

**22-COA-0251**

**2354, 2356, 2358 Grinstead Dr.  
& 2421, 2423 Glenmary Ave.**



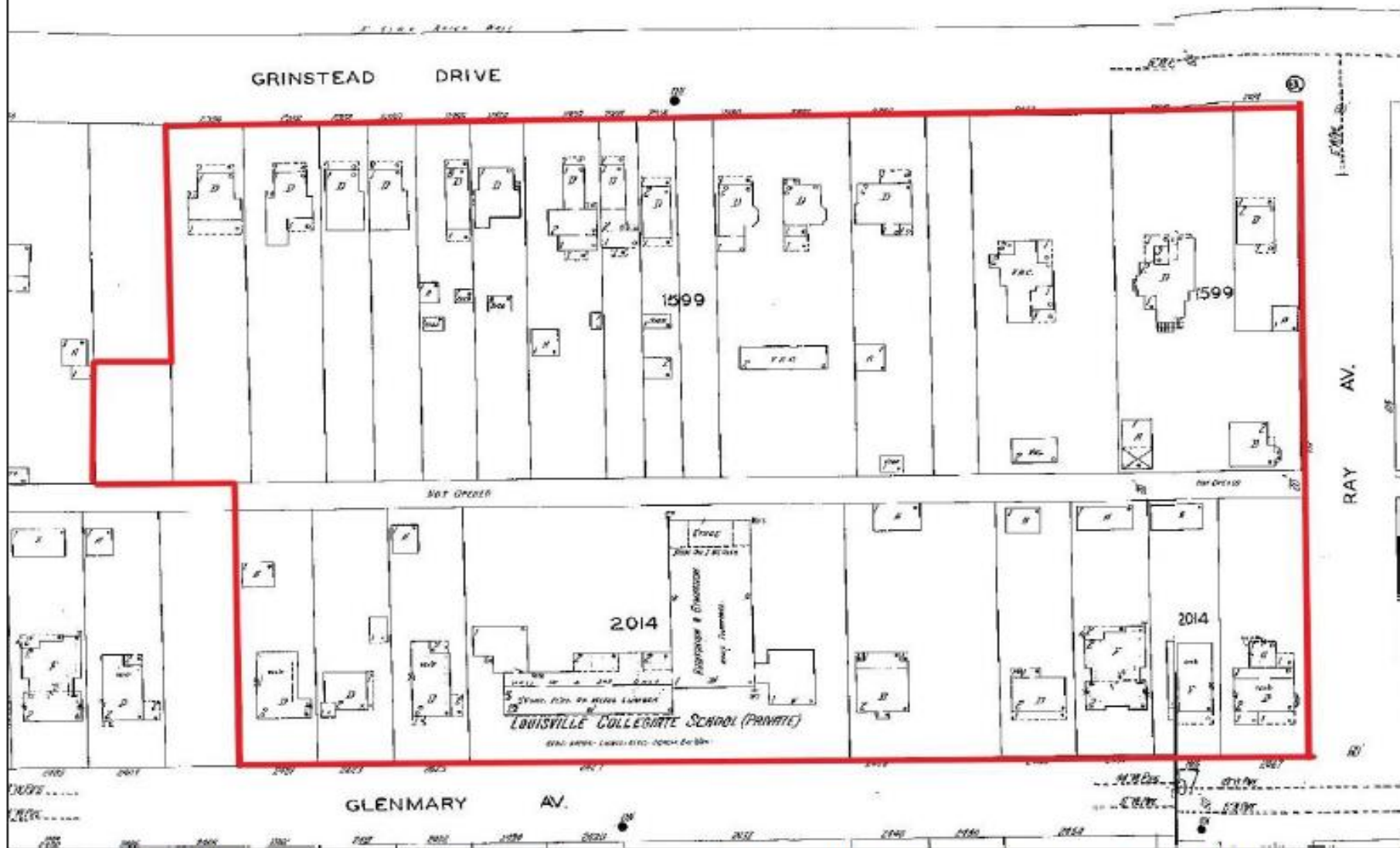
**Cherokee Triangle Architectural Review Committee  
Public Hearing**

