

# 1018 S BROOK ST

Old Louisville, Kentucky 40203

*Architectural Plans, Materials, Budget, and Construction Timeline*

Submitted in support of Certificate of Appropriateness

Old Louisville Historic Preservation District

Louisville Metro Planning Department / Architectural Review Committee

Date: May 2026

Sheet Set: A-1.1, A-1.2, A-2.0, C-1.0

# 1. Project Overview

This package presents architectural plans, materials specification, budget, and construction timeline for new construction at 1018 S Brook St, Old Louisville, KY. The site is within the Old Louisville Historic Preservation District and is subject to review by the Architectural Review Committee (ARC) of the Louisville Metro Planning Department under the Traditional Neighborhood Zoning District (TNZD) overlay.

The project is a modern, neighborhood-appropriate two-story single-family home with a detached rear garage. The design respects Old Louisville's historic context through red brick veneer, tall narrow windows, hipped metal roof, and matching fence/porch elements with neighbors at 1014, 1020, and 1034 S Brook Street.

## Project Particulars

<b>Address</b>	1018 S Brook St, Old Louisville, KY 40203
<b>District</b>	Old Louisville Historic Preservation District
<b>Zoning</b>	Traditional Neighborhood Zoning District (TNZD)
<b>Review body</b>	Architectural Review Committee (ARC), Louisville Metro Planning
<b>Lot</b>	31'-0" W × 114'-0" D = 3,534 sq ft
<b>Main house footprint</b>	24'-0" × 44'-0" = 1,056 sq ft (per floor)
<b>Total enclosed area</b>	1,872 sq ft (1F: 1,056 + 2F: 816 enclosed)
<b>Bedrooms / Bathrooms</b>	3 BR / 3 BA
<b>Stories</b>	2 + conditioned crawl space
<b>Garage (detached)</b>	20'-0" × 20'-0" at rear, accessed from alley
<b>Front porch</b>	24'-0" × 8'-0", covered, projects into front setback
<b>Rear balcony</b>	24'-0" × 10'-0" at 2nd floor over primary suite below; uncovered
<b>Style</b>	Modern, neighborhood-appropriate
<b>Lender</b>	Republic Bank (loan approved)

## 2. Site Plan

The site plan (Sheet C-1.0) shows the lot dimensions, all setbacks, the main house footprint with covered porch and rear balcony above, the detached garage at the alley, and partial neighbor footprints for context. All setbacks meet TNZD / Old Louisville Historic Preservation requirements.

### Setbacks

<b>Front setback (street → house)</b>	27'-0" (matches adjacent historic structures)
<b>Side setbacks (house, each side)</b>	3'-6"
<b>Side setbacks (garage, two sides)</b>	4'-0" / 7'-0" (asymmetric; 2'-0" min mandatory)
<b>Alley setback (garage)</b>	5'-0"
<b>Backyard depth (open greenspace)</b>	18'-0"

