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## Historic Landmarks and Preservation Districts Commission

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### Report to the Committee

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To: Old Louisville Architectural Review Committee  
Thru: Savannah Darr, Historic Preservation Officer  
From: Drake Watson, Historic Preservation Specialist  
Date: June 5, 2026

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**Case No:** 26-COA-0044  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1018 S Brook St

**Applicant:** Sukrit Sondhi  
4201 Simcoe Ln, Apt 502  
Louisville, KY 40241

**Owner:** Louisville and Jefferson County Landbank  
444 S 5<sup>th</sup> St, Suite 500  
Louisville, KY 40202

**Estimated Project Cost:** TBD

#### Description of proposed exterior alteration:

The applicant seeks approval for the following alterations to an existing vacant lot:

#### New Construction – House

Construct an approximately 24' W x 44' D x 27'-8" H house with a total of 1,872 sq. ft. It will be set back approximately 27' from the front property line to match the setback of the existing structures, 3'-6" from both the north and south side property lines, and 43' from the rear property line. The house is proposed to have an approximately 1'-8" H raised, parge-coated, CMU block foundation on a crawl space. It will be clad in a brick veneer and feature a 5:12 slope, standing-seam metal clad, hipped roof. Windows will be 2/1, double-hung, aluminum clad wood windows. Specific details include:

- Front façade (east):
  - An approximately 24' W x 8' D, covered full front porch with a low slope, standing-seam metal, shed style roof; and four, black painted, metal columns with black metal railing; and T&G brand wood plank flooring
  - One entry door with sidelites

- Two windows on both the first and second-story
- Side façade (north):
  - Six windows on the first floor
  - Two smaller windows on the second floor
- Rear façade (west):
  - Two windows and a single person door on the first floor
  - Two windows and a full-lite sliding door on the second floor
  - 10' D balcony on the second floor on top of the first floor with composite board flooring and a 42" black metal railing
- Side façade (south):
  - Three windows and two smaller windows on the first floor
  - Two windows on the second floor

### **New Construction – Garage**

Construct a 20' W x 20' D x 9' H garage located at the rear of the property. It will be 5' from the rear property line, 4' from the north side property line and 7' from the south side property line. It will be located on an 18" concrete slab foundation with a brick veneer, will feature Hardie-board traditional lap siding with a 4" reveal, and a 7/12 slope, standing-seam metal clad hipped roof. It will have 6", half-round, gutters with downspouts. Specific details include:

- Alley-facing façade (west):
  - A carriage style double-door that is articulated as two single-doors
- Side façade (north):
  - No openings on this façade
- Interior-facing façade (east):
  - Two 24" x 36" windows
- Side façade (south):
  - A person door

### **Site Alterations**

- Construct a 36" tall iron fence along the front property line in front of the proposed new construction house.
- Construct a 6' tall wooden privacy fence along the sides and rear property lines to fully enclose the rear yard.

### **Communications with Applicant, Completion of Application**

The application was received on February 13, 2026. It was assigned to staff on February 16, 2026. Staff conducted a site visit on February 17, 2026 and then reached out to the applicant regarding the scope of work and proposed materials. Staff held a meeting with the applicant on April 1, 2026. More details were submitted

on June 3, 2026, at which time the application was considered somewhat complete and requiring a Committee level review.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on June 10, 2026 at 4:30 p.m. in Room 101 of the Metro Development Center, located at 444 S 5<sup>th</sup> Street, Louisville KY.

## FINDINGS

### Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Archaeology, Garages and Secondary Structures, New Construction-Residential, and Site**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

### Site Context/ Background

The property is zoned TNZD Traditional Neighborhood Zoning District within the Traditional Neighborhood form district. It is a vacant lot located on the west side of S Brook St, seven lots north of E St Catherine St. It is bordered by I-65 in the front to the east and an I-65 off ramp in the rear to the west. The other buildings on the block are historic, 2.5-story, masonry, Victorian-era homes with varying roof forms, with most having partial front porch/entry details.

The 1974 designation photo shows a 2.5-story, low slope hipped-roof, Italianate style house (**Figure 1**). The historic structure was demolished in 1987 under an emergency demolition order.



Figure 1: 1974 Designation Photo

## Conclusions

The current application is missing a lot of key details. Staff has been working with the applicant since February to receive as many details as possible. This property is owned by the Landbank, and its redevelopment is on a specific timeline. Therefore, it is being presented to the ARC for review. However, many of the guidelines are currently needing more information for a full review. Staff recommends that the ARC approve the application with the conditions provided and any new ones from the ARC that provide guidance on those missing design details and allow Staff the opportunity to continue working with the applicant to finalize those details.

The proposed new house construction somewhat meets the applicable design guidelines for **New Construction-Residential** and **Site**. The front façade of the building will be set back from the public sidewalk the same distance as the nearby structures, maintaining the visual line of sight, meeting **NC.3** and **NC.4**. The overall massing, scale, and floor heights are similar to those of nearby properties, somewhat maintaining the horizontal sight line and allowing the new structure to complement the historic construction pattern in the area, generally meeting **NC. 7**, **NC. 8**, and **NC.10**. However, the two-story height proposed does not meet guideline **NC.1** and does not fully meet **NC.7** as it will be at least a half story shorter than the other buildings on the block. As this is new construction, it could be somewhat appropriate as it could help distinguish this building from the historic. The hipped roof form and metal material complement the roof forms of adjacent structures, meeting **NC. 17** and **NC.18**. The raised CMU block foundation will be a similar height as the adjoining properties, meeting **NC. 19**. The windows and door on the first-floor front façade complement the ratio of voids to solids and reflects a similar spatial organization of adjacent properties. However, the proposed windows on the second story do not follow this or any pattern. They do not line up with the windows on the first floor, nor do they follow a pattern seen within the block. Staff recommends the windows on the second floor be aligned with those on the first-floor, and a third window be added for symmetry of balance and to fully meet **NC.9**. While the locations and the sizes of doors are appropriate, there are no details on the design of the doors. Thus, it is unknown if they will meet the guidelines. Furthermore, the design of the porch is missing some details and will need to be further fleshed out for full approval.

The proposed garage generally meets the applicable guidelines for **Garages and Secondary Structures** and **Site**. It will be located at the rear of the property and will have access from the alley, reducing the overall impact of the parking area. The new garage is designed to be simple and complementary to the main house design. However, there are not currently enough details on the garage doors, person door, and windows. Those will need to be submitted prior to building permit issuance.

The proposed front yard fence somewhat meets the applicable design guidelines for **Site**. Though there is not historic precedence on this specific property for front yard fencing, there is context for front yard fencing, both historic and modern, along the street. However, the proposed metal fence will be 3' in height and there is currently a 1' tall retaining wall. The overall height will like not meet **ST.7**. Staff recommends a fence height of no more than 24" so when measured from grade it

will be 3' in height with the retaining wall, thus meeting **ST.7**. Staff recommends denial of any fencing taller than 3' in height in the front yard. The proposed rear yard privacy fencing meets the applicable design guidelines for **Site**. It will be 6' in height and constructed of wood. To come into compliance with **ST.2**, **ST.3**, and **NC.16**, the applicant will need to construct a concrete walkway connecting the public sidewalk to the front porch, as that is a character defining feature along the street and throughout the district.

### **RECOMMENDATION**

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions**:

1. **Complete construction drawings shall be submitted to staff for review and approval prior to building permit issuance.**
2. **Cutsheets for all doors, windows, gutters, and porch materials shall be submitted to staff for review and approval prior to building permit issuance.**
3. **The site plan shall be updated and submitted to staff for review and approval to show the front walkway and its dimensions as well as the garage apron and its dimensions prior to building permit issuance.**
4. **The front yard fencing shall be a maximum height of 24" so when measured from grade with the 1' retaining wall it does not exceed 3' in height.**
5. **All proposed wood privacy fencing shall not exceed 7' in height, shall have the finished side facing away from the property, and shall be setback at least 2' from the front façade of the house.**
6. **All wood shall be stained or painted within 12 months of construction.**
7. **A third window shall be added to the second-story front façade and the second story windows shall align with the openings on the first-story.**
8. **Windows shall not have reflective or insulating film or smoked, tinted, or reflective glass. Neutral low-e is permissible with review by staff of a glazing sample prior to ordering.**
9. **Details on the windows sills and all trim shall be submitted to staff for review and approval prior to building permit issuance.**
10. **The garage shall feature either two single-doors or a double-door that articulates like two single-doors. The design of the garage doors shall be submitted to staff for review and approval prior to building permit issuance.**
11. **All exterior concrete shall be historic concrete mix or shall be stained to match the surrounding concrete in color and texture.**
12. **The house foundation shall be made of split-faced or parge coated CMU blocks. If split-face, the final block choice shall be submitted to Staff for review and approval prior to building permit issuance.**
13. **The garage foundation shall be raised and clad with brick veneer as noted in the plans. If this needs to be altered, staff shall be contacted for review and approval prior to work taking place.**
14. **The garage siding shall be a vertical lap siding with a 4" exposure.**

15. No lighting details have been reviewed. They shall be submitted to staff for review and approval prior to installation.
16. Existing stone curbing, where present, shall be maintained and preserved.
17. The topography of the lot shall not change. If changes are needed, they shall be submitted to staff for review and approval prior to work taking place.
18. Plans for screening and storing of trash receptacles shall be submitted to staff for review and approval prior to construction.
19. Mechanical systems shall be integrated into the new construction in such a way that the rooftops facing the street remain uncluttered, and be positioned on secondary elevations where they do not detract from the character of the site.
20. Storm-water management provisions shall be incorporated into the design of the new construction, so that any related runoff will not adversely impact nearby historic resources.
21. Plantings shall be appropriate to Louisville's climate, low-water and non-evasive species, and similar to those in the yards of neighboring properties.
22. All archaeological discoveries such as artifacts, features, and other archaeological deposits shall be reported to the Landmarks Commission. If something is discovered, a professional archaeologist as defined by the Kentucky Heritage Council shall write a letter stating what was found for the file.
23. Notice shall be provided to the Landmarks Commission of a work schedule prior to any excavation, including repair or replacement of underground utilities.
24. If the design, materials, or scope of work changes, the applicant shall contact Landmarks Staff for prior review and approval.
25. All other required approvals and permits shall be obtained prior to construction.

*Drake Watson*

Drake Watson  
Planner I – Urban Design

6/5/26  
Date

# New Construction – Residential

## Standard Design Guideline Checklist

- + Meets Guidelines  
 - Does Not Meet Guidelines  
 +/- Meets Guidelines with Conditions

- NA Not Applicable  
 NSI Not Sufficient Information

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
<b>NC.1</b>	Design infill construction to be compatible with the average height and width of the surrounding structures.	-	The two-story structure is surrounded by buildings that are 2.5 stories in height. It will be at least a half story shorter than those around it.
<b>NC.2</b>	Do not demolish a structure determined to be contributing to a preservation district to make way for new construction.	NA	This is a vacant lot.
<b>NC.3</b>	Maintain the visual line created by the fronts of historic buildings along a street. <ul style="list-style-type: none"> <li>Place a new building to match that of adjacent buildings where all adjacent buildings share the same setback, or within the typical range of neighboring structures in areas with varied setbacks.</li> </ul>	+	The front setback is in alignment with the adjacent buildings.
<b>NC.4</b>	Maintain the side yard spacing pattern on the block. <ul style="list-style-type: none"> <li>Place a new building so that the space between it and existing structures falls within the typical range of the average spacing for the block.</li> <li>Provide sufficient side setbacks for property maintenance.</li> </ul>	+	The side setbacks maintain a similar spacing pattern of the adjacent properties.
<b>NC.5</b>	Maintain the orientation of the primary facade to reflect the orientation of historic structures on the block. <ul style="list-style-type: none"> <li>Orient the main entrance of the building to be the same as other historic buildings on the street.</li> </ul>	+	The proposed building has the same orientation as the nearby buildings.
<b>NC.6</b>	Design infill so that it does not disrupt important public views and vistas.	+	The infill project does not disrupt views.
<b>NC.7</b>	Design the massing of new construction to appear similar to that of historic buildings in the area. <ul style="list-style-type: none"> <li>Design the massing and shape of a new structure to maintain a rhythm of massing along the block.</li> <li>Design new construction to reflect floor heights of traditional development, where floor height is a defining feature.</li> <li>Use a building height on the primary facade that is compatible with adjacent properties.</li> <li>Size foundation and floor heights to appear similar to those of nearby historic buildings.</li> <li>Design new construction to reinforce the human scale of the surrounding context where this is a character defining feature.</li> </ul>	+/-	The proposed two-story structure maintains the rhythm of massing along the block. The structure will be on a raised foundation to match the floor heights of traditional development and the nearby buildings. The floor heights of 10' complement that of the nearby historic structures. However, the overall height of the building will be at least a half story shorter than the surrounding buildings on the block.
<b>NC.8</b>	Design the new residential building to a similar scale as historic buildings in the area.	+	The proposed scale is appropriate. The scale of the house will fit into the district both in height and width. The floor heights will complement adjacent structures, continuing the linear line of sight.
<b>NC.9</b>	Design the elements of an exterior building facade to complement patterns shown on a historic building. <ul style="list-style-type: none"> <li>Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.</li> </ul>	-	The façade organization and proportion of openings closely relates to the surrounding

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <li>Design a facade that reflects a similar spatial organization to surrounding historic buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed facades.</li> <li>Give particular attention to the rhythm of the size and placement of window and door openings.</li> </ul>		<p>buildings. The proposed window heights are compatible with the adjacent historic structures. However, the windows on the second-story front façade are not balanced with the first-story windows and do not match the ratio of solid to voids or special organization of nearby historic buildings. If the applicant were to add a third window and align the windows between the floors, then it would mimic the ratio of solid to void and spatial organization seen along the street and throughout the district.</p> <p><b>See conditions of approval.</b></p>
<b>NC.10</b>	<p>Design new construction to reflect floor heights of traditional development, where floor height is a character defining feature.</p> <ul style="list-style-type: none"> <li>Where floor height is a defining feature, design the floor-to-floor height to be within 10% of adjacent historic construction.</li> </ul>	+	The floor heights reflect those of the adjacent buildings.
<b>NC.11</b>	Develop a design for new construction that uses windows that are sympathetic to window patterns of surrounding historic structures.	+/-	<p>The proposed 2/1 windows are only somewhat compatible to the nearby buildings, which mainly have 1/1 windows. The proposed window heights are compatible.</p> <p><b>See conditions of approval.</b></p>
<b>NC.12</b>	<p>Locate a new window to take advantage of natural ventilation and solar access.</p> <ul style="list-style-type: none"> <li>Where possible, locate a new window on a south-facing wall to take advantage of natural light.</li> </ul>	+	Windows are located on all four facades.
<b>NC.13</b>	<p>Develop a design for new construction that uses front doors that are sympathetic to doors of surrounding historic structures.</p> <ul style="list-style-type: none"> <li>Use a door of comparable dimensions and proportion.</li> </ul>	+/NSI	<p>The size of the door is appropriate; however, the style of the door is currently unknown.</p> <p><b>See conditions of approval.</b></p>
<b>NC.14</b>	<p>Use an exterior material and finish that complements the character of the area.</p> <ul style="list-style-type: none"> <li>Incorporate materials that complement the level of craftsmanship seen in surrounding historic buildings.</li> <li>Use a material that is durable within the Louisville climate.</li> <li>Consider masonry types and mortars complementary to those in the surrounding context.</li> <li>Incorporate stone or cast-stone sills and lintels into new construction in areas where such elements are character defining features.</li> <li>Use wood siding where the predominant historic construction material is wood. Alternative materials should exhibit a finish, profile, and durability as wood siding.</li> </ul>	+/NSI	<p>Brick veneer is proposed to be used on the new construction which compatible with the other structures in the surrounding historic buildings which are also clad in masonry. However, it is unclear currently how the window sills and other details will be designed and what those materials will be.</p> <p><b>See conditions of approval.</b></p>

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <li>Do not use a material that is visually incompatible with surrounding historic buildings.</li> </ul>		
<b>NC.15</b>	<p>Design a porch to be compatible with the historic porches in the surrounding area.</p> <ul style="list-style-type: none"> <li>Design a new porch to be compatible with the form, scale, and detailing of porches on surrounding buildings.</li> <li>Design the elements of a porch to be at a scale proportional to the main building.</li> <li>Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.</li> </ul>	+/-	<p>The historic structures in the block have a variety of front porches. Although the proposed front porch is wider than those found in this block, it somewhat meets the guideline because it is a style commonly found within the district. It will also maintain the visual horizontal lines of the existing porches on the block.</p> <p><b>See conditions of approval.</b></p>
<b>NC.16</b>	<p>Design a front entry to be compatible with the surrounding historic area.</p> <ul style="list-style-type: none"> <li>Incorporate a paved walk between the sidewalk and the front entrance of the house, on streets where this is a character defining feature.</li> </ul>	NSI	<p>The site plan does not show a concrete walkway connecting the street and the building, which is character defining.</p> <p><b>See conditions of approval.</b></p>
<b>NC.17</b>	<p>Design a roof to be compatible with neighboring roofs in pitch, complexity, and visual appearance of materials.</p> <ul style="list-style-type: none"> <li>Use built-up roofs where the predominant form is flat. Use steeply pitched roofs where the predominant form is complex and steeply pitched. Use shallow-pitched roofs with pronounced overhangs and exposed rafters where that is the style.</li> <li>Design a new roof to emphasize the existing cornice line on each block, where this is a character defining feature.</li> <li>If rooftop mechanical systems are necessary, integrate them into a new roof and screen from public view.</li> </ul>	+/NSI	<p>There is a mix of roof pitches and styles along the street and throughout the district. The proposed 5/12 hipped roof will be clad with standing-seam metal, which will be compatible with the variety of roof forms in the block.</p> <p>However, information regarding mechanical systems was not provided at the time of this report.</p> <p><b>See conditions of approval.</b></p>
<b>NC.18</b>	<p>Design a roof to be oriented parallel to the majority of other roofs on the street, where roof forms are relatively consistent and a character defining feature.</p>	+	<p>A variety of roof styles are seen on the street. The proposed hip roof is compatible.</p>
<b>NC.19</b>	<p>Design piers, a foundation, and foundation infill to be compatible with those of nearby historic properties.</p> <ul style="list-style-type: none"> <li>Use a raised masonry foundation that is compatible in proportion and height with surrounding buildings.</li> <li>Use warm-toned poured concrete that resembles the historic concrete mix, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance.</li> </ul>	+	<p>A raised foundation is proposed. It will be parge coated CMU blocks or split face CMU blocks.</p> <p><b>See conditions of approval.</b></p>
<b>NC.20</b>	<p>Design a site to reflect and respect the size and design of the sites of adjacent historic structures.</p> <ul style="list-style-type: none"> <li>Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.</li> </ul>	+	<p>The proposed design is compatible in scale and existing circulation patterns.</p>
<b>NC.21</b>	<p>Choose plantings that are appropriate to Louisville's climate and that are similar to those in the yards of neighboring properties</p>	NSI	<p><b>See conditions of approval.</b></p>

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
<b>NC.22</b>	Incorporate storm-water management provisions into the design of the new construction, so that any related runoff will not adversely impact nearby historic resources.	NSI	See conditions of approval.
<b>NC.23</b>	Make provisions for screening and storing air conditioning units, trash receptacles, and other fixtures, permanent or temporary, when designing new construction.	NSI	See conditions of approval.

## Garages and Secondary Structures

### Standard Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	Appropriate Location: <ul style="list-style-type: none"> <li>• Rear-yard</li> <li>• Align with adjacent secondary structures</li> <li>• Use to define and enclose rear yard</li> <li>• Minimize paving</li> </ul>	+	The garage will be located in the rear yard. It will enclose the rear yard and minimize paving.
	Appropriate Wall Materials: <ul style="list-style-type: none"> <li>• Horizontal wood lap siding or fiber cement lap siding (3" or 4" exposure unless there is a precedent for another reveal)</li> <li>• Board and batten siding</li> <li>• Brick</li> <li>• Stucco</li> <li>• Cast-stone, molded concrete block</li> <li>• Concrete block with parge coat</li> <li>• Aluminum and vinyl siding (3" or 4" exposure unless there is a precedent for another reveal)</li> </ul>	+	It will be clad in 4" hardie board siding on a raised foundation clad with brick veneer.  See conditions of approval.
	Inappropriate Wall Materials: <ul style="list-style-type: none"> <li>• Painted concrete block</li> <li>• Smooth concrete block with no parge coat</li> <li>• T-111 plywood</li> </ul>	NA	
	Appropriate Roofing Materials: <ul style="list-style-type: none"> <li>• Asphalt, fiberglass, wood, vinyl, tile, or slate shingles</li> <li>• Metal roofing</li> <li>• Half round or ogee gutters</li> <li>• Approved gable-end ornament</li> </ul>	+	It will feature a 7/12 hipped roof clad in standing-seam metal. This will match the proposed new primary structure.
	Inappropriate Roofing Materials, unless there is a site-specific precedent: <ul style="list-style-type: none"> <li>• Membrane roofing or low sloped roofing</li> </ul>	NA	
	Appropriate Building Forms: <ul style="list-style-type: none"> <li>• Simple, rectangular, prismatic volumes</li> <li>• Ell-shaped buildings</li> <li>• Slightly-projecting bays</li> <li>• Cantilevered second floors</li> </ul>	+	The garage will be rectangular.
	Inappropriate Building Forms: <ul style="list-style-type: none"> <li>• Overly elaborate volumes</li> </ul>	NA	
	Appropriate Roof Forms: <ul style="list-style-type: none"> <li>• Single gable roofs with an appropriate slope</li> <li>• Hipped, shed, and flat roofs with parapets</li> <li>• Intersecting gables</li> <li>• Overhanging eaves</li> </ul>	+	The roof will be hipped.
	Inappropriate Roof Forms: <ul style="list-style-type: none"> <li>• Flush eaves</li> <li>• No gutter system</li> </ul>	NSI	Gutters are currently unknown. However, they are likely 6'

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
			half-round as that is what is proposed for the house.  <b>See conditions of approval.</b>
	Appropriate Doors: <ul style="list-style-type: none"> <li>• Single-door openings</li> <li>• Surface-area of door broken up by articulated panels and/or stiles and rails to reduce scale</li> <li>• Double-doors that are articulated as two single-doors</li> </ul>	+	The garage will feature a double-door that articulates as two single-doors.  <b>See conditions of approval.</b>
	Inappropriate Doors: <ul style="list-style-type: none"> <li>• Triple-doors</li> <li>• Flush garage doors (they articulate the large size of the openings)</li> </ul>	NA	
	Appropriate Windows: <ul style="list-style-type: none"> <li>• Use window openings to break up wall surface</li> <li>• Security grills installed on the inside face of the window</li> </ul>	+	Two windows are proposed on the east, interior facing façade. A pedestrian door is proposed on the south, side façade.  <b>See conditions of approval.</b>
<b>G.1</b>	Preserve a historic garage when feasible. <ul style="list-style-type: none"> <li>• Keep a historic garage in good repair.</li> <li>• Preserve a character defining building component of a historically significant or contributing garage.</li> <li>• Preserve a historic window or door on a historically significant or contributing garage.</li> <li>• Do not move a historically significant or contributing garage from its original location.</li> </ul>	NA	This is a vacant lot.
<b>G.2</b>	Repair a historic garage with in-kind materials or with approved materials that mimic the historic materials. Relevant guidelines, such as Windows, should be used for these changes.	NA	
<b>G.3</b>	Preserve a historic paved feature when repairing or replacing a historic garage. <ul style="list-style-type: none"> <li>• Preserve a historic stone curb or brick alley.</li> <li>• Repair a historic stone curb or brick alley.</li> <li>• When installing a new concrete apron, do not damage a stone curb or brick alley (see diagram).</li> </ul>	NSI	<b>See conditions of approval.</b>
<b>G.4</b>	When replacing a deteriorated garage or constructing a new garage design a garage that is subordinate in size and form to the main structure as viewed from the public right-of-way and is compatible in form, color, and material to the primary building and to the surrounding historic context. <ul style="list-style-type: none"> <li>• Design a new garage to reflect the scale, roof form, setback, and materials of nearby historic structures.</li> <li>• Orient the roofline of the garage to be parallel with the main house or follow the predominate pattern of existing secondary structures where a pattern exists.</li> <li>• Design a new garage to be minimally visible from the primary street.</li> <li>• Design a new garage with access from an alley or secondary street.</li> <li>• Place a new garage behind the primary structure, along an alley.</li> <li>• If locating a garage along an alley or at the rear of the property is not feasible, place a garage to have access along the side yard.</li> <li>• Where there is no alley or where there is historic precedence, the use of a side-yard driveway for access to a garage may be acceptable.</li> </ul>	NA	

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <li>Where a side-yard driveway is being used instead of an alleyway, use appropriate landscaping to screen the driveway.</li> </ul>		
<b>G.5</b>	<p>Preserve a historic shed or outbuilding when feasible.</p> <ul style="list-style-type: none"> <li>Keep a historic shed or outbuilding in good repair.</li> <li>Preserve a character defining building component of a historically significant or contributing shed or outbuilding.</li> <li>Preserve a historic window or door on a shed or outbuilding.</li> </ul>	NA	
<b>G.6</b>	<p>Repair a historic shed or outbuilding with in-kind materials, or with approved materials that mimic the historic materials. Relevant guidelines, such as Windows, should be used for these changes.</p>	NA	
<b>G.7</b>	<p>Preserve a historic paved feature when repairing or replacing a historic shed or outbuilding.</p> <ul style="list-style-type: none"> <li>Preserve a historic stone curb or brick alley.</li> <li>Repair a historic stone curb or brick alley.</li> <li>When installing a new concrete apron, do not damage a stone curb or brick alley (see diagram).</li> </ul>	NA	
<b>G.8</b>	<p>When replacing a deteriorated shed or outbuilding, or constructing a new shed or outbuilding, design a structure that is subordinate in size and form to the main structure as viewed from the public right-of-way and is compatible in form, color, and material to the primary building and to the surrounding historic context.</p> <ul style="list-style-type: none"> <li>Design the height of a new shed or outbuilding to be within the range seen in the surrounding historic context.</li> <li>Use a simplified version of building components and details found in the surrounding historic context.</li> <li>Place a new shed or outbuilding along an alley or at the rear of the main structure. Where that is not possible, locate a shed or outbuilding to have access along the side yard.</li> <li>Use landscaping to screen the shed or outbuilding.</li> </ul>	NA	
<b>G.9</b>	<p>Preserve a historic carriage house when feasible.</p> <ul style="list-style-type: none"> <li>Keep a historic carriage house in good repair.</li> <li>Preserve a character defining building component of a historically significant or contributing carriage house.</li> <li>Preserve a historic window or door on a historically significant or contributing carriage house.</li> </ul>	NA	
<b>G.10</b>	<p>Repair a historic carriage house with in-kind materials or with approved materials that mimic the historic materials. Relevant guidelines, such as Windows, should be used for these changes.</p>	NA	
<b>G.11</b>	<p>Preserve a historic paved feature when repairing or replacing a carriage house.</p> <ul style="list-style-type: none"> <li>Preserve a historic stone curb or brick alley.</li> <li>Repair a historic stone curb or brick alley.</li> <li>When installing a new concrete apron, do not damage a stone curb or brick alley (see diagram).</li> </ul>	NA	
<b>G.12</b>	<p>When replacing a deteriorated carriage house or constructing a new carriage house, design a structure that is subordinate in size and form to the main structure as viewed from the public right-of-way and is compatible in form, color,</p>	NA	

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<p>and material to the primary building and to the surrounding historic context.</p> <ul style="list-style-type: none"> <li>• Design a new carriage house to reflect the scale, roof form, setback, and materials of nearby historic structures.</li> <li>• Design the height of a new carriage house to be within the range seen in the surrounding historic context.</li> <li>• Orient the roofline of the carriage house to be parallel with the main house or follow the predominate pattern of existing secondary structures where a pattern exists.</li> <li>• Design a new carriage house to be minimally visible from the primary street.</li> <li>• Design a new carriage house with access from an alley or secondary street.</li> <li>• Place a new carriage house behind the primary structure, along an alley.</li> <li>• If locating a carriage house along an alley or at the rear of the property is not feasible, place a carriage house to have access along the side yard.</li> <li>• Where there is no alley or where there is historic precedence, the use of a side-yard driveway for access to a carriage house may be acceptable.</li> <li>• Where a side-yard driveway is being used instead of an alleyway, use appropriate landscaping to screen the driveway</li> </ul>		
<b>G.13</b>	<p>Preserve a historic carport when feasible.</p> <ul style="list-style-type: none"> <li>• Keep a carport in good repair.</li> <li>• Preserve a character defining building component of a historically significant or contributing carport.</li> </ul>	NA	
<b>G.14</b>	<p>Repair a historic carport with in-kind materials or with approved materials that mimic the original materials.</p>	NA	
<b>G.15</b>	<p>Preserve a historic paved feature when repairing or replacing a historic carport.</p> <ul style="list-style-type: none"> <li>• Preserve a historic stone curb or brick alley.</li> <li>• Repair a historic stone curb or brick alley.</li> <li>• When installing a new concrete apron, do not damage a stone curb or brick alley (see diagram).</li> </ul>	NA	
<b>G.16</b>	<p>When replacing a deteriorated carport or constructing a new carport, design a structure that is subordinate in size and form to the main structure as viewed from the public right-of-way and is compatible in form, color, and material to the primary building and to the surrounding historic context.</p> <ul style="list-style-type: none"> <li>• Design a new carport to be light in form with no ornate details.</li> <li>• Design the height of a new carport to be within the range seen in the surrounding historic context.</li> <li>• Use a simplified version of building components and details found in the surrounding historic context.</li> <li>• Design a new garage to be minimally visible from the primary street.</li> <li>• Design a new carport with access from an alley or secondary street.</li> <li>• Place a new carport behind the primary structure, along an alley.</li> </ul>	NA	

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <li>• If locating a carport along an alley or at the rear of the property is not feasible, place a carport to have access along the side yard.</li> <li>• Where there is no alley or where there is historic precedence, the use of a side-yard driveway for access to a carport may be acceptable.</li> <li>• Where a side-yard driveway is being used instead of an alleyway, use appropriate landscaping to screen the driveway.</li> </ul>		

## Site

### Standard Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
<b>ST.1</b>	Preserve established property line patterns as well as street and alley widths in a preservation district. <ul style="list-style-type: none"> <li>• If re-platting is considered, draw boundaries based on historic development patterns.</li> </ul>	NA	
<b>ST.2</b>	Maintain a walkway that connects the street and building when this is a character defining feature in the surrounding context.	NSI	The site plan does not show a concrete walkway connecting the street and the building, which is character defining.  <b>See conditions of approval.</b>
<b>ST.3</b>	Install a new sidewalk to be compatible with the historic ones in the area. <ul style="list-style-type: none"> <li>• Maintain the existing width of neighboring sidewalks.</li> <li>• Use a traditional sidewalk material as seen in the surrounding context, such as historic concrete mix or pavers. Match the pattern of the historic sidewalks where that is character defining.</li> </ul>	NSI	There are currently no full details on the walkway.  <b>See conditions of approval.</b>
<b>ST.4</b>	Minimize the visual impact of parking and delivery areas. <ul style="list-style-type: none"> <li>• Provide access to structures from an alley wherever one exists.</li> <li>• If alley access is unfeasible, locate driveways, parking areas, and loading docks to the side and rear of properties.</li> <li>• Use landscaping to screen a parking area.</li> <li>• Plant and landscape a large parking lot to soften the impact of paving.</li> <li>• Do not use paving in the front yard for a parking area unless necessary due to site specific conditions or historically appropriate to the surrounding context.</li> <li>• Do not create a new driveway or garage that opens onto a primary street unless necessary due to site specific conditions or historically appropriate to the surrounding context.</li> </ul>	+	Parking will be located in the rear of the property inside the proposed garage.
<b>ST.5</b>	Maintain a historically significant fence or site wall.	NSI	It is unclear if the current concrete retaining wall will remain.  <b>See conditions of approval.</b>

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
<b>ST.6</b>	Repair a historic fence with materials that match existing sections of historic fencing in height and detail. <ul style="list-style-type: none"> <li>If an exact match of materials cannot be made, a simplified design that is subordinate to the historic is appropriate.</li> </ul>	NA	
<b>ST.7</b>	Design a new fence to be compatible with the architectural style of the house and existing fences in the surrounding context. <ul style="list-style-type: none"> <li>Install a metal fence under 3' in the front yard where there is historic precedent. Wood may be used where there is historic precedent in the District.</li> <li>Install a rear- or side-yard privacy fence to be set back from the side wall by at least 2'.</li> <li>Install a rear- or side-yard privacy fence so the finished side is presented out.</li> <li>Use stained or painted wood for a wood privacy fence.</li> <li>Any privacy fencing shall be 7' feet in height or less, as measured from grade, including any retaining walls.</li> <li>Do not install a masonry wall in a street-visible location unless it is used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.</li> <li>Do not install chain-link, split-rail, or woven-wood fencing or concrete block walls in areas visible from the public view unless historically appropriate to the surrounding context.</li> </ul>	-	<p>A metal fence of 3' feet is proposed in the front yard. There is no historic precedent on this site for a metal fence; however, this is new construction and properties on the same block face feature historic fencing and new fencing.</p> <p>Staff recommends the applicant install a 24" tall fence so when measured from grade, including the 1' historic concrete retaining wall, it will not exceed the 3' height noted in this guideline. Otherwise, staff will have to recommend denial of the fencing.</p> <p>6' H rear, wood privacy fencing is proposed along the side and rear of the property.</p> <p><b>See conditions of approval.</b></p>
<b>ST.8</b>	Preserve a large tree in the front yard unless it is diseased, dying, and/or damaging the historic building. A report from an arborist can determine this. <ul style="list-style-type: none"> <li>Select and place trees or landscaping that minimize the likelihood of damage to structures once mature.</li> </ul>	NA	
<b>ST.9</b>	Maintain original front yard topography, including grades, slopes, elevations, and berms. <ul style="list-style-type: none"> <li>Do not recontour front-yard berms into stepped terraces.</li> <li>Do not use railroad ties, landscape timbers, or other historically inappropriate materials for retaining walls.</li> <li>Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archaeological resources.</li> </ul>	NSI	<b>See conditions of approval.</b>
<b>ST.10</b>	Use low-water and non-evasive species when considering a new planting. <ul style="list-style-type: none"> <li>Consider the use of plantings and placement that will assist in managing rainfall at the site. These Low Impact Design (LID) strategies help to control rainfall and storm water runoff at the source. It also helps distribute storm water across the site to replenish groundwater supplies and contribute to overall water efficiency.</li> </ul>	NSI	<p>Landscape is not proposed at this time.</p> <p><b>See conditions of approval.</b></p>
<b>ST.11</b>	Match the grade of adjacent properties with new construction.	NSI	The current grade matches adjacent properties. It is unclear if this will be changing.

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
			See conditions of approval.
<b>ST.12</b>	<p>Preserve and maintain a historic site wall or retaining wall.</p> <ul style="list-style-type: none"> <li>• Repair only the portion of a historic retaining wall or site wall that is deteriorated.</li> <li>• Preserve the character of a historic mortar joint when repointing a historic wall or retaining wall.</li> <li>• If an exact match cannot be made, a simplified design is appropriate.</li> </ul>	NSI	<p>It is unclear if the current concrete retaining wall will remain.</p> <p>See conditions of approval.</p>
<b>ST.13</b>	<p>Explore alternatives before proposing significant site and topographical changes to a historic site. Alternatives include:</p> <ul style="list-style-type: none"> <li>• Construct a subterranean retaining wall to stabilize the slope, but that sits below the landscaped surface, and so remains invisible.</li> <li>• Use a stabilizing plant material or other ground cover that does not require mowing or a high degree of maintenance, rather than constructing a new retaining wall.</li> <li>• Construct a low, transparent fence at the top of the slope to provide an enclosed front yard area for children or pets, rather than replacing the slope with a new retaining wall.</li> <li>• Where low curbing (approximately 6") is prevalent, replicate this rather than constructing a wall.</li> </ul>	NA	
<b>ST.14</b>	<p>Avoid adding a new retaining wall until all alternatives have been explored.</p> <ul style="list-style-type: none"> <li>• Only add a new retaining wall that will alter the slope of a historic front yard area where at least one of the following conditions is present: <ul style="list-style-type: none"> <li>a. The slope is not a character defining feature of the preservation district or individual landmark.</li> <li>b. There is a high level of variety in the treatment of front yard areas among adjacent properties, including retaining walls.</li> <li>c. The front yard slope is unstable, threatens the foundation of a historic structure, and other strategies have been tested and been unsuccessful.</li> </ul> </li> </ul>	NA	
<b>ST.15</b>	<p>If all other strategies have failed, locate and design a new retaining wall to minimize impacts on the preservation district or historic property.</p> <ul style="list-style-type: none"> <li>• Use a low-kick wall, up to 2' in height, to help stabilize the yard while maintaining most of the historic slope.</li> <li>• Design a new retaining wall to minimize visual impacts on the character defining features of the historic property, block, and district.</li> <li>• Use a material that is historically significant to the preservation district or that relates to the historic property.</li> <li>• Avoid using terraced retaining walls.</li> <li>• Do not completely replace the slope with a tall retaining wall.</li> </ul>	NA	
<b>ST.16</b>	<p>Preserve a historic site material when possible.</p> <ul style="list-style-type: none"> <li>• Maintain a brick, stone, or poured concrete step or pathway wherever present.</li> <li>• Maintain historic curbing whenever possible.</li> <li>• Any replacement should use historic materials. If replacement with historic materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, pattern, and visual appearance of the original.</li> </ul>	NSI	<p>Details regarding curbing were not provided at the time of this report.</p> <p>See conditions of approval.</p>

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <li>Use paving materials that are compatible with adjacent sites and architectural character.</li> </ul>		
<b>ST.17</b>	Preserve and maintain a historic lighting fixture if it is character defining, when possible.	NA	
<b>ST.18</b>	Design new or replacement lighting that is in character with the setting. <ul style="list-style-type: none"> <li>Use a fixture that is compatible with architectural and site design elements.</li> <li>When adding a new fixture, use an understated fixture that is subordinate to the historic building.</li> <li>When installing a new fixture, attach it in a way that does not damage the historic fabric.</li> <li>Design lighting to be contained within a site and to not spill over to a neighboring property.</li> <li>Softly illuminate an architectural feature if desired.</li> <li>Direct light down and away from a neighboring property.</li> <li>For a commercial property, minimize free standing lighting. Instead, use ambient light from a storefront as a light source.</li> <li>Do not use an imitation historic fixture that may convey a false sense of history.</li> <li>Do not use a light source that creates a harsh glare or color.</li> <li>Do not light parking lots in a harsh manner.</li> <li>Do not use a blinking or animated light.</li> </ul>	NSI	Details on lighting were not included at this time.  <b>See conditions of approval.</b>
<b>ST19</b>	Minimize the visual impact of a service area and its related fixtures. <ul style="list-style-type: none"> <li>Position an air conditioning unit, satellite dish, greenhouse addition, overhead wiring, or other fixture type on a secondary elevation where they do not detract from the character of the site.</li> <li>Screen a cellular tower and associated fixture from view.</li> <li>Install a utility line underground wherever possible.</li> <li>Do not harm historic resources through road widening, driveway construction, or underground utility repair.</li> </ul>	NSI	Details on fixtures were not included at this time.  <b>See conditions of approval.</b>
<b>ST.20</b>	Locate pools in the rear yard. Do not harm historic resources during the construction of a pool.	NA	

## Archaeology

### Standard Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
<b>AR.1</b>	Do not disturb or destroy archaeological resources, nor allow artifact collectors, amateur archaeologists, or others to do so. <ul style="list-style-type: none"> <li>Artifacts recovered through excavation, with the intent to collect artifacts or archaeological investigations, should not be sold.</li> </ul>	NSI	<b>See conditions of approval.</b>
<b>AR.2</b>	Report all archaeological discoveries such as artifacts, features, and other archaeological deposits to the Landmarks Commission. <ul style="list-style-type: none"> <li>Examples include Native American spear points and tools, historic objects (old bottles, dish</li> </ul>	NSI	<b>See conditions of approval</b>

	<p>fragments, marbles, bones, nails, etc.), historic trash pits/dumps, privies (outhouse pits), cisterns, wells, and foundations.</p> <ul style="list-style-type: none"> <li>• Property owners who wish to retain ownership of artifacts shall provide sufficient time for the Landmarks Commission to properly document the materials.</li> <li>• If something is discovered, a professional archaeologist as defined by the Kentucky Heritage Council shall write a letter stating what was found for the file.</li> </ul>		
<b>AR.3</b>	<p>Notify the Landmarks Commission of a work schedule prior to any excavation, including repair or replacement of underground utilities.</p>	NSI	See conditions of approval
<b>AR.4</b>	<p>Design a research plan and proposal prior to beginning an archaeological investigation.</p> <ul style="list-style-type: none"> <li>• When qualified personnel are unavailable, the Landmarks Commission may design, research, and conduct archaeological investigations.</li> <li>• Do not begin an archaeological investigation prior to submitting and receiving approval from the Landmarks Commission for the research, design, and proposal.</li> </ul>	NSI	See conditions of approval
<b>AR.5</b>	<p>If an applicant plans to conduct archaeological investigations, or an archaeological investigation is required, a professional archaeologist as defined by the Kentucky Heritage Council should conduct the work.</p> <ul style="list-style-type: none"> <li>• Present discovered artifacts to an acceptable curation facility (museum) to be curated (stored).</li> </ul>	NSI	See conditions of approval