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## Historic Landmarks and Preservation Districts Commission

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### Report to the Committee

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To: Parkland Architectural Review Committee  
Thru: Cynthia Elmore, Historic Preservation Officer  
From: Katherine Groskreutz, Historic Preservation Specialist  
Date: September 21, 2021

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**Case No:** 21-COA-0204  
**Classification:** Staff Review

#### GENERAL INFORMATION

**Property Address:** 1215 S. 28<sup>th</sup> St.

**Applicant:** Lou Lepping  
Center for Neighborhoods  
1126 Berry Blvd., Ste. 300  
Louisville, KY 40215  
[lou@centerforneighborhoods.org](mailto:lou@centerforneighborhoods.org)

**Owner:** KLB Property Maintenance, Inc.  
713 S. 26<sup>th</sup> St.  
Louisville, KY 40211

**Estimated Project Cost:** TBD

#### Description of proposed exterior alteration:

The applicant seeks approval to paint a mural on the side of the building over mostly previously unpainted brick. The mural will be spread in sections over the full side of the building and be neighborhood and children focused. Three large rectangles with Muhammad Ali, Eleanor Jordan, and George W. Stovall Sr. with short bios will be along the bottom, interspersed with scenes of children and historic images of the neighborhood. Four sections of wording will be across the top saying "CREATE. SHARE. INSPIRE," "PARKLAND PRIDE," "CREATE YOUR OWN SUNSHINE," and "PARKLAND LOVE." The mural will not cover the entire brick surface.

#### Communications with Applicant, Completion of Application

The application was received on September 7, 2021 and considered complete and requiring staff level review on September 7, 2021. Staff spoke with the applicant previously regarding the project and conducted a site visit on August 18<sup>th</sup> to confirm the mural location and assess the building and brick.

The case is scheduled to be heard by the Parkland Architectural Review Committee (ARC) on September 29, 2021 at 4:30 pm, via WebEx video conference.

## FINDINGS

### Guidelines

The following design review guidelines, approved for the Parkland Business Preservation District, are applicable to the proposed exterior alteration: **Paint** and **Masonry**. 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 property is located on the east side of S. 28<sup>th</sup> Street, three lots south of Virginia Avenue. It is zoned C2 within the Traditional Neighborhood Form District. The structure is a circa 1925, masonry commercial storefront. It has a triangular parapet and most of the traditional store front window system has been removed and stuccoed over.

A separate COA application (21-COA-0204) was recently approved by staff for a mural on the front facade of this building over previously painted stucco.

### Conclusions

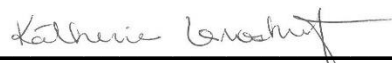
The proposed work generally meets the Parkland design guidelines for **Paint** and **Masonry**. It is to be painted in sections on the south side brick wall and is more modern brick than the front façade, which is still early 20<sup>th</sup> century brick. It will not cover the entire wall. The side has also been altered over time with the addition of various windows, doors, and brick patching. A very faded ghost sign is present, and there are portions of the wall that have been painted over to cover graffiti. Staff does not feel the brick will be significantly damaged or compromised by the painting of the mural.

The mural design is dynamic with themes that tie well to the building use and the Parkland neighborhood. A new park area is planned for the space directly across the alley, and the mural will help mirror the community aspect of these plans. The proposed text is simple and easy to read. Overall, Staff finds the mural to be appropriate for the site, district, and neighborhood.

## RECOMMENDATION

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

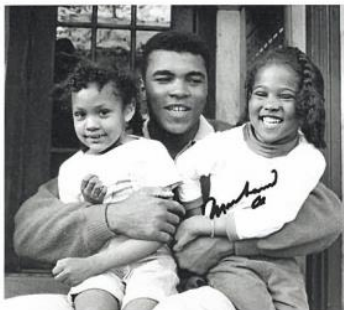
1. **If the design or materials change, the applicant shall contact staff for review and approval prior to any work taking place.**

  
Katherine Groskreutz  
Historic Preservation Specialist

09/21/2021  
Date



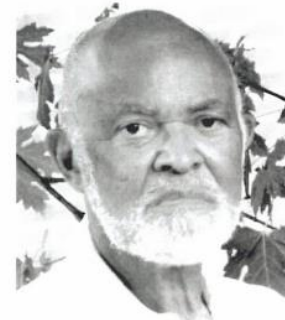
Images with short bio.



Muhammad Ali- Three time world heavy weight boxing champion, activist and philanthropist.



Eleanor Jordan- The first African American Executive Director of the KY Commission on Women. Former KY House of Representative



George W. Stovall Sr.- ,Parkland community advocate, prominent social and business figure.

*Proposed design for side facade mural*

## PAINT

### Design Guideline Checklist

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

	Guideline	Finding	Comment
P1	Painting masonry or stucco that has never been painted is not recommended. Paint is difficult to remove, accumulated layers will obscure decorative detail, and paint coatings (even "breathable" paints) will affect the wall's vapor transmission performance. The presence of a lead oxide wash does not constitute a precedent for painting a building.	+/-	Masonry is mostly unpainted, but is more modern brick that will be less affected by painting; a faded ghost sign and painted over graffiti can be seen on the side facade
P2	When removing paint from previously-painted masonry, use gentle treatments that have been previously tested in an inconspicuous location. Do not sandblast or use acid-based cleaners.	NA	

<b>P3</b>	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint, only on previously-painted masonry.	NSI	
<b>P4</b>	If painting previously-painted masonry, select a color that matches the existing color, approximates a natural masonry color as approved, or is recommended by the staff. Staff is available to consult with you on appropriate colors.	+/-	The painting is a mural design rather than solid color; it is dynamic, fits with the building use and neighborhood, and is appropriate for the site and district
<b>P5</b>	Have paint samples analyzed when possible. Paint seriation studies can determine historic pigments and appropriate colors for repainting, by analyzing a paint sample under special lighting conditions to ascertain specific color, hue, and value of paint layers.	NA	
<b>P6</b>	Do not expose metal types that require protection from the elements or apply paint or other coatings to metals that were historically meant to be exposed, such as copper, bronze, or stainless steel.	NA	
<b>P7</b>	Paint replacement gutters, downspouts, metal frame screen and storm windows, roof-vent assemblies, and fire escapes to match wall, trim, cornice, or roof color of the house, whichever is most effective in reducing the visibility of these elements.	NA	
<b>P8</b>	Be aware that historic structures often contain hazardous substances, such as lead paint and asbestos. Contact the Board of Health regarding proper methods of removal and disposal.	NA	

# MASONRY

## Design Guideline Checklist

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

	Guideline	Finding	Comment
<b>M1</b>	Do not construct new masonry features that are either falsely historical (characteristic of periods prior to the building's actual construction) or are incompatible with the building or historic district in terms of size, scale, material, or color.	NA	
<b>M2</b>	Do not cut new openings into exterior walls on elevations that can be seen from a public way. Creating an opening for the installation of an air conditioning unit, for example, is not appropriate for a façade that is visible from a public way.	NA	
<b>M3</b>	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	
<b>M4</b>	Match the existing bonding pattern, coursing, color, size, strength, and pointing mortar of masonry when replacing a section of brick wall. Bricks should always be toothed-in to historic brickwork, to disguise the joint between new and old.	NA	
<b>M5</b>	Do not remove or rebuild substantial portions of exterior walls if such an action would adversely impact a structure's historic integrity.	NA	

