

Cherokee Triangle Architectural Review Committee - November 30, 2022

DOCKET NO 22-COA-0251

Proposed Demolition of 3 existing apartment buildings on property located at 2356 Grinstead Drive



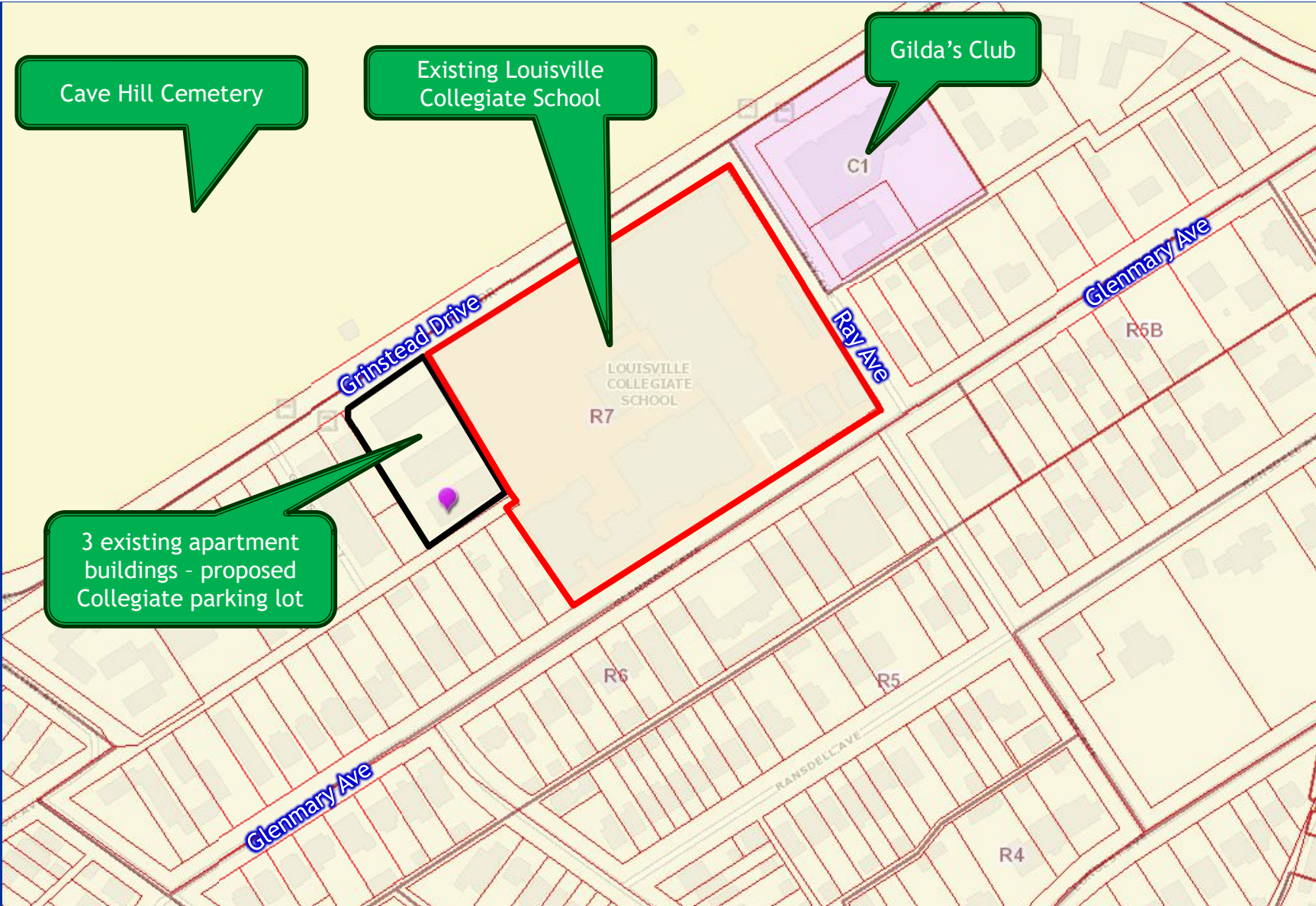
Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planner, Landscape Architects, & Engineer: CARMAN

