

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
NOV 28 1975
RECEIVED
DATE ENTERED JUN 18 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

** Trotter's Warehouse

AND/OR COMMON

Blue Grass Shade Company

2 LOCATION

STREET & NUMBER

122-124 South Mill Street

NOT FOR PUBLICATION

CITY, TOWN

Lexington

CONGRESSIONAL DISTRICT

06

STATE

Kentucky

VICINITY OF

CODE

021

COUNTY

Fayette

CODE

076

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

___DISTRICT

___PUBLIC

OCCUPIED

___AGRICULTURE

___MUSEUM

BUILDING(S)

PRIVATE

___UNOCCUPIED

COMMERCIAL

___PARK

___STRUCTURE

___BOTH

___WORK IN PROGRESS

___EDUCATIONAL

___PRIVATE RESIDENCE

___SITE

PUBLIC ACQUISITION

ACCESSIBLE

___ENTERTAINMENT

___RELIGIOUS

___OBJECT

___IN PROCESS

YES: RESTRICTED

___GOVERNMENT

___SCIENTIFIC

___BEING CONSIDERED

___YES: UNRESTRICTED

___INDUSTRIAL

___TRANSPORTATION

___NO

___MILITARY

___OTHER:

4 OWNER OF PROPERTY

NAME

Mr. and Mrs. Rene J. Molina

STREET & NUMBER

122-124 South Mill Street

CITY, TOWN

Lexington

STATE

Kentucky

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Fayette County Courthouse

STREET & NUMBER

Main Street

CITY, TOWN

Lexington

STATE

Kentucky

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Survey and Plan for Lexington and Fayette County

DATE

___FEDERAL ___STATE COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Lexington-Fayette County Planning Commission

CITY, TOWN

Lexington

STATE

Kentucky

7 DESCRIPTION

CONDITION

EXCELLENT

GOOD

FAIR

DETERIORATED

RUINS

UNEXPOSED

CHECK ONE

UNALTERED

ALTERED

CHECK ONE

ORIGINAL SITE

MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

As it stands today, Trotter's Warehouse appears to be a rare survivor in downtown Lexington of business buildings common shortly after the close of the Civil War. The lacy ironwork grills fitted into elliptical openings just below the roofline, the paired Italianate brackets in the cornice, the oriel windows are all typical of late 19th-century architecture and give an imposing look to an earlier, much plainer building.

Many features of the earlier structure survive. The original Flemish bond brickwork can be seen on the side fronting Vine Street (formerly Water Street) and Mill Street. The Water Street facade appears also to have had a water table of purpose-molded brick, visible at the southeast wall of the Water Street cellar. This indicates that perhaps the early building fronted Water Street (such a building is shown on the 1871 Birdseye Perspective of Lexington, but that view has some known distortions). Remnants of another water table are at the north end of the Mill Street facade.

The building also contained at one time an ell, which ran from the structure's north wall parallel with Mill Street. Part of the roof of the ell can be seen in the present garret.

The roofline was originally lower, heightened in the latter half of the 19th century. Some time after the Civil War (possibly in the mid-1860s when a jump in property value occurs) the structure was remodeled to reflect architectural detailing then in vogue. The Water and Mill Street walls were then raised, the added height made in common bond. On the second-story southwest side facing Vine Street, is a surviving late 19th-century Italianate segmental cast-iron hoodmold that reflects an earlier stage in the building's history.

8 SIGNIFICANCE

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

SPECIFIC DATES c. 1802; post-Civil War
(1864-65)

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

Trotter's Warehouse, built circa 1802 in downtown Lexington by Samuel and George Trotter as part of their vast business empire, can be viewed as a typical, documented history of a small business in early Lexington. Importance also rests on its reputed role in medical education by its use c. 1815 as a classroom for Transylvania University. Its architectural significance lies with its early construction date and the location of the building in an otherwise undistinguished block, although there are other important structures nearby, notably the McAdams and Morford Building (placed on the National Register October 25, 1973) and the Courthouse Square.

The Trotter brothers were engaged in many commercial enterprises in Lexington during the turn of the 19th century and owned numerous stores, factories and properties; among these was the entire block of buildings on the east side of Mill Street between Main and Water (now Vine). The deed history of this block begins with its purchase in 1802 by them from George Anderson and his wife Rhoda for 750 pounds; it was part of in-lot number 45. (In "in-lots" of one-half acre each and so many "out-lots" five acres each.) The middle fork of Elkhorn known as Town Branch, ran along what is known today as Vine Street, and Trotter's Warehouse probably faced Town Branch in its early years. The warehouse was sold in 1848 to James C. Butler by William A. Leavy and wife, Mary Ann, and Georgette Trotter, heirs of Samuel Trotter, and came down without any major changes in property lines although at some time the alley leading to the "necessary," belonging to Trotter's Warehouse, was enclosed. The property jumped greatly in value between 1864, when Joseph Milward bought it from James C. Butler for \$4000, and 1865, when Milward sold it to D. F. Wolf for \$6500; this may have been the time of its extensive remodeling to its current appearance. Interestingly, Wolf is listed in the 1873 Directory as being from N. Dresden, Germany.

