

DOCKET NO 22-COA-0251

Proposed Demolition of existing buildings
on property located at
2356 Grinstead Drive
2421 & 2423 Glenmary Drive



Cave Hill Cemetery

Existing Louisville
Collegiate School

Gilda's Club

Grinstead Drive

Ray Ave

Glenmary Ave

LOUISVILLE
COLLEGIATE
SCHOOL
R7

R5B

3 existing
buildings - proposed
demolition

Glenmary Parcels

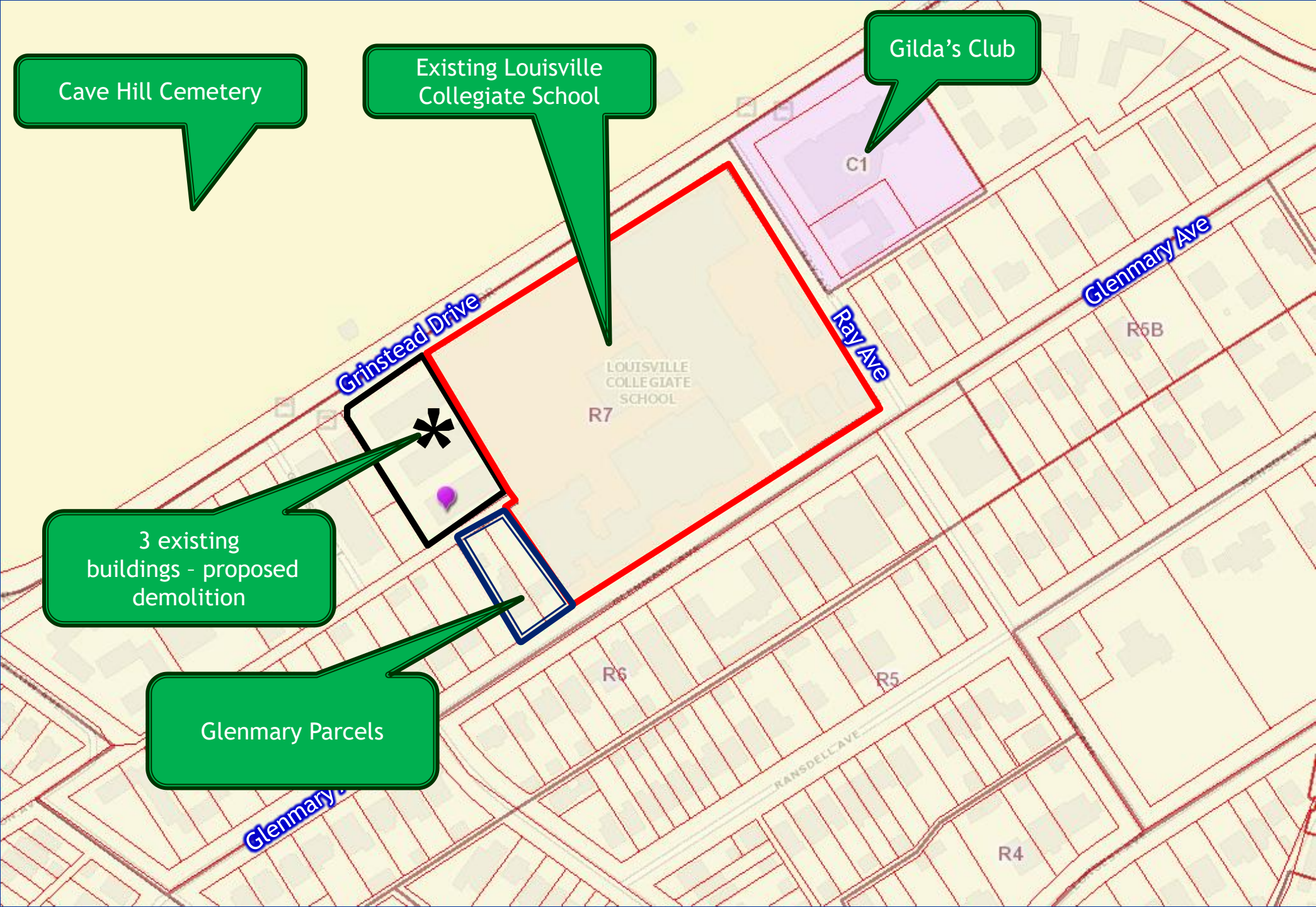
R6

R5

Glenmary Ave

RANDELL CAVE

R4



Cave Hill Cemetery

Existing Louisville Collegiate School

Gilda's Club

Grinstead Drive

Ray Ave

Glenmary Ave

3 existing buildings - proposed demolition

Glenmary Parcels

Glenmary Ave

RAY AVE

KANSDELL



Collegiate Community and Neighborhood Outreach in Conjunction with the Proposed Certificate of Appropriateness

