

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1251

1. Name of Property

historic name Von Allmen Dairy Farm Residence

other names/site number Von Allmen Dairy Farm, JF-682

2. Location

street & number 5050 Norton Healthcare Blvd not for publication N/A
city or town Louisville vicinity X
state Kentucky code KY county Jefferson code 111 zip code 40241

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets statewide X locally locally does not meet the National Register Criteria. I recommend that this property be considered significant statewide X locally locally nationally.

Donna M. Neary / SHPO
Signature of certifying official Donna M. Neary, SHPO

10/09/07
Date

Kentucky Heritage Council/State Historic Preservation Office
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register See continuation sheet.
☐ determined eligible for the National Register See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register

other (explain): for

Edson H. Beall 12.11.07
Signature of Keeper Date of Action

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> publiclocal	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> publicState	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> publicFederal	<input type="checkbox"/> structure	<u>0</u>	<u>1</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>1</u> Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing N/A

6. Function or Use

Historic Functions Cat: Domestic Sub: single dwelling

Current Functions Cat: Vacant Sub: work-in-progress

7. Description

Architectural Classification:

Late 19th and Early 20th Century Revivals: Colonial Revival

Materials foundation STONE
 roof ASPHALT SHINGLE
 walls BRICK
 other _____

Narrative Description (See continuation sheets.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

General Description

The Von Allmen Dairy Farm Residence (JF-682) is a one-and-a-half story asymmetrical dwelling constructed in 1912 with influences from both the Bungalow form and Neo-classical detailing. The house is located in the northeastern portion of Jefferson County. Situated at the intersection of the Gene Snyder Freeway and Interstate 71, this former dairy farm has been subdivided to accommodate new commercial uses. The remaining historic house is the last vestige of a well-known dairy farm owned by Emil Von Allmen, a leader in Louisville's dairy industry.

Site

The site of the Von Allmen Dairy Farm Residence (JF-682) is 3.89 acres. It was the principal dwelling of 226-acre dairy farm that was located along Brownsboro Road (KY 22). The associated dairy barns, silos, and milk-bottling house were demolished in 2000. The historic house sits on a prominent rise on the property. The domestic yard with trees remains intact. The balance of the farm property has been developed as "Brownsboro Crossings." This is a multi-use site containing retail stores, restaurants, and condominiums. A major hospital complex is also planned on the site.

The house is accessed from the intersection of KY Highway 22 (Brownsboro Rd.) and Norton Healthcare Blvd. The dwelling stands on a portion of the former Von Allmen Dairy Farm and was built circa 1912. The original owner of the house, William L. Martin, was secretary for Myer and Bridges, a wholesaler of wood and willowware. Martin purchased the 226-acre tract from D. Strother Taylor, a descendant of Richard Taylor (father of Zachary Taylor) in 1911. At the time of purchase, a white frame house was extant on the property. Martin demolished this house and constructed a brick dwelling.

Martin only lived in the house for seven years. He sold the farm in 1919 to the Gray-Von Allmen Sanitary Milk Company. Emil Von Allmen was president of the company when this tract was purchased. He and his family established their residence on the property. Title of the property was then transferred to Emil Von Allmen and his wife, Arminta, in 1919. Emil Von Allmen lived on the property until 1941. It was during this period of ownership that dairy barns and a bottling house were constructed on the property.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

The Von Allmen Dairy Farm Residence is a 1.5 story dwelling that exhibits a Bungalow/Craftsman form with Neo-classical detailing. It is a four bay, double pile dwelling. The irregularly massed house rests on a rough-faced cut stone foundation. A single-story porch extends across the façade and wraps around the east elevation of the house and is punctuated with cast concrete Doric columns and supported by stone foundation piers. Single-light double doors that are enframed by sidelights and transom windows characterize the principal entrance. A bay window is located on the eastside of the first floor façade. The hipped roof covered in asphalt shingles is accented by paired dormer windows on the front and rear sides and a single dormer on the east and west elevations. Windows are one-over-one, double-hung sash windows. Wide overhanging eaves, with accentuated brackets beneath, terminate the roofline. A paneled and corbelled brick chimney pierces the east-facing slope of the roof.

A kitchen-ell dating from the 1920s extends from the north elevation. Constructed with common bond brick masonry, it has a cut stone foundation and a flat roof. A gallery of multi-light windows adorns the west wall of the ell. A chimney-stack is located on the north side.

The interior of the Von Allmen house follows a Bungalow-type floor plan with the entry being directly into the parlor. A stair-hall with a decorative Colonial Revival balustrade is located behind the formal parlor. Other significant interior features include built-in window seats in the parlor bay window, a bracketed mantle, and pocket doors.

Non-contributing building

The single-story non-contributing garage sits on the east side of the Von Allmen house. This is a frame building with a gable-roof. It has minimal architectural detailing. There is an overhead door the east façade. There is no ornamentation on any of the elevations. The building was constructed in the 1950s, after the period of Emil Von Allmen's tenure at the property.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

Changes After Period of Significance

The property remained in the Von Allmen family after Emil Von Allmen remarried and established a new residence in St. Matthews. His daughter continued to live in the main house and the dairy farm remained in operation until 1964. The construction of I-71 and the Gene Snyder Freeway cut the farm into several tracts. The farm was sold in 1973 and for the first time in 54 years, the property was not in Von Allmen family ownership.

The house was left vacant until 1983, when Patricia Horton took ownership of the property. Despite being left for ten years, much of the historic fabric dating from the Von Allmen family was left intact. Horton sold the property in 1987 to DABS Investment, a development group that planned the current use of the former farm property. Despite these changes in land use, the historic house associated with Emil Von Allmen remains extant.

The owner of the house, Dean Corbett, is rehabilitating the property for use as a restaurant in order to preserve the historic Von Allmen Dairy Farm Residence. Some changes to the interior partitions have occurred to accommodate the new use. Interior details such as the staircase, mantel, hardwood floors, and woodwork have been retained. Replacement windows have been installed that replicate the original window design. Additionally, the 1920s kitchen ell was been demolished in March 2007 to allow for a modern kitchen addition on the rear of the house.

Though the Von Allmen Dairy Farm property has been radically altered from its original land use, the house associated with Emil Von Allmen remains intact. The residence retains much of the historic fabric that was present during this prominent dairyman's presence on the farm. As the remaining historic resource associated with Von Allmen's contribution to the Louisville dairy industry, the Von Allmen Dairy Farm residence is a locally significant property.

8. Statement of Significance

Applicable National Register Criteria

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance ☐ Agriculture _____

Period of Significance ☐ 1919-1941 _____

Significant Dates ☐ 1919 _____

Significant Person ☐ Von Allmen, Emil _____

Cultural Affiliation ☐ N/A _____

Architect/Builder ☐ unknown _____

Narrative Statement of Significance (See continuation sheets.)

9. Major Bibliographical References (See continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

Statement of Significance

The historic Von Allmen Dairy Farm Residence (JF-682) at 5050 Norton Healthcare Boulevard in Louisville, Kentucky was built circa 1912. The building meets the National Register of Historic Places Criterion B, significant for its association with Emil Von Allmen who was among Louisville's influential dairymen. It is significant in the area of agriculture because dairy products produced on rural dairy farms and brought to the city for processing played an essential role in providing a sanitary source of milk and related products to the burgeoning urban area. Mr. Von Allmen participated in both aspects of the dairy products industry in terms of production and distribution. Emil Von Allmen was a noted dairyman who was at the forefront of implementing modern sanitation methods in the local dairy industry. This property is being evaluated as significant within the historic context "The Dairy Industry in Louisville, 1870-1957." The significant date is 1919, when Emil Von Allmen established his residence on the dairy farm in eastern Jefferson County.

The beginning of the time period for the context corresponds with the emergence of the organized dairy industry in Louisville during the post-Civil War period. This was during the time that Louisville becomes established as an urban center. The ending date of the context is related to the close of the 50-year period. It also coincides with the beginning of increased consolidation of dairy businesses, signaling the demise of the small regional-based business. The trend continued into the last half of the twentieth century. This process gave rise to the dominance of large nationally-based companies involved in the dairy products business.

Research Methodology

There was no existing context established for the dairy industry in Louisville Kentucky prior to this research. The *Louisville Encyclopedia* was consulted initially for information on the development of the dairy industry in Louisville. This source provided a preliminary sketch about the emergence of an organized dairy business in the city. The University of Louisville Special Collections, The Filson Club and the Louisville Free Public Library collections were checked for information concerning the dairy industry in Louisville and in general. City directories helped to establish the number of dairymen in Louisville during the period of significance.

Attempts to locate surviving Von Allmen family members were unsuccessful. The significance of Emil Von Allmen's career in the dairy business was based on numerous primary sources. Sources consulted to develop this context included city directories, deed records, obituary notices, *The Courier-Journal*. Files in the Louisville Metro Landmarks office were also consulted for specific

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection 8 Page 1 Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

Statement of Significance

The historic Von Allmen Dairy Farm Residence (JF-682) at 5050 Norton Healthcare Boulevard in Louisville, Kentucky was built circa 1912. The building meets the National Register of Historic Places Criterion B, significant for its association with Emil Von Allmen who was among Louisville's influential dairymen. It is significant in the area of agriculture because dairy products produced on rural dairy farms and brought to the city for processing played an essential role in providing a sanitary source of milk and related products to the burgeoning urban area. Mr. Von Allmen participated in both aspects of the dairy products industry in terms of production and distribution. Emil Von Allmen was a noted dairyman who was at the forefront of implementing modern sanitation methods in the local dairy industry. This property is being evaluated as significant within the historic context "The Dairy Industry in Louisville, 1870-1957." The significant date is 1919, when Emil Von Allmen established his residence on the dairy farm in eastern Jefferson County.

The beginning of the time period for the context corresponds with the emergence of the organized dairy industry in Louisville during the post-Civil War period. This was during the time that Louisville becomes established as an urban center. The ending date of the context is related to the close of the 50-year period. It also coincides with the beginning of increased consolidation of dairy businesses, signaling the demise of the small regional-based business. The trend continued into the last half of the twentieth century. This process gave rise to the dominance of large nationally-based companies involved in the dairy products business.

Research Methodology

There was no existing context established for the dairy industry in Louisville Kentucky prior to this research. The *Louisville Encyclopedia* was consulted initially for information on the development of the dairy industry in Louisville. This source provided a preliminary sketch about the emergence of an organized dairy business in the city. The University of Louisville Special Collections, The Filson Club and the Louisville Free Public Library collections were checked for information concerning the dairy industry in Louisville and in general. City directories helped to establish the number of dairymen in Louisville during the period of significance.

Attempts to locate surviving Von Allmen family members were unsuccessful. The significance of Emil Von Allmen's career in the dairy business was based on numerous primary sources. Sources consulted to develop this context included city directories, deed records, obituary notices, *The Courier-Journal*. Files in the Louisville Metro Landmarks office were also consulted for specific information about the Von Allmen property. A brief biography from Emil's second wife was located in these files, helping to provide a chronology of Emil Von Allmen's achievements.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection 8 Page 2 Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

Historic Context "The Dairy Industry in Louisville, 1870-1957."**Development of the Dairy Industry in Louisville**

Early dairying during Louisville's initial development took place in individual households. Most early settlers had their own cow, which provided the necessary dairy products required for daily needs. As Louisville became settled, all lots were one-half acre or larger in size, since it was expected that each household would need space for pasturage and a kitchen garden. During these initial stages of development, there was ample land available to provide grazing for cattle. Throughout the part of the nineteenth century, individual households owned their own cow to provide a source for dairy products.¹

As Louisville became more urbanized and land use intensified, specialized dairy farms emerged on the outskirts of the city to serve dairy needs. It was out of this development that the occupation of "dairyman" was established. The first listing of dairymen found in city directories occurs after the Civil War. In 1869, there were seven listings under the title, with over half located in the area of the city called Germantown. Ten years later, in 1879, a total of twenty dairymen were noted in the city directory, with the majority listed in the Germantown area. Other dairy farms were scattered around the urban fringe of the city.²

During the last half of the nineteenth century, milk was delivered twice a day from the dairy farms after milking. Since there was no refrigeration, milk had to be delivered and consumed before it spoiled. Dairy farmers milked their cows then put the milk into 20-gallon containers that cooled in springhouses. The tanks were loaded onto a wagon and the dairy farmer made delivery stops to customers in the city who left containers outside their dwellings. These dairymen would fill the customer's containers with fresh milk from their 20-gallon tanks. This process established milk routes from the outskirts into town. Any surplus milk would be processed into products that would have a longer shelf life, like butter and cheese.³

By the last half of the nineteenth century, developments in the processing and distribution of milk began to improve. Louis Pasteur invented the process of pasteurization in 1856, which improved the sanitation of milk. Raw milk was a vulnerable product that was subject to bacteria-borne contamination. Developing methods of sanitation became crucial to the success of any dairy farm or dairy. The milk bottle was introduced in 1884, allowing for easier distribution and safe handling of the product. The emergence of refrigeration also increased the longevity of dairy products, which also improved sanitation.⁴

¹ Ewing, Niels O., p. 237.

² Ibid.

³ Ibid.

⁴ Ibid.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection 8 Page 3Von Allmen Dairy Farm Residence
Jefferson County, KY

These national level advancements in the dairy industry helped to expand the dairy business in Louisville at the beginning of the twentieth century. The role of dairymen began to change as well. No longer just a farm-to-market enterprise, many dairymen moved into Louisville's urban center and established milk depots (which later would become known as dairies) to process and distribute milk. This put dairy products closer to the customers, and dairymen began competing with each other to establish a successful brand. Farmers from Jefferson County, as well as the surrounding counties, supplied raw milk to the dairymen's milk depots. The milk was then pasteurized and bottled under a particular brand name. Initially the depots distributed their products directly to the customers. Eventually, milk and other dairy products were available in local grocery stores.⁵

The dairies received the raw milk from dairy farms in Jefferson or nearby counties and processed it for distribution. These dairymen were responsible for supplying milk products to the burgeoning urban population of Louisville. City directories help to trace the growth of Louisville's dairy industry during the twentieth century. By 1902, a total of eighty-eight dairymen were in the dairy business. Within twenty years, the number of companies processing milk and its associated products had jumped three hundred percent. The most prominent dairy businesses at this time were the Buckeye Dairy, B.H.W. Fischer, and Gotfried Schlaug.⁶

Ten years later, in 1912, the number of dairymen dropped to sixty-four throughout the city. The dairies with the highest profile were D.H Ewing's, Clifford Peters, and the Neill Roach Dairy Co. Fred Von Allmen & Sons Dairy is also listed and was located at West 34th and Bank Street. This dairy, owned by Emil Von Allmen's father, is where Emil initially learned about the dairy business.⁷

By 1922, the number of dairymen had dropped to thirty-four, suggesting that the field was becoming increasingly competitive. The importance of establishing a reliable brand in the dairy business was essential for success. The vulnerability of the product, due to impurities or mishandling, could cause a loss in customers if a company had an unreliable record. Reliable companies began to take a greater share of the market during the 1920s, as distribution to grocery stores began to take prominence. D.H Ewing's and Neill Roach Dairy Co. had become the major dairies during this period. The Gray-Von Allmen Sanitary Milk Company was also well established by this time, with Emil Von Allmen serving as president of the company.⁸

⁵ Allen, Robert McDowell, p. 75-77.

⁶ 1902 Carron's City Directory.

⁷ 1912 Carron's City Directory.

⁸ 1922 Carron's City Directory.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

In 1931, the city of Louisville passed its first milk ordinance. This law set standards for regulating the sanitation and production of milk. It enforced the procedures of sanitation on the dairy farms. The 1931 Milk Ordinance also regulated the production and distribution of milk at the city's dairies. The new law began to reduce the number of rogue operators, as the desire for clean, safe milk took precedence. These types of laws ensured a "pure and wholesome supply of milk for urban areas was considered essential for the health of the citizenry." Milk was required to be graded by 1934, which signaled to customers that the product had been properly handled from the farm to the market.⁹

The area from which Louisville's dairies drew their milk encompassed eleven counties in Kentucky and six Indiana counties. The Kentucky counties accounted for about 80% of the city's raw milk supply. By 1933, the bulk of milk being delivered to the city's dairies was coming from dairy farms east and northeast of Louisville. By 1929, the average size of Jefferson County dairy farms was 118 acres with an average of 13.1 dairy cows. Shelby and Oldham counties also were the other major suppliers to Louisville dairies.¹⁰

The U.S. Census of Agriculture data indicate important trends on Jefferson County's dairy farms and within the dairy industry during the first half of the 20th century:

Year	# gallons sold	# Dairy farms
1919	3.1 million	NA
1924	3.6 million	NA
1929	2.3 million	NA
1934	5.1 million	NA
1940	5.7 million	407
1945	6.1 million	401
1950	4.1 million	427
1955	4.2 million	275

-Except for 1929, the amount of milk sold increases steadily 1919-1945, then surprisingly falls off during the first 10 years of the baby boom, when milk consumption would have been expected to increase.¹¹ At the same time, the number of dairy farms becomes fewer relative to the amount of milk sold. Two reasons might account for this. First, the methods of production became more efficient, requiring fewer local dairy farms to provide the same amount of milk. Second, starting in the 1930s, dairy companies serving multi-state markets begin to exert a significant presence within Louisville, bringing with them milk produced outside of Jefferson County, and possibly outside the 11-county dairy production area. Thus, while during the early post-WWII period milk purchases remain stable, the number of dairy farms drops precipitately. As an agricultural innovator, Emil Von Allmen's contributions to the dairy industry in Louisville, ironically, facilitated the entry of national dairy companies into the local market. As a businessmen, he found himself drawn into the competitive wars between local and national dairies.

⁹ U.S. Department of Agriculture, Dairy Branch, p. 4, 162.

¹⁰ U.S. Department of Agriculture, Dairy Branch, p. 3-5.

¹¹ U.S. Census of Agriculture 1925, 1940, 1945, 1950, 1954-

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection 8 Page 5 Von Allmen Dairy Farm Residence
Jefferson County, KY

Paralleling the rise in marketing according to identifiable brands, the 1932 city directory replaced the heading "dairymen" with "dairies."¹² The enacting of new sanitation laws facilitated a rise in public perception toward dairies, the quality of the product, and a growing call for professionalism in the industry. In 1932 the city directory listed twenty-nine dairies; ¹³ by 1933, twenty-eight of these dairies indicated they offered pasteurization at their plants. By the 1930s, the Ewing and Von Allmen dairies had merged together to form the Ewing-Von Allmen Dairy. Other prominent dairies at this time were the Fenley's Model Dairy, Kentucky Dairies Inc., and Model Farms Dairy.¹⁴

In 1941, a total of twenty-six dairies were operating in Louisville. The number of dairies had remained almost steady through the Depression years. The most prominent dairies had also survived the decade of the 1930s and continued to operations in the city on the eve of World War II. Fenley's Model Dairy, Kentucky Dairies Inc., and Model Farms Dairy along with Ewing Von-Allmen Dairy remained successful dairy business in Louisville.¹⁵

By the start of the mid-twentieth century, Louisville dairies were beginning to be consolidated. As was typical in many industries of the post-World War II period, national corporations were beginning to supplant the local companies. In the dairy industry, names like Sealtest and Borden were becoming popular brands. Grocery store chains began to favor national brands over local companies, reducing the demand for small familiar brands. Only eighteen dairies remained in Louisville by 1951. The major local companies still left included Ewing-Von Allmen Dairy, Kentucky Dairies, Mellwood Dairy, Inc., and Walnut Grove Dairy.¹⁶

At the close of the context period, only eleven local dairies were listed in the city directory. For the first time, Sealtest, a national dairy also appeared in the directory, making the total number of twelve dairies in Louisville. It was in 1957 when the Ewing-Von Allmen Dairy sold the company to Sealtest. Sealtest listed its address at 431 West Oak Street, which had been the location of the Ewing Von-Allmen Dairy. The dairy industry landscape was changing from a locally-based business to an industry that relied on brands that were nationally-known.¹⁷

Evaluation of the Significance of Emil Von Allmen

Emil Von Allmen was born in Switzerland in 1873. His family moved to the United States in 1883 and established residence in Louisville. Emil's father Fred Von Allmen opened a dairy business in 1886 at 34th and Bank Streets, located on the West side of the city near Portland. Emil started working for his father at the age of thirteen and began learning how to be a dairyman.

¹² 1932 Carron's City Directory

¹³ U.S. Department of Agriculture, Dairy Branch, p. 10.

¹⁴ 1932 Carron's City Directory.

¹⁵ 1941 Carron's City Directory.

¹⁶ 1951 Carron's City Directory.

¹⁷ 1957 Carron's City Directory.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection 8 Page 6 Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

In 1913, Emil Von Allmen purchased the J. P. Gray Milk Company. This company had been in business since 1900 and was located at 1423 Garvin Place at the intersection of West Oak St. The company processed 1800 gallons of milk per day, which was double the amount at the D.H. Ewing Dairy. Emil Von Allmen became president of the company and renamed it the Gray-Von Allmen Sanitary Milk Company.¹⁸

By 1919, the Gray-Von Allmen Sanitary Dairy Company purchased a 226-acre farm in the eastern part of Jefferson County along Old Brownsboro Road (KY 22). Emil Von Allmen established a Holstien Dairy herd at the farm, which supplied milk to the Gray-Von Allmen Sanitary Dairy Company. The farm was named the Von Allmen Dairy Farm Company and Emil Von Allmen served as president of the company. He also established his residence at the farm in the 1912 Bungalow house on the property.¹⁹

According to family records, Von Allmen sold the Gray-Von Allmen Sanitary Dairy in 1929 to the burgeoning Sealtest Company. Curiously, Sealtest does not appear in local city directories until 1957. It would appear that Sealtest was buying competitors at this early stage to gain dominance in the industry. Von Allmen continued to operate his dairy farm during this time, supplying milk to local dairies.

In 1932, Emil Von Allmen joined forces with another prominent dairy in Louisville, the D.H. Ewing Dairy. The new company was named the Ewing-Von Allmen Dairy Company and operated the dairy at 431 West Oak Street. This company remained in business until 1957, when it, too, was sold to Sealtest.²⁰

During Emil Von Allmen's career as dairyman, he made some important contributions to the processing and distribution of milk in Louisville. The University of Kentucky College of Agriculture recognized Emil Von Allmen's achievements in the dairy industry in 1937. Emil Von Allmen is credited with the first pasteurization of milk in Louisville, the first bottling of milk for sale in Louisville grocery stores, and the development of an automatic pasteurization process.²¹ Von Allmen's research into the importance of farm sanitation to reduce the incidence of thermophilic bacteria in raw milk, was recognized by the Society of American Bacteriologists.²² Von Allmen was a respected dairyman who sought to improve the safety and delivery of milk to the citizens of Louisville.

Emil Von Allmen and his family continued to live on the dairy farm until after Mrs. Von Allmen's death. Emil remarried in 1941 and moved to a new residence in St. Matthews. His daughter continued to live on the farm in the 1912 house until 1973. Dairy operations continued until 1964 and the Holstein herd was sold in 1965 once the freeway road construction began on the property.

¹⁸ Allen, Robert McDowell, p. 120, 132-133.

¹⁹ Jefferson County Deed Books.

²⁰ 1932 and 1957 *Carron's City Directories*.

²¹ *The Courier Journal*, Jan. 6, 1967 Obituary for Emil Von Allmen.

