

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED MAR 31 1980

JUN 4 1980

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Historic
Parkland District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

*Roughly bounded by RR tracks, Hale Ave.,
S. 26th and S. 30th Sts.*

CITY, TOWN

Louisville

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

3&4

STATE

Kentucky

VICINITY OF
CODE

021

COUNTY

Jefferson

CODE

111

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

multiple - see print-out

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Jefferson County Courthouse

STREET & NUMBER

6th & Jefferson Sts.

CITY, TOWN

Louisville, Kentucky 40202

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Kentucky Historic Resources Inventory

DATE

1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Kentucky Heritage Commission

CITY, TOWN

Frankfort

STATE
Kentucky

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The urban neighborhood known as Parkland is a compact residential and commercial community which lies south and west of the central business district of Louisville. The boundaries of the district are 26th St. on the east, Woodland Avenue and the railroad tracks south of Woodland Avenue on the south, the alley west of Catalpa St. and the railroad tracks at 30th St. on the west, and the alley north of Virginia Avenue, Hale Avenue, and the alley north of Hale Avenue on the north. (Map 1)

Hale Ave., originally Bismark Ave., is comprised primarily of working-class architecture. The north side of the street is of noticeably later construction than the south side of the street (1900-1915) and is predominantly shotgun and cottage style residences. The south side of Hale has a more diverse grouping of residences, with bungalows, shotguns and two-and-one-half-story Victorian dwellings. 2718 Hale Ave. is a particularly handsome bungalow built in 1912. (Photo 23) The first floor is symmetrical and contains a beautiful, classical porch with a lathe-turned spindle railing. Virginia Ave. is the landmark street by which Parkland is generally identified. The street is wide and has a park-like quality, with large shade trees. The lots are large and spacious, as are the residences themselves. The block of Virginia between 26th and 28th Sts. is filled with residences which are generally Victorian, but are each unique to the block. Two apartment complexes built c1905 are in this block. The Ansonia Apartments, 2615 and 2621 Virginia Ave., are two three-story red brick buildings. The Avilla Apartments, 2614-2630 Virginia Ave., are three separate buildings of identical vernacular style. They are large two-story structures with gambrel roofs.

On the corner of Cypress and Virginia is Virginia Avenue Methodist Church, built in 1892 by L. S. Brashear, contractor. (Photo 1) Brashear lived at 2819 Virginia Avenue. This is one of the most handsome churches in Louisville, designed in the Romanesque style. Various stylistic treatments are incorporated in the design, including horseshoe-shaped wings, trefoils and oculi, all in red brick and ashlar stone trim.

2701 Virginia Ave. was built in 1903 by F. C. Kimbel, a contractor who built several other residences in the area. The gambrel roof, as seen here, is found in several areas of Parkland and contributes to the architectural diversity of the area. 2705 Virginia Ave. is an unusually styled residence with hipped roof and Palladian dormer. (Photo 2) The facade is filled with fish scale shingles. G. W. Grant was the first owner-partner in Grant and Crawford Real Estate, an active agency in the progress of Parkland.

2712 Virginia Ave. is a large Queen Anne residence with the most intricate and prolific use of jig-saw carpentry in Parkland. It has been somewhat altered by the porch addition, but even the battered pier porch is attractive. 2732 Virginia Ave. is identical to 2712 Virginia Ave. except the jig-saw work is missing as well as the porch addition.

8 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The architectural significance of the Parkland District is found in the unique collection of Queen Anne and Victorian residences, as well as the many unusual features of the vernacular structures. The development of Parkland by so relatively few developers in the 1890s and early 1900s has given the district a cohesive quality and distinct identity, unlike any other neighborhood in Louisville.

