

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

PROPERTY INFORMATION

Address: 541 JEFFERSON AVENUE

Date of construction (if known): 1905

S 3/4 LOT 6 & N 1/2 LOT 7 BLK 3

Legal Description: Lot _____ Blk _____

Subdivision ACME PLACE REC NO 410526

(attach separate sheet if necessary)

Landmarked Name and Resolution (if applicable): HAYES HOUSE

APPLICANT INFORMATION

Name: ANDY JOHNSON

Company: DAJ DESIGN

Address: 922A MAIN STREET, LOUISVILLE 80027

Telephone: 303-527-1100

Email: ANDY@DAJDESIGN.COM

OWNER INFORMATION (if not applicant)

Name: CURTIS McDONALD

Company: 541 JEFFERSON LLC

Address: 541 JEFFERSON AVE

LOUISVILLE, CO 80027

Telephone: 641-919-0776

Email: CURTIS@McDONALDDEVELOPMENT.ORG

TYPE (S) OF APPLICATION

- ☐ Historic Structure Assessment
- ☐ Landmark
- ☒ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☒ Alteration Certificate
- ☐ Demolition Review
- ☐ Pre-filing Conference with Historic Preservation Commission

PROJECT INFORMATION

Summary: Alteration certificate requested for a two-story addition to be added to the landmarked structure. A grant fund request is also being requested for to help support the historic preservation of the existing structure.

SIGNATURES & DATE

Applicant Name (please print):

ANDY JOHNSON

Applicant Signature:



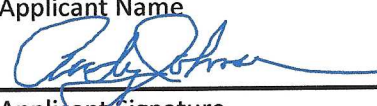
Owner Name (please print):

CURTIS McDONALD

Owner Signature:



ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: _____

PROPERTY INFORMATION Address: <u>541 JEFFERSON AVENUE</u> Year of Construction: <u>1905</u> Legal Description: <u>S 3/4 LOT 6 & N 1/2 LOT 7 BLK 3</u> <u>ACME PLACE REC NO 410526</u> Landmark Name and Resolution (if applicable): _____	TYPE(S) OF APPLICATION ☐ Probable Cause/Historic Structure Assessment ☒ Landmark Designation ☐ Historic Preservation Fund Grant ☐ Historic Preservation Fund Loan ☒ Landmark Alteration Certificate ☐ Demolition Review ☐ Other:
APPLICANT INFORMATION Name: <u>ANDY JOHNSON</u> Company: <u>DAJ DESIGN</u> Address: <u>922A MAIN STREET, LOUISVILLE 80027</u> Telephone: <u>303-527-1100</u> Email: <u>ANDY@DAJDESIGN.COM</u>	I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s).
OWNER INFORMATION Name: <u>CURTIS McDONALD</u> Company: <u>541 JEFFERSON LLC</u> Address: <u>541 JEFFERSON AVE, LOUISVILLE 80027</u> Telephone: <u>641-919-0776</u> Email: <u>CURTIS@McDONALDDEVELOPMENT.ORG</u>	SIGNATURES AND DATES ANDY JOHNSON Applicant Name <u></u> 9/30/2020 Applicant Signature _____ Date _____ CURTIS McDONALD 9/30/2020 Owner Name <u></u> 11/10/2020 Owner Signature _____ Date _____

September 30, 2020

Rob Zucarro
City of Louisville, Planning & Building Safety
749 Main Street
Louisville, CO 80027

RE: 541 JEFFERSON

Dear Mr. Zucarro,



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

We are pleased to submit Historic Preservation application for the Landmark designation request and alteration certificate. The Landmark request is to designate the existing 1905 primary structure as a historic structure under the City of Louisville's local historic preservation program. The historic structure assessment, completed in June of 2020, identifies the "original" structure to be the northern most portion of the house, however the Landmark designation would be applied to the entire existing primary structure. We are not requesting any other portions of the property, outside the existing primary structure, receive a Landmark designation.

