

May 29, 2026

Jess Daniels
Senior Planner
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 1013 LaFARGE HISTORIC PRESERVATION APPLICATION

Dear Ms. Daniels,

Please find our historic preservation application for 1013 LaFarge Ave. Following the Historic Structure Assessment, conducted by DAJ Design, the owners of 1013 LaFarge have elected to preserve their home in as close to its known historic condition as possible with minor modifications. Below are the objectives for our application:



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Objectives

- Requesting Landmark status for the property.
- Requesting grant funding for historic preservation, rehabilitation, and restoration.
- Requesting an alteration certificate for the following:
 - 2 windows on the east elevation instead of one
 - Reduced size of the windows on the north elevation
 - Removal of the northwest corner of the house, formerly an unenclosed porch that was modified to be enclosed.
 - Additional window on the south elevation
 - Single-story addition and deck at the rear of the house

The residential property at 1013 LaFarge Avenue was constructed around 1906 and is a typical early-1900's wood frame vernacular house of the Louisville area. The house closely resembles two neighboring houses to the north and was built around the same time as those houses, all three under a single owner. The primary façade faces east towards LaFarge Avenue and the original form is apparent when viewed from the street. There are three small additions all to the rear of the house. These additions were constructed early in the lifespan of the house, all three prior to 1948. The house footprint, form, and size are unchanged since 1948.

In 2026 the house is clad in steel siding, but evidence exists indicating that the original painted wood siding is beneath the current siding. Some of the windows are in original locations and are the original size though several of the windows are replacement windows that do not match the original sizes. There are two exterior doors that are in original locations, but the doors are not original. Other elements that have been added over the years include an asphalt shingle roof, gutters & downspouts, and trim. The foundation appears to be original as is the floor, wall, and roof structure.

1013 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated to 1948. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the analysis of the HSA report. There is sufficient evidence that the original wood siding and any other original features like trim work and original window sizes still exist beneath the current steel siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

Proposed Work for Grant Application



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- Demolition
 - removal and disposal of metal siding & trim
 - removal and disposal of non-historic windows and doors
 - removal and disposal of two chimney remnants in the attic
 - removal and disposal of front porch (deck and foundation only, roof and columns to remain)
 - removal and disposal of the northwest addition that was previously a porch
 - removal and disposal of the foundation as part of temporarily moving the house
- Site grading and drainage
 - provide adequate slope away from all sides of the house and provide adequate drainage from gutter & downspout system
 - the house will be set on a new foundation that is set higher than the current foundation to facilitate proper drainage
- Foundation
 - new concrete foundation as designed by a licensed structural engineer
 - new damp-proofing
 - new perimeter drain & sump pump per code
- Framing
 - add necessary support beams, columns, joists, and additional roof supports as designed by a licensed structural engineer and prescribed by code
 - add necessary window and door framing as designed by a licensed structural engineer and prescribed by code
- Envelope - Exterior Walls
 - replace all historic wood siding with new historically accurate siding
 - new weather barrier
- Exterior Appendages
 - replace the front deck framing, foundation, and stairs
 - repair the front deck columns and roof
- Roofing & Waterproofing
 - replace the historic flat roof area of the main roof
 - replace gutters and downspouts
- Electrical
 - replace the main electrical panel per code
 - replace electrical wiring per code
- Windows & Doors
 - install new historically accurate windows in historic locations
 - replace the front door with a historically accurate door
- Exterior Details
 - replace soffits and fascia
 - repair and/or replace window and door trim, frieze board, skirt board, & corner trim
- Insulation & Drywall
 - insulate entire house to current building code
 - install 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment as specified by a licensed structural engineer and per code
- House Move
 - temporarily move the house for installation of a new foundation
 - place the house on the new foundation in the same historic location

The below table outlines the 1013 LaFarge project costs as determined by a Louisville licensed general contractor and based on similar historic preservation projects. Also included are the grant requests and percentage of the project covered by the grant request.

