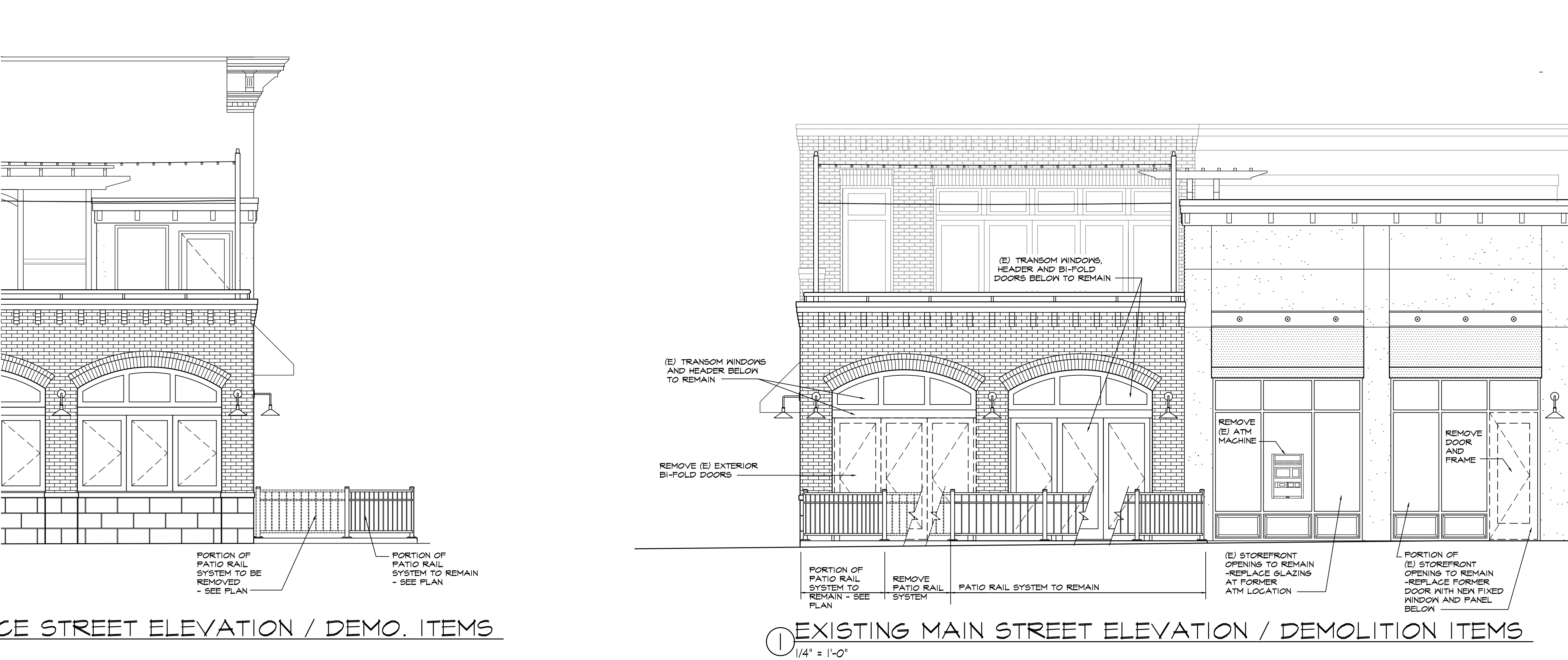


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② EXISTING CURTICE STREET ELEVATION / DEMO. ITEMS
1/4" = 1'-0"

① EXISTING MAIN STREET ELEVATION / DEMOLITION ITEMS
1/4" = 1'-0"