Cave Hill Cemetery

Existing Louisville Collegiate School

Gilda's Club

3 existing apartment buildings - proposed Collegiate parking lot



Cave Hill Cemetery

Existing Louisville
Collegiate School

Gilda's Club

3 existing apartment
buildings - proposed
Collegiate parking lot



APPLICABLE STANDARD

The Demolition Design Guidelines state, “Unless the City (Metro Louisville Government) 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 unless:

- 1) The demolition will not adversely affect the landmark’s distinctive characteristics taken as a whole, retained over time.”
- 2) “The demolition will not adversely affect the district’s importance as a unified entity composed of interrelated resources united historically or aesthetically by plan or physical development.”
- 3) “The proposed replacement structure and development will strengthen the viability of the district as a whole.” (See attached Economic Hardship Exemption and Guidelines for Demolition)

Existing Apartment Buildings



Chronology of Collegiate Campus Planning

- Purchase of Yorktown Apartments | 2015
- Purchase of Burger Property | 2015
- 2423 & 2421 Glenmary Avenue Property Acquisitions | 2013 & 2022
- Sold Burgers Market and Fine Arts Bldg to Gilda's Club | 2017
- Long Term Campus Strategic and Master Planning | December 2021

Highlights of Current Campus Improvements

- Increased Vehicular Parking for Staff, Faculty and Visitors – 56 parking spaces benefitting 150 employees
- Alternative Access into Campus
- Alternative and/or Additional Future Student Drop-off Areas
- Additional Interior Vehicular Use Area Landscape – Increased Tree Canopy
- Dedicated Area and Building for Maintenance – Storage and Shop
- Future or Potential Dedicated Area and Building for Maintenance

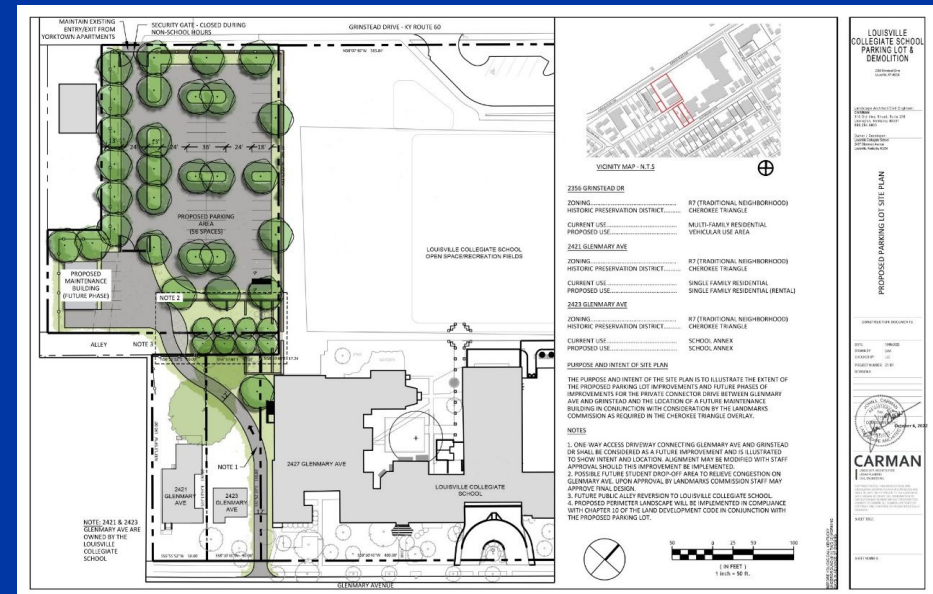
The
Courier-Journal

LOUISVILLE
BUSINESS FIRST

WDRB

The acquisition "allows for more flexible use of our campus in the future," Ange Chatham, the school's director of communications, said in an email.

