

82

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

1. Name of Property

historic name Louisville Gas & Electric Company Service Station Complex  
other names/site number The Edison Center, JF-CO 2679

2. Location

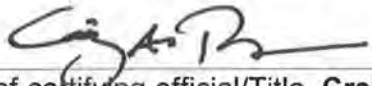
street & number 1228 S. 7<sup>th</sup> St.

NA	not for publication
NA	vicinity

  
city or town Louisville  
state KY code \_\_\_\_\_ county Jefferson code 111 zip code 40208

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this \_\_\_ nomination X 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. I recommend that this property be considered significant at the following level(s) of significance:  
\_\_\_ national \_\_\_ statewide X local

  
Signature of certifying official/Title Craig Potts/SHPO 1-22-15 Date  
Kentucky Heritage Council/State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

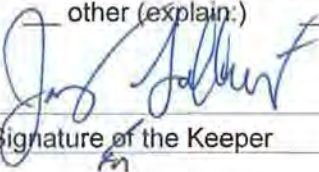
In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:)

  
Signature of the Keeper 3-17-2015 Date of Action

5. Classification

Louisville Gas & Electric Company Service Station Building  
 Name of Property

Jefferson County, Kentucky  
 County and State

**Ownership of Property**

**Category of Property**

**Number of Resources within Property**

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

<b>Contributing</b>		<b>Noncontributing</b>		
3		1		buildings
				district
				site
				structure
				object
3		1		<b>Total</b>

**Name of related multiple property listing**

**Number of contributing resources previously listed in the National Register**

NA

NA

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRATION

Energy facility

**Current Functions**

(Enter categories from instructions.)

Vacant/not in use

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

No style

**Materials**

(Enter categories from instructions.)

foundation: Limestone, concrete

walls: Brick, limestone, concrete

roof: Flat roof, not visible

other

:

Louisville Gas & Electric Company Service Station Building  
Name of Property

Jefferson County, Kentucky  
County and State

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## **Narrative Description**

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### **Summary Paragraph**

The Louisville Gas & Electric Company Service Station Complex (JFCO-2679) is located at the northwest corner of 7th Street and Ormsby Avenue in Louisville, Jefferson County. The Louisville Gas & Electric Company Service Station, the principal structure on site, was built in 1924-25, according to plans by Byllesby Engineering and Management Corporation of Chicago, Illinois. The building served as a “service station” or staging facility for the day-to-day operations of the Louisville Gas & Electric Company, a private utility. Other buildings in the complex include the Gatehouse Building (circa 1890), and the Cable Warehouse Building (circa 1928) and the Metal Shop Building (circa 1970). All 4.4416 acres historically associated with the Louisville Gas & Electric Company Service Station site are proposed for listing, along with 3 contributing buildings and 1 non-contributing buildings.

### **Character and Historic Use of the Site**

The Louisville Gas & Electric Company Service complex is located on a site in central Louisville just south of the city’s central business district. It is located in a block bounded by Dumesnil to the north, 7<sup>th</sup> Street to the east, West Ormsby Avenue to the south, and 9<sup>th</sup> Street to the west. To the east of the complex lies the Old Louisville National Register District, a Victorian-era residential neighborhood. The site has been under various ownership and has had a range of features, which supported a variety of industrial functions. The site today has a remnant of one of those owners in its LG & E Service Station Building. It will be useful to observe the property’s changes over time as that can be understood by examining the way that it has been shown on Sanborn maps.

### **Sanborn Insurance Maps and Lojic [sic] Maps (1892-1914)**

Numerous individually-owned gas and electric companies and factories with private power plants occupied not only the site under consideration for National Register nomination but sites to the south and west of the Louisville Gas & Electric Company’s Service Station Complex. By using information gleaned from Louisville Metro Area Sanborn Insurance Maps and Lojic [sic] Maps (1892-1914), a chronology of land-use use can be traced that helps tell the story of the gas and electric industry in Louisville, Kentucky during the period of significance. What follows is a description of uses on 1) the LG & E Service Station Complex site, 2) the pie-shaped site south of the LG & E service station complex site/Ormsby Avenue, and 3) the rectangular block directly west of the LG & E Service Station Complex site, demarcated by the Louisville & Nashville railroad tracks/9<sup>th</sup> Street. Please reference matrix on the next page for a list of changes to buildings on the site and on the adjoining sites based on these Sanborn Maps and on Lojic Maps.

Louisville Gas & Electric Company Service Station Building  
 Name of Property

Jefferson County, Kentucky  
 County and State

**Building Matrix**  
**Sanborn Insurance Maps & Lojic Maps related to dates of construction or improvement**

Building	1892	1905	1928	1941	1997, 1998, 2000	2000, 2003	2003, 2006	2006, 2009, 2012	2014
Gatehouse Building (circa 1890)	X	X	X	X	X	X	X	X	X
Large Gas Holder (1,650,000 cf.)	X	X	X	X					
Medium Gas Holder (380,000 cf.)	X	X							
Small Gas Holder (5,000 cf.)	X								
Shotgun Houses	X	X							
Ice House	X								
Incline Ramp			X	X	X	X	X	X	X
Garage Building (1925)			X	X	X	X			
Service Station Building (1924-1925)			X	X	X	X	X	X	X
Metal General Storage Building (1928-1970)			X	X					
1970s New Metal Storage Building (circa 1970)					X	X	X	X	X
Two-Story Brick General Repair Storage Building (built between 1905-1928)			X	X	X				
General Repair Shop Building of The Citizens Light Company (1892)/ Louisville Gas Co. (1905), (built circa 1890)	X	X	X	X	X				
Wood Frame Link Between 2- Story Brick General Repair Storage Building And General Repair Shop (built between 1905- 1928)			X	X	X				
Cable Warehouse (1928)			X	X	X	X	X	X	X

**Pie-Shaped Lot South Of Ormsby Avenue**

Building	1892	1905	1928	1941	1997, 1998, 2000	2000, 2003	2003, 2006	2006, 2009, 2012	2014
W.N. Gulp's Coal Yard	X								
Natural Gas Regulation Station	X								
Jellico And Laurel Coal Agency		X							
Kentucky Heating Company Eastern Plant		X							
LG & E 1 Frame And 1 Masonry Building			X						
LG & E Site, no buildings on site					X	X	X	X	X

**West of L & N Railroad Tracks/9<sup>th</sup> Street Extension**

Building	1892	1905	1928	1941	1997, 1998, 2000	2000, 2003	2003, 2006	2006, 2009, 2012	2014
various industrial buildings, not related to LG & E	X				X	X	X	X	X
Kentucky Heating Company Western Plant		X							
LG & E Company Brick And Concrete Structures			X						
G & E Company plant			X	X					

*The Site as depicted on 1892 Sanborn Insurance Map 15, 16, and 177*

Louisville Gas & Electric Company Service Station Building  
Name of Property

Jefferson County, Kentucky  
County and State

The Louisville Gas Light Company and the Citizens Gas Light Company appear on tSanborn maps in the block bounded by 7<sup>th</sup> Street, 9<sup>th</sup> Street, Dumesnil and Ormsby in 1892. The northeast quadrant of this block was marked by 3 Louisville Gas Light Company “gasometers” or gas holding tanks of graduated sizes that held gas reserves that ranged from 15,000,000 cubic feet to 50,000 cubic feet. The Louisville Gas Company’s Gatehouse Building, a small, brick, Richardsonian Romanesque style structure, was also located in this northeast quadrant and housed “valves, an exhaust system, and a pump room.” The southeast quadrant of the block was occupied by several shotgun houses and an ice house, all owned by the Louisville Gas Light Company. The Northwest quadrant was occupied by a brick structure owned by the Citizens Gas Light Company that housed a “coal house, purifying tank, meter office, and lime house.” The southwest quadrant remain vacant and undeveloped. South of Ormsby Street, on a pie-shaped lot, was a natural gas regulation building of frame construction. Just south of that was the W.N. Gulp’s Coal Yard. No doubt it was here that a steady supply of coal arranged in piles was kept on hand for processing coal into manufactured gas. The southwest quadrant of the pie-shaped lot was vacant in 1892. To the west of the LG & E Service Station Complex block were various industrial buildings, separated from what would become the LG & E Service Station site by extensive rail lines of the Louisville and Nashville Railroad (the L & N railroad would later be demarcated by 9<sup>th</sup> Street). None of these buildings west of the rail lines appear to serve any function related to gas and electric service in 1892.<sup>1</sup>

*The Site as depicted on 1905 Sanborn Insurance Map 89, 90, and 306*

The LG & E Service Station Complex site bound by 7<sup>th</sup>, 9<sup>th</sup>, Dumesnil, and Ormsby Avenue remained largely unchanged from 1892 to 1905 with the exception of the removal of the smallest of the 3 gas holding tanks and the removal of the ice house. Additionally the Brick General Repair Shop Building in the northwest quadrant, identified in 1892 as owned by the Citizen’s Gas Light Company, was now identified on the 1905 map as owned by the Louisville Gas Company and was marked as “not used.” On the pie-shaped lot south of Ormsby Avenue, Gulps Coal Yard had been replaced by a new use, the Jellico and Laurel Coal Agency, and by an elaborate manufactured gas plant owned by the Kentucky Heating Company. Map notations indicate the Kentucky Heating Company manufactured gas from water and oil. Maps of the site show numerous buildings or structures identified as coke hoppers, a coke house, a coal bin, a generating house, an engine room, gas holders and purifiers, a regulation station for natural gas, a livery and business office that included a laboratory, storage, kitchens, and a dining room. West of the LG & E service station complex site, and west of the L & N railroad tracks, the 1905 Sanborn maps indicate that the Kentucky Heating Company had expanded their operation greatly. On this site were gas storage tanks (4 total), a valve house, a meter house, a scrubber house, and a coal bin/storage facility. The western half of the Kentucky Heating Company plant was connected to the eastern half of the plant by an overhead bridge and by an underground tunnel that spanned the L&N rail line. Such a strong transportation connection system is indicative of how vital operations on both the east and west sides of the L & N railroad tracks were to one another. Movement amongst these various buildings and to and from the supply of coal and gas from off-site locations was provided via Louisville and Nashville rail lines that were augmented by numerous railroad spur lines.

*The Site as depicted on 1928 Sanborn Insurance Map Volume 1, Page 69W and Volume 5, Page 508*

In 1913 H. M. Byllesby and Company of Chicago purchased numerous small gas and electric companies in Louisville and unified them under a single ownership with the moniker “The Louisville Gas & Electric Company.” Between 1905 and 1928, Sanborn Maps reveal there were marked changes to the LG & E Service Station Site at 7<sup>th</sup> Street and Ormsby Avenue. By 1928 the block bounded by Dumesnil, 7<sup>th</sup> St., Ormsby Avenue, and the L & N railroad tracks appears to be fully built-out. By 1928, the Sanborn Map indicates that the Gatehouse Building, the largest of the 3 Gas Holders, and the General Repair Shop Building (all dating from circa 1890) were all retained on-site between 1905 and 1928. However the medium-sized Gas Holder and all shotgun houses on site were removed. Added to the site, sometime between 1905 and 1928,

<sup>1</sup> The Global Tanning Company had a large plant west of the L & N railroad tracks and the LG & E service station complex site.

Louisville Gas & Electric Company Service Station Building  
Name of Property

Jefferson County, Kentucky  
County and State

were an inclined ramp, the Metal General Storage Building, the 2-Story Brick General Repair Storage Building, and the wood frame link that connected the Middle General Storage Building with the 2-Story Brick General Repair Storage Building, and the Cable Warehouse Building. South of Ormsby Avenue, on the pie-shaped lot, the Kentucky Heating Company's large oil and water refining facility no longer appears, and in its place is 1 frame and 1 masonry building identified as belonging to the Louisville Gas & Electric Company. The area west of L & N railroad tracks was marked by a distinct change in use from the Kentucky Heating Company Energy Processing Plant to one owned by the Louisville Gas & Electric Company. The brick and frame buildings that appeared on the 1905 Sanborn map had been replaced by 1928, by brick and concrete structures. Numerous industries not related to LG & E were now located in in this block including the Henry Vogt Machine Company and The Dawson Lumber Company.

*The Site as depicted on 1941 Sanborn Insurance Map Volume 1, Page 69W and Volume 5, Page 508*

The 1941 Sanborn Insurance Map depicts a site almost identical to that shown on the 1928 Sanborn insurance map. No changes to the configuration of any building in the complex are shown. However, a frame building sheathed with metal and labeled "General Storage" appears for the 1<sup>st</sup> time and is situated between the LG & E Service Station Building and the Cable Warehouse Building. Buildings shown on the site in 1941 include: The Gatehouse Building, a single large Gas Holder, the Inclined Ramp, the Garage Building, the Service Station Building, the Metal General Storage Building, the Two-Story Brick General Storage Building, the General Repair Shop, the frame edition between the General Repair Shop and to the Storage Building, and The Cable Warehouse.

*The Site as depicted on Logic Online Maps from 1997, 1998 & 2000*

<http://ags2.lojic.org/lojiconline/>

Lojic online maps from 1997, 1998 and 2000 show aerial photographs of the site that are almost identical to the 1941 Sanborn Insurance Map delineation. The only change is that the large gas holder been removed, the General Metal Storage Building has been replaced with a New Metal Storage Building (circa 1970), and the Louisville and Nashville railroad tracks have been removed and replaced by 9<sup>th</sup> Street. Buildings remaining on the site include: the Gatehouse Building, the Inclined Ramp, The Garage Building, the Service Station Building, the New Metal Storage Building (circa 1970), the Two-Story Brick General Storage Building, the General Repair Shop, the frame edition between the General Repair Shop in the Storage Building, and the Cable Warehouse.

*The Site as depicted on Logic Online Maps from 2000 & 2003 (accessed on September 29, 2014)*

<http://ags2.lojic.org/lojiconline/>

The Lojic online map from 2000 and 2003 shows that the lot bounded by Dumesnil, 7<sup>th</sup> St., West Ormsby, and 9<sup>th</sup> Street has been reconfigured on its western side by the widening of S. 9<sup>th</sup> St. During this street widening, 2 buildings on the west half of the lot, the Brick General Storage Building and the General Repair Shop and its frame link, were demolished.

Buildings remaining on the site include: the Gatehouse Building, the Inclined Ramp, the Garage Building, the Service Station Building, the New 1970 Metal Storage Building, and the Cable Warehouse.

*The Site as depicted on Logic Online Maps from 2003 &, 2006 (accessed on September 29, 2014)*

*Sometime between 2003 and 2006 the Garage Building was demolished. Buildings on-site between 2003 and 2006 include the Gatehouse Building, the Inclined Ramp, the Service Station Building, the new 1970s Metal Storage Building, and the Cable Warehouse. The site retains these buildings to this day.*

**Service Station Building: Contributing Building**  
**Exterior**

Louisville Gas & Electric Company Service Station Building  
Name of Property

Jefferson County, Kentucky  
County and State

Excavation for a new Louisville Gas & Electric Company Service Station at 7<sup>th</sup> Street and Ormsby Avenue began in March 1924. Ground was broken on March 24, 1924 and construction began on April 1, 1924.<sup>2</sup> The new Service Station was built at a cost of approximately \$225,000 with excavation costs at around \$15,000.<sup>3</sup> The Louisville Gas & Electric Company deemed that nearly 4 acres of floor space was needed to meet the needs of their company in the mid-1920s. The Service Station Building was designed with growth in mind as the building was designed to be expanded as needed so that an additional 20 acres of floor space could be added should the need arise at a later date.

The principal structure on site, the LG & E Service Station Building, is a three-story cube-like structure built with a steel frame and poured concrete exterior walls and interior floors.

This building was designed to be constructed in stages: initially 3 floors were built. Plans called for 5 more floors to follow as the business grew, for a total of 8 stories. The upper 5 floors were never added. Similarly, the north side was constructed of "knockout" concrete (rather than poured concrete) that was to be removed when the building was expanded in a northward direction. This northward expansion was never realized.

While each of the 4 façades of this building are nearly identical, the south side is the most highly articulated. Therefore it serves as the building's primary façade. This south façade is divided into 9 bay divisions. Each will be discussed from left to right. Bays 1 and 2 feature a four-part 6-panel sliding garage door topped by a segmental arch. Bay 3 features a multi-light window located next to the building's primary entrance. This entrance is accessed by a set of paired doors with glass panels topped by a 9-light transom. Bays 4, 5, and 6 each contain multi-light windows. Bay 7 features a secondary entrance. Bays 8 and 9 feature 3 auto/truck service-bay entrances. Metal torcher lights with glass globes are interspersed amongst the building's entrances. A wide band course separates floor 1 from floors 2 and 3. Floors 2 and 3 each contain multi-light metal windows separated into bay divisions by pilasters. Each pilaster is topped by a shield motif that originally displayed H. M. Byllesby & Company corporate logo. An ornamental pediment/parapet wall caps the 2 end bays on this south-facing façade.

The 9-bay façade arrangement found on the south elevation is repeated on the north, east, and west façades of the building. The only variation is on the building's east façade, where a one-story concrete-and-metal loading dock is located at the ground level adjacent to a railroad spur.

### ***Interior***

The interior of the first floor of the LG&E Service Station Building was used primarily for the storage and transferring of materials, and consists of exposed steel columns, exposed ceiling structure, and concrete floors. Indoor loading docks on the north and west sides of the building were accessed by large overhead doors to accommodate dozens of service vehicles loading simultaneously. The basement of the building is finished similar to the first floor, with exposed structure and concrete floors. On this level was a vault to store files, mechanical, electrical and boiler rooms, training and locker room areas for workers, and some storage of materials accessed by an exterior ramp. Twenty foot tall ceilings in the basement allowed for a mezzanine to be built, containing offices and finished with painted glass partitions and floor and ceiling tile.

The second and third floors of the LG&E Service Station Building were used as open and partially enclosed office spaces. Painted glass partition walls divided individual offices, and floors and ceilings were finished in asbestos and acoustical tile. Second floor area extends the entire footprint of the building with the exception of the west loading dock, which is a double height space. On the third floor above this loading dock area, floor to ceiling steel trusses are present to carry the load of the five levels of expansion that were designed but never constructed. This area with trusses was used for training and testing of LG&E equipment.

<sup>2</sup> Begin Work On \$500,000 Utility Plant, Louisville Herald, March 24, 1924

<sup>3</sup> Gas and Electric Company to Build New Station. Louisville Times, March 14, 1924.

Louisville Gas & Electric Company Service Station Building  
Name of Property

Jefferson County, Kentucky  
County and State

### ***Changes to the building since the Period of Significance***

Several one-story metal additions have been constructed on the building's north side. A fire escape stair has been added to a central bay on the building's east façade. This fire escape begins on floor 3 and extends at a diagonal to the roof of the loading dock. Many of the ground level entryway points have been filled-in, shortened, or blocked up altogether. Many of the upper-story metal windows have been removed, broken, or boarded.

### **LG & E Gatehouse Building: Contributing Building**

#### ***Exterior***

The LG & E Gatehouse Building, located at corner of 7<sup>th</sup> and Dumesnil Streets, is a brick building that was constructed in 3 parts. The principal portion is two stories tall and appears from Sanborn maps to be a single-cell room. The primary façade faces Dumesnil Street. Segmental arch windows on the ground level stand in contrast to the full-arch windows on the building's 2<sup>nd</sup> floor. Corbeled brick defines the building's cornice. The building is capped by a gabled roof and a parapet wall.

An early one-story brick addition lies to the south of the principal two-story portion. This brick addition is articulated by segmental arch windows and doors and by one full-arch window. Brick pilasters defined each bay division. Corbeled brick defines the addition's cornice. This portion is capped by a gabled roof with a parapet wall.

A third portion, a brick addition of a single room, is topped by a shed roof and is located to the south of the middle portion.

#### ***Interior***

Interior access was not granted because access is restricted by environmental issues.

### ***Changes to the LG & E Gatehouse Building since the Period of Significance***

Windows facing the north and east, both on 7<sup>th</sup> Street and Dumesnil, have been bricked-in, perhaps for security reasons. Some windows on the south and west sides of the building have been shortened or removed altogether. Others have been replaced with newer doors.

### **LG & E Cable Warehouse Building: Contributing Building**

#### ***Exterior***

The Cable Warehouse Building is a simple utilitarian one-story frame building sheathed in metal that is rectangular in shape. It is sited adjacent to Dumesnil Street and has no setback from the street. The building is constructed with a metal frame and purlins. It is topped by a gabled metal roof and sheathed with metal siding. A loading dock overhang is located on the building's south side and spans the full width of this side of the building.

#### ***Interior***

Interior access was not granted because access is restricted by environmental issues.

### ***Changes to the Building since the Period of Significance***

This building was constructed circa 1928.

No historic photographs of the LG & E cable warehouse building have been located. However, the footprint of this building as it appears today is consistent with Sanborn Insurance Maps from 1928. The author concludes that the building dates from circa 1928 but has been sheathed with a new metal covering of more recent vintage.



Louisville Gas & Electric Company Service Station Building  
Name of Property

Jefferson County, Kentucky  
County and State

## **LG & E New Metal Storage Building: Non-Contributing Building**

### ***Exterior***

The New Metal Storage Building is a one-story, utilitarian building that is rectangular in shape. It is sheathed in metal and is accessed by a single man door. It is about the size of a boxcar and appears to have been used for storage since its construction circa 1970.

### ***Interior***

Interior access was not granted because access is restricted by environmental issues. It is assumed it is a single cell structure

### ***Changes to the Building since the Period of Significance***

This building was constructed after the 1890-1925 Period of Significance established for the proposed National Register district. Therefore it is a noncontributing element to the proposed National Register site.

No historic photographs of the Metal Building have been located. The building appears to be constructed with newer materials and stylistically dates from the 1970s.

### ***Other Changes to the Site since the Period of Significance***

As recently as 2000, there were 7 buildings on the site. At present only 4 remain. The Two-Story Brick General Repair Storage Building and the General Repairs Shop Building of the Citizens Light Company (built circa 1905-1928) and later owned by the Louisville Gas Company (1905) were demolished sometime between 2000 and 2003 to make way for the 9<sup>th</sup> Street extension. The Garage building was demolished between 2003 and 2006 due to structural instability:

1) 701 West Ormsby Ave.-Garage Building (circa 1925)

This one-story "L" shaped Moderne style steel-frame building was constructed circa 1925 with concrete floors, steel deck on steel trusses, and 2 inch concrete and metal lath curtain walls. According to historic Sanborn insurance maps it was heated by gas stoves and was built to hold a capacity of 125 cars. LG & E personnel report that the building was constructed of substandard concrete/stucco sheathing and had fallen into disrepair by the early 2000's. It was demolished by LG & E after a portion of the building collapsed onto 7<sup>th</sup> Street, circa 2003.

2) 737 West Ormsby Ave.-Two-Story Brick General Repair Storage Building (built circa 1905-1928)

This masonry storage building was rectangular in shape and was sited parallel to the railroad line. According to historic Sanborn insurance maps it dated from circa 1928 and was demolished in the 2003 for the 9<sup>th</sup> Street extension

3) 740-747 Dumesnil St.-General Repair Shop Building of the Citizens Light Company (1892) and later used by the Louisville Gas Company (1905)

Demolished for the 9<sup>th</sup> Street extension between 2000 and 2003.

Louisville Gas & Electric Company Service Station Building  
Name of Property

Jefferson County, Kentucky  
County and State

**Current Rehabilitation Plans**

City Properties Group, LLC, plans to renovate the LG & E Service Station Complex utilizing the Federal and State Historic Rehabilitation Tax Credits. Once renovated, the complex will house a technology campus. All work will be completed according to the Secretary of the Interior's Standards for Rehabilitation.

Louisville Gas & Electric Company Service Station Building  
Name of Property

Jefferson County, Kentucky  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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**

(Mark "x" in all the boxes that apply.)

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

Industry  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1890-1964  
\_\_\_\_\_

**Significant Dates**

c. 1890, c. 19130, 1924-1925  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

NA  
\_\_\_\_\_

**Cultural Affiliation**

NA  
\_\_\_\_\_

**Architect/Builder**

Byllesby Engineering & Management Corporation  
of Chicago, Illinois (architect)  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

Circa 1890-1964. This nomination follows the National Register convention for a property meeting Criterion A: the Period of Significance, 1890-1964, marks the time during which the property is important within its historic context, up to 50 years prior to the time of the nomination. The period in which the Louisville Gas & Electric Company Service Station Complex was significant extends beyond the 50 year threshold. The property

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

continued to contribute to the gas and electric industry until 1984-85, when LG & E determined the building was functionally obsolete and they moved their operation to a new site. The LG & E service station complex site was sold private investment group in 2014.

**Criteria Considerations** NA

## Statement of Significance

### Summary Paragraph

The Louisville Gas & Electric Service Station Complex (JFCO-2679), referred to throughout this document as the LG & E Service Station Complex, meets National Register Criterion A and is significant within the context, "Gas & Electric Power Service in Louisville Kentucky, 1890-1964." The LG & E Service Station conveys important information about how one midsize American city provided gas and electric service in the late-19<sup>th</sup> and early-20<sup>th</sup> century. This complex of buildings indicates increased growth in the gas and electric service industry that directly correlates to an increase in the number of businesses requiring gas and electric service for their business operations. The Service Station Building, the focal point of the Service Station Complex, was constructed in 1924-25 during a period of immense growth for LG & E.

## Historic Context: Louisville Gas and Electric Service In Louisville, Kentucky, 1890-1964

### Louisville before Electric Lights

It is challenging to conceive of the experience of a large city so far back in the nineteenth century that night was only lit by stars and the moon. Prior to the availability of gas as an energy source, city streets were considered unsafe and prone to crime because they were illuminated using dimly lit tallow candles. City fathers, including James Guthrie, finance Committee Chairman, pushed for a contractual arrangement with private investors to form the Louisville Gas and Water Company, a for-profit firm which would 1) install gaslight fixtures at street intersections and 2) sell gas to the general public.

According to the Louisville Gas & Electric Company corporate history, "Though first incorporated as LG&E in 1913, the company's service roots can be traced back to 1838, when the Louisville Gas and Water Company was authorized to manufacture gas for lighting streets, businesses, and homes. The service area was an active River trading town of 20,000 people that was rapidly being recognized as a vital link between the settled and sophisticated East Coast and the rough and rugged Midwest and South<sup>4</sup>."

In 1838, the Louisville Gas and Water Company was chartered by the State of Kentucky. This charter provided that the company provide gas for gas lights that were used on streets, in homes and by businesses. Additionally the 1838 charter provided banking privileges to the Louisville Gas and Water, thus ensuring that the company could collect payment for its services. Under the state charter, the Louisville Gas and Water Company provided gas lights and fixtures used to light city streets<sup>5</sup>.

The Louisville Gas and Water Company first supplied gas to the City Of Louisville on Christmas day in 1839. The city's first residential gaslight was lit before a crowd gathered on Jefferson Street in front of the home of L.L. Shreve, president of the Louisville Gas and Water Company. On that day, Louisville became the "...fifth city in the United States and the 1<sup>st</sup> city West of the Allegheny Mountains to have gaslights in its streets and homes".<sup>6</sup> Just one year earlier, the Louisville Gas and Water Company had been authorized to manufacture

<sup>4</sup> P3 Light Years: The History Of Louisville Gas And Electric Company: 1838-1988

<sup>5</sup> P. 513 Louisville Encyclopedia

<sup>66</sup> Light Years: A History of [The ] Louisville Gas And Electric Company, 1838-1988, p 1.

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

gas for lighting streets, businesses and homes. This action by the Kentucky State Legislature set the stage for Louisville to emerge as a trend setter by facilitating the availability of providing “modern” lighting and energy conveniences to its businesses and citizens.

Under the leadership of the Louisville Gas Company, Louisville's first gas street lights were put into operation in 1840. The presence of gaslights coincided with an economic boom in the city, which also took place as Louisville's population greatly increased. The appeal of city streets and homes increased with gaslights because businesses could stay open beyond daylight hours.

The Louisville Gas and Water Company built a plant on East Main Street near Jackson Street in close proximity to Beargrass Creek and the Ohio River. It sold gas that was manufactured from coal brought to the site by coal barge. Upon delivery of coal, the raw material was roasted in airtight ovens, unwanted impurities such as ammonia were removed, or “scrubbed” from the gas, and the gas was held in storage tanks until it was delivered to residential and commercial customers using newly laid gas pipes. The Louisville Gas and Water Company's initial service area was small, encompassing much of what is now recognized as Louisville's Central Business District.<sup>7</sup> By 1842, the company's name was shortened to simply the Louisville Gas Company, and that year, the state legislature revoked the privilege of constructing a waterworks, eliminated banking privileges, and changed the name of the company to the Louisville Gas Company.

The use of manufactured gas as a modern convenience took off rapidly. By 1848, the city boasted 461 gas-illuminated street lights and by 1859, this number increased to 925. In these early years gas use was primarily limited to streetlights. Widespread use for cooking and heating would not become common until the 1880s or later.

In the mid-1800s, the area around Seventh and Ormsby was the heart of the city's gas service. The land was owned by competing companies, with each manufacturing and storing gas on opposite sides of Ormsby Avenue. The area buzzed with trouble men, lamplighters, operators, engineers and other gas workers.

