



555 COUNTY ROAD
LOUISVILLE, CO 80027
303.877.3462

July 20, 2021

RE: 614 Grant Avenue Partial Demolition

Dear Kim Bauer,

We have been retained by Andre Mazur, the owner of 614 Grant Avenue to consult for him with the redevelopment of 614 Grant Avenue. Mr. Mazur originally approached us with a concept plan for the property that retained the original house and created new structure above and to one side of it. The result of this design made the original structure indistinguishable from the new structure and created a large bulk as viewed from the street.

Upon reviewing Mr. Mazur's desires for retaining a historical feel from the street and adding usable space for the modern family we came up with a new concept plan for this property. The new concept design retains the original frontage of the house along with approximately 12' of each side. The historical front roof along with its orientation and steeper slope are also maintained. We have added a two-story addition behind the original single story space to create a gradual increase in bulk as viewed from the front of the property. Since this is an interior lot, the bulk of the two-story structure is hidden from view by the adjacent residential structures on either side of this property.

We have also added a wrapping front porch with a lower roof profile to reduce the bulk view from the street down along the South profile of the structure. The overall look retains the historical low profile structure appearance while still creating a two-story floor plan that meets the needs of the modern family.

In addition, the design elements include cutting edge structural materials, smart design features, and equipment specifications that dramatically reduce the energy consumption of the structure and keep it aligned with our responsible planet ideology.

Please feel free to contact us with any questions or clarifications.

Be Well,

Garrett Mundelein