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## Historic Landmarks and Preservation Districts Commission

### Report to the Committee

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To: Clifton Architectural Review Committee  
Thru: Cynthia Elmore, Historic Preservation Officer  
From: Bradley Fister, Historic Preservation Specialist  
Date: June 24, 2020

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**Case No:** 20-COA-0076  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1830 Frankfort Ave.

**Applicant:** Randall Simmons  
1830 Frankfort Ave.  
Louisville, KY 40206  
(502) 387-4817  
[randys1830@gmail.com](mailto:randys1830@gmail.com)

**Owner:** same as applicant

**Estimated Project Cost:** \$70,000.00

#### Description of proposed exterior alteration:

The applicant is seeking approval to demolish the existing wood-sided, shed roof-style garage and construct a new garage structure with a footprint of 24' long by 29' wide. The proposed wood framed garage will be located at the rear of the property (facing the alley) on the same footprint as the existing garage. The garage will have a poured reinforced concrete foundation and floor. The building is proposed to be clad with Dutch lap vinyl siding with aluminum trim. The shed roof will be 12' in height facing the house and drop to 9' in height facing the alley. The roof is proposed to be clad with a 40 year classic rib roof, and 6" gutter and downspouts. The alley side elevation of the garage will contain two 7' x 10' single car garage door openings, with standard steel overhead garage doors in each. The side elevations will each have an air vent at the peak of the shed roof. The rear (yard facing) elevation will contain two 36" wide steel entry doors, as well as two exterior lights.

The applicant proposes to pour a concrete walk the full width of the garage in the back yard, the walk will be approximately 36" wide x 29' (the full width of the garage), then continue at the 36" width down the right side of the back yard approximately 60' to the proposed poured

concrete patio (to replace the existing paver patio) and existing wood deck that will be re-clad in a composite material (both of which were originally constructed in 2001). The applicant also proposes to enclose the sides of the rear yard with a 6' wood color vinyl fencing.

The applicant also proposes the removal of the existing concrete retaining wall at the front of the property, along with two sets of steps and walk leading to front door. The proposal is to replace the existing retaining wall with a new 25" high poured concrete retaining wall, one set of steps, and walk that will lead to the front door. The applicant proposes to re-grade the front lawn to prevent future erosion, as well as buckling and cracking of the new retaining wall.

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

The application was received on May 6th, 2020 and considered complete and requiring committee level review on May 11th, 2020. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on July 1st, 2020 at 4:30 pm, online.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Garage, New Construction-Residential, Demolition 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 site is located two lots east of the intersection of Frankfort Ave. and State Street. The property is zoned R5B in a Traditional Neighborhood Form District. The principal structure constructed circa 1890s is a two-story, wood framed, lap sided, late-Victorian Style building. The garage structure appears in the 1928 Sanborn Map (Sheet #747) and is noted as an "auto house". It is a one-story frame building with vertical wood siding and a shed roof.

### **Conclusions**

The proposed garage generally meets the Clifton Design Guidelines for **Demolition, Garage, New Construction-Residential, and Site**.

The existing accessory structure is denoted as a contributing building in the Clifton Preservation District. It does not have a high degree of architectural detail or notable character-defining features, but rather seems to be a utilitarian accessory structure. The building has no permanent foundation as indicated by the dirt floor and has had some structural alterations. Evidence of soldiered beams on the interior indicate repairs have been made over time, but that the permanency of the structure has diminished which has affected overall integrity.

The alleyscape has an eclectic mix of accessory structures. The proposed structure meets the architectural context of the alley in location, size, massing, and scale and the materials are complimentary to those in the district. The new garage will have the same form and configuration as the original garage. Staff recommends historic concrete mix should be used

for the drive apron, retaining wall, stairs, walk, and any other concrete seen from the street-view.

The work proposed for the fencing and retaining wall generally meets the **Site** design guidelines. The guidelines do allow for the consideration of synthetic fencing. The proposed fencing will have a wood color in appearance and will be located at the rear of the property. There is an existing concrete retaining wall on the property, as well as the adjacent property. The new retaining wall will be approximately the same size as the neighboring property. The applicant has proposed re-grading the front yard which is generally not permissible per **ST6**.