**Bradley Fister, Planning & Design Coordinator  
November 30, 2022 continued to March 8, 2023**



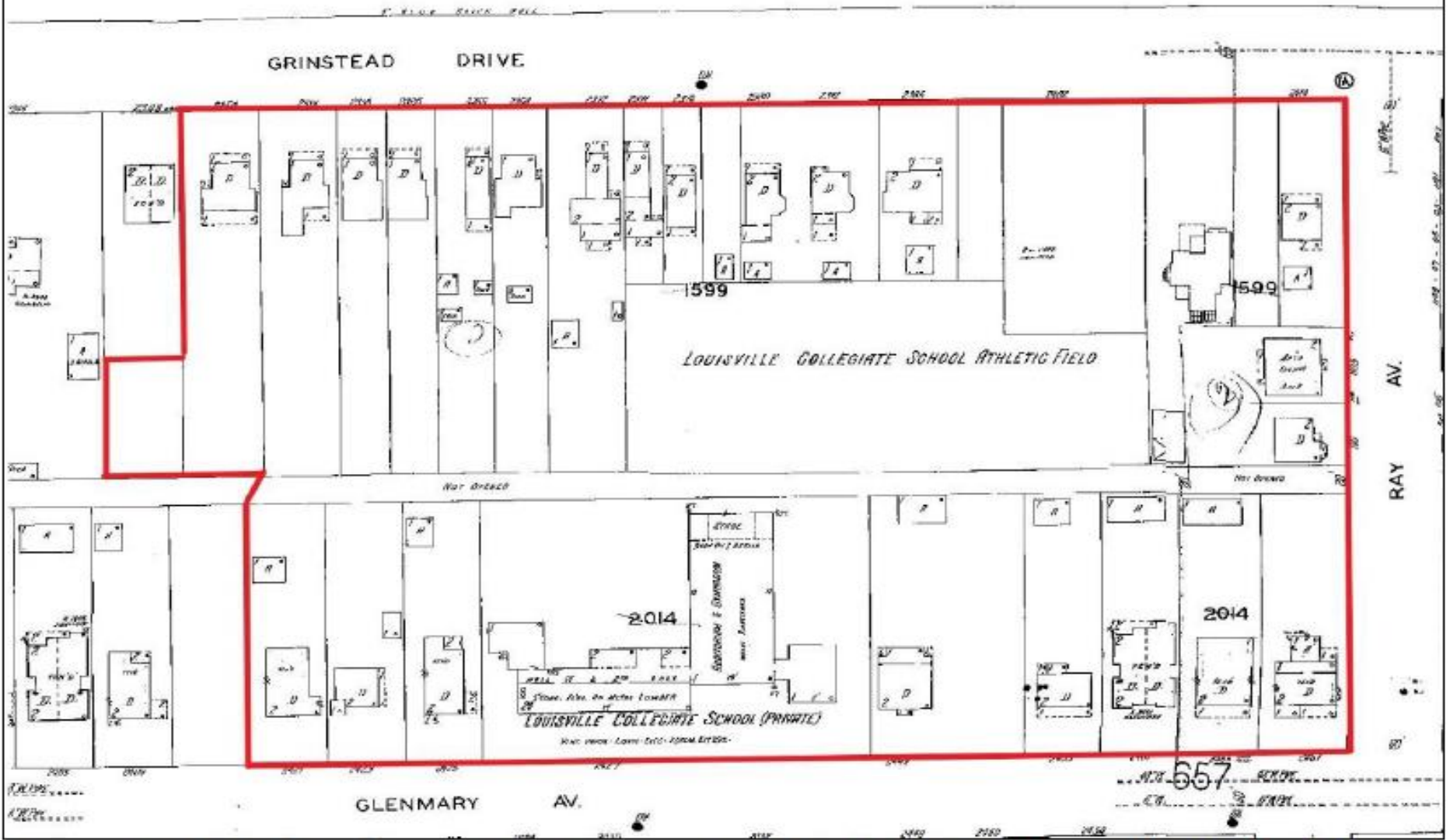
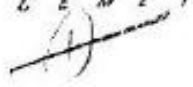
**Figure 1. As reference, this LOJIC aerial shows the extent of Louisville Collegiate School's ownership (red).**

CAVE HILL CEMETERY



**Figure 2. 1928 Sanborn Fire Insurance Map (Vol. 6, Sheet 657-658) with red outline of current school ownership. *\*This does not infer that the school owned all of the properties within this boundary in 1928.***