COMMERCIAL REMODEL

2589 W. MAIN STREET Littleton, Colorado 80120

sheet title	ELEVATIONS
date	8-7-2026
drawn	B.E.
checked	
sheet	4 OF 6

CERTIFICATE OF APPROPRIATENESS

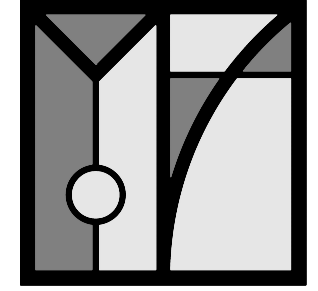
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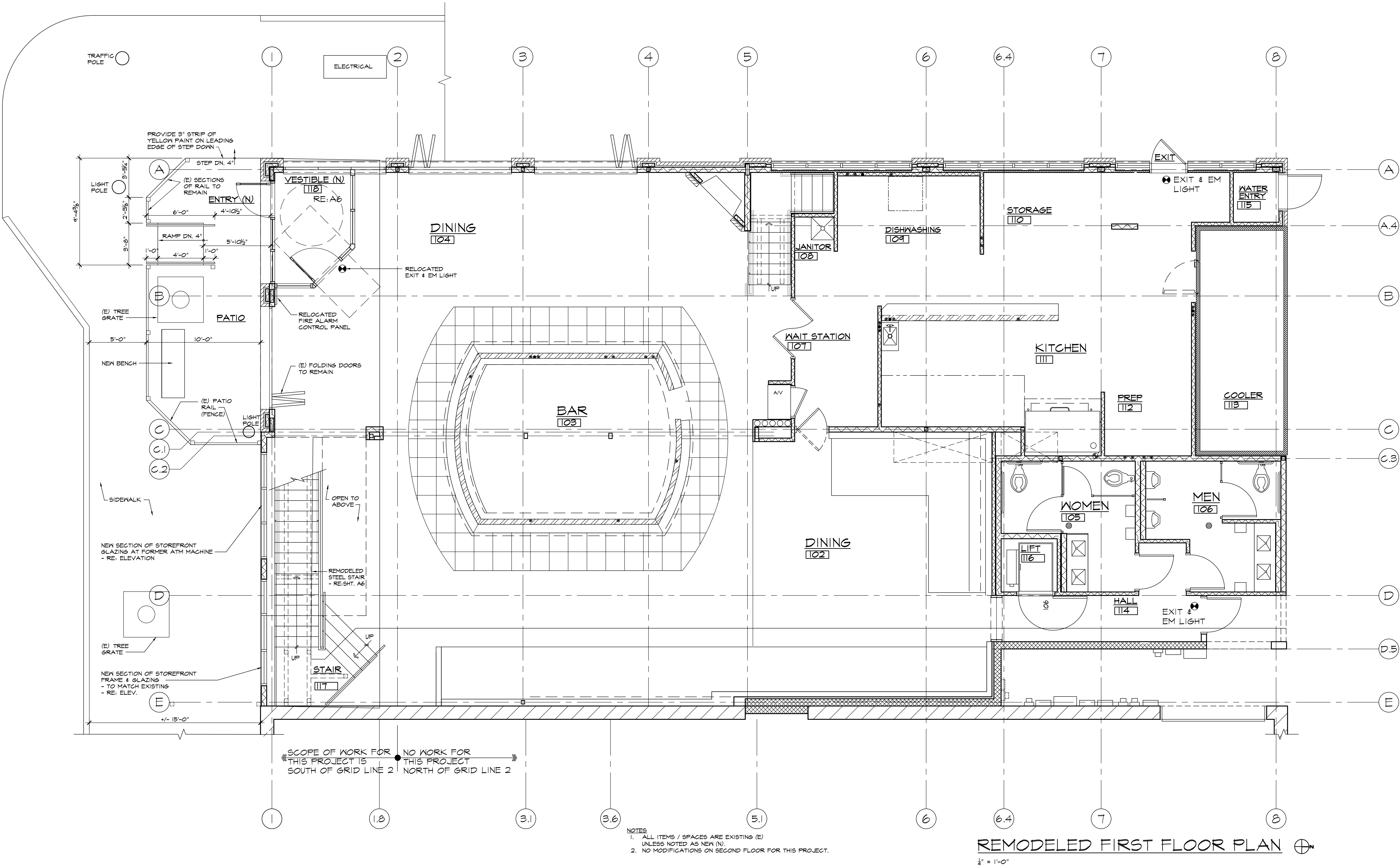
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REMODELED
FIRST FLOOR PLAN