January 20, 2015

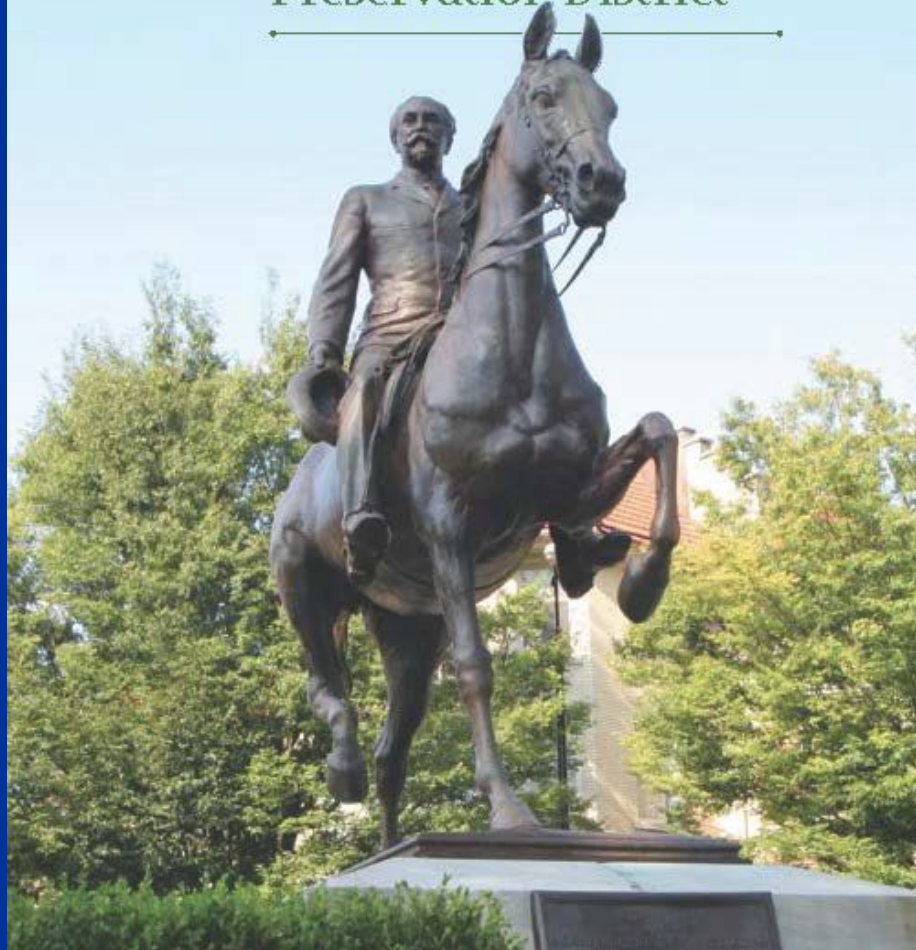


Benefits of New and Expanded Campus Parking

- Safer Campus for Students, Staff and Visitors
- On-street Parking Relief
- Relief of Traffic Congestion on During Morning and Afternoon Peak Hours
- Enhanced Curb Appeal Along Grinstead with Uniform Decorative Fencing, Entry, Landscape and Signage
- Alternative and/or Additional Future Student Drop-off Areas



PROPERTY OWNERS
in the Cherokee Triangle
Preservation District



Neighborhood Architectural Styles

The Cherokee Triangle was developed during a time of great architectural experimentation. The decades before and after the turn of the twentieth century saw the end of the dominance of the Victorian styles and the rise of the Arts and Crafts movement as well as an interest in the revival of earlier architectural styles. Understanding the age and style of each residence is important when making choices about renovation. The following examples briefly describe the major architectural styles represented in the neighborhood.



FOLK VICTORIAN • 1870-1910

- Basic, simple folk-house form, two-and-one-half story, with asymmetrical, but balanced facade
- Gable roof forms with prominent decorative treatments
- Victorian detailing such as porches with spindlework, balustrades, or applied flat-jigsaw cut trim
- Bay windows



QUEEN ANNE • 1880-1910

- Two-and-one-half story with asymmetrical facade.
- Steeply-pitched roof of irregular shape, often with turrets, front-facing gable featuring decorative treatments
- Patterned shingles or other wall textures
- Bay windows
- Partial- or full-width porch
- Corner porch and entrance



FOUR SQUARE •

Mid-1890s to late 1930s

- Two-and-one-half story with dormer
- Pyramidal hipped roof form
- Front porch typically spans full width, but not always
- Square, boxy design with symmetrical flat front facade
- Large one-over-one windows



