23-COA-0011

1229 Bassett Ave.

Cherokee Triangle Architectural Review Committee

Public Hearing

Iná Nakao, Historic Preservation Specialist

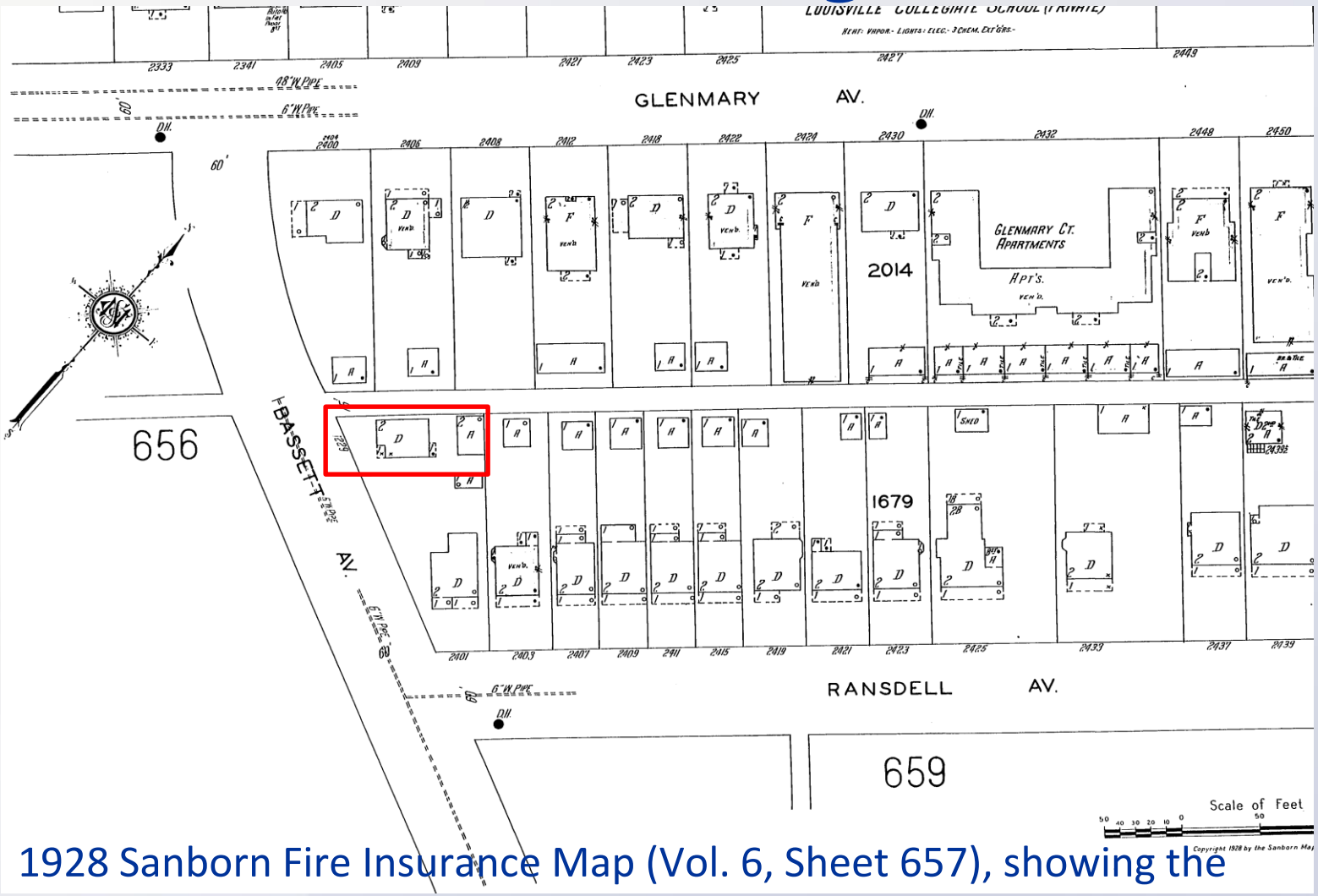
March 15, 2023

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.

