



Historic Landmarks and Preservation Districts Commission

Report of the Committee Certificate of Appropriateness

To: Aric M. Andrew, Luckett & Farley
Thru: Individual Landmark Architectural Review Committee
From: Bradley Fister, Historic Preservation Specialist
Date: May 25, 2022

Case No: 22-COA-0077
Classification: Committee Review

GENERAL INFORMATION

Property Address: 4422 W. Broadway

Applicant for Demolition: Michael Reed
Christ Temple Apostolic Church
4422 W. Broadway
Louisville, KY 40203
502-774-2428
Mwreed28@bellsouth.net

Applicant for New Construction: Aric Andrew
Luckett & Farley
737 S. 3rd St.
Louisville, KY 40202
502-315-9291
aandrew@luckett-farley.com

Property Owner: Renaissance on Broadway, LP
Christ Temple Apostolic Church
4422 W. Broadway
Louisville, KY 40203
502-774-2428
Mwreed28@bellsouth.net

Description of proposed exterior alteration:

The applicant requests after-the-fact approval for the demolition of locally designated Individual Landmark, the Peter C. Doerhoefer House (See **Site Context/Background**).

The applicant also requests approval to construct a new 57 unit transitional housing development for the site. The proposed building will be four stories tall with a total height of 47'-4 ¾". The 65,000 sq. ft. building will fill most of the now vacant lot with a setback on W. Broadway that matches the neighboring building to the east. Clad in brick veneer, metal panels, and fiber cement siding, the building will have a central courtyard not visible from the exterior. The front (north) façade will have a clear glass storefront on the central and west portions with metal panels surrounding. There are three, three-story tall, vertical sections that will be clad in brick veneer with double-hung windows. The second story contains an open porch area with a large concrete column on the west side. The fourth story is setback and will be clad in fiber cement siding. The main entry to the building will be located on the side (east) elevation with a clear glass storefront on the first story. The northern portion of the elevation will be clad in brick veneer while the rest will be clad in fiber cement siding. The other two elevations will mostly be clad in fiber cement siding as they are not visible from the right of way. An 18-space parking lot will be located on the west side of the building. Dumpsters are proposed for the rear of the building with an enclosure.

Communications with Applicant, Completion of Application

The application was received on April 8, 2022 and was determined to require committee review on April 11, 2022. Staff met with the architect prior to submittal to discuss potential designs. Staff also met with the representative of the owner to better understand the demolition situation. It should be noted that members of Landmarks Staff and Metro have met with representatives of the owner over the years to discuss the condition of the building, their desire for demolition, and the processes. However, no COA applications were ever filed until now.

The Individual Landmark Architectural Review Committee (ARC) met on May 25, 2022 at 5:30 pm, in Room 101 of the Metro Development Center at 444 S. 5th St. Committee members in attendance were Dave Marchal, Ashlyn Ackerman, Herb Shulhafer, and David Morgan; Emily Liu, Joseph Haberman, Savannah Darr, and Bradley Fister, Landmarks Staff; and Aric Andrew, Deacon Michael Reed, John Mays, and Bishop Michael Ford Jr., applicants, were also present.

Ms. Ackerman called the meeting to order. Ms. Liu explained that the ARC hearing is the first step in the process and the next step will be a zoning process, which will include discussion of use and further public meetings. Mr. Fister then presented the staff report, which recommended approval of the project with seven conditions. Ms. Ackerman asked the applicant if they had anything further to present to the committee. Mr. Andrew spoke to the proposed design and how it is a modern design that incorporates nods to the surrounding historic buildings. There was discussion regarding the after-the-fact demolition and neglect of the razed building. Bishop Ford explained how the demolition occurred and that they were awarded a large grant to construct the new building. Mr. Mays then presented a PowerPoint presentation further explaining the use and goals of the proposed new facility.

