



# Louisville Metro Government

Metro Development Center  
444 S. 5th Street  
Louisville, KY 40202

## Agenda - Final

### Old Louisville Architectural Review Committee

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Wednesday, June 10, 2026

4:30 PM

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*The Old Louisville Architectural Review Committee (ARC) meeting will be conducted in-person at the Metro Development Center, Conference Room 101, 444 S. 5th Street, Louisville, KY 40202.*

*You can access case materials (staff reports, proposed plans, etc.) by clicking on the link below and selecting this meeting in the Calendar tab:*

<https://louisville.legistar.com/Calendar.aspx>

*If you have any questions, please contact the case manager or call the Office of Planning at 502-574-6230.*

#### Call To Order

#### Old Business

1. [26-COA-0090](#)

Request:	Proposed paint color change for previously painted masonry.
Project Name:	Old Louisville - Masonry Painting
Location:	1466 Saint James Ct
Owner:	LaViolette Properties LLC
Applicant:	Leigh LaViolette
Representative:	Leigh LaViolette
Jurisdiction:	Louisville Metro
Council District:	8- JP Lyninger
Case Manager:	Drake Watson, Planner I - Urban Design

#### New Business

1. [26-COA-0012](#)

Request: After-the-fact installation of a metal fence in the front yard of the property.

Project Name: Old Louisville - Fence

Location: 227 E Ormsby Ave

Owner: Laura Lane and Charles Lovejoy

Applicant: Laura Lane

Representative: Laura Lane

Jurisdiction: Louisville Metro

Council District: 8- JP Lyninger

Case Manager: Drake Watson, Planner I - Urban Design

2. [26-COA-0021](#)

Request: After-the-fact review of window replacement that was previously reviewed by the Old Louisville ARC

Project Name: Replacement Windows

Location: 1379 S Brook St

Owner: George Dunlap, Dunlap Properties LLC

Applicant: George Dunlap, Dunlap Properties LLC

Representative: George Dunlap, Dunlap Properties LLC

Jurisdiction: Louisville Metro

Council District: 6 - JP Lyninger

Case Manager: Bradley Fister, Senior Planner - Urban Design

3. [26-COA-0044](#)

Request: New construction of a single-family house on a vacant lot

Project Name: Old Louisville - New Construction

Location: 1018 S Brook St

Owner: Louisville and Jefferson County Landbank

Applicant: Sukrit Sondhi

Representative: Sukrit Sondhi

Jurisdiction: Louisville Metro

Council District: 6 - JP Lyninger

Case Manager: Drake Watson, Planner I - Urban Design

## Adjournment



# Louisville Metro Government

## Text File

File Number: 26-COA-0090

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**Agenda Date:** 6/10/2026

**Version:** 1

**Status:** Old Business

**In Control:** Old Louisville Architectural Review Committee

**File Type:** Planning Case

**Agenda Number:** 1.



## Louisville-Jefferson County Metro Government

### OFFICE OF PLANNING

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: louisvilleky.gov/government/planning-design

## Certificate of Appropriateness Application

Case Number: 26-COA-0090

Submittal Date: 04/16/2026

Intake Staff: Drake Watson

### Application Information

**Primary Address:** 1466 ST JAMES CT, LOUISVILLE, KY 40208  
**Primary Parcel Id:** 033A00550000  
**Project Description:** A certificate of appropriateness to paint previously painted masonry a purple color.  
**Project Name:** Old Louisville - Masonry painting

### GENERAL INFORMATION

Acres	.09
Dwelling Units	1
Historic Preservation District	OLD LOUISVILLE
New Building Square Feet	0
Number of Meeting Notification Postcards	0
Project Cost	75000
PVA Assessed Value	395000
Rooms	0

### GIS INFORMATION

Council District	6
Current Subdivision Name	NONE
Fire Protection District	LOUISVILLE #2
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	NO
Municipality	LOUISVILLE
National Register District	OLD LOUISVILLE

<b>Overlay District</b>	NONE
<b>Plan Certain</b>	NONE
<b>Plat Book - Page</b>	NONE
<b>System Development District</b>	NO
<b>Zoning Code</b>	TNZD

### Owner Information

**Name:** LaViolette Properties  
**Address:** 1445 Saint James Court, Louisville, KY 40208

### Contact Information

**Type:** Applicant  
**Name:** Leigh LaViolette  
**Address:** 1445 Saint James Ct.  
Louisville KY 40208  
**Phone:** 5022949791  
**Email:** leigh.laviolette@gmail.com

### Owner Certification Statement

**Application Submitted By:**

hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property.&nbsp; I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



# Historic Landmarks and Preservation Districts Commission

## Report to the Committee

To: Old Louisville Architectural Review Committee  
 Thru: Savannah Darr, Historic Preservation Officer  
 From: Drake Watson, Planner I – Urban Design  
 Date: May 15, 2026

**Case No:** 26-COA-0090  
**Classification:** Committee Review

### GENERAL INFORMATION

**Property Address:** 1466 St. James Ct.

**Applicant:** Leigh LaViolette, LaViolette Properties LLC  
 1445 St. James Ct  
 Louisville, KY 40208

**Owner:** Same as Applicant

**Estimated Project Cost:** \$75,000

#### Description of proposed exterior alteration:

The applicant seeks approval to repaint the previously painted masonry. The portions that are currently painted beige will be painted a dark purple color. The details and trim that are brown will be painted a lilac color.

The repainting of the wood trim and door is considered general maintenance and does not require review for color changes.

#### Communications with Applicant, Completion of Application

The application was received on April 2, 2026 and assigned to a case manager on April 6, 2026. Staff reached out to the applicant regarding the scope of work and final correspondence was received on April 22, 2026. At that time the application was considered complete and requiring a committee level review.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on Wednesday, May 20, 2026 at 4:30 p.m. in Room 101 of the Metro Development Center located at 444 S. 5<sup>th</sup> Street.

## FINDINGS

### Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Masonry**. 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 and is within the Traditional Neighborhood form district. The lot is located on the west side of St. James Ct, one lot north of Belgravia Ct. It contains a three-story, semi-detached, Victorian-era masonry structure that features an inset, covered front porch with brackets under a hipped roof, a squared turret, and decorative masonry detailing. The property is surrounded by structures in a variety of massing and styles, from the same general era.

Previous COAs include case #26-COA-0079 for roof replacement, wood window repair, wood window replacement, and wood trim repair approved by staff in May, 2026.

### Conclusions

The proposed painting project generally does not meet the Old Louisville design guidelines for **Masonry**. Masonry Guideline **M.12** states, "Paint a previously painted masonry element with a color that is appropriate to the building's context, historic period, and architectural style." However, the masonry has been previously painted, which meets **M.11**.

The proposed color palette is seen on wood sided buildings in this general region and dating to the Victorian era with this architectural style. In looking at the building's context, the immediately adjacent buildings are mostly all masonry, mostly in standard brick red or sandstone tan, but with various homes in blue (at the adjacent property at 1468 St. James Ct.), pink (at 1473 St. James Ct.), and a muted purple (at the apartment building at 1433 St. James Ct.). There have also been similar colors approved in the district as a whole under previous guidelines, but these buildings are not in close proximity to the subject property to create a surrounding context. Furthermore, Masonry Guideline **M.12** uses an "and" in listing context, historic period, and architectural style, which generally means that the color must meet all of these to meet the guideline.

However, the ARC previously approved a similar color palette for 1440 S. 4<sup>th</sup> St. (25-COA-0102) in May 2025, where they found the color change did meet the design guidelines as a whole. It is also important to note that ARC decisions are site-specific. While staff cannot recommend approval of the proposal based on **M.12**, the above factors provide background within the District for the ARC to consider.

## RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **denied**.

However, if the Old Louisville ARC finds that the application meets the Masonry Design Guidelines, staff recommends the following conditions:

1. Only previously painted masonry shall be painted; any unpainted masonry, no matter its location, shall not be painted, including but not limited to the limestone foundation.
2. The applicant shall repair any deteriorated mortar joints prior to painting or cleaning the previously painted masonry in accordance with the Masonry Design Guidelines below. They shall use a historic mortar mix formula, which is provided below.
3. The applicant shall clean the previously painted masonry prior to painting in accordance with the Masonry Design Guidelines below.
4. The applicant shall use a breathable paint designed specifically for use on historic masonry that requires airflow.
5. The applicant shall submit final paint samples to staff for final review and approval prior to painting.
6. If the design, materials, color, or scope of work should change, the applicant shall contact staff for review and approval before work takes place.

*Drake Watson*

Drake Watson  
Planner I – Urban Design

05-15-2026

Date

# Masonry

## Standard Design Guideline Checklist

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

	Guideline	Finding	Comment
<b>M.1</b>	Preserve an original or historic masonry material. <ul style="list-style-type: none"> <li>Do not cover original or historic masonry with new materials.</li> </ul>	NA	
<b>M.2</b>	Do not resurface historic masonry with alternative materials such as stucco, permastone-cladding, or exterior insulation.	NA	
<b>M.3</b>	When replacing a section of a brick wall, match the existing bonding pattern, coursing, color, size, strength, and pointing mortar of the historic masonry. <ul style="list-style-type: none"> <li>Tooth-in new bricks to historic brickwork to disguise the joint between new and old.</li> <li>Inset new bricks in historic window or door openings on secondary or tertiary elevations that have approval to be removed. Preserve opening details, such as lintels, to demarcate where the historic opening was once located.</li> <li>Do not remove or rebuild substantial portions of exterior walls if such an action would adversely impact a structure's historic integrity.</li> </ul>	NA	
<b>M.4</b>	Use a replacement material that is suited for exterior use and that is of similar strength to the historic masonry.	NA	
<b>M.5</b>	Do not construct a new masonry feature that is falsely historical or that is incompatible with the building in terms of size, scale, material, or color. <ul style="list-style-type: none"> <li>Do not cut new openings into exterior walls on street-facing or street-address facades.</li> </ul>	NA	
<b>M.6</b>	Repoint a deteriorated masonry mortar joint. <ul style="list-style-type: none"> <li>Repoint only a joint that is no longer sound.</li> <li>Do not attempt to remove joints that have been repointed using a very hard mortar or in an unworkmanlike manner until natural weathering has begun to weaken and crack them.</li> <li>Remove an unsound mortar joint by hand, not using power tools, to a depth of two and a half times the width of the joint, or to sound mortar.</li> <li>Match a historic joint in color, texture, joint size, and tooling when repointing.</li> <li>Utilize a mortar mix that is compatible with historic masonry and that will allow moisture to escape.</li> <li>Prior to re-pointing, analyze the historic mortar to determine an appropriate mortar mix for the specific property.</li> <li>Do not use a synthetic caulking compound to repoint historic masonry.</li> </ul>	NSI	Details of the mortar joints and repairs have not been provided at this time.  <b>See conditions of approval.</b>
<b>M.7</b>	Prior to cleaning, ensure that a mortar joint is not deteriorated, as deteriorated joints will allow for water to penetrate the wall during cleaning.	NSI	<b>See conditions of approval.</b>
<b>M.8</b>	Use the gentlest means possible to clean masonry. <ul style="list-style-type: none"> <li>Have realistic expectations of how the cleaned masonry surface will appear. Remember, it is better to underclean than overclean.</li> </ul>	NSI	<b>See conditions of approval.</b>
<b>M.9</b>	Test proposed cleaning treatments in an inconspicuous area to evaluate potential adverse effects prior to applying the method to an entire masonry structure. <ul style="list-style-type: none"> <li>Do not use sandblasting or high-pressure water to clean historic masonry.</li> </ul>	NSI	<b>See conditions of approval.</b>

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <li>Do not use water- or chemical-based cleaning systems when the possibility for freezing temperatures exists.</li> </ul>		
<b>M.10</b>	<p>When patching stucco, utilize a material that matches the strength, composition, color, and texture of the historic material.</p> <ul style="list-style-type: none"> <li>Cut back successive layers of stucco to determine the historic material properties and to provide a guide for the new, patched layers to prevent future cracking.</li> <li>Perform stucco repairs so that the new layer is flush to the surface of the historic stucco layer.</li> </ul>	NA	
<b>M.11</b>	Preserve an unpainted masonry element that was not historically painted. Do not paint it.	+	Only previously painted masonry elements are proposed to be painted.
<b>M.12</b>	Paint a previously painted masonry element with a color that is appropriate to the building's context, historic period, and architectural style.	-	The proposed color palette is not traditionally found on masonry buildings in the District. However, the proposed color palette is seen on wood sided buildings in this general region and were used during the Victorian era. In looking at the building's context, the immediately adjacent buildings are a variety of colors. There have been similar colors approved in the District under previous guidelines, and by the ARC under the current guidelines. However, this building is not adjacent to them to help create an immediately surrounding context.
<b>M.13</b>	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint.	NSI	See conditions of approval.
<b>M.14</b>	<p>Remove inappropriate paint, such as graffiti, as soon and as gently as possible.</p> <ul style="list-style-type: none"> <li>The use of a solvent-based chemical stripper is acceptable for removing paint only after testing its effectiveness on an inconspicuous area of the building.</li> <li>Do not sand-blast or use an acid-based cleaner to remove paint.</li> </ul>	NA	

## Historic Mortar Mix Formula Chart

All ratios are by volume (e.g., 1 bucket of binder to 3 buckets of sand). 

Application/Era 	Binder Composition	Aggregate (Sand)
Pure Lime Putty (Pre-1850s)	1 Part Lime Putty	2–3 Parts Sand
NHL Mortar (General Repair)	1 Part Natural Hydraulic Lime (e.g., NHL 3.5)	2.5–3 Parts Sand
"Soft" Brick/Historic (Type O)	1 Pt Portland : 2 Pts Lime : 6-9 Pts Sand	6–9 Parts Sand
Limestone (ASTM C270 Type N)	1 Pt Portland : 1 Pt Lime : 4-6 Pts Aggregate	4–6 Parts Aggregate
Hard Granite (ASTM C270 Type S)	2 Pts Portland : 1 Pt Lime : 7-9 Pts Aggregate	7–9 Parts Aggregate
1870s-1930s (Transition)	1 Pt Portland : 3 Pts Lime : 8-12 Pts Sand	8–12 Parts Sand



# Louisville Metro Government

## Text File

File Number: 26-COA-0012

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**Agenda Date:** 6/10/2026

**Version:** 1

**Status:** New Business

**In Control:** Old Louisville Architectural Review Committee

**File Type:** Planning Case

**Agenda Number:** 1.



Would you rather apply electronically? Go to the address below to learn more about submitting applications online:
https://louisvilleky.gov/office-planning/document/pdssubmitting-applications-online

Staff Use Only in This Box

Case No.: \_\_\_\_\_ Intake Staff: \_\_\_\_\_
Date: \_\_\_\_\_ NO APPLICATION FEE

In order to be assigned the following week, applications are due on Fridays at 5:00 pm. Once complete, please bring the application and supporting documentation to: Office of Planning, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit https://louisvilleky.gov/government/office-planning/.

PROJECT INFORMATION

- Preservation District: [ ] Butchertown [ ] Old Louisville
[ ] Cherokee Triangle [ ] Parkland Business
[ ] Chickasaw [ ] West Main Street
[ ] Clifton [ ] Individual Landmark
[ ] Limerick

Project Name: \_\_\_\_\_

Primary Project Address / Parcel ID: line \_\_\_\_\_

Total Acres: \_\_\_\_\_ PVA Assessed Value: \_\_\_\_\_ Project Cost (exterior improvements only): \_\_\_\_\_

Does the project include a new building or building addition? If so, please provide the following information:

Existing Sq Ft: \_\_\_\_\_ New Construction Sq Ft: \_\_\_\_\_ Height (Ft): \_\_\_\_\_

Project Description: Use additional sheets if needed.

