NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: The Cumberland

other name/site number: York Towers (JC-L-C-182)

2. Location

street & number: 201 York Street

not for publication: N/A

city/town: Louisville

vicinity:N/A

state: KY county: Jefferson code: 111 zip code: 40203

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 ____ does not meet the National Register Criteria. ___ See continuation sheet. Local significance

David L. Morgan, Executive Director and State Historic Preservation Officer

David L. Morgan — 2-7-96

Signature of certifying official — Date

Kentucky Heritage Council, the State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

Edson H. Beall — 3/14/96

Entered in the National Register

√ 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 Signature of Keeper — Date of Action

6. Function or Use

Historic: DOMESTIC — Sub: multiple dwelling

Current : DOMESTIC — Sub: multiple dwelling

7. Description

Architectural Classification:

Spanish Colonial Revival

Other Description: _____

Materials: foundation CONCRETE roof CERAMIC TILE
walls BRICK other OTHER: Cast stone

Describe present and historic physical appearance. _X_ See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally.

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: 1930

Significant Dates : 1930

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: _ Ludewig, Frank A. (also spelled Ludwig), architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. _X_ See continuation sheet.

9. Major Bibliographical References

_X_ See continuation sheet.

Previous documentation on file (NPS):

X preliminary determination of individual listing (36 CFR 67) has been requested. (Determination Approved 8/7/1995, Project No. 1208-95-KY)
_ 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:

X State historic preservation office
_ Other state agency
_ Federal agency
_ Local government
_ University
_ Other -- Specify Repository: _____

10. Geographical Data

Acreage of Property: less than 1 acre

UTM References:	Zone	Easting	Northing		Zone	Easting	Northing
A	16	608900	4233300	B	__	_____	_____
C	__	_____	_____	D	__	_____	_____

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.
The boundary of the nominated property is indicated on an enclosed sketch map.

Boundary Justification: ___ See continuation sheet.
The boundary includes the lot on which the building sits and not the adjacent parking lot to the north now associated with the building. At the time of the Cumberland's construction in 1930, a late-19th century house occupied the adjacent lot. The parking lot is non-historic and does not add to the significance of the property.

11. Form Prepared By

Name/Title: Carolyn Brooks, Historic Preservation Consultant

Organization: Date: November 22, 1995

Street & Number:1288 Bassett Avenue Telephone: 502 456-2397

City or Town:Louisville State:KY ZIP:40204

Description:

The Cumberland (presently known as York Tower) is a nine-story apartment building with Spanish Colonial Revival influences completed in 1930. The structure is clad, on its principal facades, with multi-colored tapestry brick, primarily of a buff hue, and is extensively trimmed with cast stone. Its most prominent exterior detailing is found at the roofline where an arcaded wall flanked by two tiled, pent roof structures forms a high wall for a roof garden. On the interior the first-floor public rooms are finished with simple Spanish Revival detailing including tile floors, arched openings between rooms, and rough-textured plaster walls. The building has a reinforced concrete frame and was constructed in two parts: the framing of its east end was completed in 1927 and then abandoned until 1929 when the remainder of the framework and the finishing of the entire building were initiated. The Cumberland is an L-shaped building set in an urban street-scape with its two principal facades running along Second and York streets. It has no setback from the sidewalk or street-level landscaping.

The building is presently being rehabilitated using the Secretary of the Interior's Guidelines, and both Part 1 and Part 2 Historic Preservation Certification Applications have been approved for the property. Major aspects of the rehabilitation include the restoration of the first-floor public spaces to close to their original configuration, the upgrading of electricity, plumbing and HVAC throughout the building, and the creation of five handicapped-accessible apartment units (#203 - 207). On the exterior, roof tiles are being repaired and/or replaced, new coping and outdoor carpet is being install on the roof, and the non-historic awning is being removed from the first floor. Significant historic detailing on the interior such as floor tiles, plaster, wood door and window moldings, original doors, and bathroom tile and fixtures are being retained in nearly all instances.

The building has a tri-partite vertical arrangement. The first two rather extensively detailed floors are set off by a stone belt course from the simple and vertically detailed shaft consisting of the third through seventh floors. A second belt course sets off the cap: the two top floors with their stone trim, bold cornice, and tower-like extensions. The building's most prominent decorative features are its monumental roof-top arcade and open pent-roof structures to either side that dominate the Second Street facade and form a high wall for a roof-top garden. The west end and the rear, north facade of the building are sheathed with common red brick laid in common bond. An elevator shaft and a metal smokestack rise up the rear wall.

The main south and east facades of the first floor are facedwith smooth-finished coursed ashlar. A principal entrance, detailed with stone, is located on each. The Second Street entrance, originally the main entrance to the building, is round-arched with a stone surround finished with rosettes. Immediately above it, a central cartouche is flanked by garlands, and above that, on the second floor, the entrance is marked by a large cast-stone coat of arms. On York Street, a slightly less prominent rectangular entrance is flanked by pilasters with ornate capitals and is capped by a cartouche and festoons.

A 1930 photograph of the building (photocopy included with nomination) documents the original window treatment. In the public areas on the east end of the first floor, picture windows with leading and multiple small panes were topped by transoms of similar design. Apartment unit windows throughout were fitted with double-hung sash with three vertical panes over a single lower pane. The leaded picture windows on the first floor have all been replaced with single panes of glass, but several of the original multi-paned leaded transoms remain. The apartment windows were replaced with one-over-one double-hung metal sash in the early 1980s. With the exception of the new windows and a prominent awning that partially obscures the first floor stone detailing on the Second Street facade, the exterior of the building remains substantially unchanged from its date of completion.

On the interior, what was once a series of public spaces on the first floor that included a "general reception room, ladies' parlor and dressing room and men's smoking room" ["New Apartment Open to Public." Louisville Herald Post. April 27, 1930] and possibly a dining room has been somewhat altered by the 1960s and 1980s addition of new partitions to create several commercial spaces. However, nearly all of the Spanish style finish materials and detailing of these public rooms are intact. Floors are finished with terra-cotta tile which also forms a baseboard. Short flights of steps leading from the lobby to a wing of first-floor apartments at the west end of the building and to a mezzanine area of unknown original use (perhaps a dining room or an office) are handsomely detailed with small tiles of varying shapes, colors and decorative designs. Walls are finished with roughly applied textured plaster. Smooth plaster ceilings are edged with a foot-wide wood molding. Segmental-arched openings between various sections of the lobby area emphasize the Spanish Colonial theme. The only major first-floor element that has been lost is an "iron-grilled gateway" probably located at the original wide arched opening that now separates the commercial space from the inner lobby.

Adjacent passenger and freight elevators located on axis with the York Street entrance provide access to the basement and all upper floors. Entrance to the apartments on each floor is from either side of an L-shaped corridor, presently finished with carpeted floors, wallpaper-covered walls, and dropped ceilings.

Non-historic conduit pipes located above door level carry wiring along the halls. As part of the current rehabilitation the dropped ceilings in the halls are being removed, new "tray" ceilings are being constructed to hide wiring and HVAC equipment, and walls are being refinished with a textured surface. On the lower floors many of the original doors remain. These are of two types: 1) single-paneled doors that access service areas such as janitors' and linen closets and 2) apartment doors that are louvered on their top halves (for ventilation). The louvered apartment doors on the upper floors have been replaced with non-historic wood doors with no detailing. Narrow baseboards and simple molded door surrounds appear to be original. Small metal doors adjacent to each apartment door at chest height are said to have been used for the daily delivery of milk to each unit.