The 1948 Boulder County Assessor records photo shows the structure with its "original" portion and a pre-1948 addition. The original portion of the house is clad in a painted wood clapboard siding with a 2-1/2 reveal, and the pre-1948 is clad in a painted 1x6 wood shiplap siding. Also shown in the 1948 photo are windows presumed to be the "original" windows. The structure received a significant remodel and addition in 1997 where the home was lifted and relocated a few feet to the south on a new concrete foundation, window shape and orientation altered, and a multi-faceted bay window addition was added to the east side of the house.

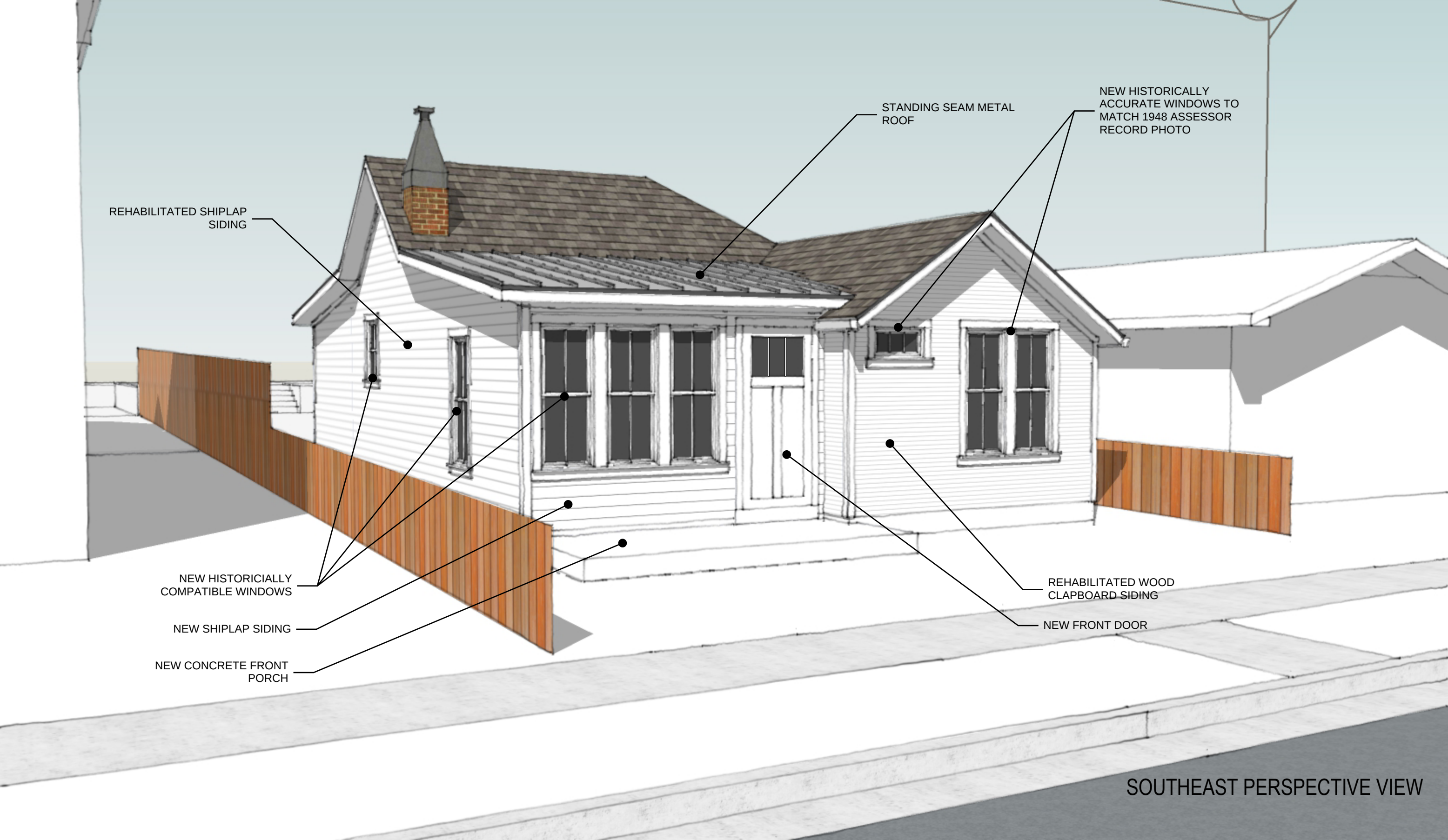
The alteration certificate request specifically addresses recreating and rehabilitating the house's siding, trim, windows, doors, etc. to match the character in the 1948 photo, as well as making the recently altered portions of the house more compatible with original structure and its pre-1948 building additions. The 1997 multi-faceted bay window would be removed and replaced with historically compatible windows and a reconfigured roof that allows the original portion of the house have a dominant presence on the street-facing side of the structure. The existing 1997 stucco siding would be removed from the entire house, and all clapboard and shiplap siding would be repaired, rehabilitated or recreated where necessary.

