

United States Department of the Interior  
National Park Service



206

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name James E. Pepper Distillery (Preferred)

other names/site number Henry Clay Distillery (RD #5), FAW-45

2. Location

street & number 1200 Manchester Street (Old Frankfort Pike)

not for publication NA

city or town Lexington

vicinity NA

state Kentucky

code KY

county Fayette

code 067 zip code 40504

3. State/Federal Agency Certification

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

Signature of certifying official Mark Dennen, SHPO

Date 12/23/08

     Kentucky Heritage Council/State Historic Preservation Office

State or Federal Agency or Tribal government

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

     See continuation sheet.

     determined eligible for the National Register

     See continuation sheet.

     determined not eligible for the National Register

     removed from the National Register

     other (explain):     

Signature of the Keeper Edson H. Beall

Date of Action 2-11-09

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

- private
- public-local
- public-State
- public-Federal

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

Number of Resources within Property

Contributing	Noncontributing
<u>6</u>	<u>2</u> buildings
<u>2</u>	<u>    </u> sites
<u>    </u>	<u>    </u> structures
<u>    </u>	<u>    </u> objects
<u>8</u>	<u>2</u> Total

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

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Industry</u>	Sub: <u>Manufacturing Facility</u>
<u>Industry</u>	<u>Energy Facility</u>
<u>Industry</u>	<u>Waterworks</u>
<u>Industry</u>	<u>Industrial Storage</u>

Current Functions (Enter categories from instructions)

Cat: <u>Vacant/Not In Use</u>	Sub: <u>    </u>
<u>Commerce/Trade</u>	<u>Business</u>
<u>Warehouse</u>	<u>Commercial Storage</u>

7. Description

Architectural Classification (Enter categories from instructions)

Other: Industrial Architecture

Materials (Enter categories from instructions)

Foundation: Poured Concrete  
Brick

Roof: Concrete  
Wood

Walls: Structural Tile  
Concrete Block  
Poured Concrete  
Brick

Narrative Description (See continuation sheets.)

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**James E. Pepper Distillery  
Fayette Co., KY**

**DESCRIPTION**

**Summary**

The James E. Pepper Distillery complex (FAW-45) is located on the south side of Manchester Street (Old Frankfort Pike) approximately .21 miles southeast of South Forbes Road in the city of Lexington, seat of Fayette County, Kentucky. The boundary associated with the property is approximately 6.4-acres spread over a level terrace that was once the site of the Royal Spring and old Royal Mill.<sup>1</sup> The property contains ten resources, eight (80%) classified as contributing resources. Contributing resources are those built on the site and utilized by the distillery during the period of significance, 1934-1958. The majority of contributing resources are classified as buildings, although two structures are also included in this group. The majority of these contributing resources played vital roles in the operation of the distillery. Noncontributing resources include a non-historic concrete block outbuilding and a non-historic warehouse.

**History of Ownership and Use of the Site**

The original distilling plant located on the site, known as the Henry Clay Distillery, was constructed in 1869 by John A. Headley and James A. Farra. Located a mile outside the city limits on Old Frankfort Pike, Headley and Farra purchased 400 acres for \$2,000 from Judge George Robertson in January 1869. This location is in close proximity to McConnell Springs, considered to be the founding site of Lexington. The distilling plant operated from 1869-1871 when a fire destroyed the structure, a loss totaling approximately \$15,000.<sup>2</sup>

While the Henry Clay operation emerged as a national distiller in the post-Civil War era, the fire of 1871 had sufficiently crippled the business, so that, in 1872 the federal government sold the property for unpaid taxes. During the period between 1875 and 1879 the site was used as a pork processing plant, the Bluegrass Pork House. George C. Buchanan of Newcomb, Buchanan & Co., whiskey brokers from Louisville bought the property then shortly thereafter sold it to George A. Starkweather, Jr. in April of 1880.<sup>3</sup> Starkweather formed a partnership with Colonel James E. (Edward) Pepper in 1879 and the plant was reconverted for whiskey production.

Starkweather and Pepper invested \$250,000 to build a new distillery operation. Pepper designed the new distillery and layout of the equipment and hired prominent architect John McMurty to carry out the plans and specifications.<sup>4</sup> The new plant was constructed in April 1880.<sup>5</sup>

<sup>1</sup> William M. Ambrose, *Bottled in Bond Under U.S. Government Supervision: The Whiskey Trade in Lexington, Fayette County, Kentucky* (Lexington, KY: Self-published, 2002), 40.

<sup>2</sup> *Ibid*, 40.

<sup>3</sup> *Ibid*, 40.