CAYE HILL CEMETERY



**Figure 3. 1951 Sanborn Fire Insurance Map (Vol. 6, Sheet 67-658) with red outline of current school ownership. *\*This does not infer that the school owned all of the properties within this boundary in 1951.***



Figure 4. 1965 Aerial Photograph with red outline of current school ownership. *\*This does not infer that the school owned all of the properties within this boundary in 1965.*

**CHEROKEE Park Area**

**YORK TOWN**

**2354 Grinstead Drive**

Sparkling new one bedroom apart-  
ments, heat, air conditioning,  
drapes, carpet and swimming  
pool furnished. Kitchen equipped,  
laundromat and lockers storage,  
park-like atmosphere.

**Now Leasing**

**JOS PITT REALTY CO.**

**451-1303**

**454-4506**

Figure 5. July 30, 1965 *Courier-Journal* ad.

**Table 1. 1960-1979 Multifamily Buildings Extant in Cherokee Triangle.**

<b>Address</b>	<b>Ca. Construction Date</b>	<b>Approx. # of Units</b>	<b>Architectural Style</b>
1001 Grinstead Ct.	1960	28	Colonial Revival
1280 Cherokee Rd.	1960	8	Colonial Revival
2124 Cherokee Pkwy.	1960	24	Colonial Revival
2315 Glenmary Ave.	1960	22	Colonial Revival
2319 Glenmary Ave.	1960	16	Colonial Revival
2340 Grinstead Dr.	1960	8	Colonial Revival
2342 Grinstead Dr.	1960	8	Colonial Revival
2348 Grinstead Dr.	1960	8	Colonial Revival
2424 Glenmary Ave.	1960	12	Eclectic
2432 Glenmary Ave.	1960	32	Colonial Revival
2466 Grinstead Dr.	1960	16	Colonial Revival
1423 Everett Ave.	1963	4	Colonial Revival
1425 Everett Ave.	1963	4	Colonial Revival
1427 Everett Ave.	1963	4	Colonial Revival
1429 Everett Ave.	1963	4	Colonial Revival
2109 Edgeland Ave.	1963	10	Colonial Revival
2549 Glenmary Ave.	1963	3	Colonial Revival
2557 Glenmary Ave.	1964	8	Colonial Revival
1021 Everett Ave.	1965	126	Colonial Revival
1418 Willow Ave.	1965	22	Mansard
2354-2358 Grinstead Dr.	1965	48	Colonial Revival
1124 Cherokee Rd.	1968	9	Colonial Revival
1049-1051 Cherokee Rd.	1972	41	Mansard
2500 Glenmary Ave.	1973	13	Modern
2019 Eastern Pkwy.	1974	15	Modern
1040 Cherokee Rd.	1979	50	Modern
2454 Glenmary Ave.	1979	15	Colonial Revival