A grant funding request is not being made at this time.

Please feel free to reach out with any questions. Thank you for the consideration of our applications.

Warm regards,

Andy Johnson, AIA



REHABILITATED SHIPLAP
SIDING

STANDING SEAM METAL
ROOF

NEW HISTORICALLY
ACCURATE WINDOWS TO
MATCH 1948 ASSESSOR
RECORD PHOTO

NEW HISTORICALLY
COMPATIBLE WINDOWS

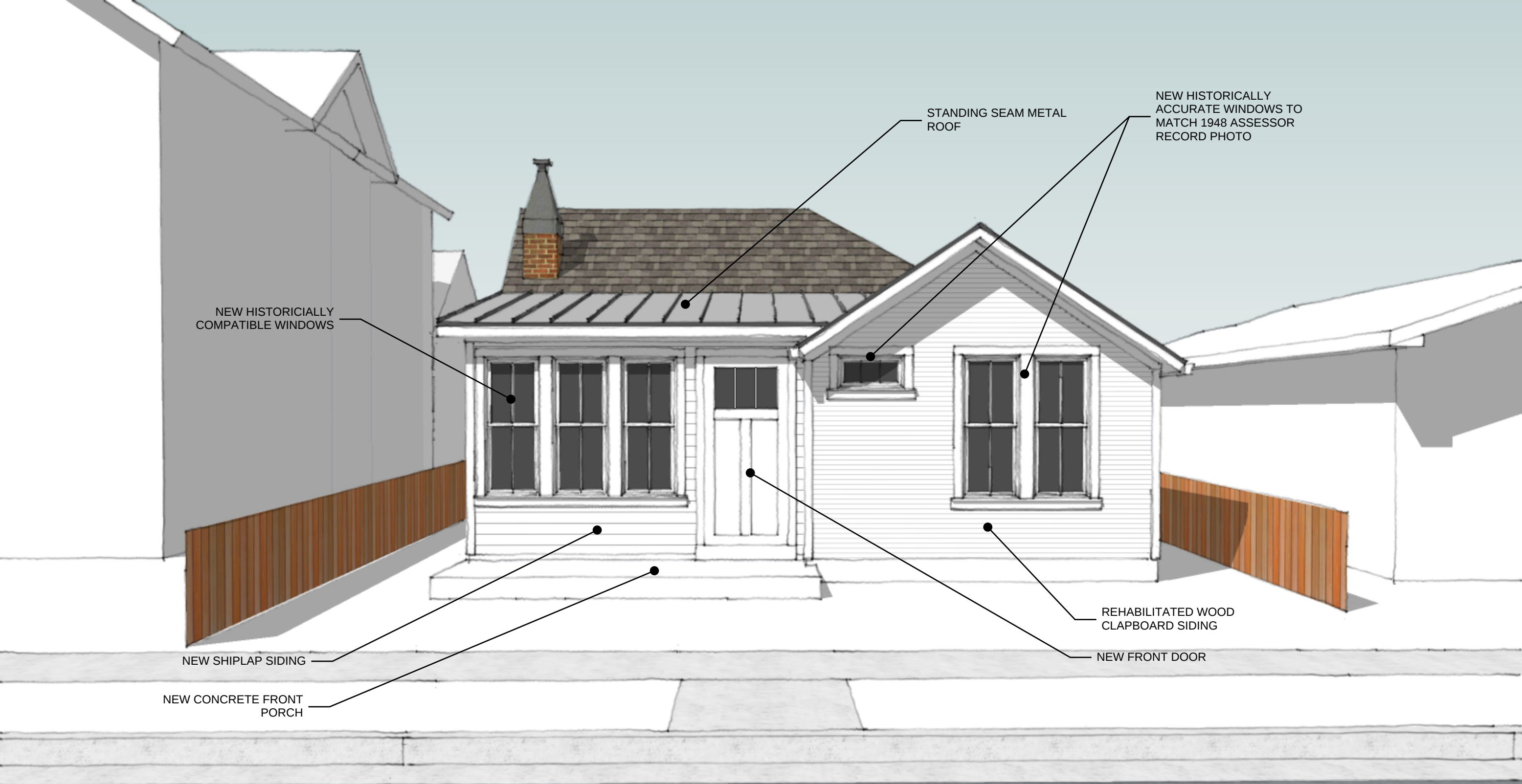
NEW SHIPLAP SIDING

NEW CONCRETE FRONT
PORCH

REHABILITATED WOOD
CLAPBOARD SIDING

NEW FRONT DOOR

SOUTHEAST PERSPECTIVE VIEW



NEW HISTORICALLY
COMPATIBLE WINDOWS