<sup>4</sup> Ambrose, 41-42.

<sup>5</sup> *Ibid*, 42.

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From 1880-1901, Pepper built six bonded warehouses on the property.<sup>6</sup> The Louisville, Cincinnati, and Lexington railroad (later the Louisville and Nashville railroad) laid tracks on both sides of the distillery, with access to the plant on the Frankfort Pike side.<sup>7</sup> The distillery obtained its water supply from the nearby farm of Colonel Wilson, a seemingly inexhaustible spring, which during the 1880s served as the waterworks for the city.<sup>8</sup> Pepper continued to operate the distillery until his death on December 24, 1906 at the age of fifty-five. On May 15, 1907 a group of Chicago investors acquired the distillery from Colonel Pepper's estate.<sup>9</sup> The Pepper plant distilled for the last time on November 11, 1918, though continued functioning as a concentrated warehouse site for whiskey during Prohibition from 1920-1934.

Anticipating the repeal of Prohibition, Schenley Products purchased the Pepper company for one million dollars in 1933. Schenley readopted the Jas. E. Pepper Co. name and began bottling "James E. Pepper" whiskey.<sup>10</sup> A new distilling plant was constructed January 1934. Modern industrial equipment was installed in the building. A major improvement was for the design of the plant to be constructed of fireproof materials. The plant's capacity was increased and production was scheduled to resume in May 1934.<sup>11</sup>

On April 28, 1934 a massive fire destroyed much of the Pepper property. With over \$5,000,000 in damages, the fire destroyed the gauge house, an office, the bottling plant, and six warehouses. Fortunately the new distilling plant escaped damage, and the company's considerable loss was covered by insurance. Until the 1980s this was Lexington's largest monetary loss due to a fire. The company began rebuilding the warehouses and production was restarted in September 1934. In December of 1934 one of the new warehouses that held 12,000 barrels collapsed. A new four-story warehouse with twelve tiers of racks was finished in October 1935 and partially filled with whiskey. A five-story, reinforced concrete warehouse replaced the other extant warehouses.<sup>12</sup> By the 1930s the site acquired the majority of the grouping of historic features present today.

Schenley closed the distillery's on-site production in 1958 and transferred production to other facilities. The company continued to use the warehouses for bonded bourbon until 1976. The signature brand "James E. Pepper" whiskey continued to be bottled from other warehouses until the late 1970s. In 1976 the Land Development Company purchased the property for warehouse space. In December of 1981 a 20,000 sq. ft. warehouse collapsed in the midst of being demolished, and two weeks later another 20,000 sq. ft. warehouse was destroyed by fire.<sup>13</sup> In 1994 United Distillers, who bought Schenley Products in 1987, re-established the "James E. Pepper" brand for export outside the

<sup>6</sup> Ibid, 42-43.

<sup>7</sup> Ibid, 43.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid, 68.

<sup>10</sup> Ibid, 76-78.

<sup>11</sup> Ibid, 77.

<sup>12</sup> Ibid, 80-81, 84.

<sup>13</sup> Ibid, 94.

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United States.<sup>14</sup> The company operated as the Jas. E. Pepper Distillery with production at the Bernheim Distillery in Louisville, Kentucky.<sup>15</sup>

**Current Physical Character of Site**

The property is nearly rectangular, its longer axis running northwest to southeast, and is surrounded by properties of industrial and warehouse use. Immediately surrounding the property are Manchester Street and the CSX Railroad on the north, a parking lot on the east, and Town Branch to the south. Town Branch is a tributary of Elkhorn Creek, an 11-mile long stream in the Inner Bluegrass Region of the state. Beyond Town Branch to the south lies the Central Rock quarry.

The sketch map shows the distribution of features on the site, which tend to remain along the periphery, leaving the interior of the site open. This facilitated movement of the property's distilled products. The distilling plant (Resource 1) anchors the site on the property's northwest end, constructed as the primary production facility. The building is divided into areas that housed specific historic functions related to the process of converting raw ingredients into new whiskey. These areas include the fermenting house, the mash house, and the still house.

