



Historic Preservation Program

Alteration Certificate Application (Landmarks Only)

APPLICATION MATERIALS REQUIRED

- ☐ Application form
- ☐ Site plan, drawings, spec sheets, and/or photos showing existing conditions AND identifying location of all proposed changes, AND identifying all proposed replacement materials or addition(s)
- ☐ Optional: Cover letter describing the proposal, including what would be demolished and what would be added

GENERAL INFORMATION

Site Address: _____

Owner Name: _____

Owner Phone: _____

Owner Email: _____

Owner Representative Name: _____

Owner Rep. Phone: _____

Owner Rep. Email: _____

PROPOSED CHANGES INCLUDE

- ☐ Addition
- ☐ Changes to siding, windows, or doors
- ☐ Detached accessory structure
- ☐ Roof-mounted solar panels
- ☐ Fence

- ☐ Other: _____

Note that landscaping and painting do not require Alteration Certificates (except for the alteration of historic painted signs and advertisements).

Please see page 2 to complete the application.

FOR CHANGES TO SIDING, WINDOWS, AND DOORS

Will the changes remove or alter any original architectural details, such as original windows?

- ☐ Yes
- ☐ No
- ☐ Don't know

Are you proposing to use historic replacement styles based on historic photographs, existing materials, or other historic references?

- ☐ Yes
- ☐ No
- ☐ Don't know

Certify that your site plan clearly identifies the windows, doors, and siding to be changed: _____

FOR ADDITIONS

Does the proposed addition alter any aspects of the existing structure (such as removal of walls, roof, etc.)?

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, certify that your site plan and/or site photographs clearly identify the areas to be removed: _____

Certify that you have reviewed the Alteration Certificate Design Handout or met with staff: _____

Certify that your application includes zoning compliance information: _____

SIGNATURES AND DATES

Owner Signature Date

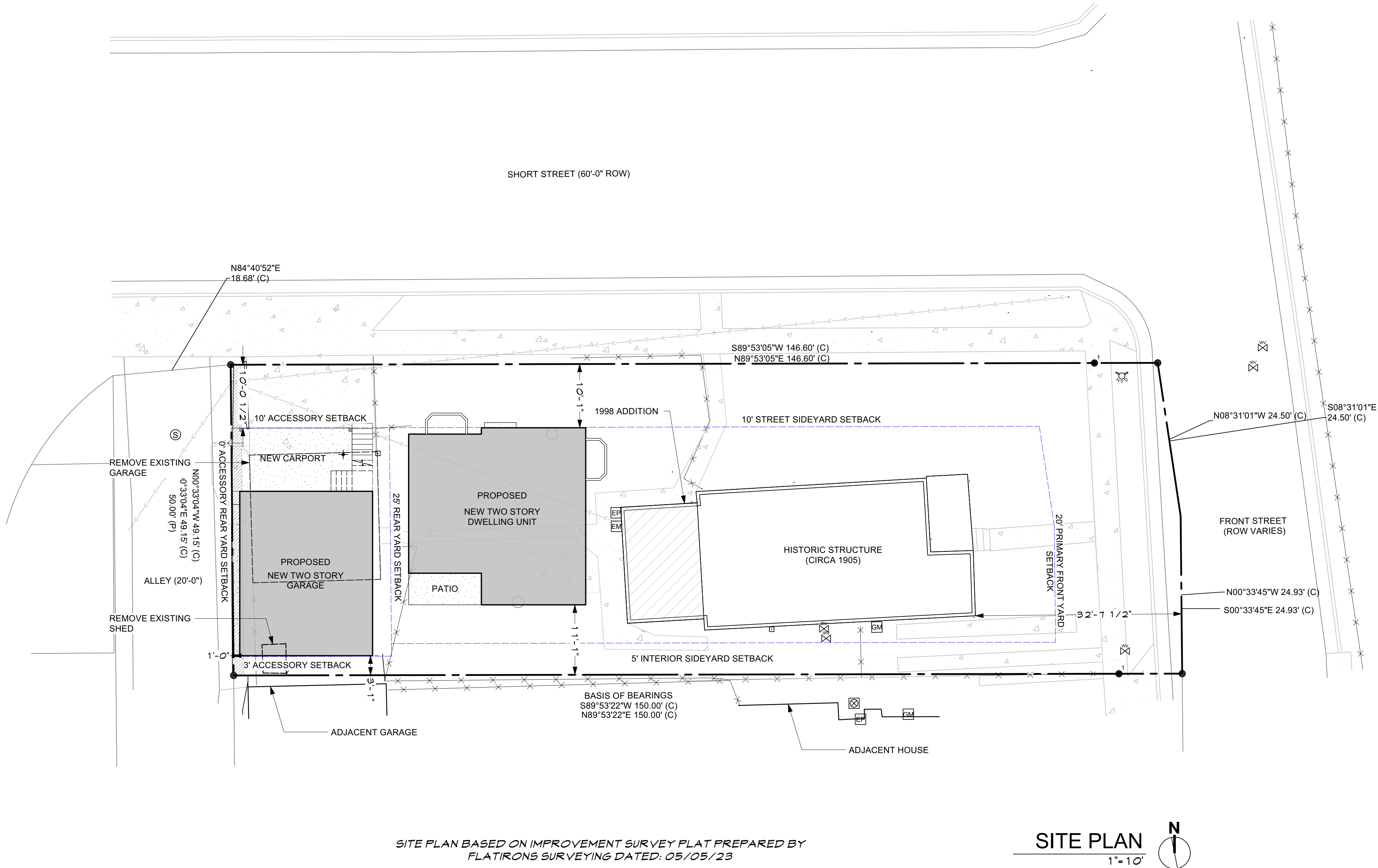
Owner Representative Signature Date

CITY USE ONLY – INTAKE VERIFICATION

Application includes:

- ☐ Sufficient information to evaluate zoning for additions
- ☐ Materials to be demolished are identified
- ☐ Materials and/or addition(s) to be added are identified

Comments for incomplete applications:



PROJECT INFORMATION

LEGAL DESCRIPTION:
Lot 1 Blk 17 Caledonia Place

JURISDICTION:
City of Louisville

ZONING:
RM District (Old Town Overlay)

PROJECT DESCRIPTION:
New Detached Dwelling Unit & Garage

BUILDING CODES:
2018 International Residential Code (IRC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC)

PROJECT DATA

LOT SIZE (SF) 7,332
LOT COVERAGE ALLOWED 40% (Landmark Bonus) 2,933
FLOOR AREA RATIO ALLOWED 0.45 (Landmark Bonus) 3,299