STANDING SEAM METAL
ROOF

NEW HISTORICALLY
ACCURATE WINDOWS TO
MATCH 1948 ASSESSOR
RECORD PHOTO

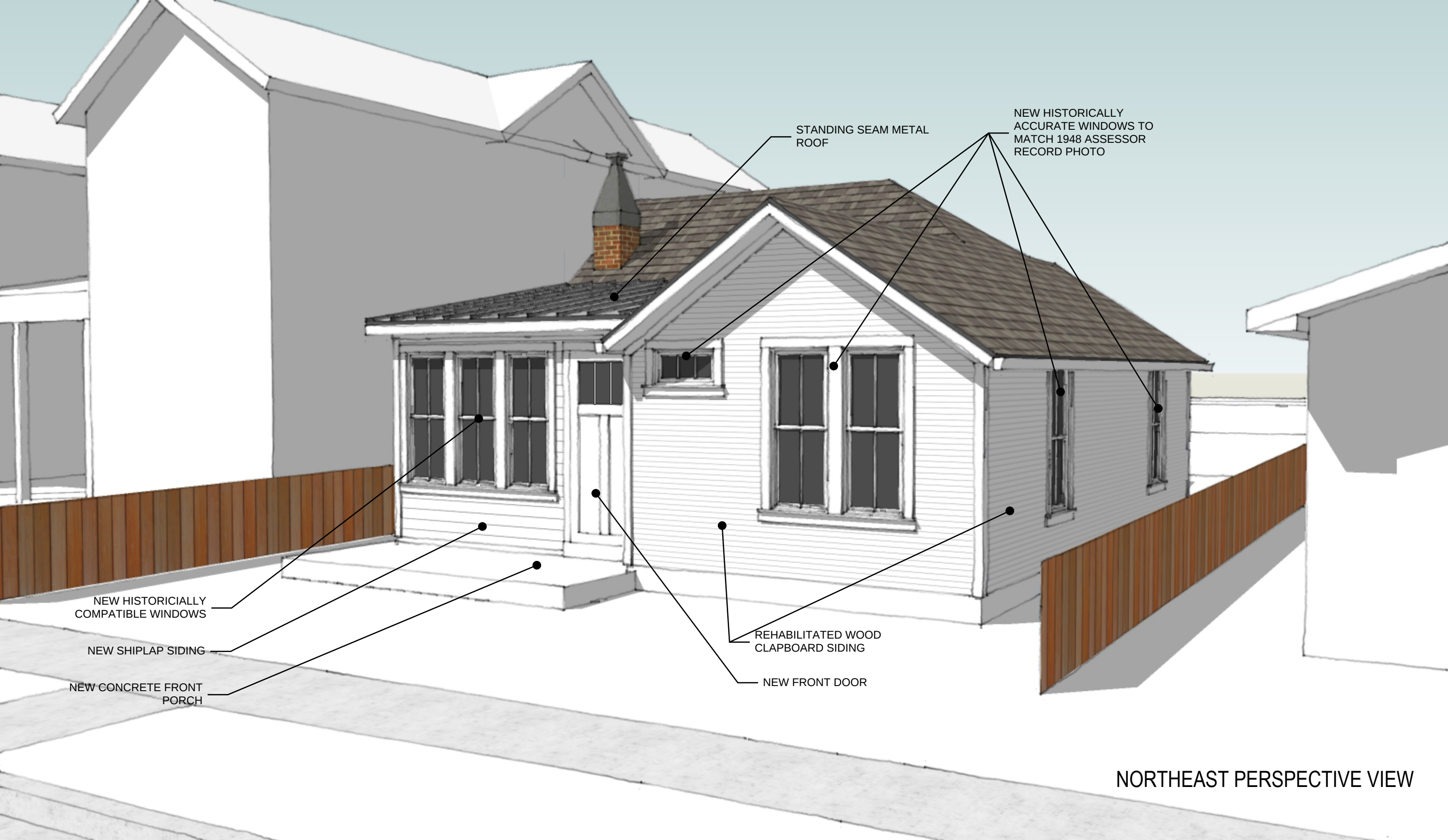
NEW SHIPLAP SIDING

NEW CONCRETE FRONT
PORCH

REHABILITATED WOOD
CLAPBOARD SIDING

NEW FRONT DOOR

EAST (JEFFERSON AVE) PERSPECTIVE VIEW