Most apartments in the building are thought to retain their original layouts and much of their original simple detailing. Units are small and today are of two basic types with some variation in plan and size of rooms: one-room studios with a kitchenette area, dressing room, and bath and one-bedroom units with a living room, small kitchen, and bath. A 1935 newspaper advertisement for the building lists "2 to 5-room units" suggesting that a few may have been reconfigured or possibly that bathrooms and dressing rooms were counted as rooms. Nearly all the bathrooms retain their original tiled floors and walls and original fixtures. Walls are plastered and in some cases dry-walled. Ceiling have been dropped in some units and remain at their original height in others. Floors are carpeted and, according to an early description, always were. Except in the five handicapped units where door openings are being widened and doors replaced, apartment units will change little in the rehabilitation. All dropped ceilings will be removed. New wiring will be unobtrusively set into the existing plaster walls, and all units will be repainted and will receive new carpeting.

The building has a full basement which contains a boiler room, coal and other storage areas, two small apartments whose configuration has been altered, and a maze of small rooms with non-historic partitions and detailing that until recently housed a local radio station. One early plan for the building indicates this was historically a "radio room," a space of undetermined function. The southeast corner of the building has always housed

a Louisville Gas and Electric Company substation that can only be accessed from the street.

The ninth-floor roof garden located above the east end of the building has waist-high brick walls capped with stone coping along the building's principal facades and terra-cotta along its rear. A simple cast-iron railing has been added above the brick wall since the building was completed. One historic lighting fixture remains at the northeast corner, extending upward from an elaborate cast-iron stand. Presently the roof surface is covered with an exterior carpeting, but an historic photo (photocopy included with the nomination) indicates it originally had wooden decking. Metal braces supporting the arcaded area of the Second Street wall and venting pipes that extend from the floor are historic.

The Cumberland is located in what at the time of its construction was a transitional area between a fashionable, primarily single-family, late-19th century residential area to the south and the edge of Louisville's early 20th century central business district to the north. A number of historic institutional and apartment buildings were and still are located in the surrounding area. These include the Louisville Free Public Library, one block west at Third and York streets, several churches, and the Kosair Temple, one block south on Second Street. Among the historic apartment buildings are Hampton Hall, built in 1924 and located immediately to the west along York Street, the Olympic, a three-story combined commercial/ residential building situated a block away at the corner of Breckenridge and Third streets, and the Weissinger-Gaulbert Third Street Annex built in 1912 at the corner of Third and Broadway, the only remaining building from a grand, early 20th century three-building apartment complex first opened in 1903. A small residential-scale Georgian-style office building dating from 1946 is located across York Street. The historic fabric of the area has been compromised by a number of demolitions and the creation of an excess of parking areas and some non-historic construction. The area around the building does not appear to be eligible for listing as a National Register district. There are, however, a number of buildings in the immediate area that have been or could be individually listed.

The building is in reasonably good condition on the exterior and except for the replacement windows, is rather intact. On the interior the building's historic layout has been retained on all but the first floor. Nearly all of the original detailing and finishes remain in place on all floors including those found in both public spaces and apartment units. The Cumberland has a high degree of integrity of location, materials and workmanship. Its exterior also has high integrity of design. Its setting has

changed somewhat since it was constructed, but the location still presents a strong urban character. It continues to function as it did historically as a multi-family dwelling, although in its present role as subsidized housing it has lost some integrity of feeling and association.

Statement of Significance:

The Cumberland, a nine-story apartment building with Spanish Colonial Revival detailing that was completed in 1930, meets National Register Criterion C for its significance in terms of architecture. It is a good, substantially intact example in Louisville of an "apartment hotel," one important type of multi-unit housing which became popular in Louisville and around the country during the first three decades of the 20th century. The Cumberland is significant for its ability to provide important information about the apartment hotel in Louisville. T h e Cumberland documents the last phase in the development of the "apartment hotel" type in which a whole building of small efficiency units was combined with many of the same services and extensive first-floor and roof-top public spaces that were earlier associated with much larger apartment suites. Such apartment hotels were designed particularly to appeal to the ever increasing number of young white-collar women entering the work force and wanting to live affordably, conveniently, and yet somewhat fashionably near their work place. The Cumberland is one of only three apartment hotels remaining in Louisville. It was the last major apartment building completed in Louisville before the effects of the 1929 Wall Street Crash and the ensuing Depression brought an almost complete halt to residential construction for some years. The period of significance for the building is 1930, the year of its completion and first occupancy. The Cumberland's significance has been evaluated within the context, "Multi-family housing for the middle and upper classes in Louisville, Kentucky: 1895 - 1930," a context that has been developed in a skeleton fashion for the preparation of this National Register nomination.

The Cumberland retains a substantial degree of integrity and still strongly conveys the qualities of an apartment hotel. The exterior of the building is essentially intact, with the exception of the replacement windows, and these do not detract significantly from its historic appearance. On the interior, the layout and finish of the apartment units and the roof garden and the retention of the original finish and detailing of the first floor public areas provide a good sense of the building's historic form and function. Where first-floor public spaces have been reconfigured it is still possible to deduce their original layout and to observe their original finishes. Linen closets accessed from the main corridors on all floors still attest to the maid service that was one of the features of the apartment hotel.

The Cumberland had a somewhat complicated beginning. It appears to have been first conceived as part of a three building apartment complex stretching along York Street which also included Hampton Hall, the 1924 apartment building that today stands

immediately to the west of the Cumberland. A short piece in the Courier Journal on November 9, 1924 shows an architect's rendering of three proposed buildings in an "efficiency type apartment house" to be constructed at Second and York streets. It reports that the first unit was nearly complete (Hampton Hall) and that the two additional units were planned for the near future. The reinforced concrete skeleton for the central unit (the west end of the Cumberland) appears to have been completed in 1927 before the developer ran into financial difficulties.

This building framework sat exposed until 1929 when it was purchased by the Cumberland Realty Company of St. Louis and Chicago and incorporated into plans for the much larger Cumberland apartments. The Louisville Times of April 20, 1929 announced plans for the project, an "apartment hotel housing 129 efficiency apartments" to be built at a cost of $1,000,000 with construction to begin in ten days. The article reported that the building was to have "a lobby, music room, woman's parlor, foyer, dining rooms and other hotel features" as well as a roof garden. On April 27, 1930 The Louisville Herald reported on the completed building constructed at a cost of $750,000. No doubt the financial panic caused by the Fall 1929 stock market crash somewhat altered the original ambitious plans for the Cumberland, although the article spoke glowingly of the roof garden, the modern amenities of the 90 apartments, and the rich Spanish style detailing of the first-floor public areas that included a general foyer as well as a ladies' parlor and dressing room and a men's smoking room.

The building was designed by a little-studied St. Louis architect, Frank A. Ludewig or (Ludwig?), who is best known at the moment for the design of a few Catholic churches in Missouri and Northern Kentucky including St. Michael's Church in Frederickstown, Missouri and St. John's German Catholic Church in Covington, Kentucky. [Hampton, Roy, III, "Summary of Research on Frank Ludewig and Henry Dreisoerner, German American Architects of the Early 20th Century"]

Despite the economic problems brought on by the Depression the building appears to have been a popular address. No doubt the small size and relatively low cost of the Cumberland's efficiency units was a big selling point during the lean years of the 1930s. In 1931 34 tenants were listed at the Cumberland in the city directory and by 1935 it was fully occupied with 94 tenants listed. The building remained completely residential until the 1960s when some of the original public rooms were reconfigured to create a commercial space. From 1965 until the 1980s Kobe Drugs occupied the Second Street end of the first floor. The building became subsidized housing in the 1970s.

Historically, the great majority of tenants in the building seem to have been women and of these, at least during the 1930s, most appear to have been single. Of the 34 tenants listed in the 1931 city directory only one has a man's name. Many are listed with initials rather than a first name, still today a tipoff that the person is a female. Only two of the women listed have the title "Mrs." with their names. In 1935, only 11 of the 94 tenants are clearly men, and in 1940 only 12 of the 87 tenants can be definitely identified as men.