Ms. Ackerman opened the hearing for public comment. Mr. Fister sent written public comments to the Committee prior to the meeting for their review. There were 3 in favor of the proposal and 10 in opposition. There was also a petition against

the proposal with a letter signed by 69 citizens. At the hearing, 59+/- people were in attendance, all of whom had an opportunity to speak. There was a mix of opposed, neutral, and in favor comments, with the majority in attendance in opposition to the project. The overarching theme of concern for the project was the condition of the previous building that had been demolished, the remaining historic building on the site, and the design of the proposed new construction. They also spoke to the possible positive and negative impacts on the site and surrounding area.

Once all attendees spoke, Ms. Ackerman closed the public comment. The Committee asked further questions of the applicant and staff regarding their ability to mitigate the after-the-fact demolition of the Individual Landmark. There was discussion about the deteriorated state of the building demolished and how best to prevent demolition by neglect of the remaining historic structure on the site. The applicant agreed to self-designate the Basil Doerhoefer house as an Individual Landmark, and to start the process within six months of approval of the COA. The applicant also agreed to pay to have a historic marker placed on the site where the Peter Doerhoefer house stood, that speaks to its history. The applicant also agreed to create an installation inside the new community room that provides a timeline and history of the site and property that included images, text, and testimony from the neighbors.

Materials of the proposed new construction were discussed, specifically the possible opportunity to use color for the siding. The design process was discussed including how the final design was conceived. The applicant said the design would stand alone yet giving nods to the historic surroundings. The applicant explained how the grant requirements from the Kentucky Housing Corporation played a role.

The Committee considered the proposed conditions of approval in the staff report, how conditions will be enforced, and what other processes are required throughout the process. Staff explained the other steps and departments that would be required, including a Planning and Design Services review, Construction Review, and Zoning Enforcement. The ARC members requested periodic site visits by staff and that the applicant report to staff any potential changes in the approach or design prior to them taking place.

Mr. Morgan made a motion to approve the request for demolition with four conditions (See **DECISION** for more detail). Mr. Marchal seconded the motion. Ms. Ackerman opened the motion for discussion, and no further discussion took place. The motion passed unanimously (Marchal, Ackerman, Morgan, and Shulhafer voted in favor).

Mr. Shulhafer made a motion to approve the proposed design with seven conditions (See **DECISION** for more detail). Mr. Marchal seconded the motion. Ms. Ackerman opened the motion for discussion, and Ms. Ackerman stated the importance that changes come back to the committee or staff. Mr. Morgan stated he did not feel the design fully matched the character of neighborhood in massing and scale. Mr. Shulhafer stated he felt the design was significant for the time it is being constructed. Ms. Ackerman called for a vote. The motion passed 3 to 1

(Marchal, Ackerman, and Shulhafer voted in favor and Mr. Morgan voted in opposition). The hearing adjourned at 9:45 pm with no other items on the agenda.

FINDINGS

Guidelines

The following design review guidelines, approved for Individual Landmarks, are applicable to the proposed exterior alteration: **Demolition, Site, and New Construction Commercial**. 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 both R5 and R7 within the Traditional Neighborhood Form District. The applicant is in the process of obtaining a change in zoning. The now vacant lot, which is still designated as an Individual Landmark, is located at 4422 W. Broadway in the Shawnee/Chickasaw area of Louisville. It is on a block bound by Broadway to the north, 44th Street to the east, 45th Street to the west, and Doerhoefer Avenue to the south. The property is also near Shawnee Park to the west as well as the D.X. Murphy-designed Basil Doerhoefer House, which is also owned by the same property owner but situated on a separate parcel.

