

22-COA-0077

Renaissance On Broadway Updated Design Proposal

Individual Landmark Architectural Review Committee

Bradley Fister, Planning & Design Coordinator

May 10, 2023



Review of Proposed Design Changes

- Removal of 4th Story
- Change in amount of masonry used on sides and rear
- Change in amount of cementitious siding & color
- Change in window pattern on front façade
- Change in cornice design
- Change in site entrance & parking lot

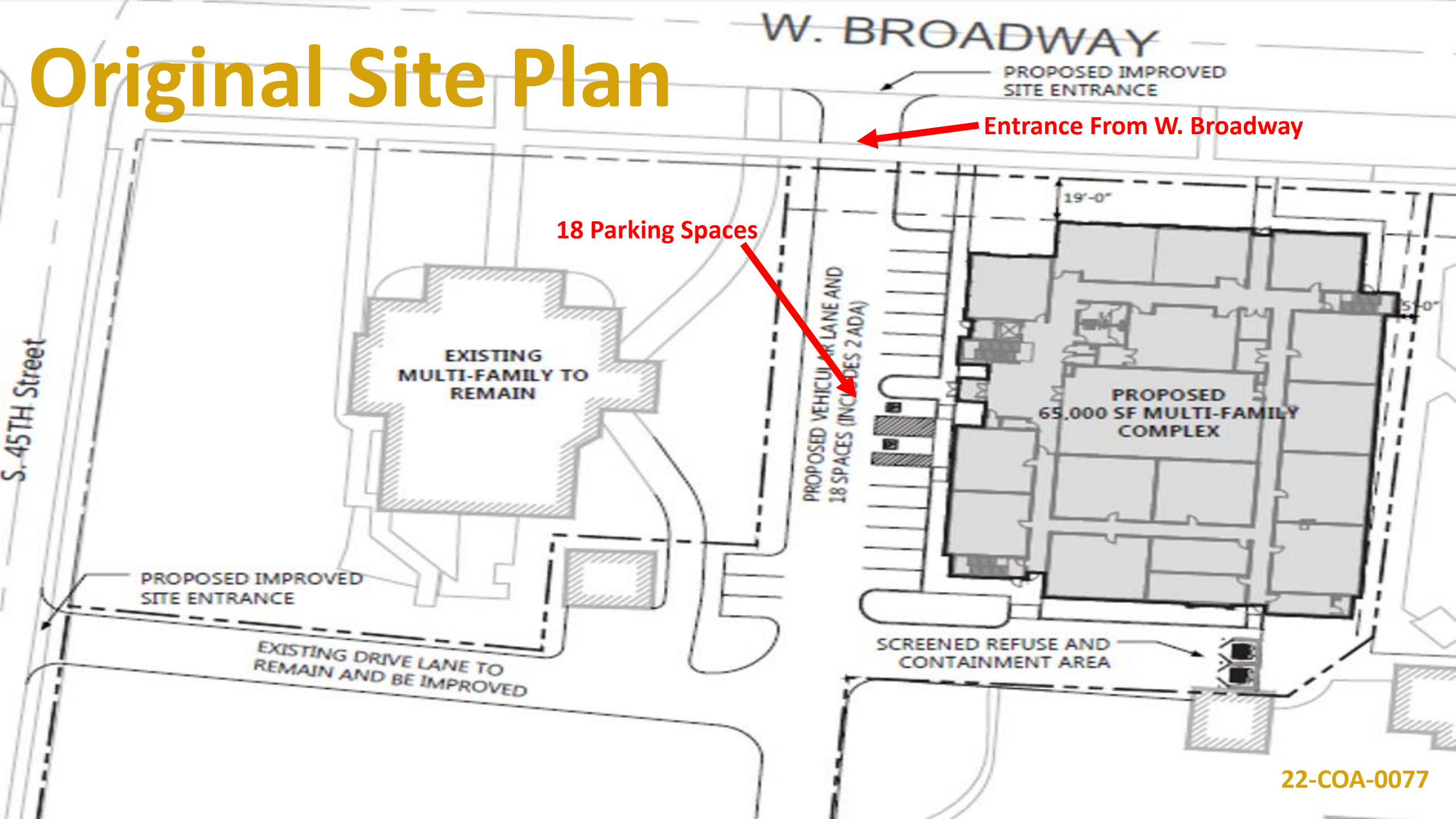


CASE SUMMARY

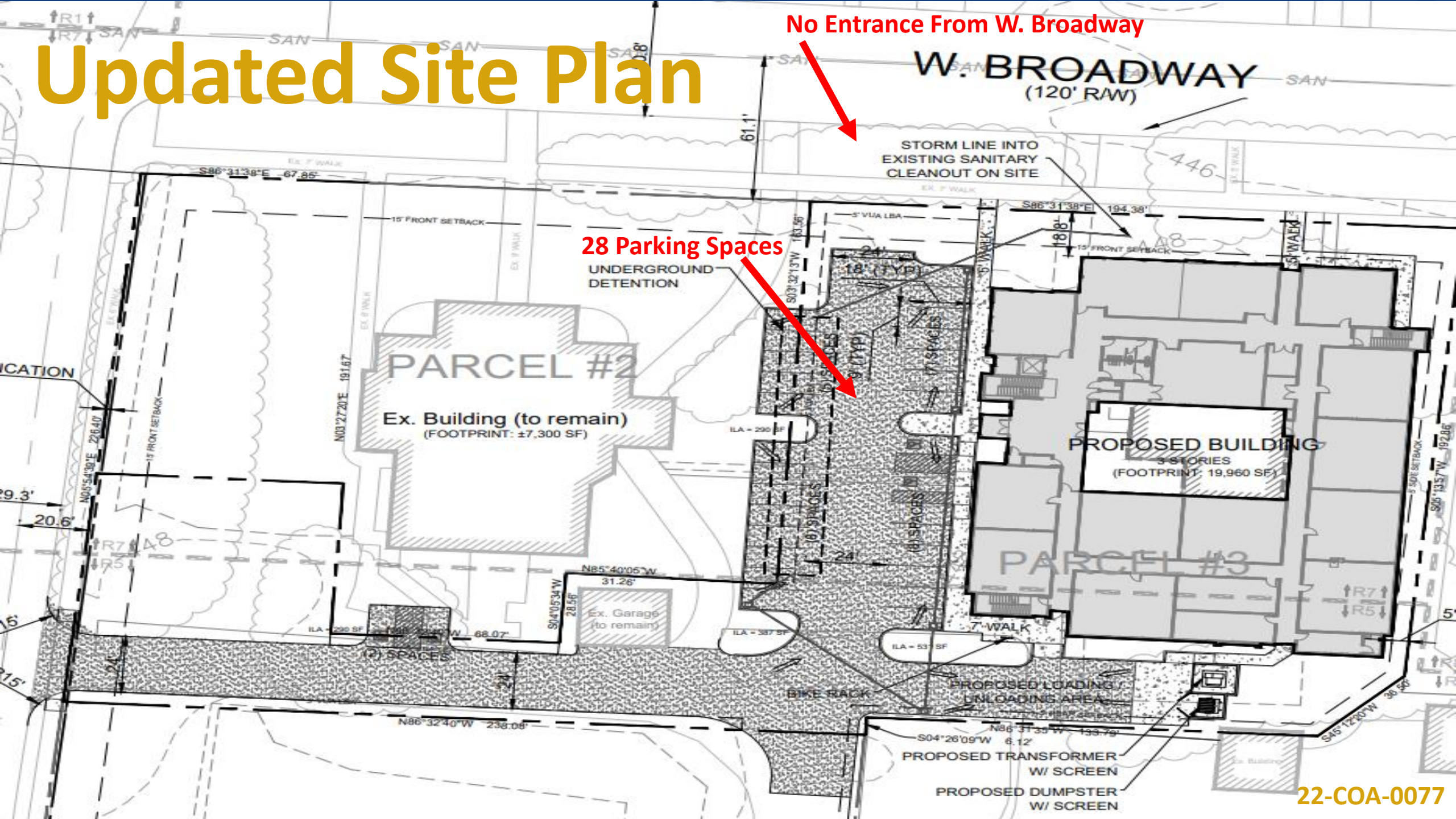
- May 25, 2022: Individual Landmarks ARC approved application for COA with conditions
- May 27, 2022: developer submitted applications for zoning approvals
- March 6, 2023: Staff met with applicant to discuss proposed design changes
- April 3, 2023: The applicant applied to designate the adjacent Basil Doerhoefer home
- April 5, 2023: The applicant submitted updated drawings