## **RECOMMENDATION**

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

1. **The historic garage structure shall be documented prior to demolition.**
2. **The new construction shall conform to all other municipal regulations, including the Louisville Metro Land Development Code.**
3. **The applicant and/or their representative shall coordinate with staff to finalize their color for the roof prior to installation.**
4. **The applicant and/or their representative shall make provisions for screening and storing trash and recycling receptacles.**
5. **The poured concrete foundation shall be clad in brick, stone, or stucco from grade level to the start of the siding.**
6. **The vinyl siding shall be 3-4" exposure smooth traditional lap siding (not Dutch lap) with corner boards, and door trim.**
7. **The applicant and/or their representative shall incorporate storm water management provisions into the design of new construction so that any related runoff will not adversely impact adjacent properties and nearby historic resources.**
8. **The applicant and/or their representative shall integrate mechanical systems into new construction in such a way that rooftops remain uncluttered and fixtures, such as air conditioning units and satellite dishes, are located on secondary elevations where they do not detract from the character of the site.**
9. **The new garage apron and any concrete from street-view shall be installed using historic concrete mix and shall not damage the alley or any existing curbing.**
10. **The applicant and/or their representative shall coordinate with staff to finalize their selection of carriage style garage doors prior to installation.**
11. **Any exterior lighting shall be submitted to staff for approval.**
12. **The new front retaining wall and walk shall be installed using historic concrete mix, and shall not exceed the height of the existing neighboring retaining wall, and shall not change the grade/elevation of the front yard.**
13. **The use of vinyl fencing in the rear yard shall not exceed 7' in height.**
14. **If the design or materials change, the applicant and/or their representative shall contact staff for review and approval prior to installation.**

*The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, their successors, heirs or assigns. This Certificate*

*does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.*

Bradley Fister  
Bradley Fister  
Historic Preservation Specialist

06/24/2020  
Date

## Demolition

### Clifton Design Guideline Checklist

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

NA Not Applicable  
NSI Not Sufficient Information

	Guideline	Finding	Comment
	The Metro Landmarks Standard Design Guidelines for Economic Hardship Exemption and Guidelines for Demolition also apply to an application for a Certificate of Appropriateness for demolition within the Clifton Preservation District, and associated application for an economic hardship exemption, with the following exception:  The Standard Design Guidelines for Demolition DE1-DE6 are replaced in their entirety with the following:		
DE1	Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved. The Landmarks staff will evaluate the demolition request. All demolition proposals must include photographic documentation by the property owner as part of the application submitted to Landmarks. Historic elements cannot be removed until after approval has been obtained.	+/-	The structure is a contributing secondary structure. The original construction of the building lacks a permanent foundation which has affected its structural permanency over time.
DE2	With approval, when demolishing a non-historic structure or addition, the existing non-historic building or addition should not be demolished in a manner that will threaten the structural integrity of any existing historic structure.	NA	
DE3	With approval, when demolishing an addition to an historic structure, be mindful that a wall of the existing structure will be left exposed visually, and to the deteriorating effects of weather. Take steps to insure the structural integrity of this newly exposed wall.	NA	
DE4	With approval, when demolishing an addition to an historic structure, a wall that was once an interior wall may be exposed. Remove the interior finishes and make the wall suitable to be an exterior wall that matches the historic exterior of the structure.	NA	
DE5	With approval, when demolishing an addition to an historic structure, interior openings (such as door openings) will be revealed to the exterior. Retain evidence of exterior door, window openings, or architectural features not incorporated into the interior of the addition. Leave the window or door	NA	