STANDING SEAM METAL
ROOF

NEW HISTORICALLY
ACCURATE WINDOWS TO
MATCH 1948 ASSESSOR
RECORD PHOTO

NEW HISTORICALLY
COMPATIBLE WINDOWS

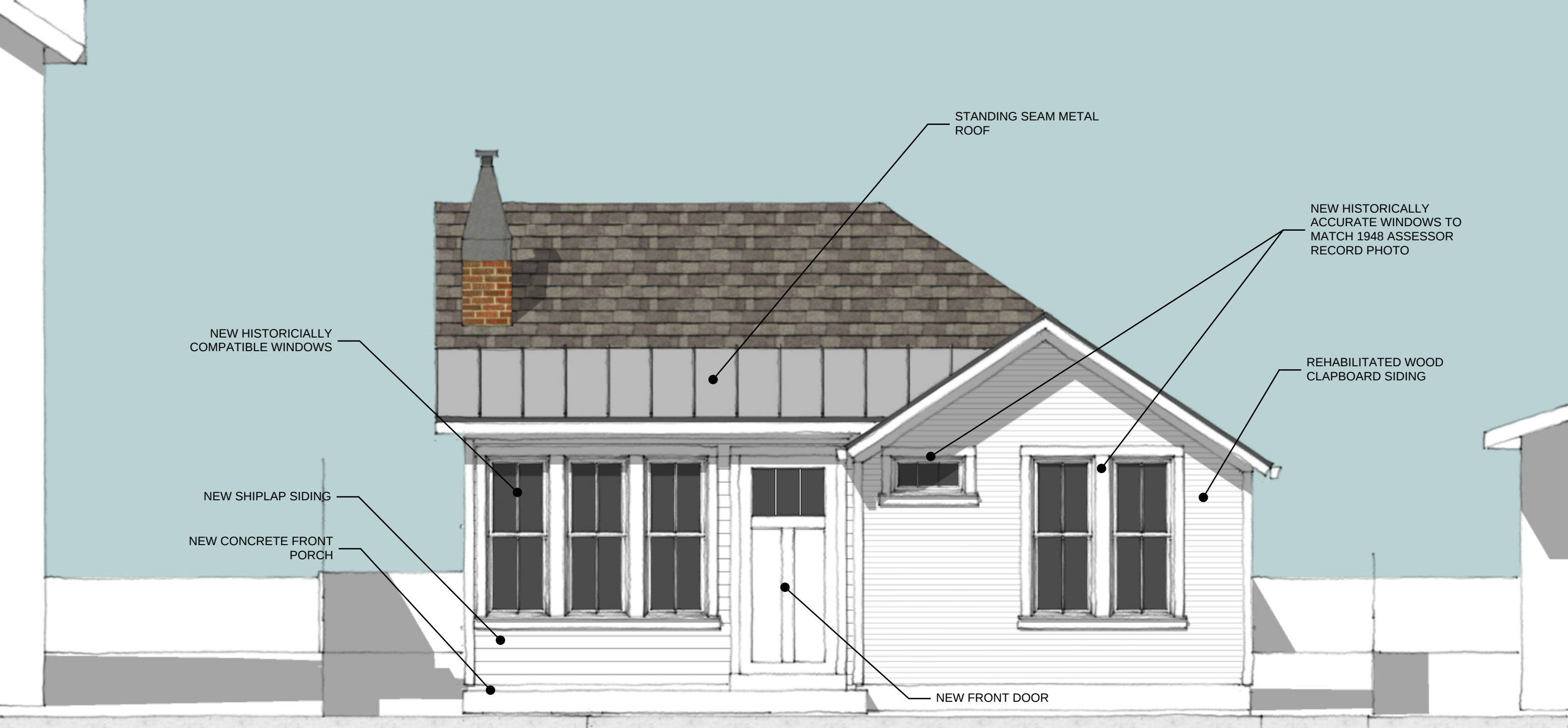
NEW SHIPLAP SIDING

NEW CONCRETE FRONT
PORCH

REHABILITATED WOOD
CLAPBOARD SIDING

NEW FRONT DOOR

NORTHEAST PERSPECTIVE VIEW