Original Site Plan



Updated Site Plan



No Entrance From W. Broadway

28 Parking Spaces



RENDERING
Reviewed by ARC 5-25-2022



UPDATED RENDERING
Received 4-5-2023

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NORTH ELEVATION

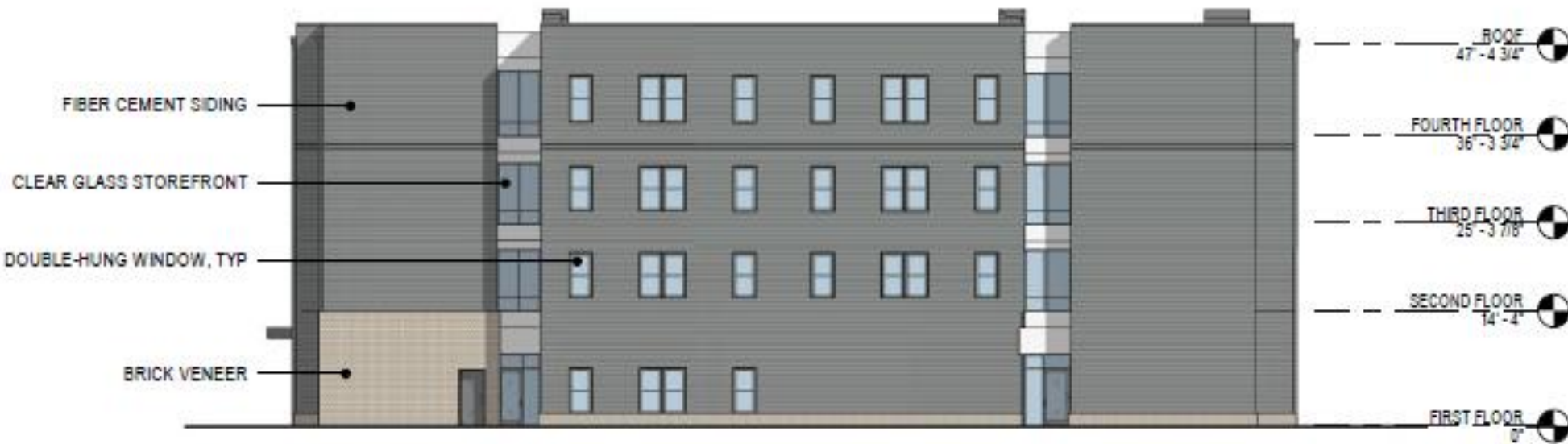
**Elevation
Reviewed by ARC
5-25-2022**



NORTH ELEVATION

**Elevation Update
Received
4-5-2023**

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SOUTH ELEVATION



SOUTH ELEVATION

**Elevation
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4-5-2023**

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**Elevation
Reviewed by ARC
5-25-2022**



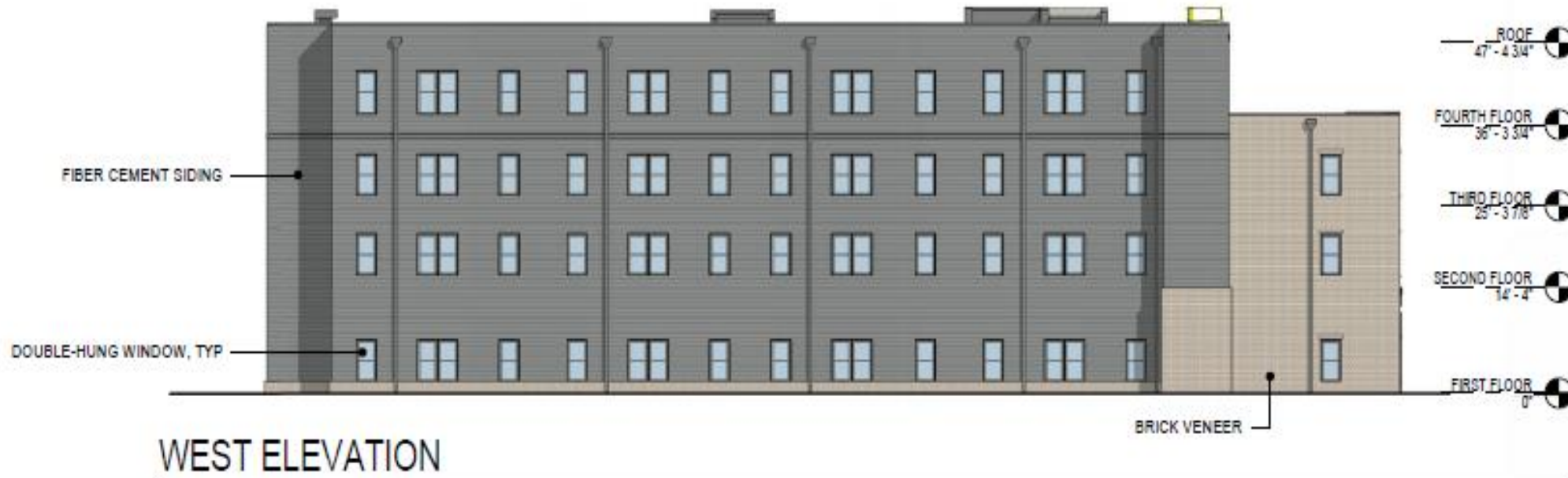
**Elevation Update
Received
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Elevation
Reviewed by ARC
5-25-2022

Elevation Update
Received
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STAFF RECOMMENDATION- UPDATED

- Proposed design changes generally meet design guidelines other than NC2
- Recommends approval of design changes with same conditions approved by ARC previously, with the exception of updating the condition related to the designation of the Basil Doerhoefer house.



PROPOSED CONDITIONS OF APPROVAL

1. The site, which is the entire parcel, shall remain an Individual Landmark.
2. The applicant shall continue to work with staff concerning the local designation of the Basil Doerhoefer house as an Individual Landmark.
3. The applicant shall apply for 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.
5. 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, Zoning District Regulations (now referred to as the Louisville Metro Land Development Code or LDC).



PROPOSED CONDITIONS OF APPROVAL

6. 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.
7. The applicant shall submit cut sheets for all exterior lighting fixtures, as well as a lighting plan to staff for approval prior to installation.
8. 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.
9. 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.
10. The applicant shall work with staff to come up with possible color variations for the exterior siding.
11. If the design or materials of any component change, the applicant shall contact staff for review and approval.