Just after the Civil War, the Louisville Gas Company felt competition by the likes of the Brush Electric Light Company and the Citizen's Gas Light Company, which built a plant at 8th and Dumesnil in 1871, on the site of the nominated property. The Louisville Gas Company and The Citizens Gas Light Company were direct competitors with one another until a law suit was filed by the Louisville Gas Company, in which they claimed exclusive rights to supply gas to the citizens of the City of Louisville. When the Louisville Gas Company lost their legal battle, new gas companies, including the Kentucky Heating and Lighting Gas Company, emerged to serve a ready market. Competition among these competing gas companies stiffened when the Kentucky Heating and Lighting Gas Company found a way to pipe in natural gas, extracted from the earth, from Mead County at a competitive rate. The gas from Mead County proved to be a short-lived success however, as the natural gas was found to be unpredictable and inferior in quality.

## **Beginning of the Use of Electricity for Lights in Louisville**

### **The Advent of Electric lights**

By the 1870s, natural gas and gas manufactured from coal were challenged by the new technology of the electric light. Electricity had been present in urban areas from the 1840s, in the form of telegraph lines. Then, in 1876, Louisville Male High School physics and chemistry professor Dr. C. L. Mees, rigged a primitive electric generating dynamo to an arc lamp aboard the Ohio River steamboat “General Lytle” and illuminated the

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<sup>7</sup> Gas service was provided to an area bounded by 1st, 9th, River Road and Walnut Street (now Muhammad Ali Boulevard). The company initially had bank lending privileges, which he took full advantage of. The company also had the authority to establish a waterworks, which it never exercised. The company's authority to establish a waterworks was repealed in 1842.

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

vessel. However, the technology was so new that it scared both passengers and passersby and as a result was not readily embraced by the steamboat company's owners or by the general public. Still, owners of the William C. Kelly Ax Factory in the Portland neighborhood embraced electric light technology as did proprietors of the Louisville Opera house. They became some of the earliest commercial users of electric light. Also in 1876, at the Louisville Industrial Exposition, predecessor of the Southern Exposition, electric lighting provided for more competition<sup>8</sup>.

From 1883 to 1887, Louisville's Southern Exposition, a five-year series of world fairs, featured the latest industrial, mercantile and technological innovations and attracted thousands of visitors. The Southern Exposition attracted more than 770,000 attendees to the city. It was located south of Louisville's business district near present-day Central Park in a neighborhood now known as Old Louisville. The highlight was the nation's largest display of (5,000) incandescent light bulbs by former Louisville resident Thomas Alva Edison<sup>9</sup>. Edison's new incandescent light bulb system consisted of 4,600 Edison lights connected by 40 miles of wire. According to LG & E corporate historian George Yater, the display included "... Fuses, insulators, regulating devices, screw bases, sockets, conduits, junction boxes, and meters to precisely measure consumption--none of which had even existed a short time earlier. Virtually every piece of equipment necessary to provide community-wide service was featured at the Expo system. By creating a system that could be installed "off-the-shelf," Edison had locked in immediate acceptance and demand for his new light bulb"<sup>10</sup>. Edison's display was remarkable, not only because it showcased "the technical feasibility of centralized electric light and power systems" but also presented this new technology as safe and clean: unlike manufactured gas made from coal or natural gas piped from the earth, the electric light bulb generated much less heat and did not absorb any oxygen from the air. Edison's business colleague, Colonel Henry Marison Byllesbee, oversaw the installation and would later play a key role in the unification and refinement of Louisville's disparate gas and electric companies.

Edison's display of the incandescent bulbs at the Southern Exposition produced 2 important results: 1) it convinced City Of Louisville Mayor Charles Jacob to install arc lights at the city's Ohio River wharf in 1884 and 2) it spawned businessmen to construct individual power plants to serve their commercial enterprises. "Suddenly, what had been little more than a novelty had become a necessity. Manufacturers, speculators, and electric service companies hastily hung wires everywhere---on polls, buildings, signs, window ledges---on virtually anything that would support the weight of the wire and that didn't move. Some utility poles posted as many as 8 to 10 lines, all at different levels and each hung by a different company. Despite the intense competition, rates were high, service was erratic and most of the electric companies found it difficult, if not impossible to grow efficiently."

The advantage of electric light was that it produced a very bright light that was well-suited to outdoor uses or large interior spaces, but at first it was felt to be unsuitable for use in homes or smaller retail establishments because its light was so bright in the technology was considered dangerous. Prior to appointment of the City of Louisville's 1<sup>st</sup> Inspector of Electric Lights and Wires in 1888, installation of electric wiring was haphazard and dangerous. In the early years "... customers were treated to watching the industry's technology unfold inside their homes and shops. Some wires were run through paper tubing; other jobs allowed for floorboards to be removed and grooves to be cut in beams where the wires could be concealed. Ironically for most installations, the wires ran indoors and the lights were hung outdoors. And because rubber-insulated wire had not been perfected, cloth-covered wire was used exclusively. The safest installations were often little more than accidents waiting to happen".<sup>11</sup> Because electric lights were unpredictable and sometimes dangerous, the technology was not readily embraced by the general public in these early years. It was not until Thomas A.

<sup>8</sup> Pg. 514, Louisville Encyclopedia.

<sup>9</sup> LG & E Corporate History, Online Employee Newsletter, July 17, 2014.

<sup>10</sup> Light Years: A History of [The ] Louisville Gas And Electric Company, 1838-1988, p 14.

<sup>11</sup> Light Years: A History of [The ] Louisville Gas And Electric Company, 1838-1988, p 13.

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

Edison invented the incandescent bulb in 1879 as an alternative to the brightly illuminated arc light, that electric lighting became more readily accepted by the general public.

The owners of the Lithgow Stove Foundry, located at Clay and Main Streets, saw great potential in utilizing steam from their own foundry to generate electricity. Jacob Smyser and James Lithgow partnered with the Brush Electric Company of Cleveland, a company that held numerous patents which played a role in the generation of electricity including “arc lamps, wiring, controls, and dynamos.” Using excess steam from the stove foundry during evening hours when the foundry was not in production, enough electricity was generated to power three 40-light dynamos. These dynamos supplied electricity transmitted by a series of lines and polls that reached from Clay Street to 12<sup>th</sup> Street.

By 1881, electric lights were used to illuminate the Denunzio Fruit Company on Jefferson Street, the first documented retail application of this emerging technology. Other early commercial customers included the Galt House Hotel and the Buckingham Theater. As the use of electric lights increased, so did competition. The Louisville Electric Light Company was established in 1882 and soon provided electricity for both commercial and industrial businesses.

LG & E's historians indicate that, “...factories found the manufacture of their own electricity to serve their own business to be a significant drain on capital and manpower. The electric companies themselves were plagued by costly duplication of service and equipment, and inexperienced management, in the absence of a unified plan for ongoing expansion.”<sup>12</sup> Despite these challenges more than 10 new companies were formed by the late 1800s including The People's Electric Light Company, The Kentucky Heating and Lighting Company, The Kentucky Electric Company and the Gooch Electric Light Company, all of whom obtained equipment that had been patented by Edison's very own General Electricity Company.

In 1888, The Louisville Gas Company sought to diversify to protect its market share. They did so by obtaining a new charter. By 1890, utilizing the structure provided by this new charter, the company secured the right to “manufacture, distribute, and sell” electricity and to buy stock in electric companies. Almost immediately the Louisville Gas Company purchased controlling interest in the Louisville Electric Light Company, the primary supplier of the city's electric-arc lighting.<sup>13</sup> With the widespread use of arc lights, gas street lamps soon became obsolete. “By 1893, there were 875 arc lamps on the street, compared with 301 gas lamps. And by April 1899, the last 10 gas lights in Louisville had been replaced by electric lamps.”<sup>14</sup> The early 1900s saw the rise of infrastructure to support electricity as the newest form of lighting. In 1903, The Louisville Lighting Company was formed and became a major competitor in the local market by providing electricity and by selling electric appliances.<sup>15</sup> By 1910, The Kentucky Electric Company built an 8,000-horsepower powerhouse, later named Waterside, and laid underground wires to supply electricity for Louisville's downtown network.

### **Louisville Gas & Electric Corporate History**

H.M. Byllesby, the Chicago engineer who oversaw the installation of Edison's electric system at Louisville's Southern Exposition of 1883, took note of the changes in the city and eventually entered the Louisville market. By 1913, H. M. Bylesbee and Company of Chicago consolidated the city's many gas and electric utilities to form Louisville Gas & Electric Company, which incorporates on July 2. Bylesbee managed The Louisville Gas & Electric Company (LG & E) under the umbrella of the larger Standard Gas and Electric System, which served 5.5 million customers in 19 states.

<sup>12</sup> Light Years: A History of [The ] Louisville Gas And Electric Company, 1838-1988, p 17.

<sup>13</sup> Light Years: A History of [The ] Louisville Gas And Electric Company, 1838-1988, p 17.

<sup>14</sup> Light Years: A History of [The ] Louisville Gas And Electric Company, 1838-1988, p 18.

<sup>15</sup> LG & E corporate history.

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

The acquisition of gas and electric companies by H. M. Bylesbee was not without its difficulties. In 1913, when LG & E consolidated the competing gas firms and other gas and electric companies into a single entity, it left numerous employees scattered around town, working out of hotels, homes and other odd places. H. M. Bylesbee secured the former Louisville Gas Company Building located at 211 W. Chestnut St. in downtown Louisville (a building which now serves as the Louisville Water Company headquarters) as their local headquarters while other LG & E engineering and business functions were scattered throughout the city.

Because gas supplies available were deemed inadequate for Louisville's growing customer base, provisions were put in place to assure adequate supply for the projected demand.<sup>16</sup> Before the City of Louisville would approve the consolidation of the city's disparate gas and electric companies, H. M. Bylesbee was required to build a new gas pipeline from West Virginia to Louisville with the expectation that this new service line would provide utility services to Louisville for the next 20 years. City fathers hoped that this move would position the City of Louisville to compete with neighboring cities in the region including Lexington, Cincinnati, and Frankfort Kentucky.<sup>17</sup> This pipeline, ran from Inez, Kentucky, a town located close to the West Virginia State border, and was completed in 1914. It would remain in service until 1962. Installation of the pipeline resulted in improved gas quality and in a reduction of gas prices for customers. As a result, gas usage increased tremendously as businesses, industry, and residential customers used more and more gas. Local distilleries, in industry that just a few short years earlier had often provided their own source of energy using on-site power plants, became important new customers as well.<sup>18</sup>

By February 2, 1917, daily gas demand by LG&E customers peaked and the company instituted a conservation programs to combat the energy crisis. By the late teens, coal industry growth, prompted by World War I manufacturing, resulted in LG&E entering the mining business to ensure it had an adequate supply of coal. The company eventually owned 3 mines, including the Cherry Hill Mine in Muhlenberg County. By 1922, the company mounted a gigantic new sign atop of the newly constructed Waterside Station that clearly established Louisville as the "Gateway to the South". By 1923, LG & E took advantage of a natural resource—water—to generate electricity. LG&E received a license from the federal power commission to construct a dam and Hydro-electric plant at the Falls of the Ohio. When completed, the plant had 8 generating units capable of producing 80,000 kilowatts. The plant began operation in 1927.

The local newspaper, the *Courier-Journal*, applauded LG & E's efforts. According to the *Courier-Journal*,  
...electricity in Louisville is produced by steam power in great turbines. The company owns its own coal mine, assuring an ample supply of fuel far into the future. The coal is brought from the mine to the power station in the company's own steel cars.<sup>19</sup>

According to the *Courier-Journal*,  
...practically all parts of the city are covered by the arteries of gas and electric distribution; most of the people living in the suburban districts are served with electricity as extensively as their city neighbors. The company reaches in Louisville and its suburbs of a population approximate to be considerably in excess of 300,000, and also furnishes electricity on a wholesale basis to the utility companies operating in New Albany in Jeffersonville, Indiana. Recently the properties of the Madison Light and Power Company, at Madison Indiana were added to the system by purchase, and it is intended to make connection with the Waterside Plant by means of a transmission line. How well the company has succeeded in bringing the advantages of low-priced electricity and gas to the people of Louisville is shown by the charts reproduced in connection with this article. Measured in terms of increased output

<sup>16</sup> Additional Gas Will Be Provided By New Put Pipeline, *Louisville Post*, October 23, 1919. LFPL clipping file.

<sup>17</sup> *Light Years: A History of Louisville Gas & Electric Company, 1838-1988*, P. 21.

<sup>18</sup> *Light Years: A History of Louisville Gas & Electric Company, 1838-1988*, P. 22.

<sup>19</sup> *Louisville Gas and Electric Company*, *Courier-Journal*, March 9, 1923.



Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

of electricity and gas, increased number of customers in the growth use of service, these figures speak eloquently of the company's part in building a prosperous community. The large increase in the number of customers served is at a much faster rate than the growth in population. It is due to energetic new business methods, to the extension of lines and plant capacities, and to the ability to obtain capital for new construction. The company recognizes the fact that municipal and industrial growth depends on adequate utility service, and has made every effort faithfully to discharge its responsibility toward community development.<sup>20</sup>

The growth precipitated by the formation of the Louisville Gas & Electric Company by H. M. Bylesbee cannot be overstated. According to the Louisville Courier-Journal,

“The largest growth in the entire history of the company from a standpoint of gas and electrical output and customers served was experienced during the past 2 years. Demand for gas has grown by leaps and bounds and today the company is supplying nearly 600,000,000 ft.<sup>3</sup> more than was supplied 2 years ago, an increase of 21%. Likewise the use of electrical energy supplied by the local firms has increased enormously, making necessary a 45% increase in generating capacity. The company today serves more than 63,000 electrical customers and 45,000 gas customers, the actual increase during the past 2 years being 9,336 of both classes. During the same period approximately 300 miles of new electrical distribution system have been built and 75 miles of gas mains and pipes installed.<sup>21</sup>

Other buildings in LG & E's real estate portfolio by the late 1920s included: the Canal Station (located at 2004 Northwestern Pkwy), The Waterside Station (located at 3<sup>rd</sup> Street in River road), The Beargrass Station (located on Upper River Rd. near the water tower), the Upper River Rd. Switching Station, and various smaller substations including the Algonquin (on 7<sup>th</sup> Street road), the Beechmont (at 3<sup>rd</sup> Street and Kenwood way), and the Liberty substation (at 223 W. liberty). All served a vital role in delivering energy to homes and businesses through a complex web that involved creating new energy from the Falls of the Ohio hydroelectric plant or processing coal or natural gas into energy and then transporting it by pipeline or electric line from the generating facility to the end-user, whether that end-user included industry, homes, municipalities, or railway companies.

In the 1920s, the H.M. Byllesby Company, owner of the Louisville Gas & Electric Company, constructed a new “stores and distribution center” at Seventh and Ormsby and consolidated all operations employees at one plants. The focal point of the plant was the Service Station Building.