The boundaries of Parkland are 26th St. on the east, Woodland Ave and the railroad tracks south of Woodland Ave. on the south, the alley west of Catalpa St. and the railroad tracks at 30th St. on the west, and the alley north of Virginia Ave., Hale Ave., and the alley north of Hale Ave. on the north. The boundaries were drawn in this manner for a number of reasons. This section of Parkland is the oldest which remains in tact. It is separated from the southern and western portions of Parkland by railroad tracks which border those two sides. 26th St. is historically and geographically the eastern boundary. The northern boundary was drawn according to consistent architectural character and in avoidance of industrial development. Although the railroad tracks form a natural boundary on the south and west, Hemlock Ave. was not included in the district because of a breakdown in architectural character and an increase in the number of intrusions.

The Parkland District is comprised of an architectural stock unique to Louisville. Unusual and spectacular Victorian and Queen Anne residences dot the entire community, and are heavily concentrated in some areas. Where the grand, upper-class residences are sparse, the modest lower-to-middle income vernacular residences are often treated with special and unusual architectural elements. The ecclesiastical, public and commercial buildings also contribute to the significance of the Parkland District, providing a diversity of styles and a consistency of quality architecture.

Parkland is a cohesive residential community with a commercial core. It was first laid out in 1871 and became an incorporated town in 1874. The first boundaries of the Town of Parkland, Kentucky, were roughly Garland on the north, the west boundary of the City of Louisville (approximately 26th St.) on the east, Cane Run Rd. and Gibson's Lane on the south, and the Garr property (approximately 38th St.) on the west. This amounted to approximately 775 acres. Early maps of the area show Parkland as both "Parkland, Kentucky" and "Homestead Association of Louisville," with Homestead lying south of Orleans (Dumesnil St.) and east of Hazel St. The charter and ordinances of the Town of Parkland clearly defined its boundaries as described above in 1871 to include both areas. Those boundaries were enlarged in 1888 to extend west to the river and north to Broadway.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Atlas of the City of Louisville, 1884, G. M. Hopkins, Philadelphia, PA.

Caron Annual Directories of the City of Louisville.

Charter and Ordinances of the Town of Parkland, Kentucky. Louisville: Star Printing Co., 1888.

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY approx. 90 acres

QUADRANGLE NAME Louisville West Ky.-Ind.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A

1	6	6	0	5	3	7	10	4	2	3	2	9	0	10
ZONE	EASTING					NORTHING								

B

1	6	6	0	5	3	2	10	4	2	3	2	0	8	10
ZONE	EASTING					NORTHING								

C

1	6	6	0	4	6	7	10	4	2	3	2	1	1	10
ZONE	EASTING					NORTHING								

D

1	6	6	0	4	7	12	10	4	2	3	2	9	15	10
ZONE	EASTING					NORTHING								

E

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F

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G

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H

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VERBAL BOUNDARY DESCRIPTION

see continuation sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE M. A. Allgeier, Researcher

ORGANIZATION Louisville Landmarks Commission

DATE 1/2/80

STREET & NUMBER 727 W. Main St.

TELEPHONE 502-5873501

CITY OR TOWN Louisville

STATE Kentucky

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Edward W. Helton

TITLE

State Historic Preservation Officer DATE 3-14-80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

J. W. Ray Luce

DATE 6/9/80

KEEPER OF THE NATIONAL REGISTER

ATTEST: *Kristin O'Connell*

DATE 4/8/80

CHIEF OF REGISTRATION

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CONTINUATION SHEET Parkland District ITEM NUMBER 7 PAGE 2

2725 Virginia Ave. is the oldest residence in Parkland. (Photo 3) It is an Italianate townhouse with a beautiful two-story side porch. The house was constructed in 1878 by B. F. D. Fitch, one of the founders of Parkland who remained an active resident in the area for many years. Fitch was Parkland's tax assessor and collector as well as a contractor, and for a two year period served as mayor of Parkland. In 1910, Fitch built 2729 Virginia Ave. for his new residence. It is a lovely two-and-one-half-story brick vernacular residence with an outstanding classical porch. Several residences on the north side of this block were built in the first and second decades of this century, and are either two-and-one-half or one-and-one-half-story brick vernacular structures which contribute to the overall character and history of this block.

The Parkland Branch Library is situated on the corner of 28th and Virginia Ave. (Photo 4) The raised one-story Beaux Arts structure was built in 1907 as a result of a Carnegie endowment. Brinton B. Davis, a prominent local architect, designed the library. The choice of Parkland as a site for one of the nine Carnegie libraries is a significant indication of the status of the Parkland community. The structure is also an aesthetic cornerstone to Virginia Ave. The other three corners are either vacant or contain intrusions to the district. This intersection was, at one time, one of the focal points of the community.

The next block of Virginia Ave., between 28th St. and the railroad tracks, or 30th St., contains the most extraordinary of the Victorian and Queen Anne structures in all of Louisville. (Photo 7) 2815 Virginia Ave. is a unique Queen Anne residence with horse-shoe shaped wings and a central turret. L. D. Bayley was the architect for this residence, and was probably responsible for the design of several similar residences in the district, such as 1365 Cypress St. (Photo 13), 1340 Olive St. and 1418 Catalpa St. (Photo 21). The two adjacent residences, 2819 Virginia Ave., and 2823 Virginia Ave. are also extraordinary Queen Anne structures. Two of these three residences were represented in an 1895 newspaper article entitled "Pushing Parkland" as examples of residences on Virginia Ave., "the most fashionable thoroughfare."

The remainder of this block is filled with late Victorian residences, primarily on the south side of the street, and a mix of late Victorian and bungalows on the north side of the street. Examples of the late Victorian styles are 2834 Virginia Ave. (Photo 5), and 2924 Virginia Ave. (Photo 6). It appears that this is one of the blocks hardest hit by the 1890 tornado, with only one structure predating the disaster. Examples of bungalows in this block are 2921 Virginia Ave. and 2925 Virginia Ave.

The next street south of Virginia Ave. is Dumesnil St., originally Orleans Ave. The block between 26th and Cypress does not contain any residences which face Dumesnil. The block on the south side of Dumesnil between Cypress and Olive contains one intrusion, a service station, and no other structures. The block between Olive and 28th St. on the south side, contains one intrusion, and one commercial building, the Washburn

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Building. Built in 1930, the Washburn Building became the community's second major commercial structure. Although documentation has not surfaced, the architect for the Washburn Building may have been Samuel Plato, a prominent local architect and across the nation. This structure is situated on the south-east corner of the commercial hub of Parkland.

The north side of Dumesnil, between Cypress and 28th St. (Olive St. does not intersect) is predominantly residential. In this block are large Victorian residences and a few smaller cottages. 2721 Dumesnil is a particularly interesting Victorian residence due to the multiple facade treatments. 2729 Dumesnil is a charming 1908 cottage with an exceptional Eastlake porch. (Photo 22) At the end of this block, again in the commercial hub, are two commercial structures. One is a handsome Italianate structure, c1885, and the other is a commercial intrusion.

The 2800 block of Dumesnil, north and south sides, is commercial. The old Masonic Temple, c1889, sits on the northwest corner of 28th St. and Dumesnil, and the new Masonic Temple, 1927, is on the southwest corner. This commercial hub was once a thriving point of commerce for the community. It now consists of predominantly boarded commercial structures. 2809 and 2815 Dumesnil are commercial intrusions.

The 2900 block of Dumesnil St. is residential. The entire north side of the street consists of bungalows and shotguns built between 1919-1920, generally of frame construction. The south side of the street is not included in this nomination, with the exception of 2906 Dumesnil St., which is east of the alley used as a boundary. It is a two-story frame residence, built c1900.

Woodland Avenue is the next east-west axis south of Dumesnil St. Only one half of the 2700 block of Woodland Ave. contains residences. The remaining blocks contain structures which face the north-south axis streets. In the 2700 block, the residences are two-story frame structures, c1900. An intrusion, a boarded commercial structure, is also situated in this block.

The west side of 26th St. is the eastern-most north-south axis in the Parkland District. The 1100 block, between Hale Ave. and the first alley north of Hale Ave., contains five nearly identical bungalows, c1910, some of which have been altered. The commercial structure on the northwest corner of Hale Ave. and 26th St. is an intrusion to the district. The structures between Hale Ave. and the alley south of Hale Ave. are vernacular, frame structures which date c1900. The corner of 26th St. and Virginia Ave. is an intrusion to the district, a service station.

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Parkland District

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PAGE

The 1200 block of 26th St. consists predominantly of cottages and shotgun residences, built generally of frame construction in the 1890s. An example is 1222 S. 26th St. (Photo 8)

The 1300 block of 26th St. also is comprised of mostly frame shotgun residences and cottages built in the 1890s. There are a few two-and-one-half-story Victorian residences such as 1330 S. 26th St. (Photo 9) This is a particularly handsome example with an unusually large circular window with dividing panes. A commercial intrusion is located on the southwest corner of 26th St. and Dumesnil St.

The next street west of 26th St. is Cypress St. The 1200 block of Cypress contains a mixture of architectural styles. The oldest residence in this block is a rambling "carpenter Gothic" style residence, c1885, with a charming two-story porch on the facade, at 1224 Cypress St. (Photo 10) This block also contains a bungalow, a shotgun and several Victorian residences.

The 1300 block of Cypress St. is filled with a diversity of styles. Cypress was one of the first areas of Parkland to be developed, and some of these first residences survive today. One such is 1302 Cypress St., a brick cottage built c1884, with an Eastlake porch of highest quality. (Photo 11) Two identical residences, 1308 Cypress and 1318 Cypress, were built in the late 1880s. Both are two-and-one-half-story brick residences with an unusual protruding bay which does not contain an entrance, rather has two side entrances. 1328 Cypress St. is a small brick cottage with handsome detailing and a fine Eastlake porch, built c1890. (Photo 12) Many vernacular structures are found on Cypress in this block, such as 1323 Cypress, 1903, with a tent roofed dormer and a gabled dormer, 1336 Cypress, 1912, has a shingled gambrel facade, and 1364 Cypress, 1884, a frame cottage, has lovely fish scale shingles and stained-glass transom. (Photo 14)

1365 Cypress St. is an exceptional Queen Anne residence, possibly designed by L. D. Bayley, the architect of 2815 Virginia Ave., and later, a prominent Northampton, Massachusetts, architect. The residence is symmetrical, with octagonal wings which resemble the horseshoe shaped wings of the residence at 2815 Virginia Ave. The detailing and scale is here more modest, but nonetheless is an excellent example of the style.

The 1300 block of Olive is comprised of a combination of styles similar to Cypress, 28th and Catalpa Sts. Generally frame in construction, the most outstanding is 1340 Olive St., which has three large gables and fine detailed carpentry work. Three residences on the east side of Olive are nearly identical in style. They are two-and-one-half-story frame Victorian residences with differences in their gable decoration and the roofing technique for a small tower. They were built in 1895. 1350 Olive is a frame cottage with an unusual cone-shaped roof on the corner of the porch, a purely decorative element which appears to have been an after thought in design. (Photo 15)

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28th St. is the next street west of Olive. On the east side of 28th between Hale Ave. and the alley north of Hale are five residences which are nearly identical. They are all built of concrete block with minor decorative differences. One has since had a second floor added. They were built in 1906. (Photo 25)

The block of 28th between Hale Ave. and the alley south of Hale Ave. contains substantial Victorian residences. 1143 28th St. and 1147 28th St. are similar and were built for the president and vice president, respectively, of Southern Planing Mill and Lumber Co. in 1894. Engine Co. No. 1 is also in this block. It is no longer used as a firehouse, but remains as a handsome utilitarian structure and a contributing element to the district.

The block between the alley south of Hale Ave. and Virginia Ave. contains the Library Apartments, a 1907 Classical Revival structure, the Parkland Branch Library, discussed earlier, a vernacular duplex, and an intrusion. Three of the four corners of 28th and Virginia Ave. are commercial intrusions to the district.

The 1200 block of 28th St. is completely commercial, with a combination of vernacular commercial structures and commercial intrusions. (Photo 29)

South of Dumesnil St., 28th St. was originally known as Amber St. The 1300 block of 28th St. is residential with predominantly large, frame Victorian residences. 1359 S. 28th St. has interesting arched frame lintels and a lovely Eastlake porch. 1358 S. 28th St. is also a fine example of the Victorian style, with a protruding square bay window on the first floor, set between second floor windows.

On the northwest corner of 28th St. and Woodland Ave. is Woodland Presybterian Church, designed by Brinton B. Davis in 1912. (Photo 24) The congregation originated in Parkland in 1887 and served the community for many years. This handsome brick Gothic Revival Church replaced a frame church which was sold to another congregation and moved to Flora Heights.

The 1400 block of 28th St. contains shotgun residences and cottages in the southern end of the block, and larger Victorian and vernacular residences in the northern end. 1402 28th St. and 1414 28th St. are both two-and-one-half-story vernacular structures with gambrel roofs and gabled dormers. 1419 28th St. is an example of the cottage style, with Palladian window in the front gable being particularly attractive.

The next and final block is Catalpa St. Between Virginia Ave. and Dumesnil St. there are no structures which face Catalpa St. The 1300 block is comprised of a combination of residential and public structures. The east side of Catalpa contains Parkland Public School, a prominent two-story brick and stone structure, built in 1891, with additions in 1912 and 1968. (Photo 16) Parkland Baptist Church is south of the school. (Photo 17)

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Another handsome Gothic Revival Church, Parkland Baptist, built in 1893, was one of the leading ecclesiastical influences in the town. The remaining four structures on the east side of this block are small frame residences. 1367 Catalpa St. is an outstanding shotgun residence built in 1895, impressive due to its gable and porch decoration. (Photo 19) The shingles of the gable are laid in an unusual curving pattern, and the porch arches are unique. 1369 Catalpa St., built in 1894, has perhaps the most beautiful Eastlake porch in Parkland. The house is a cottage with many decorative elements throughout its design.

The west side of Catalpa contains a combination of architectural types, from Victorian to shotgun. Parkland Christian Church is located directly across from the school, but the rest of the block is residential. 1328 Catalpa is a striking shotgun residence with marvelous spindles which hang from the facade window hoods. The porch gable is also particularly handsome. 1358 Catalpa St. is one of the few brick Victorian residences in Parkland. (Photo 18) 1338 Catalpa St. is the oldest residence in the block, a brick Italianate dating c1884.

The 1400 block of Catalpa, too, contains a variety of architectural types. 1401 Catalpa St. is one of the latest residences built in Parkland. (Photo 20) It sits on a terrace and actually faces Woodland Ave., a dominant location. It is a colonial revival structure with gambrel roof, built in 1923. 1410 Catalpa St. is a frame Victorian residence with unusual geometric detailing, built in 1890. 1411 Catalpa is an early Victorian house with a frame turret. Built in 1888, the frame section may be a replacement of a section of the house lost in the 1890 tornado. 1418 Catalpa is a Queen Anne residence built in 1892, and probably designed by L. D. Bayley, architect of 2815 Virginia Ave. An octagonal wing contains geometric shingles identical to those found on the Virginia Ave. house. The remaining residences are primarily cottages of 1890s vintage.

There are 394 contributing structures in the Parkland district, with the large majority being residential structures. Most of the residences are spaced evenly and are at a consistent set back from the street, creating a harmonious inter-relationship of structures. The condition of the structures ranges from excellent to deteriorating, but most are, however, in good, stable condition and are owner occupied.

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In the earliest years of Parkland's history, the area was largely open country, with three primary property owners and few structures. But by 1884, as can be seen by the Atlas of that year, the streets were laid out and many residences constructed, mainly in the area south of Dumesnil. Between 1884 and 1890, the residential development boomed and Parkland became one of the most prestigious suburbs of Louisville.

Many factors contributed to Parkland's success. The town ordinances prohibited drinking establishments, disorderly conduct, hunting, factories with malodorous fumes, and cruelty to animals. Ordinances also regulated licensing for all public establishments. Parkland was largely a church-going community, with five churches of different denominations and a Masonic Temple in a four square block area. But the most obvious remnant of Parkland's early success is its housing stock. From large brick Italianate dwellings and rambling frame Victorian residences to modest frame shotguns, the residences built prior to 1890 were substantial and contributed to the community.

In 1890, however, Parkland received a blow from which it never fully recovered. The tornado of March 27, 1890, cut diagonally across the little town, completely demolishing ~~the~~ ^{thirteen} homes and damaging many more. Although the town began to rebuild right away, it finally succumbed to incorporation by the City of Louisville in 1894.

The precedent, however, had been set, and the rebuilding and new construction in Parkland was of the highest quality. Not surprising, several building companies established themselves in Parkland. Real estate offices popped up in several locations, too. The most interesting result of the tornado was the number of architects who suddenly appeared in directories in the Parkland area. Research shows that most of those "architects" were previously in the lending business, construction, or real estate sales. L. D. Bayley, S. L. Brashear, and D. E. Caulton were all property owners in the area, and were all, at one time or another, architects. They can perhaps be credited with some of the marvelous residences which were prolifically constructed in the two decades following the tornado.

The Queen Anne residences on Virginia Ave. just west of 28th St. are the most outstanding in Parkland. L. D. Bayley was the first owner-occupant of 2815 Virginia Ave. (Photo 7), the most unusual. Bayley first moved to Louisville in 1888 and was listed in the local directories as an architect until 1891 when he was listed as manager of Westview Savings Bank and Building Co., located in the 2800 block of Dumesnil. Westview owned a large amount of property in the area and was responsible for much construction. Bayley, therefore, may have been the architect for many of Parkland's Victorian homes, but documentation has not as yet surfaced.

Bayley moved from Louisville, where he did not gain attention as an architect, to Northampton, Massachusetts, in 1894, and joined a firm there, becoming one of that area's leading architects.

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S. L. Brashear built his home at 2819 Virginia Ave. Brashear was a long-time resident of Parkland, one of its leading citizens, and was, before the tornado, a contractor. After 1890, Brashear was associated with the Westview Savings Bank and Building Co., and eventually was listed as an architect with L. D. Bayley and D. E. Caulton. The name of the firm changed from year to year. The office was located in the 2800 block of Dumesnil St.

Brashear and Bayley are only two of the architect-developers of Parkland. On Virginia Ave. alone are homes built by and for F. C. Kimbel, R. N. Struck, and B. F. D. Fitch, all owners of their respective contracting companies, and all developers in Parkland.

Perhaps the most successful and influential of the developers of the area were George Grant and George Crawford, real estate agents. An article from the (Louisville) Critic, December 18, 1892, credits a large part of Parkland's success to Grant and Crawford. Besides being the "largest owners of real estate in the county," they were also founders of the Parkland Improvement Co. in 1891. In the first year alone, they built fifty-one residences, ten of which were cottages and the rest substantial two-story dwellings. Their own homes were perhaps the most magnificent in Parkland, costing \$12,000 each to construct. Both have since been demolished.

Parkland had a wealth of professionals and skilled laborers in the field of housing. A large percentage of the first owner-occupants in Parkland were carpenters, painters, owners of lumber companies, owners of planing mills, real estate agents and contractors. The housing stock reflects the skill of these original property owners. A 1892 newspaper account declares, "There is not a more desirable locality for a home anywhere near Louisville than Parkland!"

The development of Parkland after the tornado did not follow any general pattern. Prior to 1890, most residences were in the southeastern section. But after 1890, construction spread evenly across the community, with as much construction from 1900-1915 as from 1890-1900. There are a few random examples of 1920s architecture, but the Parkland as we see it today was completed by 1915.

