

March 5, 2025

Emily Cline-Gibson

City of Louisville  
Planning Department  
749 Main Street  
Louisville, CO 80027

**RE: 1155 PINE LANDMARK DESIGNATION & ALTERATION CERTIFICATE REQUEST**

Dear Ms. Emily Cline-Gibson,

We are pleased to present an application for a Landmark designation and alteration certificate request for 1155 Pine St property. We have completed a historic structure assessment for the primary structure, and we have applied for a Planned Unit Development (PUD) to plan the re-development of the property that will include preservation of the existing building along with a substantial building addition. The PUD was submitted at the end of October, 2024, and we are currently working through the first round of Planning staff and referral comments.

As a reminder, the property is located at the northwest corner of the intersection of Pine Street and Courtesy Road (CO HWY 42). The property falls within the boundaries of the Highway 42 Revitalization Area Framework Plan and the boundaries established in the Design Handbook for Downtown Louisville. The property is currently zoned Commercial Community Zone District (CC). However, the building improvements to the property meets the threshold requirements for an automatic rezoning to the Residential Mixed Use Zone District (MU-R) per the Highway 42 Revitalization Area Comprehensive Plan Amendment. The Mixed Use Development Design Standards and Guidelines (MUDDSG) will be used to determine compliance with the MU-R zoning district.

1155 Pine St is located adjacent to the City of Louisville's Tolmeo Park, which was previously where railcars servicing the local mines would run on a section of curving railroad tracks. The Louisville Sanitation District used the land for a sanitary sewer main, and after the District was dissolved the City later beautified the property and dedicated it as a City park and the primary entry into downtown Louisville.

Currently, the 1155 Pine property consists of a single lot with one residential structure and two antique railcars placed on relocated railroad tracks. In 2024, the Historic Preservation Commission granted funds to conduct a historic structure assessment on the caboose, which is currently underway. The residential structure reportedly dates back to 1900 for its original construction date, and the Historic Structure Assessment was completed in mid-2024 to determine its eligibility for a landmark status under Louisville's local historic preservation program. The two antique rail cars were placed on the property in 2023 after being saved from demolition on a nearby Louisville site. Existing access to the property is from a driveway on the southwest corner of the lot off of Pine Street.



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The scope of work described in the proposed PUD includes:

- Relocation of the original historic 524 sf residential structure to the east by 5'-5".
- New 1,015 sf addition to the north of the original historic structure. The addition will be accomplished by moving a second historic structure to the property and connecting both structures with a subterranean corridor that opens on one side to a below grade courtyard. A walkable deck will be installed over the new subterranean space now under the main level of the expanded structure. The new addition is one of the homes saved from the East Street Village development currently under construction.
- New basement space will be included under the original structure and the new addition.
- Maintenance and minor realignment of the historic rail cars located on the east side of the property.
- Widening the drive access from 12'-4" to 20'-0". The location of the drive access on the property will remain relatively unchanged, and will continue to access Pine St.



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The intended use for building is to be Live-Work. The original historic structure fronting Pine St will act as the "work" component with separate business entry through the front door along Pine St. The new addition and new basement extending below and between both buildings will act as the "live" component, and will be one dwelling unit.

The site's use will aim to be functionally low-impact on the surrounding area and neighborhood, yet provide a historic, quaint, warm, visual 'welcome' to people coming into downtown at the East Gateway to Louisville. No phasing is planned with the project, and it is anticipated to be completed within 6-8 months after the approval of the required building permits.

In review of Sec. 17.14.060 Table 3 of the Municipal code, there are a number of items where we are requesting relief through the waiver process:

1. Relief from the minimum Lot Width - 40ft
  - a. The property is irregularly shaped and cannot accommodate the required minimum 40ft width, therefore we are requesting a waiver to allow the existing property footprint to satisfy the code requirements.
2. Relief from the minimum Building Coverage - 40%
  - a. The historic building and its addition by way of additional historic structure being moved to the site does not meet the minimum requirement. The original structure plus the addition and decks total 23.5% of building coverage on the site. We are requesting a waiver to allow 23.5% to satisfy the code requirements;
3. Relief from the minimum Building Height (Principal Buildings) - Minimum: 2 Stories and 35 feet;
4. Relief from the minimum 12 dwelling units per acre per LMC Sec. 17.14.060;



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5. Relief from the maximum front setback of 10' requirement;
6. Relief from the required 70% of all street-facing property lines shall contain building or building wall within the minimum-maximum setback area;
7. Relief from the minimum separation of 50' between curb cuts;
8. Relief from the minimum height requirement
  - a. The historic building and its addition are both one-story structures. A historic landmark designation would not allow either structure to be altered to a 2-story structure, nor would that be compatible with the project's goals. We are requesting a waiver to not require a minimum two-story, 35 feet to satisfy the code requirements;
9. Relief from the minimum of thirty-five (35) percent of the total wall area of each street-facing ground floor building façade shall consist of pedestrian entrances (doors), windows, and/or vehicle entry drives. The thirty-five (35) percent shall be measured using elevation views of the building plan, and "ground floor" shall be measured from floor plate to floor plate.
  - a. The original historic structure faces Pine St and is the front face of the development. Due to the building's historic nature and the owner's desire to obtain a landmark designation for this building, the front elevation of the building will remain the same insofar as the building is historically preserved. We are requesting a waiver to allow the total wall area with windows and doors for the street facing facade to be a minimum of 20% instead of the required 35%.

In terms of the Alteration Certificate request, the following items are requested to be approved with this application:

1. Lifting and temporarily relocating the building in order to construct a new foundation with livable basement space. The existing house would be placed on the new foundation.
2. Allowing an addition to the existing building through a subterranean basement space that connects the existing building to a new building addition. Visually the new addition would appear as a separate building.
3. Reinforcement of the existing floor joists so the building may comply with the change of use from residential to commercial.
4. Reinforcement of the roof rafters to meet the current building code requirements.
5. Re-grading around the perimeter of the building to allow for proper drainage to meet current building code requirements.

6. Relocation of the building to the east to allow for a code required drive isle onto the property, per Public Works. The building's location from the south property line would remain the same.
7. Replacement of windows throughout the building to match the historic openings and window style, except as noted in #8 below.
8. Consideration and approval of one of the three options for the window configuration at the South Elevation of the building. The design option with a larger area window openings better comply with the new MU-R zoning requirements.
9. Replacement and/or restoration of the trim and siding throughout the building.
10. Replacement of the historic awning above the front door on the south elevation of the building using the historic photos as guidance.



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Please contact me if you have any questions. Thanks!

Regards,

Andy Johnson, AIA