[Empty box for project description]

Overall district boundaries and other property information required on this form can be found on the Parcel Report via the LOJIC Online Map tool: https://www.lojic.org/lojic-online

### CONTACT INFORMATION

(Print and use a second copy of this page if additional contacts are needed)

**Owner Information:**

**Applicant/Contact:**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

**Owner Signature (REQUIRED):**  \_\_\_\_\_

### CERTIFICATION STATEMENT


A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity of \_\_\_\_\_,

hereby certify that \_\_\_\_\_ is (are) the owner(s) of the property which is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

I further understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void.

I further understand that pursuant to KRS 523.010, et seq, knowingly making a materially false statement, or otherwise, providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

**Signature:**  \_\_\_\_\_ **Date:** \_\_\_\_\_

## CHECKLIST

Please submit the completed application along with the following documents. Applications **WILL NOT** be accepted without the following items:

- Photos:** Current and dated photographs showing building front, specific project area, and surrounding buildings.
- Materials Info:** Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement.
- Plans / Renderings:**
- ✓ **Site Plan:** drawn to scale and showing all property lines, existing development, and proposed development (preferably printed on a 11" x 17" page). Ask customer service for a "SITE PLAN GUIDE" for reference and instructions.
  - ✓ **Floor Plan:** If the proposal involves a building, a general floor plan of the improvement, drawn to scale, and with the purpose of each room labeled (preferably printed on a 11" x 17" page).
  - ✓ **Elevations:** the proposal involves a building, signage, or walls/fencing, an Elevation of the improvement, drawn to scale (preferably printed on a 11" x 17" page).
  - ✓ **Landscaping Plan:** If the proposal involves the removal or installation of landscaping, a Landscaping Plan, drawn to scale (preferably printed on a 11" x 17" page).
  - ✓ Any other plans or renderings necessary to show the extent of the exterior changes.
- Mailing Labels: (For Committee Level Reviews only)** You are required to notify the neighboring property owners of this application. You must create mailing labels of 1st-tier adjoining property owners, and your Case Manager (ask customer service for a "HOW-TO: USER GUIDE" for step-by-step instructions). Staff will prepare the notice once a meeting date is determined, but the applicant is responsible for picking up and mailing.
- Note:** Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include, but are not limited to, construction of new buildings, demolition, and projects that vary widely from design guidelines.

**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission: <https://louisvilleky.gov/government/office-planning/historic-landmarks-preservation-districts-commission>





PHONE 267-7777  
FAX 266-6756  
office@raatzfence.com

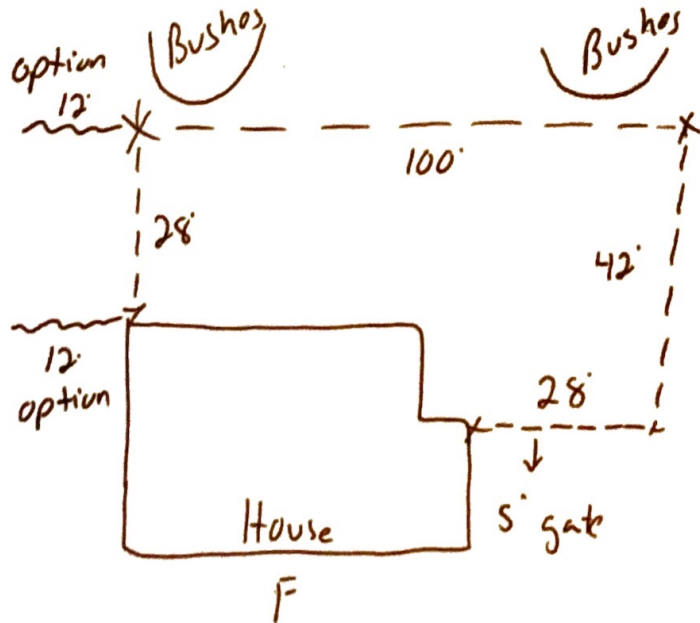
# Raatz Fence Co.

An Equal Opportunity Employer

P. O. BOX 99483  
Jeffersontown, KY. 40269-0483

<u>Laura Lane</u>	<u>994-1172</u>	<u>5-22-22</u>
PROPOSAL SUBMITTED TO	HOME PHONE	DATE
<u>505 Enclave Pl.</u>		
STREET	WORK PHONE	FAX NUMBER
<u>Lou, Ky 40245</u>		<u>laura.beth.lane@gmail.com</u>
CITY, STATE AND ZIP CODE	JOB LOCATION, IF OTHER THAN ABOVE	E-MAIL

ORNAMENTAL SPECIFICATIONS: 198' ft.  
 36"  48"  60"  72"  Other \_\_\_\_\_  
 Grade Residential  
 Style Ascot 3 channel  
 Color Black  
 Flanged  Concrete  Wood  
 Gates:  36" \_\_\_\_\_  48" \_\_\_\_\_  60" 1  
 Other \_\_\_\_\_  
 Latch:  Pool  Gravity  Other \_\_\_\_\_  
 Railing \_\_\_\_\_ ft  
 Color \_\_\_\_\_  
 36"  42"  
 Flanged  Concrete  Wood  
 500 handrail  
 Tear out  Chain Link  Wood



\*Add \$636.00 for 24' option.

\*Add \$250.00 for a 5' gate in back line.

TOTAL COST: \$ 5368.00

This price is guaranteed for 30 days from the date of the proposal.

TERMS: DEPOSIT OF 1/3 IS REQUIRED ON ALL SIGNED CONTRACTS; BALANCE IS DUE THE DATE OF COMPLETION. Any delinquent accounts shall accrue interest of 1.5% per month of the unpaid balance. Should Raatz Fence Company place said account for collection, customer promises to pay Raatz Fence Company all reasonable costs, including attorney's fees, even though no suit is filed.

CONDITIONS: Customer hereby assumes full responsibility for the location of the line upon which said materials are to be installed. Raatz Fence Company is not licensed to perform or determine property boundaries. Customer to locate all underground cables or pipes. Raatz Fence Company is not responsible for any unmarked private utilities including but not limited to septic lines, irrigation systems, and swimming pool equipment. Customer agrees to defend, hold harmless, and indemnify installer and Raatz Fence Company from and against all claims, liabilities and expenses for trespassing and other damage or loss arising out of the location of said fence material on the line specified by customer. All warranties void on account past 30 days.

Raatz Fence Company reserves the right to make additional charges to the customer in the event unusual ground conditions, such as rock formation, impede the installation herein described. Such charges shall be based on actual additional labor and equipment required.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