Parkland's most recent history is similar to most urban communities. White flight in the late 1950s and 1960s left Parkland to a predominantly black community of lower-to-middle income residents who have struggled to maintain the community and its housing stock, but have found, in some cases, that the maintenance on the large Victorian residences is often beyond their means. Most of the homes are in good, stable condition, and recently, rehabilitation efforts are on the upswing. A large percentage of the homes in Parkland are owner-occupied and many of the large residences remain as single family dwellings rather than multi-family.

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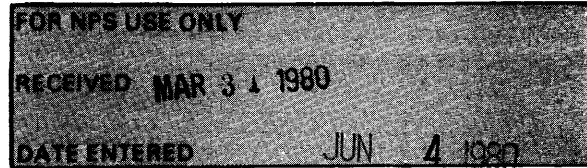
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The commercial core of the district contains several buildings which are consistent with the character of the district, but also has several intrusions. It is here that the greatest concentration of intrusions is found. The character of the district does not, however, break down because of this concentration. The other intrusions in the district (the total numbering approximately 15) are few and are not in a concentrated area. They do not adversely effect the late-nineteenth century attitude of the district. (Photos 30, 31, 32)

The Parkland community has changed quite dramatically over the past eighty years, from upper-class white to lower to middle-class black, but the spirit of pride in Parkland has not changed. Few neighborhoods in Louisville have such strong community support. Just as the early Parkland residents fought to protect their handsome new investments with strict ordinances, the current Parkland residents are fighting to preserve the heritage of Parkland.

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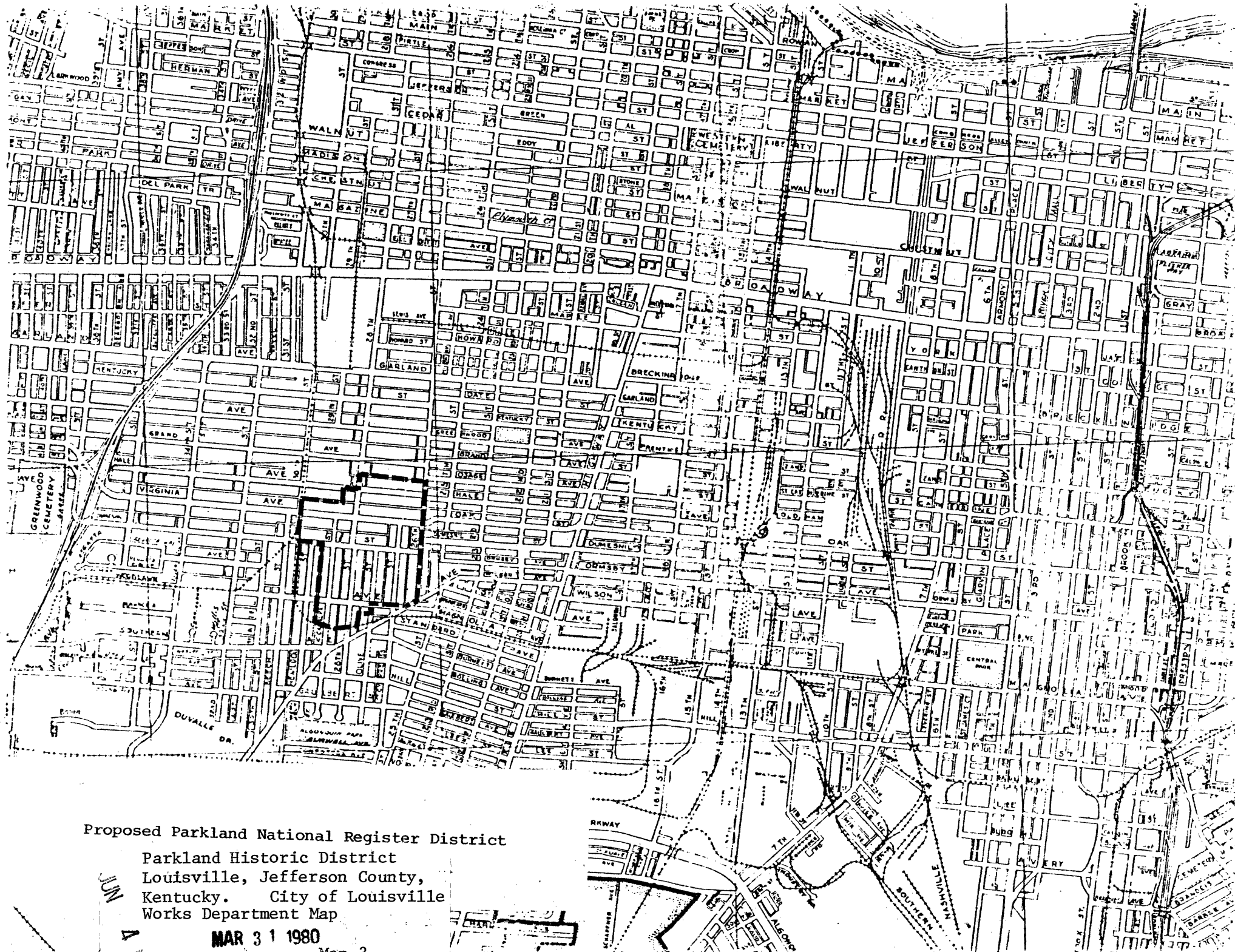
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Beginning at a point at the southwest corner of 26th St. and the first alley north of Hale Ave., thence westwardly along the south right-of-way line of said alley to a point at the southeast corner of 28th St. and said alley, thence southwardly along the east right-of-way line of 28th St. to a point at the northeast corner of 28th St. and Hale Ave., thence across Hale Ave. to a point at the southeast corner of 28th St. and Hale Ave., thence westwardly across 28th St., thence westwardly 150' along the south right-of-way line of Hale Ave. to a point, thence southwardly along the east line of lot 90, city block 46J extended across the first alley north of Virginia Ave. to a point in the south right-of-way line of said alley, thence westwardly along the south right-of-way of said alley to a point at the southeast corner of 30th St. (or the railroad tracks) and said alley, thence southwardly along the east right-of-way line of 30th St., thence across Virginia Ave., thence along the east right-of-way line of said railroad tracks to a point at the northeast corner of said tracks and Dumesnil St., thence eastwardly along the north right-of-way line of Dumesnil St. to a point 158'+/- west of Catalpa St., thence southwardly across Dumesnil St. to a point at the southeast corner of Dumesnil St. and the first alley west of Catalpa St., thence southwardly along the east right-of-way line of said alley, thence across Woodland Ave., thence to a point at the intersection of said alley with the north right-of-way line of the railroad tracks, thence in an eastwardly direction along the north right-of-way line of the railroad tracks, thence across Catalpa St., thence across 28th St., thence to the northwest corner of said tracks and the first alley east of 28th St., thence northwardly along the west right-of-way line of said alley to a point 113'+/- south of Woodland Ave., thence eastwardly across said alley to a point at the northeast corner of said alley and the first alley south of Woodland Ave., thence along the north right-of-way line of the first alley south of Woodland Ave. to a point at the northwest corner of said alley and Olive St., thence northwardly along the west right-of-way line of Olive St. to a point at the southwest corner of Olive and Woodland Ave., thence northwardly across Woodland Ave. to a point at the northwest corner of Olive and Woodland Ave., thence eastwardly across Olive St., thence along the north right-of-way line of Woodland Ave., thence across Cypress St., thence to a point at the northwest corner of Woodland Ave. and Wilson Ave., thence in a northeastwardly direction along the north right-of-way line of Wilson Ave. to a point at the northwest corner of Wilson Ave. and 26th St., thence along the west right-of-way line of 26th St., thence across Dumesnil St., thence across Virginia Ave., thence across Hale Ave., thence to the point of beginning.



Proposed Parkland National Register District
 Parkland Historic District
 Louisville, Jefferson County,
 Kentucky. City of Louisville
 Works Department Map

MAR 31 1980

Map 3

JUN 7