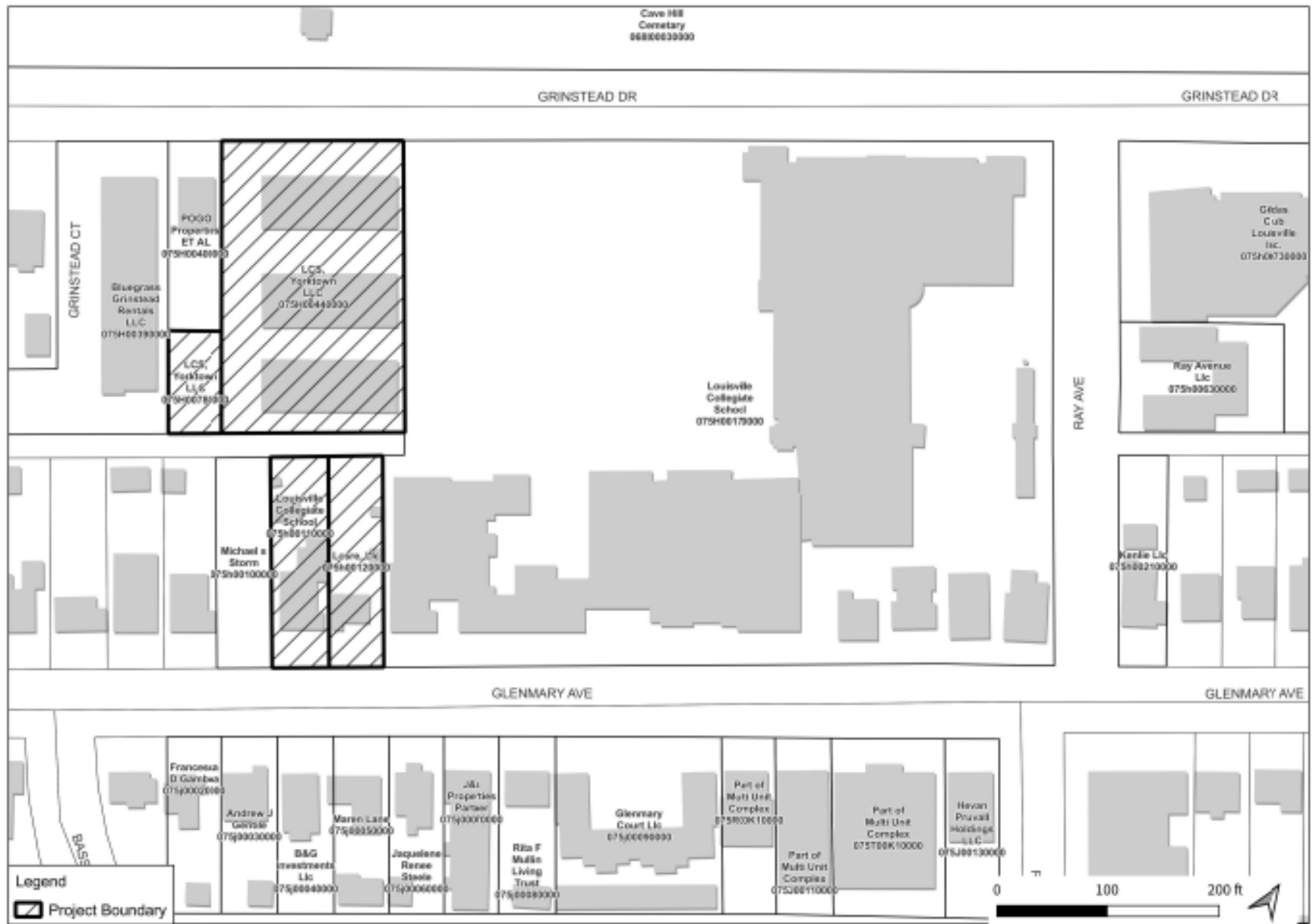
Figure 6. LOJIC map showing the location of the 1960-1979 Multifamily Buildings Extant in Cherokee Triangle.



# Request

- The applicant proposes to demolish three, two-story, circa 1960 apartment buildings to create a parking lot. The proposed parking lot is to provide off street parking for the Louisville Collegiate School and would be accessible from the existing ingress/egress to the apartment complex along Grinstead Dr.
- This parking lot is part of a larger, conceptual plan to relieve traffic strain on Glenmary Ave. While the plan is still conceptual at this time, it shows a new driveway off Glenmary Ave. that flows traffic to the proposed new parking lot with access to Grinstead Dr.