NEW HISTORICALLY
COMPATIBLE WINDOWS

NEW SHIPLAP SIDING

NEW CONCRETE FRONT
PORCH

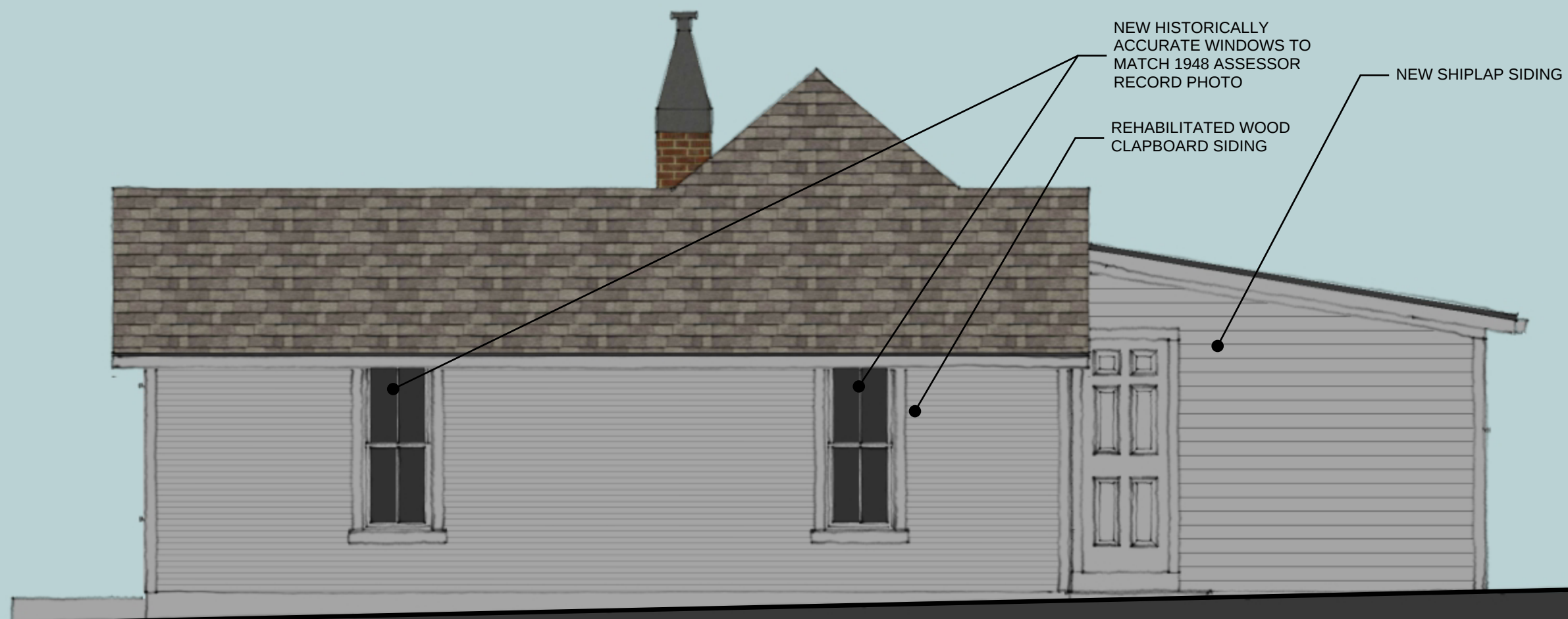
STANDING SEAM METAL
ROOF

NEW HISTORICALLY
ACCURATE WINDOWS TO
MATCH 1948 ASSESSOR
RECORD PHOTO

REHABILITATED WOOD
CLAPBOARD SIDING

NEW FRONT DOOR

