

# HISTORIC PRESERVATION OLD TOWN ZONING INCENTIVES

## ARE YOU CONSIDERING AN ADDITION TO YOUR OLD TOWN HOME?

The City offers preservation incentives that allow you more square footage on a rear or second story addition in exchange for retaining the street-facing facade of your home.

Two options are available. In return for meeting the criteria listed below homeowners can apply for a **Preservation Bonus** of 5% more square footage and floor area ratio or a **Landmark Bonus** of 10% more

square footage and floor area ratio.

The Landmark Bonus requires the home obtain local historical landmark status and there are stricter regulations regarding exterior alterations to the home.

The City Council approved this program to help encourage the retention of the historic street character of the neighborhood after seeing a large increase in wholesale demolitions in Old Town.

There is nothing in this program that requires the preservation of any home without the owner's consent, but merely offers those interested in expanding their living space an alternative that may help preserve some of the historic fabric of the community.

For additional information, please contact the Planning Department at 303.335.4592 or [planning@ci.louisville.co.us](mailto:planning@ci.louisville.co.us).

## DOES YOUR HOME QUALIFY?

1. The house must be at least 50 years old.

2. The project must save and preserve the full width of the front street-facing façade of the house as well a minimum of 10 feet or 25 percent of the depth of the house, whichever is less.

3. The project must save and preserve all walls, porches, windows, and architectural elements

located partially or entirely in such minimum footage.

4. The project shall not include a new addition attaching to the front street-facing façade or to the preserved original wall or architectural elements.

5. Any second story addition to an existing structure shall be set back 12 feet from the front wall of the existing front street-facing

façade.

6. The second floor square footage shall be no more than 75 percent of the total square footage of the lower floor.

7. In order to obtain a landmark bonus, a landmark designation must be obtained through the Historic Preservation Commission prior to the granting of the Landmark Bonus.

## DESIGN ASSISTANCE AVAILABLE

The **Historic Preservation Commission's Design Review Committee** is available to offer limited assistance and recommendations on your Old Town home remodel project. Architects on the committee are available to give you advice on addition location, height and massing, and second story step-backs.

Committee members are able to give you ideas that may help to maintain your home's character as you plan your addition.

This assistance is best taken early in your planning process. Assistance becomes more limited once your design is complete.

To avail yourself of this assistance, please contact Sean McCartney at [seanm@louisvilleco.gov](mailto:seanm@louisvilleco.gov) or 303.335.4591.

 *The Historic Preservation Commission advises the City Council and City staff on preservation issues. In addition, the Commission oversees the process for properties in Louisville to be designated as local landmarks of historical relevance.*

*To find out about preservation incentives that are available to owners of historic buildings, please contact Sean McCartney at [seanm@louisvilleco.gov](mailto:seanm@louisvilleco.gov) or 303.335.4591.*

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