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## Historic Landmarks and Preservation Districts Commission

### Report to the Committee

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To: Old Louisville Architectural Review Committee  
Thru: Joe Haberman, Planning Manager *JH*  
From: Savannah Darr, Historic Preservation Specialist  
Date: November 3, 2017

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**Case No:** 17COA1232  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1254 S. Brook Street

**Applicant:** Demetrius Carmichael  
1254 S. Brook Street  
Louisville, KY 40203  
912-660-0284  
[deecarm34@aol.com](mailto:deecarm34@aol.com)

**Owner:** same as applicant

**Estimated Project Cost:** \$2,900 +/-

#### Description of proposed exterior alteration:

The applicant seeks after-the-fact approval to construct a 4'-0" tall black aluminum fence in the front yard of the property. There is one 5'-0" wide gate at the front sidewalk and one 4'-0" wide gate in the northwest corner of the front yard. The new fencing is located behind the limestone curbing, which distinguishes it from the historic fencing.

#### Communications with Applicant, Completion of Application

The application was received on October 11, 2017 and considered complete and requiring committee level review on October 16, 2017. The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on November 8, 2017 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

## FINDINGS

### Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **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 located on the west side of S. Brook Street on the northwest corner of S. Brook Street and an alley north of E. Ormsby Avenue. It is zoned TNZD within the Traditional Neighborhood Form District. The site contains the two-and-a-half-story Richardsonian Romanesque style masonry house, which is surrounded by other two- to three-story masonry houses of varying architectural styles from the Victorian era.

On July 15, 2015, staff approved a COA (15COA1131) allowing the installation of French doors and a Juliet balcony on the second floor of the rear addition. In 2006, the south side of the house underwent extensive repair due to structural damage, which was considered maintenance and exempt from the COA process.

### Conclusions

Neighboring houses have wrought iron front-yard fencing. Fencing at 1224, 1234, 1238, 1256, and 1260 S. Brook Street have a post and picket pattern typical for Victorian-era neighborhoods. These fences are low in height and are installed either on top of or behind tall limestone curbing. In 2016, 1249 S. Brook Street received a COA (16COA1239) for a front yard fence with a maximum post height at 3'-4" and picket height of 3'-1". This house contained a shorter limestone curbing than the other mentioned houses, so the fence was allowed to be taller to match the horizontal plane of the other fences.

While there is a demonstrated precedent for front-yard fencing along this section of S. Brook Street, which is required by Design Guideline ST14, the existing fence is too tall. According to Design Guideline ST13, "Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent." The limestone curbing height is similar to 1249 S. Brook Street, so the fence should be lowered to match the maximum height allowed in 16COA1239.

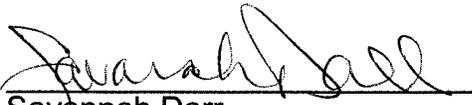
### RECOMMENDATION

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

- 1. Fence posts shall not exceed 3'-4" in height and the pickets shall not exceed 3'-1" in height.**

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

11/3/17  
Date

  
Savannah Darr  
Historic Preservation Specialist

## SITE

### Design Guideline Checklist

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

	Guideline	Finding	Comment
<b>ST1</b>	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+/-	While a front fence is appropriate for this house, the height of the fence is inappropriate.
<b>ST2</b>	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	NA	
<b>ST3</b>	Use paving materials that are compatible with adjacent sites and architectural character.	NA	
<b>ST4</b>	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	NA	
<b>ST5</b>	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	
<b>ST6</b>	Do not harm historic resources through road widening or underground utility repair.	NA	
<b>ST7</b>	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	NA	

<b>ST8</b>	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	
<b>ST9</b>	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	NA	
<b>ST10</b>	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	NA	
<b>ST11</b>	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
<b>ST12</b>	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
<b>ST13</b>	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	-	The existing fence is 4'-0" tall.
<b>ST14</b>	Do not install front-yard fencing where there is no historic precedent.	+/-	While there is no evidence of a fence on this specific property, there is evidence of historic fencing on both sides of this block of Brook Street.
<b>ST15</b>	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	NA	
<b>ST16</b>	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	+	Aluminum
<b>ST17</b>	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	NA	
<b>ST18</b>	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	NA	
<b>ST19</b>	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NA	
<b>ST20</b>	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
<b>ST21</b>	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	NA	

<b>ST22</b>	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	NA	
<b>ST23</b>	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
<b>ST24</b>	Install utility lines underground whenever possible.	NA	