FLOOR AREA (Net)		SF
Historic House	Crawl Space	N/A
	1st Floor	1,034
	Total	1,034
New Dwelling	Basement	N/A
	1st Floor	488
	2nd Floor	603
	Total	1,091
New Garage	1st Floor	503
	2nd Floor	468
	Total	971
Total Net Floor Area		3,096
LOT COVERAGE		
Historic House		1,109
Historic House Front Porch		84
New Dwelling Unit		715
Garage		546
Carport		210
TOTAL LOT COVERAGE		2,580

Building Height
Maximum Allowed: 27'-0"
Proposed: 26'-7"

PROJECT DIRECTORY

OWNER Jessica Bronson	ARCHITECT Stewart Architecture 1132 Jefferson Ave. Louisville, CO 80027 Contact: Peter Stewart 303-665-6668
	BUILDER Fourth Generation Contracting Contact: Gary Fillian 303-359-6844
	STRUCTURAL ENGINEER JVA Consulting Engineers 1319 Spruce Street Boulder, CO 80302 Contact: Ian Glaser 303-565-4918

DRAWING INDEX

ARCHITECTURAL DRAWINGS
A0.0 COVER SHEET
A1.0 BASEMENT PLAN
A1.1 MAIN FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 ROOF FLOOR PLAN
A2.0 HOUSE ELEVATION
A2.1 GARAGE ELEVATION
A3.0 NORTH STREET ELEVATION

Prepared for:

PROPOSED ALTERATIONS
LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
LOT 1 BLK 17 CALEDONIA PLACE

Issue:
Date Comments Init.

HPC Review
12/14/2023
NOT FOR CONSTRUCTION

Sheet Title
Cover Sheet

Sheet No.
A0.0

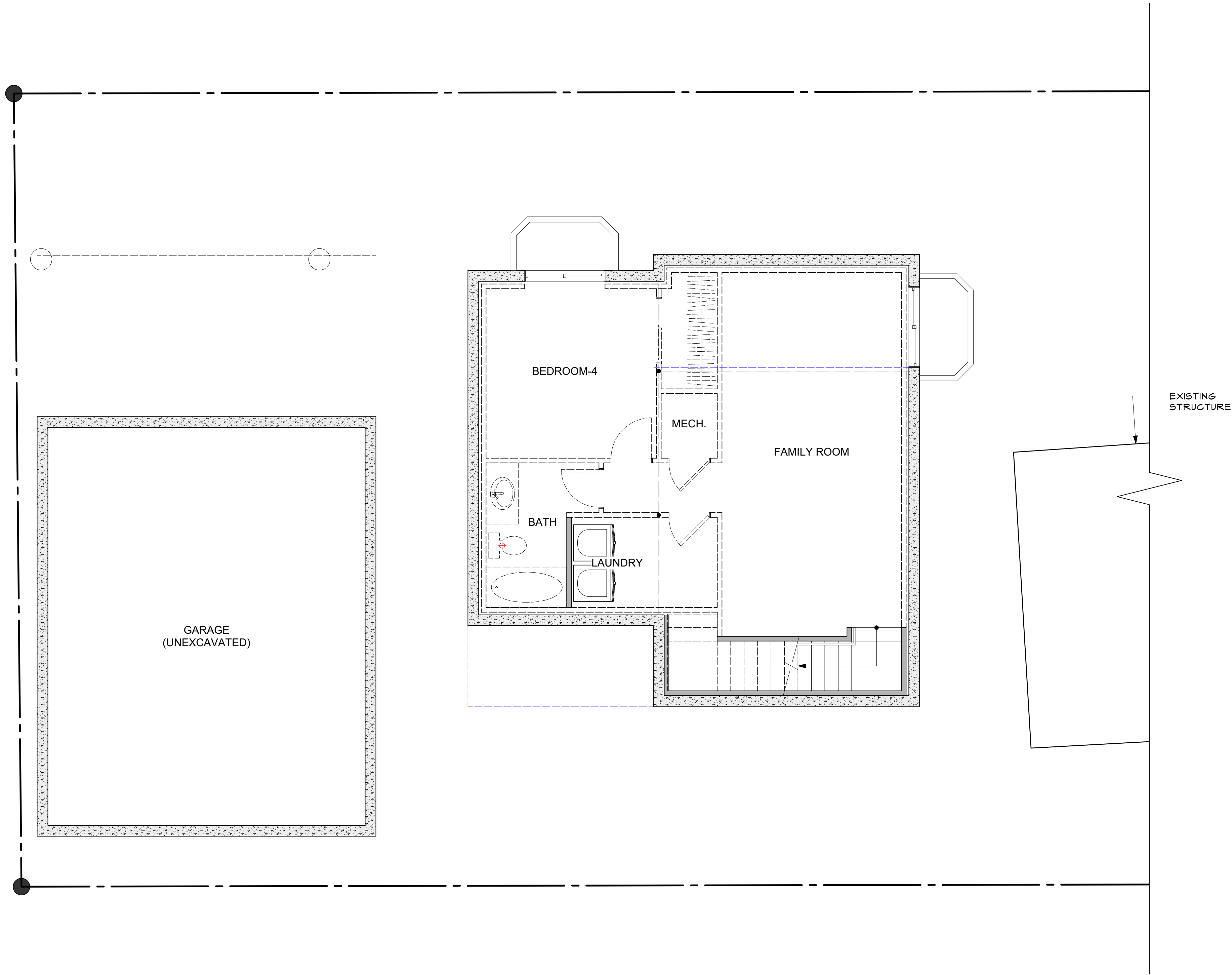
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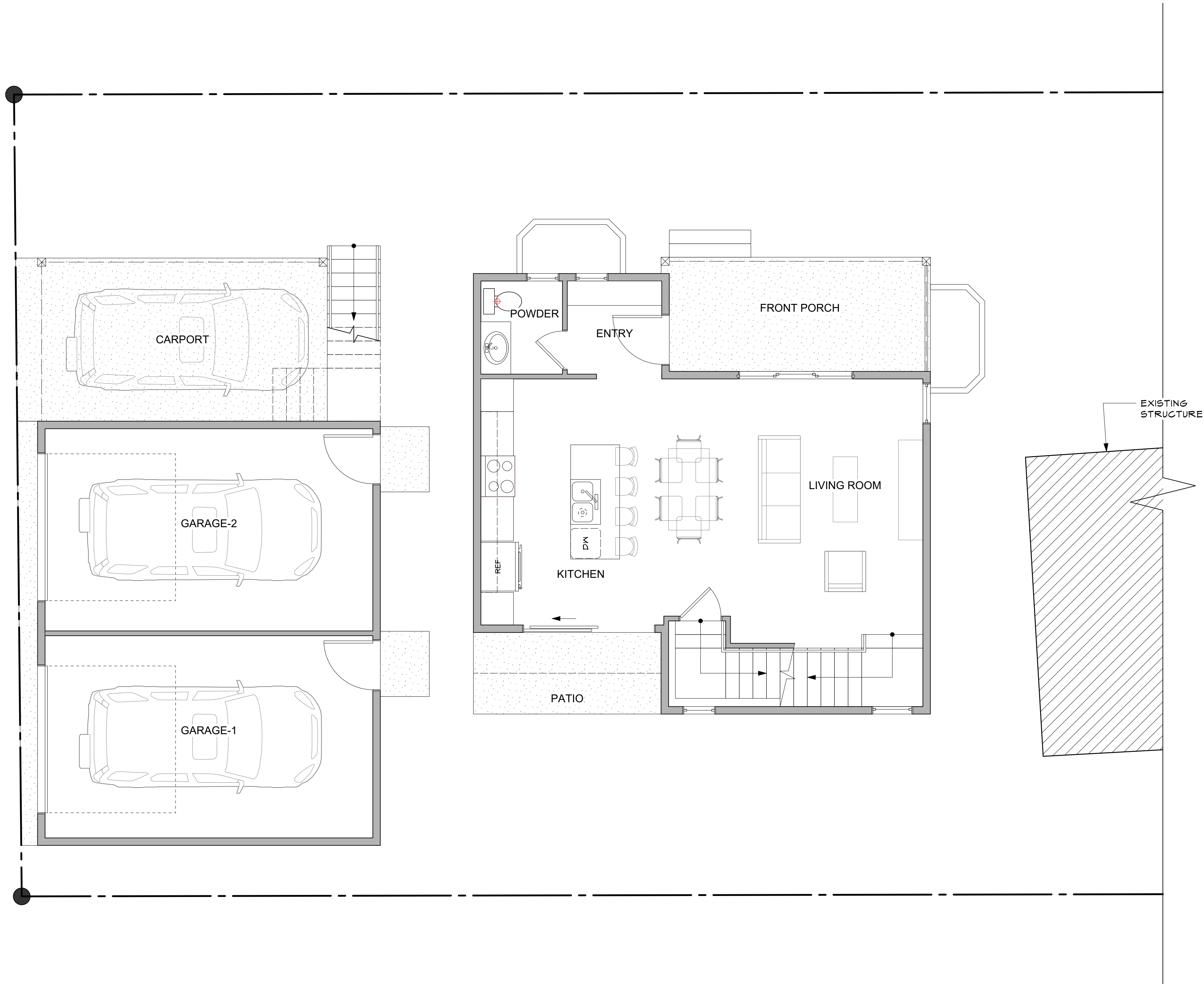
Issue:		
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BASEMENT PLAN