date
8-7-2026

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sheet
5 OF 6



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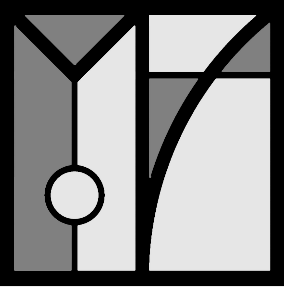
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sheet title
REMODELED
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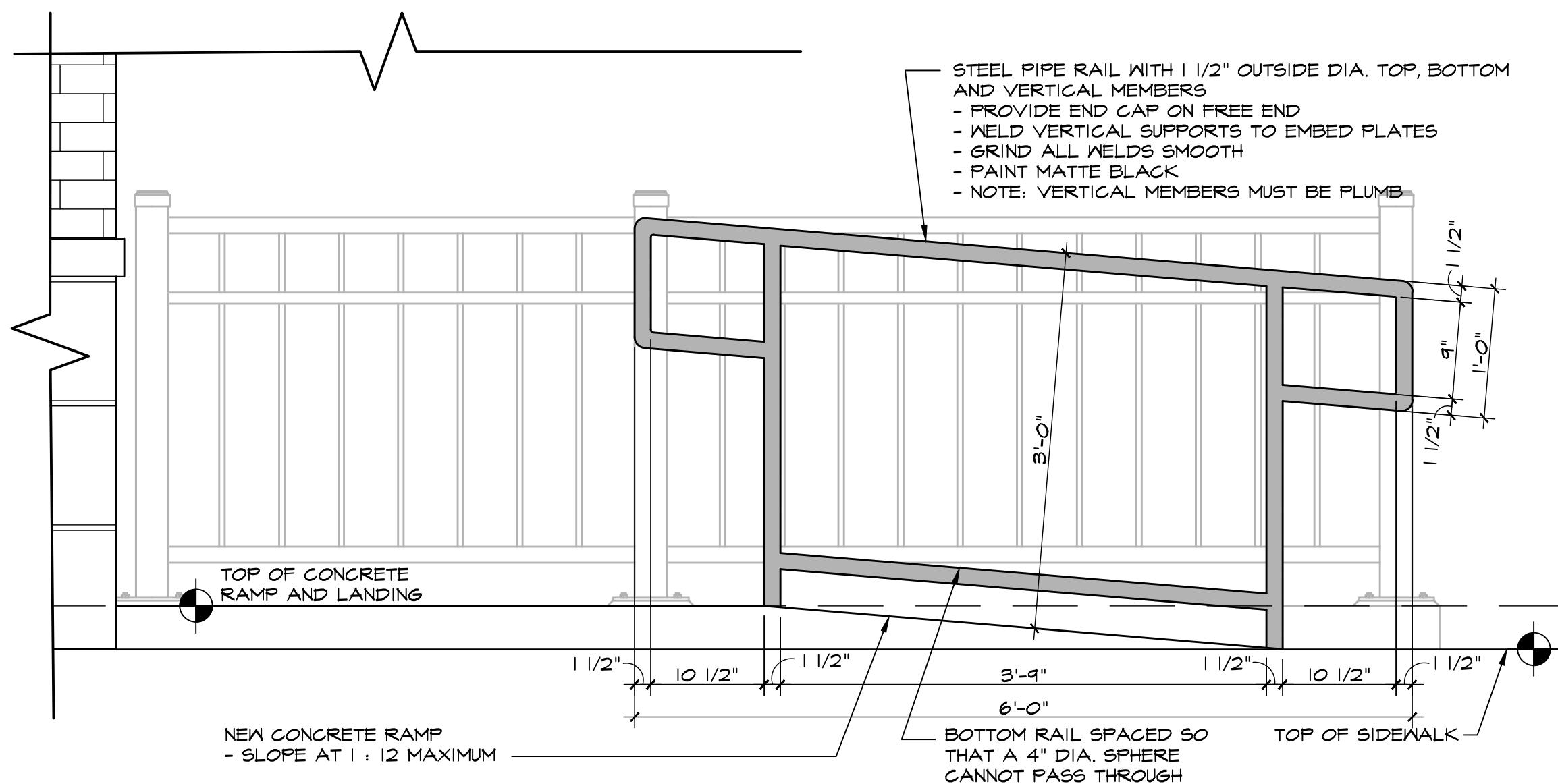
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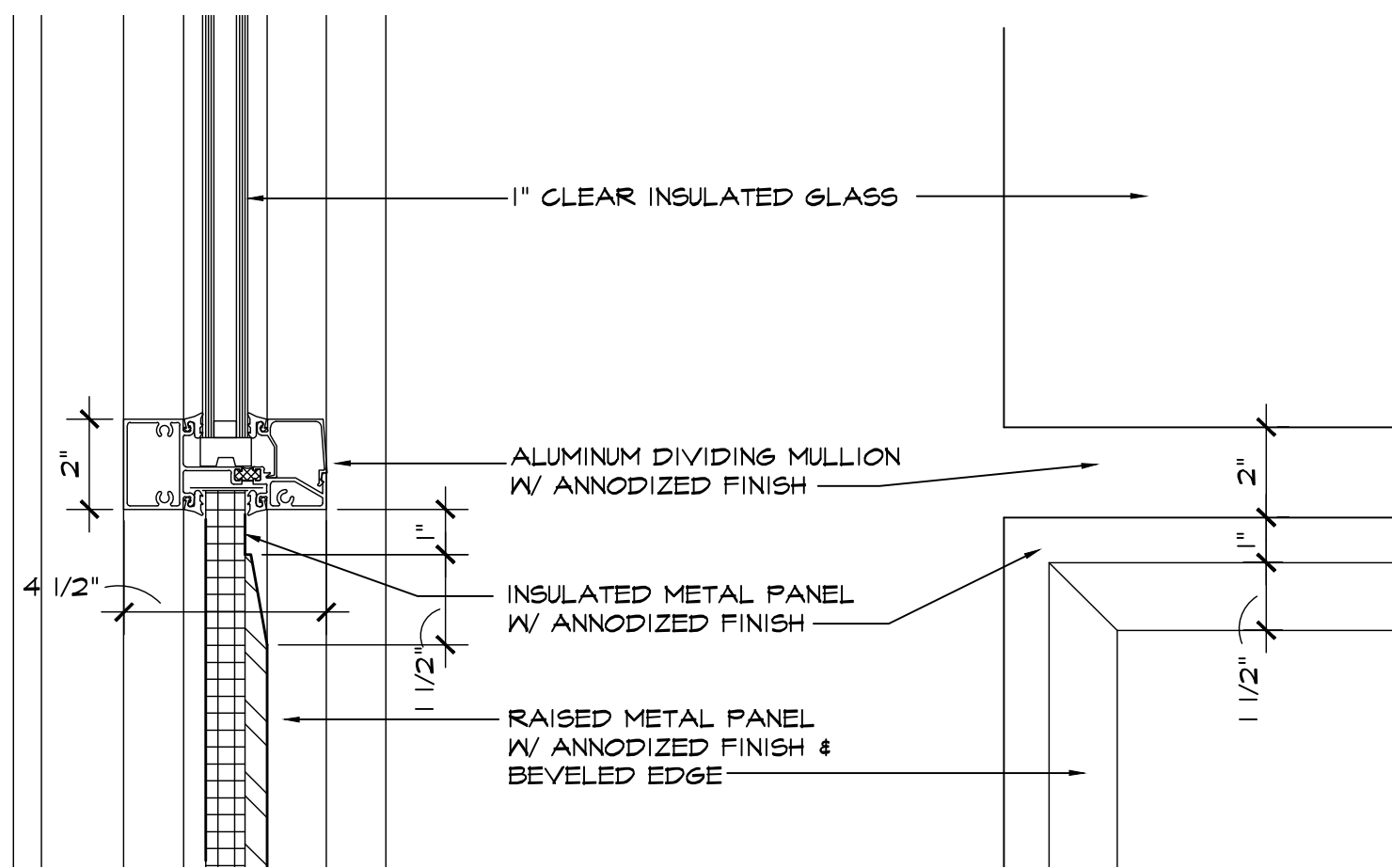
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6 OF 6

