

23-COA-0011

1229 Bassett Ave.



**Cherokee Triangle Architectural Review Committee
Public Hearing**

**Iná Nakao, Historic Preservation Specialist
March 15, 2023**

Request

- The applicant requests approval to demolish an existing two-story carriage house located in the rear yard.
- The applicant also requests approval to build a new two-story carriage house.

This is a Sanborn fire insurance map from 1928, showing a street grid with Glenmary Av. and Ransdell Av. A red rectangle highlights a building at the intersection of Bassett St. and Glenmary Av. The map includes lot numbers, building footprints, and a compass rose.

The map shows a grid of streets. Glenmary Av. runs horizontally across the top, and Ransdell Av. runs horizontally across the bottom. Bassett St. runs diagonally from the bottom left towards the top right. The map is divided into lots, many of which are numbered. A red rectangle highlights a building on a lot at the intersection of Bassett St. and Glenmary Av. The building is labeled with the number 1679. The map also shows various other buildings, including a large one labeled 'GLENMARRY CT. APARTMENTS' and another labeled '1679'. A compass rose is located in the bottom left corner, and a scale of feet is in the bottom right corner.

location

 Louisville

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Aerial Map



Site Photos

View from Bassett Ave.



Site Photos

View from the alley

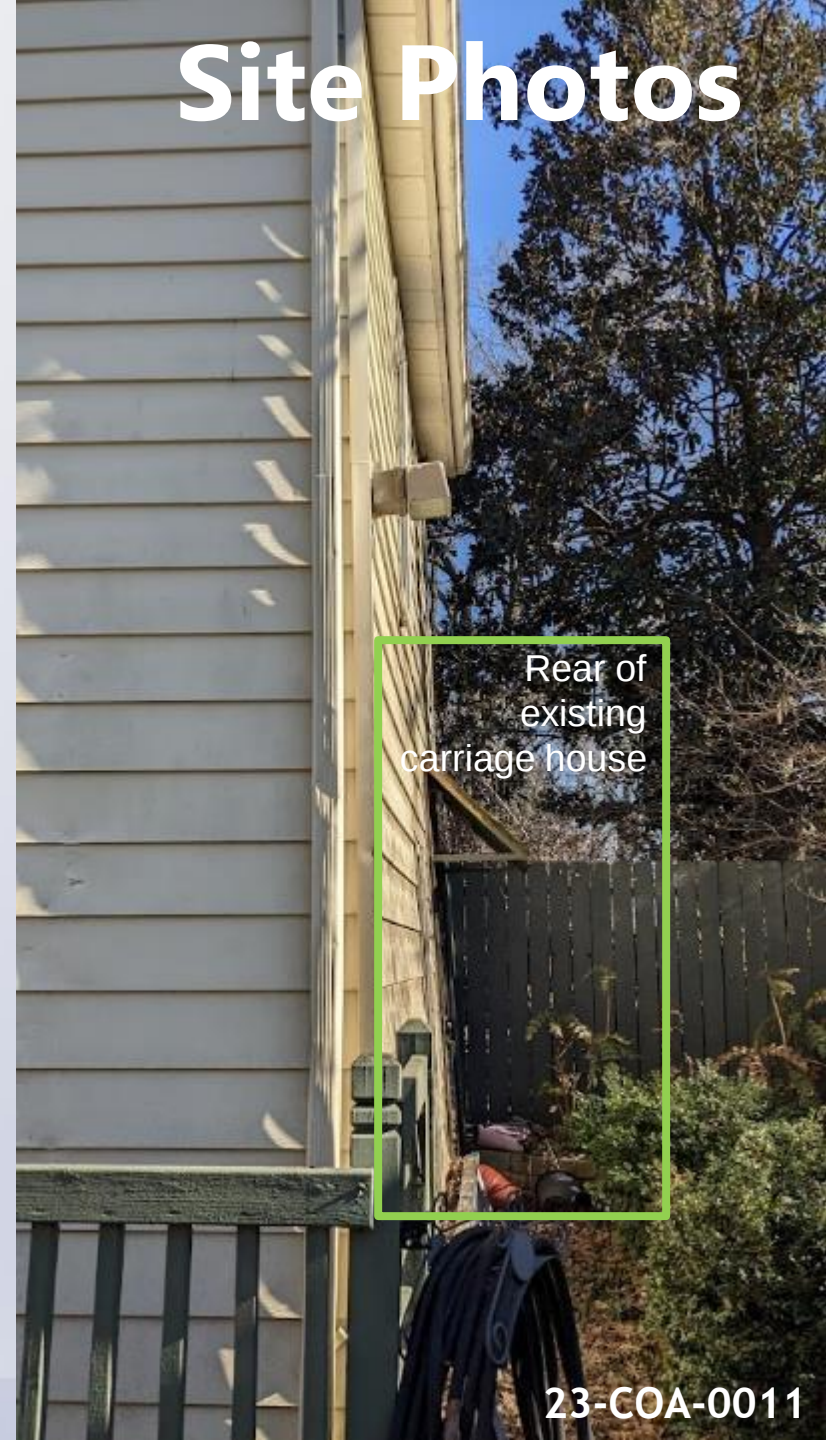


Site Photos





Site Photos



Rear of
existing
carriage house

Site Photos

Garage



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Site Photos

First floor



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Site Photos

Second floor



Site Photos

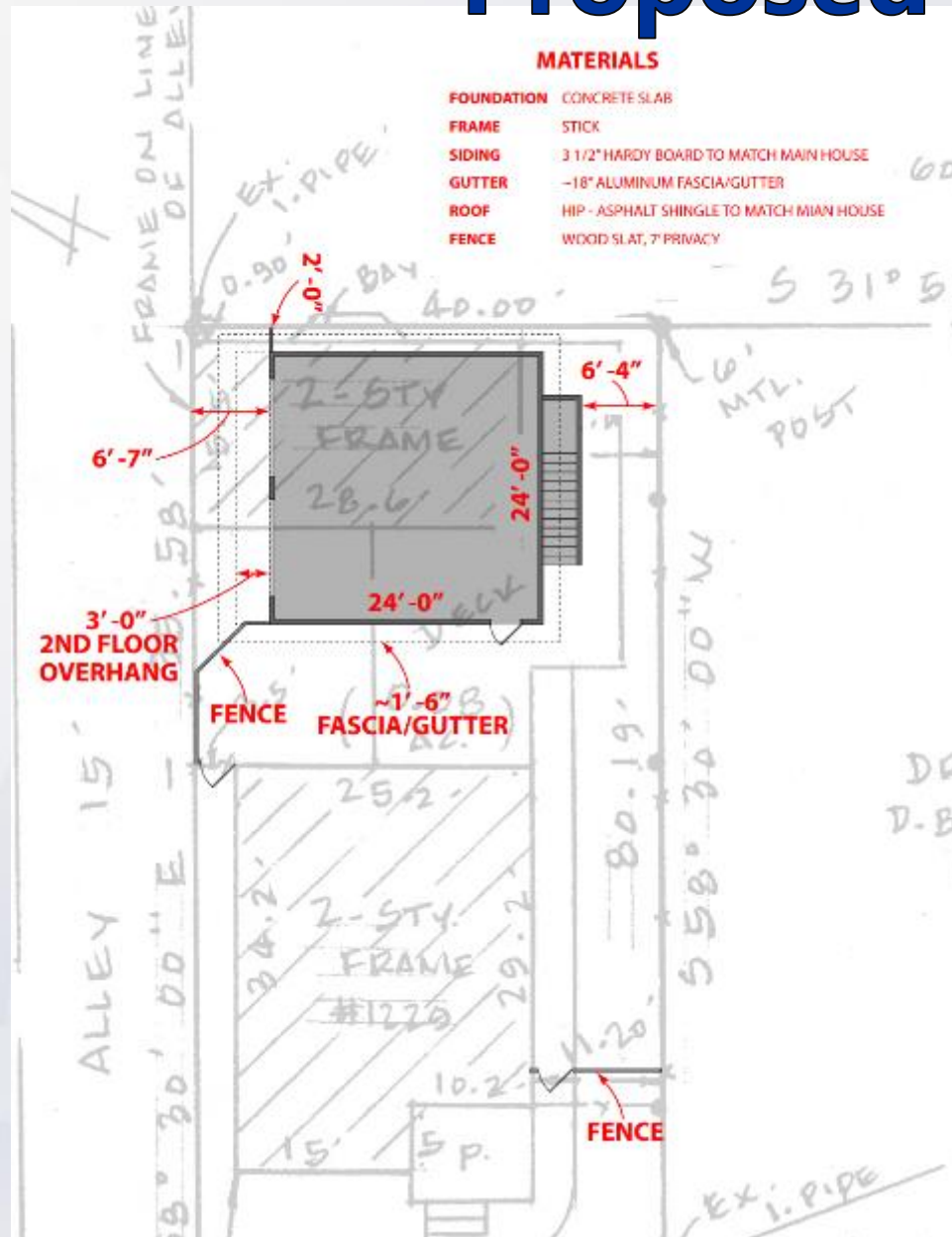


Proposed Elevation



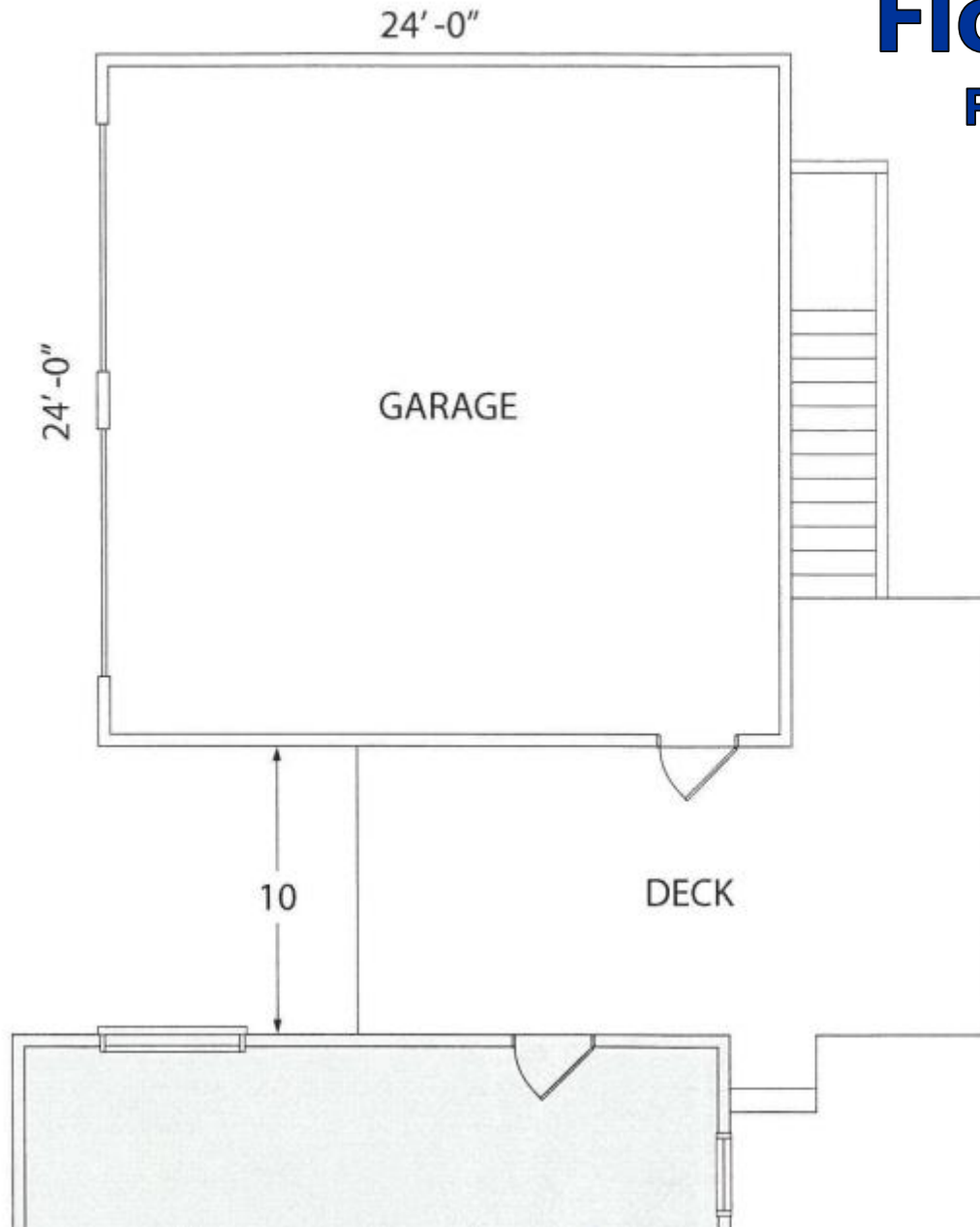
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Proposed Site Plan



Floor Plans

First-floor, Garage



Floor Plans

Second floor



Conclusions

- The proposed existing carriage house demolition generally meets the Cherokee Triangle Preservation District design guidelines for **Demolition**.
- The proposed carriage house generally meets the Cherokee Triangle Preservation District design guidelines for **New Construction-Residential and Garage**.

Recommendations

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. The existing carriage house shall not be demolished until construction permits for the proposed new carriage house are issued.
2. The existing carriage house shall not be demolished in a manner that will threaten the structural integrity of any existing historic structure.
3. Complete construction drawings shall be submitted to staff for review and approval prior to submittal for required permits.
4. If historic limestone curbing is uncovered during construction, it shall be retained.
5. All grade level concrete shall be of historic concrete mix.
6. New masonry foundation shall match the foundation of the primary building.

Recommendations

7. Windows shall not have reflective or insulating film or smoked, tinted, or reflective glass.
8. Exterior lighting shall be directed down and away from neighboring properties.
9. New gutters shall be half-round or ogee.
10. Mechanical systems shall be integrated into new construction in such a way that rooftops remain uncluttered.
11. Provisions shall be made for screening and storing trash receptacles.
12. Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.
13. If the design or materials change, the applicant shall contact staff for review and approval.
14. All other required permits and approvals shall be obtained prior to construction.