EAST ELEVATION

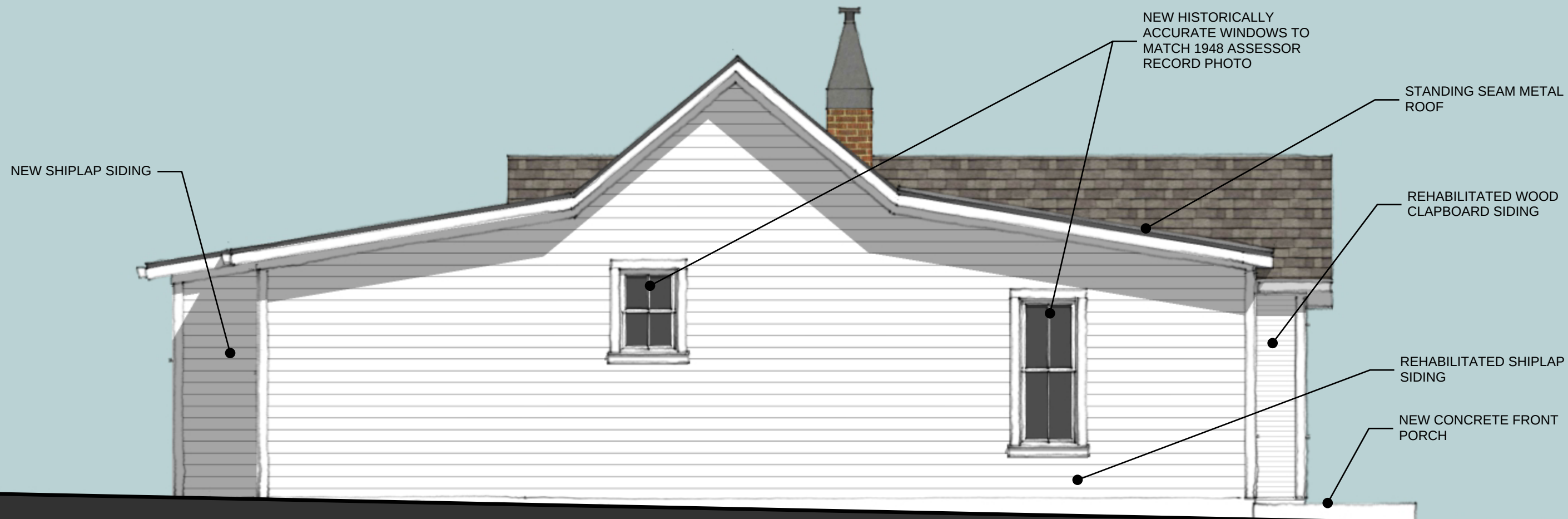


NEW HISTORICALLY
ACCURATE WINDOWS TO
MATCH 1948 ASSESSOR
RECORD PHOTO

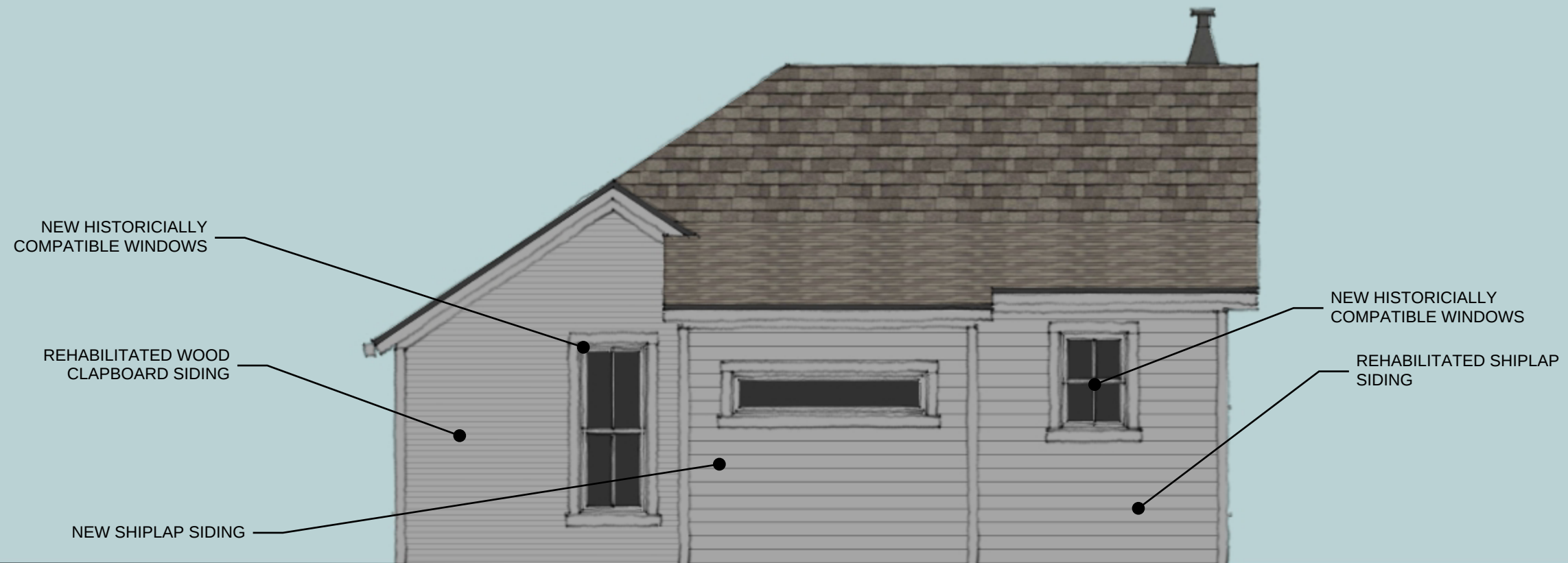
REHABILITATED WOOD
CLAPBOARD SIDING

NEW SHIPLAP SIDING

NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION