Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED JUL 1 5 1980

NOV 25 1980 DATE ENTERED

STATE

Kentucky

SEE IN	ISTRUCTIONS IN HOW T TYPE ALL ENTRIES (MS	
1 NAME					
HISTORIC DeLong	Agricultural Implement	nts Warehouse			
AND/OR COMMON					
2 LOCATION					
STREET & NUMBER	Patterson St. between	n Water and Vine		•••	
CITY, TOWN		NOT FOR PUBLICATION CONGRESSIONAL DISTRICT			
Lexingto		VICINITY OF	6th		
state Kentucky	y	CODE 021	соинту Fayette	со d е 067	
3 CLASSIFICA	ATION				
CATEGORY	OWNERSHIP	STATUS	PR	ESENT USE	
DISTRICT	PUBLIC	OCCUPIED	AGRICULTURE	MUSEUM	
ABUILDING(S)	PRIVATE	X_UNOCCUPIED	COMMERCIAL		
STRUCTURE SITE	BOTH	WORK IN PROGRESS	EDUCATIONA		
SITE	PUBLIC ACQUISITION	ACCESSIBLE	ENTERTAINMI		
OBJECT	IN PROCESSBEING CONSIDERED	XYES: RESTRICTED	GOVERNMEN		
	BEING CONSIDERED	YES: UNRESTRICTEDNO	INDUSTRIAL MILITARY	TRANSPORTATIONOTHER:	
OWNED OF	DD ODED TV				
4 OWNER OF	PROPERTI				
NAME Joseph E	. Murphy; William Mur	phy; O.B. Murphy	, Jr.; Mary Lanet	ta Murphy	
STREET & NUMBER					
	<u>el Dolan, 118 Lafayet</u>	te Avenue			
CITY, TOWN		VICINITY OF	STATE		
Lexington	OF LEGAL DESCR	VICINITY OF	Kentu	СКУ	
5 LOCATION	OL TEGYT DESCY	IF HON			
COURTHOUSE, REGISTRY OF DEEDS, ET	rc. Fayette Co. Court	house			
STREET & NUMBER	W. Main Street				
CITY, TOWN			STATE		
Lexington			Kentucky		
6 REPRESEN	TATION IN EXIST	ING SURVEYS			
TITLE Survey of	Historic Sites in Ke	entucky	•		
DATE March, 19	80	FEDERAL	LESTATECOUNTYLO	CAL	
				····	

DEPOSITORY FOR SURVEY RECORDS Kentucky Heritage Commission

CITY, TOWN Frankfort



CONDITION

CHECK ONE

CHECK ONE

__EXCELLENT

X_FAIR

__DETERIORATED
__RUINS
__UNEXPOSED

_ALTERED

XORIGINAL SITE
__MOVED DATE_____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The DeLong Agricultural Implements Warehouse is one of two brick warehouses at the ends of a long, narrow block at the west end of downtown Lexington between Patterson and Merino, Water and Vine Streets. The latter two streets (which have been consolidated as Vine St. in the downtown area proper and now exist separately only in the warehouse block) flank the channel of the Town Branch, or South Fork of Elkhorn Creek, here covered over but still running under the warehouses and the vacant lot between them; the stream is visible only under the arches at the ends of the structures. The 1913 Milton Sanchez Storage Warehouse at the Merino St. end of the block is being nominated to the Register separately at this time.

This block is located in a valley between W. Main St. to the north and W. High St. to the south, only a block away in either direction. Along the ridges are the Western Suburb Historic District (listed on the National Register June 18, 1976) to the north and the Botherum Neighborhood Historic District (nominated to the Register June, 1980) to the south. At the present four warehouses and a truncated portion of the former L & N Freight Depot remain in the valley west of Patterson (originally Lower) St. The valley is crossed to the west of this block by the Jefferson St. viaduct, now under reconstruction. The viaduct separates this area from the somewhat broader western valley of Town Branch, which is open and meanders along railroad tracks between the remains of single-story tobacco warehouses, distilleries, and other commercial industrial facilities, flanking Manchester Avenue, an old but deteriorated residential area long associated with the industry in this area. East of Patterson St. is the high wall of the recently completed Lexington Civic Center Rupp Arena and its loading docks. (The other two later twentieth-century warehouses and remains of the depot are not being nominated at this time.)

The DeLong Warehouse, at the eastern, Patterson St., end of the block, is 44 feet wide and about 150 feet long (see Photos 1 and 2). It is now four stories high, with the first floor 16' tall and the others 12' high, although the top story may have been somewhat truncated or raised and the interior ceiling height follows the low slope of the roof. There are five very widely-spaced bays on the north and south sides, with approximately four bays on the east end and a blank west wall, where the outline of the earlier iron-clad attachment still shows (see Photo 3). The outside walls are of industrial brick, mostly in 1/7-course common bond, with rough stone foundations. The original openings are segmental-arched, with two rows of headers in most cases, although the north and south windows of the fourth story now have flat arches of headers just under the roofline and the wider central south entrance has three-row arches; two wide delivery openings have been added rather roughly on the south side. There are six-pointed star steel tie-rod ends on the north and south sides. Most of the windows retain well-proportioned 6/6-pane sash with fine narrow muntins.

The interior is very plain but well constructed with large-scale members. A row of large timber posts runs east-west down the center of each story on 10' centers, supporting huge horizontals, which interlock over the supports with extended "capitals" between. The joists are also unusually large. The board flooring is laid on the diagonal. There is a freight elevator inside at the east end, and a staircase in the northwest corner. The roof-support system on the fourth floor has much smaller joists and support timbers in approximately the same pattern as those below.

(Cont.)

PERIOD	AR	REAS OF SIGNIFICANCE CH	ECK AND JUSTIFY BELOW	· ·		
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION		
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE		
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE		
1600-1699	_XARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN		
1700-1799	ART	ENGINEERING	MUSIC	THEATER		
X1800-1899	<u>X</u> COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION		
1900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIFY)		
·*. 7	•	INVENTION				
.,	•					
SPECIFIC DATES probably 1881 or earlier BUILDER/ARCHITECT						

STATEMENT OF SIGNIFICANCE

The DeLong Agricultural Implements Warehouse is probably the oldest basically intact multi-story storage facility in Lexington and has a closed form distinctly different from that of later warehouses. A structure of similar size and shape--perhaps a hemp and bagging factory operated by some of the greatest horsemen in Kentucky history--appears on the 1871 Bird's-Eye View of Lexington at this location, directly over the Town Branch or South Fork of Elkhorn Creek, which still flows beneath Although there is some confusion as to the height of the building and both deed and directory research are difficult in the case of such industrial structures, there is every likelihood that the present building corresponds to the brick warehouse acquired in 1881 by the DeLong Agricultural Implements Company--one of the most representative and significant in Blue Grass economy in the late 19th century. After the turn of the century it served various purposes and changed hands several times. perhaps as part of the storage complex that included the larger and much more modern fireproof warehouse built for Milton Sanchez in 1913 at the western end of the same Later the DeLong warehouse was part of the extensive facilities of the Union Transfer and Storage Company, in the family of whose founder it still belongs, although it is currently being considered for imaginative adaptive use along with the Sanchez building.

The DeLong Warehouse is located directly over the Town Branch, the South Fork of Elkhorn Creek that originates near Lexington, which was founded here partly because of it and its springs; it empties ultimately into the Kentucky River. Two streets, Water and Vine, originally flanked the course of the stream in the downtown section of the city, crossed by bridges at several points. When the stream was covered over a series of narrow blocks resulted, on which were erected long, narrow buildings that included in the 19th century the City Hall and Market House and a number of warehouses. The westernmost of these was the DeLong Warehouse or its predecessor on the site (shown on the 1871 Bird's-Eye View of Lexington; see Map I). The stream still passes under the warehouse, with arches visible at the base of the end walls. In the 19th century the Town Branch continued westward uncovered, passing under a "Stone Bridge" at Merino St., the western boundary of this block.

Most of the rest of this long block—the only one surviving since Water and Vine were combined to form the present mall—like Vine St. between Broadway and Rose Sts. in the 1970s—is occupied by the Milton Sanchez Storage Warehouse, erected in 1913 (see separate National Register nomination form); the lower portion of the stream and the bridge were covered over to provide access by freight cars to this new warehouse. An iron—clad one—story structure, probably a cooper's shop, had been attached to the south side of the DeLong warehouse in its later years; this was eventually removed, leaving a gap between the two tall brick structures, which remains.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

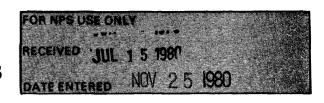
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VERBAL BOUNDARY DESCRIPT	TION			
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STATE	CODE	COUNTY		CODE
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11 FORM PREPARED B NAME / TITLE Walter E. Langsam, Ar ORGANIZATION	rchitectural Histo	orian	May, 1980	· · · · · · · · · · · · · · · · · · ·
Lexington-Fayette Co.	Historic Comm.		May, 1980	
253 Market Street			255-8312	
CITY OR TOWN			STATE	
Lexington			Kentucky	
12 STATE HISTORIC PI	RESERVATION	OFFICER CE	RTIFICATION	V
•	TED SIGNIFICANCE OF T			
NATIONAL	STATE	· ·	LOCAL x	
As the designated State Historic Pres				,
hereby nominate this property for inc		gister and certify that	it has been evaluated	according to the
criteria and procedures set forth by th	e National Park Service.	_ /	$\lambda = 1/2$	/ .
STATE HISTORIC PRESERVATION OFFICE	ER SIGNATURE	ma (Stopk	in .
Tituna State Se	storia De	servation	Officer	7-7-80
OR NPS USE ONLY I HEREBY CERTIFY THAT THIS PR	OPERTY INCLUDED IN	THE NATIONAL REC	SISTER	/ /
W. Kan	tuce		Just DATE //	1/25/80.
DIRECTOR OFFICE OF ARCHEOL	OCYANO HISTORIC PRE	SERVATION V	KEEPER OF THE NA	TIONAL/REGISTE 24-90
KEEPER DE THE NATIONAL REGI	ST S11	1	***************************************	

Form No. 10-300a (Hev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



CONTINUATION SHEET DeLong Warehouse

ITEM NUMBER

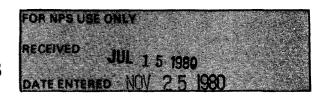
PAGE 2

The structure is basically sound, although there are serious water leaks on the upper floors and maintenance has been desultory for some years. A number of windows panes are missing and frames damaged, and as mentioned there have been various alterations to the entrance on both north and south sides, although at least one original entrance—probably to an office area—remains at the west end of the south side between window bays (see Photo 4).

The walls and foundations of the building are only slightly within the boundaries of the lot (and viturally aligned with it; see Map IV), which are therefore used as the boundaries of the area nominated. They are consistently described in the deeds as being 44 feet wide and 120 feet long, a total of 5,280 square feet.

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



CONTINUATION SHEET DeLong Warehouse ITEM NUMBER 8, PAGE 2

The DeLong Warehouse under consideration apparently coincides with the building shown at this location on the 1871 Bird's-Eye View of Lexington, although both this view and all maps of the structure up to at least 1907 show it to have had three rather than the present four stories (see Maps II and III). The building obviously dates from before 1907 in terms of its brickwork, window frames, and interior structure, especially as compared with the 1913 Sanchez Warehouse, but there are not visible seams in the upper walls, although the slope of the roof seems to have been changed, perhaps giving rise to the apparent discrepancy.

If indeed the building dates from as early as 1871 it has an interesting "prehistory," probably as the hemp warehouse and bagging factory of Col. Zeb Ward and H.P. McGrath, both very prominent Bluegrass horsemen as well as industrialists in the period after the Civil War. The entire block seems to have been assembled by Ward in the early 1870s, and its "improvements" were described in the 1875 deed from Ward and the City of Lexington (which may have acquired title to the western end of the block by default) to Joseph C. Todd, partner of the firm of Rafferty and Todd. Todd, who is otherwise unidentified, in turn sold at least the eastern portion of the block to the DeLongs in 1881. Ward's property was described (Deed Book 56, p. 64) as, "The House and Lot of Ground in the City of Lexington, Ky., lately used and occupied by said Ward as a hemp and bagging factory as also the small Hackling house adjoining, in the rear and below said factory and situated in said City on Vine and Water Streets, near the shop and Mill owned by Garrard /sic/ Wilgus." (The planing mill that belonged to Garrett D. Wilgus, later the F. Bush & Son Mill, was on the opposite, east side of Patterson between Vine and Water Sts.; see Perrin, p. 581, 752-53). Col. Zeb Ward was a noted horseman and a partner both in the "turf" and the hemp business of Hal Price McGrath. founder of the famous McGrathiana Stud and farm, for about 15 years between 1865 and McGrath's death in 1881 (Perrin, pp. 653-54 and 160).