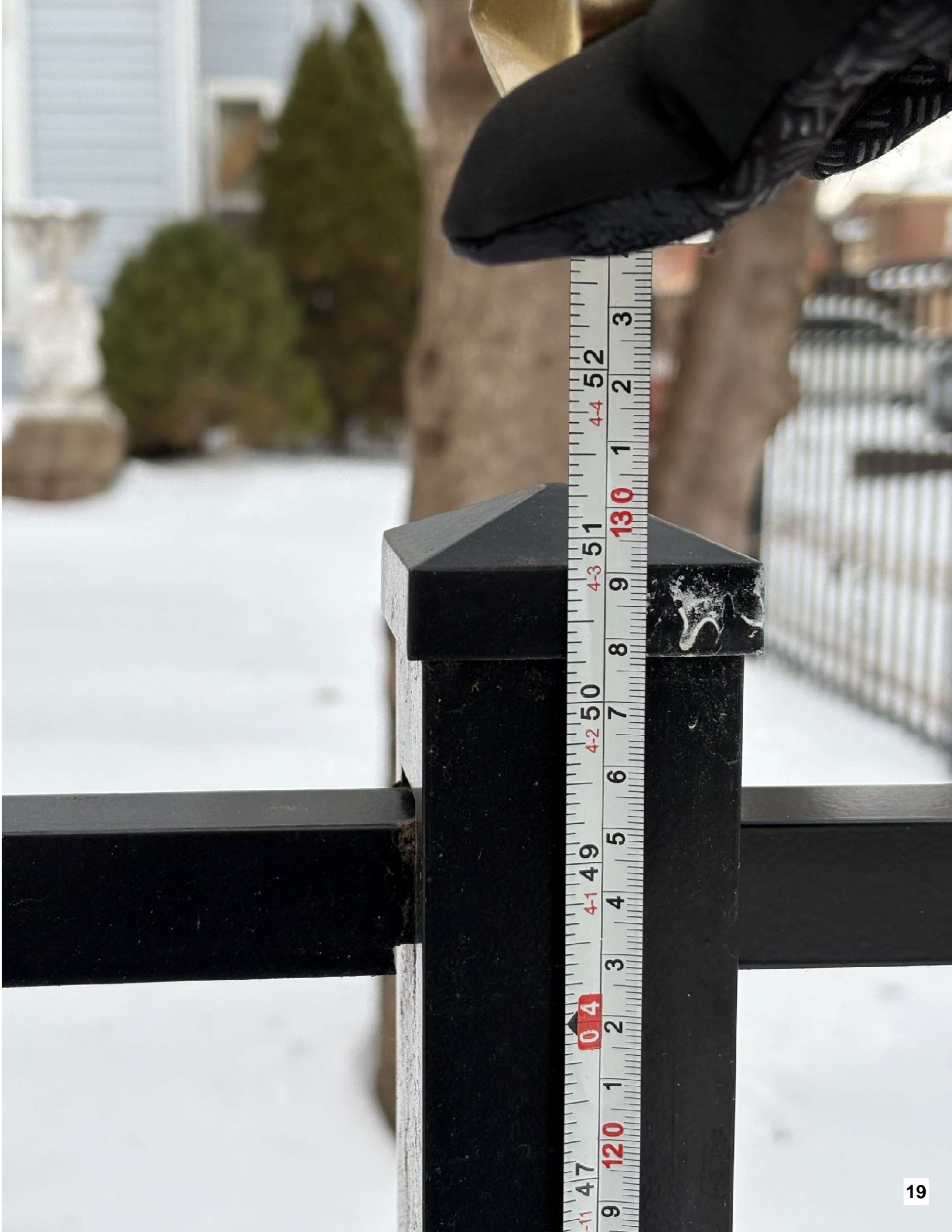
Meg Muth  
Raatz Fence Co. Representative

Customer Signature

Date

Received January 7th, 2022 Planning & Design

26-COA-0012



9 120 1 2 3 4 4-1 49 5 6 7 8 9 130 1 2 3 4-4 52













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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, Planner I – Urban Design  
Date: June 5, 2026

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**Case No:** 26-COA-0012  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 227 E Ormsby Ave

**Applicant:** Laura Lane and Charles Lovejoy  
227 E Ormsby Ave  
Louisville, KY 40208

**Owner:** Same as applicant

**Estimated Project Cost:** NA

#### Description of proposed exterior alteration:

The applicant seeks after-the-fact approval for construction of a 52" tall black aluminum picketed fence around the front of the property, located just behind the approximately 12" tall retaining wall that abuts the public sidewalk. It has a combined height of 64" with the retaining wall, when measured from grade.

#### Communications with Applicant, Completion of Application

The application was received on January 7, 2026 and assigned to Staff on January 12, 2026, at which point the application was considered complete and requiring a committee level review.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on Wednesday, May 20, 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: **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 and is in the Traditional Neighborhood form district. It is located on the north side of E Ormsby Ave, three lots west of S Floyd St, just west of the alley. The site contains a Victorian-era, 2.5-story residential structure with a front gable roof. It features a distinctive Palladian-form gable window and traditional lap siding.

Previous COA's include:

- Case # 21-COA-0139 for a front door replacement and non-historic transom window replacement approved by staff.
- Case # 23-COA-0193 for rear privacy fencing 7' in height or less, and a 36" front yard fence when measured from grade by the Old Louisville ARC. The ARC determined that the fence did not meet the design guidelines as proposed. The COA was approved on the condition that "The front yard fence shall be removed and replaced with a new metal fence that does not exceed 3-ft in height." In their deliberation, the ARC also told the applicant that if they could get a fence height variance from the Board of Zoning Adjustment (BOZA) that they may review the request again. The variance was approved by BOZA with the understanding that the ARC has the ultimate approval.

The current fence is in violation of the conditions of approval for 23-COA-0193.

### **Conclusions**

The after-the-fact front yard fencing generally does not meet the applicable standard design guidelines for **Site**. Guideline **ST.7** states "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." The fence currently measures at a total combined height of 64" when measured from grade, as it includes the 12" height of the retaining wall and the 54" height of the fence itself.

The Old Louisville ARC previously approved COA case # 23-COA-0193 for front yard fencing with a condition that required removal of the current 64" tall metal fencing, and for it to be replaced with metal fencing that does not exceed 36" in height. The ARC also included in their deliberation that if the applicant were to obtain a fence height variance from BOZA, they could reapply to have the existing 64" tall fencing reviewed by the ARC again. The variance was approved by BOZA with the understanding that the ARC has the ultimate approval and that the current fence is still in violation.

While the applicant did receive a fence height variance, the current fence height still does not meet **Site** guideline **ST.7**, which requires front yard fencing to be 3' in height or less. For these reasons, staff recommends that this request be denied and the applicants adhere to the conditions of approval of 23-COA-0193.

**RECOMMENDATION**

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **denied**.

Drake Watson  
 Drake Watson  
 Planner I – Urban Design

6/5/2026  
 Date

**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.	NA	
<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>	NA	
<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>	NA	
<b>ST.5</b>	Maintain a historically significant fence or site wall.	NA	There is not historic front yard fencing on this site.
<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>Guideline</b>	<b>Finding</b>	<b>Comment</b>
<b>ST.7</b>	<p>Design a new fence to be compatible with the architectural style of the house and existing fences in the surrounding context.</p> <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>	-	The existing 64" tall front yard fence does not comply with this guideline as it exceeds the required 36" or less height by an additional 28" ..
<b>ST.8</b>	<p>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.</p> <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>	<p>Maintain original front yard topography, including grades, slopes, elevations, and berms.</p> <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>	NA	
<b>ST.10</b>	<p>Use low-water and non-evasive species when considering a new planting.</p> <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>	NA	
<b>ST.11</b>	Match the grade of adjacent properties with new construction.	NA	
<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>	NA	No changes to the retaining wall have been made or are proposed at this time.
<b>ST.13</b>	Explore alternatives before proposing significant site and topographical changes to a historic site. Alternatives include:	NA	

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<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>		
<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> <li>Use paving materials that are compatible with adjacent sites and architectural character.</li> </ul>	NA	
<b>ST.17</b>	<p>Preserve and maintain a historic lighting fixture if it is character defining, when possible.</p>	NA	
<b>ST.18</b>	<p>Design new or replacement lighting that is in character with the setting.</p> <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> </ul>	NA	

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <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>		
<b>ST19</b>	<p>Minimize the visual impact of a service area and its related fixtures.</p> <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>	NA	
<b>ST.20</b>	Locate pools in the rear yard. Do not harm historic resources during the construction of a pool.	NA	



# Louisville Metro Government

## Text File

File Number: 26-COA-0021

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**Agenda Date:** 6/10/2026

**Version:** 1

**Status:** New Business

**In Control:** Old Louisville Architectural Review Committee

**File Type:** Planning Case

**Agenda Number:** 2.



# OFFICE OF PLANNING

# CERTIFICATE OF APPROPRIATENESS APPLICATION

Would you rather apply electronically? Go to the address below to learn more about submitting applications online:  
<https://louisvilleky.gov/office-planning/document/pdssubmitting-applications-online>

Staff Use Only in This Box

Case No.: <u>26-COA-0021</u>	Intake Staff: <u>HP</u>
Date: <u>1-12-26</u>	NO APPLICATION FEE

In order to be assigned the following week, applications are due on Fridays at 5:00 pm. Once complete, please bring the application and supporting documentation to: Office of Planning, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/office-planning/>.