Cherokee Triangle Association Meetings
September 18, 2022 @ Collegiate
October 19, 2022 @ Collegiate

Stakeholder Meetings with Cherokee neighbors in attendance in the past 12 months

Correspondence and Meetings with Current Tenants of Yorktown Apartments

APPLICABLE PROCESS FOR DEMOLITION

Louisville Landmarks Commission

1. Application for a Certificate of Appropriateness to Louisville Landmarks Commission
 - A. Architectural Review Committee - Cherokee Triangle Overlay District Consideration
 - B. Determination of “Non-Contributing” Status to the Structures being Considered.

NOTE: Any Subsequent Development - “Post-Demolition” - is not a Consideration of ARC Non-Contributing Determination. Any subsequent property development shall be subject to a separate review process in compliance with the Louisville Metro Land Development Code

APPLICABLE STANDARD

Louisville Metro Code of Ordinances 32.251

NONCONTRIBUTING STRUCTURE OR SITE. A structure or site that does not reinforce the visual or physical Integrity, historic interpretation, or historic character of a district or individual landmark, and which is identified as such by the findings of the Commission at the time of its designation or adopted findings by a Committee, or the Commission based upon a subsequent survey and assessment of the structure(s) or site(s) in a district or individual landmark site, using the criteria for evaluation in § 32.260(O). A structure or site can be noncontributing due to lack of historical significance or integrity.

SITE CONTEXT PLAN

LOUISVILLE COLLEGIATE PARKING LOT & DEMOLITION
2208 Oldland Drive
Louisville, KY 40204

Landscape Architect/Civil Engineer:
CARMAN
310 Old Vine Street, Suite 200
Lexington, Kentucky 40507
859.254.8803
Owner / Developer:
Louisville Collegiate School
2427 Glenmary Avenue
Louisville, Kentucky 40204

PROJECT AREA AND SURROUNDING PROPERTIES MAP

CONSTRUCTION DOCUMENTS

DATE: 10/06/2022
DRAWN BY: CAA
CHECKED BY: JLC
PROJECT NUMBER: 21191
REVISIONS:

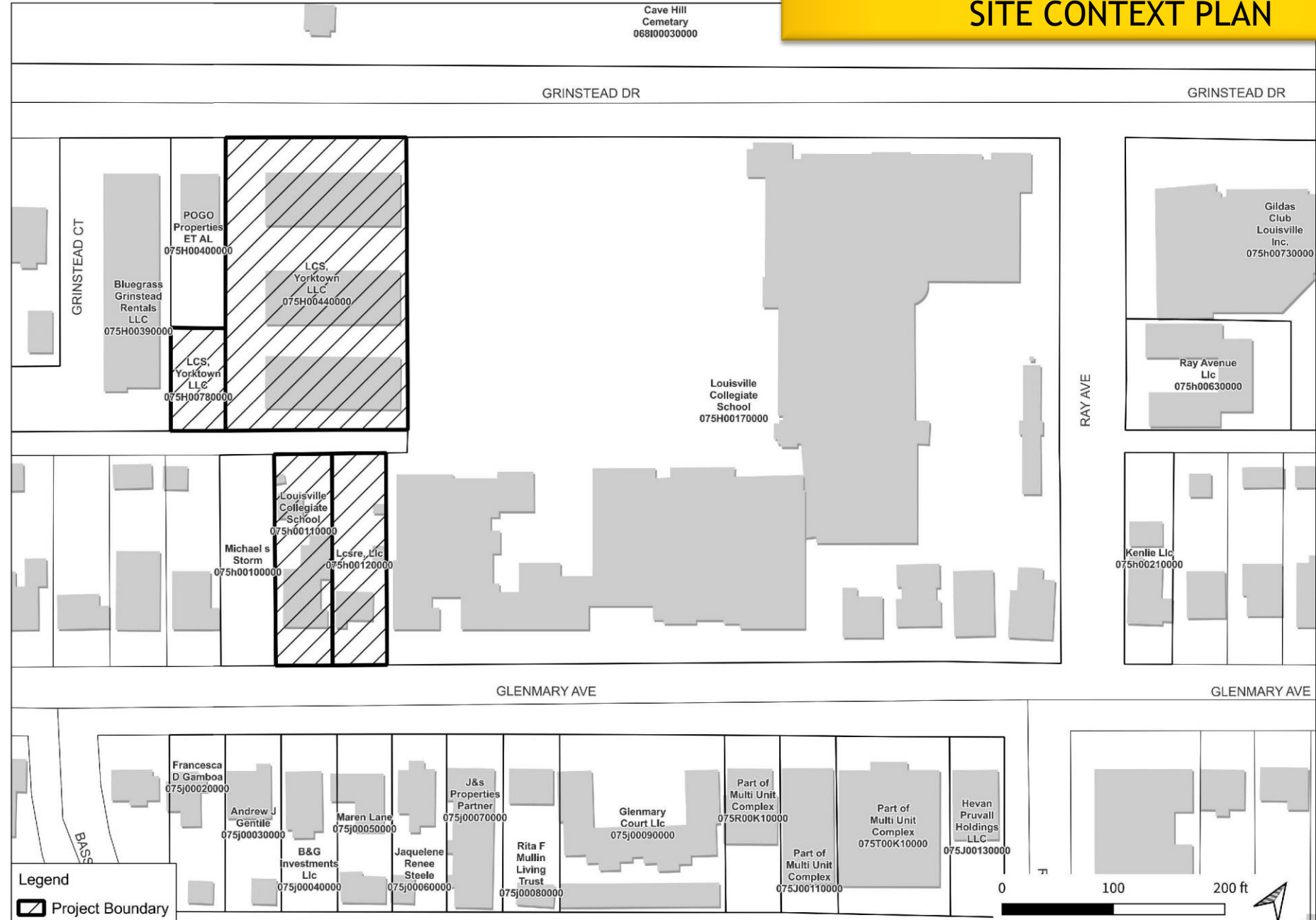


CARMAN

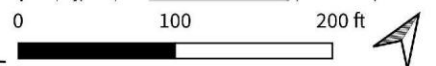
LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

COPYRIGHT NOTICE: THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN ACCORDANCE WITH THE AGREEMENT WITH CARMAN. NO OTHER USE, REPRODUCTION OR DISTRIBUTION IS PERMITTED WITHOUT THE WRITTEN CONSENT OF CARMAN. ALL COPYRIGHT AND PATENT RIGHTS OF CARMAN AND OTHERS ARE HEREBY RESERVED.