The Peter C. Doerhoefer House and property were purchased by the owner (Christ Temple Church), on May 8, 1974, after the church had outgrown its last location at 3918 W. Broadway. The Peter C. Doerhoefer House was used by the church for twenty-eight years, primarily as transitional housing for parishioners coming out of difficult living situations. The former pastor also had an office in the house as well as guest suites for visiting ministers. In 1981, the House was listed individually in the National Register of Historic Places for its architectural significance. The church stopped using the property in approximately 2002 when they discontinued their transitional housing program within the building. In 2010, the church sought to demolish the building due to its deteriorated state. Concerned citizens petitioned the Landmarks Commission to designate the building as an Individual Landmark. It was designated in 2010 with the entire parcel as the boundary. The designation report is attached.

Since designation, the building continued to be unused by the owner. In 2016, Ethan Buell, with Buell Fryer McReynolds Jahed, Inc., completed a structural report that stated the immediate need to reinforce, remove, and replace damaged structural roof elements (report is attached). Also, that the second floor would need to be reinforced to ensure no one performing the repairs fell through. Lastly, a rear porch addition had to be removed. Ultimately, that porch was removed for safety and was declared an emergency by building inspectors. As it was an emergency, it did not require a COA. Concurrently with these events Landmarks staff were in ongoing conversations with the owner's representatives about potential building demolition and the process for that including a COA application.

On January 15, 2021, the owner's demolition contractor submitted a wrecking permit with Construction Review. That permit was placed on hold as the property required a COA prior to demolition and issuance of the permit. However, on May 7, 2021, the wrecking permit was issued for the building with no COA or conversation with Landmarks staff. Furthermore, staff was notified by citizens of the demolition as it was occurring.

Conclusions

The after-the-fact **Demolition** does not meet the Individual Landmark design guidelines. The guidelines state, "Unless the city has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark." The structure retained its historic integrity despite its declined condition at the time of demolition. However, this is a unique situation in that a wrecking permit was issued by Louisville Metro without a COA in error, and despite the owner's knowledge that one was required. Regardless, the owner had a wrecking permit and acted on it. The building is no longer extant and all building elements have been removed from the site prohibiting any reconstruction at all therefore the demolition must be accepted as irreversible and therefore mitigation must be considered.

To mitigate demolition of an Individual Landmark, the committee considered that a historical marker from the Kentucky Historical Society be applied for and installed in front of the new construction to commemorate the Peter C. Doerhoefer House. The marker should discuss the house's historical and architectural significance as described in the National Register nomination and Landmarks designation report. As further mitigation of the demolition of an Individual Landmark, the owner will request designation of the neighboring Basil Doerhoefer House, which is listed in the National Register. They have invested money in its long-term preservation and maintenance. The committee also recognized that protection of the adjacent, companion structure – the Basil Doerhoefer House – should be protected by designation as an Individual Landmark.

The application for New Construction generally meets all the design guidelines for **Site** and **New Construction Commercial**, other than NC2, which states not to demolish contributing structures in a historic district to make way for new, or large-scale construction. See discussion above about the demolition.

The proposed new construction design generally maintains the same general height, scale, massing, volume, directional emphasis, and setbacks that are seen in surrounding structures and historically on the site. Though the overall scale is larger than what was on the site previously, it is generally not in conflict with the existing adjacent buildings and others on W. Broadway. This is eased by the set back of the overall construction and the further setback of the upper level from the street facing façade.

The placement and design of the infill project is organized in close relation to the surrounding buildings. This helps reinforce existing design patterns of open space and enclosure as well as circulation patterns seen on the block. The regular

window and door patterns seen in neighboring historic structures are recreated here in a modern way. There is an entrance that fronts W. Broadway, which is also seen on the majority of the neighboring properties. There is also an entrance along the side, similar to the porte-cochere seen on the adjacent Basil Doerhoefer House.

The brick veneer and lap siding cladding relate to the neighboring historic structures too. For example, the buff color brick and the large column on the front façade are reminiscent in both color and form of the stone columns and lap siding that are character defining features on the adjacent Basil Doerhoefer House and neighboring buildings. A traditional cornice line is alluded to across the front of the new building. The way the awning projects along the front façade in the new design is a similar horizontal plane as the front porches on historic buildings along W. Broadway. This feature also works to reinforce the human scale and pedestrian oriented character of the historic block as a whole.