The new Service Station Building was constructed of concrete and steel and was fireproof to ensure safe storage of supplies and equipment. It was also durable enough to handle the continual flow of crews and heavy equipment for many decades. Hallmarks of the H. M. Byllesby Company were reflected architecturally on the torcher globe lights and shield-shaped stone plaques located on the building's exterior. The concrete floors were bare and pipes hung from the 15-foot ceilings.

Despite its lack of ornamentation, Louisville Gas & Electric Company employees were delighted with the “convenience, room and above all, cleanliness.” The facility served the Louisville Gas & Electric Company for well over 60 years, until maintenance issues, poor work conditions and overcrowding prompted the company to seek a new work space. In 1985, more than 600 LG&E employees at Seventh and Ormsby, like their predecessors, moved to a new spacious central operations center – the Broadway Office Complex.<sup>22</sup> Byllesby's accomplishments can best be summed up by his obituary which appeared in the Louisville Post in 1924. According to the obituary, upon his death Byllesby was “...president of H.M. Byllesby and Company, Chicago, chairman of board of the Board of Directors of the Louisville Gas & Electric Company, Pioneer

<sup>20</sup> The trail of progress of the Louisville gas and electric company, Louisville Herald post, June 15, 1924.

<sup>21</sup> Louisville Gas and Electric Company, Courier-Journal, March 9, 1923.

<sup>22</sup> News Transmission email corporate newsletter, Louisville Gas & Electric Company employee newsletter, July 17, 2014.

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

engineer and promoter of electrical, gas and other utilities..." The obituary continues, "Although H.M. Byllesby was seldom in Louisville he had an important influence on the life of the city through the merger of the gas and electric plants in Louisville in March, 1918. The Byllesby Company bought the Kentucky Electric Company and after acquiring the stock merged the Louisville Lighting Company, a rival concern, the Louisville Gas Company, which furnished only artificial gas, and the Kentucky Heating Company, which provided the city with natural gas. These companies were merged and the new concern was called the Louisville Gas & Electric Company. The City Of Louisville sold all of its stock in the Louisville Gas Company and used the money to construct sewers. Since that time the general terms of the contract were that the company was permitted to increase the charges for electricity in return for which the city was to receive lower gas rates."<sup>23</sup>

### **Evaluation of the Significance of the Louisville Gas & Electric Company Service Station Complex within the Context of Louisville Gas and Electric Service In Louisville, Kentucky, 1890-1964**

While LG & E's larger projects, most notably the Waterside Station and the Falls Of The Ohio Hydroelectric Station, were hailed as grand successes, more modest buildings in the system, including the LG & E Service Station at 7<sup>th</sup> and Ormsby, also played an important part. The 7<sup>th</sup> and Ormsby Service Station was the workhorse that enabled the more visible generating plants to function. Its importance to the complex web of energy delivery was significant and vital to LG & E's operational needs.

The LG & E Service Station site was the heart of the company's energy delivery system. By 1928, the LG & E site at 7<sup>th</sup> and Ormsby was home to the LG & E Distribution And Stores Department which included a the Gatehouse Building, the large Gas Holder, the Inclined Ramp, the Garage Building, the Service Station Building, the Metal General Storage Building, the Two-Story Brick General Repair Storage Building, the General Repair Shop Building of the Citizens Light Company/Louisville Gas Company, the wood frame link between the 2 Story Brick General Repair Storage Building and the General Repair Shop, and the Cable Warehouse Building. The Service Station Building, the Gatehouse Building, and the Cable Warehouse Building still remain on site and contribute to the National Register nomination, while the 1970s Metal Storage Building is noncontributing to the National Register nomination. The remainder of the buildings have been demolished.

According to LG & E staff, the service station complex housed all operations, engineering functions, and warehousing. It was from this point that LG & E crews and vehicles assembled and departed to do the work necessary for the successful transmission of gas and electricity. The buildings were used somewhat interchangeably depending on the situation. Wooden electric poles were transported to the site by rail and transferred to on-site installation locations as needed by LG & E crews. Gas and electric meters were assembled and repaired at the service station site and installed throughout the LG & E service area by linesman. Cables were stored on site until LG & E crews delivered this important infrastructure as needed. LG & E personnel, including telephone operators fielding questions or complaints from customers, were all housed in one building or another at the LG & E site at 7<sup>th</sup> and Ormsby. The one-story Moderne style steel frame garage building constructed circa 1925 was used both to store and repair company vehicles and later, as a place to park employee vehicles.

### **Evaluation of the Integrity Between the Significance of the Louisville Gas & Electric Company Service Station Complex and its Current Physical Condition**

The Louisville Gas & Electric Company Service Station **Complex is now** comprised of the Service Station Building, the Gatehouse Building, the Cable Warehouse Building, and the 1970s Metal Warehouse Building. The basis for eligibility chosen is Criterion A. The site's significance comes from its ability to illustrate to us what was significant about electric and gas service delivery to Louisville's population during the Period of

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<sup>23</sup> Great Career Ended By Death of Byllesby: One of the Most Constructive Factors in the Field Of Electric Development. Louisville Post. May 2, 1924

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

Significance. Any property found historically significant within this context must possess integrity of location, design, setting, materials, feeling, and association.

### **The Louisville Gas & Electric Company Service Station building**

The Louisville Gas & Electric Company Service Station building retains its overall integrity of location, design, setting, materials, feeling, and association. The building was constructed in 1924-25 and is associated with the historic context.

### **The Gatehouse Building**

The Louisville Gas & Electric Company Gatehouse Building retains its overall integrity of location, design, setting, materials, feeling, and association associated with the building as constructed circa 1890. Windows facing the North and East, both on 7<sup>th</sup> Street and Dumesnil, have been bricked-in, perhaps for security reasons. Some windows on the south and west sides of the building have been shortened or removed altogether. Others have been replaced with newer doors. Despite these changes, this building retains integrity.

### **The Cable Warehouse Building**

The Louisville Gas & Electric Company Cable Warehouse Building was built in 1928 and retains its overall integrity of location, design, setting, materials, feeling, and association. While it retains its basic structural form from 1928 (a frame building sheathed in a metal skin) it appears that the building's exterior has been sheathed with a new metal covering. Despite these changes, this building retains integrity.

### **The Metal Warehouse Building**

The Louisville Gas & Electric Metal Warehouse Building has not retained its overall integrity of location, design, setting, materials, feeling, and association. The building, as constructed circa 1970, falls outside the period of significance associated with the context.

Oct 1 2014

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

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**Developmental history/additional historic context information** (if appropriate)

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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**Previous documentation on file (NPS):**

**Primary location of additional data:**

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number        JF-CO-2679       

**10. Geographical Data**

**Acreeage of Property** 4.4416

**UTM References**

**Louisville West quad**

**Coordinate calculated via ArcGIS Explorer**

**Coordinate expressed according to NAD 27: Zone 16; Easting 607 943.11; Northing 4232 279.63**

**Coordinate expressed according to NAD 83:**

1	<u>16</u>	<u>607 940.39</u>	<u>4232 485.85</u>	3	<u>      </u>	<u>      </u>	<u>      </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>      </u>	<u>      </u>	<u>      </u>	4	<u>      </u>	<u>      </u>	<u>      </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The property proposed for this listing corresponds to the Jefferson County Property Valuation Administrator parcel 031D00010000, which is a rectangular lot approximately 600 feet wide (east-west) by 340 feet deep (north-south) corresponding to the address 1228 S. 7<sup>th</sup> St. The entire Louisville Gas & Electric Company Service Station Complex in all the land historically associated with it is proposed for listing.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary encompasses the entirety of the real property and the extent of the historic structure. The structure has, since its inception, occupied the site.

**11. Form Prepared By**

name/title Joanne Weeter  
organization Historic Preservation Consultant date October 1, 2014

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

street & number 4302 Talahi Way telephone 502-296-7666  
city or town Louisville state KY zip code 40207  
e-mail [Joanne.Weeter@Gmail.com](mailto:Joanne.Weeter@Gmail.com)

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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### Photographs:

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Louisville Gas & Electric (LG & E) Company Service Station Complex

**City or Vicinity:** Louisville

**County:** Jefferson

**State:** KY

**Photographer:** Ashlyn Ackerman, City Properties Group

**Date Photographed:** September 24, 2014

### Description of Photograph(s) and number:

**0001 of 6 Main Building South Exterior**  
**0002 of 6 Main Building East Exterior**  
**0003 of 6 Main Building North Exterior**  
**0004 of 6 Main Building West Exterior**  
**0005 of 6 Gatehouse Street View**  
**0006 of 6 Cable Warehouse Site View**

Louisville Gas & Electric Company Service Station Complex  
Name of Property

Jefferson County, Kentucky  
County and State

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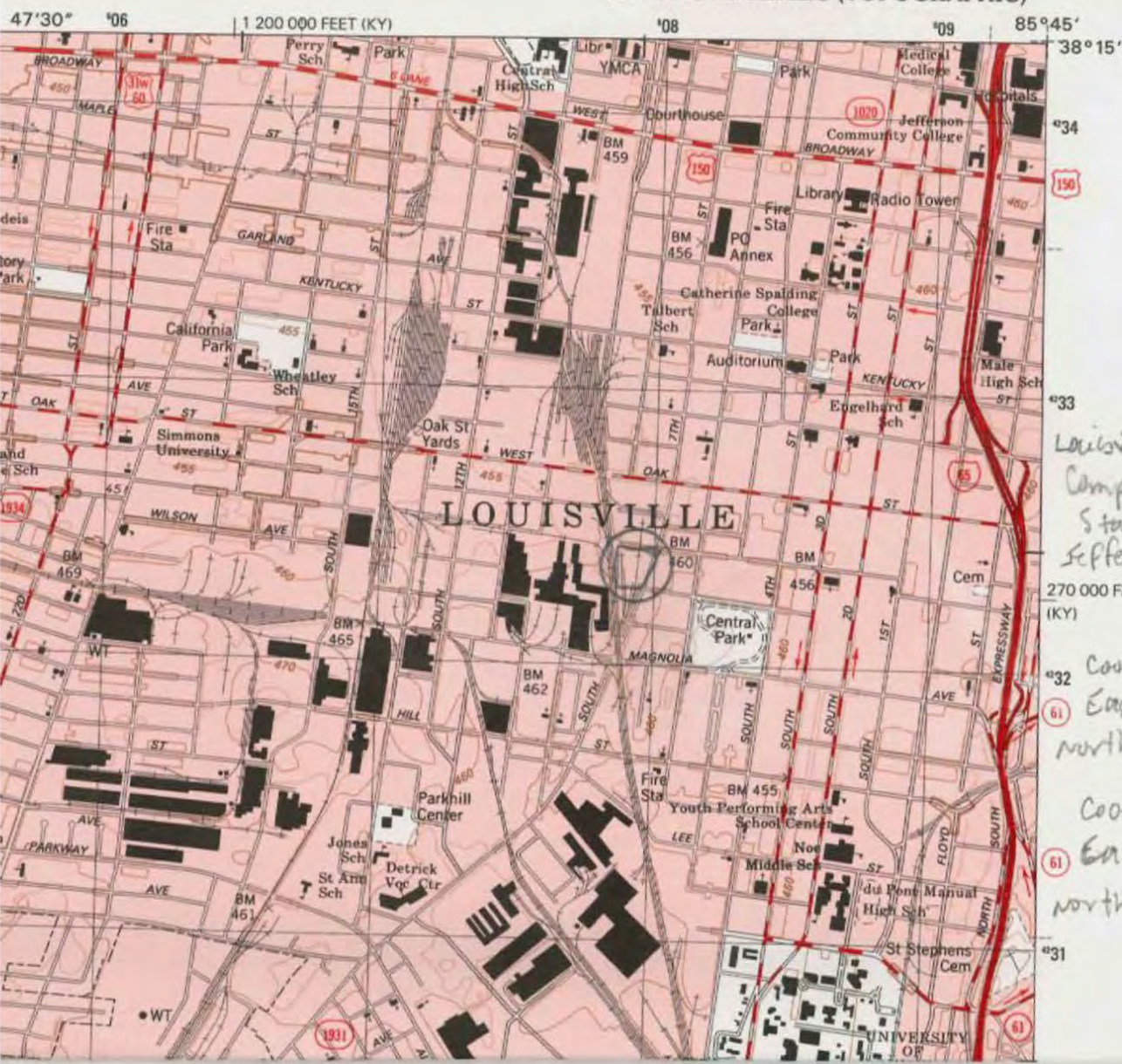
**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

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name The Edison Center LLC, c/o Bill Weyland, CITY Properties Group  
street & number 604 S. 3<sup>rd</sup> St. telephone 502-584-5523  
city or town Louisville state KY zip code 40208

LOUISVILLE WEST QUADRANGLE  
 KENTUCKY-INDIANA  
 7.5-MINUTE SERIES (TOPOGRAPHIC)



*Handwritten:* Louisville Gas & Electric  
 Company Service  
 Station Complex  
 Jefferson Co., KY  
 Zone 16