# Location of Properties



# Aerial Photos



# Site Photos



YORKTOWN TO THE NORTHWEST - YORKTOWN APARTMENTS TO BE DEMOLISHED

# Site Photos



# Site Photos



# Site Photos



# Site Photos





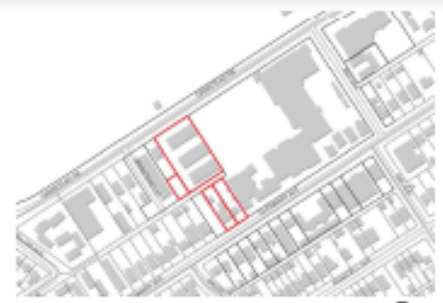
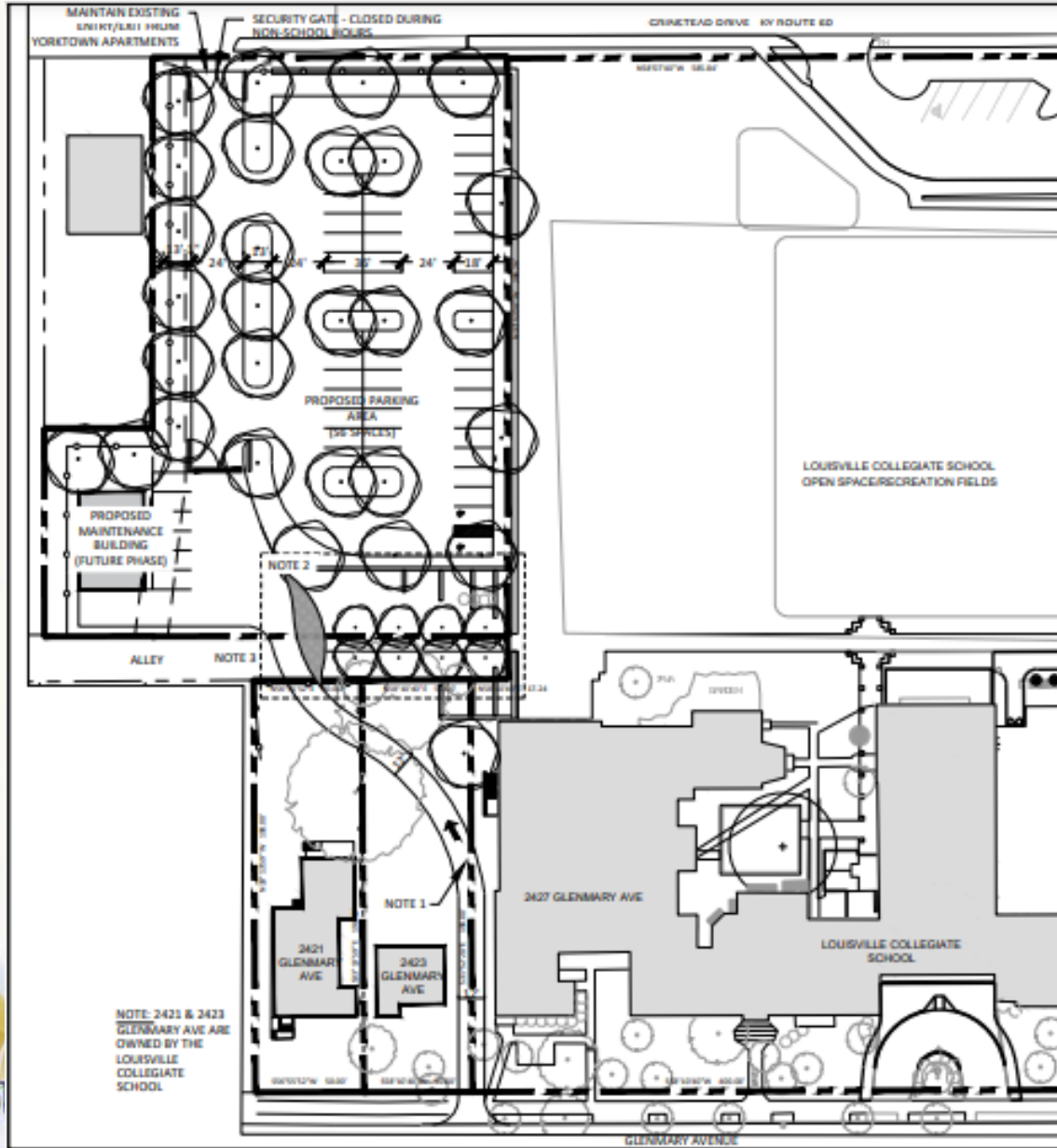
# Site Photos



# Site Photos



# Conceptual Parking Lot Site Plan



VICINITY MAP - N.T.S

2356 GRINSTEAD DR

ZONING.....	R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT.....	CHEROKEE TRIANGLE
CURRENT USE.....	MULTI-FAMILY RESIDENTIAL
PROPOSED USE.....	VEHICULAR USE AREA

2421 GLENMARY AVE

ZONING.....	R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT.....	CHEROKEE TRIANGLE
CURRENT USE.....	SINGLE FAMILY RESIDENTIAL
PROPOSED USE.....	SINGLE FAMILY RESIDENTIAL (RENTAL)