The applicant shall submit a comprehensive landscape and lighting plan that meets the design requirements for the new construction, includes perimeter landscaping, and includes new parking landscaping. The design for the lighting and landscape plans shall be as unobtrusive as possible and minimize the impact of the lighting and parking on the historic setting and surrounding historic structures. Generally, at least 20% of the proposed parking lot surface area must be unpaved and planted.

DECISION 1—After-the-fact Demolition

On the basis of the information furnished by the applicant, the Committee **approves** the Certificate of Appropriateness for demolition of the Individual Landmark (Peter Doerhoefer House) **with the following conditions:**

- 1. The site, which is the entire parcel, shall remain an Individual Landmark.**
- 2. The applicant shall initiate the process and pursue local designation of the Basil Doerhoefer house as an Individual Landmark within six months of approval of the COA.**
- 3. The applicant shall pay for the installation of a Kentucky Historical Society historical marker to be placed in front of what was the Peter Doerhoefer house prior to occupancy of the new construction.**
- 4. The applicant shall incorporate a history of the site and community as a whole inside the new construction.**

DECISION 2—Proposed Design for New Construction

On the basis of the information furnished by the applicant, the Committee **approves** the Certificate of Appropriateness for the proposed new construction **with the following conditions:**

- 1. The applicant shall confirm, prior to construction, that the new design conforms with all other applicable regulations, including but not**

limited to the Jefferson County Development Code, and Zoning District Regulations.

2. The applicant shall position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site.
3. The applicant shall submit cut sheets for all exterior lighting fixtures, as well as a lighting plan to staff for approval prior to installation.
4. The applicant shall submit a comprehensive landscape plan for the project, that includes the parking lot, and that meets all LDC requirements, as well as shows existing landscaping, and if the existing landscaping shall remain or be removed.
5. The applicant shall incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.
6. The applicant shall work with staff to come up with possible color variations for the exterior siding.
7. If the design or materials of any component change, the applicant shall contact staff for review and approval.

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.

Ashlyn Ackerman

Ashlyn Ackerman
Chair

5-25-2022

Date

DEMOLITION

Design Guideline Checklist From Economic Hardship Exemption

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

Introduction

Unless the city has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark.

Demolition by Neglect

The deteriorated condition of a historic building attributable to the owner's failure to provide proper maintenance over an extended period of time will not be considered a mitigating circumstance in evaluations of economic hardship. Hardship that is attributable to a building's being allowed to deteriorate will be considered self-imposed; restoration costs incurred to remediate such neglect will not be considered.

	Guideline	Finding	Comment
DE1	Do not demolish existing non-contributing buildings and additions in a manner that will threaten the integrity of existing contributing structures.	NA	Building retained its historic integrity at time of demolition.
DE2	Do take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.	NA	
DE3	Do remove non-historic interior finishes such as plaster, drywall, or paneling that may be exposed as a result of the removal of non-historic additions.	NA	
DE4	Do infill non-historic openings in historic walls, exposed as a result of the removal of the non-historic finishes.	NA	
DE5	Do landscape areas that are left vacant as the result of removals of non-contributing buildings and additions. Topography should be made consistent with that of adjacent properties. The slope and grades of land left vacant after demolition should continue and be consistent with those features on adjacent properties.	NA	Proposed new construction generally does not affect the topography, and the applicant shall submit a landscape plan
DE6	Do take measures to reestablish the street wall after demolition through the use of low fences, walls, and/or vegetation.	+	Proposed new construction generally reestablishes the previous street wall