<b>M6</b>	Make sure that any exterior replacement bricks are suited for exterior use.	NA	
<b>M7</b>	Do not replace sections of historic brick with brick that is substantially stronger.	NA	
<b>M8</b>	Repoint only those joints that are no longer sound. Do not remove all joints, sound and unsound, in an effort to achieve a uniform appearance when repointing. Large-scale removal of mortar joints often results in damage to historic masonry.	NA	
<b>M9</b>	Remove unsound mortar joints carefully with hand tools that are narrower than the mortar joint. Power tools should not be used, because they have the potential to scar adjacent masonry.	NA	
<b>M10</b>	Remove unsound mortar to a depth of two-and-one-half the times the width of the joint or to sound mortar, whichever is greater.	NA	
<b>M11</b>	Match historic mortar joints in color, texture, joint size, and tooling when repointing.	NA	
<b>M12</b>	Use a mortar mix that is compatible with historic masonry. Repointing mortar should be equivalent to or softer than the original mortar. When repointing mortar is harder than the surrounding masonry, as is the case with many modern mixtures, moisture cannot escape through the joints. Trapped moisture will crystallize within the walls and fragment surrounding brick and stone.	NA	
<b>M13</b>	If possible, have your mortar analyzed. In order to determine an appropriate mortar mix for individual historic structures, it is recommended that property owners have a sample of the original mortar sent to a lab for analysis. If this is not feasible, a high lime and low Portland cement content mortar mix (1 part cement, 1 part lime, and 6 parts sand) is frequently acceptable.	NA	
<b>M14</b>	Do not attempt to remove joints that have been repointed using a very hard mortar or in an unworkmanlike manner until natural weathering has begun to weaken and crack them. Removal prior to that time would likely damage the masonry units	NA	
<b>M15</b>	Do not use synthetic caulking to repoint historic masonry.	NA	
<b>M16</b>	Have realistic expectations of how the cleaned masonry surface will appear. Remember, it is better to underclean than overclean. A "like new" appearance is rarely desirable.	NA	
<b>M17</b>	Make sure that your contractor has a clear understanding of the physical and chemical properties of your masonry before proposing or testing any chemical cleaning treatments. Such treatments, if improperly applied, can result in permanent damage that significantly outweighs any benefits of cleaning.	NA	
<b>M18</b>	Test proposed cleaning treatments in an inconspicuous area of the building to evaluate potential adverse effects to the masonry. Observation over a complete seasonal cycle is preferable, so that long-term effects may be ascertained. If chemical treatments are found to be acceptable, be sure that those applying the treatment follow all manufacturers' instructions.	NA	
<b>M19</b>	Do not use sandblasting or high-pressure water to clean historic masonry. The process of sandblasting or cleaning buildings using water pressure greater than 300 psi removes the tough, outer-protective surface of the brick and loosens mortar joints, accelerating deterioration.	NA	
<b>M20</b>	Do not clean masonry on buildings with deteriorated mortar joints. Such masonry should be properly repointed prior to cleaning to ensure that water does not penetrate the wall during the cleaning process.	NA	
<b>M21</b>	Do not use any type of water- or chemical-based cleaning systems when a possibility for freezing temperatures exists. Masonry cleaning should not be undertaken until the temperature will remain above 50 degrees for 72 hours after cleaning.	NA	

<b>M22</b>	Remove graffiti as soon as possible, beginning with the gentlest means possible and taking care not to inadvertently etch an outline of the graffiti onto the wall.	NA	
<b>M23</b>	Use solvent-based chemical strippers to remove paint from previously-painted masonry only after testing its effectiveness and evaluating its potential to damage brickwork. Testing should be carried out in an inconspicuous location.	NA	
<b>M24</b>	Do not paint masonry or stucco that has never been painted. While one layer of paint may not affect the appearance of the masonry or stucco, accumulated layers will eventually obscure decorative detail.	+/-	Masonry is mostly unpainted, but is more modern brick that will be less affected by painting; a faded ghost sign and painted over graffiti can be seen on the side facade
<b>M25</b>	Paint previously-painted masonry a color that is close to its existing color, approximates a natural masonry color as approved, or is recommended by staff. Staff is available to consult with you on appropriate colors.	+/-	The painting is a mural design rather than solid color; it is dynamic, fits with the building use and neighborhood, and is appropriate for the site and district
<b>M26</b>	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint.	NSI	
<b>M27</b>	Make sure that areas of patched stucco match the strength, composition, color, and texture of the original to the greatest degree possible.	NA	
<b>M28</b>	When patching stucco, cut back the successive layers to provide a key for the new layers to prevent new cracking.	NA	
<b>M29</b>	Carry out stucco repairs so that the dimension between the surface of the stucco and adjacent finishes remains unchanged.	NA	
<b>M30</b>	Do not install stucco, Dryvit, or permastone-type cladding over historic masonry or wood siding.	NA	
<b>M31</b>	Do not resurface historic masonry with exterior insulation.	NA	
<b>M32</b>	Use a masonry or terra cotta chimney cap if needed. Metal chimney caps are not historically appropriate.	NA	