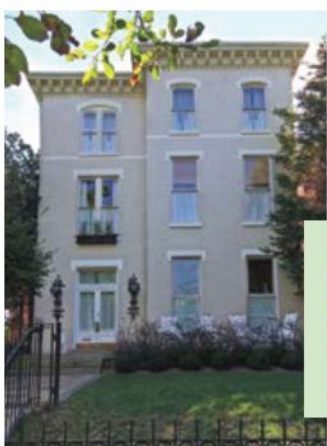
SHOTGUN • 1860-1920s

- One story, but may have a rear second floor called a "camelback"
- Narrow front typically only one or two bays wide
- Often front-facing gable
- Variety of stylistic treatments including Italianate and Victorian
- Front and side entrance porch or hood



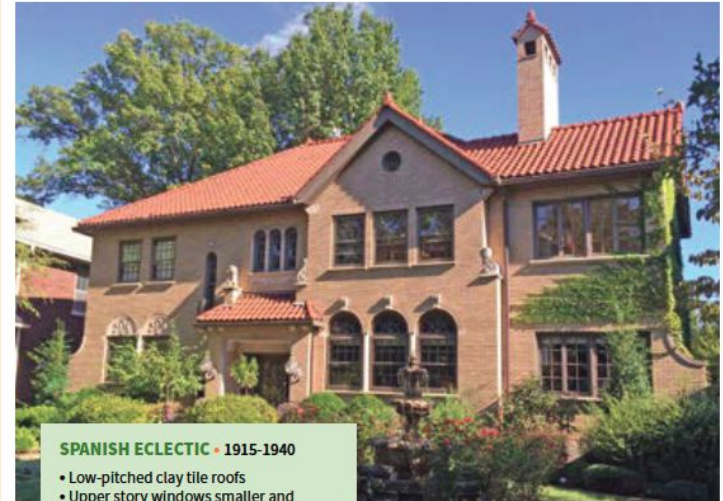
COLONIAL REVIVAL • 1880-1955

- Accentuated front door, often with fanlight and sidelights
- Symmetrical façade
- Double-hung windows with multi-pane glazing
- Prominent pedimented porch with columns



ITALIANATE • 1840-1895

- Two or three stories in a block form
- Low pitched roof
- Wide overhanging eaves with decorative brackets
- Tall, narrow double-hung windows, often arched or curved at top
- Lintels inverted "U" shape



SPANISH ECLECTIC • 1915-1940

- Low-pitched clay tile roofs
- Upper story windows smaller and simpler than windows below
- Arched doors or first floor windows
- Windows often occur in triple-arched configurations
- Entrance area accented



TUDOR REVIVAL • 1890-1940s

- Steeply-pitched roof
- Façade dominated by one gable
- Decorative half-timbering on many examples
- Tall, narrow casement windows in groups
- Windows feature multi-pane, leaded glazing