SITE

Design Guideline Checklist

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

	Guideline	Finding	Comment
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	The relationship between the site and proposed new construction is generally complimentary
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	+	Property lines will remain the same
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	NSI	This needs to be clarified with the landscape plan.
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	NA	
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	
ST6	Do not harm historic resources through road widening or underground utility repair.	NA	
ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	+	Drive and parking are proposed to be located on the side
ST8	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	+	Front yard topography shall generally remain the same per submission
ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	+	Applicant shall take appropriate precautions in regard to the adjacent historic property
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	NA	
ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST12	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	

ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	NA	
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	NA	
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	NSI	Applicant shall submit cut sheets for all exterior lighting and a lighting plan to staff for approval prior to installation
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	NSI	Applicant shall submit cut sheets for all exterior lighting and a lighting plan to staff for approval prior to installation
ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NSI	Applicant shall submit a landscape plan
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NSI	Applicant shall submit cut sheets for all exterior lighting and a lighting plan to staff for approval prior to installation
ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	NSI	See conditions of approval
ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	NA	
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	

NEW CONSTRUCTION

COMMERCIAL AND INSTITUTIONAL DESIGN GUIDELINES

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

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other applicable regulations including the Jefferson County Development Code and Zoning District Regulations.	NSI	The applicant has applied for a zoning change, but a decision has not been made.
NC2	Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.	-	The Peter C. Doerhoefer House was demolished without Landmarks approval. See conclusions and site context/background for further information.
NC3	Design new construction so that the building height, scale, massing, volume, directional emphasis, and setback reflects the architectural context established by surrounding structures.	+/-	Though the overall scale is larger than what was on the site previously, it is generally not in conflict with the existing adjacent buildings and others on W. Broadway.
NC4	Make sure that the scale of new construction does not conflict with the historic character of the district.	+	
NC5	Select materials and design elements for new construction that are sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	+	The brick veneer and lap siding cladding relate to the neighboring historic structures too. For example, the buff color brick and the large column on the front façade are reminiscent in both color and form of the stone columns and lap siding that are character defining features on the adjacent Basil Doerhoefer House and neighboring buildings.
NC6	Do not use materials in new construction that are visually incompatible with surrounding historic buildings within the district. Materials to be avoided include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, chain-link fencing, exterior carpeting, jalousie windows, glass block, picture windows, unpainted wood, and asphalt siding.	+	
NC7	Have new construction reinforce the human scale of historic districts by emphasizing the base of the building where this is a character-defining feature.	+	The way the awning projects along the front façade in the new design is a similar horizontal plane as the front porches on historic buildings along W. Broadway. This feature also works to reinforce the human scale and pedestrian oriented character of the historic block as a whole.
NC8	Design infill construction that enhances the pedestrian-oriented character of historic commercial districts. Commercial buildings should have a well-defined base at the pedestrian level with details conveying a sense of horizontality and progression along the sidewalk.	+	
NC9	Design new construction in such a way that it does not disrupt important public views and vistas.	+	There are no important views and vistas that will be disrupted.