Site Context / Background



1928 Sanborn Fire Insurance Map (Vol. 6, Sheet 657), showing the location of 1229 Bassett Ave.

Aerial Map

Louisville METRO

Site Photos

Metro Louisville

Site Photos

Louisville METRO

Site Photos

Site Photos

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Site Photos

Garage

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Site Photos

First floor

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Site Photos

Metro Louisville

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Site Photos

Metro Louisville

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Proposed Elevation

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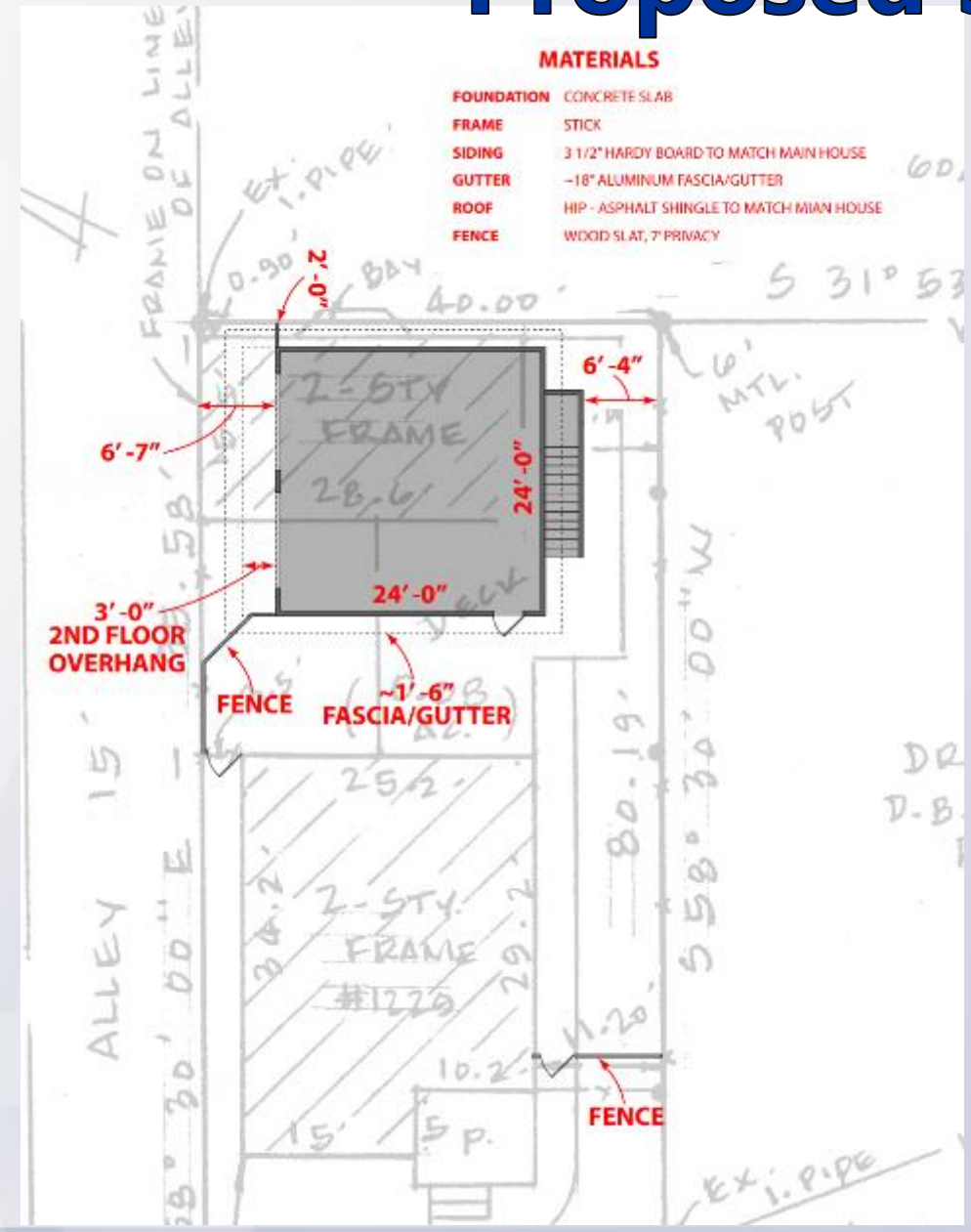
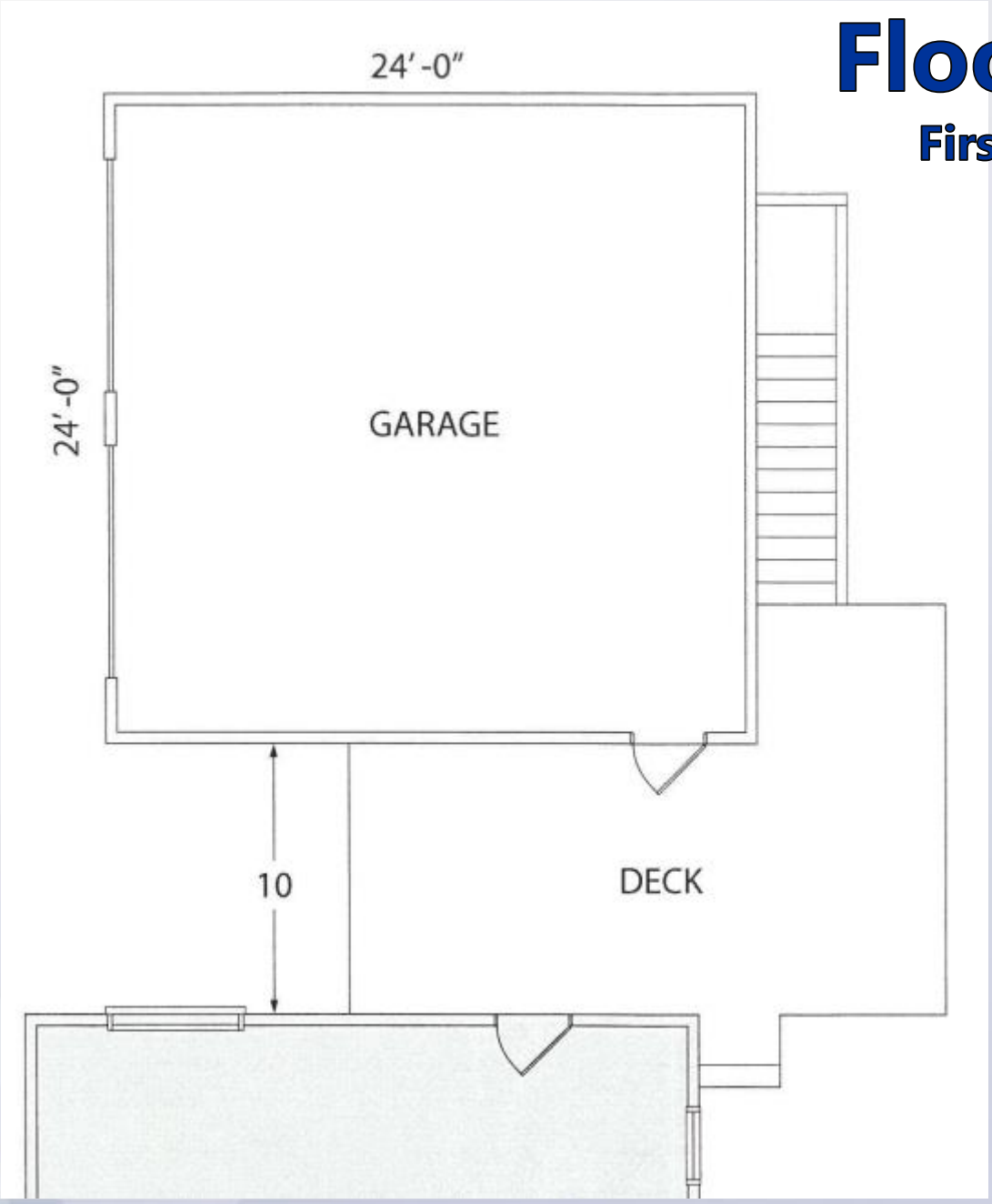
Proposed Site Plan