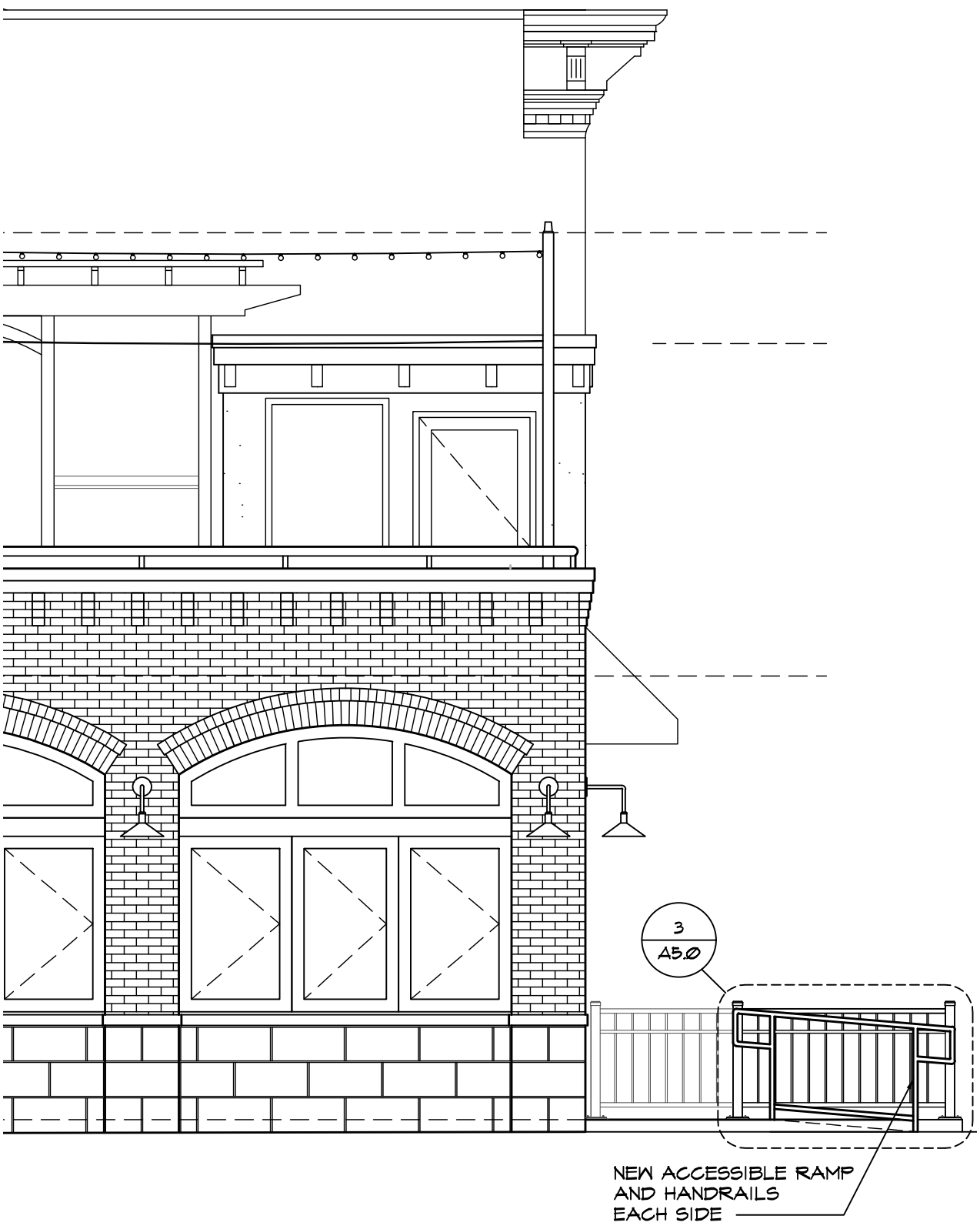


③ ACCESSIBLE RAMP RAILING
1" = 1'-0"



SECTION @ MAIN ST.
④ STORE FRONT
1 1/2" = 1'-0"

ELEV. DETAIL @
③ METAL PANEL
1 1/2" = 1'-0"



② CURTICE STREET ELEVATION
1/4" = 1'-0"



① MAIN STREET ELEVATION
1/4" = 1'-0"
SEE DEMO SHEETS FOR FURTHER CLARIFICATION

100-135-150 Series

Standard Storefront Doors



Kansas State University
Derby Dining Hall
Manhattan, KS

Manko's 1 3/4" thick, 1/8" wall entrance doors are available in three stile widths: 2" narrow stile ([100 series](#)), 3-1/2" medium stile ([135 series](#)), and 5" wide stile ([150 series](#)). Each door comes standard with a 10" bottom rail, however additional sizes are available.

All of Manko's doors are fabricated utilizing a telescoping mortise and tenon joint coupled with a horizontal shear block, and then further reinforced with a 3/8" steel tie rod and sleeve ensuring long lasting durability and structural integrity. Each set of Manko's pairs of doors come standard with double adjustable astragals and poly-pile weathering.