	frame intact. Compatible exterior construction materials should be used.		
<b>DE6</b>	The approved removal of a non-historic structure or an addition to an historic structure will create a new land area as a result of their demolition. Take steps to grade and landscape according to the existing topography and landscaping of the historic property and to be consistent with the slope and grade of adjacent properties.	NA	After removal of the structure a new building will be placed on the existing footprint.
<b>DE7</b>	The approved removal of an addition to an historic structure may change the look of the street-facing façade of the existing historic structure. Take measures to re-establish the street-facing wall through the use of low fences, walls, and/or vegetation.	NA	Located at rear of property.
<b>DE8</b>	<p>Where demolition of an historic structure has been approved, or in the event of an emergency Metro-ordered demolition, documentation of the structure to be demolished will be required. The staff or ARC may set the degree of documentation required according to several factors: primary vs. secondary structure, historic value, and historic contribution to the Clifton neighborhood. Documentation may be subject to the following requirements:</p> <ol style="list-style-type: none"> <li>1. Measured floor plans for the first and each additional story, and drawings of exterior elevations showing views of the front and one side. These drawings shall be drawn at the standard architectural scale of 1/4 or 1/8 inch per foot. Measurements should be accurate to the nearest 1/4 inch and should indicate rough openings. Representative examples of original trim and other finish details shall also be measured. Drawing shall be on acid-free paper and indicated original vs. added construction. Additions 50 years old or older shall be shown by dashed lines for exterior walls only. If a primary structure has been approved for demolition, the ARC may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner supplied drawings, drawn by hand).</li> <li>2. Digital photographs showing: the physical relationship to surrounding resources (streetscape); each façade; typical exterior details (e.g., moldings, brackets, rafter ends, brick patterns); typical interior details (e.g., door/window surrounds, staircases, mantels); typical construction details where visible; exterior landscape features; and outbuildings. A contact sheet shall be printed from the digital files on archival paper and submitted (along with the digital files on acceptable electronic media) to the Metro Landmarks Staff. If a primary structure has been approved for demolition, the committee may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner generated digital photographs in an acceptable electronic media).</li> </ol>	+	Appropriate documentation of the existing garage shall be completed prior to demolition of the building.

# Garage

## Clifton Design Guideline Checklist

+Meets Guidelines

-Does Not Meet Guidelines

+/-Meets Guidelines with Conditions

NA

Not Applicable

NSI

Not Sufficient Information

	Guideline	Finding	Comment
<b>G1</b>	Contributing secondary structures should be preserved. However, when demolition is being requested to make way for a new secondary building, then Landmarks staff and/or the ARC will evaluate and review the demolition permit request based on the structure's integrity, historical character and materials, functionality, and security concerns. All structures in the district will be identified as either contributing or non-contributing at the time of application. See the Demolition guidelines for more details.	+	Existing building is a contributing secondary structure. Due to the structure's style of construction and alterations over time, the integrity of the building has been diminished.
<b>G2</b>	New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure.	+	New secondary structure conforms to the scale, mass, roof form, setback, and materials of those adjacent.
<b>G3</b>	New garages should be sited adjacent to an alley where present. Review the garage prototype illustration that identifies styles appropriate to preservation districts when planning a garage construction project.	+	The proposed garage is sited adjacent to the alley where the existing one is located.
<b>G4</b>	When no alley exists, garages should be sited at the rear of the property behind the main house. Landscape screening is encouraged along the driveway.	NA	
<b>G5</b>	Single garage doors should be used rather than expansive double or triple doors.	+	Two single car carriage style garage doors shall be used.
<b>G6</b>	The roofline of a new garage should be oriented so it is parallel with the main house or follows the predominant pattern of existing secondary structures when a pattern exists.	+	The roofline of the new garage, mimics that of the one being demolished.
<b>G7</b>	Roof pitch should be no less than one in six. The roof form of the garage should match the roof form of the main house when it is a character-defining feature.	+/-	The roof form does not match that of the main house, but does match the roof form of the structure previously there. The Shed roof is 12' at its peak, and 9' at its lowest point.
<b>G8</b>	New garages should be designed so access to off-street parking is off alleys or secondary streets wherever possible.	+	New garage shall have entry from the adjacent alley.
<b>G9</b>	New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures.	+	The new garage shall act to enclose the majority of the rear yard.
<b>G10</b>	The garage design should be simple and rectangular in shape. Ell-shaped floor plans, slightly-projecting bays, and cantilevered second floors are also permitted.	+	The design plan is simple and rectangular.
<b>G11</b>	New garage walls should be constructed with any of these materials (1) Horizontal siding to match existing exposure of the primary structure (normally 3" or 4" exposure), (2) corner boards and trim around openings, (3) board and batten siding, (4) brick, (5) stucco over frame or concrete block, (6) painted concrete block with parged or flush joint finish, (7) cast stone, molded concrete block, or (8) wood, aluminum or vinyl siding, or fiber cement siding or board to match existing exposure of the primary structure. Do not use these materials: T-111, exposed uncoated concrete block, or painted concrete block unless parged or skim coated first.	+	The new garage shall be clad in 3-4" smooth traditional clapboard style lap siding.