²² O'Daniel, V.F. p. 387.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Von Allmen Dairy Farm Residence
Jefferson County, KY

=====

Evaluation of Integrity

No other buildings associated with Emil Von Allmen's career as a Louisville dairyman remain extant. The historic significance of the Von Allmen Residence is conveyed through its integrity of location, design, materials, feeling and association.

The **location** of the building helps to express its integrity since the house has not been moved. Although the property only has low level of integrity in terms of the actual dairy farm **setting**, the domestic yard surrounding the house remains relatively unaltered. With the development of major road systems in the 1960s and 1970s, the farm was subdivided, altering its agricultural identity. The retention of the home's immediate setting allows its identity with Von Allmen, though more personally than professionally, to survive.

The property also retains its integrity of **design** because the building has had a few minor alterations since it was owned by Emil Von Allmen. The scale and mass of the original design of the building remain intact. Elements of the original floor plan have been retained throughout the building. The original domestic function of the building is apparent through the design, scale, and architectural details.

The building also conveys its integrity through its **materials**. The historic fabric of the house exterior is largely intact. On the exterior, the distinctive roof brackets and wrap-around porch characterize the building. The original masonry and stone foundation remain in excellent condition. Many of the windows have been replaced, but they do replicate the original design. The loss of the 1920s ell addition did not impact the main mass of the house. Although some alterations to the floor plan have been made to adapt the property to its new use as a restaurant, interior details associated with Emil Von Allmen's tenure have been retained. The fireplace mantle piece, bay window, and decorative staircase are significant interior features that remain intact. Most of the original doors, hardwood floors, and trim have also been retained.

Finally, the **feeling** and **association** linked to the house help to convey its significance. Long associated with the Von Allmen name, despite being out of family ownership since 1973, this house remains in the collective community memory. Due to the moderate-to-high levels of integrity of setting, design, and materials, the house continues to convey its historic association with Von Allmen. The integrity expressed by the Von Allmen Dairy Farm Residence helps to underscore the historic significance of the property. This residence remains as the enduring landmark to the career of this important Louisville dairyman.

Conclusion

The historic Von Allmen Dairy Farm Residence is eligible for listing on the National Register of Historic Places for its association with Emil Von Allmen, a locally prominent dairyman. Von Allmen established and operated successful dairy businesses in Louisville at a time when local dairies provide milk to the urban center. Von Allmen's contribution to improving dairying methods, by increasing sanitation and distribution of milk to Louisville's citizens, helped to establish a success dairy industry in the city. He was at the forefront of developing and implementing a reputable and pure milk supply to the growing urban population in Louisville. The house located at 5050 Norton Healthcare Boulevard is the lasting representation of Mr. Von Allmen's successful career in Louisville.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section 9

Von Allmen Dairy Farm Residence
Jefferson County, KY
Page 1

Allen, Robert McDowell. *Milk Supply of Kentucky-Louisville*. Lexington, KY: Agricultural Experiment Station of the State College of Kentucky, 1908.

Beck, Robert L. *Kentucky's Manufacturing Milk Industry: Structure, Trends, and Issues*. Lexington, KY: University College of Agriculture, 1982.

Carron's Annual Directory for the City of Louisville, 1870-1955.

Emil Von Allmen obituary. *The Courier-Journal*, January 6, 1967.

Jefferson County Deed Books.

Ewing, Niels O. "Dairies." In *The Encyclopedia of Louisville*. John E. Kleber, ed. Lexington, KY: University of Kentucky Press, 2001.

LaBach, J. O. and N.M. Cregor. *Inspection and Sanitation of Dairies*. Lexington, KY: Agricultural Experiment Station, University of Kentucky, 1917.

O'Daniel, V. F. "The Proceedings of Local Branches of the Society of American Bacteriologists: Kentucky Branch." April, 1942. pp. 385-397. Copy from www.jb.asm.org.

United States Department of Agriculture, Dairy Branch. *The Marketing of Milk in the Louisville Area Under Federal Regulation*. Washington D.C.: U.S. Government Printing Office, 1953.

United States Census of Agriculture: Kentucky 1925-1955.

Williamson's City Directory for the City of Louisville, 1865-66.

10. Geographical Data**Acreage of Property** _approximately 3.89 acres_

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Anchorage Quad
1	16	624642	42	41321	3	
2			4			

____ See continuation sheet.

Verbal Boundary Description: A survey for Von Allmen Dairy Farm Residence
is included as the boundary description.