Four features lie east of the distilling plant, closer to Manchester Street (in order from west to east): an office/service building constructed in the 1940s (Resource 2), the barrel storage, re-cooperage, and branding warehouse, which dates to the 1930s (Resource 3), a non-historic self-storage warehouse is located southeast of the barrel storage warehouse (Resource 10), and the five-story 1930s bonded warehouse used for whiskey aging and storage that anchors the eastern end of the site (Resource 8). The features on the southern edge of the property, along Town Branch, are generally smaller in scale and more scattered (in order from west to east): a non-historic, concrete block structure (Resource 9), two outbuildings constructed circa 1930s-1940s (Resources 4 and 5), a water tower and a poured concrete settling tank, both dating to the 1930s-1940s (Resources 6 and 7). The architectural character of the contributing resources within the distillery complex, all dating to the post-Repeal era, is primarily utilitarian with some art deco detailing. The distilling plant, office/service building, warehouses, and water-related structures and outbuildings all are instances of industrial architecture from the mid-20<sup>th</sup> century, more functional than ornamental in their treatments. The distilling plant retains much of the machinery used during its period of operation.

A 1958 Sanborn map of the property shows features within the distillery complex that are not present today. It appears that a sizable, five-story, 54,000 barrel capacity bonded warehouse was once located directly northeast in close proximity to the existing five-story, bonded warehouse (Resource 8). An additional concrete settling tank as well as a large sedimentation basin were situated adjacent to the water tower (Resource 6) and existing concrete settling tank (Resource 7). Additionally, it

<sup>14</sup> Gary and Mardee Haidin Regan, *The Book of Bourbon and Other Fine American Whiskeys* (Shelburne, VT: Chapters Publishing, Ltd. 1995), 183.

<sup>15</sup> Ambrose, 94.

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appears that a recreation building, small government office building, and steel frame building were once located southeast of the distilling plant (Resource 1). As evidenced by the 1958 Sanborn map, the distillery complex has lost a number of historic buildings and structures, however, the loss of these resources does not seriously detract from the site's general character and historic associations. Furthermore, despite the loss of resources that contributed to the distilleries operation during its period of significance, sufficient intact resources remain to clearly convey the site's historic use and convey its significance. As such, the loss of the five-story, bonded warehouse and various smaller structures, although noticeable within the existing landscape, do not significantly reduce one's ability to recognize the site as a historic distilling complex.

### Individual Feature Inventory

**1. Distilling plant (fermenting house, still house, mash house).1930s. Contributing building.**

Multi-story masonry building of structural tile constructed circa 1934. The design and materials utilized were chosen to reduce the risk of fire. Wood doors clad in tin or galvanized metal are found throughout the building. Concrete block fills voids and openings throughout, where window and door openings have been enclosed and where select machinery has been removed. Steel frame windows are located throughout the building and the structure rests on a poured concrete foundation. The roofs over the different levels of the building are poured concrete, with the exception of the fermenting room roof, sheathed in wood boards. The interior walls of the building are generally three courses of brick thick. The distilling plant is divided into several areas based on their historic functions. Many of the rooms are numbered as "Bldg. No. \_\_\_" so employees could clearly differentiate between the functions. The fermenting area occupied the southeast end of the building, while the mashing area occupied the northeast portion of the building's central section. Much of the equipment associated with the functions of these areas remain, including yeast tubs, grain scale and hoppers, meal bins, and control panels. Chillers (tanks) to cool the mash house remain on the roof above the mashing area. The still house is located near the mashing area on the northwest end of the building. The still house retains an auger press used for processing grain and brick kilns used as coal ovens. A long, narrow, exterior space separates two enclosed sections of the northwest end of the building where slop tanks were once located. The pump house is located opposite the former site of the slop tanks on the southwest side of the building. The boiler house and energy room are located in the central portion of the southwest side of the building. The boiler room contains several furnaces constructed of fired brick with boilers above and coal grinders and coal bins below. The building's primary source of heat came from the boiler room. The remains of a smokestack continue to rise above the distilling plant, spelling out the letters "PPER." Historic photographs indicate that "JAS E. PEPPER" was spelled out when the stack was at full height.

**2. Office/service building. 1940s. Contributing building.**

Two-story masonry building of structural tile historically used for office and service functions. The building contains paired as well as individual horizontal-light metal-frame windows, several of which have hopper windows. Single-leaf entries with metal doors are located on the southeast and

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southwest elevations of the building. Many of the window and door openings are sheltered by awnings. A recessed porch supported by square structural tile columns resting on a poured concrete wall is located on the east corner of the building. A concrete cornice surrounds the building. The roof is comprised of poured concrete and the building rests on a poured concrete foundation.