<b>G12</b>	Approvable roof designs include simple gable roofs (6-in-12 minimum slope), hipped, shed, and flat roofs with parapets, intersecting gables, overhanging eaves, and gable end-vents. Not approvable are low-pitched gable roofs (less than 6-in-12 slope), flush eaves, and roofs without gutters.	+	Shed roof design
<b>G13</b>	Asphalt, fiberglass, wood, tile, metal, slate or synthetic shingles are recommended roof materials. Half-round or ogee gutters, gable-end elements, and solar collectors are approvable. Do not use membrane or roll roofing on sloped roofs with 3-in-12 pitch or greater. See Roofing guidelines for additional details.	+	Proposed roof is a 40 year classic ribbed roof, with 6" gutters and down spouts.
<b>G14</b>	Single-car garage doors or openings are preferred. Double- or triple-wide doors which convey the appearance of 2 or 3 single doors may be approved. Flush garage doors which accentuate the large size of the opening are prohibited.	+	Two single door carriage style garage doors shall be used.
<b>G15</b>	Garage window openings should be used that visually break up the wall's surface and may be placed at higher elevations for security. Security grills may be installed on the inside face of the windows.	NA	

## New Construction - Residential

### Clifton Design Guideline Checklist

+Meets Guidelines

-Does Not Meet Guidelines

+/-Meets Guidelines with Conditions

NA

Not Applicable

NSI

Not Sufficient Information

	Guideline	Finding	Comment
<b>NCR1</b>	New construction designs should conform to all applicable regulations including the Land Development Code, Zoning District Regulations, Building, and Fire and Safety codes, MSD, and any other regulatory agency. All new construction architectural designs will be reviewed by the Clifton ARC.	+	
<b>NCR2</b>	No structure should be demolished to make way for new or large-scale construction. All structures in the district will be identified as either contributing or non-contributing at time of application. The Landmarks staff and ARC will evaluate and review all demolition permit requests. See the Demolition guidelines for more details.	+/-	Proposed demolition of existing contributing garage. The structural integrity of the building has diminished overtime due to the original construction technique.
<b>NCR3</b>	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+	The design of proposed new garage meets the design guideline for height, scale, massing, volume, directional emphasis, and setback.
<b>NCR4</b>	The scale of new construction should not conflict with the historic character of the district.	+	Appropriate scale for the district.
<b>NCR5</b>	Building materials and design elements in new construction design should be sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	+	Sympathetic to the district and surrounding buildings.
<b>NCR6</b>	Creative design is encouraged. Examples of materials to avoid include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, exterior carpeting, jalousie windows, glass block, picture windows, unfinished wood, and asphalt siding.	+	Design is appropriate for the district.

	Chain-link fences should not be installed where visually incompatible.		
<b>NCR7</b>	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	+	Scale of proposed structure is appropriate.
<b>NCR8</b>	Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.	+	Does not impair public views in any way.
<b>NCR9</b>	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	+	Works within the existing circulation routes.
<b>NCR10</b>	The spatial organization established by surrounding buildings should be reinforced in infill construction design. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed façades.	NA	
<b>NCR11</b>	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important character-defining façade elements. Imitating an historic style or period of architecture in new construction is not recommended.	NA	
<b>NCR12</b>	A new building's mass should have a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	+	Design conforms to those of other secondary structures in the district.
<b>NCR13</b>	Window patterns should be sympathetic with those of surrounding buildings. Compatible frame dimensions, proportion, panel and light, and muntin configurations are encouraged. Historic window proportions are generally two-and-one half (height) by one (width).	NA	
<b>NCR14</b>	Front door design should be sympathetic to the door patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	NA	
<b>NCR15</b>	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	+	Main access to the structure will be from the alley like others in the area.
<b>NCR16</b>	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	NA	
<b>NCR17</b>	Handicapped access ramps should be located on secondary elevations (side or rear) wherever possible. If the only option is to install the ramp on the street address façade, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible. Removable or portable ramps may also be used.	NA	
<b>NCR18</b>	Infill construction design should be compatible with the average height and width of surrounding buildings.	NA	
<b>NCR19</b>	Horizontal elements such as band boards, brick coursing, window sills or lintels in new construction design should be within 10 percent of adjacent historic construction where the similar height of the horizontal elements is relatively consistent, and a character-defining feature.	NA	
<b>NCR20</b>	The historic rhythm of the streetscape should be maintained.	+	
<b>NCR21</b>	Historic building setback patterns should be maintained. To maintain the continuity of the streetscape, front setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+	Adheres to setback norms for the alley location.