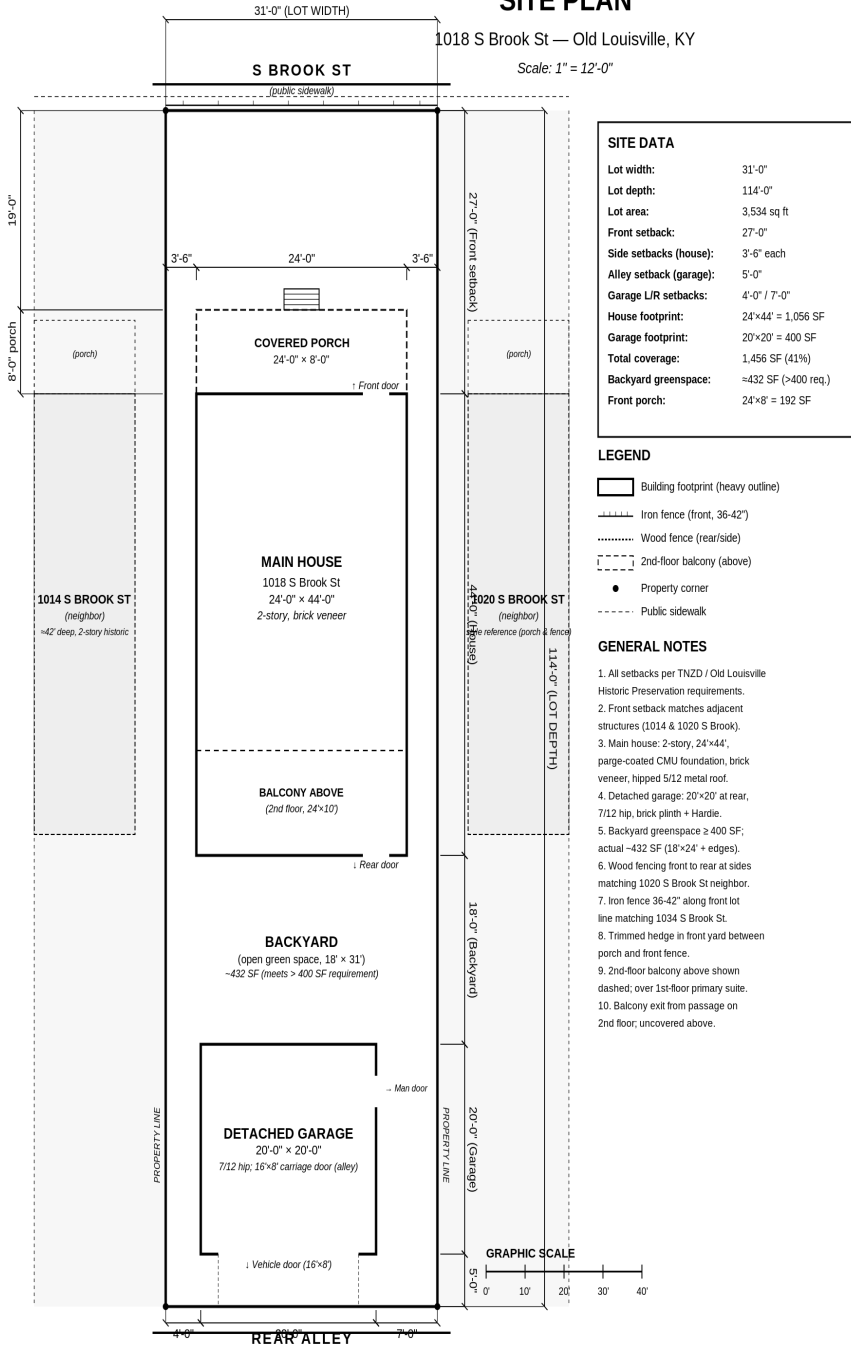
### Lot Coverage

<b>House footprint</b>	1,056 sq ft
<b>Garage footprint</b>	400 sq ft
<b>Total building coverage</b>	1,456 sq ft (41% of lot)
<b>Covered porch (in front setback)</b>	192 sq ft
<b>Backyard greenspace (open, between house and garage)</b>	≈432 sq ft (exceeds 400 sq ft requirement)

# SITE PLAN

1018 S Brook St — Old Louisville, KY

Scale: 1" = 12'-0"



SITE DATA	
Lot width:	31'-0"
Lot depth:	114'-0"
Lot area:	3,534 sq ft
Front setback:	27'-0"
Side setbacks (house):	3'-6" each
Alley setback (garage):	5'-0"
Garage L/R setbacks:	4'-0" / 7'-0"
House footprint:	24' x 44' = 1,056 SF
Garage footprint:	20' x 20' = 400 SF
Total coverage:	1,456 SF (41%)
Backyard greenspace:	~432 SF (>400 req.)
Front porch:	24' x 8' = 192 SF

<b>SITE PLAN</b> Project: 1018 S Brook St Old Louisville, KY 40203	Sheet	Date
	<b>C-1.0</b>	2026-05-08
	Scale: 1" = 12'-0"	

Sheet C-1.0 — Site Plan

### 3. First Floor Plan

Sheet A-1.1. Footprint 24'-0" × 44'-0" = 1,056 sq ft. The first floor combines an open living area with a small core of enclosed service rooms (Bath, Pantry, Inner Hall) in the middle band, and an enclosed Primary Bedroom at the rear. The Living Room, Foyer, Stair walkway, Mid-Hall, and Dining Area form one continuous open space. The Kitchen is enclosed (with a partial-wall archway opening to the Dining Area). Laundry and Utility are enclosed closets along the side wall.