**3. Barrel storage, recoolage, and branding warehouse. 1930s. Contributing building.**

Multi-story masonry and frame building of structural tile constructed circa 1930s. Historically this building functioned as the barrel storage, recoolage, and branding warehouse for whiskey. This structure is the only extant building within the complex with internal timber framing. The central portion of the structure rises several feet above the rest of the building. A shed-roof porch supported by simple wood posts that rest on a poured concrete floor is located on the right portion of the southeast elevation of the building. The roof of the porch is sheathed in corrugated metal panels. Two large entries with modern garage doors are sheltered on each end of the porch on the southwest elevation of the building. A series of windows with fixed nine-light sashes is also located on the southwest elevation of the building. A wood panel door and a series of window openings covered with vertical board shutters, as well as an additional garage entry, is located on the southeast elevation of the structure. The building is covered by a poured concrete roof and the structure rests on a poured concrete foundation.

**4. Outbuilding. Contributing building.**

This one-story shed-roof frame outbuilding appears on the 1958 Sanborn Map of Lexington, indicating that it was associated with the historic operation of the distillery during the period of significance. A large, open entry is located on the northeast elevation of the structure. The exterior walls of the outbuilding are sheathed in corrugated metal panels and the structure contains a poured concrete floor.

**5. Outbuilding. Contributing building.**

One-story masonry outbuilding constructed of structural tile. This outbuilding also appears on the 1958 Sanborn Map of Lexington, indicating that it was also associated with the historic operation of the distillery during its period of significance. A large garage door entry is sheltered by a shed-roof porch supported by metal posts that rest on a poured concrete floor. Three single-leaf entries with half-light metal doors are located on the structure's southeast elevation. The structure also contains steel frame windows as well as two large window openings filled with glass blocks. The outbuilding is covered by a poured concrete roof and contains a poured concrete floor.

**6. Water tower. 1930s-1940s. Contributing structure.**

The water tower is indicated on a 1947 blueprint of the site in an area of the complex labeled on the map as the "Water Disposal Plant." It is a four-tiered metal tower with a round metal tank atop circular metal support posts.

**7. Settling Tank. 1930s. Contributing structure.**

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The settling tank is indicated on a 1947 plan drawing of the site, close to the water tower in an area of the complex labeled as the "Water Disposal Plant." It is a circular structure of poured concrete with concrete projections and equipment associated with its function as a settling tank.

**8. Bonded warehouse. 1930s. Contributing building.**

Five-story brick and concrete bonded warehouse. Northwest and southeast elevations are composed of fourteen bays with eighteen-light steel-frame windows on alternating bays. Exceptions include the two central bays, which both contain windows. Each floor is separated by poured concrete courses and each bay is separated by concrete projections. Each corner of the building contains concrete projections that rise to the uppermost concrete coursing found several inches below the roofline. The interior floors of the warehouse are composed of poured concrete and are supported by square poured concrete piers. The roof of the building is sheathed in concrete.

**9. Concrete block building. Modern. Noncontributing building.** The concrete block structure is adjacent to the distilling plant on the southern edge of the property along Town Branch. The structure does not appear on the 1958 Sanborn Map of Lexington, so it appears that the building was constructed sometime after the period of significance. The historic function of the structure is unknown.

**10. Non-historic, metal warehouse. Modern. Noncontributing building.** The one-story, metal panel self storage warehouse was likely constructed sometime after the mid-1970s when the Land Development purchased the property for warehouse space.

**Integrity Statement**

The James E. Pepper Distillery complex meets National Register eligibility Criterion A and its significance is evaluated within the historic context "Distilling in Lexington, Kentucky, 1865-1958." This property represents the post-Repeal era of the context (1934-1958), as each of the contributing resources were built and/or utilized during that span of time. The most important aspects of integrity to support the eligibility of a property within this context are integrity of location, intra-site setting, design of the complex, and association. A high level of integrity is maintained by the historic buildings, structures, and features found within the boundaries of the complex. Furthermore, the James E. Pepper Distillery complex is the only known example in Fayette County of national trends toward mass production in the distilling industry during the post-Repeal era.

A survey of Kentucky's historic bourbon distilleries was conducted in 2000 to evaluate the significance of the Labrot & Graham Distillery in Woodford County, Kentucky. The survey report, "An Evaluation of Kentucky's Historic Distilleries," was sponsored by the Kentucky Heritage Council and the Kentucky Distillers Association, and was prepared by J. Daniel Pezzoni of Landmark Preservation Associates of Lexington, Virginia. That report did not examine the James E. Pepper Distillery, so its



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conclusions were derived from a partial sample of the total population of historic properties relating to the subject.