<b>NCR22</b>	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	Roof mimics the roof of the structure that was previously there.
<b>NCR23</b>	Rooflines for infill construction design should follow the precedent set by adjacent buildings. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	NA	
<b>NCR24</b>	The orientation of the main roof form in new construction design should be parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	+	Roof like is parallel to others in the area.
<b>NCR25</b>	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	
<b>NCR26</b>	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	+	Mechanical systems shall be disguised and out of public view.
<b>NCR27</b>	Trash receptacles should be screened from public view with a four-sided enclosure.	+	Thought shall be given to the storage of receptacles.
<b>NCR28</b>	Exterior sheathing should be compatible with surrounding historic buildings. Painted wood siding or fiber cement board is preferred. Vinyl siding may be used for new construction on streets where the predominant historic construction material is wood. See Siding and Trim guidelines for additional details.	+	Smooth, traditional, lap vinyl siding with a 3-4 " reveal shall be used.
<b>NCR29</b>	Masonry types and mortars should be compatible with surrounding buildings. Red brick is the most common masonry material found in the district. See Masonry guidelines for additional details.	NA	
<b>NCR30</b>	Stone or cast-stone sills and lintels should be incorporated into new construction design on streets where these elements are character-defining features.	NA	
<b>NCR31</b>	Raised masonry foundations which are compatible in proportion and height with surrounding buildings should be used. Foundation materials may be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.	+	Foundation shall be poured concrete and shall be historic mix if left exposed.
<b>NCR32</b>	New front porches should be built on streets where they are a predominant character-defining feature, and are allowed on other streets, and should be compatible with the form, scale, and detailing of surrounding buildings. New columns should consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	NA	
<b>NCR33</b>	Porches on newly constructed buildings should be designed so the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the façade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	NA	
<b>NCR34</b>	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	+	Applicant shall incorporate storm water management in a responsible way.