City Directories through 1900 show many different small businesses at Trotter's Warehouse. These included L. P. Milward's Tin Shop; the Wolf and Trost Reed Band; George Schang & Bro., fruits etc.; J. McKeown, shoemaker; Saxton & Trost Military Band and Orchestra; Schooler and Scott, Barber Shop (colored); J. F. Burton, cleaning and renovating (colored)

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Dunn, C. Frank, "Trotter Store and Warehouse," Old Houses of Lexington. Unpublished manuscript. Kentucky Historical Society, Frankfort, Kentucky.
- Jennings, Walter Wilson. Transylvania, New York: Pageant Press, 1955.
- Lancaster, Clay. Survey Manuscript, III. "Early Street Vistas and Inventory of Antiquities," Lexington - Fayette County Historic Commission, Lexington, Kentucky, p. 37.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/2 acre

UTM REFERENCES

A	<u>16</u>	<u>719430</u>	<u>4213830</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Mrs. James Park, Jr.

GM

ORGANIZATION

Lexington-Fayette County Historic Commission

DATE

5/15/75

STREET & NUMBER

187 Market

TELEPHONE

CITY OR TOWN

Lexington

STATE

Kentucky

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Eldred W. Melton

TITLE

State Historic Preservation Officer

DATE

11-24-75

FOR NPS USE ONLY

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

DATE

6/8/76

Acting DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

6/18/76

Acting KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET

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Sol Sochet, shoes, furnishings. From 1867, however, the corner business was a saloon; Wolf & Yellman Beer saloon (1867), V. Gailer (1873), L. Brown (1877-78), Charles B. Gilman saloon and restaurant (1881-82, 1883-84, 1887, 1888, 1890, 1893, 1895), Richard Perkins (1898-99). And it was leased to Christian Moelin Brewing Co. by Julia A. Wolf (1901-03). An advertisement in the 1888 City Directory for the "Corner House Saloons" called it "The Finest & Most Elegant Saloon in the city.

Aside from the building's long history as a business establishment, it has also been recorded that "Dr. Frederick Ridgely of Transylvania University, who was the first to teach medicine by lecture in 'the West,' was said to have held his class meetings in early days" in Trotter's Warehouse. Further "Dr. David J. Ayres, together with other Transylvania University students, in 1815, organized a class and had Dr. Benjamin W. Dudley give lectures on anatomy and surgery in 'Trotter's Warehouse' before there was any medical school" (Dunn, p. 622).¹

Transylvania University was formed in 1798 with the merger of Transylvania Seminary and Kentucky Academy. The medical department was added in 1799 with Dr. Samuel Brown as its first professor of medicine. Dr. Frederick Ridgely, who was appointed a medical professor very shortly after Dr. Brown, was the first to teach medicine by lectures in the West, according to historian G. W. Ranck (Ranck, p. 44).

An effort was made to organize a medical school in 1809, the year of Dr. B. W. Dudley's appointment to the staff. Dudley was a celebrated surgeon widely known for his successful operations in lithotomy (Jennings, p. 106). He remained with the university until 1851.

(continued)

¹ C. Frank Dunn, G.W. Ranck, Robert Peter all state that classes were held in "Trotter's Warehouse," identifying it as "a house situated on the corner of Main and Mill Streets" (Peter, p. 29). The building known as Trotter's Warehouse identified on early maps, however, is located on the corner of Mill and Water (Vine) Street. Either an adjacent building to the extant one was also known as Trotter's Warehouse or the street location listed in the source material is in error.

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*third decade, 1818-1849
no classes taught there. In 2005 twenty
for back of student body. went from 37 to 206*

CONTINUATION SHEET

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It was during the first two decades of the 19th century under the administration of Dr. Horace Holley, third president of Transylvania, that the university attracted such a large number of out-of-state students, primarily due to the reputation of the medical school (Jennings, pp. 105-06). Holley reorganized the college and "the medical school in particular dates its astonishing progress from this time, when the eminent surgeon, Dr. B. W. Dudley, the apostle of phrenology in the West," and others were called to its chairs (Ranck, p. 47). "In 1827," writes Ranck, "the medical college had attained such a position and celebrity as to be regarded as second only to the University of Pennsylvania" (Ranck p. 48). Holley's resignation in 1827 dealt a heavy blow to the school from which it never fully recovered.

Bettye Lee Mastin of the Lexington Herald-Leader states that citizens of Lexington consider this building an important element in the visual environment of the city. It is the only survivor of its period in downtown Lexington in that block of Mill and also south of Main Street. It has a strategic location, holds down an important corner, and gives it architectural character. It is across from a new hotel to be built on Vine and the new Citizens Union Bank and two blocks from the Civic Center presently under construction, which certainly increases the value of this property in the eyes of developers.

#6 Survey of Historic Sites in Kentucky (Supplement)
March 1975
Kentucky Heritage Commission
Frankfort, Kentucky

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ITEM NUMBER 9

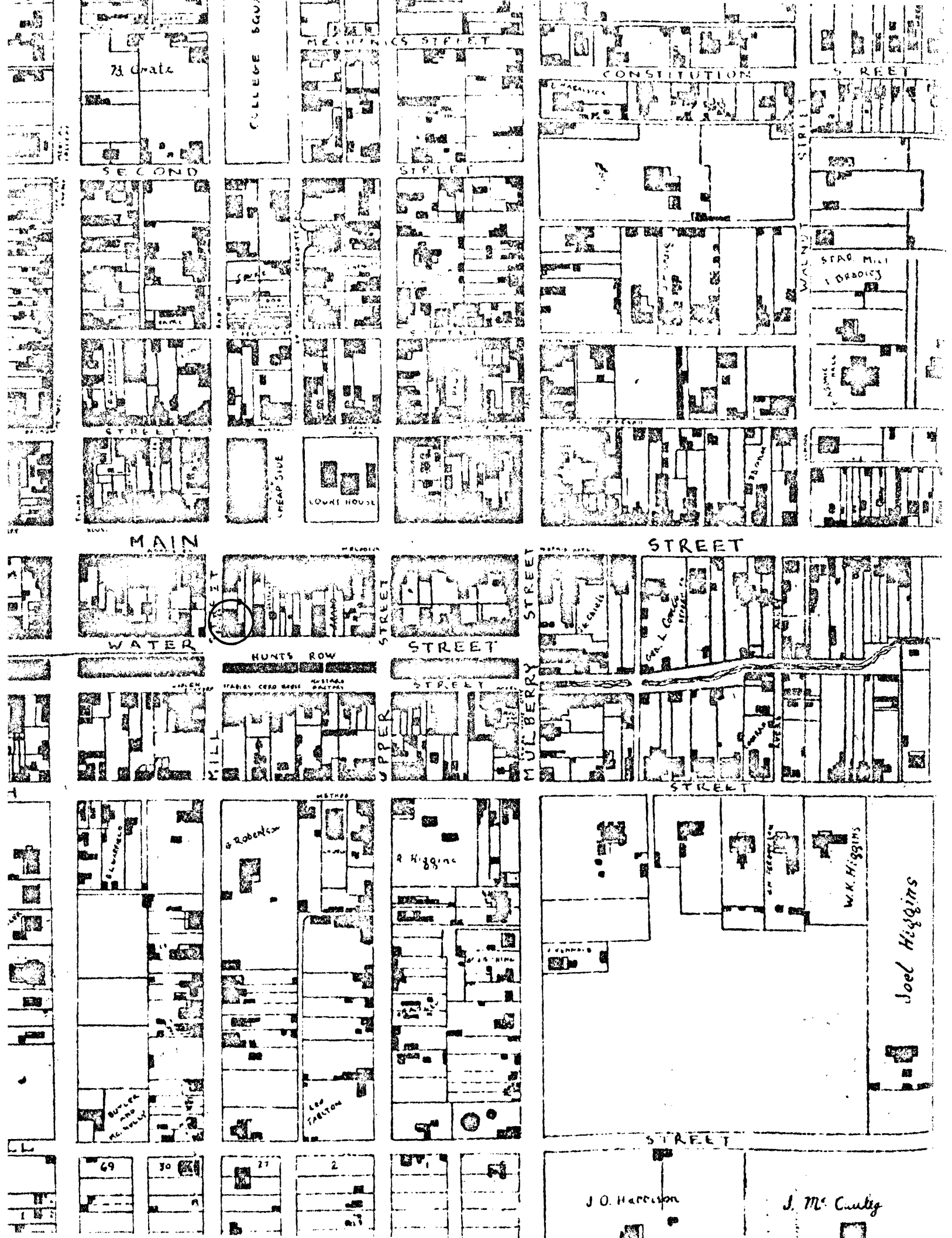
PAGE 2

Peter, Robert. The History of the Medical Department of Transylvania University.
Louisville: John P. Morton and Co., 1905.

Ranck, George. History of Lexington. Cincinnati: Robert Clarke and Co., 1872.

The deed to Trotter's Warehouse was traced in the Fayette County Courthouse, Lexington,
Kentucky.

Lexington City Directories before 1900 also were consulted.



73 Cratz

COLLEGE SCHOOL

SECOND

STREET

CONSTITUTION

STREET

MAIN

STREET

WATER

HUNTS ROW

STREET



MILL

STABLES CORD ROPE MUSTANGS

STREET

MULBERRY STREET

STREET

69

30

27

2

STREET

J.O. Harrison

J. Mc. Cully

Robinson

Higgins

W.K. Higgins

Joel Higgins

Lee Talbot