## PROJECT INFORMATION

- Preservation District:**
- |  |  |
|--|--|
| <input type="checkbox"/> Butchertown       | <input checked="" type="checkbox"/> Old Louisville |
| <input type="checkbox"/> Cherokee Triangle | <input type="checkbox"/> Parkland Business         |
| <input type="checkbox"/> Chickasaw         | <input type="checkbox"/> West Main Street          |
| <input type="checkbox"/> Clifton           | <input type="checkbox"/> Individual Landmark       |
| <input type="checkbox"/> Limerick          |  |

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OFFICE OF PLANNING

Project Name: \_\_\_\_\_

Primary Project Address / Parcel ID: line 1379 S Brook St, Louisville, KY 40208 / 0321100590000

Total Acres: .0841      PVA Assessed Value: \$292,300      Project Cost (exterior improvements only): \_\_\_\_\_

Does the project include a new building or building addition? If so, please provide the following information:

Existing Sq Ft: \_\_\_\_\_      New Construction Sq Ft: \_\_\_\_\_      Height (Ft): \_\_\_\_\_

**Project Description:** Use additional sheets if needed.

Replacement Windows

26-COA-0021

### CONTACT INFORMATION

(Print and use a second copy of this page if additional contacts are needed)

**Owner Information:**

Name: George Dunlap  
Company: Dunlap Properties, LLC  
Address: 25 Andrew Pkwy  
City: Fisherville  
State: KY ZIP: 40023  
Primary Phone: 502-264-1054  
Email: george@totallyaboutlending.com

**Applicant/Contact:**

Name: George Dunlap  
Company: Dunlap Properties, LLC  
Address: 25 Andrew Pkwy  
City: Fisherville  
State: KY ZIP: 40023  
Primary Phone: 502-264-1054  
Email: george@totallyaboutlending.com

**Owner Signature (REQUIRED):**

Signed by:  
*George Dunlap*  
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**RECEIVED**

JAN 12 2026

**OFFICE OF PLANNING**

### CERTIFICATION STATEMENT

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity of \_\_\_\_\_, hereby certify that George Dunlap is (are) the owner(s) of the property which is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

I further understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void.

I further understand that pursuant to KRS 523.010, et seq, knowingly making a materially false statement, or otherwise, providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

26-COA-0021

## CHECKLIST

Please submit the completed application along with the following documents. Applications **WILL NOT** be accepted without the following items:

X

**Photos:** Current and dated photographs showing building front, specific project area, and surrounding buildings.

**Materials Info:** Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement.

**Plans / Renderings:**

- ✓ **Site Plan:** drawn to scale and showing all property lines, existing development, and proposed development (preferably printed on a 11" x 17" page). Ask customer service for a "SITE PLAN GUIDE" for reference and instructions.
- ✓ **Floor Plan:** If the proposal involves a building, a general floor plan of the improvement, drawn to scale, and with the purpose of each room labeled (preferably printed on a 11" x 17" page).
- ✓ **Elevations:** the proposal involves a building, signage, or walls/fencing, an Elevation of the improvement, drawn to scale (preferably printed on a 11" x 17" page).
- ✓ **Landscaping Plan:** If the proposal involves the removal or installation of landscaping, a Landscaping Plan, drawn to scale (preferably printed on a 11" x 17" page).
- ✓ Any other plans or renderings necessary to show the extent of the exterior changes.

**Mailing Labels:** (For Committee Level Reviews only) You are required to notify the neighboring property owners of this application. You must create mailing labels of 1st-tier adjoining property owners, and your Case Manager (ask customer service for a "HOW-TO: USER GUIDE" for step-by-step instructions). Staff will prepare the notice once a meeting date is determined, but the applicant is responsible for picking up and mailing.

**Note:** Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include, but are not limited to, construction of new buildings, demolition, and projects that vary widely from design guidelines.

**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission: <https://louisvilleky.gov/government/office-of-planning/historic-landmarks-preservation-districts-commission>

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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: Bradley Fister, Senior Planner – Urban Design  
Date: June 5, 2026

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**Case No:** 26-COA-0021  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1379 S Brook St.

**Applicant:** George Dunlap  
Dunlap Properties LLC  
25 Andrew Pkwy  
Fisherville, KY 40023

**Owner:** Same as applicant

**Estimated Project Cost:** TBD

#### Description of proposed exterior alteration:

The applicant seeks after-the-fact approval for the following alterations:

- Replacement of six front façade, 1/1 double hung wood windows with new 6/6 double hung vinyl windows;
- Replacement of two 2/2 double hung wood windows and two 1/1 double hung wood windows on the rear façade with new 6/6 double hung vinyl windows;
- Enclosure of all basement windows with vinyl siding; and,
- Replacement of all 1/1 double hung wood windows with new 6/6 double hung vinyl windows on the rear one-story addition.

#### Communications with Applicant, Completion of Application

The application was received on January 12, 2026 following an enforcement case (ENF-ZON-21-000063) for not complying with the previously approved COA 16COA1125. It was assigned to staff at that time and determined to require 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: **Windows**. 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 TNZD zoned property in the Traditional Neighborhood form district is located on the east side of South Brook Street, two lots north of East Magnolia Avenue. The quadruplex building is two-and-a-half stories tall and of masonry construction.

There is only one previous COA (16COA1125) for the property, and it is for the after-the-fact replacement of the windows. This case went before the Old Louisville ARC on October 12, 2016. The ARC approved the COA with the following conditions of approval:

1. The window casings and sills that have been wrapped in aluminum will be unwrapped. The wood trim will be left exposed.
2. The front façade 6/6 vinyl double hung windows shall be removed.
3. New 1/1 double hung wood windows shall be installed on the second story of the front façade. They shall fit the historic window openings. The third story windows can be 1/1 double hung vinyl windows and shall fit the historic window openings.
4. The rear façade 6/6 double hung vinyl windows shall be removed.
5. New 1/1 double hung vinyl windows shall be installed and shall fit the historic window openings.
6. Should the design change, the applicant shall contact staff.
7. The applicant shall submit a new COA application if the front wood siding on the bay window is replaced with a material other than wood. Any new wood siding shall match the historic.

To date, no work has been done to follow these conditions of approval.

### **Conclusions**

The after-the-fact window replacement does not meet many of the applicable **Window** guidelines. Guidelines **W1** and **W2** specifically state that new windows must match the historic windows as much as possible. The 6/6 muntin pattern does not match the historic windows, which were 1/1, and the 6/6 muntin pattern would have rarely been found on a Victorian era home. Guideline **W4** states that synthetic windows should not be located on the front façade of a building unless they mimic a historic wood window, specifically the mortis and tenon connections. The current vinyl windows do not properly replicate this connection or the muntin configuration.

Vinyl windows are permissible on the side and rear elevations of the building, as well as the rear addition. However, many of the replacement windows on the sides and rear do not fit the historic window openings, so those openings have been modified to hold smaller windows. Furthermore, those vinyl windows have the incorrect muntin configuration. This does not meet guideline **W2**. Furthermore, this property has remained out of compliance with the conditions of COA # 16COA1125 for almost 10 years.. For these reasons, staff recommends that this request be denied, and the applicant adhere to the conditions of approval of 16COA1125.

**RECOMMENDATION**

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **denied**.

