

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received FEB 2 1988
date entered MAR 17 1988

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Tyler Hotel

and or common Milner Hotel

2. Location

street & number 229-245 West Jefferson Street

NA not for publication

city, town Louisville NA vicinity of

state Kentucky code 021 county Jefferson code 111

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Milner Hotels Inc.

street & number 1526 Centre Street

city, town Detroit NA vicinity of state Michigan 48226

5. Location of Legal Description

courthouse, registry of deeds, etc. Jefferson County Courthouse

street & number 6th and Jefferson Streets

city, town Louisville state Kentucky 40202

6. Representation in Existing Surveys

title Kentucky Historic Resources Inventory (JFCD 129) has this property been determined eligible? yes no

date June 1978 federal state county local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Tyler/Milner Hotel, completed in 1911, is located in Louisville's Central Business District at the northeast corner of the intersection of the Third and Jefferson Streets. It is ten stories high and has a steel structural frame that is sheathed in brick with terra cotta trim. Designed by the firm of McDonald and Dodd, the structure is a handsome example of Beaux Arts style detail applied to a Chicago School highrise (photo #1).

The Tyler/Milner Hotel is the only individual nomination being made as part of the Market and Jefferson Streets Multiple Resource Area (MRA) nomination. Two other notable large-scale commercial buildings in the MRA, previously listed in the National Register, include The German Insurance Bank, constructed in 1887 (NR 1985) and the Levy Brothers Building, constructed in 1892 (NR 1978).

The massing of the Tyler/Milner hotel is cube-like. The facades are symmetrically arranged with the principal entrance centered on the Market Street elevation. The overall design of the building is intended to correspond to the components of a classical column. The first two floors form the column base with the commercial first-floor level topped by bands of terra cotta rustication on the second. The plainer, windowed bays of floors three through eight suggest the column shaft. The top two floors, nine and ten, receive the most elaborate decorative treatment and correspond to a column capital. The building is topped by a flat roof (photo #1).

Except for the number of bays, both the Market Street and Third Street facades of the hotel are identical. The ground floor level is composed of large expanses of fixed glass display windows that are divided by rusticated concrete piers with classical swags forming the bay divisions (photo #2). The centered Market Street entrance is protected by a large canopy secured by chains. Strong horizontal banding of terra cotta adorns the floor above. The one-over-one windows on the upper floors are all framed with white terra cotta surrounds, except the small, plain bathroom windows. The top two floors of the building receive the most elaborate treatment (photo #3). A strong projecting cornice is located between floors nine and ten. The upper sashes of the ninth-floor windows extend into the building's primary cornice. The bottom sashes are enframed by a continuous wide and flat terra cotta surround that follows the contours of the window and cornice base and is marked immediately beneath the sill by a small rectangular recessed panel. In

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1911 **Builder/Architect** McDonald & Dodd, Architects

Statement of Significance (in one paragraph)

The Tyler/Milner Hotel dating from 1911 is significant under criterion "C" for its integration of rich Beaux Arts detail executed in terra cotta with Chicago School high rise form. Sporting one of the finest applications of terra cotta in the city, the Tyler Hotel is one of Louisville's most distinctive commercial structures. It was constructed for Levi Tyler based on plans drawn by the regionally prominent architectural firm of McDonald and Dodd (photos #1-5).

The Tyler Hotel was built by the Levi Tyler Land Company and managed by Bosler Hotel Company. It was planned in 1909 and completed in 1911. The Hotel was constructed to compete with the elegant Seelbach Hotel located three blocks to the southwest which was built in 1905 (NR 1975). The Seelbach was designed by Frank M. Andrews with the assistance of William J. Dodd. It is similar to the Tyler Hotel in its Beaux Arts styling and use of building materials.

Levi Tyler was a prominent Louisvillian with large land holdings in the downtown area. On an 1876 city map he is indicated as owning nearly one quarter each of the 200 and 300 blocks of West Jefferson Street. At that time, the buildings on the northeast corner of Third and Jefferson Streets, where the Tyler/Milner Hotel would eventually be built, were three to four story commercial structures and quite similar in configuration to those buildings across the street in the Third and Jefferson Streets Historic District. In all, six storefronts were demolished to make way for the hotel. This sort of redevelopment appears to have been common in the Market and Jefferson Streets MRA.

This hotel is among several large-scale commercial structures built within the boundaries of the MRA. Like two of the other three structures, it occupies a prominent site at a busy intersection. The surrounding area was largely developed during the Victorian era with a mixture of both large and small commercial buildings that were used for a variety of purposes. The hotel was the last large-scale structure to be built in the area upon its completion in 1911. Although most of the

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acres of nominated property less than 10 acres

Quadrangle name New Albany

Quadrangle scale 1:24000

UTM References

A

1	6	6	0	8	9	0	0	4	2	3	4	5	0	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

The boundary chosen for this nomination is based on Block 17A, Lot 1, which is the lot historically associated with the property.