Multi-family Housing for the Middle and Upper Classes in Louisville, Kentucky 1890 - 1930

Sanborn maps, city directories, a very brief windshield survey of parts of the city with high concentrations of apartment buildings, and previously prepared National Register nominations and survey forms on file at the city preservation office have been the principal sources used to prepare this context. In addition several secondary sources on the history of apartment houses in the United States and other areas of the country have been consulted. The context must be considered a brief overview of the subject and a first attempt to identify property types associated with this context. It is not within the scope of this project to make an exhaustive study of the approximately three hundred historic apartment buildings probably still extant in Louisville, Kentucky. The intent here is to create a basic framework within which to evaluate the historical significance of one building which the owner wishes to have listed in the National Register for the purpose of obtaining tax credits for its rehabilitation.

The Early History of Apartment Buildings

Apartment dwelling in urban America by the nation's wealthier citizens is a phenomenon that dates back to the 1860s. Some of the urban poor had been crowded into multi-story tenements for some time before this, but America's middle and upper classes had without exception resided in singe-family residences. After the Civil War, however, competing demands on limited space in the nation's largest most urban centers began to generate new proposals for upper class housing. Sources generally identify the five-story, ten-unit Styvesant Apartment House, constructed in New York City in 1869, as the first true apartment building in America. Designed by noted architect, Richard Morris Hunt, and financed by a wealthy New York socialite, it was based on a so-called "French flat," a fashionable multi-unit urban dwelling that had been popular in Europe and particularly in France since the mid-nineteenth century. [Hancock, "The Apartment House in Urban

America", p. 160] Shortly after, similar buildings began to appear in other large American cities such as Chicago and Boston.

In smaller Midwestern cities such as Louisville and Indianapolis where land for expansion was plentiful and new social and cultural developments were slower to catch on, it took several more decades before the first apartment houses began to appear. Indianapolis's first "modern" apartment building was The Delaware, constructed about 1885, but the great popularity of this new type of housing truly began in Indianapolis with the opening of The Blacherne in 1895, a block of flats which immediately gained favor with the city's social and financial leaders. [Niggle, Karen, "Apartments and Flats of Downtown Indianapolis," Statement of Significance, p. 15]

Louisville's First Apartment Buildings

Louisville's first apartment building has been identified as The Rossmore (later the Berkeley Hotel) which was constructed on Fourth Street just north of Broadway in 1893-1894. The Rossmore, listed in the National Register in 1978, but demolished a few years later, was a five-story, twelve-unit block of flats, constructed of masonry brick with stone and rusticated brick trim. It was a long narrow rectangular building with a decidedly Chicago-style influenced design. Its rather commercial-looking appearance acknowledged its location in an area that was in transition from primarily residential to commercial at the time of its construction. According to the Evening Post of December 10, 1894 [p. 5, col. 5], it had commercial space on the first floor along with a lobby finished with "tile and stone", three floors of flats opening off a long public hall with servants' rooms at the rear of each floor, and a top floor that provided storage for each unit. The building was equipped with an broad stairway leading from the lobby as well as both passenger and freight elevators. The Rossmore was fully occupied almost immediately, and in about 1899 an addition was constructed along the north side, doubling the number of apartments.

The opening paragraph of the Evening Post article sets the stage for the coming early 20th century apartment building boom in Louisville.

> "When a city in its growth has reached the size Louisville has in the past few years the question of how to live as comfortably as possible in the least space practicable becomes a most important one, and one that is subject to more thought from builders and architects than any problem that confronts them. A dwelling house near

> the business center can no longer be had for each family, and yet it is inconvenient and well nigh impossible to live farther out from the business center. It is then that the usefulness of the apartment house is shown, and a flat fills a want long felt and hard [p. 5, col. 5]."

The Rossmore was followed quickly by the St. James, another five-story block of flats completed in 1897 on St. James Place, at the heart of what was fast becoming Louisville's newest fashionable residential area. The five-story St. James towered above the primarily two and three story residences being built at the same time on the street, but the fact that it was built by a prominent local businessman, Theophilus Conrad, on the same street as his own stylish residence, indicates that it was viewed as an acceptable new living option for the city's wealthy class. There appear to have been four large units per floor, served by stairs and an elevator. The St. James suffered a very serious fire in 1912, and at that time the two top floors were removed and the front facade was considerably remodeled with the addition of balconies.

The Development of the Apartment House as an Accepted Residential Building Form in Louisville

By 1905, the city could boast of over ten apartment buildings, and by 1910, when an "Apartment Houses and Flats" listing appeared in C.T. Dearing's Guide to Louisville [p. 76-77] 75 complexes were identified. The 1912 Who's Who in Louisville [pp. 262 - 265] records 138 complexes, and in 1928, just before the Depression brought a screaming halt to their construction, Caron's City Directory listed 303 apartment houses [pp. 2940-2942]. Clearly apartment living became an accepted form of domestic habitation in Louisville in the first three decades of the 20th century.

A look at the location of the apartment buildings listed in the above mentioned sources indicates that although in 1894 the Evening Post viewed the apartment house as a modern solution to the problem of increasingly scarce housing near the city's business center, apartment buildings became increasingly and almost completely a building type associated with Louisville's outlying residential neighborhoods several of which were decidedly suburban in character. Of the 138 complexes listed in 1912 only about 30 have addresses in what is generally thought of as the downtown area along and/or north of Broadway. Today nearly all of those have been demolished. By far the largest number, approximately 70, were located in the area of the city today known as "Old Louisville," the large, primarily residential area south of Broadway that began to develop slowly in the 1870s and by the late 1880s and 1890s was

rapidly evolving into the city's premier neighborhood for the managerial and professional classes. About 20 had addresses in the Highlands, the fashionable suburban area to the east of the city that began developing rapidly after the 1890s creation and promotion of Cherokee Park and the arrival of the first electric trolley through the area in 1893. [Yater, George, Two Hundred Years at the Falls of the Ohio, pp. 135-136] Many of the first apartment houses built in the Highlands were in the area immediately adjacent to the park.

By 1928 almost no additional apartment buildings had been built in the downtown area. The number in Old Louisville had swelled to over 170, and the Highlands could boast of over 60. West Louisville, the area west of downtown stretching to the Ohio River at Shawnee Park that had began developing into a middle-class suburb in the early years of the 20th century, had over 40 apartment buildings. South Louisville and Crescent Hill, other developing suburban areas, each had about 10.

The Depression created a near halt to privately-funded residential construction nationwide during the 1930s and certainly to apartment construction in Louisville. The Cumberland, completed in 1930, was the last large-scale apartment building to be erected in the city in that decade. Six public housing complexes were completed in Louisville before the end of World War II [Yater, pp. 202 and 211], but these do not fall within this context of multi-family housing for the middle and upper classes.

During the late 1940s and 1950s privately-funded apartment construction resumed, although at a slower pace than during the boom years of the 1910s and 1920s. A January, 1963 article in Louisville magazine, entitled "Apartment Development: Louisville's Catching Up" discusses the rather low construction rate of multi-family residential units in Louisville relative to that in other American cities during the late 1950s and early 1960s [p. 13]. The reasons cited include a "space-loving" citizenry and a high percentage of home owners. The article also highlights the almost-completed construction of "The 800," the city's first luxury high-rise apartment building (29 stories) to be built since the 1920s. Located on York Street, just a block from the Cumberland, it was seen as a major effort to revive an interest in downtown residential living.

Louisville's historic apartment buildings vary considerably in size, overall layout of the building, interior arrangement, architectural styling, and program (which determined the features incorporated into each structure). In order to better understand this complex building type, an attempt is made here to group this

disparate collection of buildings into apartment building types that are helpful in categorizing these buildings. Obviously they could be categorized in several different ways such as chronologically, stylistically, or socioeconomically (luxury apartments for the affluent, efficiency apartments for the middle class, etc.), but it seems more useful to look at them in a more global way that addresses both form and function. Using this methodology five basic apartment building types have been identified in Louisville - flats, the commercial/flat, the garden apartment, the apartment hotel and the high-rise apartment. The distinctions between these types are not always clear cut, and not all Louisville's apartment buildings fit neatly into these categories, but the broad distinctions between the groups do seem to be helpful in beginning to focus on this huge group of buildings.