#### Room-by-Room

Room	Dimensions	Area / Notes
Foyer (within open Hall)	7'-0" × 5'-0"	Entry off front porch, opens to Living Room
Living Room	17'-0" × 15'-0"	255 sq ft, open
Stair area (within open Hall)	3' wide × 12' run	Stair + 4' walkway; entry near front door, ascends rearward
Mid-Hall (within open Hall)	7'-0" × 8'-0"	Open, connects front area to middle band
Kitchen (enclosed)	12'-0" × 10'-0"	120 sq ft; partial-wall archway to Dining
Dining Area (open)	5'-0" × 10'-0"	50 sq ft, open to LR and Hall
Bath 1 (ADA, enclosed)	8'-0" × 7'-0"	56 sq ft; roll-in shower, 36" grab bars
Inner Hall (enclosed)	4'-0" × 7'-0"	28 sq ft; circulation between Kitchen, Bath, Pantry, Primary Bedroom
Pantry (enclosed)	5'-0" × 7'-0"	35 sq ft
Laundry (enclosed closet)	4'-0" × 5'-0"	20 sq ft, along side wall
Utility (enclosed closet)	4'-0" × 4'-0"	16 sq ft, HVAC + water heater
Rear Hall (within open Hall)	7'-0" × 10'-0"	Open, rear door to backyard
Primary Bedroom	17'-0" × 12'-0"	204 sq ft, enclosed

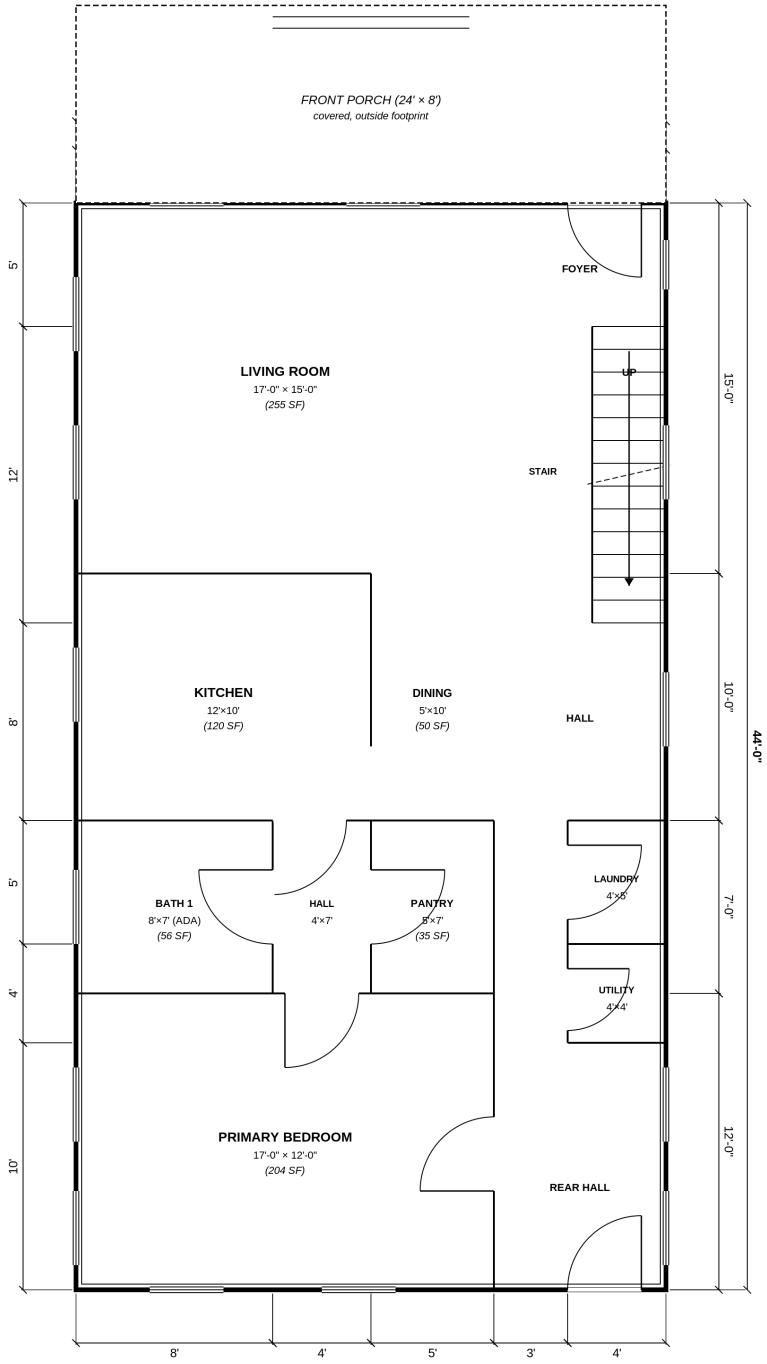
#### Stair

- Straight run, 3'-0" wide, in service spine; entry near front door, top exits into 2nd-floor passage
- 14 risers @ 7-1/4" = floor-to-floor 8'-5-1/2" plus floor structure
- 13 treads @ 11" = 11'-11" total run
- Under-stair area: storage capacity available

# FIRST FLOOR PLAN

1018 S Brook St — Old Louisville, KY

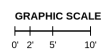
Scale: 1/4" = 1'-0"



- GENERAL NOTES**
1. All dimensions to face of stud unless noted.
  2. Exterior walls: 2x6 framing w/ R-21 batt insulation.
  3. Interior walls: 2x4 framing.
  4. Foundation: parge-coated CMU, 20" exposed.
  5. 1st floor finished floor: +2'-8" above grade.
  6. Floor-to-ceiling height: 10'-0".
  7. Bath 1: ADA roll-in shower, 36" grab bars.
  8. Open living area: Living Room, Dining, Kitchen, Foyer/Hall all flow together.
  9. Stair: 14R @ 7-1/4", 13T @ 11".
  10. Front porch (24'x8') outside footprint.
  11. Under-stair area: storage capacity available.
  12. Laundry / Utility: enclosed closets along side wall, accessed from open hall.

- LEGEND**
- Exterior wall (2x6)
  - Interior wall (2x4)
  - Window
  - Door (3'-0" typ.)

<p><b>FIRST FLOOR PLAN</b></p> <p>Project: 1018 S Brook St Old Louisville, KY 40203</p>	<p>Sheet <b>A-1.1</b></p> <p>Scale: 1/4" = 1'-0"</p>	<p>Date 2026-05-08</p>
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Sheet A-1.1 — First Floor Plan

## 4. Second Floor Plan

Sheet A-1.2. The second floor enclosed footprint is 24'-0" × 34'-0" = 816 sq ft, with a 24'-0" × 10'-0" uncovered rear balcony bringing the total second-floor footprint to 1,056 sq ft. A 5'-0" passage runs the full enclosed depth on the side and contains the stair shaft. Both bedrooms enter from this passage. The stair coming up from the first floor exits directly into the passage, which continues to the balcony sliding door.

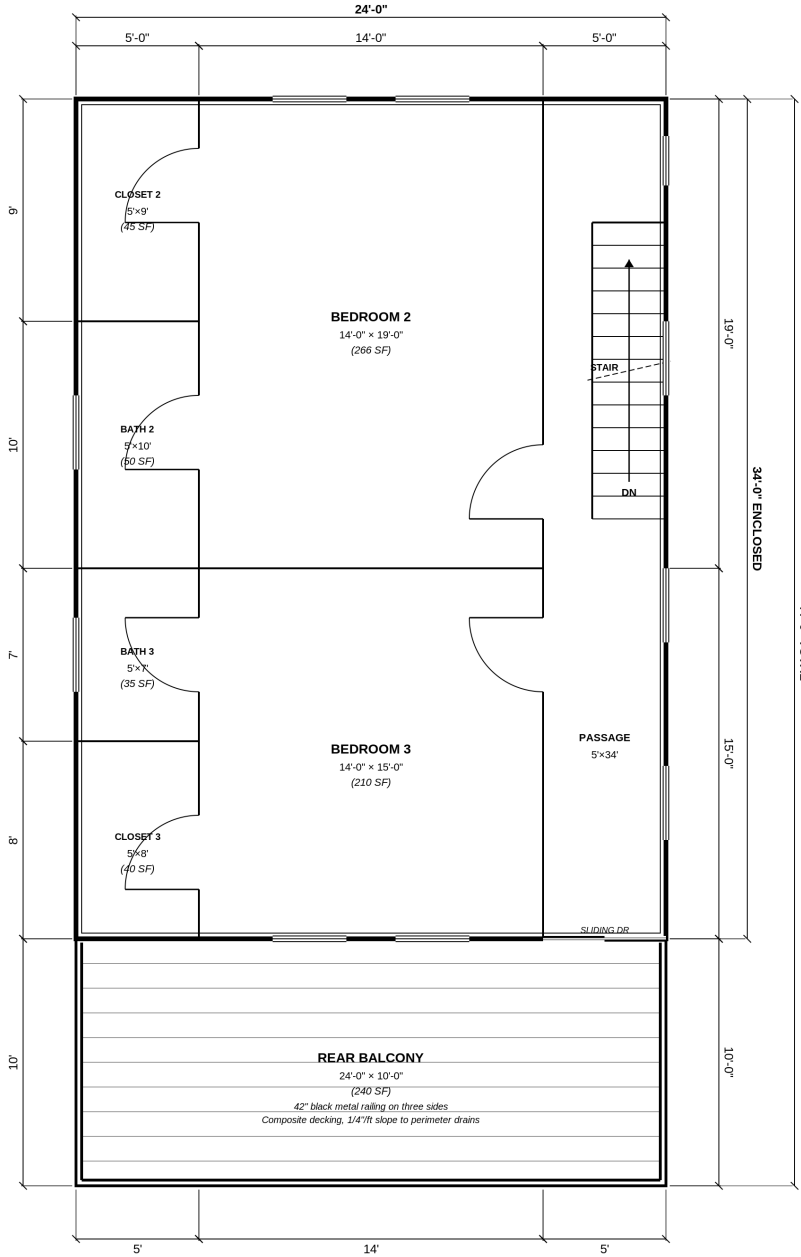
### Room-by-Room

Room	Dimensions	Area / Notes
Bedroom 2 (front)	14'-0" × 19'-0"	266 sq ft; entered from passage
Bath 2 (en-suite)	5'-0" × 10'-0"	50 sq ft
Closet 2 (en-suite)	5'-0" × 9'-0"	45 sq ft
Bedroom 3 (rear)	14'-0" × 15'-0"	210 sq ft; entered from passage
Bath 3 (en-suite)	5'-0" × 7'-0"	35 sq ft
Closet 3 (en-suite)	5'-0" × 8'-0"	40 sq ft
Passage (side)	5'-0" × 34'-0"	170 sq ft; full enclosed depth, contains stair shaft
Stair shaft	3'-0" × 12'-0"	36 sq ft, open below to first-floor stair
Rear Balcony	24'-0" × 10'-0"	240 sq ft, uncovered (no roof above); 42" black metal rail on three sides

# SECOND FLOOR PLAN

1018 S Brook St — Old Louisville, KY

Scale: 1/4" = 1'-0"



### GENERAL NOTES

1. All dimensions to face of stud unless noted.
2. Total 2nd-floor footprint matches 1st floor (44').
3. Enclosed: 24'-0" W x 34'-0" D.
4. Rear balcony: 24'-0" W x 10'-0" D, open above.
5. Balcony floor = roof of 1st-floor primary suite.
6. Balcony slope: 1/4"/ft to perimeter drains.
7. Balcony railing: 42" black metal, code-comp.
8. Floor-to-ceiling height: 10'-0".
9. Both bedrooms en-suite (bath + closet).
10. Stair: 14R @ 7'-1/4", 13T @ 11".
11. Passage runs full enclosed depth on side; stair top exits into passage; both bedrooms enter from passage; balcony exit at south end.

### LEGEND

- Exterior wall (2x6)
- Interior wall (2x4)
- Window
- Door (3'-0" typ.)
- Sliding door (5')
- Balcony railing (42')

<p><b>SECOND FLOOR PLAN</b></p> <p>Project: 1018 S Brook St Old Louisville, KY 40203</p>	<p>Sheet <b>A-1.2</b></p> <p>Scale: 1/4" = 1'-0"</p>	<p>Date 2026-05-08</p>
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Sheet A-1.2 — Second Floor Plan

## 5. Elevations

Sheet A-2.0. Five elevations on one sheet: Front, Rear, Left Side, Right Side, and Garage Front. Heights from grade to ridge total 27'-8" for the main house and approximately 17'-0" for the garage. The main hip roof covers only the enclosed 24'x34' second-floor area; the rear balcony is uncovered (open to sky). Right Side Elevation is the mirror of Left Side Elevation, with the balcony shown on the opposite side.

### Vertical Reference

<b>Grade</b>	0'-0"
<b>Foundation top (water table)</b>	+1'-8" (parge-coated CMU exposed)
<b>1st floor finished floor</b>	+2'-8"
<b>1st floor plate (10' ceiling)</b>	+12'-8"
<b>2nd floor finished floor</b>	+13'-8"
<b>Balcony rail top (42")</b>	+17'-2"
<b>2nd floor plate (10' ceiling)</b>	+23'-8"
<b>Ridge (5/12 hipped, 24' span)</b>	+27'-8"

### Doors & Windows

1. Front entry door: 3'-0" x 7'-0" with optional sidelight, opens into the foyer at the start of the open hall.
2. Rear sliding door (2nd floor): 5'-0" wide, accessed from the passage; opens onto the uncovered balcony.
3. Front facade: 2 windows per floor (Living Room on 1st floor; Bedroom 2 on 2nd floor).
4. Side facades: window count and positions match floor-plan side-wall windows.
5. Rear: 2 windows per floor in primary suites; 1st-floor service door; 2nd-floor sliding door.

## ELEVATIONS

1018 S Brook St — Old Louisville, KY  
Scale: 1/4" = 1'-0"



### ELEVATION NOTES

1. All exterior dimensions to face of brick veneer.
2. Foundation: garge-coated CMU, 20" exposed, water table cap at top.
3. Walls: red brick veneer running bond, full height (1st + 2nd floor).
4. Roof: standing-seam metal, charcoal color, 5/12 hipped over enclosed 2nd-floor area only (balcony is uncovered); 6" half-round aluminum gutters with round downspouts.
5. Eave overhang: 3'-0" with painted soffit and frieze board.
6. Windows: aluminum-clad wood, simulated divided lites, 2:1 vertical proportion (3'-0" x 5'-4" 1st floor, 3'-0" x 5'-6" 2nd floor).
7. Front door: modern flush wood/composite with clear glass panel; sidelight optional. Door 3'-0" x 7'-0".
8. Front porch: 24" x 8", covered, painted T&G wood or composite floor, black painted metal columns 4" sq, 38" tall.
9. Rear balcony: 24" x 10", UNCOVERED (open to sky). floor = roof of 1st-floor primary suite; 42" black metal railing on three sides (perimeter except where attached to enclosed 2nd-floor wall).
10. Sliding door (rear, 2nd floor): 5'-0" wide, accessed from passage; opens onto balcony.
11. Front entry door: 3'-0" x 7'-0", into foyer at start of service spine.
12. Bath windows: frosted privacy glass, smaller proportions.

ELEVATIONS	Sheet	Date
Project: 1018 S Brook St Old Louisville, KY 40203	<b>A-2.0</b> Scale: 1/4" = 1'-0"	2026-05-08

Sheet A-2.0 — Elevations (Front, Rear, Left Side, Right Side, Garage)

## 6. ARC-Compliant Materials

All materials selected to meet Old Louisville Historic Preservation District guidelines and to harmonize with adjacent structures (notably 1014 S Brook St and 1020 S Brook St).

Element	Specification	Notes
Foundation	Parge-coated CMU, 20" exposed	Conditioned crawl space; alt: split-faced block
Brick veneer	Red, running bond, full height	Both 1st and 2nd floors
Trim	Painted wood/composite	Modern profile
Windows	Aluminum-clad wood, 2:1 vertical	Simulated divided lites; tall narrow proportions; no vinyl
Front door	Modern flush wood/composite + glass	3'-0" x 7'-0"
Roofing (house)	Standing-seam metal, charcoal	5/12 hipped on all four sides
Roofing (garage)	Standing-seam metal, charcoal	7/12 hipped
Gutters / Downspouts	6" half-round aluminum / round	All eaves
Front porch deck	T&G wood OR Aeratis composite	Painted; not concrete
Front porch columns	Black painted metal, 4" sq	Matches 1020 S Brook
Front porch railing	Black painted metal, 36"	Matches 1020 S Brook
Front fence	Black painted iron, 36-42"	Matches 1034 S Brook
Rear / side fence	Wood, full height	Matches 1020 S Brook
Front yard	Trimmed hedge	Matches 1020 S Brook
Rear balcony decking	Composite or aluminum	Slope 1/4"/ft to perimeter drains
Rear balcony railing	42" black metal (powder-coated)	On three sides
Garage siding	Hardie smooth-finish lap, 4" reveal	Painted; brick veneer plinth at base
Garage door	16'-0" x 8'-0" carriage-house style	Sectional roll-up; alley face
Interior flooring (1F)	Tile (wet areas) and hardwood/LVP	Slip-resistant in baths
Bath 1 fixtures	Roll-in shower, 36" grab bars, comfort-height toilet	ADA-accessible
Insulation (walls)	R-21 batt in 2x6 framed walls	Energy-efficient envelope

## 7. Key Features

### Exterior

- Modern, neighborhood-appropriate design respectful of Old Louisville's historic context.
- Red brick veneer exterior, full height on both stories.
- Tall, narrow windows on the front facade (2:1 vertical proportion, simulated divided lites).
- 5/12 hipped standing-seam metal roof, charcoal color.
- 10'-0" floor-to-ceiling heights on both floors.
- Setbacks match the neighborhood: 27' front setback, 3'-6" each side.
- Backyard greenspace: ≈432 sq ft (exceeds the 400 sq ft requirement).
- Front fence: black painted iron, 36-42" tall (matching 1034 S Brook St).
- Rear/side fence: wood (matching 1020 S Brook St).
- Trimmed hedge in the front yard (matching 1020 S Brook St).
- Front porch (24' × 8'): covered, painted T&G or composite floor; black painted metalwork columns and railing matching 1020 S Brook St.
- Detached 20' × 20' garage at the rear, accessed from the alley, with brick veneer plinth and Hardie smooth-finish lap siding.

### Interior

- Energy-efficient envelope: 2x6 exterior framing with R-21 batt insulation; conditioned crawl-space foundation.
- Open ground-floor plan (Living Room + Dining + Foyer + Hall) with an enclosed Kitchen; 3 bedrooms (1 on the first floor, 2 on the second floor), 3 bathrooms (Bath 1 ADA on first floor, Bath 2 and Bath 3 en-suite on second floor).
- First-floor flooring: tile (in wet areas) and hardwood/LVP throughout living areas.
- Conditioned crawl space below first floor for HVAC and utility distribution; not a slab-on-grade foundation.

### Accessibility

- Bath 1 on the first floor is ADA-accessible: roll-in shower, 36" grab bars, comfort-height toilet, slip-resistant flooring.
- Wheelchair access to the house is planned via a code-compliant ramp at the rear entrance, stepping up from the backyard to the rear hall (rear-yard grade is closer to first-floor finished floor than the front).
- The front entry retains the historic-context covered porch with steps; ADA access is intentionally routed through the rear to preserve the front facade and accommodate the 27' setback constraint.

## 8. Budget

The estimated total cost for the project, broken down by phase. Interior design materials will be selected to keep the total cost at or below \$315,000.

Category / Phase	Description	Estimated Cost Range
Site Prep & Foundation	Excavation, parge-coated CMU on conditioned crawl space, water-table cap	\$15,000 – \$25,000
Framing & Exterior	Lumber framing, brick veneer, hipped metal roof, windows, gutters	\$60,000 – \$90,000
Systems (MEP)	Plumbing, Electrical, HVAC (with conditioned crawl)	\$35,000 – \$50,000
Interior Finishes	Drywall, paint, flooring (tile + hardwood/LVP), trim	\$50,000 – \$75,000
Fixtures & Appliances	Kitchen, baths (incl. Bath 1 ADA roll-in shower + grab bars), lighting	\$30,000 – \$50,000
Builder Overhead, Profit & Permits	15-25% of build	\$35,000 – \$50,000
Contingency Buffer	10% recommended	\$20,000 – \$40,000
	Total Estimated Cost	\$245,000 – \$380,000

Loan approval: Republic Bank, approved (letter previously submitted with February 2026 application).

Target build cost (with interior selections): ≤ \$315,000.

## 9. Construction Timeline

Construction is scheduled to begin in August 2026 and complete by July 2027 (12 months). Phases run sequentially, with some overlap between MEP rough-in and interior finish prep where appropriate.

Phase	Timeline	Scope
1 — Site Prep & Foundation	August – November 2026	Excavation; parge-coated CMU foundation walls on conditioned crawl space; water-table cap; site grading
2 — Framing & Exterior	December 2026 – March 2027	Lumber framing; brick veneer; standing-seam metal roof; windows and exterior doors; gutters/downspouts
3 — Systems (MEP)	April 2027	Plumbing rough-in, electrical rough-in, HVAC distribution
4 — Interior Finishes	May – June 2027	Drywall, paint, flooring (tile + hardwood/LVP), trim, interior doors
5 — Fixtures & Appliances	July 2027	Kitchen cabinetry/appliances; bathroom fixtures (Bath 1 ADA roll-in shower + grab bars); lighting; final inspections

Pre-construction milestones already complete: Republic Bank loan approval; Certificate of Appropriateness submission; selection of architectural style and materials.