1/4"=1'-0"

N



MAIN FLOOR PLAN

1/4"=1'-0"



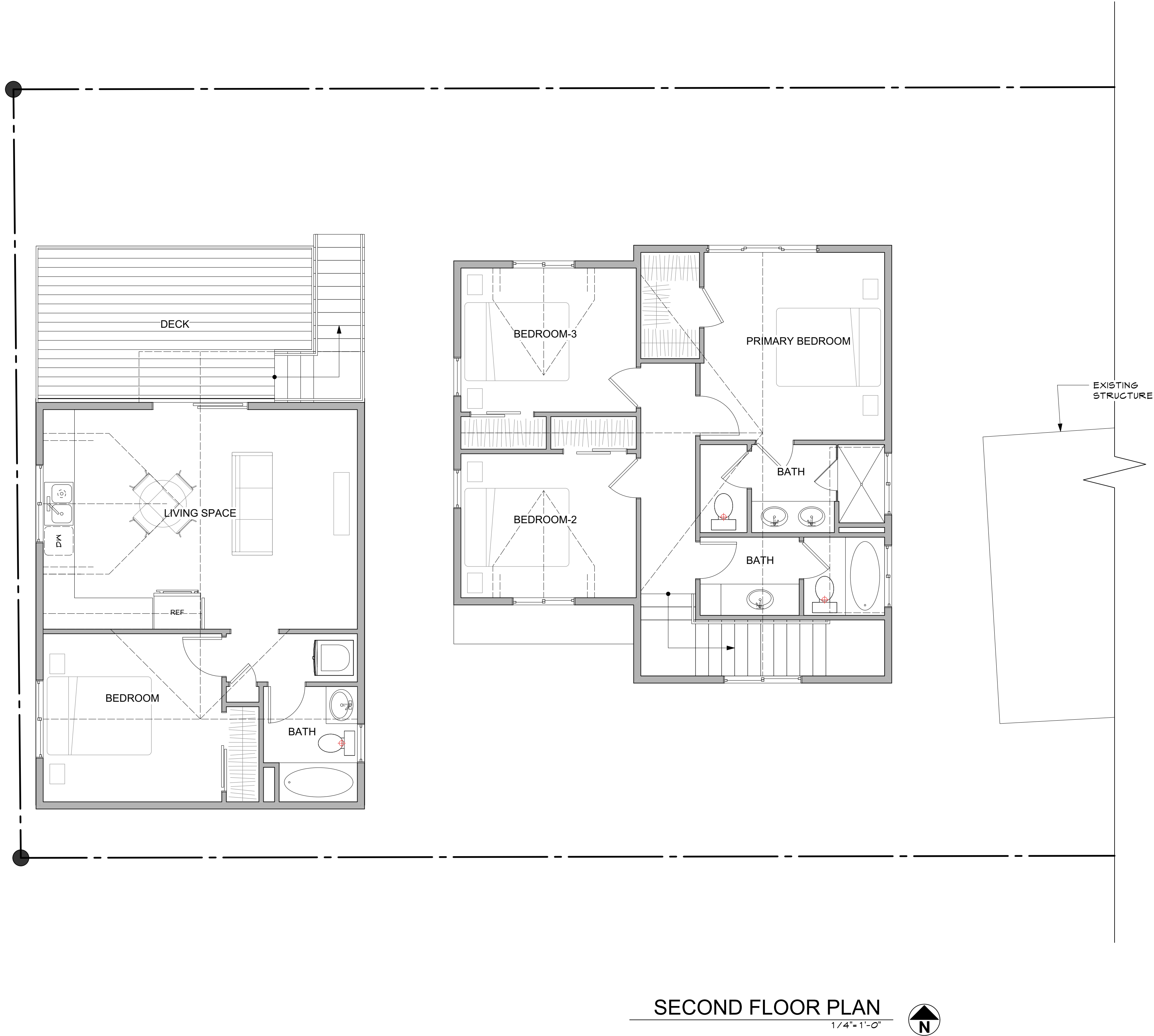
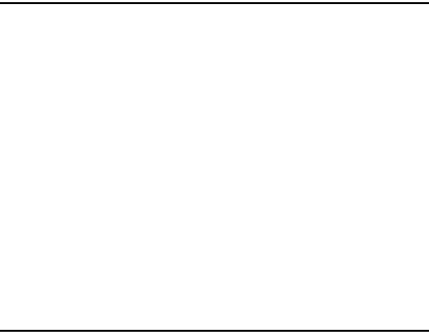
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