*Handwritten:* Coordinates NAD 27  
 Easting 607 943.11  
 Northing 4232 219.63

*Handwritten:* Coordinate NAD 83  
 East: 607 940.39  
 North: 4232 485.85





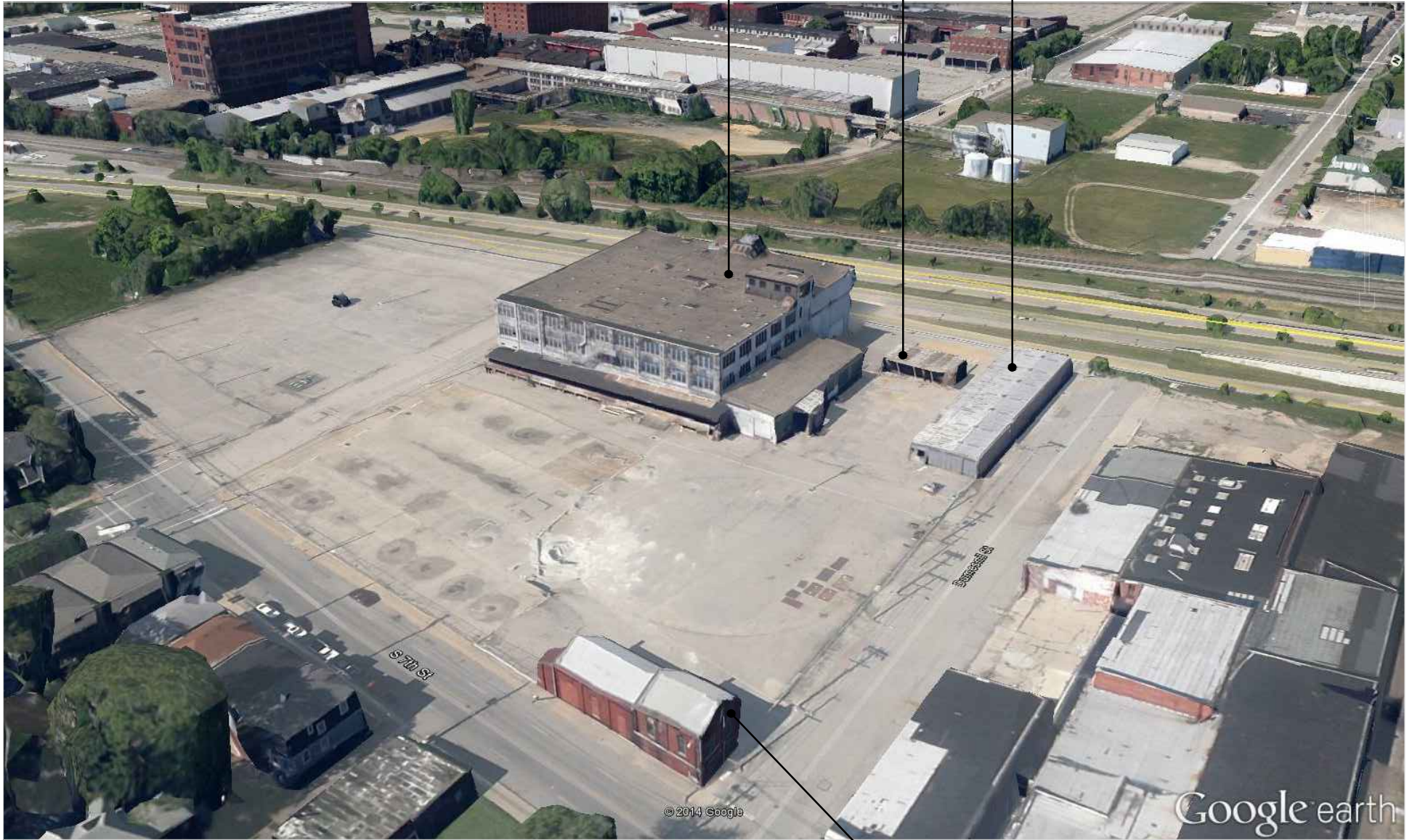
PROPERTIES GROUP

815 W MARKET ST, LOUISVILLE, KY 40202  
Phone: 502.515-2489 Fax: 502.584-9414

SERVICE STATION  
(CONTRIBUTING)

METAL STORAGE  
(NON-CONTRIBUTING)

WAREHOUSE  
(CONTRIBUTING)



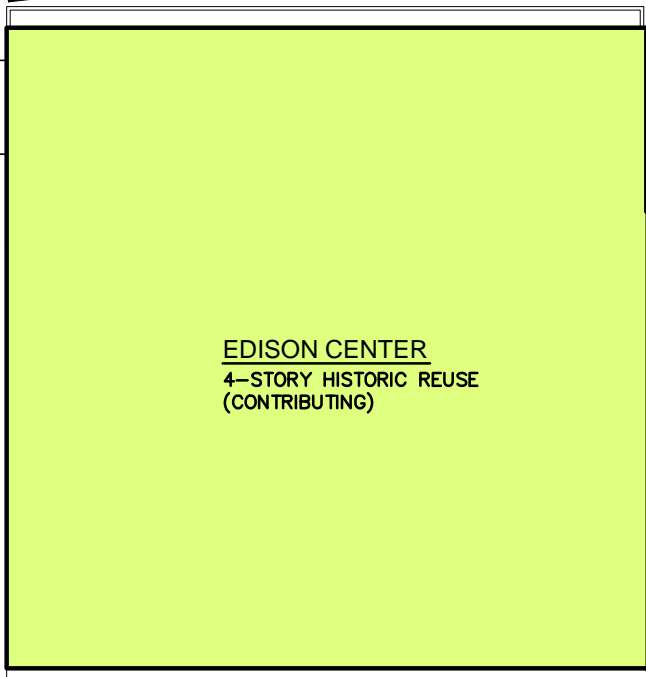
# AERIAL SITE PLAN

N.T.S.

LOUISVILLE GAS & ELECTRIC COMPANY SERVICE STATION  
COMPLEX/THE EDISON CENTER (JFCO-2679)  
1228 S. 7th ST., LOUISVILLE, JEFFERSON COUNTY, KENTUCKY, 40208

GATEHOUSE (CONTRIBUTING)

S. NINTH STREET



EDISON CENTER  
4-STORY HISTORIC REUSE  
(CONTRIBUTING)

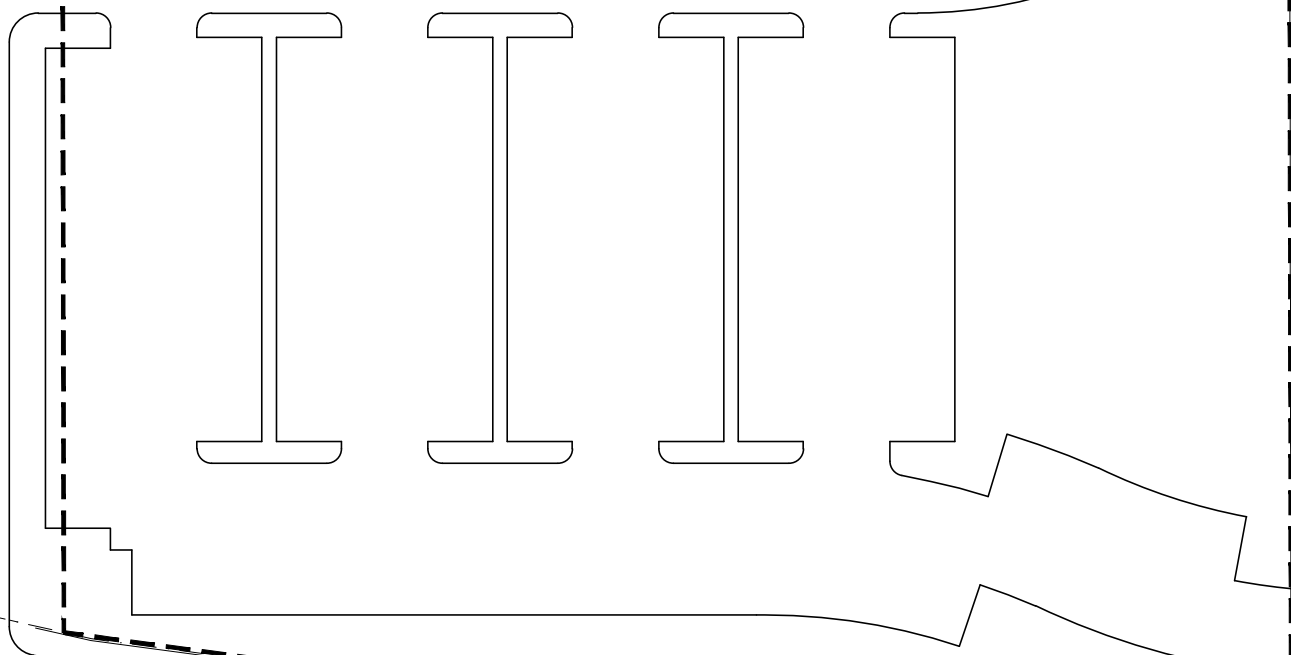
1-STORY  
ANNEX

1-STORY  
STORAGE BLDG  
(NON-  
CONTRIBUTING)

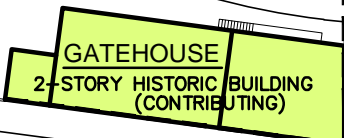


1-STORY  
WAREHOUSE  
(CONTRIBUTING)

NATIONAL REGISTER  
NOMINATION BOUNDARY



DUMESNIL STREET



GATEHOUSE  
2-STORY HISTORIC BUILDING  
(CONTRIBUTING)

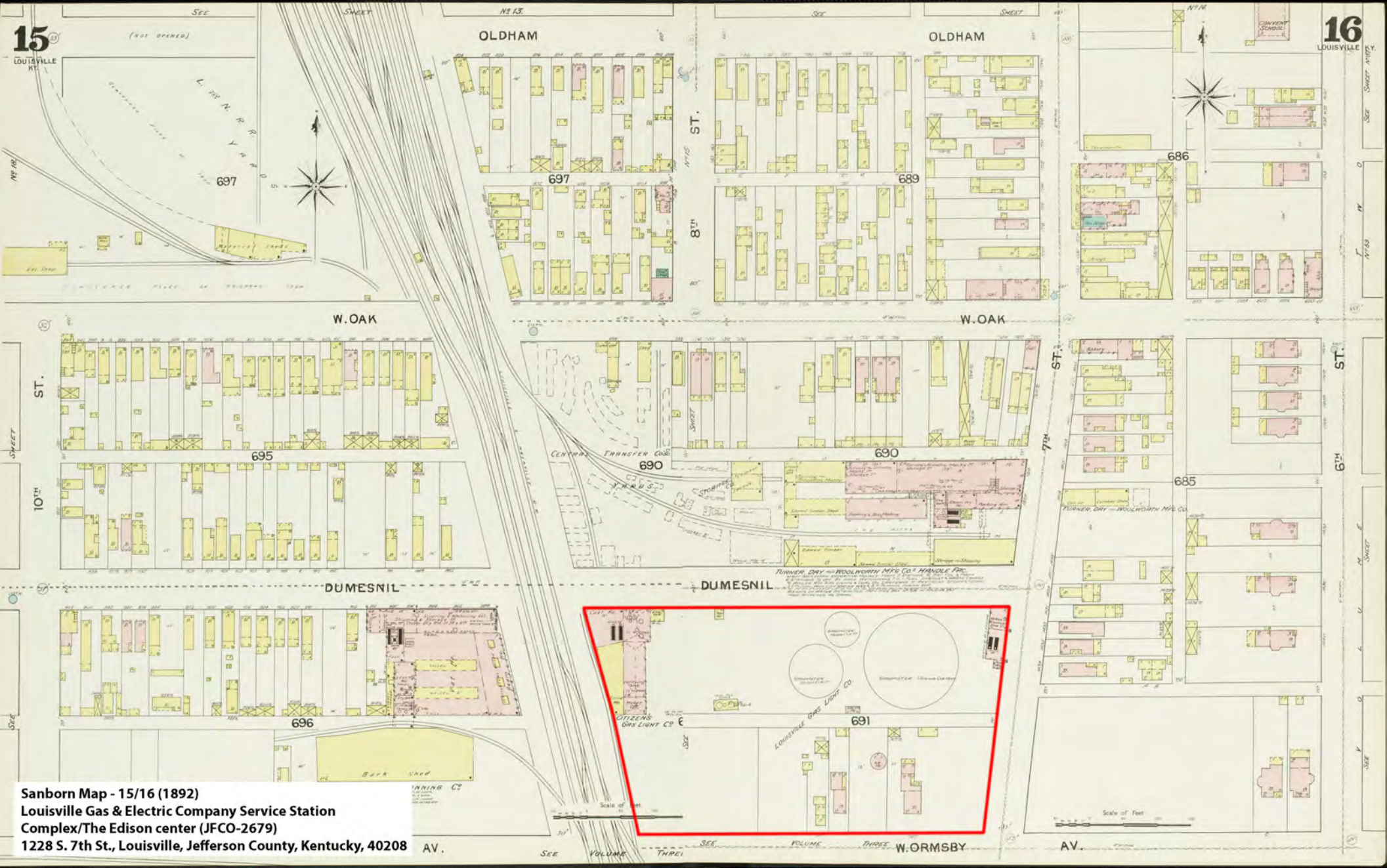
S. SEVENTH STREET



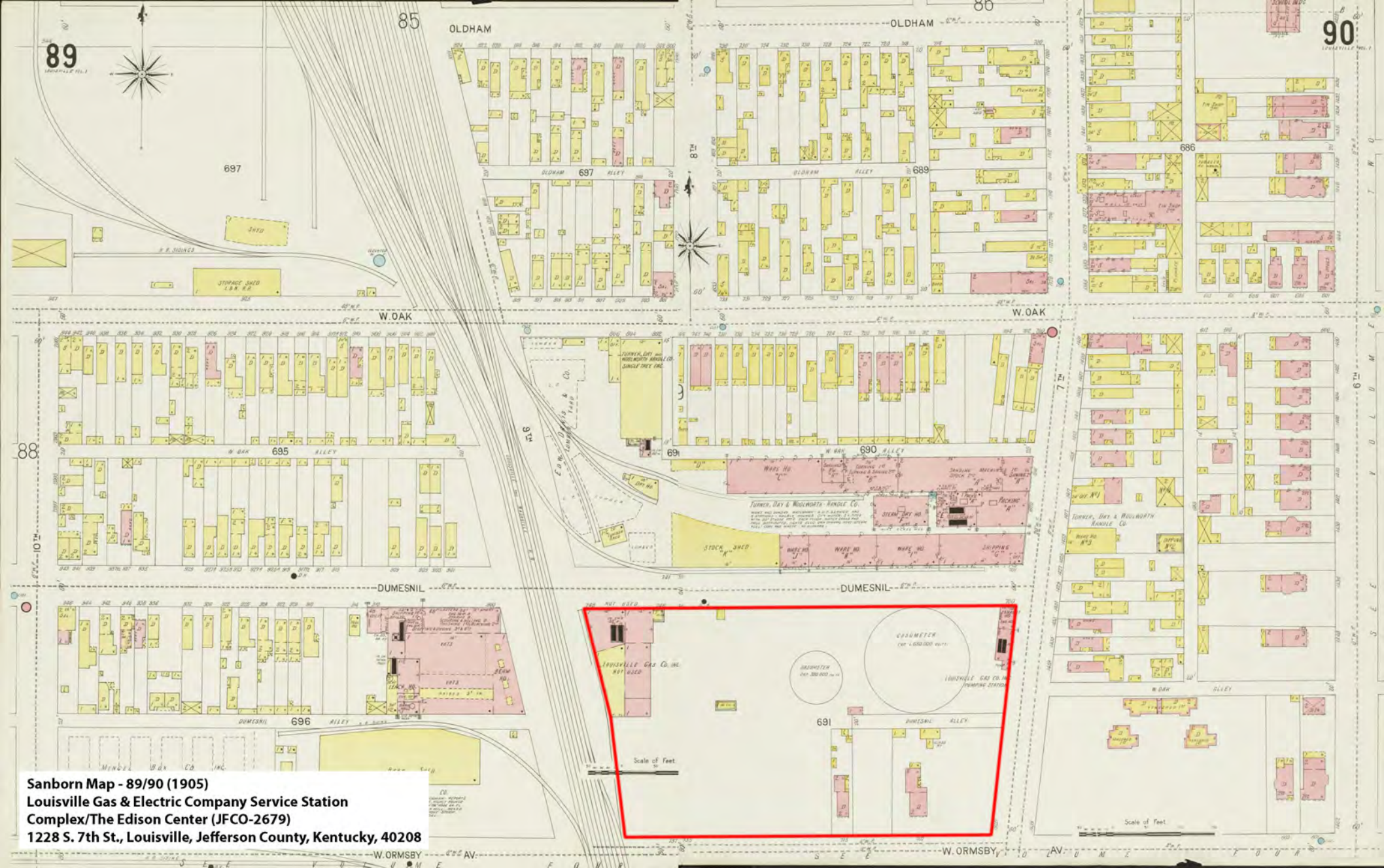
815 W MARKET ST., LOUISVILLE, KY 40202  
Phone: 502.515-2489 Fax: 502.584-9414