NC10	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	NSI	A landscape plan needs to be submitted.
NC11	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	NSI	A landscape plan needs to be submitted.
NC12	Design infill construction that reinforces the spatial organization established by surrounding buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly-designed facades.	+	
NC13	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	+	While the current design is more modern than the surrounding structures, it has complementary elements like those listed.
NC14	Design new construction so that the building mass has a similar sense of lightness or weightiness as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	+	The proposed fenestration is more modern to match the architecture; however, it contains the same sense of lightness as the surrounding historic structures.
NC15	Maintain historic patterns of window and door proportion and placement in designs for new construction.	+	
NC16	Develop designs for new construction using windows that are sympathetic to the window patterns of surrounding buildings. Use of comparable frame dimensions, proportions, and muntin configurations is encouraged.	+	Many of the windows are double-hung, which is what the proposed windows also are.
NC17	Develop designs for new construction using front doors that are sympathetic to the door patterns of surrounding buildings. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	+/-	The proposed doors do not match the more residential doors on the block, but they are fitting for the commercial nature of this building.
NC18	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street.	+/-	While the main entrance is located on the west elevation, there is a storefront and entry door on the front façade.
NC19	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC20	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
NC21	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.	+	The front as well as the side entrances provide ground level access, without a need for an ADA ramp.
NC22	Design infill construction so that it is compatible with the average height and width of surrounding buildings. The rhythm of the façade should also reflect the characteristic rhythm of existing buildings on the street. Vertical elements (doors, columns, and storefronts) should be spaced approximately every 20 to 40 feet at the pedestrian level.	+/-	Though the overall scale is larger than what was on the site previously, it is generally not in conflict with the existing adjacent buildings and others on W. Broadway.
NC23	Design new construction to have a floor-to-floor height that is within 10 percent of adjacent historic construction where the floor-to-floor height is relatively consistent, and a character-defining feature.	+	
NC24	Incorporate set-back upper stories into designs for new construction that exceed the established cornice line.	+	The fourth story of the building is setback from the other stories.
NC25	Maintain the historic rhythm of the streetscape. The space between new construction and existing structures should fall within 20 percent of the average spacing for the block. New	+	While this structure is larger in scale, it still meets this guideline.

	construction should be built out to the property lines where this is a character-defining feature.		
NC26	Historic commercial properties have long been anchors in Louisville's preservation districts. Construction of commercial properties on vacant corner lots should preferably be built to the corner with an entrance oriented to the corner.	NA	
NC27	Maintain historic setback patterns. In order to maintain the continuity of the streetscape, 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.	+/-	The new building has a setback that matches the building to the east. The Basil Doerhoefer House has a slightly deeper setback appropriate for a residential structure of its style.
NC28	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+/-	There are a mix of roof types on this block of W. Broadway. The proposed flat roof will be complementary.
NC29	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominate form is flat, built-up roofs are preferred. Where the predominate 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.	+/-	There are a mix of roof types on this block of W. Broadway. The proposed flat roof will be complementary.
NC30	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	+	
NC31	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	+	A traditional cornice line is alluded to across the front of the new building with materials and insets in the brick.
NC32	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	NSI	See conditions of approval
NC33	Make provisions for screening and storage of trash receptacles when designing new construction.	+	Dumpsters are proposed for the rear and enclosed.
NC34	Use an exterior sheathing that is similar to those of other surrounding historic buildings.	+	The buff color brick and lap siding are reminiscent in both color and form of the stone columns and lap siding that are character defining features on the adjacent Basil Doerhoefer House and neighboring buildings.
NC35	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction.	+	The buff color brick is reminiscent in both color of the stone columns on the adjacent Basil Doerhoefer House and the brick on neighboring buildings.
NC36	Do not use modern "antiqued" brick in new construction.	NA	
NC37	Design parking garages so that they relate closely to adjacent structures. Their facades should reflect the hierarchical organization and design elements seen on surrounding buildings.	NA	
NC38	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+/-	The off-street parking is located on W. Broadway as there is no alley behind the building nor access from 45 th Street.
NC39	Generally, leave at least 20 percent of a parking lot's surface area unpaved and planted. All parking lots must meet the minimum requirements of the city's Development Code. Perimeter landscaping, fencing, colonnades, or other construction that visually continues the building line along open sidewalks is encouraged.	NSI	The applicant shall submit a landscape plan to address this.

NC40	Generally speaking, parking should be located in the rear.	+/-	Parking is also located on the side where the main entry is located. The building is situated too close to the rear property line for parking.
NC41	Design required new parking in such a way that it is as unobtrusive as possible and minimizes the impact on the historic setting. Shared parking areas among groups of businesses is encouraged.	NSI	The applicant shall submit a landscape plan
NC42	Do not build additional surface parking lots within the West Main Preservation District.	NA	
NC43	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	NSI	See conditions of approval
NC44	Do not create additional open space within the West Main Historic District.	NA	