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title _Cynthia Johnson_
organization _N/A_ date _July 1, 2007_
street & number _2533 Broadmeade Rd._ telephone _(859) 338-8284_
city or town _Louisville_ state _KY_ zip code _40205_

12. Property Owner

name _Dean Corbett c/o Ben Palmer-Ball_
street & number _3980 Hooper Station Rd._ telephone _(502)345-9559_
city or town _Shelbyville_ state _KY_ zip code _40065_

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section 10**

**Von Allmen Dairy Farm Residence
Jefferson County, KY
Page 1**

Verbal Boundary Description

The Von Allmen Dairy Farm Residence (JF-682) is located at 5050 Norton Healthcare Blvd. in Louisville, Jefferson County, Kentucky. The entire property proposed for listing on the National Register is 3.89 acres and includes the main dwelling house as well as a non-contributing structure. The area proposed for National Register listing includes the same property described in Jefferson County Deed Book 8538, Page 386. Please see enclosed PVA map. The proposed boundary includes the historic house and non-historic garage. The boundary includes the domestic yard and driveway that approaches the house.

Boundary Justification

The property proposed for inclusion on the National Register by the current nomination includes the 3.89 acres remaining from the original Von Allmen Dairy Farm property purchased in 1919. This nominated property retains the historic dwelling associated with prominent Louisville dairyman, Emil Von Allmen. No other buildings connected to Mr. Von Allmen's work in the dairy industry remain extant. The proposed boundaries provide an appropriate setting for understanding the significance of Emil Von Allmen's contribution to the growth of Louisville's dairy industry. The boundary includes the domestic yard and maintains the historic setting in which the house were Mr. Von Allmen resided during the period of significance.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section 10**

**Von Allmen Dairy Farm Residence
Jefferson County, KY
Page 2**

Additional Documentation

Maps:

Map 1 USGS topographic map showing location of property.

Map 2 PVA map showing property boundaries.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section Misc.

Von Allmen Dairy Farm Residence
Jefferson County, KY
Page 1

All photographs share the same information:

Photographer: Cynthia E. Johnson
Location of Negatives: Cynthia E. Johnson
Date: January 7, 2007

1. View looking northeast showing the façade and west elevation of the Von Allmen Dairy Farm Residence and domestic yard.
2. View looking northwest at the façade showing that the residence is sited on a rise in the topography. The front porch wraps around along the east elevation.
3. Looking west at the east elevation of the Von Allmen Dairy Farm Residence showing the enclosed portion of the porch. The new multi-use development that surrounds the site is visible in the background. Part of the non-contributing garage is visible on the right side of the image.
4. View looking southeast at the rear (North) elevation of the residence. The circa 1920s addition on the rear of the house was demolished in March 2007.
5. Looking west at the non-contributing one-story garage that dates from the 1950s. The parking lot for the new retail development is visible in the background.
6. View looking northeast at the façade details of the Von Allmen Dairy Farm Residence. The original materials dating from the Von Allmen tenure on the site is evident with very little alteration to the historic fabric.
7. Looking west from the front porch at the surrounding land that was formerly part of the Von Allmen Dairy Farm. The new hospital complex is visible in the distance.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Von Allmen Dairy Farm House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KENTUCKY, Jefferson

DATE RECEIVED: 10/29/07 DATE OF PENDING LIST: 11/19/07
DATE OF 16TH DAY: 12/04/07 DATE OF 45TH DAY: 12/12/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07001251

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12-11-07 DATE

ABSTRACT/SUMMARY COMMENTS:

*Entered in the
National Register*

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.