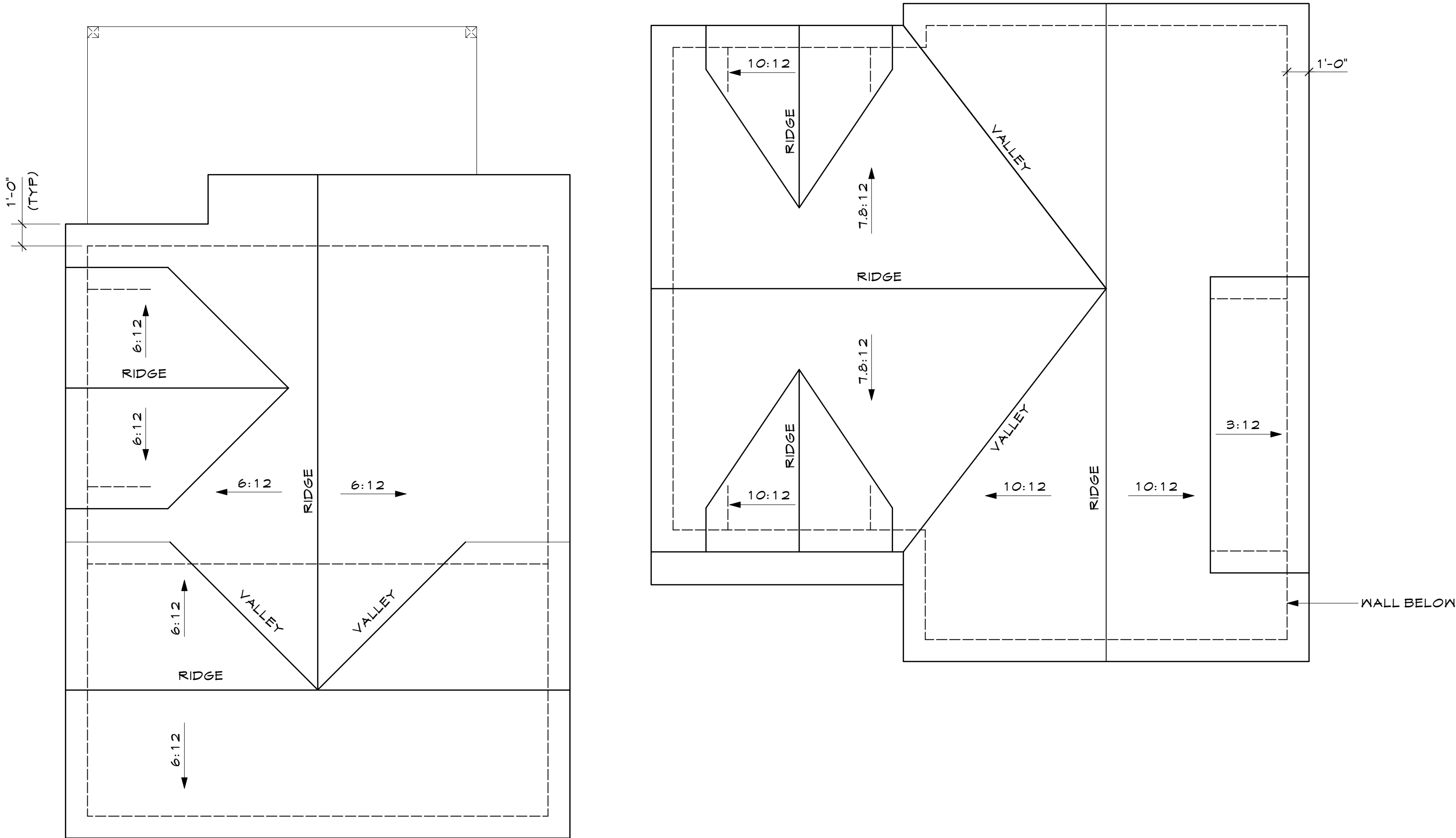
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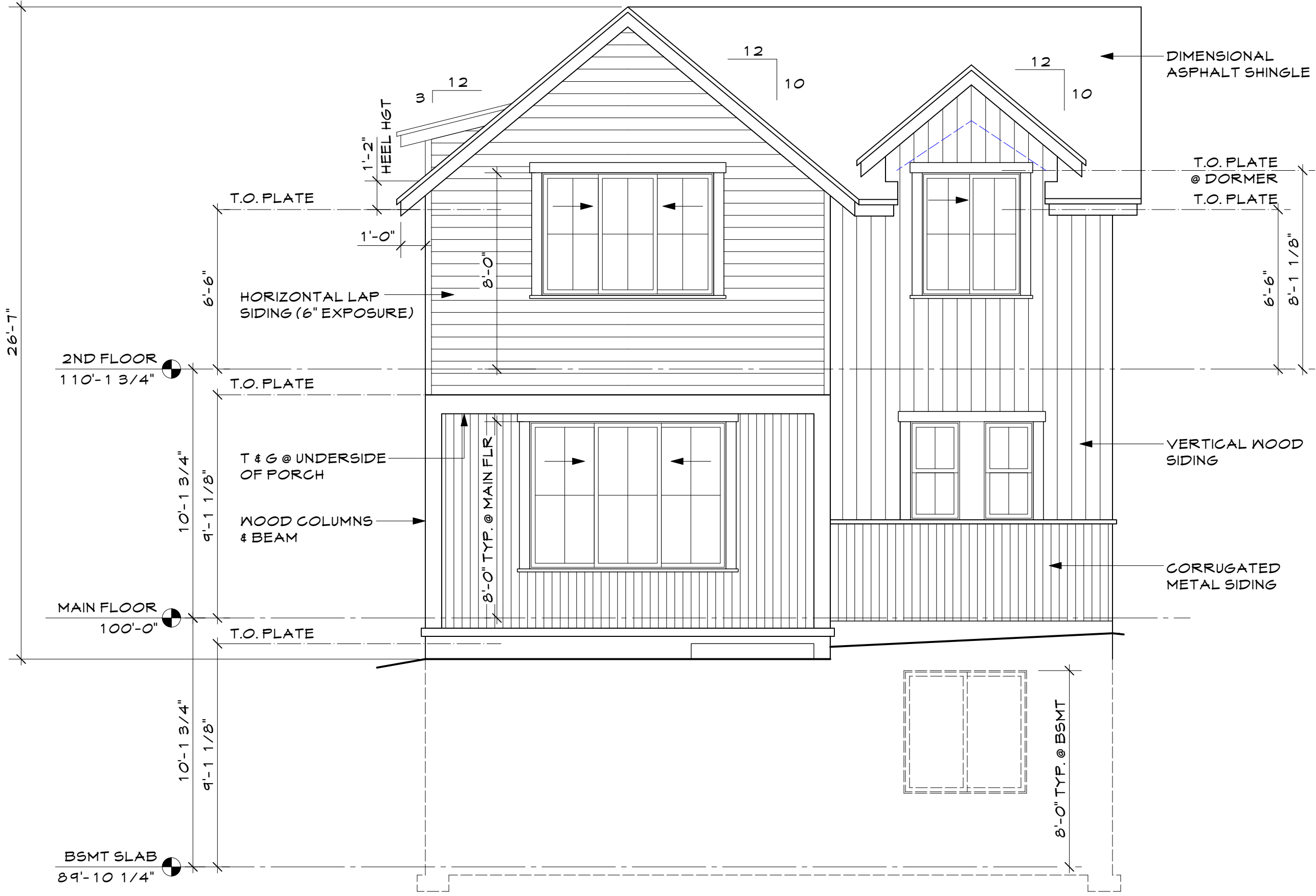
ROOF PLAN