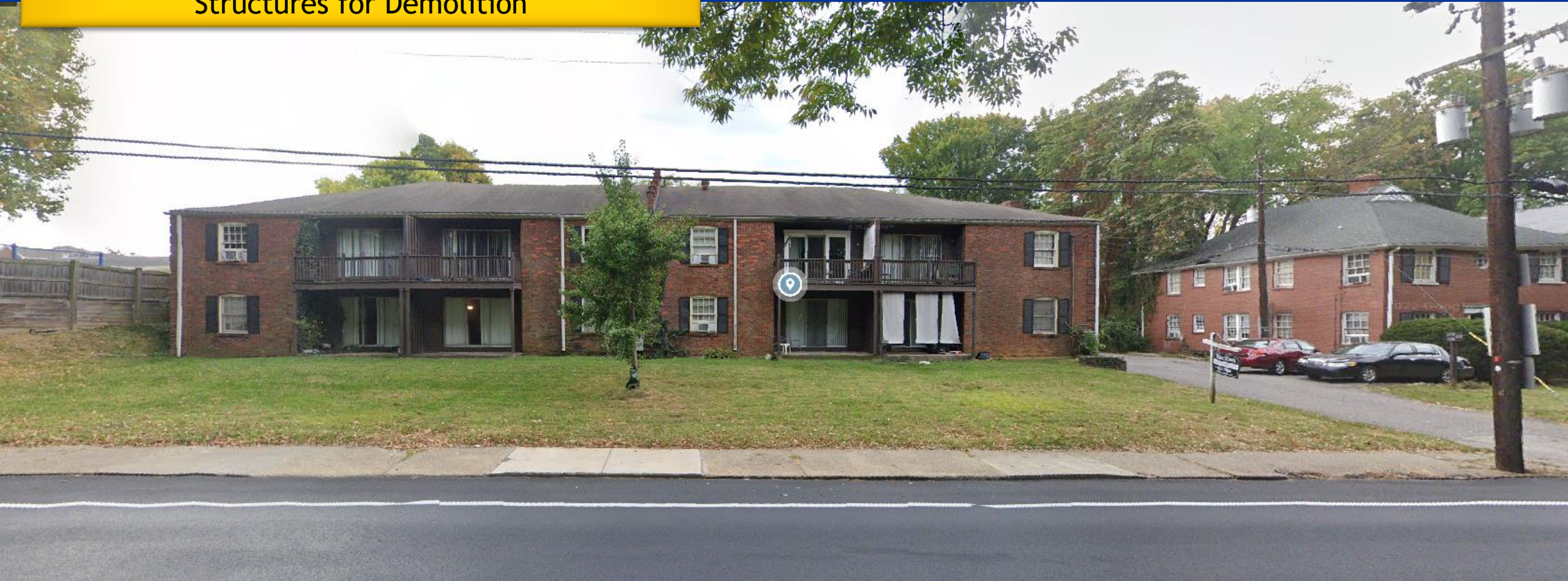
SHEET TITLE:
SHEET NUMBER:



Legend
 Project Boundary



Existing
Buildings Considered as Non-Contributing
Structures for Demolition



Existing Buildings



YORKTOWN TO THE NORTHWEST - YORKTOWN APARTMENTS TO BE DEMOLISHED

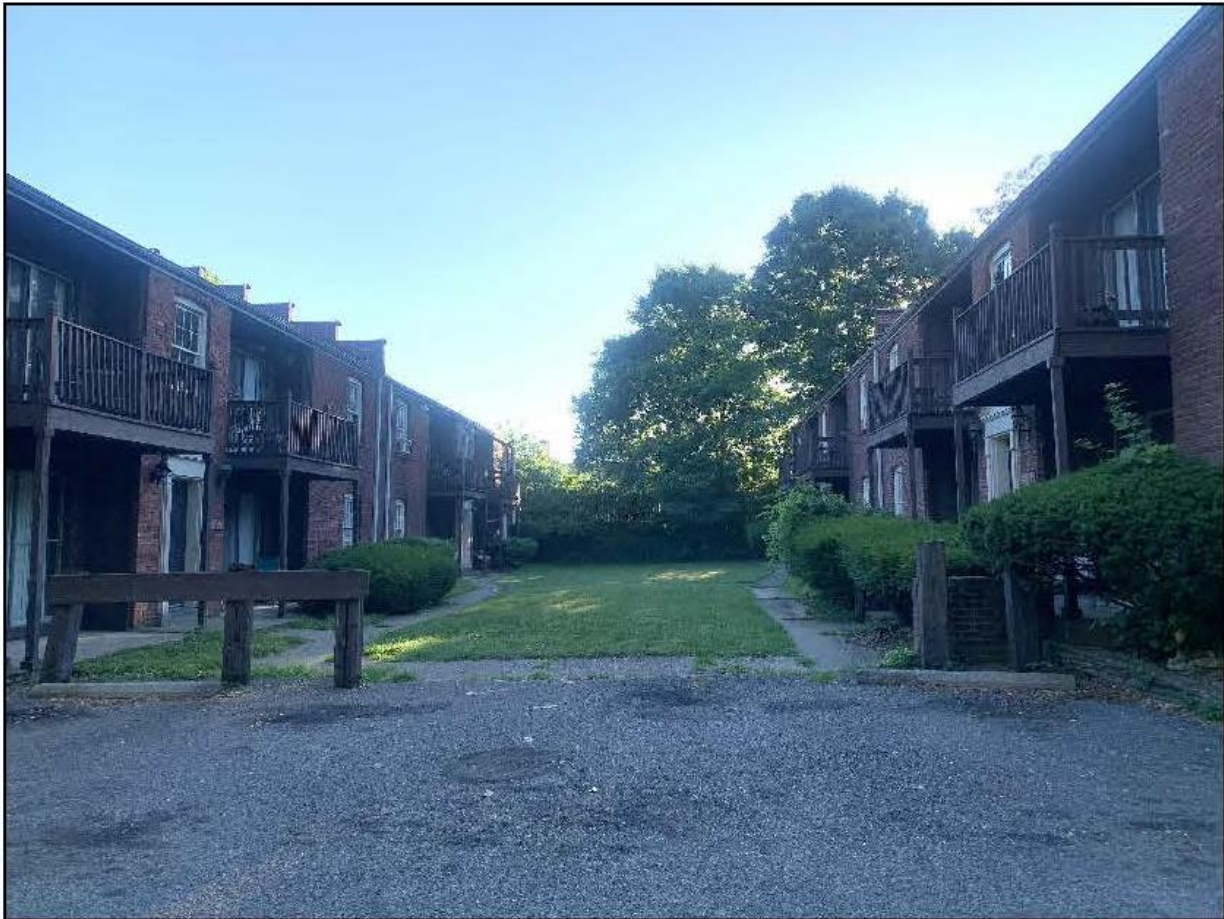
Existing Buildings



Existing Buildings



Existing Buildings



Recent 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**



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.

Courier Journal
WDRB
Louisville Business First

January 20, 2015 – Public Response to Property Acquisition from The Collegiate School



The Collegiate School

- 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



Benchmarking of
Prominent Attributes
within the Cherokee
Triangle Preservation
District

Colonial Revival Benchmarks

- Accentuated Front Door with Sidelights
- Double hung windows with multi-pane glazing
- Prominent porch with columns
- Wide overhanging eaves
- Tall narrow double hung windows
- Inverted stone lintels



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

Louisville Metro Code of Ordinances
32.260 DESIGNATION OF DISTRICTS AND INDIVIDUAL
LANDMARKS.



(O) Criteria.

- (1) In considering the designation of any area, site or structure in Louisville Metro as an individual landmark, the Commission shall apply the following criteria with respect to such structure, site, or area.

Positive responses to the below Criteria represent a potential qualification for Landmarks status. Negative responses represent non-qualification for Landmarks status

- (2) An individual landmark shall possess sufficient integrity to meet criterion (a) and one or more of the other criteria (b) through (e):
- (a) Its character, interest, or value as part of the development or heritage of the city, the Commonwealth, or the nation.

The proposed structures are NOT an intrinsic part of the history of the community of Cherokee Triangle Association. The structures are not listed on any Landmark register or the National Register of Historic Places

- (b) Its location as a site of a significant historic event.

There are no known historic events that occurred on the subject sites

- (c) Its primary identification with a person or persons who significantly contributed to the culture, heritage, or development of Louisville Metro, the city, the Commonwealth, or the nation.

There is no association with the current structure with anyone that has been instrumental in establishing the historic fabric, character or styles that are dominant in the Cherokee Triangle Historic Preservation District

Louisville Metro Code of Ordinances 32.260 DESIGNATION OF DISTRICTS AND INDIVIDUAL LANDMARKS.



(O) *Criteria.*

- (d) Its embodiment of distinguishing characteristics of an architectural type of specimen; or its embodiment of a significant architectural innovation; or its identification as the work of an architect, landscape architect, or master builder whose individual work has significantly influenced the development of the city, the Commonwealth, or the nation.

The “architecture” of the structures is not unique or outstanding relative to the character and styles exhibited in the Cherokee Triangle Preservation District. The architecture is a very generic architectural vernacular with no distinguishing attributes and does not embrace the distinguishing characteristics of the Colonial Revival Architecture

- (e) Its historic significance is based on its association with underrepresented history within the city, the Commonwealth, or the nation and it broadens our understanding of these underrepresented histories.

The structures have no intrinsic value towards defining the history of the community or Cherokee Triangle Neighborhood and does NOT contribute towards an elaboration of the neighborhood history or a history of “trends” represented in the Cherokee Triangle Neighborhood

- (f) Additionally, in considering the designation of any individual landmark, the Commission may determine whether the structure or site owner(s) would qualify for an economic hardship exemption, pursuant to § [32.257\(L\)](#), from any exterior alteration specified in § [32.256\(C\)](#).

An Economic Hardship is not requested at this time in conjunction with the Certificate of Appropriateness

typically seen in Old Louisville. Even the larger mansions are somewhat restrained in overall ornamentation.

BUILDING MATERIALS

A walk down any street reveals a range of such building materials as conservative frame construction, brick ornamented with carved limestone, stucco, and Tudor "half-timbering." Front porches are common and contribute to the human scale and neighborliness of the district. Delicate wooden trim ornaments some while others exhibit solid masonry piers. The more ornate facades often incorporate carved stone and terra cotta, while simpler buildings use decorative windows, doors, and trim to convey their architectural style.

DIRECTIONAL EMPHASIS

Early Victorian-era houses tend toward verticality with upward-reaching towers and turrets, while later Prairie-influenced buildings spread out horizontally. Most structures are between one-and-one-half and two-and-one-half stories in height and sit on a slightly-raised stone or concrete foundation with a narrow concrete walk and concrete or limestone steps leading up to the entry. The few large-scale apartment buildings, however, are notable exceptions.

Although a wave of movement out of the district took place during the post-war suburban exodus, civic awareness has grown substantially over the past twenty years. Pride of ownership is evident throughout the district in the well-maintained homes and grounds.

CHARACTER-DEFINING FEATURES

Site

- exhibits a curvilinear pattern of streets and design parkways with a secondary circulation system of alleys;
- possesses historic curving and paving materials of limestone and brick;
- has varied topography, lot sizes, and front-yard berms; and
- is enhanced by mature plantings and street trees.

Brick

- is used in a range of building styles from all eras ranging from Italianate to Craftsman;
- is often in combination with carved limestone and stucco; and
- enhances architectural character through its color, texture, dimensionality, and bonding patterns.



Wood

- articulates stylistic features in cornices, eaves, porch elements, and decorative trim;
- is a relatively common exterior cladding material, especially for Queen Anne and Craftsman houses; and
- has remained relatively free from the application of synthetic siding.

Windows

- are generally double-hung, wooden sash;
- have one-over-one glazing patterns or a decorative upper sash; and
- often possess additional ornament when used in upper-story gable ends or dormers.

Doors

- are usually sheltered by front porches or canopies;
- include both single and double varieties, which use a wide range of glazing patterns to convey a building's architectural character; and
- stand alone or are accompanied by sidelights and transoms.

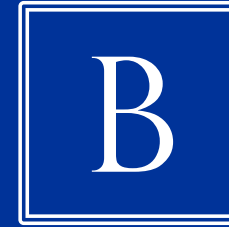
Roofs

- often establish relationships among houses on a given block in their overall form;
- exhibit a wide range of configurations—some complex and some simple; and
- employ various sheathing materials, color, and types of ornament to add visual distinction.

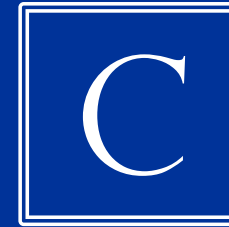
Alleys

- represent an important and historic feature of the district's transportation network;
- provide a primary means of residential access for those with rear parking; and
- border a wide selection of secondary structures ranging from architectural gems to undistinguished, handyman's-special garages.

Non-Contributing Structure "Test"



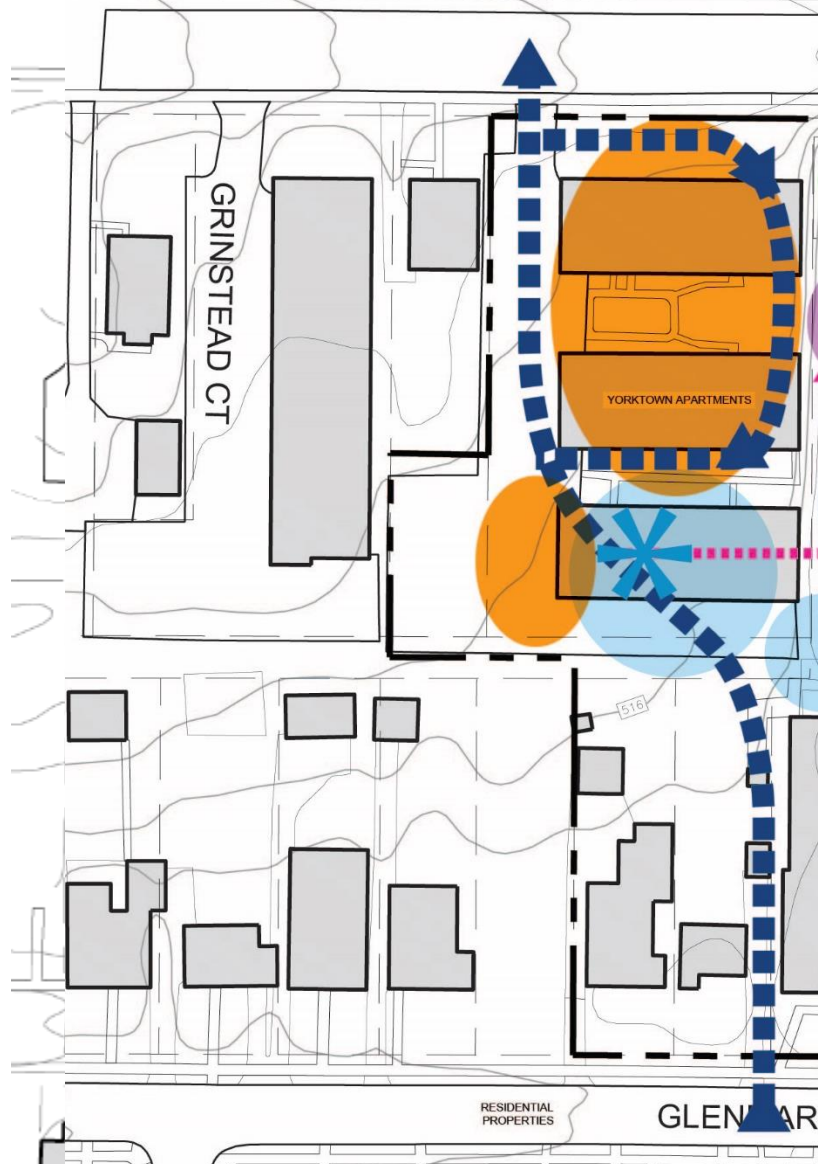
- Brick in combination with other materials
- Varied Brick Patterns
- Windows possess additional ornamentation
- Doors sheltered by front porches
- Doors typically have sidelights
- Roofs have visual distinctions



Louisville Landmarks Commission Design Guidelines

Would the Structures have been approved by the ARC under the guidelines of the ARC in the 1960s had the Cherokee Triangle Association have been in place?

There are no positive or affirmative responses to the Qualifying Criteria Under LMCO 32.260. There are no Character-Defining Features of the existing structures as outlined in the Louisville Landmarks Design Guidelines, Cherokee Triangle. The "Tests" indicate the structures do NOT contribute to the fabric of the Cherokee Triangle Historic Preservation District.



POTENTIAL SITE OPPORTUNITY “POST-DEVELOPMENT”

Potential Opportunities and Objectives for Subject Property – Post-Demolition

- Create a Safer Environment for Campus Users – Reduce Vehicular and Pedestrian Conflicts
- Vehicular Use Area for Campus Users
- Provide traffic relief to surrounding streets during campus use
- Alternative Access into Campus
- Alternative and/or Additional Future Student Access into the Campus Facilities
- Increased Tree Canopy Coverage in Post-Development
- Future Areas for Campus Expansion, Open Space and Community Utilization

Separate approval requests: Category 2 Plan and Alley Closure Approvals Through Planning and Design Services, Planning Commission and/or Metro Council

POTENTIAL SITE VIEWS
“POST-DEVELOPMENT



Existing View Along Grinstead Drive



Potential Corridor Edge Treatment Along Grinstead

Summary of Requested Certificate of Appropriateness for Structure Demolition

- The subject structures do NOT meet the Criteria and Test for Contributing Structures to the historic fabric of the Cherokee Triangle
- Failure to meet Criteria and Architectural Character Tests represent a Non-Contributing status of the structures requested to be demolished under the Certificate of Appropriateness request
- The Certificate of Appropriateness is APPROVED by the Cherokee Triangle Preservation District as a result of subject structures Non-Contributing status
- The Applicant Agrees with Staff Report and Conditions



QUESTIONS?