An interesting and corroboratory note is supplied by Dr. Robert Peter, describing the geology of Fayette Co. about 1872 (quoted in Ranck's 1872 <u>History of Lexington</u>, pp. 417-18, and again in Perrin, p. 35): "The irregular disintegration of the limestone layers has caused the formation throughout the whole of this region of extensive caverns and underground lakes and streams of water, as well as numerous sinkholes. Such lakes and streams doubtless exist under the valley of the Town Fork of Elkhorn quite extensively, and more than one steam engine is supplied at the lower end of the city by tapping them, one of which is the bagging factory of Z. Ward."

In 1881 the property was purchased from Joseph C. Todd, surviving partner of Rafferty and Todd, by the firm of Ed S. and George A. DeLong to provide storage space for their prosperous agricultural implements business. Their main offices and showrooms were advantageously located in a group of buildings on Cheapside, the market portion of the courthouse Square where farmers gathered on Court Day until well after the turn of the century. In the period after the Civil War Lexington regained a good deal of its early 19th-century prosperity (lost in the 1830s because of its lack of direct access

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DeLong Warehouse CONTINUATION SHEET

ITEM NUMBER

PAGE 3

8.

to the Ohio-Mississippi River system that dominated western transportation from the 1810s until the 1850s). This recovery was largely owing to its increasing role as a railroad center for the entire Blue Grass region of central Kentucky, and for much of eastern Kentucky as well toward the turn of the century. The agricultural wealth of the region, particularly in hemp and tobacco as well as the horse industry, was the major source of this prosperity. The DeLong firm was an integral part of this development, and this particular warehouse was conveniently located next to the L & N Freight Depot (whose replacement remains, in sadly truncated form, directly southwest of this block).

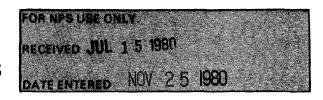
The DeLongs and their business were described in a number of late 19th-century local commercial and biographical sources, including Perrin (1882, pp. 600-601), Ranck's Guide (1883, p. 66, where he calls it "the oldest of its kind in the city"), his Review (1887, p. 102), the Transcript (8/25/85), and an article in The Lexington Leader (4/30/1893, p. 27), as well as the obituaries of the firm's principals, E.S. and G.H. DeLong. Edward S. DeLong (1842-99; obit., Her., 6/19/1899, 1-5) came to Lexington from southwestern Kentucky in 1862, worked as a bookkeeper and (wholesale) grocer, and entered the agricultural implements business in 1870. In 1874 his brother, George Allie DeLong (1844-1910; obit., Her., 4/13/1910, 1-1), joined him in the firm of DeLong & Co., which prospered at least until the mid-1890s.

A number of accounts of the firm mention that their business had grown so that by 1881 they were forced to acquire the (then) three-story brick warehouse at Water and Vine Sts., whose dimensions were usually given as about 44 by 150 feet, in addition to a two-story warehouse formerly on the west end of the block (on the site of the Sanchez building), their showrooms on Cheapside, and additional storage elsewhere. Perrin reported that "They have, by strict attention to business, gradually built up their trade to colossal proportions, being, without doubt, the largest retail dealers in agricultural implements in the state." The 1893 writer went so far as to state that "The importance of Lexington as a commercial center is ably illustrated in the immense and growing business interests of DeLong & Co., wholesale and retail dealers in farm implements, hardware, harness, buggies, wagons, seeds, etc.": many of their ingenious and practical farm machines were listed and illustrated in contemporary sources.

