

February 3, 2025

Emily Cline-Gibson, Planner II
City of Louisville
749 Main Street
Louisville Colorado 80027

RE: 509 La Farge Ave., Historic Landmark Application, Alteration Certificate Application, & Grant Applications.

Ms. Cline-Gibson,

On behalf of the property owners, Tonya Johnson and Erik Weissenberger, I am pleased to submit this Historic Landmark request. Thank you for meeting with us last week to review the applications. The grant requests we discussed have been revised and are attached.

Grant request summary:

Landmark Preservation Grant request: \$40,000

A significant portion of the existing historic structure will be preserved. I reviewed and included recommendations as outlined in the Historic Structure Assessment, dated January 7, 2016. That report was not very detailed, so my office conducted additional assessment work and further developed a preservation plan. An outline of our recommendations is described in the attached Preservation Scope of Work Memo and drawing set. The total costs of the preservation work needed is \$137,232. Because the costs exceed the maximum the grant requested has been lowered to match the prescribed maximum.

New Construction Grant Request: \$15,000

The existing single-story structure is modest in size at 1,116 square foot (SF), containing two bedrooms and one bath. (see attached drawings of the existing house) The owners hope to add an additional bedroom, bath, and update the kitchen for their use and improved livability of the house. My office investigated various approaches including a 2nd story addition over the rear two-thirds of the house. While this scheme preserved more yard space it also had a significant impact on the visual scale and character of the house. The alternate approach, reason for the grant request, is to locate a single-story addition to the rear of the structure to preserve the historic structure's hip roof lines which is a character defining element of the house. The proposed rear addition's height is approximately 14 feet, 6-feet lower than the existing structure height of 20-feet. The proposed added floor area is approximately 476 SF, increasing the main

floor total to 1,592 SF. The FAR allowed by zoning is 3,025 SF. The total proposed floor area on the property, including the house, shed, and garage is 2,301 SF, which is approximately 24% less than what is allowed by zoning.

Thank you for your assistance throughout this application process. Please reach out if you have any questions or need any additional information.

Thank you,

A handwritten signature in blue ink, appearing to read "Peter Stewart", with a long horizontal flourish extending to the right.

Peter Stewart
Stewart Architecture

cc: Tonya Johnson and Erik Weissenberger