# Site

## Clifton Design Guideline Checklist

+Meets Guidelines

-Does Not Meet Guidelines

+/-Meets Guidelines with Conditions

NA

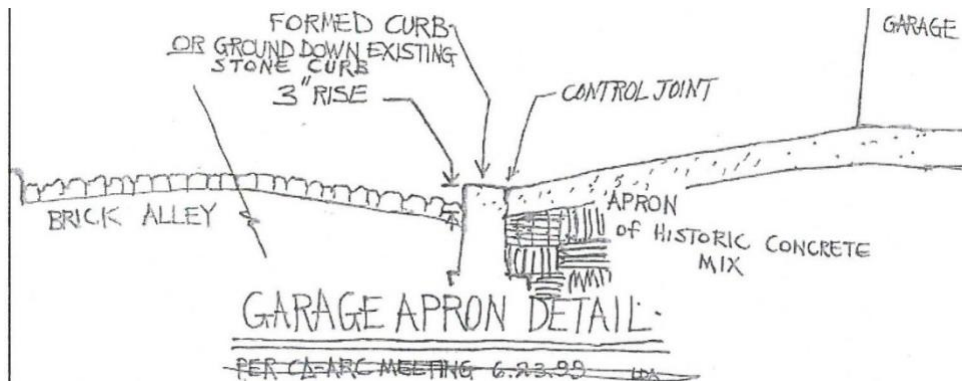
Not Applicable

NSI

Not Sufficient Information

	Guideline	Finding	Comment
<b>ST1</b>	Paving materials (concrete, brick, paver stones, cobblestones, asphalt, gravel, stone, permeable or pervious materials) that are compatible with adjacent sites and architectural character should be used for private sidewalks, drives, and roadways.	+	All poured concrete visible from the street or alley view shall be of historic mix.
<b>ST2</b>	Historic paving materials for streets, alleys, sidewalks, and curbing (brick, hexagonal pavers, cobblestones, limestone, granite, or natural stone) should be protected, maintained, restored, and reused. The historic relationship between the road surface and edging should be preserved. Replacement with historic materials is encouraged. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original. See Masonry M13 guideline for cement mortar mix recipe.	+	If limestone curbing in the alley exists it shall be preserved.
<b>ST3</b>	Steps on private property made of brick, stone, or poured concrete should be maintained wherever present. If replacement is required, original materials should be used. New construction should incorporate steps where they are a character-defining feature.	NA	
<b>ST4</b>	Paving companies and utility contractors shall not harm historic resources during road or underground utility repair projects.	NA	
<b>ST5</b>	Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.	+	Entry to the garage shall be from adjacent alleyway
<b>ST6</b>	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not re-contour front yard berms into stepped terraces. Do not use railroad ties, landscape timbers, or any other historically inappropriate material for retaining walls.	-	Applicant proposes to regrade the front yard to prevent erosion.
<b>ST7</b>	Excavations, trenching or re-grading adjacent to a building or site should be performed cautiously so as not to cause the foundation to shift or destroy significant archeological resources. Every reasonable effort shall be made to protect and preserve architectural resources affected by, or adjacent to, any project.	+	Any excavation necessary shall be done in a way not to harm historic resources.
<b>ST8</b>	Masonry walls in street-visible locations should not be installed unless they are used to retain earth at changes in grade, screen service areas, or unless an historic precedent exists.	+	Poured concrete retaining wall shall be of historic mix and shall not exceed the existing height.
<b>ST9</b>	Retaining wall and curbing should match the existing character of the original materials when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	+	All curbing and retaining walls shall be of historic mix and shall match the existing in style, height and depth.
<b>ST10</b>	Fencing should match existing sections of fencing in material, height, design, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	+	Proposed rear fencing is vinyl, 6' in height, wood colored and applicant shall work with staff to decide on color prior to installation.

<b>ST11</b>	Iron fencing should be installed, historically compatible, and of a similar height where there is a demonstrable historic precedent.	NA	
<b>ST12</b>	Front yard fencing should not be installed where there is no historic precedent.	NA	
<b>ST13</b>	Rear yard or side yard privacy fencing should be installed with the finished side out and a side wall setback from the front of the house of at least two feet. Privacy fencing should be less than seven feet in height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.	+	Applicant shall adhere to all codes and design guidelines.
<b>ST14</b>	Chain-link fencing painted black or dark color may be installed in residential front yards or along commercial corridors at the street where there is an historic precedent. Split-rail, woven-wood fencing, opaque fencing, painted or stained pressure-treated wood fencing, or recycled or reclaimed materials may be permitted with appropriate design. Synthetic or composite fencing that is durable may be considered.	+	Applicant proposes the use of vinyl privacy fencing.
<b>ST15</b>	Exterior lighting fixtures should not be falsely historical. The fixture should be attached to the exterior in a way as to not damage historic fabric.	NA	
<b>ST16</b>	Exterior lighting for parking areas, architectural features, or other site areas should be directed down and away from neighboring properties. Energy-efficient lights should be used to create a soft illumination and to minimize the impact to adjacent properties. Reference the Land Development Code for illumination restrictions.	NA	
<b>ST17</b>	Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties. Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.	NA	
<b>ST18</b>	Auxiliary fixtures, such as air conditioning units, satellite dishes, rain barrels, greenhouse additions, and overhead wiring, should be located on secondary elevations (side or rear) so they do not detract from the street-address façade and the character of the site.	NA	
<b>ST19</b>	Trees in front yards should be preserved. Established street tree patterns should be enhanced by planting additional trees along the public rights-of-way in the grass area between the street and sidewalk. Consult the city arborist or Frankfort Avenue Street Tree Master Plan to determine tree species that are suitable for placement near overhead wires. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review by Landmarks staff unless directed by the city arborist for emergency or public safety concerns.	NA	
<b>ST20</b>	Cellular towers and associated fixtures should be strategically located to minimize the impact on historic view shed(s), screened from public view, and should not damage historic elements when attached to structures.	NA	
<b>ST21</b>	Utility lines should be installed underground whenever possible.	NA	
<b>ST22</b>	The concrete mixture should match the existing or historic concrete mixture when repairing or replacing sidewalks or installing new sidewalks in the public right-of-way. Contact the Landmarks staff for the appropriate mixture and specifications.	+	All poured concrete in public view, such as retaining, wall , steps, and walk shall be of historic mix.



FOR BRICK ALLEYS