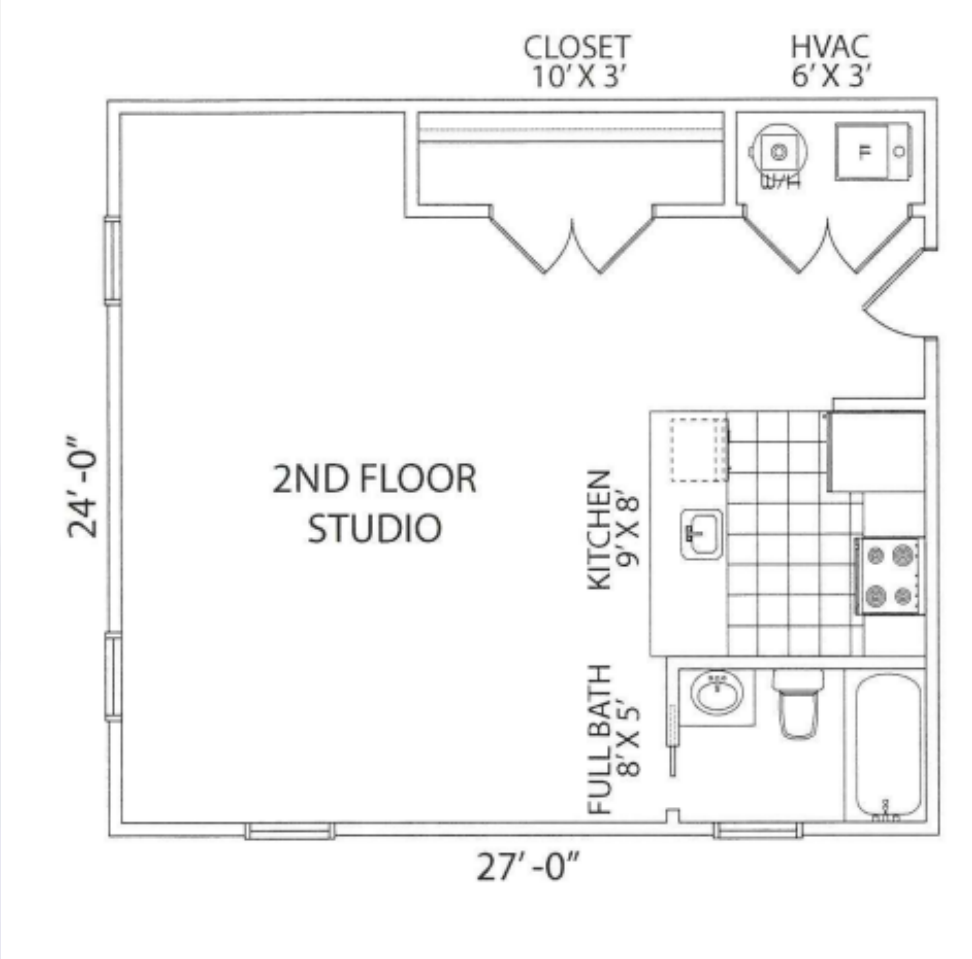
Floor Plans

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**.

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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.

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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.