

September 25, 2023

Amelia Brackett Hogstad
Senior Planner, Planning Department
City of Louisville
749 Main Street
Louisville, CO 80027

**RE: 1045 Front Street
Landmark, Alteration Certificate application and HPF Grant Request.**

Ms. Brackett Hogstad,

Please find attached property owner's Landmark application for 1045 Front Street. Also attached are applications and supporting documents for an Alteration Certificate and a Historic Preservation Fund grant request.

Landmark Request

Consistent with the Historic Preservation Commissions finding of "probable cause" the property retains historic integrity to quality as a City of Louisville Landmark. A Historic Structure Assessment (HSA), conducted since the probable cause finding, confirms historic building elements remain in sufficient quantities to interpret its historic significance.

Alteration Certificate

The HSA found the structure to be in generally poor condition and recommends numerous high priority remediations of those conditions. Replacement of the foundation system and abatement of the asbestos siding and asbestos containing interior drywall is significant and necessitates an array of related rehabilitation work. Removal of the asbestos shingles will expose the original horizontal wood siding. This wood siding will be repaired or replaced with like material depending on its condition – assessed once uncovered. The existing windows which were installed with the asbestos siding will be removed and replaced with windows matching the original windows associated with the wood siding, the building's pre-1948 appearance. Window type, sizes and locations will be based on historic photographs and by examining the framing and siding when uncovered. The west room addition, circa 1998, will be treated as a "modern" addition with its 1998 siding to remain differentiating it from the historic structure. Windows in the addition will be removed and altered to accommodate its new use as a bedroom.

HPF Grant Request

While many rehabilitation activities are somewhat common such as minor repairs, and replacement of outdated finishes and equipment this property requires two major items of extraordinary scope and budget.

1. Foundation Replacement: Rather than reinforcement or targeted supplemental support the structural engineer recommends full replacement due to the brick foundation's poor condition and limited future functional life.
2. Asbestos Mitigation: While some mitigation is expected, such as selected flooring and wall finishing, in this case it is the extent of all the interior wall drywall and all the exterior siding on the historic structure that makes this extraordinary. The significant extraordinary costs are not just the cost of mitigation but the extent of repair and replacement of elements resulting from removal of the asbestos containing materials. This includes exterior siding and associated windows and doors, interior wall coverings and its associated windows doors and insulation.

I hope the above summary is helpful. Please refer to the applications and supporting documents for additional description and detail.

Lastly, please contact me if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Stewart". The signature is fluid and cursive. Below the signature, there is a faint, light blue watermark that says "Type text here".

Peter Stewart, Project Representative

cc: Jessica Bronson