Existing Apartment Buildings



Existing Apartment Buildings



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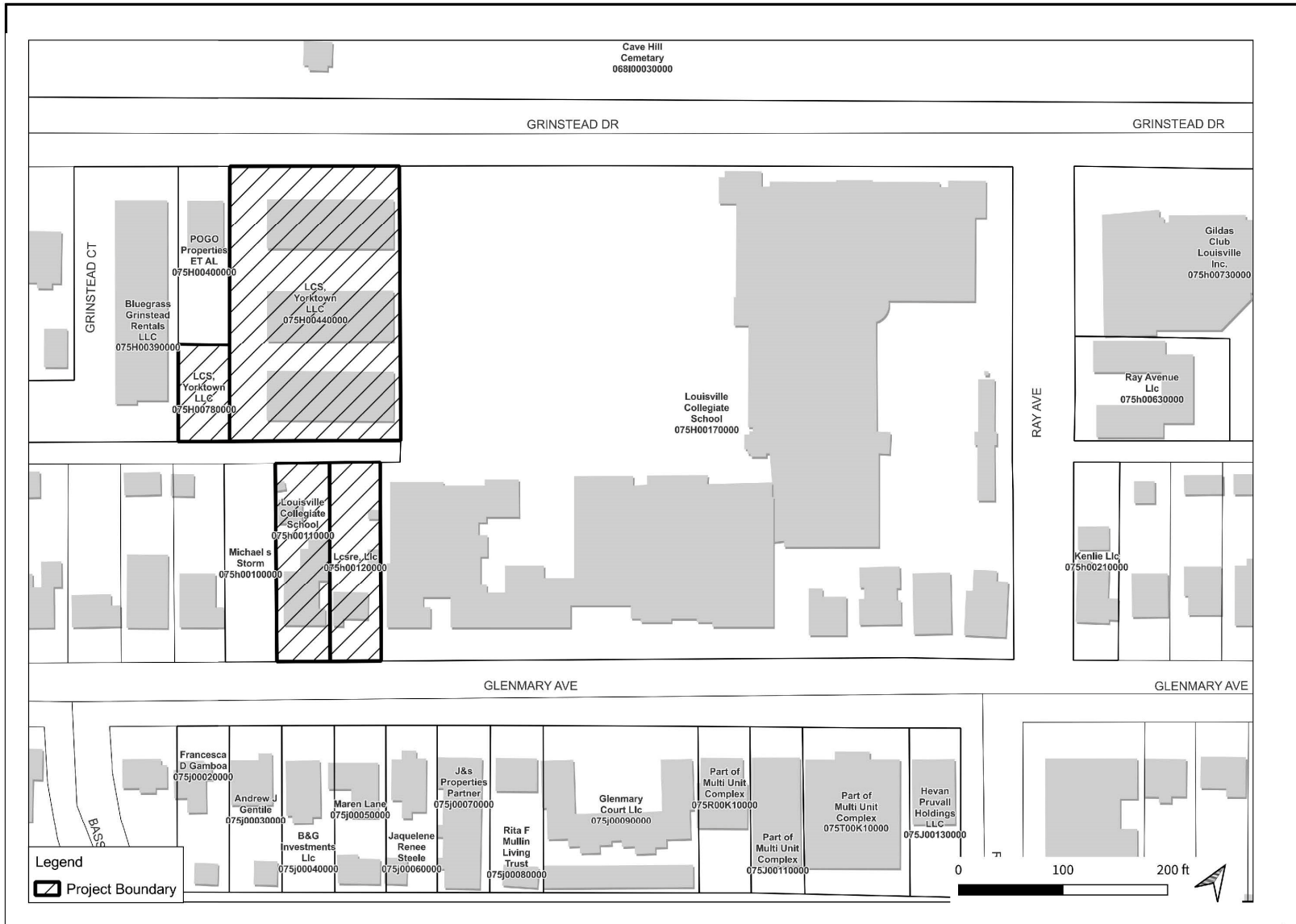


YORKTOWN TO THE NORTHWEST - YORKTOWN APARTMENTS TO BE DEMOLISHED

Dr. Robert Macrae



- Current enrollment: 777 students. 61 families from the 40204 zip code with 79 students who attend Collegiate
- Employee count: 154 part-time and full-time employees



LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION
 222 Shinnel Drive
 Louisville, KY 40204

Landscape Architect/Civil Engineer:
CARMAN
 319 Old Vine Street, Suite 200
 Lexington, Kentucky 40507
 859.254.9803

Owner / Developer:
 Louisville Collegiate School
 2427 Glenmary Avenue
 Louisville, Kentucky 40204

PROJECT AREA AND SURROUNDING PROPERTIES MAP

CONSTRUCTION DOCUMENTS

DATE: 10/06/22
 DRAWN BY: CAM
 CHECKED BY: JLC
 PROJECT NUMBER: 21191
 REVISIONS:

JOHN L. CARMAN
 REGISTERED PROFESSIONAL ARCHITECT
 No. 3719
 EXPIRES 12/31/2024
 October 6, 2022

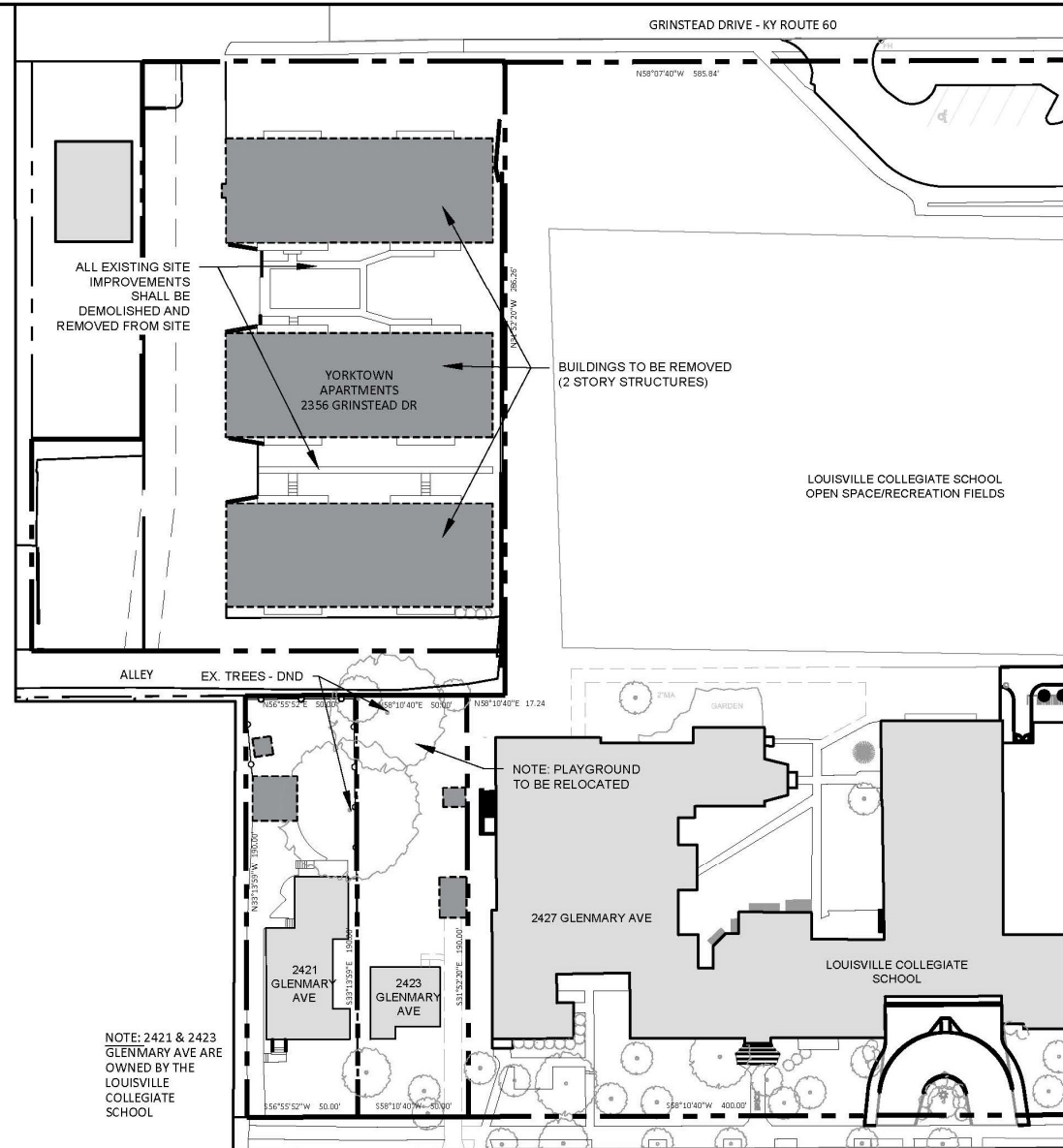
CARMAN
 LANDSCAPE ARCHITECTURE
 URBAN PLANNING
 & CIVIL ENGINEERING

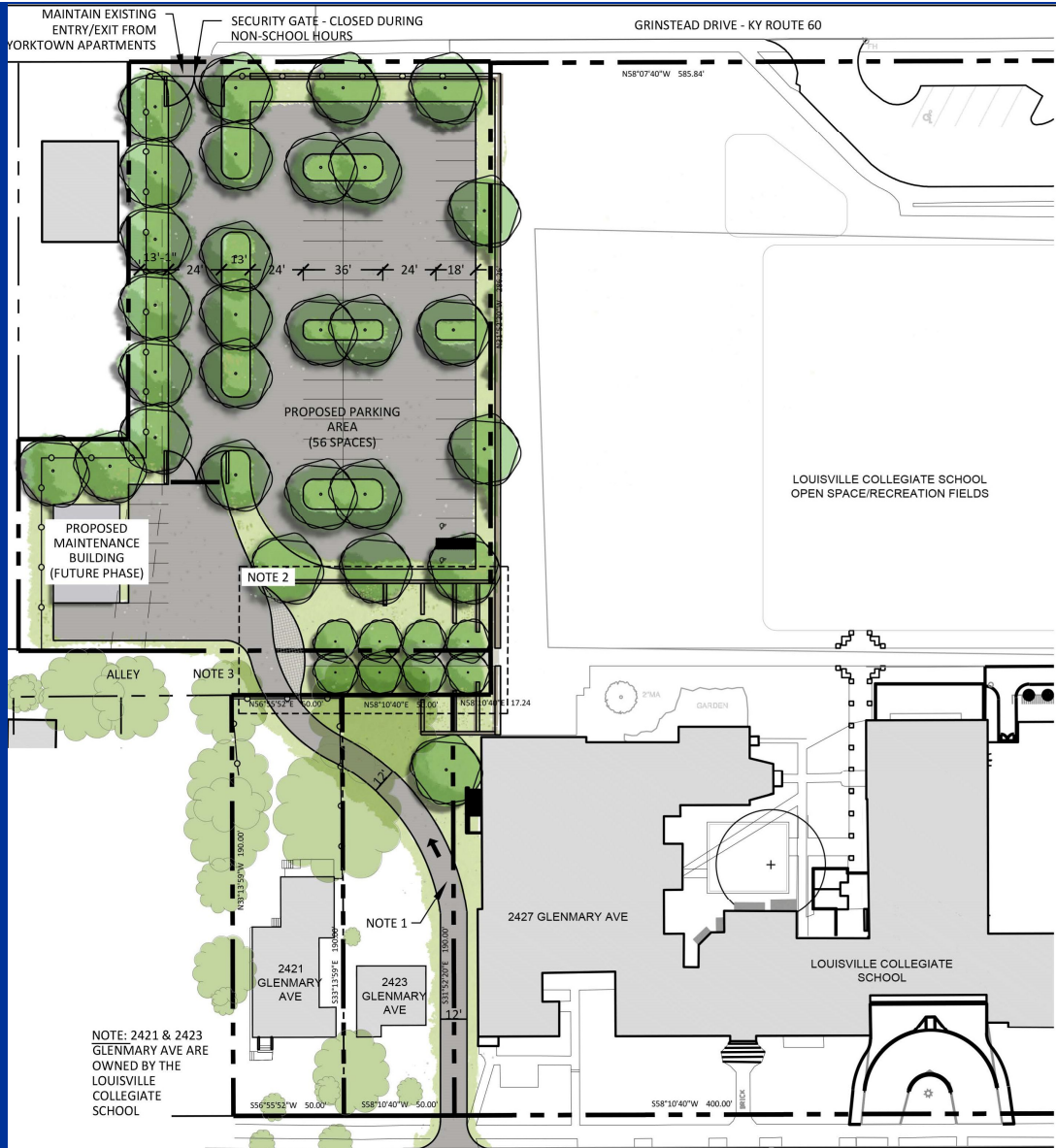
CONTRACTOR SHALL PROVIDE THE ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE CITY OF LOUISVILLE AND SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE SAME. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE SAME. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE SAME.

SHEET TITLE:

SHEET NUMBER:

SITE AND BUILDING DEMOLITION PLAN





PROPOSED SITE PLAN

- Separate approval requests: Category 2 Plan and Alley Closure

EXISTING TREE CANOPY - 25%

PROPOSED TREE CANOPY - 62%

**TOTAL
SITE
AREA SF
67,470**

**EXISTING SF
TREE CANOPY**

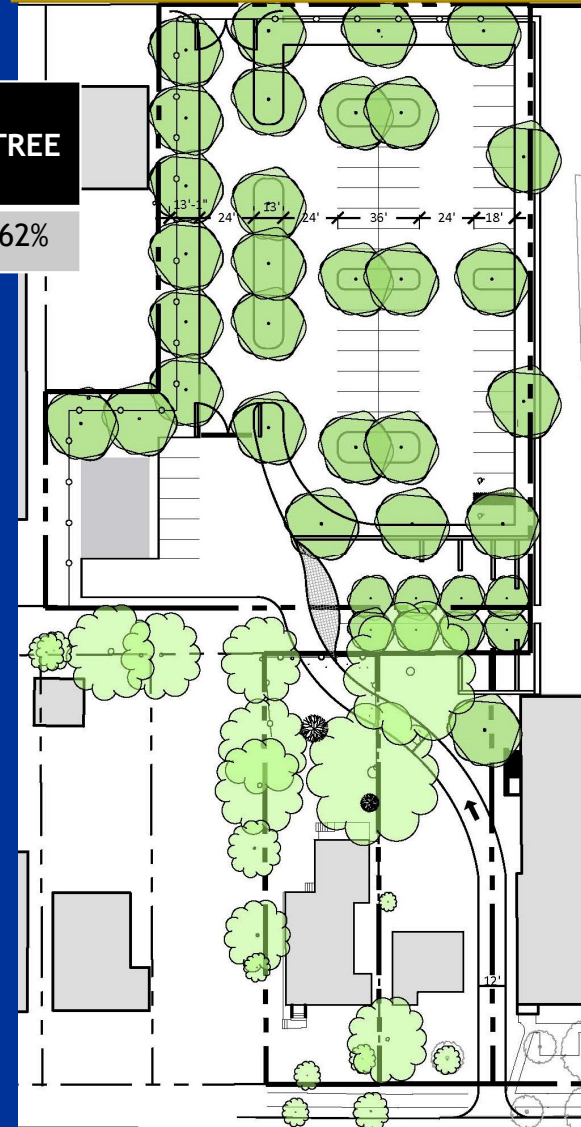
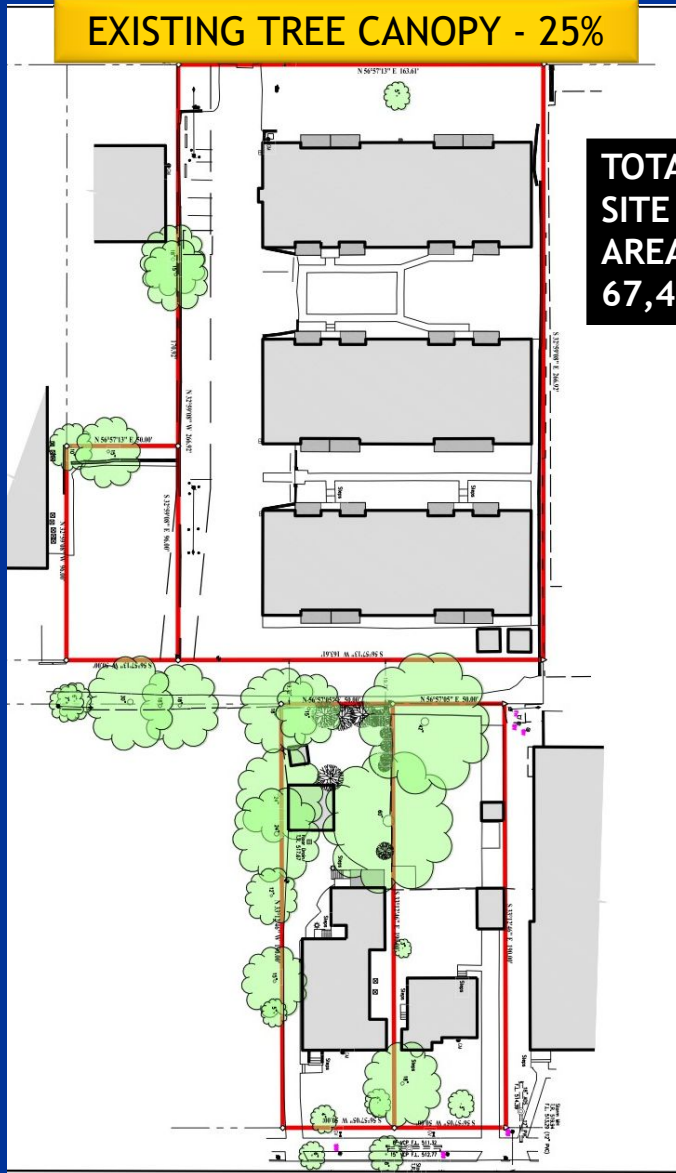
17,040 25%

**TOTAL SF
PRESERVED TREE
CANOPY**

9,120 14%

**TOTAL SF
PROPOSED TREE
CANOPY**

41,568 62%



Collegiate Community and Neighborhood Outreach

- Cherokee Triangle Association Meetings
 - September 18, 2022 @ Collegiate
 - October 19, 2022 @ Collegiate
 - Stakeholder Meetings in the past 10 months
- Bus Service to Reduce Traffic beginning in 2021
- Food Services to Community
- Community Service

Existing Apartment Buildings





QUESTIONS?