Flats

As mentioned above, the first apartment building in America is considered to be the Styvesant Apartment House in New York, a five-story luxury building with two large living units per floor, modeled on the fashionable "French flat." The term "flat" quickly became associated with one-floor residential units in multi-unit, multi-story buildings. Although the Styvesant and many of the first similar luxury structures in other cities had both stairs and an elevator, flats typically evolved into two- three- and, less commonly, four-story structures with two units per floor, a central entrance and stair serving all units, and no elevator. At first, luxury flats were built for the very wealthy, and as time went on more modest flats were constructed for the middle class.

The plan and styling of these buildings varied considerably in Louisville and elsewhere. In Louisville all are of masonry brick construction and rather block-like in form, although some have narrow rear light courts between the two apartments on each floor. Some of the early ones had balconies for each unit on the front facade; frequently in later examples the balcony seems to have evolved into a sun room. Little is known at this time about the layout of the individual units within these buildings in Louisville, although this information would add significantly to an understanding of this apartment type. There settings generally conformed to their surrounding neighborhoods with their setback and landscaping features being determined by other buildings on the street.

Most of Louisville's earliest apartment buildings seem to fall into this category of "flats." Certainly the Rossmore, with its

flats opening off a long public corridor was an anomaly. The fashionable St. James, completed in 1897, was also less than typical, but with its five stories, elevator, large units, and fine detailing it bears many similarities to the Styvesant. More typical are the Milton and the Parfitt Flats, both completed nearby on St. James Court in 1905. These are elaborately and eclectically styled three-story buildings with front bays and highly detailed central entrances that retain the domestic scale of the other single family residences on the street. In the Highlands, the Belvoir, a handsome eclectically detailed four-story building completed at 2227-29 Cherokee Parkway about 1903; a finely detailed two-story, four-flat building constructed before 1905 at 1125 Cherokee Road, and Parson's Apartments, completed at the corner of Bonnycastle and Parson's Place about 1906, are excellent early examples. These are all flats designed with the well-to-do in mind.

The so-called "four-flat" and "six-flat," rather modest apartment buildings with simple domestic styling and a decidedly residential scale, are found throughout Louisville inserted into primarily single-family residential neighborhoods that were developing in the 1910s and 1920s. Glenmary Avenue in the Highlands, a street of primarily 1920s buildings, has a number of excellent examples of these small four-flat buildings constructed within the same time period as the houses. At the same time these smaller units were being built in great number, the use of the type for larger, more elegant units continued in such buildings as The Bonnie at 1028 Cherokee Road and the Cherokee View at 2519 Cherokee Parkway.

The term "flat" gradually was replaced by "apartment" in popular usage, and by the 1920s it had completely disappeared. It remains a useful characterization for the above described apartment type. More research needs to be done to further refine the attributes of this important apartment grouping.

Commercial/Flat

A second type of apartment building in Louisville also identified in other apartment studies has been termed the commercial/flat. [Niggle, "Apartments and Flats of Downtown Indianapolis," Statement of Significance, p. 17] This type is a two- or three-story block that was designed with commercial space on the first floor and a separate residential entrance leading to apartment units above. Unlike the interior first-floor commercial space in some apartment/ hotels, these buildings contained a row of storefronts that were accessed directly from the street. These buildings had a typical urban commercial siting, front facade

abutting the sidewalk, and no landscaping. Buildings of this type were often found at the edges of residential neighborhoods where they interfaced with commercial areas. Two excellent examples are extant in Old Louisville, the Olympic at the corner of Third Street and West Breckenridge and the Arden at 131 West Oak Street. The Irving, located at 428 West Chestnut, has been demolished. No time frame has been established as yet for this type of apartment. If a more complete survey of apartment buildings in Louisville is undertaken at some point, no doubt more of this apartment type will be identified.

Garden Apartments

Perhaps the most common form of apartment complex in Louisville is what has often been termed the "garden apartment." Typically located in suburban neighborhoods where land was less expensive and lots were larger, these apartments were intentionally blended into their surroundings by placing the units in a landscaped setting and retaining a residential scale. These complexes are almost always three stories high. Multiple entrances allow for entry to all units from a stair landing rather than a long public corridor. These entrances are generally small in scale with considerable surrounding architectural detailing that resembles that found at the entrances to single-family homes. Frequently each unit has a balcony or corner sun room.

Garden apartments have no impressive lobbies serving the whole building, no long corridors, and no elevators. Quite often they are arranged in a "U" shape around a courtyard that opens to the street and that is landscaped with grass, shrubs, and trees. Rear courtyards, which functioned almost entirely for light and ventilation of the rear rooms, were common in the earliest flat buildings, but it was not until after 1900 that architects reversed the light court and turned it into a positive feature. Some of these garden apartments are long rectangular structures punctuated by intermittent entrances. The latest ones often have asymmetrical plans and elaborate picturesque revival style detailing that accentuates their residential qualities. The Tudor Revival style is particularly popular.

Rather surprisingly Louisville had a very early example of this apartment type, situated not in a suburban setting but in the downtown area north of Broadway. St. Charles Place, a U-shaped, three-story complex located on South Second Street, had been planned as early as 1896 when a newspaper article described the proposed development: "... a modern flat building three-stories high constructed in the shape of a horseshoe. The open space will be converted into a court with shade trees and flowers and each

occupant will have a view of the yard." [Courier Journal, June 16, 1896]

St. Charles Place, an eclectically-styled complex with some interesting classical detailing, was actually built in 1901 or 1902 and demolished in 1982. Its narrow wings appear to have been only two rooms wide, the standard width for most garden apartments, so as to let in ample light in all rooms. Three handsomely detailed entrances were located along either side of the courtyard. Service entrances ran along the back side of each wing. Entrances at the street end of each wing are believed to have led to first floor offices.

The Thierman Apartments at 416 - 420 West Breckenridge Street is another excellent early example of a courtyard-plan garden apartment. Constructed in 1913 with Craftsman styling, the complex has many of the typical features associated with this type including a U- or courtyard-plan, a landscaped courtyard, multiple entries, and a balcony for every unit.

A careful chronological study of garden apartments has not been undertaken for this nomination, but it is clear that they became more numerous as the apartment building boom accelerated in the 1910s and 1920s. By the 1920s many were being built with a basement-level or attached garage, but the earliest date for this amenity in Louisville has not been determined.

A few garden apartments with courtyard plans, such as the Thierman, the Lincoln Apartments at 1026 South Fourth Street and the Cavalier Apartments at 1245 South Fourth Street, were inserted into lots in Old Louisville. Not surprisingly many more are located in the more suburban neighborhoods of the Highlands and the West End. There are a number of 1920s asymmetrical, picturesque garden apartment complexes scattered throughout the Highlands, many with Tudor Revival styling.

One of the finest of these is the Tudor Terrace at 1801 Spring Drive completed in 1927 or 1928. This approximately L-shaped building is set diagonally across its prominent corner lot behind an elegantly landscaped front yard that includes stone gate posts and a rustic stone bridge over a street-side dry stream bed. A driveway through an arched opening on one side of the complex leads to a rear parking area and garages (some under building). The architect of the Tudor Terrace (unknown to the preparer of this nomination) used a wide variety of building materials including stone, brick, stucco, tile, and wooden clapboards and an even wider array of Tudor details such as half-timbering, Tudor arches, leaded glass windows, and crenelations to create a highly original and visually delightful domestic design.

Apartment Hotels and High-Rise Apartments

Apartment hotels were characteristically large high-rise (six stories or more), multi-unit buildings designed for residential living that provided many of the amenities of a hotel, including public reception rooms, maid service, and, usually, a dining room. Apartment hotels date back to 1857 when Boston's Hotel Pelam was constructed [Hancock, p. 160]. According to David Handlin in The American Home [p. 402] apartment hotels were being constructed in all American cities by about 1900, but they were particularly popular in New York City where the opulent Ansonia, built in 1904, personified the form at its most lavish. Living arrangements at the Ansonia ranged from bachelor quarters of only one room to fourteen-room suites. The Ansonia featured a whole range of amenities including a dining room, swimming pool, Turkish bath, barber shop, and manicuring parlor, etc.

Louisville's first building of this type was the Weissinger-Gaulbert Apartments built at Third and Broadway in 1903. The Weissinger-Gaulbert could not boast of all the services offered at the Ansonia, but it was a very grandly conceived with extensive services and amenities. The large eight-story masonry brick building was designed by the local firm of McDonald and Sheblessy, precursors to the highly acclaimed firm of McDonald and Dodd. It had an H-plan with a terraced courtyard fronting on Broadway that lead to an elegantly finished "general reception hall-room" (lobby) at the center of the second floor. Two passenger elevators serving all floors opened onto this lobby. The first floor housed doctors' offices, a fine restaurant, a post office, and the offices of the realty company which were all accessed from inside the building. ["The Weissinger-Gaulbert Apartments," 1912 brochure, no page numbers] A banquet room and grand ballroom were located on the eighth floor. [Briney, Melville, "Luxury for Louisville Flat Dwellers 50 Years Ago"] As in most early apartment hotels, living units ranged considerably in size from "bachelor apartments" of one or two rooms to family apartments of seven rooms and a maid's room. All units of four rooms or more had an open fireplace in the sitting room. The Weissinger-Gaulbert was enormously successful with Louisville's social elite and in 1907 and 1912 two large annexes were added to the complex. Today only the 1912 Third Street Annex (National Register, 1977) remains.

The Puritan (National Register, 1976), a six-story apartment hotel constructed in 1913 at the corner of South Fourth Street and West Ormsby, was the only other large high-rise apartment building of any sort built in Louisville until the 1920s. Then in quick succession an addition to the Puritan and six other high-rise

buildings were constructed, three in the flourishing Highlands suburban neighborhood and four closer to downtown in the by-then slowly declining neighborhood of Old Louisville.

Changing practices in real estate development made these large-scale projects possible. By the 1920s it was much more common for highly-capitalized real estate companies to be formed for the purpose of building, promoting and managing these big apartment buildings. Not surprisingly, these large post-World War I high-rise buildings in Louisville were constructed using the most up-to-date building technology including poured-concrete and steel framing and the most modern HVAC, plumbing, and kitchen fixtures available.

The Willow Terrace (National Register, 1976), at 1412 Willow Avenue near the entrance to Cherokee Park, was the first 1920s high-rise to be completed, in 1924. Designed by noted Louisville architects, Joseph and Joseph in the Neoclassical style, it is an eight-story building, with an elegantly appointed lobby and units ranging from three to eight rooms. Probably originally, and certainly by 1930, some of the units could be rented furnished. ["Real Estate for Rent,"Louisville Times, May 12, 1930, Part II, p. 13] The U-shaped building employed the same open-court plan utilized in many of Louisville's suburban garden apartments.

The Dartmouth (National Register, 1976) and the Commodore (National Register, 1981), two eleven-story luxury apartment high-rises also designed by Joseph and Joseph, were completed in the Highlands in 1928 and 1929 respectively. The Dartmouth, adjacent to the Willow Terrace on Willow Avenue, is a handsome Classical Revival style building with a T-plan. It has an elegant first-floor lobby, four large eight-room apartments on each floor, and such amenities as an underground garage and a roof-top garden. The building is set well back from the street on a lot landscaped with grass, paths, shrubbery, and a reflecting pool. The Commodore, located at 2140 Bonnycastle Avenue, is a magnificent Spanish Renaissance Revival style building with a T-plan and five two- to three-bedroom apartments per floor. Originally a tea room and a beauty parlor were located in the building. The Commodore is similarly sited to the Dartmouth on rather formally and elegantly landscaped grounds with a garage detailed in the same Spanish Renaissance Revival style as the main building attached to its west side.

At 209 York Street, much closer to downtown, the eight-story Hampton Hall, "designed for persons of small means," was ready for occupancy in early 1925. That same year a large annex and a garage were attached to the Puritan, and the nine-story Mayflower opened

at 423 West Ormsby Street. A 1930 ad for The Puritan spoke of its "ultra-modern efficiency apartments" of two to five rooms that were available furnished or unfurnished and of its "social, radio, and billiard rooms." [Louisville Times, May 12, 1930, Part II, p. 13] The Mayflower (National Register, 1976), a large rectangular block which directly abuts the sidewalks on its corner lot, was designed with apartment units ranging from efficiencies to three-bedrooms, an underground garage, and a restaurant. Furnished rooms and hotel services were available for those that desired them.

The Cumberland, a nine-story complex of mainly efficiency units, had many of the amenities associated with the grander apartment buildings such as elegant first-floor public spaces, maid service, and a roof-top garden. In fact, with its simplified version of The Commodore's Spanish Revival detailing, it is quite possible that it was directly modeled after that building, finished just one year earlier. It had no garage or parking facilities originally. Completed in the spring of 1930 after the beginning of the Depression, it was the last high-rise apartment building to be constructed in Louisville until the 1960s.

Not all high-rise apartment buildings can be classified as apartment hotels. By the 1920s in the nation's largest cities many large luxury apartments were being constructed in high-rise buildings, sometimes with only a single apartment per floor. [Westfall, "From Homes to Towers: A Century of Chicago's Best Hotels and Tall Apartment Buildings," p. 278] Although usually built with an elegant lobby, these buildings did not have the variety of public spaces or the housekeeping services offered at an apartment/hotel. At the other end of spectrum, by the 1920s more and more large buildings of efficiency apartments with almost no services were being constructed for the middle class. In Louisville, the Dartmouth and to a lesser extent the Willow Terrace are examples of the luxury high-rise. Hampton Hall documents the no-frills high-rise efficiency building. The Commodore is harder to classify. It is certainly a luxury high-rise, perhaps Louisville's most elegantly appointed, but it also originally had some of the attributes of an apartment hotel including a tea room and beauty parlor.

John Hancock in his essay "The Apartment House in Urban America" describes the prototypical housekeeping unit in apartment hotels of the 1920s which he describes as "large residential hotels for single affluent people which combined the functions and advantages of a hostelry with those of a private apartment." Typically this unit had two rooms and a bath: "a living room with a fold-up or disappearing bed and a combination buffet kitchen/breakfast room, plus a bath/dressing room [p. 172]." This

is exactly what was provided at the Puritan, the Mayflower, and the Cumberland in their smaller and most numerous units. With their offering of furnished rooms and maid service, and public spaces such as the social and billiard rooms at the Puritan, the lounge and dining room at the Mayflower, and the women's parlor, men's smoking room, and roof-top garden at the Cumberland, all three provided amenities generally associated with a hotel. All three are identified as "apartment hotels" on the Sanborn maps of the period. They are Louisville's only examples of this important American urban building type.

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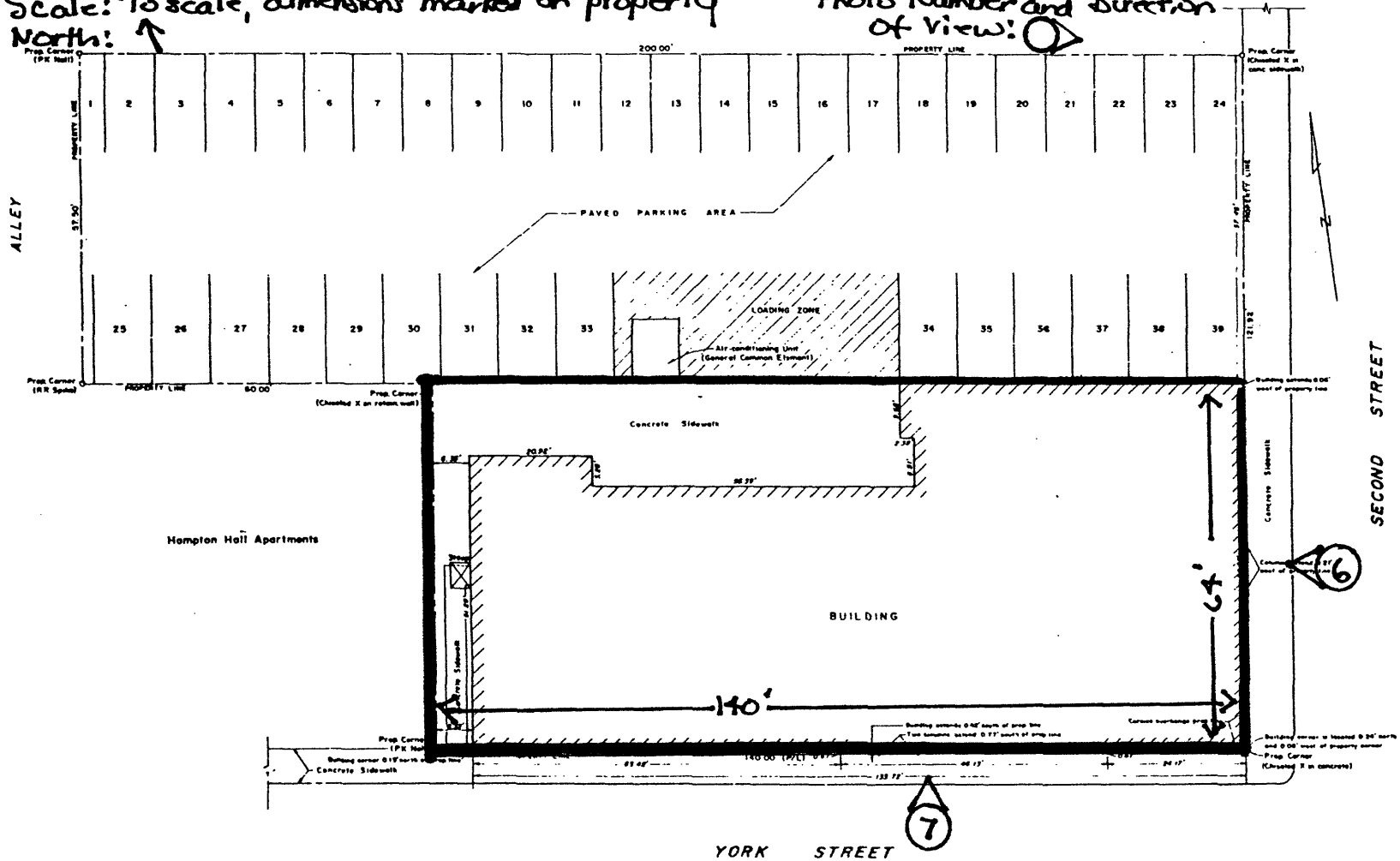
THE CUMBERLAND
Jefferson County, KY.

SKETCH MAP
Scale: To scale, dimensions marked on property
North:

Property Boundary:
Photo Number and Direction of View:



(1) (2) (3) (4) (5) (6) (7)

LEGAL DESCRIPTION

Beginning at the northwesterly corner of Second and York Streets, running thence westwardly along the northerly line of York Street 140 feet, running thence northwardly on a line parallel to the west line of Second Street 86.42 feet; thence running westwardly on a line parallel with the north line of York Street 60 feet to the easterly line of an alley, running thence northwardly along the easterly line of said alley 37.5 feet; thence running eastwardly on a line parallel with the north line of York Street 200 feet to the west line of Second Street, thence running southwardly along the west line of Second Street 121.92 feet to the place of beginning.

LOCATION MAP

ENGINEERS CERT

Frank C. Riley, Registered Professional Engineer, hereby certifies that the plans contain an accurate copy of the architectural plans as filed with and approved by the building authority of Kentucky and the subject plans fully and accurately depict the location, apartment numbers and dimensions of the units.

STATE OF KENTUCKY F. C. RILEY 1674 REGISTERED PROFESSIONAL ENGINEER

Frank C. Riley
Registered Professional Engineer
Ky. Reg. No. 1674

SURVEYORS CERT

I hereby certify that the survey for [illegible] was made under my supervision and that the [illegible] are correct to the best of my knowledge and belief.

STATE OF KENTUCKY J. W. OUCH 1648 REGISTERED LAND SURVEYOR

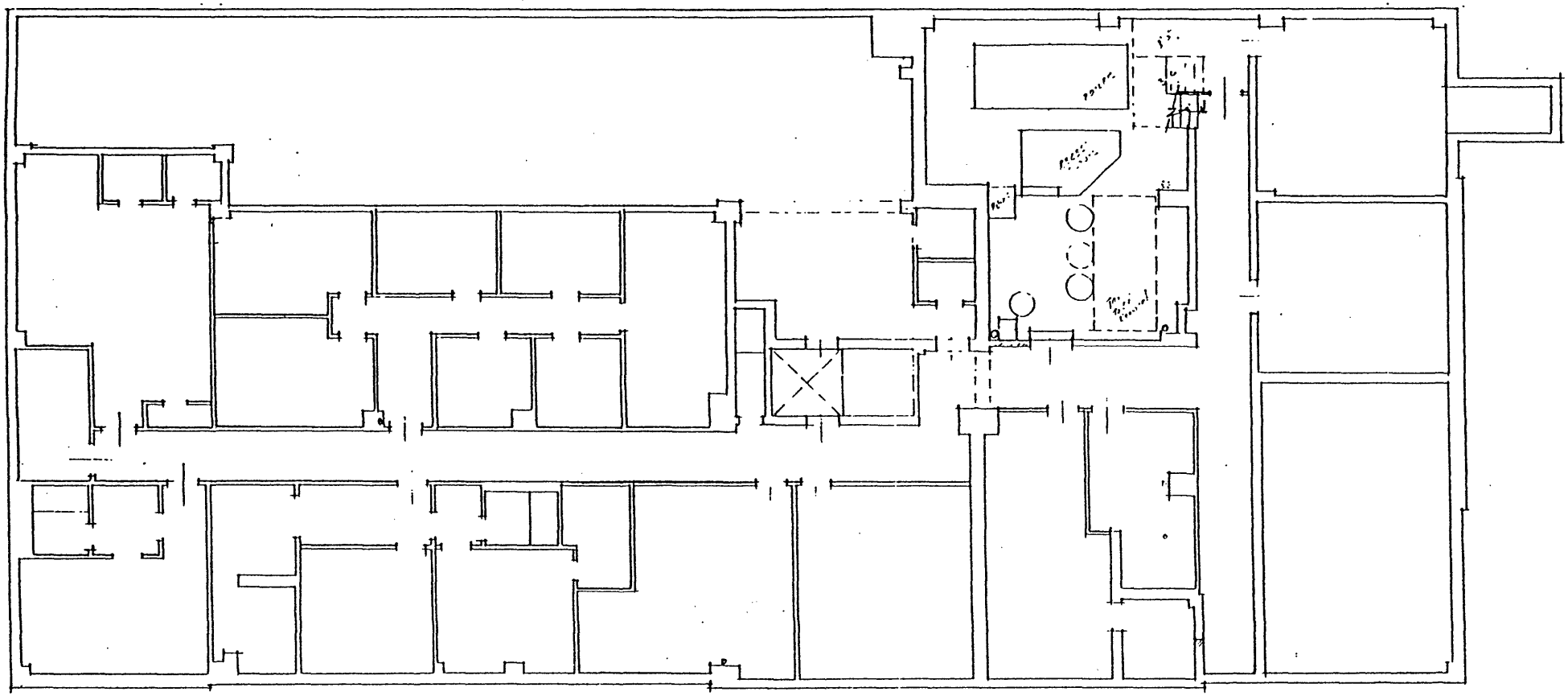
J. W. Ouch
Registered Land Surveyor
Ky. Registration No. 1648