LOUISVILLE GAS & ELECTRIC COMPANY SERVICE STATION  
COMPLEX/THE EDISON CENTER (JFCO-2679)  
1228 S. 7th ST., LOUISVILLE, JEFFERSON COUNTY, KENTUCKY, 40208



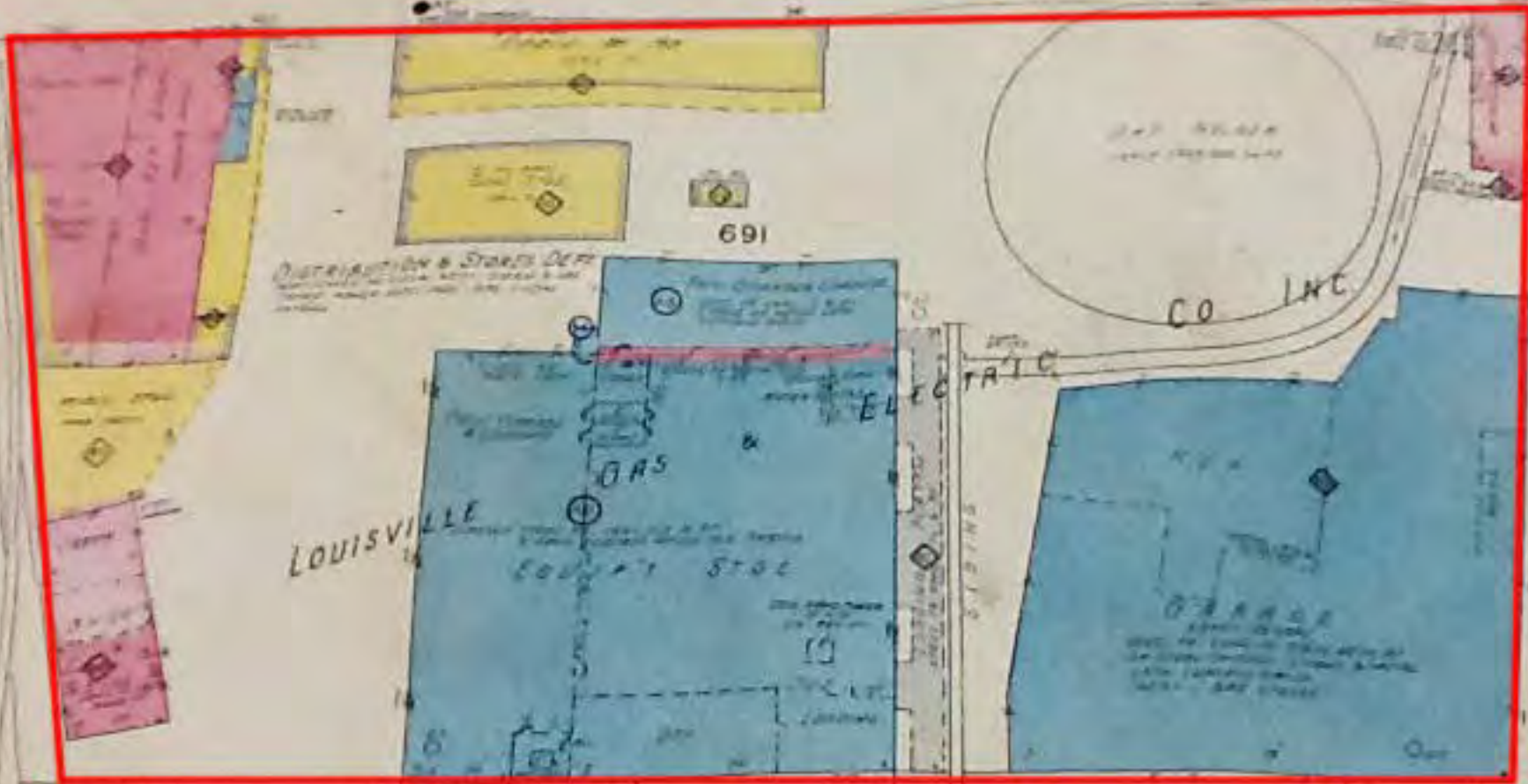


**Sanborn Map - 15/16 (1892)**  
**Louisville Gas & Electric Company Service Station**  
**Complex/The Edison center (JFCO-2679)**  
**1228 S. 7th St., Louisville, Jefferson County, Kentucky, 40208**



**Sanborn Map - 89/90 (1905)**  
**Louisville Gas & Electric Company Service Station**  
**Complex/The Edison Center (JFCO-2679)**  
**1228 S. 7th St., Louisville, Jefferson County, Kentucky, 40208**



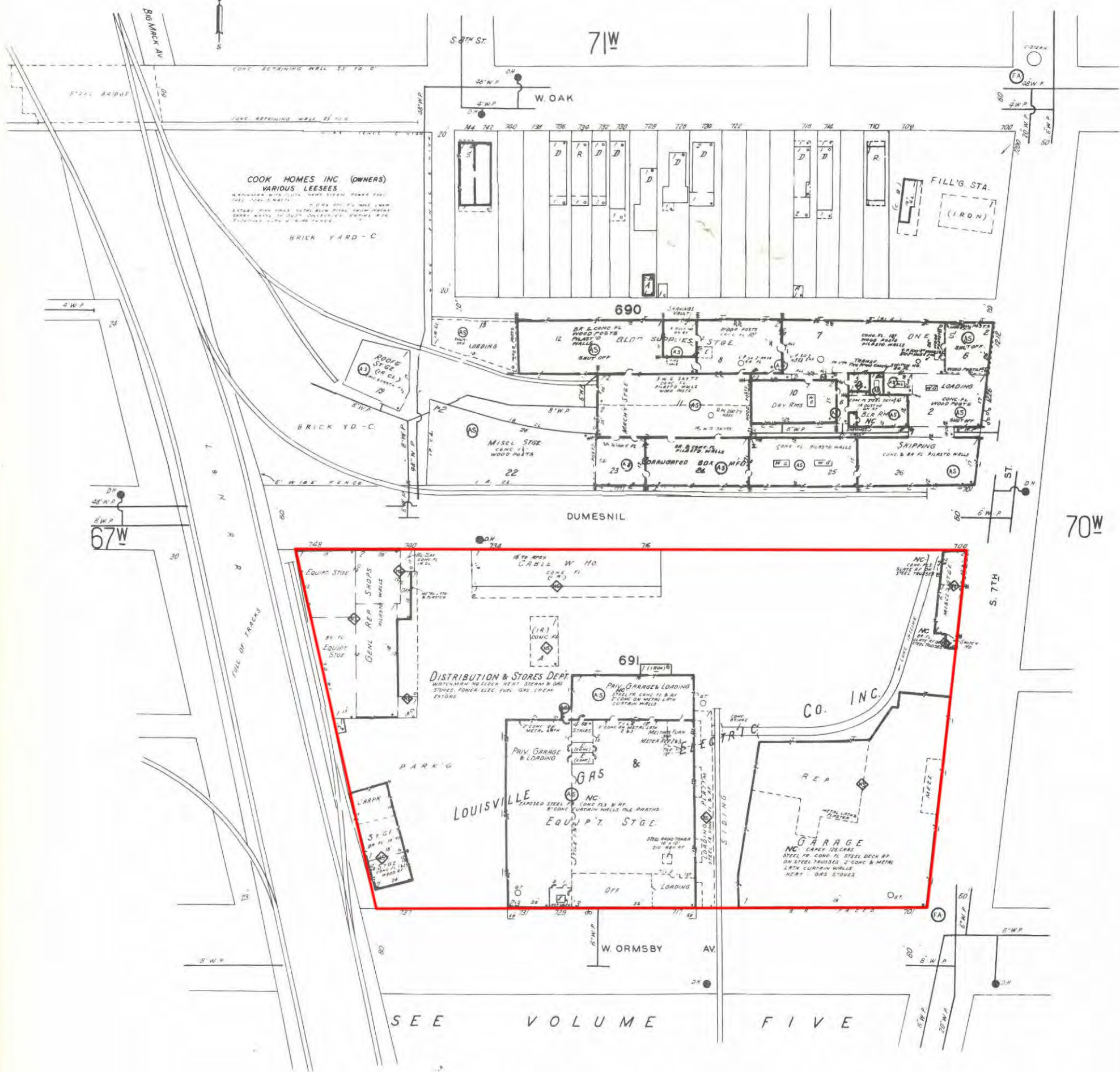


1941

SEE VOLUME

FIVE

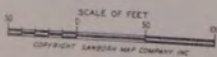
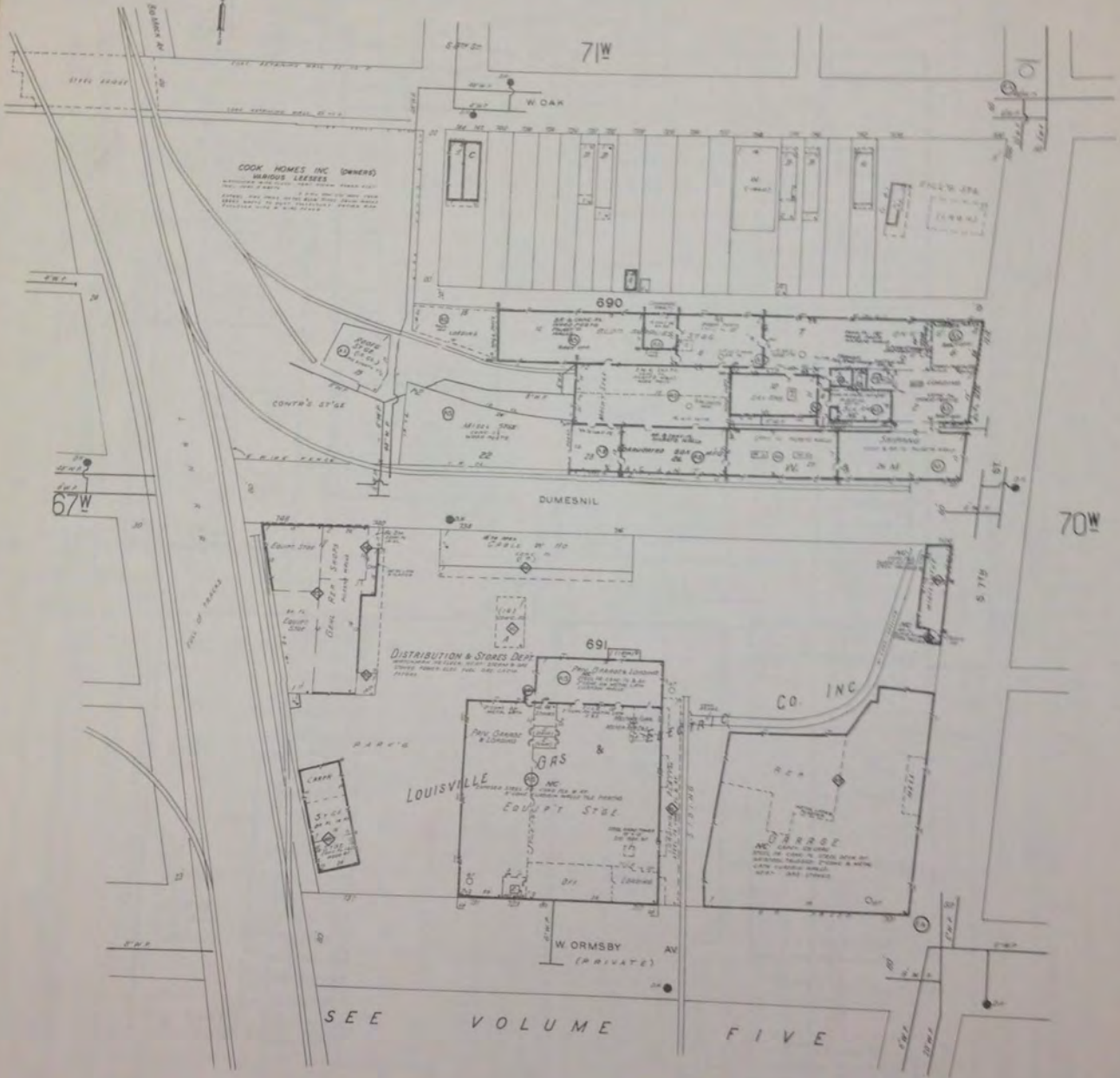
Sanborn Map - Vol. 2, 69W (1941)  
Louisville Gas & Electric Company Service Station  
Complex/ The Edison Center (JFCO-2679)  
1228 S. 7th St., Louisville, Jefferson County, Kentucky, 40208



SEE VOLUME FIVE

Sanborn Map - Vol 2, 69W (1985)  
Louisville Gas & Electric Company Service Station  
Complex/The Edison center (JFCO-2679)  
1228 S. 7th St, Louisville, Jefferson County, Kentucky, 40208