Nevertheless, it appears that in the 1890s both brothers turned toward the real estate and insurance business, conducting separate firms. Edward had also served as a City Councilman for at least three terms after 1866, and later as Superintendent of Public Works. George was Superintendent of County Education in the significant post-Civil War era when the modern public school system, providing education for both

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



CONTINUATION SHEET DeLong Warehouse ITEM NUMBER 8. PAGE 4

whites and blacks, was beginning to develop. He was also active in civic and financial affairs, as well as the turn-of-the-century real estate development of the city.

After consolidating the ownership after his brother's death at the turn of the century, George A. DeLong sold the property in 1906 for \$2,000 to John M. Kelly and his wife. Kelly had been a partner in the wholesale grocery business with J.R. Howard at the turn of the century (see Survey form for Howard's residence, 445 W. 2nd St. in the Northside). In 1912-13 he was listed as a merchandise broker and was president of the Merchants' Transfer Co., which seems to have become the basis of operations for "commercial genius" Milton Sanchez. In 1918 the Kellys apparently gave the DeLong property for \$1 to the Trustees of St. Peter's Roman Catholic Church, who were then contemplating erection of the present sanctuary at 141 Barr St. They in turn sold it on 1920 to the So-Good Candy Manufacturing Co. (possibly one of Sanchez' subsidiary firms) for \$16,000. This increase in price from 1906 suggests that the warehouse may have been rebuilt or renovated (accounting for the fourth story that appears on subsequent Sanborn maps) as a part of the Sanchez complex sometime in the 1910s, although the So-Good company resold it for only \$7,500 in 1923 to members of the Hegarty family (a Hagarty Brokerage Co. was also one of the early tenants of the Sanchez Building). They finally sold it in 1946 to the family of the present owners, the Murphys.

Thus, after some years of apparent disuse (and a variety of tenants, some of whose names still appear overlaid on the east wall of the building; see Photo 2), the warehouse was eventually incorporated in the holdings of Milton Sanchez and his successor firm, the Union General Transfer & Storage Co., whose president and general manager was Owen Benedict Murphy, Sr. (see Map IV). According to his obituary (Herald, 4/1/1947, 1-6, aged 70), Murphy had been engaged in the trucking business for 54 years, overseeing the growth of his company from a modest start to one of the largest trucking and storage concerns in Kentucky.

After the senior Murphy's death the structure, which has survived the destruction of many other downtown and near-downtown industrial-storage facilities, became increasingly neglected. Now, however, its sturdy structure, its ample interior spaces, and its advantageous location adjacent to the Civic Center, the Mary Todd Lincoln Home, and other increasingly popular older residential districts, as well as its own significant role in the economic history of the region, make it a prime candidate for adaptive use.

Form No. 10-300a (Hev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

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

DeLong Agricultural Implements Warehouse Fayette County, Kentucky

CONTINUATION SHEET

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STATEMENT OF SIGNIFICANCE

The DeLong Agricultural Implements Warehouse is the only surviving example of a large-scale late 19th-century storage warehouse in Lexington. With its relatively small sash windows on extensive brick wall surfaces, timber interior construction, and rather primitive vertical circulation, it provides a representative of the standard warehouse type prior to the more sophisticated "fireproof" brick warehouses of the 20th century, such as the nearby Milton Sanchez General Storage Co., Van Deren Hardware Co., and W. T. Sistrunk Grocery warehouses in the vicinity, which have more extensive window areas, specialized machinery, formal offices, complex access, and some early 20th-century stylistic features. The DeLong Warehouse is also by far the oldest in this group of warehouses located over and along the former Town Branch of Lexington, as well as adjacent to the former L & N railroad tracks and freight depot, in the historically industrial area west of the downtown business district.

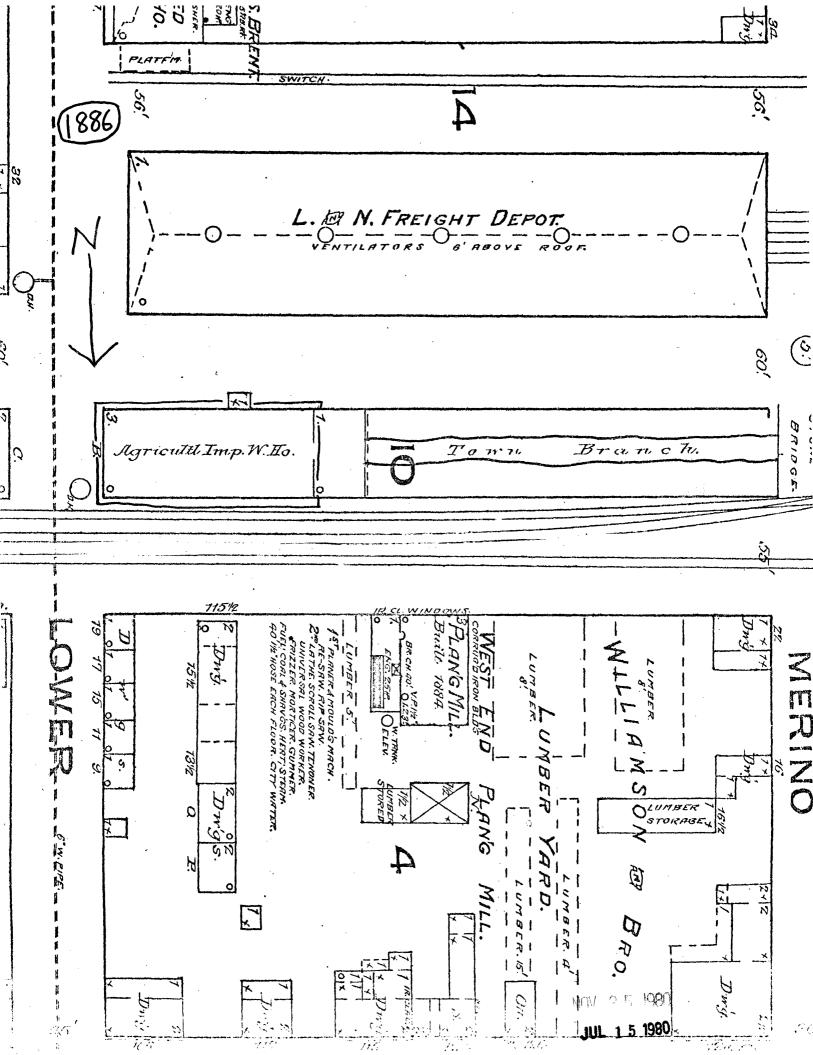
The DeLong Warehouse is somewhat deteriorated in condition, but basically intact and suited for re-use or adaptive use. Although it may have been all or partially present shortly after the Civil War, and the present top story may have been added before 1907, there is every likelihood that the structure was erected by 1881 for the DeLong Agricultural Implements Co., the leading firm dealing in a wide variety of vehicles, machinery, tools, seeds and grains, and other agricultural necessities in the Blue Grass Region during the last quarter of the 19th century -- a period when agriculture with its associated activities was the dominant industry in the area.

Courthouse old L & A. Freight Depot DeLong Agricultural Implements Warehouse Lexington Fayette Kentucky

Map 1 - Detail of 1871 Bird's-Eye View of Lexington

Date: 1871 Scale: Unknown

NOV 25 1980

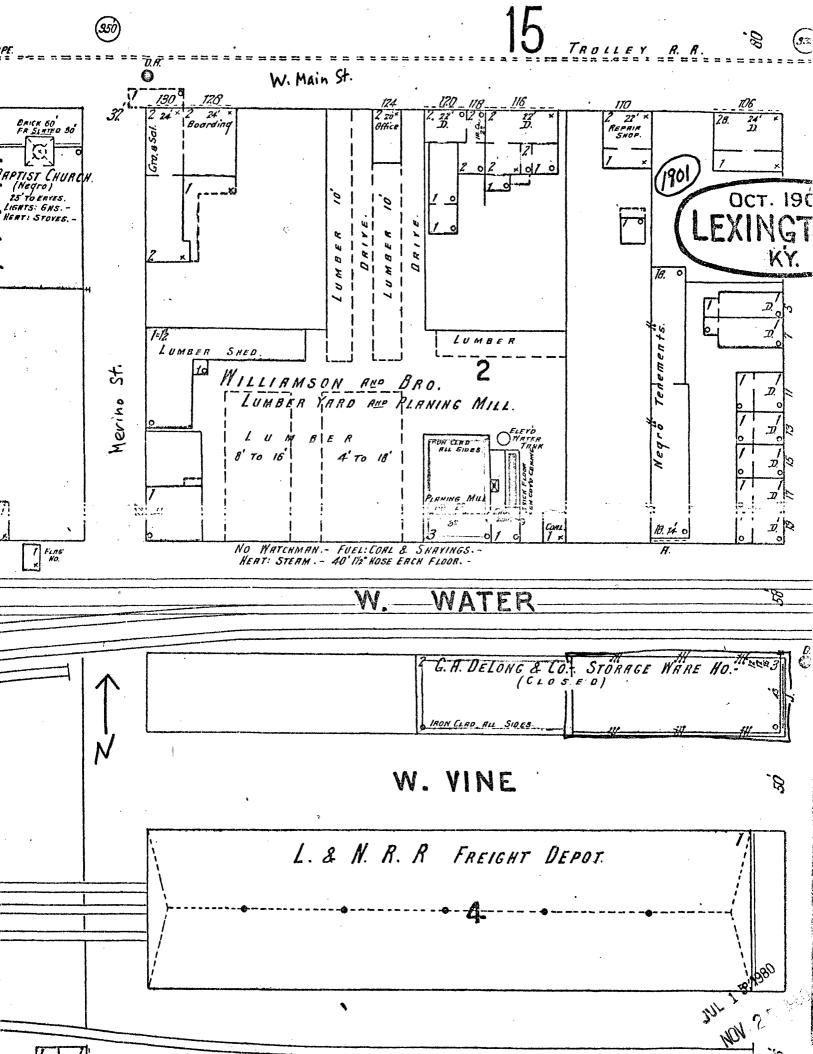


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DeLong Agricultulral Implements Warehouse Lexington Fayette Kentucky

Map 2 - Detail of 1886 Sanborn Insurance map University of Kentucky Scale: 1 =100

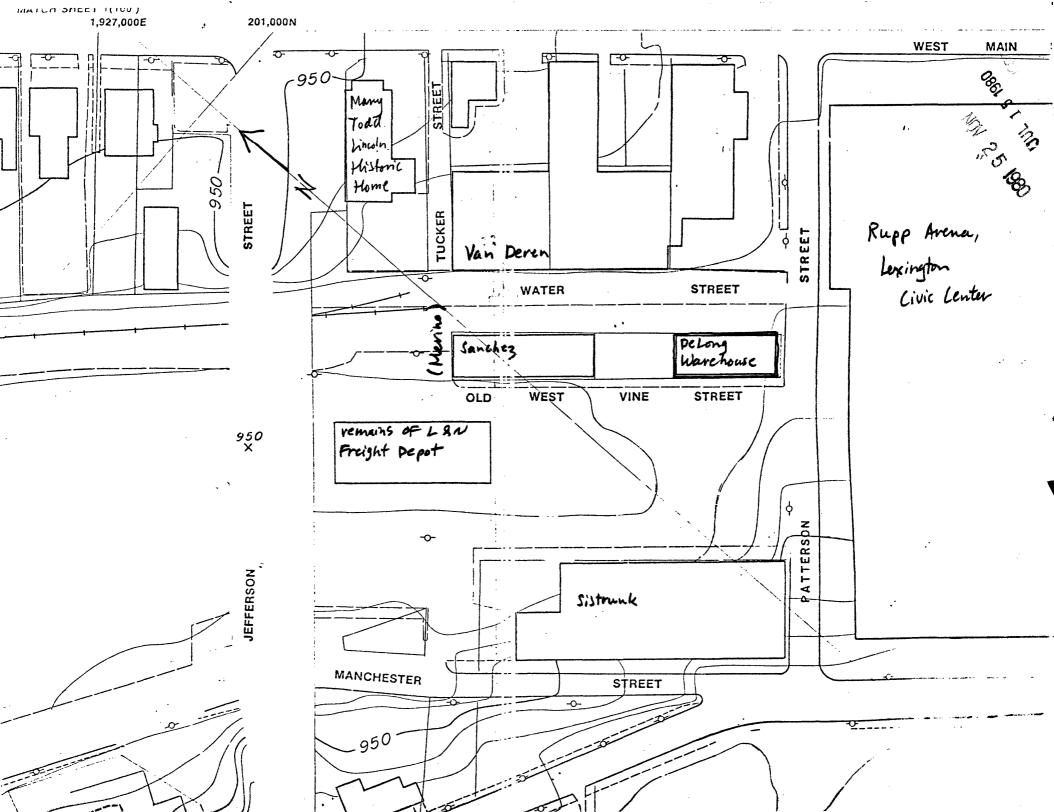
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DeLong Agricultura | Implements Warehouse Lexington Fayette Kentucky