Subscribed and sworn to before me by [illegible] and J. W. Ouch this [illegible] day of [illegible] 19[illegible]. My commission expires [illegible]

REVISIONS

DATE	DESCRIPTION	BY

PL
YORK TOWER
SECOND AND
LOUIS
FOR YORK TOW
DATE SEPT 29, 1979
RILEY, PARK, H
706 WHYTE
LOUISVILLE,
JOB NO L 79-1083

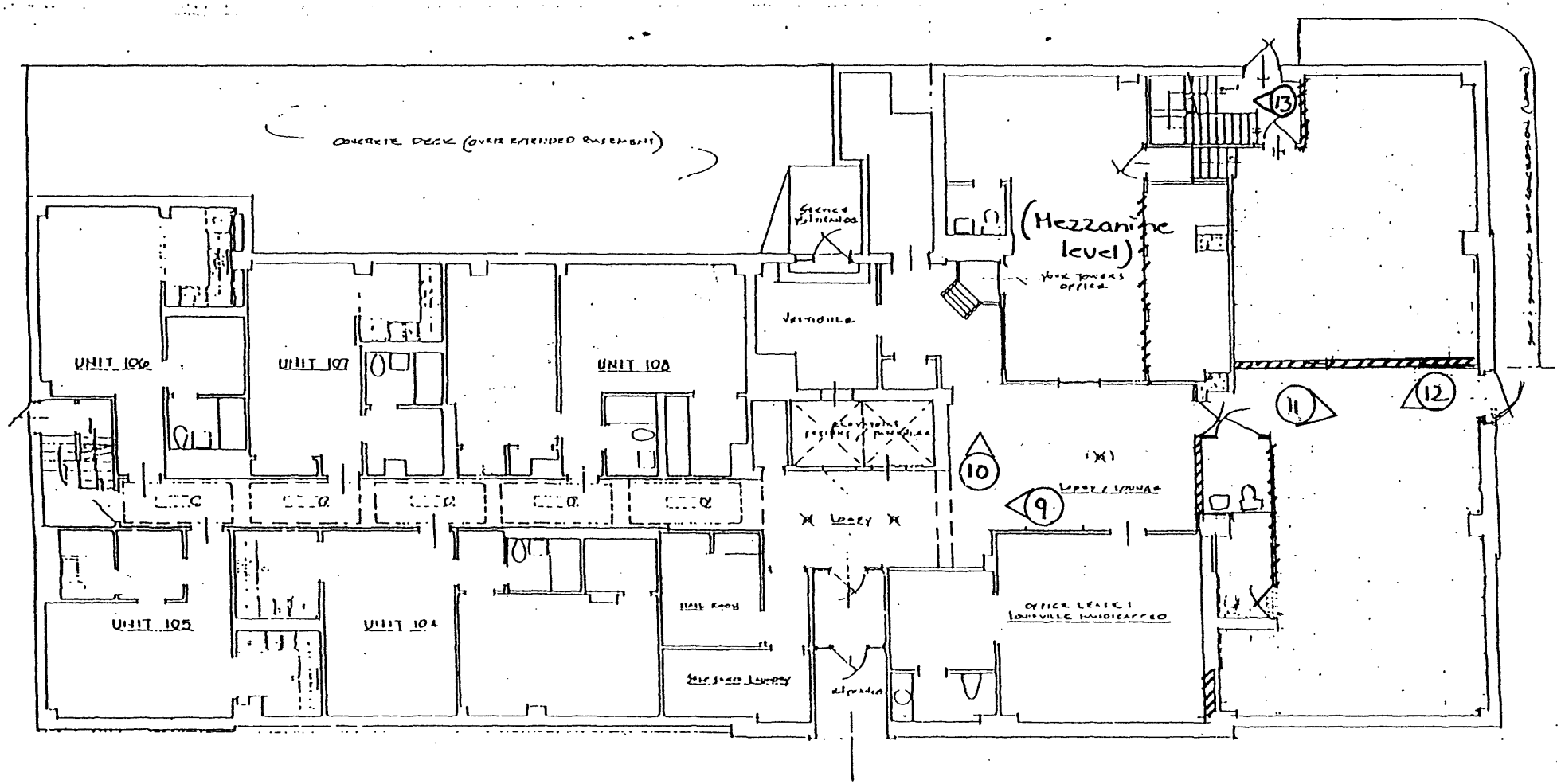


FLOOR PLAN: BASEMENT LEVEL

THE CUMBERLAND (YORK TOWER)
201 YORK STREET, LOUISVILLE, KY.

N

THE CUMBERLAND (YORK TOWER)
201 YORK STREET, LOUISVILLE, KY.