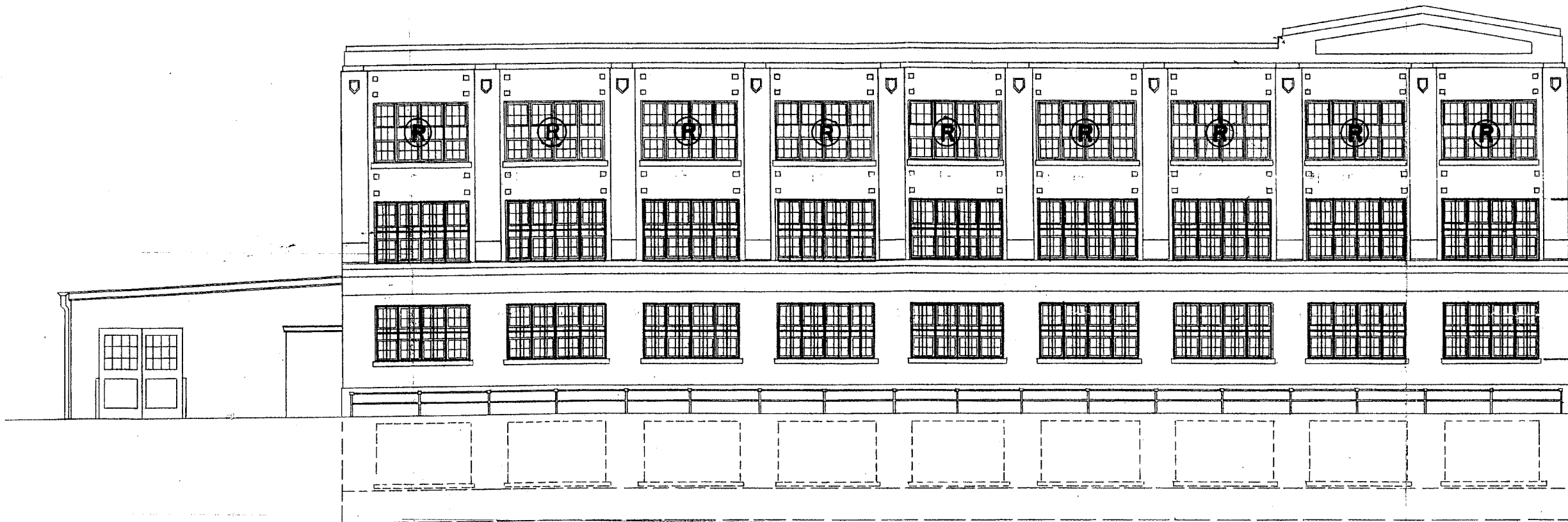






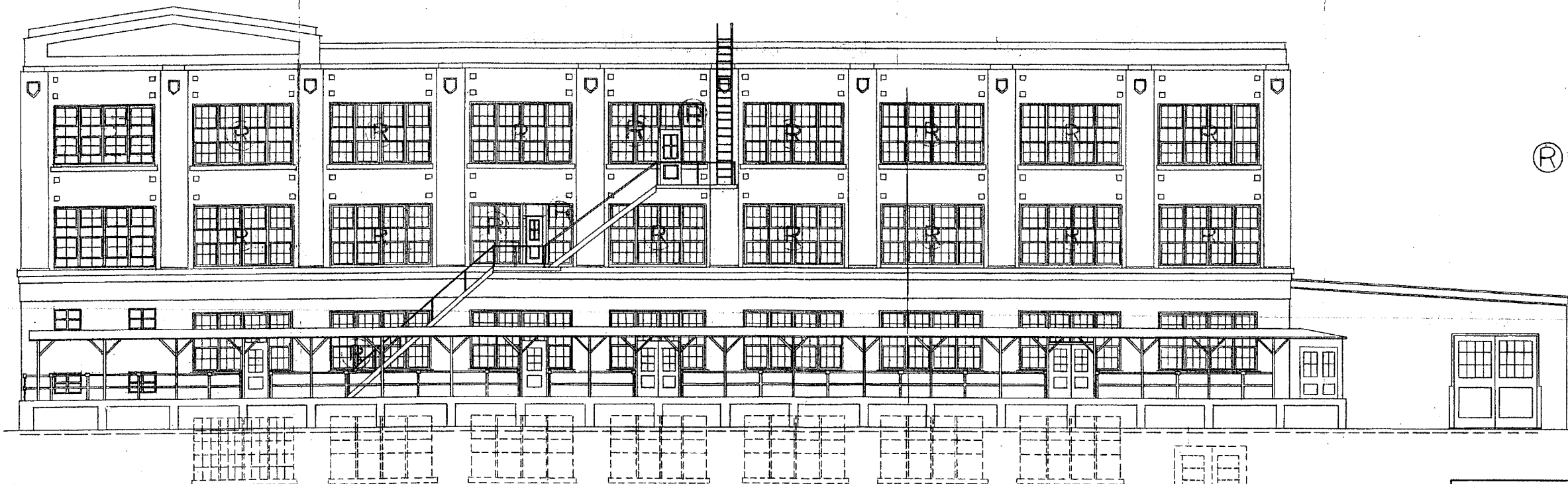


FILMED  
SEP 26 1985  
S C D



THESE TWO ROWS  
REPLACED WITH  
FIBERGLASS PANEL

WEST ELEVATION



R = REPLACE

EAST ELEVATION

LOUISVILLE GAS & ELECTRIC CO.  
CONSTRUCTION DEPT.

SERVICE STATION - 7th & ORMSBY

EAST & WEST ELEVATION

REVISION NO	BY	DATE

SCALE - 1/8" = 1'-0"

DRAWN BY - JAR      DATE - 10-2-62

CHECKED BY -      DATE -

APPROVED BY -      DATE -

CA-6107





# The EDISON CENTER

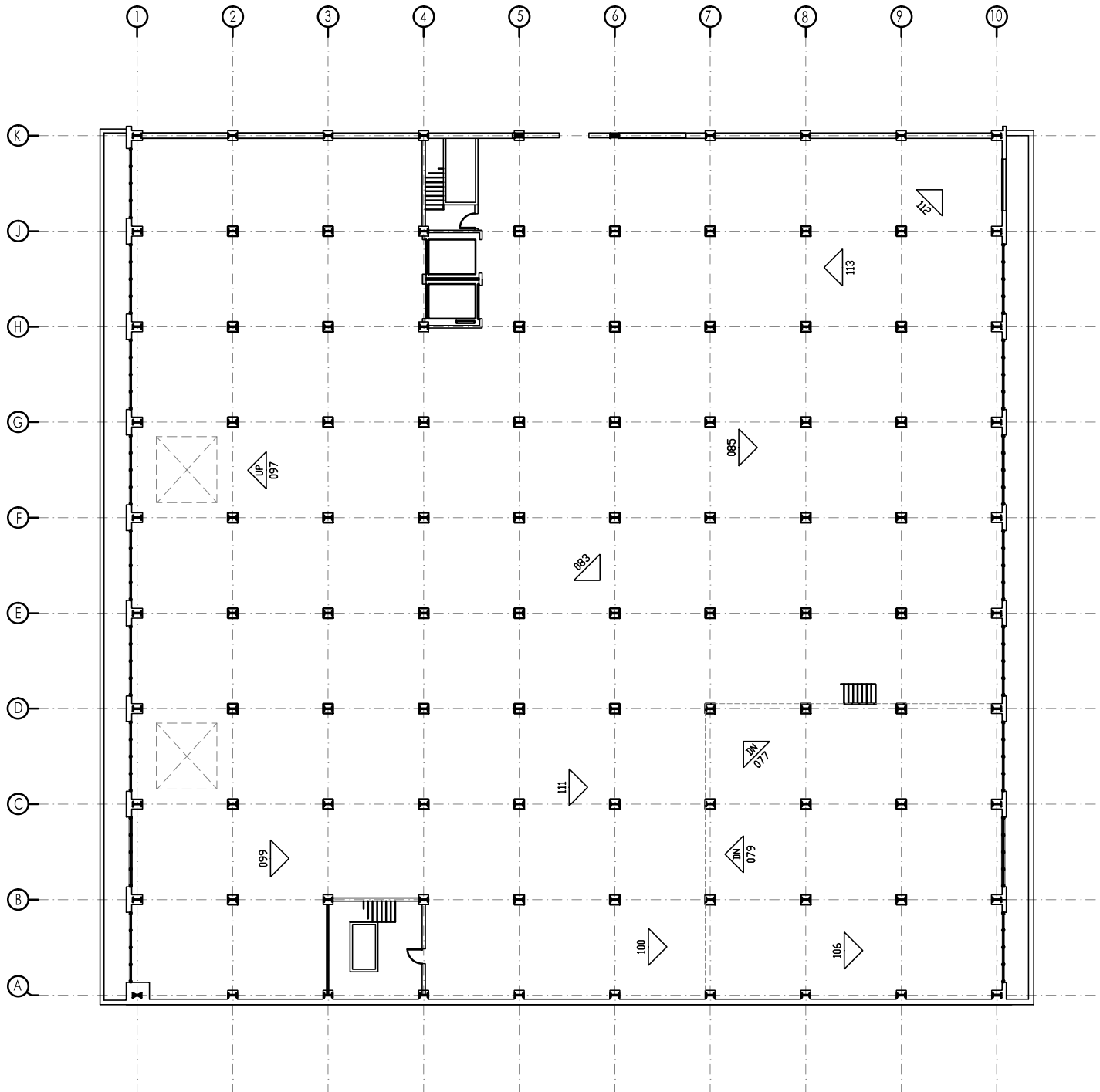
1250 S 7TH STREET

AUGUST 2014



PROPERTIES GROUP

815 W MARKET ST, LOUISVILLE, KY 40202  
Phone: 502.515-2489 Fax: 502.584-9414



**BASEMENT PLAN**

SCALE: 1" = 30'-0"



# The EDISON CENTER

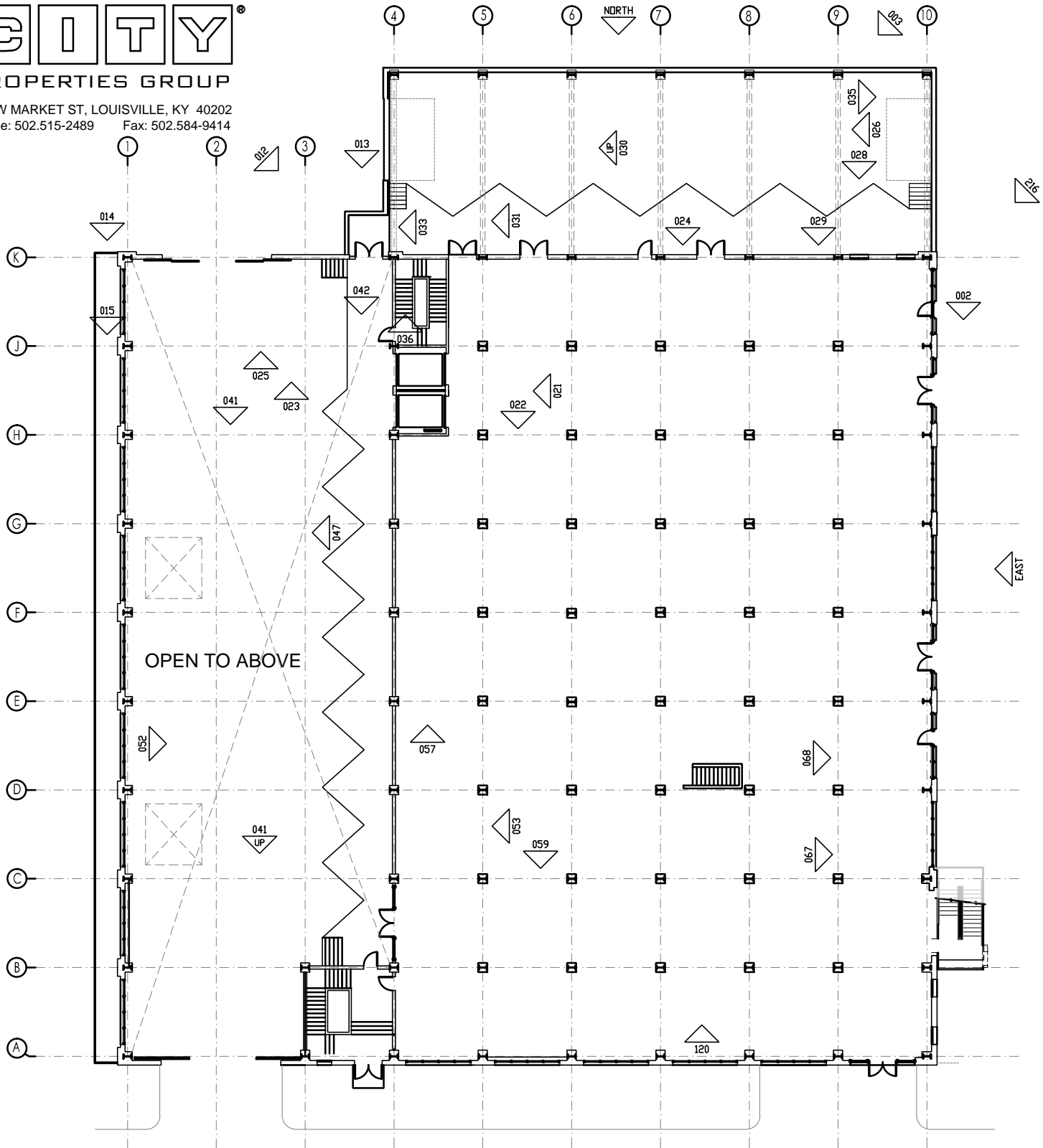
1250 S 7TH STREET

AUGUST 2014



PROPERTIES GROUP

815 W MARKET ST, LOUISVILLE, KY 40202  
Phone: 502.515-2489 Fax: 502.584-9414



## FIRST FLOOR PLAN

SCALE: 1" = 30'-0"