1/4"=1'-0"

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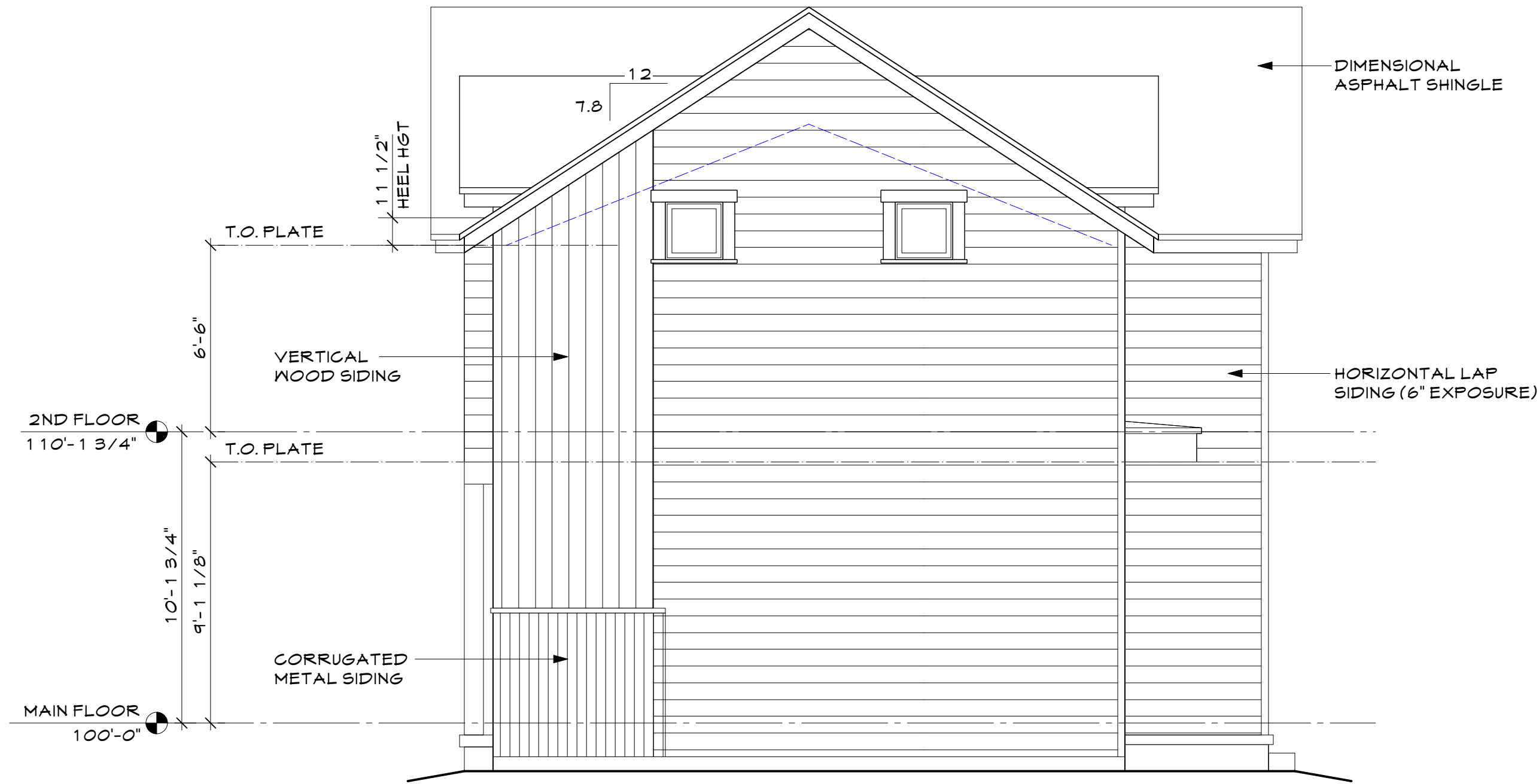
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LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
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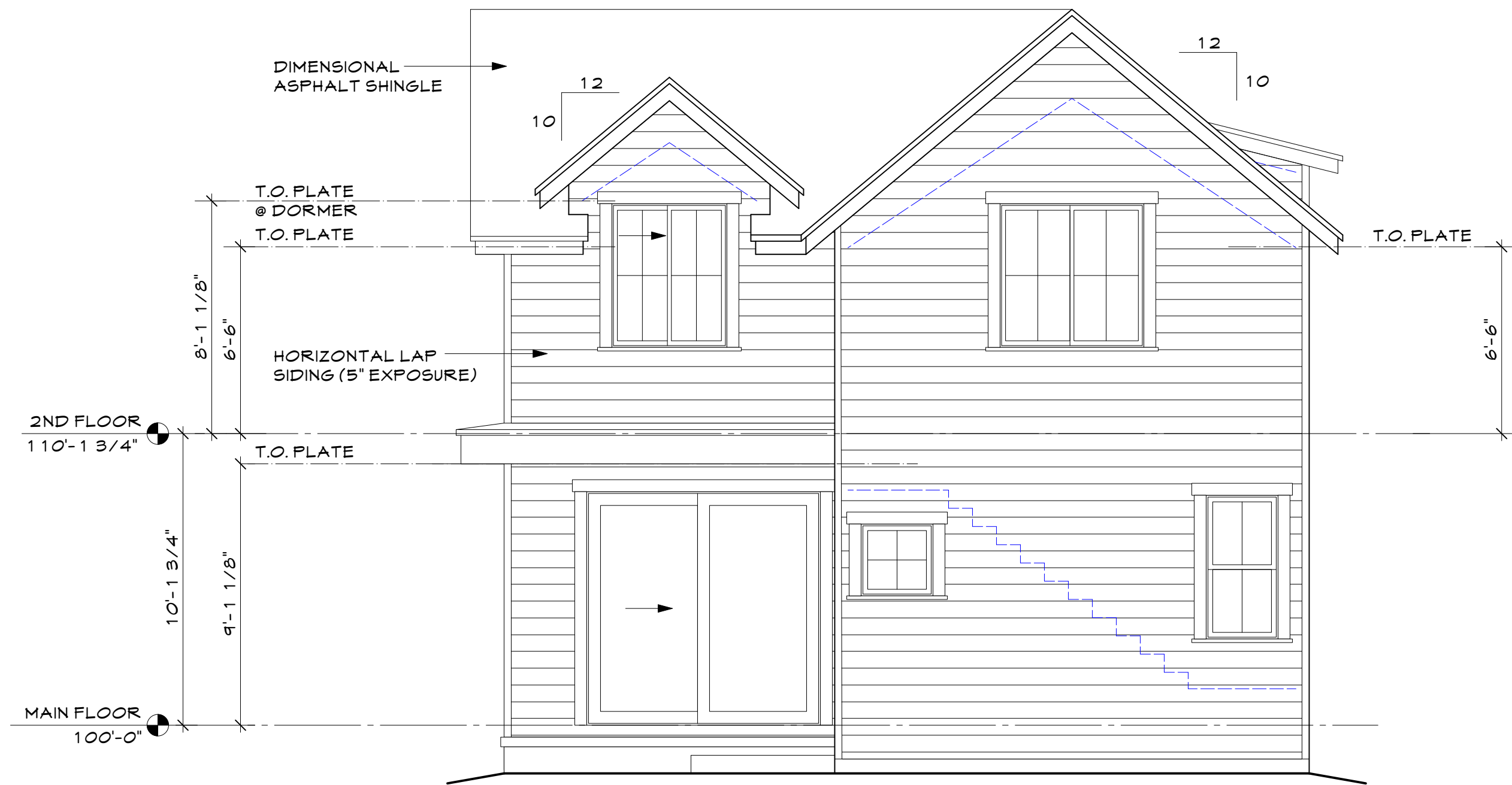
NORTH ELEVATION