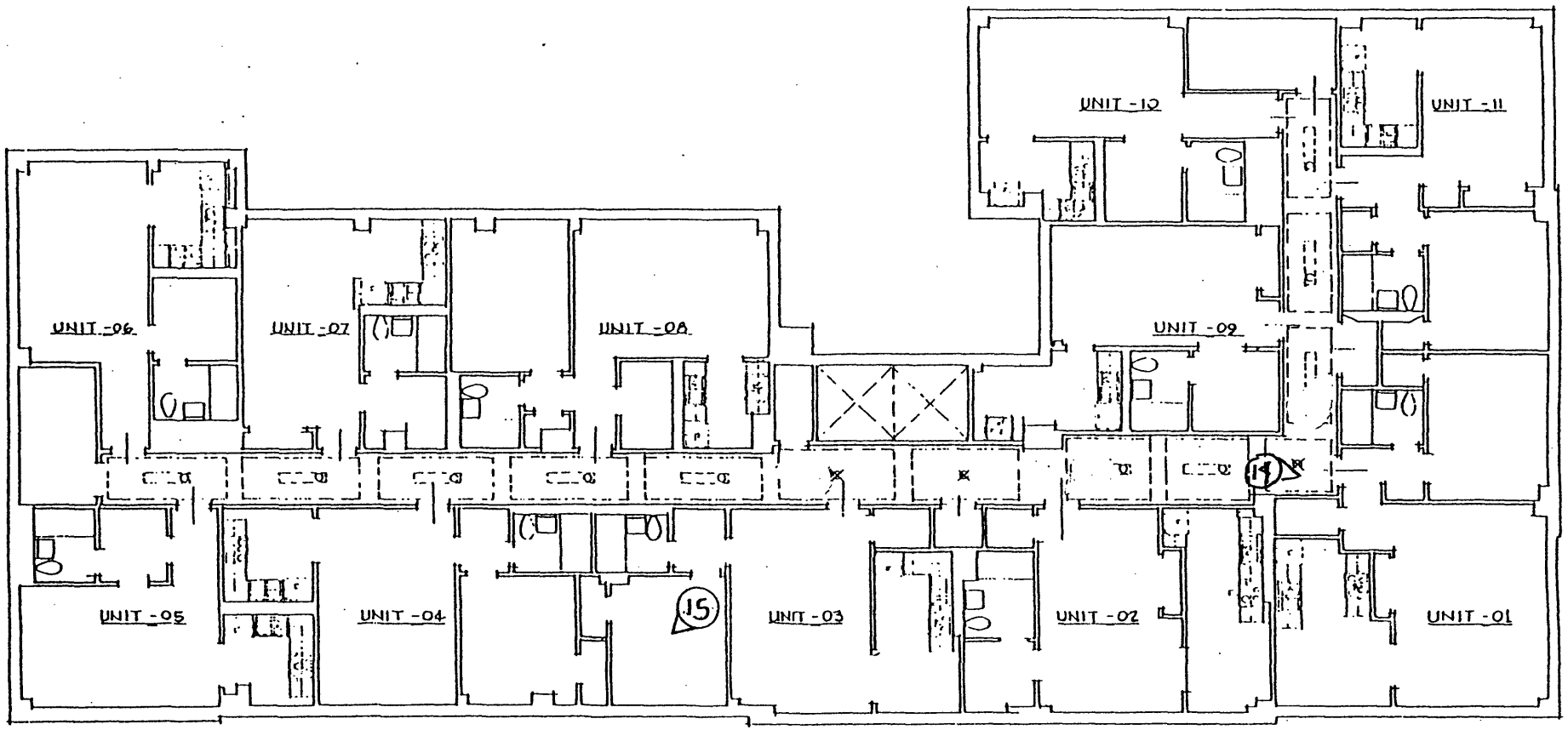


FLOOR PLAN: 1ST LEVEL

Non-historic wall

Photo number and direction of view

THE CUMBERLAND (YORK TOWER)
201 YORK STREET, LOUISVILLE, KY.

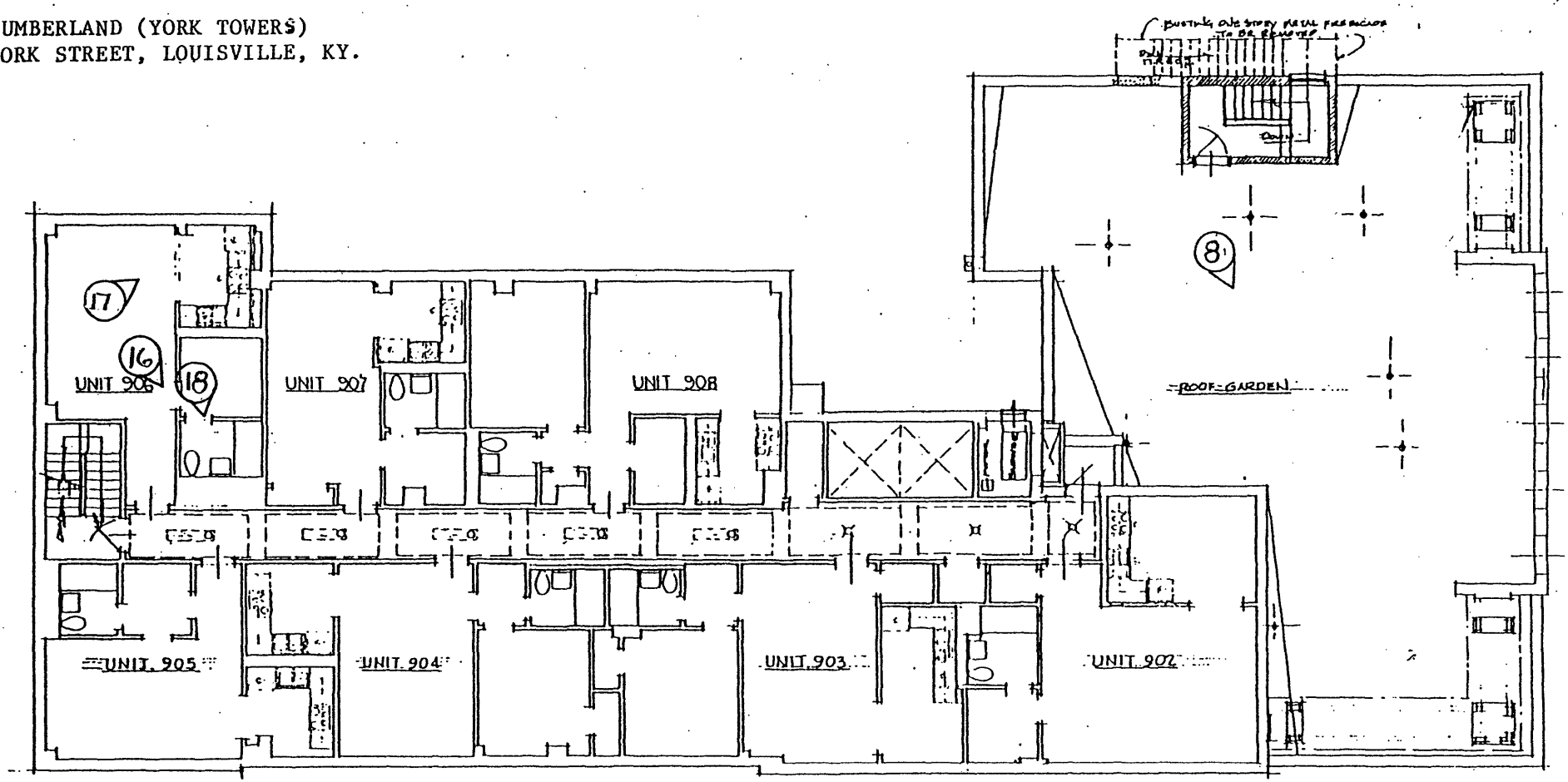


FLOOR PLAN: TYPICAL, 2ND THRU 8TH LEVELS

N

Photo number and direction of view.

THE CUMBERLAND (YORK TOWERS)
201 YORK STREET, LOUISVILLE, KY.



FLOOR PLAN: 9TH LEVEL

N

Photo number and direction of view.

PHOTOGRAPHIC ARCHIVES EKSTROM LIBRARY UNIVERSITY OF LOUISVILLE LOUISVILLE, KY 40292 502/588-6752	Collection/Number Caufield & Shook 110197	Caption: The Cumberland 201 York St., Louisville, Ky. Photo: April 1930	Refile: tr 1 tr 2 tr 3 tr 4

Collection/Number
Caufield & Shook
12344

Caption: The Cumberland, roof garden.
Photo: April 30, 1932.

Refile:
tr 1
tr 2
tr 3
tr 4

The Cumberland
Jefferson County, Kentucky
Photographer: Carolyn Brooks
Date: June, 1995
Negatives on file with the Kentucky Heritage Council

(The above information is the same for all 18 photographs submitted with the nomination. Below the photographs are listed in numerical order and each view is described.)

Photographs

1. Principal facades of the Cumberland on York and Second streets; photographer facing northwest.

2. York Street facades of the Cumberland (on right) and Hampton Hall (on left); photographer facing northeast.

3. Second Street (east) facade; photographer facing west.

4. Rear (north) facade; photographer facing south.

5. West and south sides of building; photographer facing northeast.

6. Detail of Second Street entrance; photographer facing west.

7. Detail of York Street entrance; photographer facing north.

8. Roof garden; photographer facing southeast.

9. First floor lobby looking toward first floor apartments; photographer facing west.

10. First floor lobby looking toward steps to mezzanine; photographer facing north.

11. Present hairdressing salon located in original main entrance area looking toward Second Street entrance; photographer facing east.

12. Present hairdressing salon showing portion of archway that originally led to lobby and low wood beam (on left) that separated two areas of women's lounges; photographer facing southwest.

13. Stairs form present unoccupied northeast corner commercial space to mezzanine; photographer facing west.

14. Louvered apartment door on second floor; photographer facing east.

15. Bedroom in apartment 203; photographer facing southwest.

16. Apartment 906 (studio) showing view from main room into dressing room and bathroom; photographer facing southeast.

17. Apartment 906 showing view from main room into kitchenette; photographer facing northeast.

18. Bathroom in apartment 906; photographer facing southeast.