Brad Fister

6/5/2026

Bradley Fister  
Senior Planner – Urban Design

Date

**Window**

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>W.1</b>	<p>Preserve the functional and decorative features of a historic window, as well as the historic window material on street-facing and street-address building features (bays, etc.) and facades as they are more character defining. For structures that were constructed with four or more stories, this applies to the first three stories.</p> <ul style="list-style-type: none"> <li>• Where a historic window is intact and in repairable condition, retain and repair it to match the existing as per location, lite configuration, detail, and material.</li> <li>• Preserve the historic window features including the frame, sash, muntin, mullion, glazing, sill, head, jamb, and molding.</li> <li>• Preserve a historic transom. A transom can be opened to let cool air in and warm air out of the structure.</li> <li>• Preserve the original material of a window. If this is not possible, alternative materials may be considered if they convey the character, detail, and finish of the original material.</li> <li>• Maintain the functionality of a historic double-hung window in a historic structure. A double-hung window functions like a transom, and allows cool and in and warm air out, facilitating air circulation.</li> <li>• Repair, rather than replace, a frame and sash.</li> <li>• Consider weather-stripping a window to reduce air flow in and out of a structure, creating a more energy-efficient building.</li> </ul>	-	The wood windows were removed without approval or review in <b>March 2016</b> and at that time were replaced with inappropriate windows that do not mimic the design, materials, or proportions of the wood windows.

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
<b>W.2</b>	<p>Avoid alterations to a historic window that would negatively affect the historic appearance of the window and structure.</p> <ul style="list-style-type: none"> <li>Do not apply reflective or insulating film to window glass on street-facing and street-address facades.</li> <li>Do not use smoked, tinted, or reflective glass on street-facing and street-address facades. Neutral appearance low-E is permissible.</li> <li>Do not remove, block in, or back-paint a transom or sidelight. If this has been done previously and changes are proposed, then it will be corrected to come into compliance with these guidelines.</li> <li>Do not alter the number, size, location, or shape of a historic window on street-facing and street-address building features and facades by making new window openings or permanently blocking existing openings.</li> <li>For a masonry structure, inset new bricks in historic window or door openings on secondary or tertiary elevations that have approval to be removed. Preserve opening details, such as lintels, to demark where the historic opening was once located.</li> <li>Do not locate any new window openings that may be required for a new use on street-facing and street-address facades.</li> <li>Do not remove or obscure historic window trim with metal or siding materials on street-facing and street-address building facades. If this has been done previously and changes are proposed, then it will be corrected to come into compliance with these guidelines.</li> <li>Do not install new floors, dropped ceilings, or interior walls that block the glazed area of historic windows. A design should incorporate a setback that allows the full height of the historic window to be seen unobstructed if new floors, dropped ceilings, or interior walls are necessary.</li> </ul>	-	The after-the-fact replacement windows do not mimic the historic window configurations of the building, which was 1/1 double-hung wood windows. The 6/6 configuration is historically inappropriate for this building, and rarely found on other buildings of this same general period throughout the District. Many of the windows do not fit the historic window openings, which have been modified. Furthermore, the trim was wrapped with metal.
<b>W.3</b>	<p>Reconstruct a missing window element.</p> <ul style="list-style-type: none"> <li>Use a surviving prototype to reconstruct a missing window element, such as architraves, hoodmolds, sash, sills, and exterior shutters or blinds.</li> <li>Use a material for which there is a historic precedent or a compatible substitute material if necessary.</li> </ul>	NA	
<b>W.4</b>	<p>Match a replacement window design to the historic. Replace a severely deteriorated historic window on street-facing and street-address building features (bays, etc.) and facades with a new window that conveys the same visual appearance. For structures that were constructed with four or more stories, this applies to the first three stories.</p> <p>For more information on what classifies a window as “severely deteriorated” and, therefore eligible to be completely replaced, see the final page of this chapter.</p> <p>Windows on side and rear elevations that are not character defining and do not face the street, do not have to meet the severely deteriorated threshold. For structures that were constructed with four or more stories, windows on the fourth story and higher do not have to meet the severely deteriorated threshold.</p> <ul style="list-style-type: none"> <li>Use historical, pictorial, and physical documentation to select a new window that is</li> </ul>	-	The after-the-fact windows do not mimic the design or proportions of the previous wood windows, and the vinyl windows do not replicate the look or proportions of wood windows specifically the mortis and tenon connections and muntin configuration.

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<p>compatible with the historic character of the building.</p> <ul style="list-style-type: none"> <li>• Select a window that matches the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features when the repair of historic windows is impossible.</li> <li>• Install a replacement window that operates in the same way as the original window. Double-hung windows are replaced with double-hung, and casement windows are replaced with casements. Replacement windows can also appear to operate in the same way. A casement or fixed window that looks like a double-hung window could be permissible.</li> <li>• Do not install a replacement sash that does not fit historic window openings. Historic openings should never be blocked-in to accommodate a stock window.</li> <li>• Do not install a synthetic replacement window on street-facing and street-address building features (bays, etc.) and facades that does not appear similar in size, finish, texture, and depth to the historic window materials. For structures that were constructed with four or more stories, this applies to the first three stories.</li> <li>• Do not replace a multi-pane window that has true divided lights with thermal glazing windows that have false "snap-in" or applied muntins on street-facing and street-address building features (bays, etc.) and facades. Simulated divided lite is permissible. For structures that were constructed with four or more stories, this applies to the first three stories.</li> <li>• Do not install contemporary picture, glass block, or jalousie window in an exterior window opening unless there is historic documentation that this occurred originally. Where basement windows are not visible from the street, are severely deteriorated, and are non-functional, glass block may be permissible.</li> <li>• If a window has been previously replaced that does not meet these guidelines, the next time it is replaced, it will come into compliance by following these guidelines.</li> </ul>		
<b>W.5</b>	<p>Preserve and repair an existing wood shutter when possible.</p> <ul style="list-style-type: none"> <li>• Keep historic shutters intact. The shutters serve as accents and provide security.</li> <li>• Use existing shutters to help cool a structure. Shutters help block solar heat gain in the summer while allowing breeze to pass through (if they are louvered), helping with cooling costs during summer months.</li> </ul>	NA	
<b>W.6</b>	<p>Repair an existing shutter with in-kind materials or with materials that replicate the original material, design, and dimensions. If the shutter was replaced previously with a material that does not meet these guidelines and work is being done, then it will be corrected to come into compliance with these guidelines.</p>	NA	
<b>W.7</b>	<p>Replace shutters where they previously existed when possible.</p> <ul style="list-style-type: none"> <li>• If damage is too extensive to repair, using replacement shutters may be considered.</li> </ul>	NA	

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <li>Choose a replacement shutter that appears similar in style, color, size, and material to the historic materials. The replacement shutter should cover one-half of the window, were it to be closed.</li> <li>Install shutters only where there is historic evidence for them.</li> <li>A replacement shutter should be or appear to be operable, measure the full height and width of the windows, and be constructed of a historically appropriate material.</li> <li>Mount replacement shutters so they partially cover the vertical trim of the window frame.</li> <li>Do not mount a shutter to the masonry or cladding on either side of the window.</li> <li>Do not install aluminum or vinyl shutters that do not accurately replicate the historic shutter.</li> </ul>		
<b>W.8</b>	Preserve an original awning when possible.	NA	
<b>W.9</b>	Maintain a historic awning in operable condition when possible.	NA	
<b>W.10</b>	Repair an altered awning to its original design when possible.	NA	
<b>W.11</b>	<p>Replace a non-repairable historic awning or add a new awning to be consistent with the historic context.</p> <ul style="list-style-type: none"> <li>Design an awning to complement existing architectural features. It should not overwhelm the facade.</li> <li>Design an awning to be of matte-finish, weather-proofed fabric of traditional form, and of a color that complements the building. Typically, an awning of a solid color and narrow or wide stripes running perpendicular to the building is the preferred pattern.</li> <li>Consider the use of an operable awning where appropriate. Operable awnings can provide shade in the summer and allow solar access in the winter, increasing the energy-efficiency of a structure.</li> <li>Use a material that is durable and weather resistant.</li> <li>Attach an awning between the window display area and the signboard or second floor window sill. An awning should be attached below the transom line where historic prism glass is present.</li> <li>Do not damage the historic structure when installing an awning. Hardware should be limited to that which is required for structural stability and should be driven into mortar joints, not masonry.</li> <li>Do not use plastic or back lit awnings. Metal, glass, fiberglass, and similar material awnings may be permissible if they complement the architecture of the building.</li> <li>Do not install an awning where it would not be historically appropriate.</li> </ul>	NA	
<b>W.12</b>	<p>Minimize the visual impact of a modern appurtenance on a historic building.</p> <ul style="list-style-type: none"> <li>Install a window fixture, such as air conditioning unit, in a window on a secondary elevation when possible.</li> <li>Do not alter the window sash to accommodate an air-conditioning unit, if this has been done previously and changes are proposed, then it will be corrected to come into compliance with these guidelines.</li> </ul>	NA	

