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## Historic Landmarks and Preservation Districts Commission

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### Certificate of Appropriateness

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To: Charles Williams, Charlie Williams Design, Inc.  
Thru: Cynthia Elmore, Historic Preservation Officer  
From: Katherine Groskreutz, Historic Preservation Specialist  
Date: April 15, 2021 *Deel*

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**Case No:** 21-COA-0065  
**Classification:** Staff Review

#### GENERAL INFORMATION

**Property Address:** 1279 Bassett Ave.

**Applicant:** Charles Williams, Charlie Williams Design, Inc.  
1626 Windsor Place  
Louisville, KY 40204  
502-459-1810  
[charliewilliamsdesign@gmail.com](mailto:charliewilliamsdesign@gmail.com)

**Owner:** James and Janet DeGonda  
1279 Bassett Ave.  
Louisville, KY 40204  
(502) 216-8486  
[degonda@comcast.net](mailto:degonda@comcast.net)

**Estimated Project Cost:** \$25,000

#### Description of proposed exterior alteration:

The applicant seeks approval to construct a new frame garage at the rear of the property with entrance from the alley. It is proposed to be 22' wide x 22' deep by 16'-10" high with a 7:12 gable roof. The roof will be covered with slate colored asphalt shingles and have ogee gutters. The siding will be 4" exposure smooth composite. The drive apron and flatwork will be of historic concrete mix. The exposed foundation will be stucco over concrete block above grade. There will be one 16' wide x 7' high carriage-style garage door that has the appearance of two separate doors facing the alley. A single Craftsman style person door faces the yard. All trim will be composite. There is no limestone curbing present in the alley.

#### Communications with Applicant, Completion of Application

The application was received on March 26, 2021 and considered complete and requiring staff level review on March 29, 2021.

## FINDINGS

### Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **Garage, New Construction-Residential, and Site**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

### Site Context/ Background

The subject property is zoned R5 in the Traditional Neighborhood Form District. It is located on the northeast side of Bassett Avenue, four lots northwest of Longest Avenue. The home is a circa 1900, two-and-a-half-story frame home with a full, one-story front porch and a front facade facing gable roof. The surrounding buildings are predominately two-and-a-half-story frame or masonry homes of the same time period.

In June 2020, the Cherokee Triangle ARC approved a COA (20-COA-0073) for the replacement of basement windows.

### Conclusions

The proposed garage construction generally meets the Cherokee Triangle design guidelines for **Garage, and New Construction-Residential, and Site**. The proposed new garage is an appropriate design for the property and the District as a whole. All proposed materials and surface treatments meet District guidelines. Trash receptacles are shown being housed inside the garage. The roof is in keeping with the roof pitches of multiple adjacent homes, and the overall height is similar or lower than the garage and carriage house to either side of the site. There are no windows, but the side walls will be between two other garages and not highly visible. While double garage doors (two-car door) are typically not permitted in the District, this house has a small alley behind it that does not give a large turning radius. The double door is broken up with articulated panels and rails which makes it appear as two carriage-type doors and reduces its scale. Furthermore, multiple double garage doors of varying ages already exist in this alley, so other historic properties will not be affected by this door.

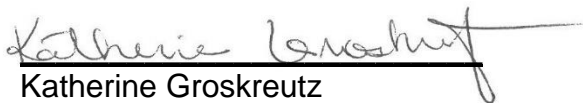
## DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is **approved with the following conditions**:

1. **The garage door shown in the renderings shall be the design installed.**
2. **Mechanical systems shall be integrated into new construction in such a way that rooftops remain uncluttered.**
3. **Storm-water management provisions shall be integrated into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.**

4. The applicant shall not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light shall be directed down and away from neighboring properties.
5. All other Planning and Design or building approvals/permits shall be obtained for the work prior to construction.
6. If the design or materials change, the applicant shall contact staff for review and approval.

*The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, their successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.*

  
 Katherine Groskreutz  
 Historic Preservation Specialist

04/15/2021

Date

# GARAGE

## Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

Design Element	Building Feature		Approved	Comments
<b>Location</b>		+	Rear-yard location	
		+	Align with adjacent secondary structures	
		+	Use to define and enclose rear yard	
		+	Minimize paving	
<b>Materials</b>	Walls	+	Horizontal wood siding (3" or 4" exposure). Corner boards and trim around openings.	Horizontal 4" exposure smooth composite siding
		NA	Board and batten siding	
		NA	Brick	
		+	Stucco over frame or concrete block	On above grade portions of concrete block foundation
		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		NA	No painted concrete block.	
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	
	Roof	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	Asphalt shingles