Proposed Budgets Qualifying for Grant Funding

Qualifying Items	Total Budget	Qualifying for Tier 1	Qualifying for Tier 2	Qualifying for Tier 3	Grant Request	Grant Match by Owner	Grant % of Total
Demolition	\$28,200	\$0	\$0	\$0	\$0	\$28,200	0.00%
Site Grading & Drainage	\$3,525	\$3,525	\$0	\$0	\$1,763	\$1,763	50.00%
Foundation	\$106,167	\$40,000	\$66,167	\$0	\$40,000	\$66,167	37.68%
Framing	\$60,512	\$60,512	\$0	\$0	\$20,000	\$40,512	33.05%
Envelope - Exterior Walls	\$36,425	\$36,425	\$0	\$0	\$18,213	\$18,213	50.00%
Exterior Appendages	\$16,156	\$16,156	\$0	\$0	\$8,078	\$8,078	50.00%
Roofing & Waterproofing	\$11,750	\$11,750	\$0	\$0	\$4,240	\$7,510	36.09%
Electrical	\$7,050	\$7,050	\$0	\$0	\$0	\$7,050	0.00%
Windows & Doors	\$34,075	\$34,075	\$0	\$0	\$17,038	\$17,038	50.00%
Exterior Details	\$2,938	\$2,938	\$0	\$0	\$1,469	\$1,469	50.00%
Insulation & Drywall	\$35,250	\$35,250	\$0	\$0	\$0	\$35,250	0.00%
House Move	\$35,000	\$0	\$35,000		\$17,500	\$17,500	50.00%
Total Historic Project	\$377,048	\$247,681	\$101,167	\$0	\$128,300	\$248,749	34.03%
Residential Landmark Incentive	-	-	-	-	\$7,700	-	-
Non-Historic	\$855,752	-	-	-	-	-	-
Total Proposed Project	\$1,232,800	-	-	-	\$136,000	\$248,749	-
Percent of total project funded by the Historic Preservation Fund:					11.03%		

In summary, the requested grant amount is \$128,300. This amount would fund 34.03% of the historic preservation part of the project. The grant and landmark incentive would fund 11.03% of the total project costs.



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Proposed Work for Alteration Certificate

The 1948 Boulder County Assessor's card photograph shows window locations and sizes that do not exist in 2026. There appears to have been a single window on the east facade next to the front door. This window was removed and a larger window was added at an unknown date. Our alteration proposal is for two windows at this location that match the historic window sizes found throughout the house instead of a single window. This alteration allows for more light into the home that is provided by the current window but in a manner that matches the historic windows found throughout the house in order to create better compatibility with the historic house.



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EXISTING EAST ELEVATION



HISTORIC EAST ELEVATION



PROPOSED EAST ELEVATION

Previously, there were also three windows on the north side of the house that all appear to match the size and style of the remaining historic windows. These windows were removed at an unknown time and there is currently a single large window opening in approximately the same location as two of the original windows. Our alteration proposal is to restore all three of the north side historic window locations. However, the original windows were tall windows with low sill heights. Low sill heights make use of space difficult in modern houses, and there are privacy concerns given the close proximity of the neighboring house to the north. Therefore, while we propose restoring the historic window locations, we are also proposing to reduce the size of all three windows to be equal to half the size of the original single-hung windows.



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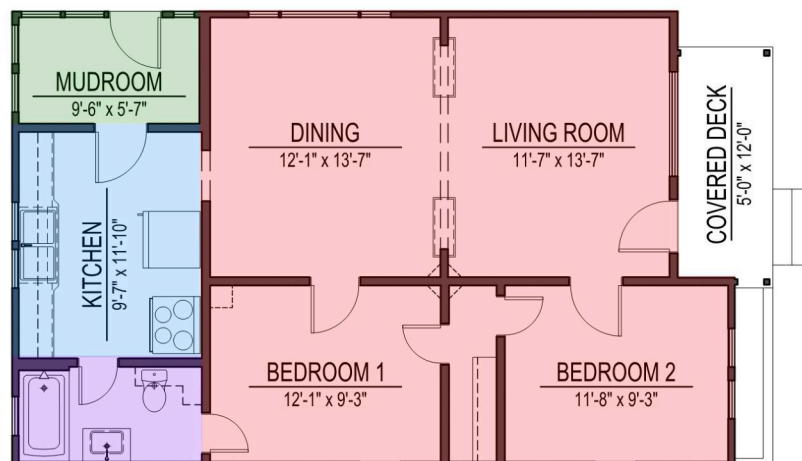


EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

The project includes a single-story addition to the rear of the house. In order to connect the new construction with the historic house, we are proposing to remove the northwest corner of the house. This part of the house was an early addition that was originally constructed as a porch that was enclosed after 1948. This part of the house is minimally visible from LaFarge Avenue and is not original.



The southwest corner of the house was an early addition as well. Our intent is to keep this part of the house as it was added prior to 1948. However, this addition was constructed with a lower roof than the rest of the house. The lower ceiling in this part of the house limits the use of the space by 2026 standards. Therefore, our proposal is to reconstruct the roof over this part of the house at a higher elevation to match that of the rest of the house. The roof form and slope will be reconstructed to match the historic roof, but with a taller plate height. Additionally, it is unknown if this addition included any original windows as there is currently no evidence. We also propose adding a window on the south side of this addition to match the historic window size and styles found throughout the house. Furthermore, there would have been a trim piece where the southwest addition met the original house and we propose adding this back as part of the restoration.