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
	<ul style="list-style-type: none"> <li>• Install a storm window that duplicates the shape and color of the historic window. A storm window can help reduce air movement into and out of an existing window and provide a more affordable way to create a more energy efficient home.</li> <li>• Use a storm window that has wood or narrow metal frame.</li> <li>• Mount a storm window on the blind stop within the window frame.</li> <li>• Install security bars in a way that does not obscure the historic window.</li> <li>• Use retractable commercial security bars for a storefront.</li> <li>• Upon installation of a modern appurtenance, do not damage any part of the historic window or frame or obscure the architectural character of the historic window.</li> </ul>		



# Louisville Metro Government

## Text File

File Number: 26-COA-0044

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**Agenda Date:** 6/10/2026

**Version:** 1

**Status:** New Business

**In Control:** Old Louisville Architectural Review Committee

**File Type:** Planning Case

**Agenda Number:** 3.



## Louisville-Jefferson County Metro Government

### OFFICE OF PLANNING

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: louisvilleky.gov/government/planning-design

## Certificate of Appropriateness Application

Case Number: 26-COA-0044

Submittal Date: 02/16/2026

Intake Staff: Alyssa Burton

### Application Information

**Primary Address:** 1018 S BROOK ST, LOUISVILLE, KY 40203

**Primary Parcel Id:** 030G00780000

**Project Description:** A new two-story single-family residential house to be built on the vacant lot. The house will have 3 bedrooms and 3 bathrooms.

Key Exterior features:

- Victorian (Italianate) style,
- Red brick-exterior,
- Narrow-tall windows in the front,
- Gable (metal) roof and tall ceilings (9 – 10 ft),
- Setbacks matching those in the neighborhood (27 ft from the street, 3.5 ft on both sides of the house)
- > 400 sq ft green area in the back yard
- Iron fence with black paint matching the ones in the neighboring homes (e.g. 1034 S BROOK ST) in the front, and wooden fence in the backyard (similar to 1020 S BROOK ST)
- Green hedge in the front yard (similar to 1020 S BROOK ST)
- Front porch will have black painted, metal work (similar to 1020 S BROOK ST)
- 20 ft X 20ft garage in the back for secure car parking, entry through the back alley
- Exterior structural walls will be concrete / wood

Key Interior Features:

- Energy efficient,
- Accessible (ramp for wheelchair, roll-in shower on main floor, grab bars in the bathroom, tile and hardwood/LVP flooring on the first floor),
- Concrete slab foundation
- Interior walls will be wooden

**Project Name:** Old Louisville - 1018 S Brook St

### GENERAL INFORMATION

Acres

0.0781

<b>Dwelling Units</b>	1
<b>Historic Preservation District</b>	OLD LOUISVILLE
<b>Land Use General</b>	Residential
<b>Land Use Specific</b>	Single Family
<b>New Building Square Feet</b>	1680
<b>Number of Meeting Notification Postcards</b>	0
<b>Project Cost</b>	0
<b>PVA Assessed Value</b>	11570
<b>Rooms</b>	0

### GIS INFORMATION

<b>Council District</b>	6
<b>Current Subdivision Name</b>	NONE
<b>Fire Protection District</b>	LOUISVILLE #2
<b>Form District</b>	TRADITIONAL NEIGHBORHOOD
<b>Historic Site</b>	HOUSE
<b>Municipality</b>	LOUISVILLE
<b>National Register District</b>	OLD LOUISVILLE
<b>Overlay District</b>	NONE
<b>Plan Certain</b>	NONE
<b>Plat Book - Page</b>	NONE
<b>System Development District</b>	NO
<b>Zoning Code</b>	TNZD

### Owner Information

**Name:** LOUISVILLE AND JEFFERSON COUNTY LAND  
**Address:** 444 S 5TH ST STE 500, LOUISVILLE, KY 40202 233

### Contact Information

**Type:** Applicant  
**Name:** Sukrit Sondhi  
**Address:**

**Phone:**

**Email:** sukrit@yahoo.com

### **Owner Certification Statement**

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**Application Submitted By:** Sukrit Sondhi

hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property.&nbsp; I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

# 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"

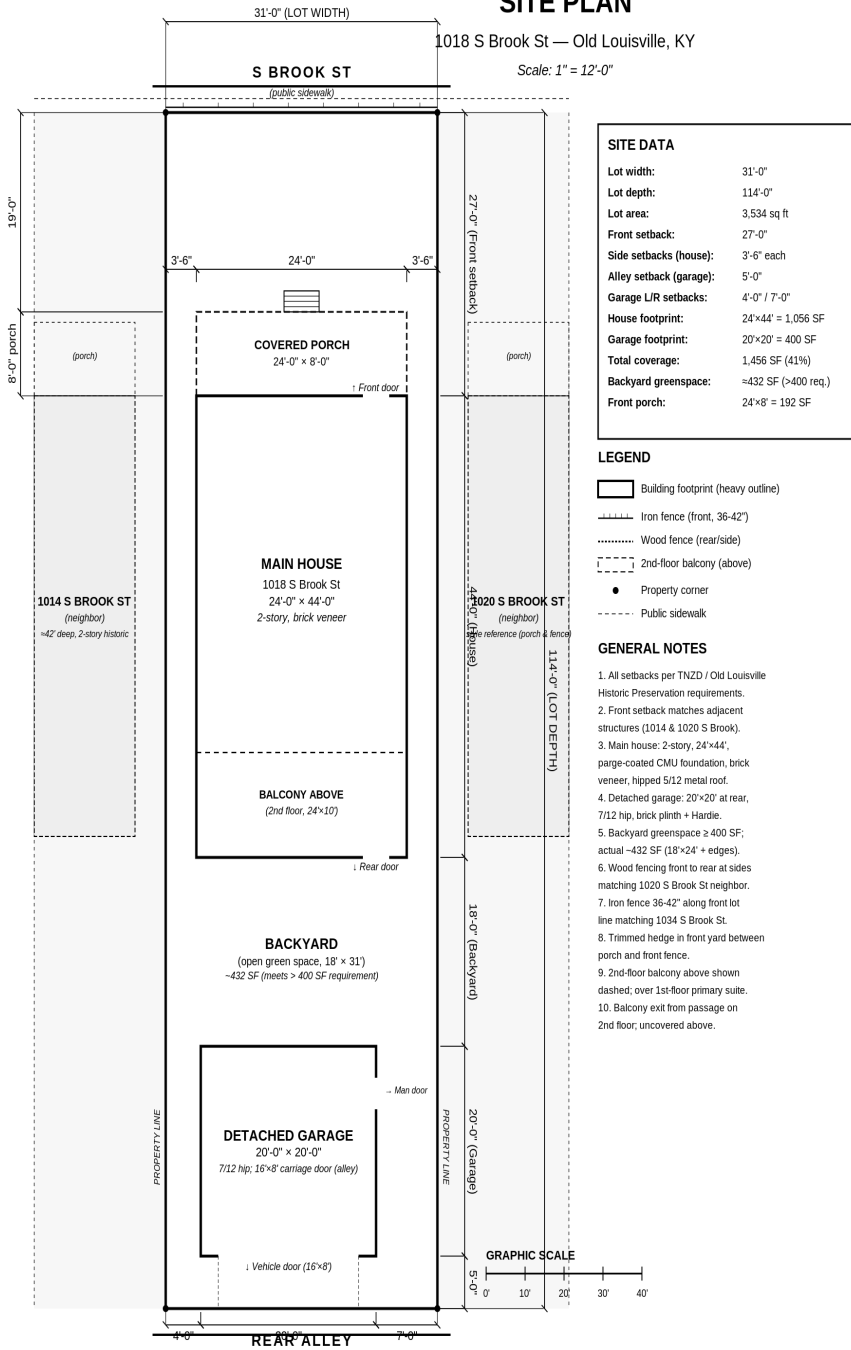
### Lot Coverage

<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"