Multiple hardware options are available, however hardware compatibility with a specific door series must be taken into consideration, whether that be manufacturer's standard hardware or custom hardware.

These storefront doors seamlessly integrate with all of Manko's storefront and curtain wall systems.



100, 135, & 150 Product Features

Narrow (2"), Medium (3 1/2"), and Wide Stile (5") Profiles
 1 3/4" Door Thickness
 1/8" Wall Thickness
 3-Way Corner Construction
 Range of Mid-Rail Options
 ADA Compliant - 10" Bottom Rail
 3/16" - 1" Glazing Infill
 Standard & Custom Hardware Available
 Anodized and AAMA 2605 Paint Finishes

Doors at a Glance

Series	Stile	Door Thickness	Wall Thickness	High Traffic Performance	Thermal Performance
100	Narrow	1 3/4"	1/8"	●	
135	Medium	1 3/4"	1/8"	●	
150	Wide	1 3/4"	1/8"	●	
135H	Medium	2"	3/16"	● ●	
150H	Wide	2"	3/16"	● ●	
135i	Medium	2 1/8"	1/8"	●	●
150i	Wide	2 1/8"	1/8"	●	●
150xpt	Wide	2 9/16"	1/8"-3/16"	●	●

Cheyenne Frontier Days Headquarters
 Cheyenne, WY



Visit www.mankowindowsystems.com
 Or scan the QR code for more information on
 Manko's Standard Storefront Door Series

2450xpt Series

Storefront



Edge Complex
Manhattan, KS



With energy performance at the forefront of many project design conversations, Manko Window Systems has developed its **2450xpt** system to meet high performance storefront needs. The **2450xpt's** profile and depth fit the typical 2" x 4 1/2" storefront design; however, this center glazed system has dual pour and debridged thermal breaks to significantly improve u-values and condensation resistance. This system is well suited for low-rise applications and punched openings, please refer to Manko's wind load charts for structural capabilities. The **2450xpt** is compliant with AAMA air and water testing and NFRC 100, 200, and 500 certifications.

Performance Test Standards

Air Infiltration	ASTM E283
Water Penetration	ASTM E331 & E547
Structural	ASTM E330
Condensation (CRF)	AAMA 1503-09
Thermal	NFRC 100, 200, & 500
Acoustical	ASTM E90-09

2450xpt Product Features

2" Face Dimension, 4 1/2" Frame Depth
 Center Glazing Plane
 Dual Pour & Debridged Thermal Breaks
 Screw Spline Construction
 3/16" - 1 1/8" Glazing Cavity
 Integral or Dual Glazed Blind Options
 Window Vent Options
 Anodized and AAMA 2605 Paint Finishes

System Performance Values

Glass Types	Air U-Value	Argon U-Value	SHGC	CR
Clear SN 68 #2 / Clear	0.36	0.32	0.34	53
Clear SNX 62/27 #2 / Clear	0.35	0.31	0.24	53
Clear SB60 #2 / Clear	0.36	0.32	0.35	53
Clear SB70 #2 / Clear	0.35	0.32	0.25	53
Clear SN 68 #2 / IS 20 #4	0.31	0.28	0.32	48
Air Infiltration (ASTM E283)	Water Resistance (ASTM E547 & E331)		CRF (AAMA 1503)	
≤ 0.3 cfm/ft ²	12 PSF*		73	

* Values Calculated with Manko's Warm Edge Spacer

Values Subject to Change without Notice

Storefront at a Glance

Series	Glazing Plane	Face Profile	Frame Depth	Thermal Break	Thermal Performance
450 - 1	Center	1 3/4"	4 1/2"	---	
450 - 2	Center	2"	4 1/2"	---	
450 - 3	Center	2"	4 1/2"	---	
2450	Center	2"	4 1/2"	P&D	●
2450FS	Front	2"	4 1/2"	P&D	●
2450xpt	Center	2"	4 1/2"	Dual P&D	●●
2600xpt	Offset	2"	6"	Dual P&D	●●
5450i	Center	2 1/4"	4 1/2"	Strut	●●

University of Colorado
 Integrative Physiology
 Boulder, CO



Visit www.mankowindowsystems.com
 Or scan the QR code for more information on
 Manko's 2450xpt Series