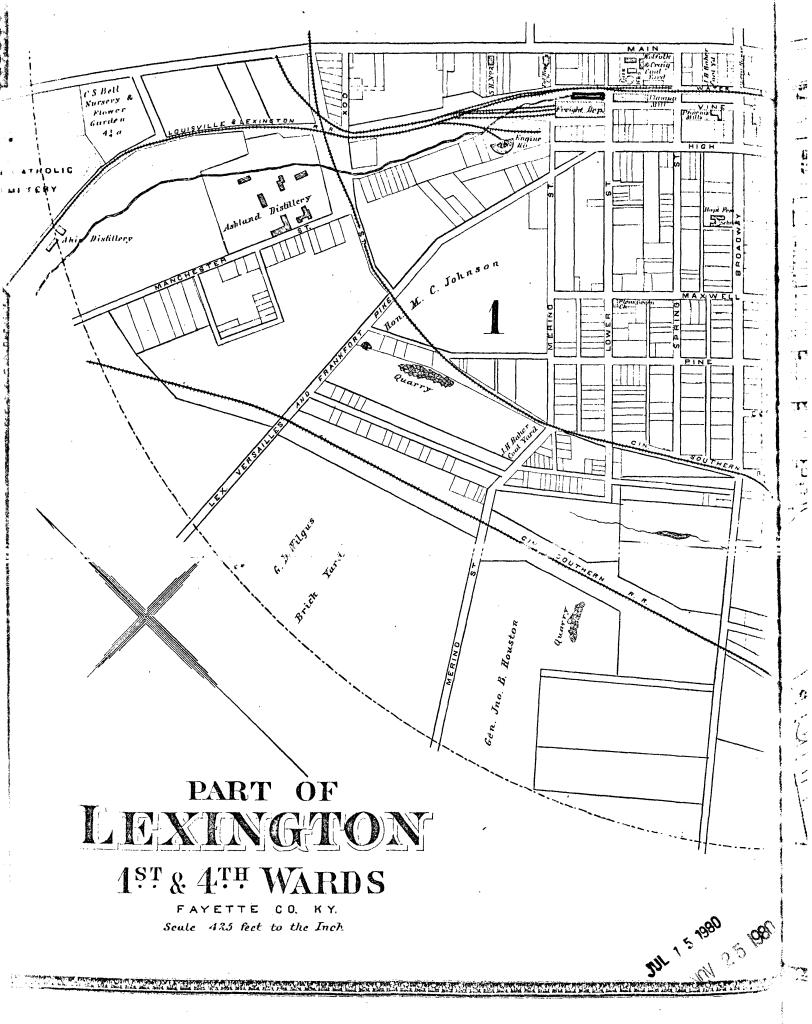
Map 3 - Detail of 1901 Sanborn Insurance Map University of Kentucky

Seale: 1"=100'



DeLong Agricultural Implements Warehouse Lexington Fayette Kentucky

Map V - Urban-County Planning Commission Map Scale: 1"=100' Date: 1976



DeLong Agricultural Implements Warehouse Lexington Fayette Kentucky

Map VI - Detail of D.G. Beers' Atlas of Bourbon, Clark, Fayette, Jessamine and Woodford Counties, Ky.

Scale: 425' to the Inch

Date: 1877