1/4" = 1'-0"



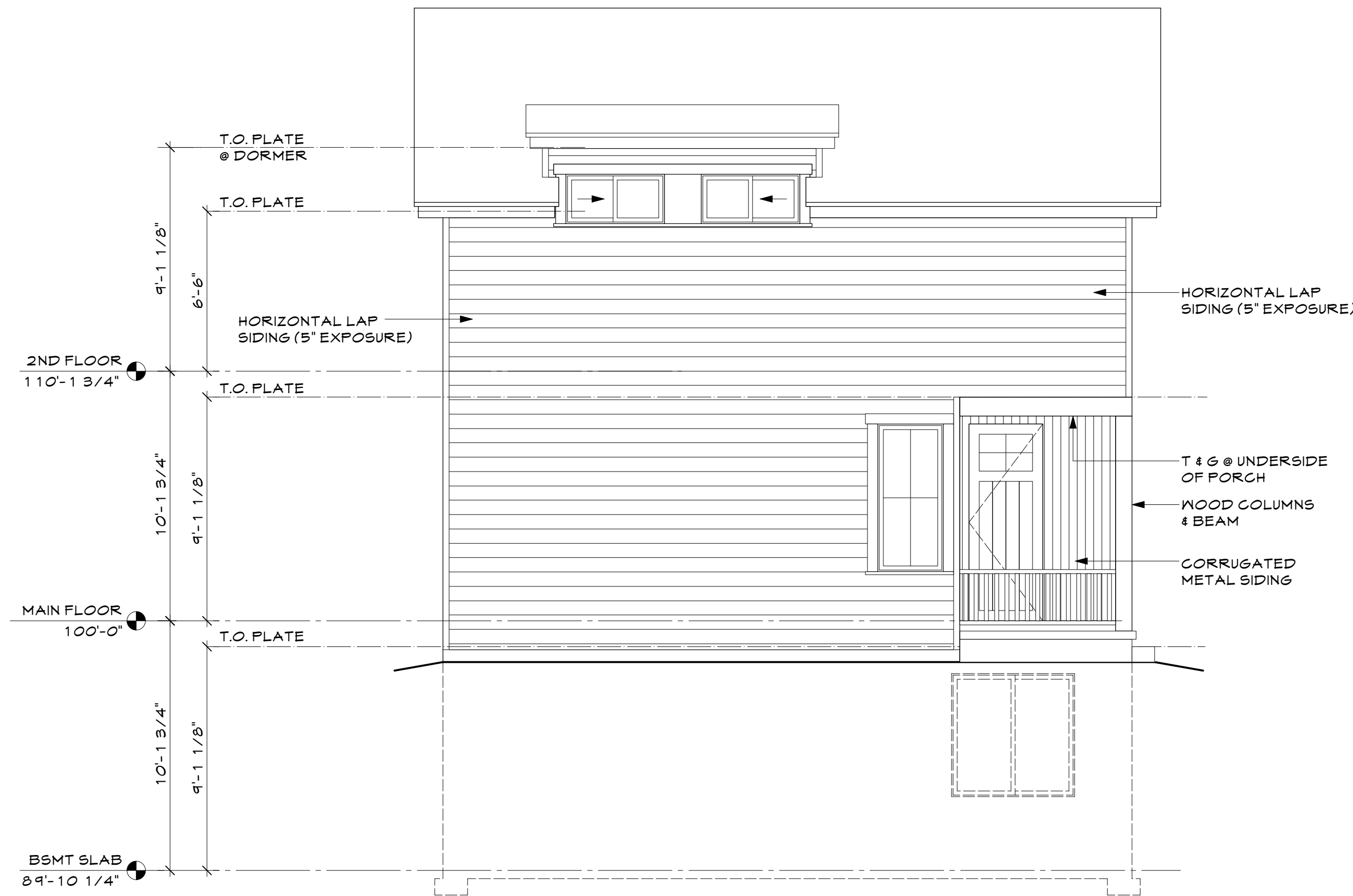
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