2423 GLENMARY AVE

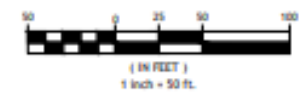
ZONING.....	R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT.....	CHEROKEE TRIANGLE
CURRENT USE.....	SCHOOL ANNEX
PROPOSED USE.....	SCHOOL ANNEX

PURPOSE AND INTENT OF SITE PLAN

THE PURPOSE AND INTENT OF THE SITE PLAN IS TO ILLUSTRATE THE EXTENT OF THE PROPOSED PARKING LOT IMPROVEMENTS AND FUTURE PHASES OF IMPROVEMENTS FOR THE PRIVATE CONNECTOR DRIVE BETWEEN GLENMARY AVE AND GRINSTEAD AND THE LOCATION OF A FUTURE MAINTENANCE BUILDING IN CONJUNCTION WITH CONSIDERATION BY THE LANDMARKS COMMISSION AS REQUIRED IN THE CHEROKEE TRIANGLE OVERLAY.

NOTES

- ONE-WAY ACCESS DRIVEWAY CONNECTING GLENMARY AVE AND GRINSTEAD DR SHALL BE CONSIDERED AS A FUTURE IMPROVEMENT AND IS ILLUSTRATED TO SHOW INTENT AND LOCATION. ALIGNMENT MAY BE MODIFIED WITH STAFF APPROVAL SHOULD THIS IMPROVEMENT BE IMPLEMENTED.
- POSSIBLE FUTURE STUDENT DROP-OFF AREA TO RELIEVE CONGESTION ON GLENMARY AVE. UPON APPROVAL BY LANDMARKS COMMISSION STAFF MAY APPROVE FINAL DESIGN.
- FUTURE PUBLIC ALLEY REVERSION TO LOUISVILLE COLLEGIATE SCHOOL.
- PROPOSED PERIMETER LANDSCAPE WILL BE IMPLEMENTED IN COMPLIANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE IN CONJUNCTION WITH THE PROPOSED PARKING LOT.



# Guidelines for Demolition

The first and most important guideline for demolition of an existing contributing structure within any historic district or any individual landmark within the City of Louisville is:

Unless the City 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 individual landmark unless: 1) the demolition will not adversely affect the district's (or 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; and 3) the proposed replacement structure and development will strengthen the viability of the district as a whole.

# Conclusions

- The three circa 1960 apartment buildings are noncontributing to the Cherokee Triangle Preservation District. These are modest, utilitarian structures, characteristic of the construction of late mid-century apartment structures during this time period. There are better apartment examples in the District, from the same era, that convey the history of Cherokee Triangle. Thus, the demolition will not adversely affect the District's distinctive characteristics or importance as a developed neighborhood.

# Recommendation

On the basis of the information furnished by the applicant, staff recommends that the request for demolition be **approved with the following conditions:**

- 1. The existing buildings shall not be demolished until all parking lot approvals are issued, and a Kentucky Historic Properties Survey Form has been submitted to staff and the Kentucky Heritage Council.**
- 2. The applicant shall notify staff of an excavation schedule for the site and if/when archaeological discoveries such as artifacts, features, and other archaeological deposits are found during demolition and construction of the parking lot**

# Recommendation

- 3. Final landscaping details shall be submitted to staff for review and approval. The plan must include the parking lot and show proposed and existing trees and landscaping. A copy of the LDC required Landscape Plan will suffice.**
- 4. Any proposed screening walls, fencing, gates, etc. shall be submitted to staff for review and approval prior to construction.**
- 5. Prior to installation, final exterior lighting fixture details shall be submitted to staff for review and approval and shall include cut sheets for all exterior lighting fixtures.**

# Recommendation

- 6. Signage was not reviewed as part of this application. Any signage shall be reviewed and approved under a separate application(s) prior to installation.**
  
- 7. Historic concrete mix shall be used for all sidewalks, curbing, or apron installed in public view.**
  
- 8. The removal of any trees within or immediately adjacent to a public right-of-way or within public open space shall require review, unless directed by the city arborist in cases of emergency or other reasons of public safety.**



# Recommendation

**9.** Once the applicant finalizes the conceptual traffic plan, they shall submit it to staff for review and final approval prior to work taking place. Additional COA applications may be required.

**10.** If the design or scope of the project changes in any way, the applicant shall contact staff for review and approval.