List all states and counties for properties overlapping state or county boundaries

state NA code NA county NA code NA

state NA code NA county NA code NA

11. Form Prepared By

name/title Joanne Weeter, Research Coordinator

organization Louisville Landmarks Commission

date 8/87

street & number 609 W. Jefferson Street

telephone 502/687-3501

city or town Louisville

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 David L. May

title STATE HISTORIC PRESERVATION OFFICER

date January 26, 1988

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I hereby certify that this property is included in the National Register

Patricia Andrews
Keeper of the National Register

date 3/17/88

Attest:

date

Chief of Registration

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addition, between each eighth-floor window and recessed panel above, there is a cartouche-like window. The cornice, which features bold details and lion masks, serves as a ledge for the tenth-floor one-over-one windows. Each tenth-floor window has a segmentally arched hood topped by a keystone and garland. The less prominent crowning cornice above conforms to the window's segmentally arched form and is topped by anthemion.

When the building opened in 1911, not only was there an elaborately detailed lobby, an Italian Garden Room and a cafe, but each of the 135 rooms had an attached bath. Interior details were neo-classical and embellishments included polychromatic ceramic tiles and stained glass. Most of the building's ground floor details are believed to remain, hidden by modern dropped ceilings and a newer wall treatment. The hotel rooms are undistinguished architecturally.

This nomination includes one contributing building which is the only structure on the property.

Structures are, of course, are closely related to the surrounding environment. Archaeological remains, such as trash pits, wells, and structural remains, which may be present, can provide information valuable to the understanding and interpretation of the structures. Information concerning use patterns, social standing and mobility, as well as structural details are often only evident in the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the structure. At this time no investigation has been made to discover these remains, but it is probable that they exist, and this should be considered in any development of the property.

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storeowners and shopkeepers in the immediately surrounding area were of German and/or Jewish descent, it is uncertain if Levi Tyler belonged to either of these ethnic groups.

This Chicago School highrise is embellished with grand Classical forms characteristic of the Beaux Arts style. This style is especially evident on the building's ornately treated top two floors with their garlands, keystones, anthemion, finely detailed window surrounds, and prominent projecting cornice. Perhaps the building's most outstanding quality, aside from its fine Beaux Arts design, is the glazed architectural terra cotta detail. Terra cotta was quite popular between 1880 and 1930 because it resembled more expensive materials such as stone and marble, could be glazed in an endless number of colors, and was known for its plasticity. When glazed, it had the added advantage of being self-cleaning because rain would wash dirt from the smooth surface. The Tyler/Milner Hotel is one of only a few local buildings constructed using glazed architectural terra cotta and is an excellent example of its adaptability to the extravagant details characteristic of the Beaux Arts style. Terra cotta was particularly suited for this mode of decoration because each design motif could be carved once and then molded and cast an infinite number of times. The details on the Tyler/Milner Hotel are especially fine at the top of the building where its ninth-floor detail reflects the tenth-floor's ornamentation.

The firm of McDonald and Dodd practiced in Louisville from 1905 to 1913. Kenneth McDonald began his practice with his brother Harry in the late 1870s. Their firm, the McDonald Brothers, developed an extensive regional clientele. The Kentucky National Bank (Vaughn Building) and Calvary Church (NR 1978) are among their most distinguished designs in Louisville. Kenneth practiced with John F. Sheblessy for a few years before becoming Dodd's partner in 1905. William J. Dodd came to Louisville from Chicago in 1884, where he received his early training in the office of S.S. Beeman. He later practiced for several years with Mason Maury. The firm of Maury and Dodd was responsible for the design of St. Paul's Church and the Louisville Trust Building (NR 1977). Later, Dodd practiced with engineer Arthur Cobb in the firm of Dodd and Cobb. They designed Louisville's most outstanding residence in the Beaux Arts style, the Ferguson Mansion (1901-1903), and the now demolished Atherton Building.

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The firm of McDonald and Dodd produced some of Louisville's finest buildings. They were proficient in high-style, academic renditions of the popular styles of their day as exemplified by the Tyler/Milner Hotel. Their other notable works in the city include the old YMCA (NR 1977), the Western Branch Library (NR 1976), Adath Isreal (NR 1975), the First Christian Church and the Stewart's Dry Goods Building (NR 1982). The Tyler/Milner Hotel is similar to other McDonald and Dodd structures and is the only commission for a hotel attributed to the firm.

In the 1940s the Tyler Hotel was sold to the Milner chain and since then has been known as the Milner Hotel. The hotel company still owns the building and has plans for a major renovation in the not too distant future.