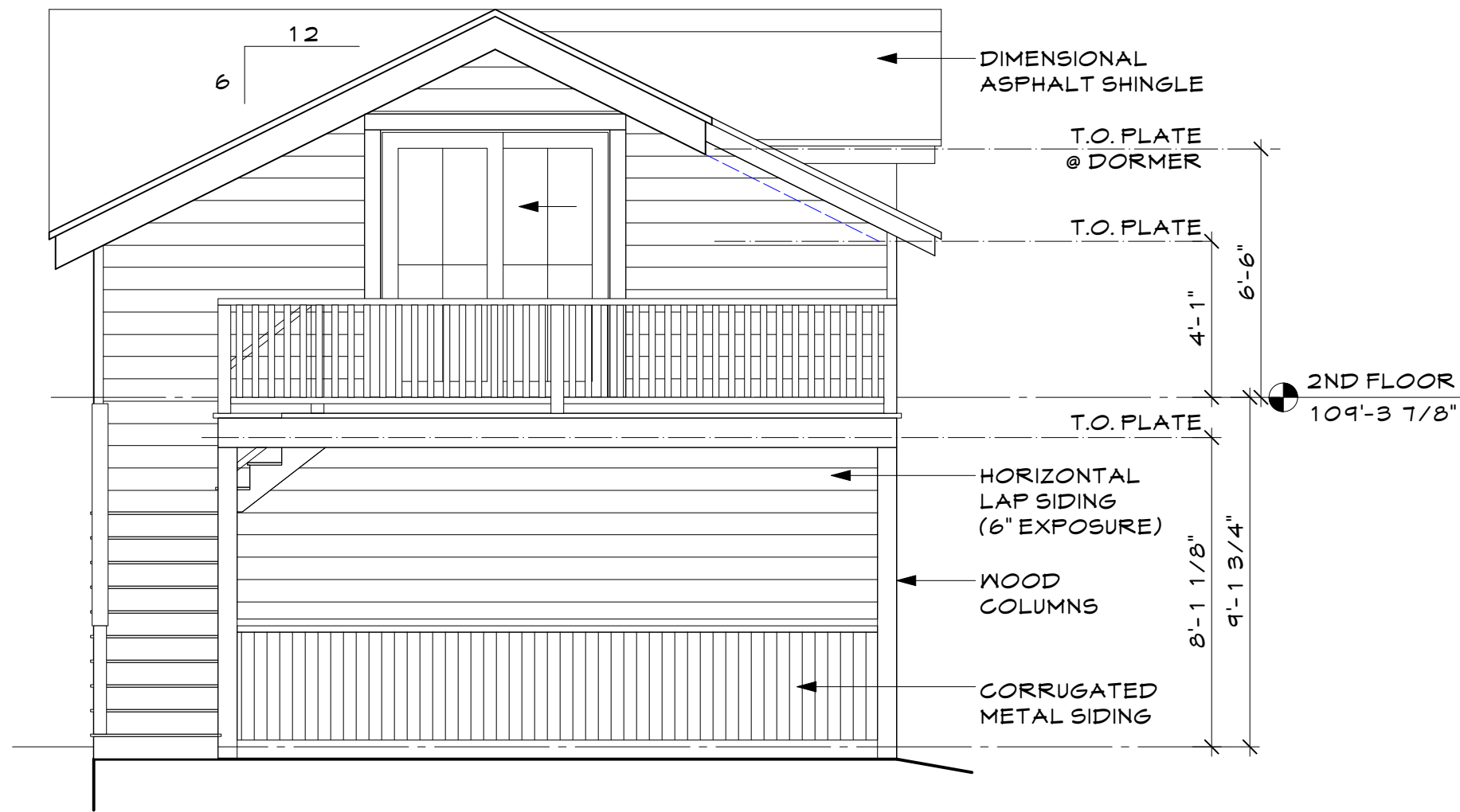
EAST ELEVATION

1/4" = 1'-0"