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

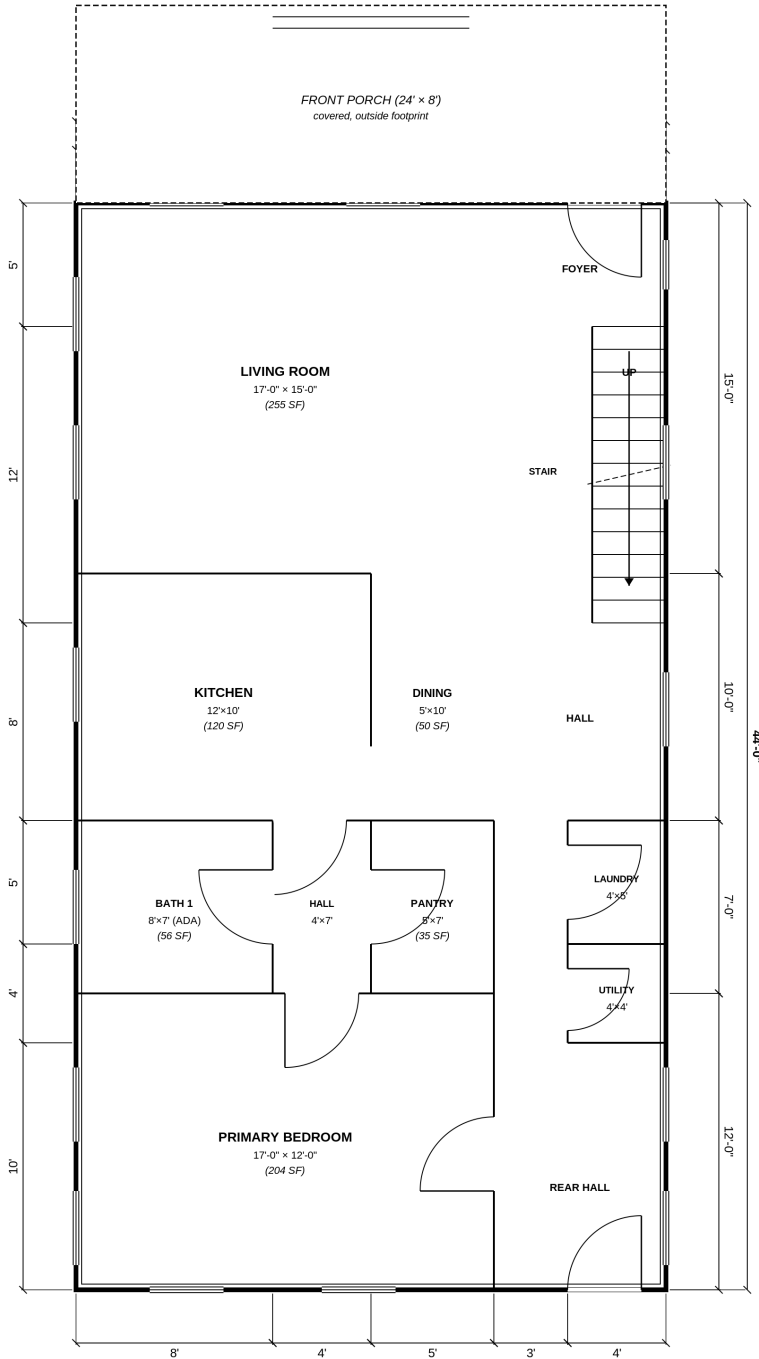
#### Stair

- 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"



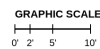
### GENERAL NOTES

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.

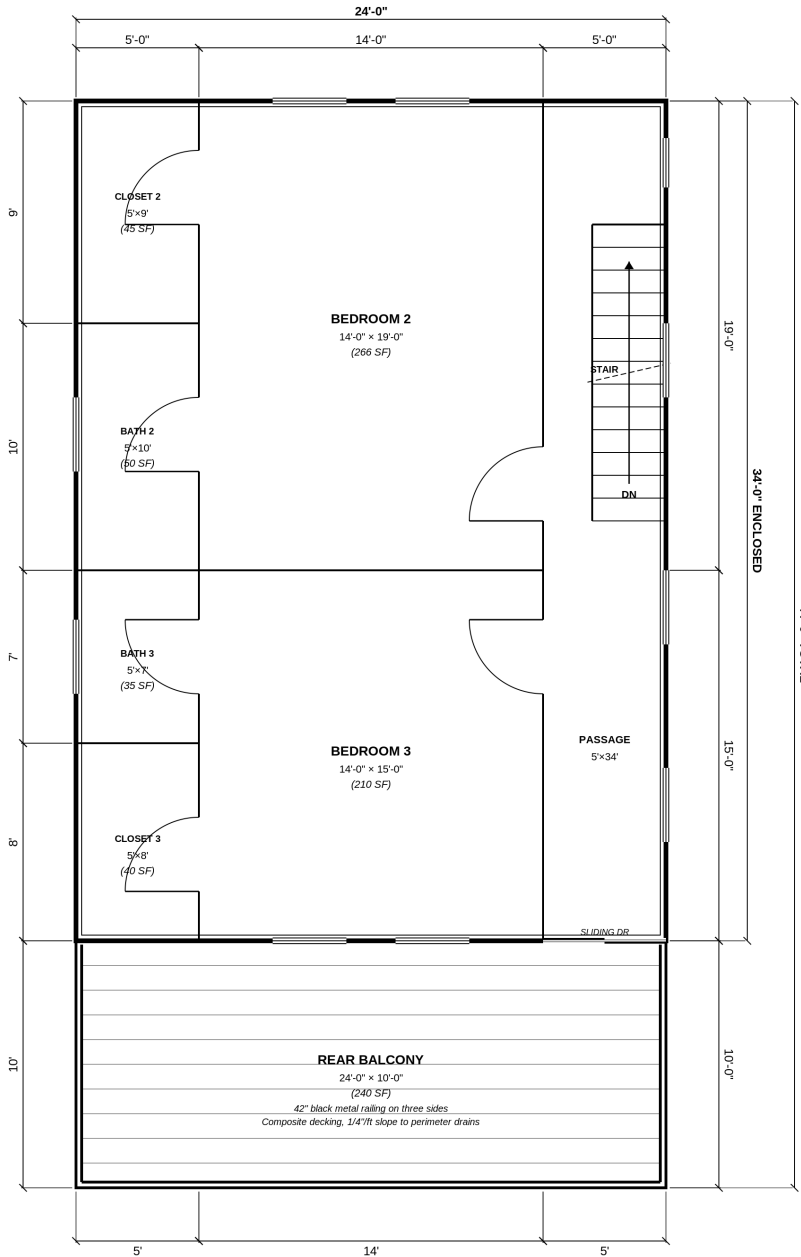
### Room-by-Room

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, 36" 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
	<b>Total Estimated Cost</b>	<b>\$245,000 – \$380,000</b>

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.



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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

---

**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>	<p>Repair a historic fence with materials that match existing sections of historic fencing in height and detail.</p> <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>	<p>Design a new fence to be compatible with the architectural style of the house and existing fences in the surrounding context.</p> <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>	<p>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.</p> <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>	<p>Maintain original front yard topography, including grades, slopes, elevations, and berms.</p> <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>	<p>Use low-water and non-evasive species when considering a new planting.</p> <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>	<p>Match the grade of adjacent properties with new construction.</p>	NSI	<p>The current grade matches adjacent properties. It is unclear if this will be changing.</p>

	<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