# The EDISON CENTER

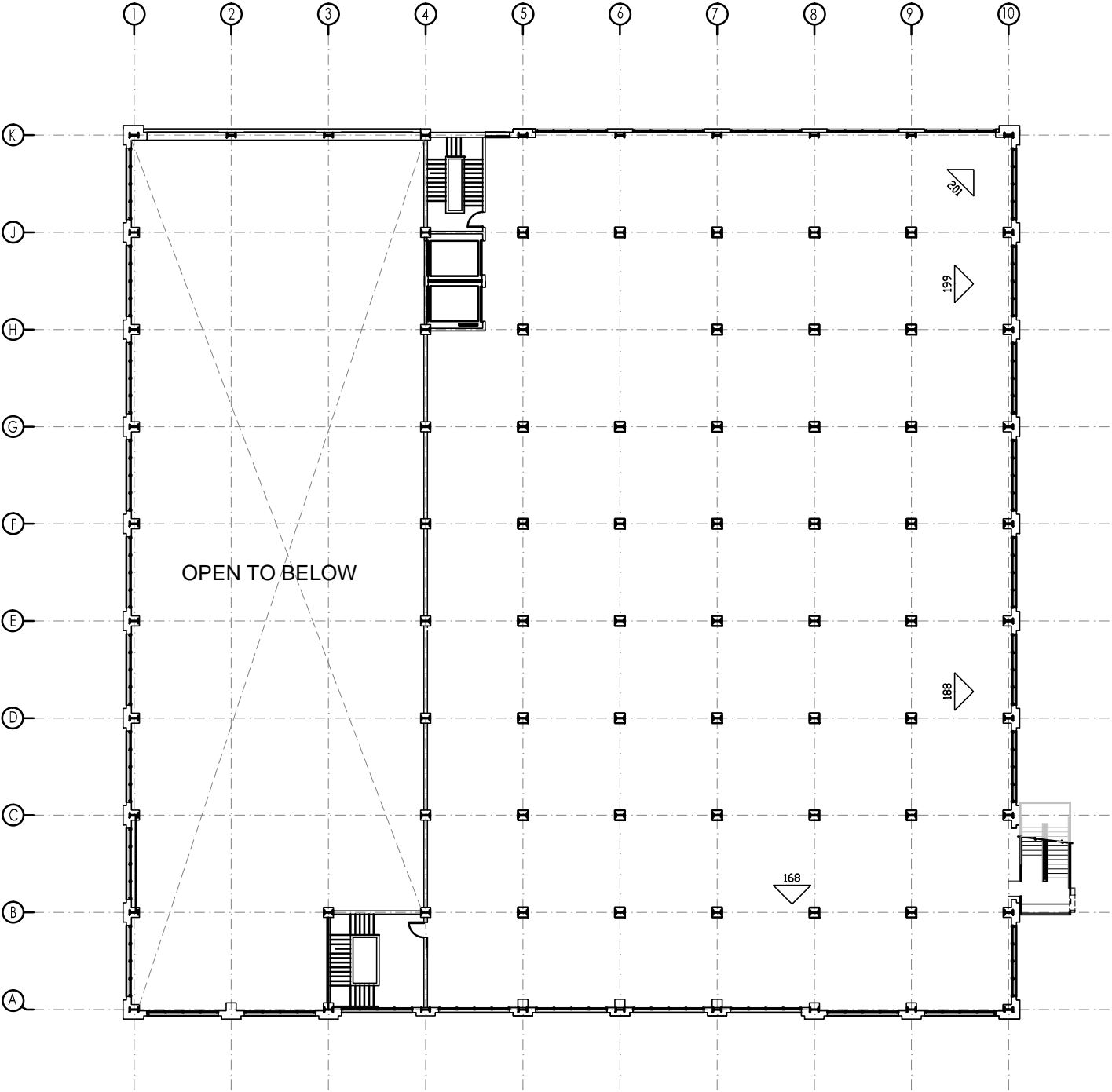
1250 S 7TH STREET

AUGUST 2014



PROPERTIES GROUP

815 W MARKET ST, LOUISVILLE, KY 40202  
Phone: 502.515-2489 Fax: 502.584-9414



**SECOND FLOOR PLAN**  
SCALE: 1" = 30'-0"





# The EDISON CENTER

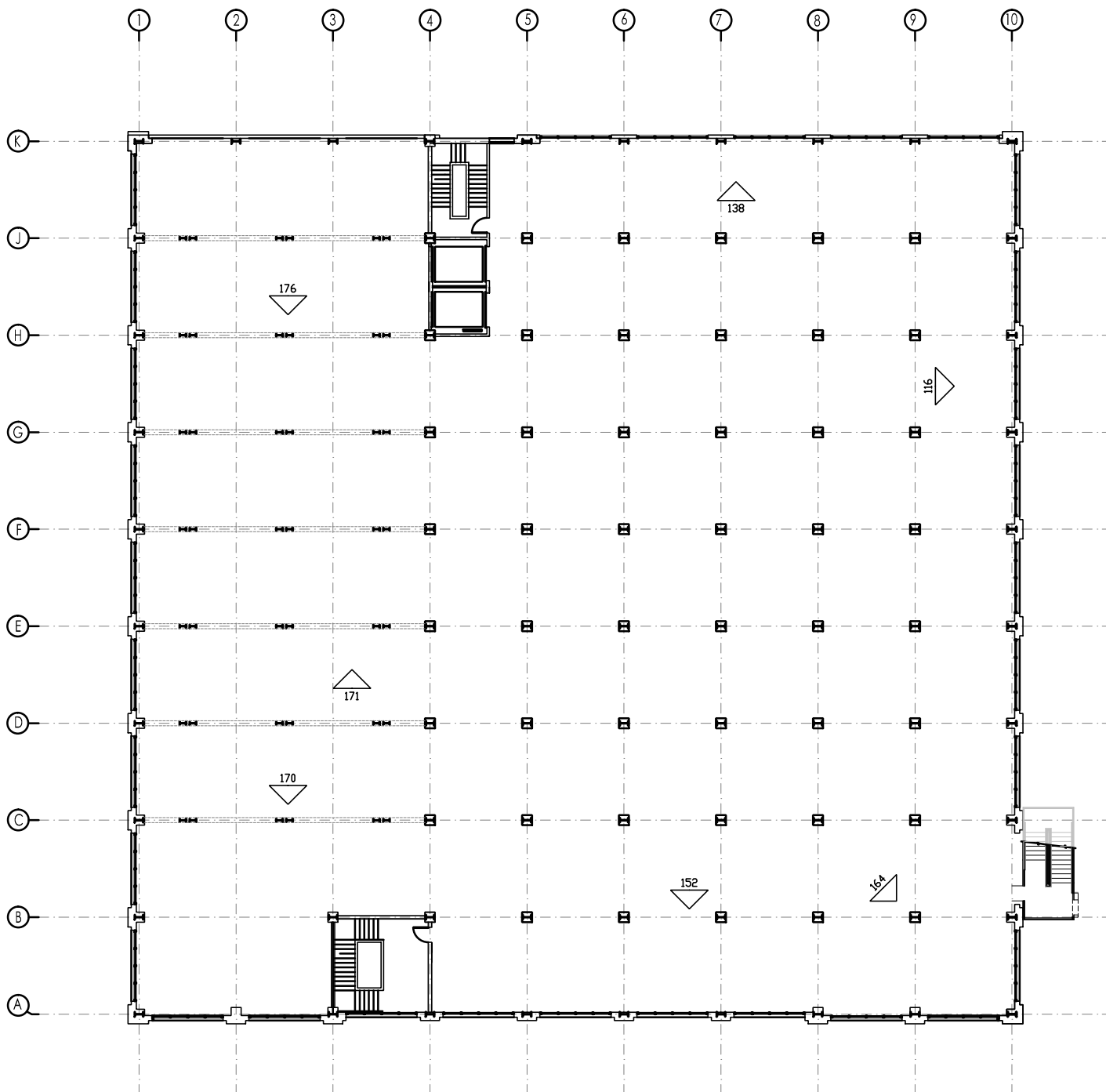
1250 S 7TH STREET

AUGUST 2014



PROPERTIES GROUP

815 W MARKET ST, LOUISVILLE, KY 40202  
Phone: 502.515-2489 Fax: 502.584-9414



## THIRD FLOOR PLAN

SCALE: 1" = 30'-0"

















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Louisville Gas and Electric Company Service Station Complex

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Jefferson

DATE RECEIVED: 1/30/15      DATE OF PENDING LIST: 3/05/15  
DATE OF 16TH DAY: 3/20/15      DATE OF 45TH DAY: 3/17/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000082

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      3.17.2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*Automatic List*

RECOM./CRITERIA Accept A

REVIEWER J. Gubbart      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.

November 25, 2014

Craig Potts  
Executive Director  
Kentucky Heritage Council  
300 Washington Street  
Frankfort, Kentucky 40601

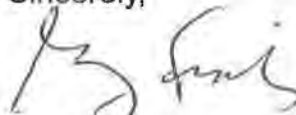
Dear Mr. Potts:

I am pleased to have this opportunity to support the following nominations for Lynn Acres Garden Apartments and The Edison Center for listing in the National Register of Historic Places. Our continuing partnership to recognize and preserve Louisville Metro's historic places is important and greatly appreciated.

The Louisville Metro Historic Landmarks and Preservation Districts Commission recommended approval of both nominations on November 20, 2014. Please find enclosed a *Certified Local Government Review of National Register Nomination Report* indicating that recommendation, as well as my recommendation that this nomination be approved.

The Lynn Acres Garden Apartments and The Edison Center described in these nominations will add immeasurably to our community's heritage. Lynn Acres Garden Apartments represent an important part of the Post-World War II housing growth in Louisville. The Edison Center conveys the history of bringing gas and electrical service to the community at the beginning of the 20<sup>th</sup> century. I also look forward to the adaptive reuse of both sites by the developers that are seeking to utilize Historic Rehabilitation Tax Credits. I am pleased to support the nomination of both properties to the National Register of Historic Places.

Sincerely,



Greg Fischer  
Mayor

RECEIVED

KENTUCKY HERITAGE COUNCIL



Kentucky Historic Preservation Review Board  
c/o Marty Perry  
300 Washington Street  
Frankfurt, KY 40601

December 8<sup>th</sup>, 2014

To Whom It May Concern

As the re-developers of the Louisville Gas and Electric Company site, located at 1228 S. 7<sup>th</sup> Street along the Western Edge of Old Louisville, we are excited about the opportunity to restore the three remaining historic buildings of the complex. LG&E, the Louisville Historic Landmarks & Preservation Districts Commission, the Old Louisville Neighborhood, and the broader Louisville community have all been supportive of our efforts and encourage your recommendation to the National Register Review Board to endorse this project. Listing in the National Register is vital to our project's success as we are seeking both Federal and KY Historic Rehabilitation Tax Credits.

City Development Group is Louisville's preeminent developer of historic buildings in Louisville's Center City, having completed the Glassworks, the Henry Clay, the Guthrie-Coke, and the Whiskey Row Lofts. We look forward to the completion of the Edison Center, and the rebirth of this long abandoned property.

Sincerely,

  
C. William Weyland  
Managing Member

**Kentucky Certified Local Government Report Form**  
**Review of National Register Nomination by Local Authority**

*(Type and print your responses, then sign and return to the Kentucky Heritage Council, which is the State Historic Preservation Office (SHPO). The document has been set up as an electronic form for convenience.)*

**Name of Certified Local Government (CLG):** Louisville-Jefferson County Metro Government

**Name of Property under Review:** ~~Lynn Acres Garden Apartments~~ The Edison Center

**Initiation:** (Check one response. Enter this date, and all others, using the m/d/yy format).

The nomination was submitted by the CLG to the Kentucky Heritage Council with this form and requests that the nomination be reviewed by KHC as soon as possible. Date submitted to KHC:

KHC submitted nomination to the CLG for review. The CLG has 60 days to review the nomination and return this report form to KHC. Date nomination was received by CLG: **11/7/14**

**Date of Public Meeting in which Nomination was Reviewed by the CLG:** **11/20/14**      **No. of public attendees:** 4

**Review Basis:** (Check at least one box of Resource Type/Criterion).

Resource Type	Criterion Selected on Nomination Form
<input checked="" type="checkbox"/> Historical	<input checked="" type="checkbox"/> National Register Criterion A or B
<input type="checkbox"/> Architectural	<input type="checkbox"/> National Register Criterion C
<input type="checkbox"/> Archaeological	<input type="checkbox"/> National Register Criterion D

**Name of Commission Member(s) with Expertise in Area of Significance** (Fill in if applicable to your commission).

Historian (when property meets Criterion A or B): Joanne Weeter

Architectural Historian/Architect (for Criterion C): Scott Kremer, Robert Bajandas

Archaeologist (when property meets Criterion D): Jay Stottman

**Recommendation:** (Please check the box that is appropriate to the nomination. Attach **any** relevant documentation, such as commission reports, staff reports/recommendations, public comments, and/or meeting minutes).

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission recommends that the property or properties should **not** be listed in the National Register of Historic Places for the following reasons:

**Commission Chair or Representative:**  **Approved**     **Not Approved**

Print Name: Robert B. Vice, Chairman of the Landmarks Commission

Signature: Robert B. Vice      Date: Nov. 20, 2014

**Chief Elected Official:**  **Approved**     **Not Approved**

Print Name/Title: Mayor Greg Fischer

Signature: Greg Fischer      Date: 12/17/14

**Kentucky Certified Local Government Report Form**  
**Review of National Register Nomination by Local Authority**

*(Type and print your responses, then sign and return to the Kentucky Heritage Council, which is the State Historic Preservation Office (SHPO). The document has been set up as an electronic form for convenience.)*

**Name of Certified Local Government (CLG):** Louisville-Jefferson County Metro Government

**Name of Property under Review:** ~~Lynn Acres Garden Apartments The Edison Center~~ Louisville Gas & Electric Company Service Station Complex

**Initiation:** *(Check one response. Enter this date, and all others, using the m/d/yy format).*

- The nomination was submitted by the CLG to the Kentucky Heritage Council with this form and requests that the nomination be reviewed by KHC as soon as possible. Date submitted to KHC:
- KHC submitted nomination to the CLG for review. The CLG has 60 days to review the nomination and return this report form to KHC. Date nomination was received by CLG: **11/7/14**

**Date of Public Meeting In which Nomination was Reviewed by the CLG:** **11/20/14**      **No. of public attendees:** 4

**Review Basis:** *(Check at least one box of Resource Type/Criterion).*

Resource Type	Criterion Selected on Nomination Form
<input checked="" type="checkbox"/> Historical	<input checked="" type="checkbox"/> National Register Criterion A or B
<input type="checkbox"/> Architectural	<input type="checkbox"/> National Register Criterion C
<input type="checkbox"/> Archaeological	<input type="checkbox"/> National Register Criterion D

**Name of Commission Member(s) with Expertise in Area of Significance** *(Fill in if applicable to your commission).*

Historian (when property meets Criterion A or B): Joanne Weeter  
Architectural Historian/Architect (for Criterion C): Scott Kremer, Robert Bajandas  
Archaeologist (when property meets Criterion D): Jay Stottman

**Recommendation:** *(Please check the box that is appropriate to the nomination. Attach any relevant documentation, such as commission reports, staff reports/recommendations, public comments, and/or meeting minutes).*

- The Commission recommends that the property or properties should be listed on the National Register of Historic Places.
- The Commission recommends that the property or properties should *not* be listed in the National Register of Historic Places for the following reasons:

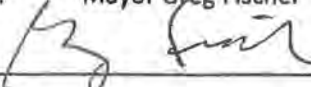
**Commission Chair or Representative:**  Approved     Not Approved

Print Name: Robert B. Vice, Chairman of the Landmarks Commission

Signature:  Date: Nov. 20, 2014

**Chief Elected Official:**  Approved     Not Approved

Print Name/Title: Mayor Greg Fischer

Signature:  Date: 12/17/14



STEVEN L. BESHEAR  
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET  
KENTUCKY HERITAGE COUNCIL**

BOB STEWART  
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE  
300 WASHINGTON STREET  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 564-7005  
FAX (502) 564-5820  
www.heritage.ky.gov

CRAIG POTTS  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER

January 22, 2015

J. Paul Loether, Deputy Keeper and Chief  
National Register of Historic Places  
1201 Eye St. NW 8th Floor  
Washington DC 20005

Dear Mr. Loether:

Enclosed are 5 of the 6 nominations approved at the December 9, 2014 Review Board meeting. We are submitting them for listing in the National Register:

- Marianne Theater**, Campbell County, Kentucky
- Lynn Garden Apartments**, Jefferson County, Kentucky
- ✓ **Louisville Gas and Electric Company Service Station Complex**, Jefferson County, Kentucky
- Hellmann Lumber & Manufacturing Company**, Kenton County, Kentucky
- Elkhorn City Elementary & High Schools**, Pike County, Kentucky

We appreciate your consideration of these nominations.

Sincerely,

Craig A. Potts  
Executive Director and  
State Historic Preservation Officer