As the final part of our alteration certificate request, we are proposing a single-story addition and deck to the rear of the house. The addition will be minimally visible from LaFarge Avenue and will be distinguishable from the original house through use of different materials and forms.



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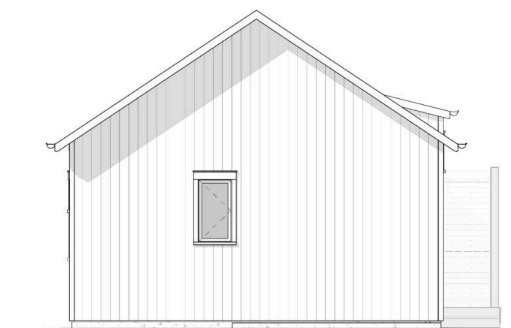
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



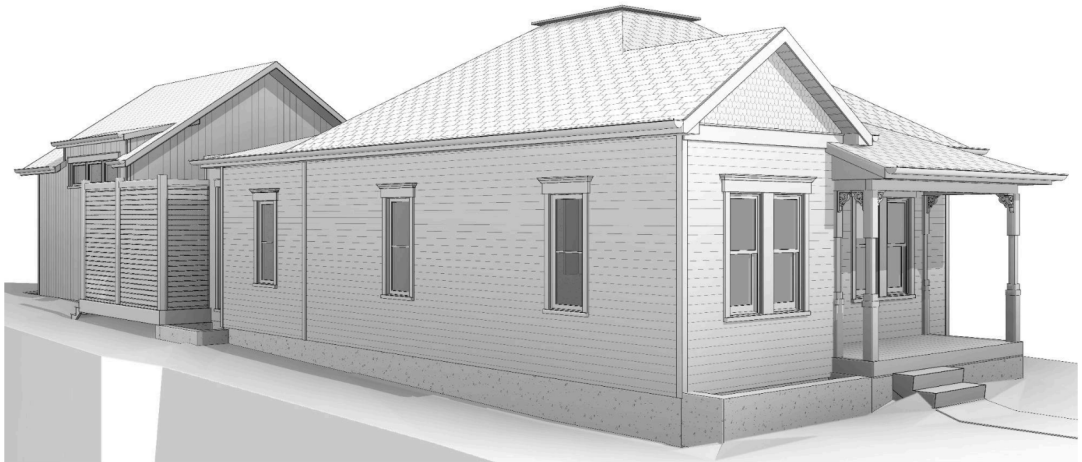
EXISTING WEST ELEVATION



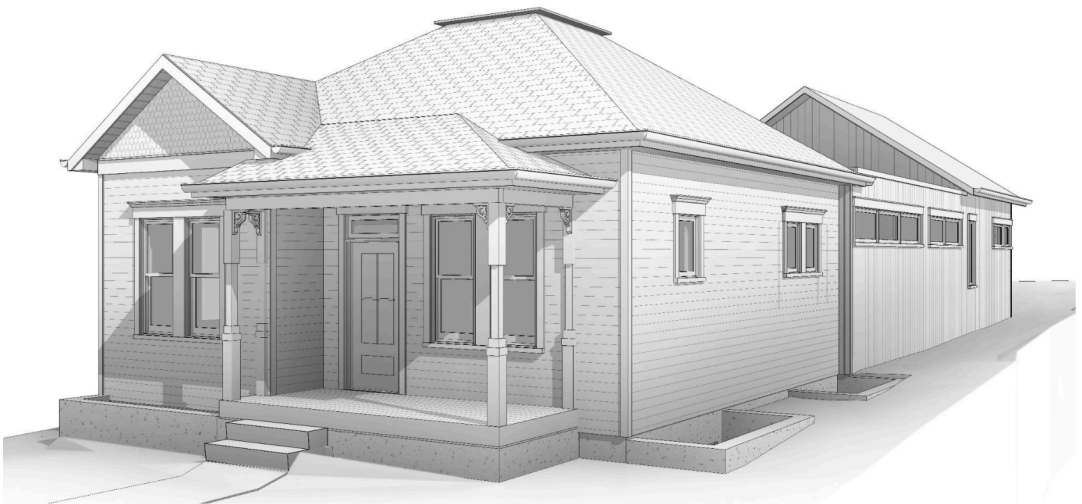
PROPOSED WEST ELEVATION



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SOUTHEAST HOUSE PERSPECTIVE



NORTHEAST HOUSE PERSPECTIVE

Warm regards,

Andy Johnson, AIA