



Historic Landmarks and Preservation Districts Commission

MEMORANDUM

To:	Cherokee Triangle Architectural Review Committee
From:	Bradley Fister, Planning & Design Coordinator
Thru:	Savannah Darr, Historic Preservation Officer
Date:	January 18, 2023

Case No: 22-COA-0251

Property Address: 2354, 2356, 2358 Grinstead Drive
2421, 2423 Glenmary Avenue

Case History

November 30, 2022: The Cherokee Triangle Architectural Review Committee (ARC) met at 4:30 pm in room 101 of 444 S. 5th Street to discuss case 22-COA-0251. Members present were Committee Chair Gail Morris, Pete Kirven, Jennifer Schultz, David Morgan, and Robert Kirchdorfer. After the staff report presentation, applicant presentation, and public testimony, Ms. Morris made a motion to defer the case for further information from staff. Mr. Kirven seconded the motion. The motion to defer passed (5 yes and 0 no). The ARC members requested more information on how the block on which Collegiate School is located has changed over time. They also requested a better context for the Yorktown Apartments to determine their contributing or noncontributing status.

The Cherokee Triangle ARC is scheduled to reconvene on Wednesday, January 25, 2023 at 4:30pm in the Old Jail Auditorium (514 W. Liberty Street).

Grinstead/Glenmary Block Changes Summary

Louisville Collegiate School owns several buildings on Grinstead Drive and Glenmary Avenue. **Figure 1** shows the current extent of ownership with a red outline. This outline was also placed on other historic maps and aerial photographs to provide a boundary of review. It does not infer that the school owned these buildings at the time of the map or photograph's creation. The 1928 Sanborn Fire Insurance Map (**Figure 2**) is the earliest map found of this area with building footprints. The map shows the historic school building on Glenmary Avenue surrounded by a variety of residential structures. The 1951 Sanborn Fire Insurance Map (**Figure 3**) shows the same buildings except for one demolition on Grinstead Drive (2402 Grinstead Drive) and the addition of the school's athletic fields located off the alley where outbuildings once stood. Additionally, an apartment building was constructed on Ray Avenue (1108 Ray Avenue).



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

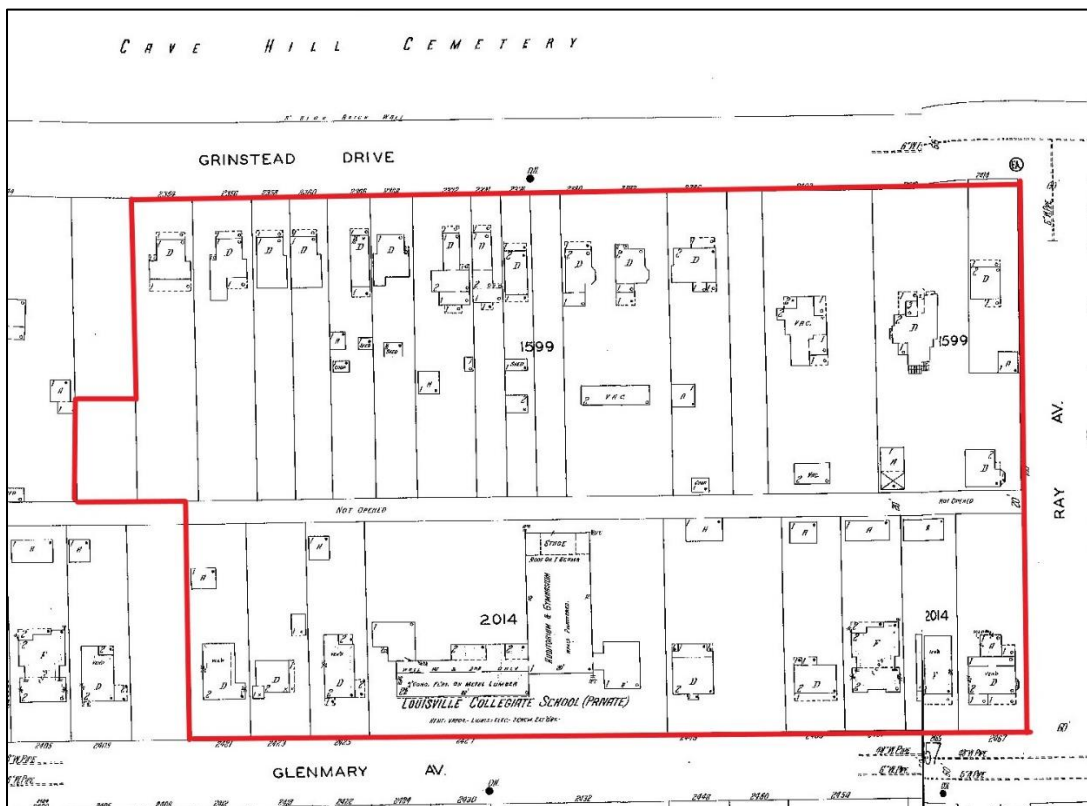


Figure 2. 1928 Sanborn Fire Insurance Map (Vol. 6, Sheet 657-658) with red outline of current school ownership. **This does not infer that the school owned all of the properties within this boundary in 1928.*

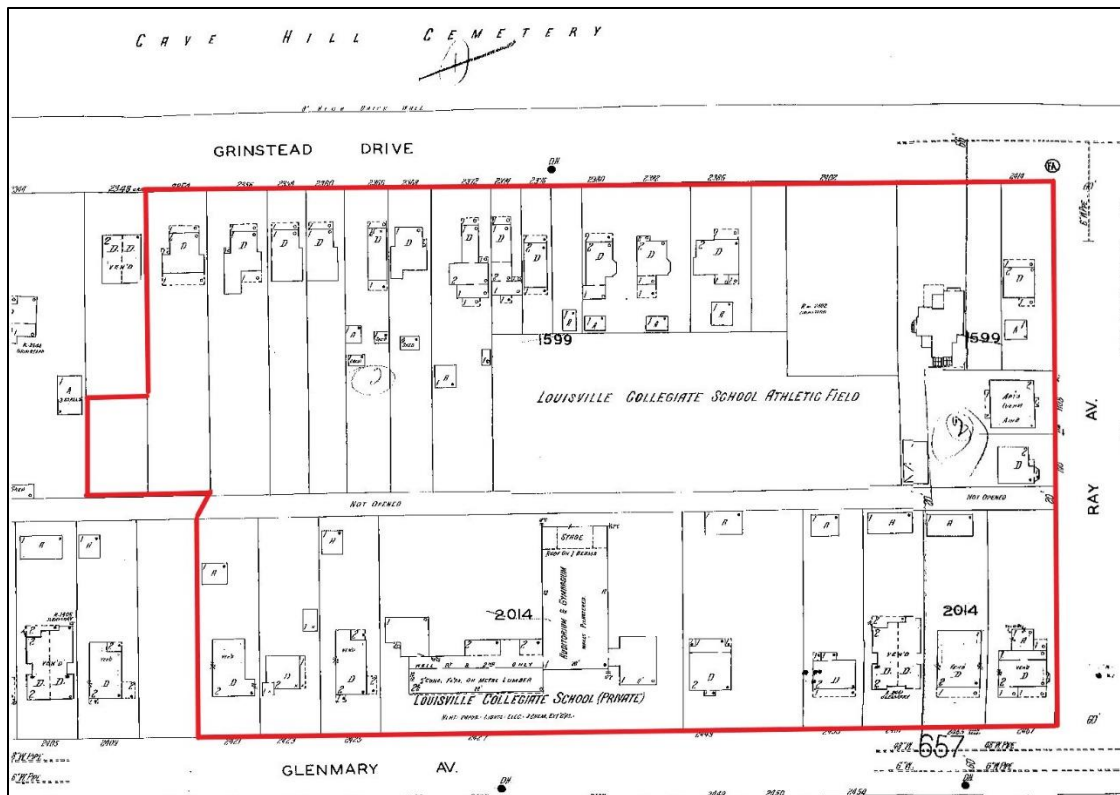


Figure 3. 1951 Sanborn Fire Insurance Map (Vol. 6, Sheet 67-658) with red outline of current school ownership. **This does not infer that the school owned all of the properties within this boundary in 1951.*

According to aerial photographs (**Figure 4**), by 1965 many properties along Grinstead Drive were demolished. These include 2368, 2372, 2374, 2376, 2380, 2382, and 2386 Grinstead Drive. The aerial shows the athletic field and parking area now adjacent to Grinstead Drive. After that, the construction of the Yorktown Apartments caused the demolition of 2354, 2356, 2358, and 2360 Grinstead Drive. In 1975, the school's request to demolish 2366 Grinstead Drive was approved in case number A-75-217-C. In 1977, the school's request to demolish 2410 Grinstead Drive was approved in case number A-77-7-C. In 1981, the school's request to demolish 2414 Grinstead Drive was approved in case number A-81-53-C. Lastly, in 2001, the Landmarks Commission approved the school's request to demolish 1108 and 1110 Ray Avenue in case number C-01-33-CT under an Economic Hardship exemption.



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.*

Yorktown Apartments and 1960-1979 Multifamily Building Context Summary

The Yorktown Apartments were constructed circa 1965. While the 1965 aerial photograph seen above does not show the apartments on the site yet, there is a real estate ad in the *Courier-Journal* from July 30, 1965 (**Figure 5**), which is the first mention of the Yorktown Apartments and any new construction at 2354 Grinstead Drive. Information on who designed or built the apartments was not found.



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

Staff conducted a search of all multi-family buildings constructed in the Cherokee Triangle District between 1960 and 1979. Twenty-seven total number of buildings were discovered. The attached map (**Figure 6**) shows the location of each building along with a thumbnail photograph for reference. **Table 1** below contains a list of these buildings as well.

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

Address	Ca. Construction Date	Approx. # of Units	Architectural Style
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

Address	Ca. Construction Date	Approx. # of Units	Architectural Style
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

In reviewing the data, 21 of the 27 total buildings reflect a similar Colonial Revival Architectural Style as the Yorktown Apartments. According to Virginia Savage McAlester in *A Field Guide to American Houses*, the Colonial Revival Style is one of the most common and enduring popular styles in America. The Colonial Revival Style took inspiration from the Federal and Georgian architecture of America's founding period. It resurged during times of national pride (i.e. post World War II and Bicentennial) and times when remembrance of the past was sought (i.e. Great Depression and Civil Rights Movement). From 1880 to today, the style is found in a variety of building forms with a lot of ornamentation or very simplified. Important design elements that typify the Colonial Revival Style include

- an accentuated front entry with a decorative pediment and/or a porch;
- a door with an overhead fanlight or sidelights;
- a symmetrically balanced façade, usually with a central door;
- if masonry, the corners may have quoins;
- multi-paned, double-hung windows; and,
- a hip or side gable roof form;

In Cherokee Triangle, 21 Colonial Revival Style, multi-family buildings were constructed between 1960 and 1979. This trend could be tied to the events of the Civil Rights Movement as well as the preparation for the Nations Bicentennial. However, it could have also just been a popular design preference for local builders. Not much information could be found on the latter. The Yorktown Apartments contain four of the elements of Colonial Revival Style as noted above. They have symmetrically balanced façades, but there are no centralized doors that have the typical ornamentation. The apartment buildings have multi-paned, double-hung windows, quoins on the corners, and a hip roof form. However, the lack of a central, accentuated entry and the presence of the inset patios with sliding glass doors make these buildings not great examples of the mid-century, multi-family, Colonial Revival Style in Cherokee Triangle.

The decision concerning the historic significance of these buildings in relation to the overall district, can be made only by evaluating their historic context. According to the National Register of Historic Places,

Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. ... In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

The Yorktown Apartment buildings are representative of mid-century, multi-family, Colonial Revival Style buildings in Cherokee Triangle. Based on current research, they do not appear to be tied to any specific architect or builder or to a larger, significant development period in the District. In consideration of significance associated with a person or persons, the evaluation relates to whether an individual's period of significant contribution or productivity occurred while residing or occupying a building, structure, or site. While many people are associated with the buildings, there is no information to support a possible significance in this area. Furthermore, the buildings were not found to be the site of an historical event.

Thus, the current historic context of the buildings is focused on their Colonial Revival Architectural Style; however, that alone does not quantify them as contributing buildings. These buildings are not the sole example of a property type that is important in terms of illustrating the mid-century, multi-family, Colonial Revival Style in the District. The research by staff shows there are 20 other buildings in the district, constructed in the same general time period, the same general style, and for the same general function. Many of these other buildings provide a far better association to the mid-century, multi-family, Colonial Revival Style in the District. For these reasons, staff determines that these buildings are noncontributing to the Cherokee Triangle District.

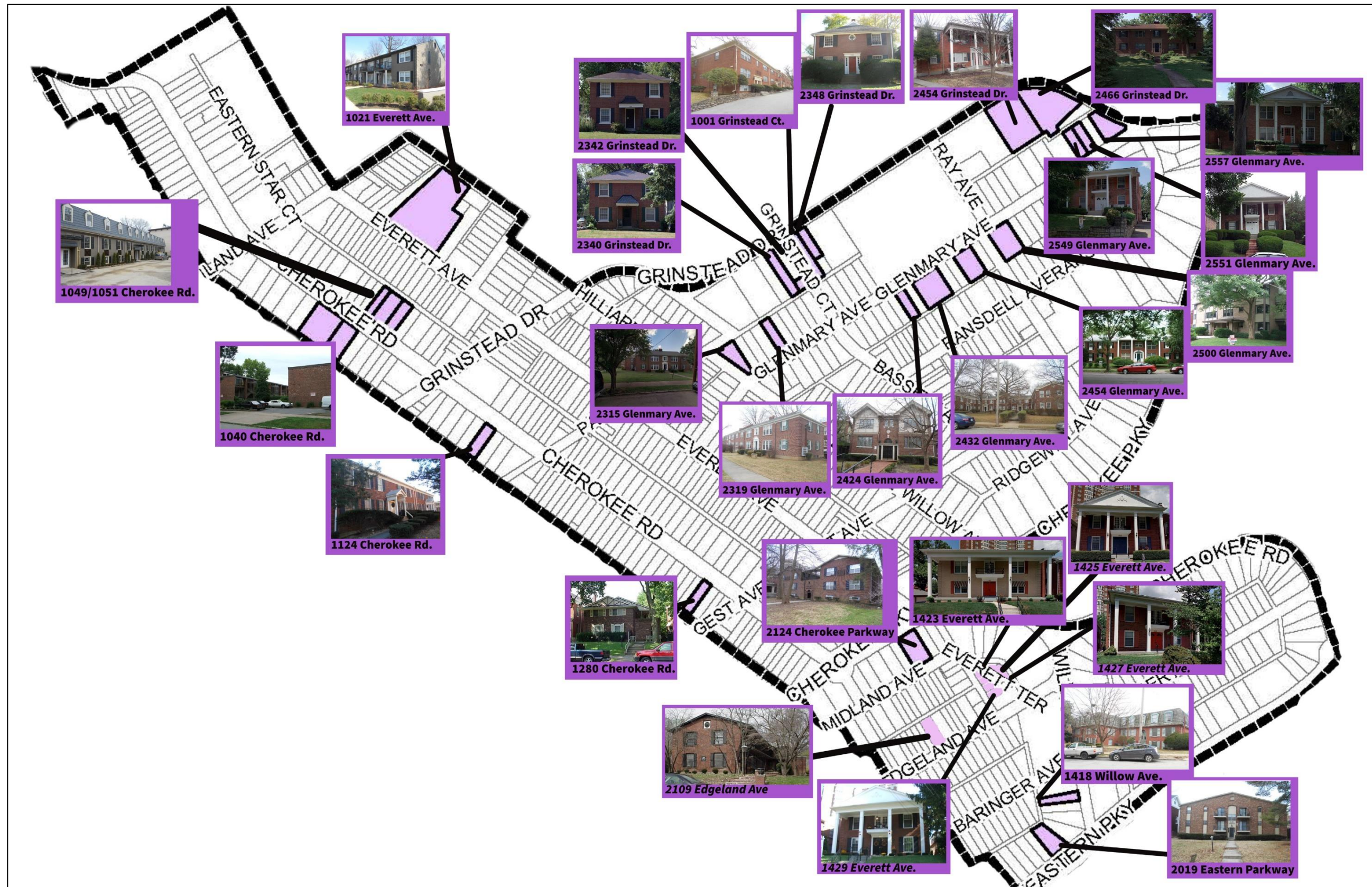


Figure 6. LOJIC map showing the location of the 1960-1979 Multifamily Buildings Extant in Cherokee Triangle.