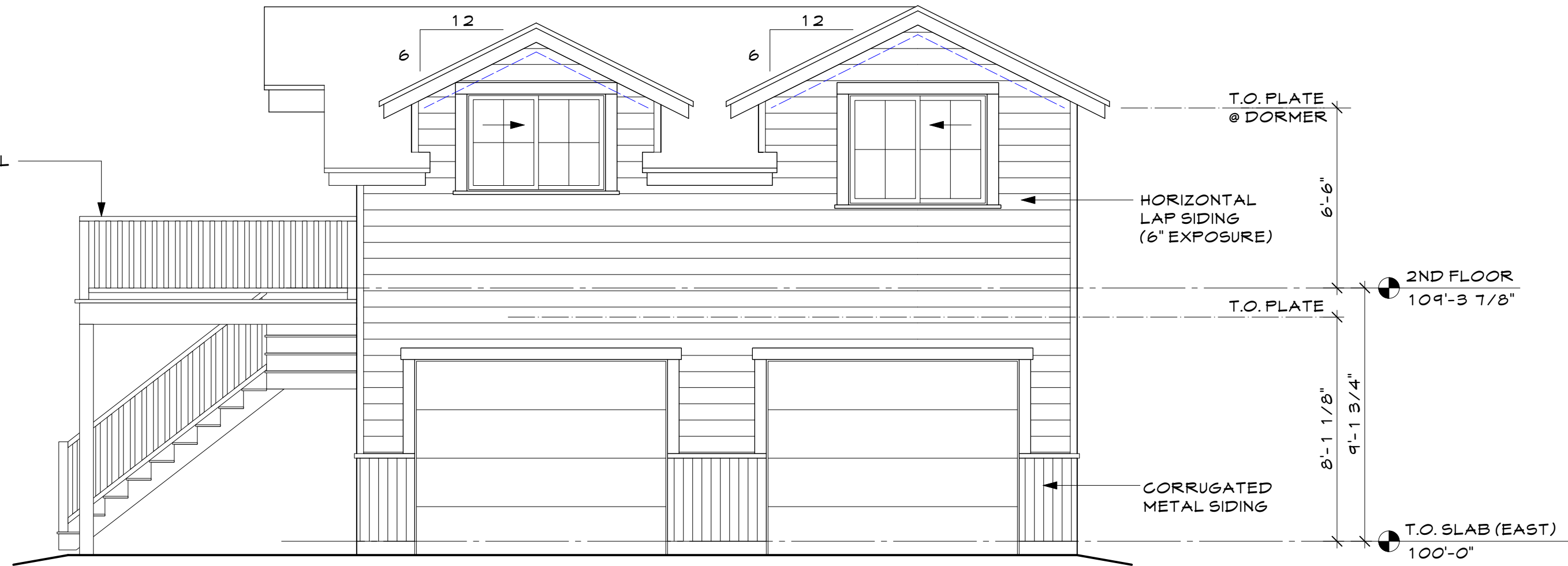
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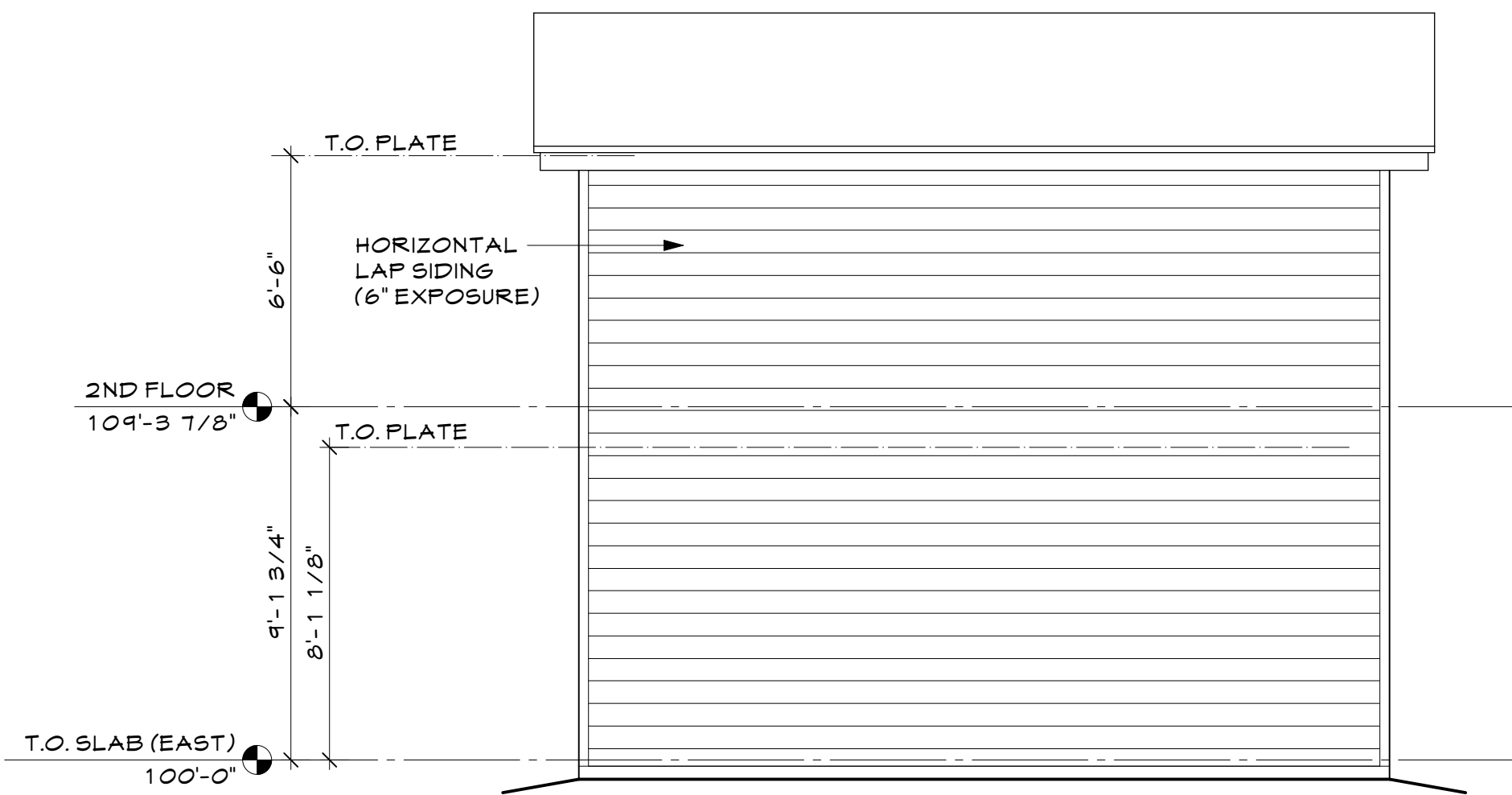
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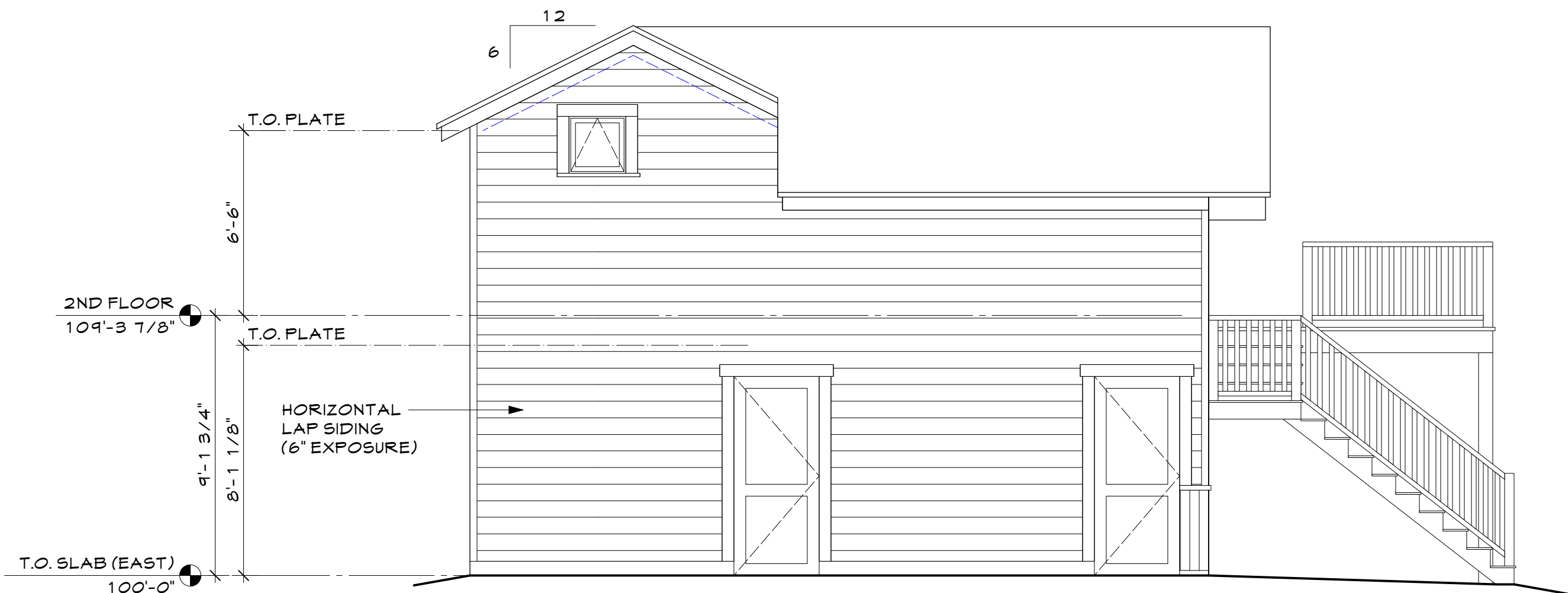
NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"



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