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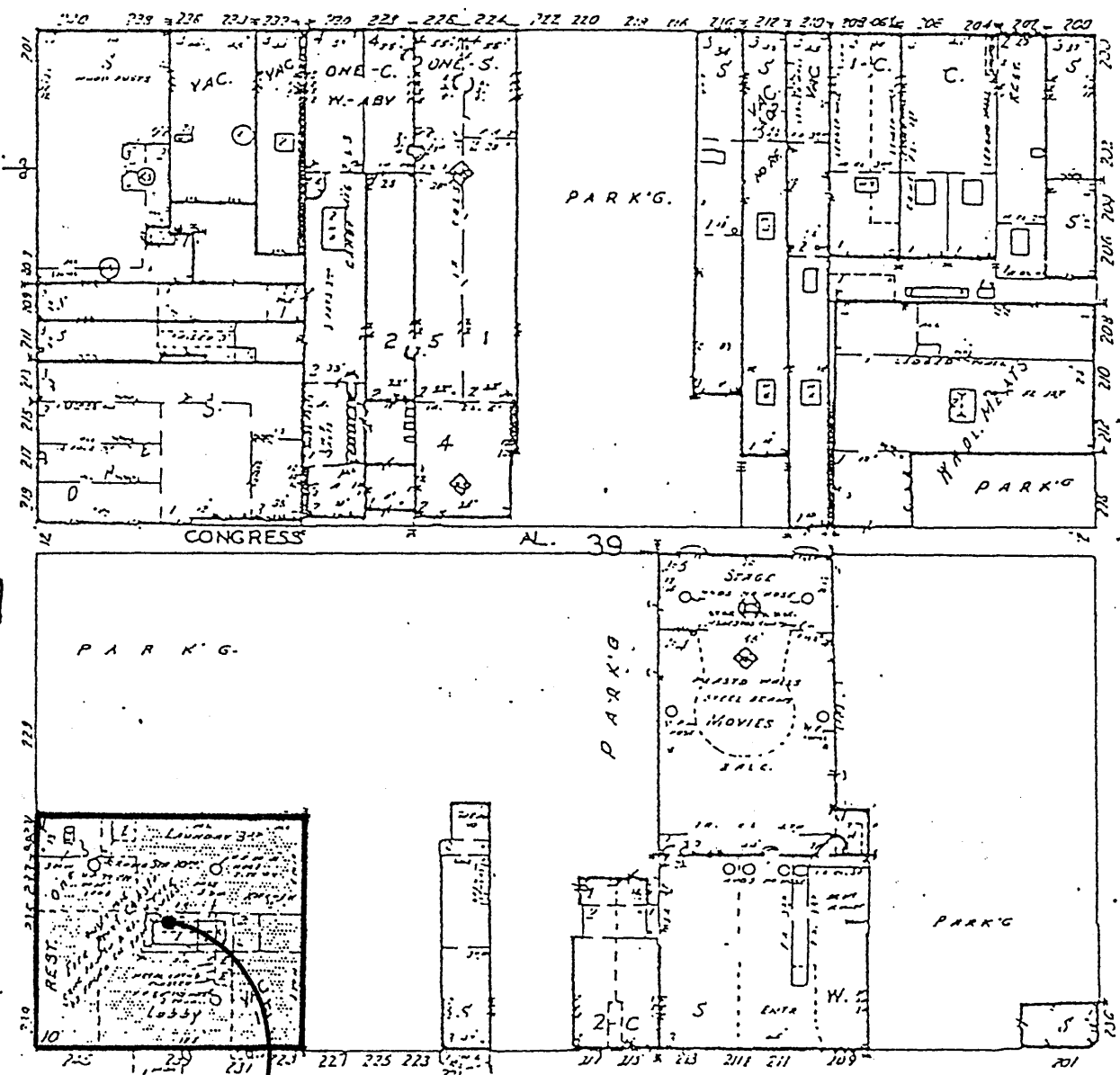
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submitted).

Landau, Herman. Adath Louisville: The Story of a Jewish
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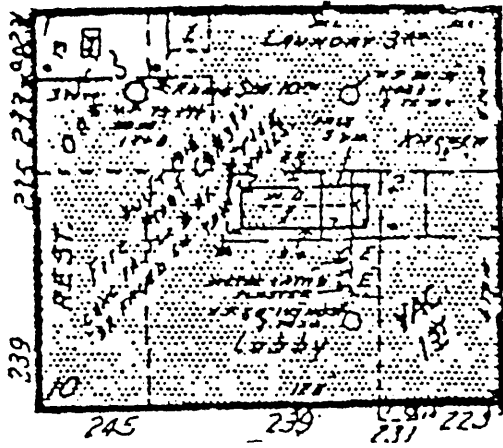
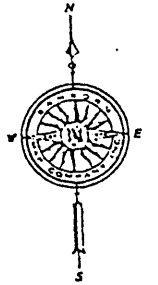
_____. Louisville Survey Central and South Report.
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Cabinet, 1978.

MARKET ST.



JEFFERSON ST.

TYLER/MILNER HOTEL, 1911
323-345 W. JEFFERSON STREET
LOUISVILLE, KENTUCKY 40202



TYLER/MILNER HOTEL
323-345 WEST JEFFERSON STREET
LOUISVILLE, KY 40202

Photographic Key



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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000189

Date Listed: 3/17/88

Tyler Hotel
Property Name

Jefferson
County

KY
State

Market and Jefferson Streets MRA
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus
for Signature of the Keeper

3/17/88
Date of Action

=====
Amended Items in Nomination:

Claudia Brown with the KY SHPO on 3/16/88 provided the correct acreage figure for this building - less than one.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)