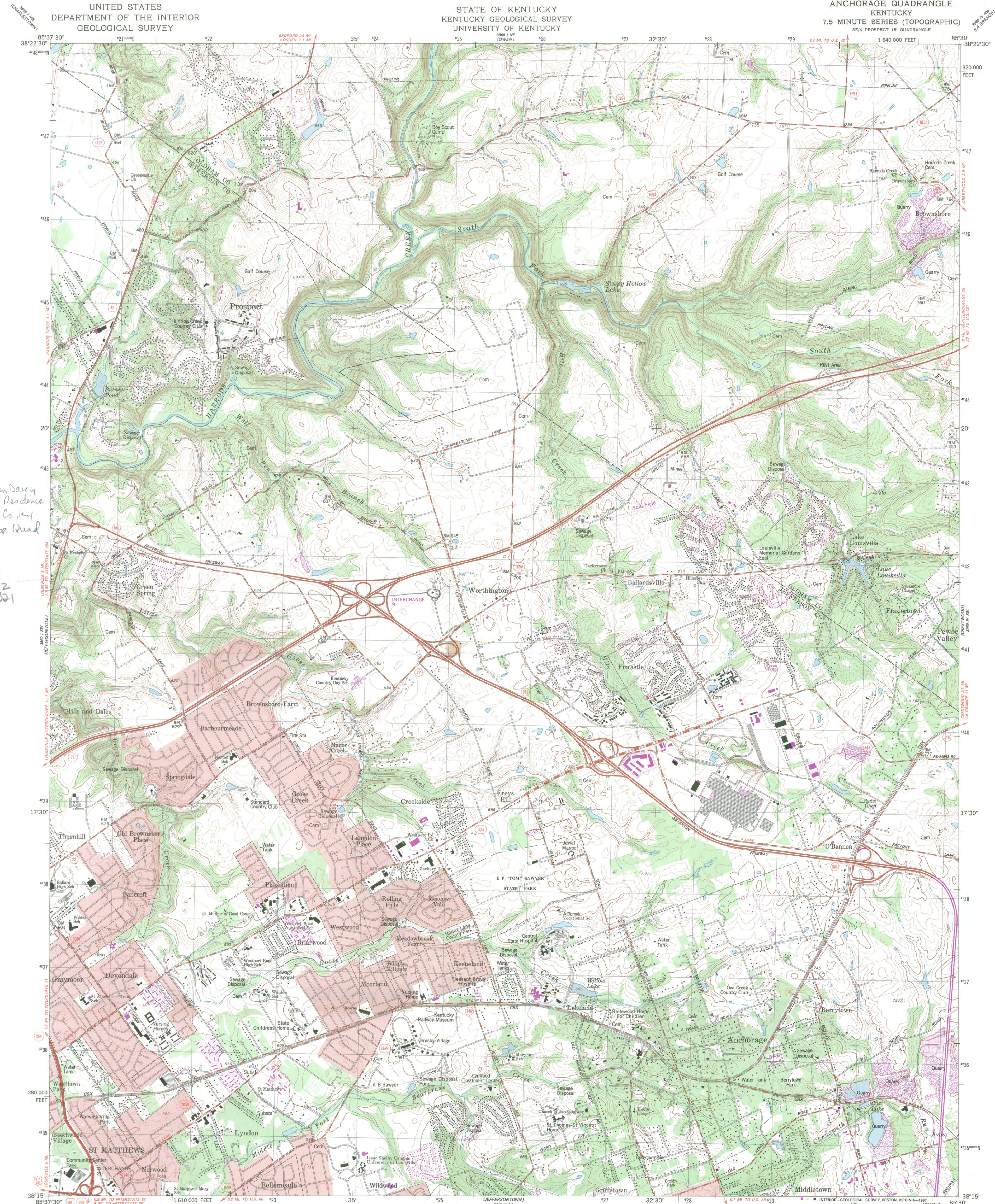






Van Allen Dairy
Farm Residence
Jefferson Co., KY
Anchorage Quad

Zone 16
E 624042
N 4241321



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1949. Field checked 1950. Revised from aerial photographs taken 1978. Field checked 1979. Map edited 1981

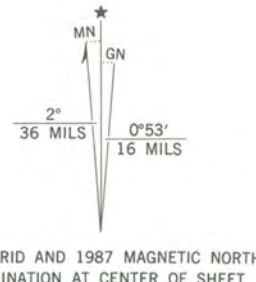
Polycyclic projection. 10,000-foot grid ticks based on Kentucky coordinate system, north zone. 1000-meter Universal Transverse Mercator grid zone 16. 1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines 3 meters south and 3 meters west as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Red tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of the National or State reservations shown on this map



1 1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 10 15 20 25 30 35 40 45 50 KILOMETER

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092,
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

Revisions shown in purple and woodland compiled in cooperation with State of Kentucky agencies from aerial photographs taken 1984 and other sources. Contours not revised. This information not field checked
Map edited 1987

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

ANCHORAGE, KY.
SE/4 PROSPECT 15' QUADRANGLE
38085-C5-TF-024

1981
PHOTOREVISED 1987
DMA 3860 I SE-SERIES 7853



COMMERCE CABINET
KENTUCKY HERITAGE COUNCIL



Ernie Fletcher
Governor

The State Historic Preservation Office
300 Washington Street
Frankfort, Kentucky 40601
Phone (502) 564-7005
Fax (502) 564-5820
www.kentucky.gov

George Ward
Secretary

Donna M. Neary
Executive Director and
State Historic Preservation Officer

October 12, 2007

Jan Snyder Matthews, Ph.D., Keeper
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW 8th Floor
Washington DC 20005

Dear Dr. Matthews:

Enclosed are nominations approved at the August 30, 2007 Review Board meeting. We are submitting them for listing in the National Register:

South Park Neighborhood District, Clark County, KY
Stewart's Dry Goods Company Building (Additional Documentation), Jefferson County, KY
Von Allmen Dairy Farm Residence, Jefferson County, KY
Park Hills Historic District, Kenton County, KY

Note that the Stewart's Dry Goods Company Building is already listed (NR ID: 82002725), and that this additional documentation proposes to extend its Period of Significance.

We also submit an owner's withdrawing objection to the property's listing. That property, the **Walter House**, Campbell County, Kentucky, was determined eligible on March 9, 1983, as a result of the earlier owner's objection. With the withdrawal of the objection, please list the property.

We appreciate your consideration of these nominations.

Sincerely,

Donna M. Neary, Executive Director
Kentucky Heritage Council and
State Historic Preservation Officer