Though sampling only a portion of the total population, Pezzoni offers an important tool to define and evaluate the integrity of historic distilleries, something he refers to as "functional completeness."<sup>16</sup> For a distillery complex to be functionally complete, it should retain elements from the period of significance that are associated with distilling, storage and maturing, and bottling.<sup>17</sup> At the same time, Pezzoni notes that a lack of sufficient on-site warehouses does not necessarily indicate incompleteness, as many operations during the post-Repeal era relied on remote warehousing. Furthermore, resources that may not have been completely pertinent to the industrial operations of the distillery but retain significance for their historical association could also contribute to the integrity of a site. Key resources to evaluate in determining the functional completeness of a distillery complex include the distilling plant (which often includes the stillroom, fermenting room, and the mashing floor), warehouses, and bottling, water, and power plants.<sup>18</sup>

The James E. Pepper Distillery complex retains most of the elements identified with functional completeness. The distilling plant, constructed circa 1934, is largely intact and retains a considerable amount of historic equipment and machinery related to the mass production of bourbon whisky. The distilling plant retains all of the basic elements that were necessary for the operation, including a fermenting house, mashing house, and still house. The barrel storage, re-cooperage, and branding warehouse, as well as the water-related structures, bonded warehouse, and power generation facilities, were also crucial components to the operation of the distillery and remain largely intact.

For a distillery in Lexington to retain integrity of **Location** and **Intra-site Setting**, it must retain its original relationship to its site and relationship of features to each other within the site. The site was originally selected for distilling purposes in 1869 for its proximity to McConnell Springs and the clean, pure water it produced. It was also sited along Frankfort Pike, an early thoroughfare connecting the towns of Lexington and Frankfort. The town of Lexington was not founded near a major waterway, so proximity to the Town Branch of Elkhorn Creek was likely an important factor that can be observed on the landscape today. A long history of industry and commerce is associated with Manchester Street (Old Frankfort Pike) and the continued existence of the James E. Pepper Distillery complex tangibly conveys that history and serves as an industrial anchor along the road corridor. The few non-historic developments within the vicinity of the distillery complex have not seriously diminished the industrial character of the setting outside of the site. Finally, the placement of buildings within the boundaries of the distillery complex has been preserved and the inter-connectivity and spatial configurations and relationships appear much the same as during the period of significance.

<sup>16</sup> J. Daniel Pezzoni, *An Evaluation of Kentucky's Historic Distilleries* (Lexington, VA: Landmark Preservation Associates, 2000), 1.

<sup>17</sup> *Ibid*, 3-5.

<sup>18</sup> *Ibid*, 3-5.

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For a distillery in Lexington to retain integrity of **Design**, it must retain essential components of the original planning of the property type and its resources. The buildings and structures, which comprise the design of the property, should indicate the historic functions and technologies of the operation during its period of significance.

Design and spatial organization of the Pepper Distillery has not changed considerably and remains consistent with the period of significance. The original concept and intended historic functions of the structures are evidenced by the placement of resources and the utilitarian nature of their design. The distilling plant was strategically built near the Town Branch of Elkhorn Creek as a source for the water that was required to run the operation. The water tower and settling tank are also located in close proximity to the creek for utilization of the water source. Additionally, much of the equipment associated with these historic functions remains in areas such as the fermenting house, mash house, still house, and boiler room. Durable materials that were chosen for their fire proofing qualities are still evidenced throughout the site. The materials used in the distilling plant's construction are largely intact, and although non-historic concrete block sections enclose various former window and door openings, the resources' integrity of design is not seriously diminished. The two non-contributing, modern structures have not significantly diminished the property's integrity of design.

For a distillery in Lexington to retain integrity of **Association**, it must retain physical features that convey its historic character during its period of significance to the contemporary observer. By understanding the relationship of the buildings and structures to one another, the utilitarian design and materials, and the industrial nature of the production, storage, and support facilities, the property instills a sense of association with large scale bourbon production operations functioning in the post-Repeal era. The equipment that remains, along with the highly specialized interior design networks, further conveys the historical association of the property during its period of significance.

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

Industry

Period of Significance 1934-1958
Significant Dates 1934, 1937
Significant Person NA
Cultural Affiliation N/A
Architect/Builder Unknown

Narrative Statement of Significance (See continuation sheets.)

9. Major Bibliographical References

Bibliography (See continuation sheets.)

Previous documentation on file (NPS)

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

Primary Location of Additional Data

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other
Name of repository:

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**NARRATIVE STATEMENT OF SIGNIFICANCE**

The James E. Pepper Distillery complex (FAW-45) in Lexington, Kentucky meets National Register eligibility Criterion A for its local significance as evaluated within the historic context "Bourbon Production in Lexington, Kentucky, 1865-1958." The property's Period of Significance, 1934-1958, was chosen according to the vintage of features on the site, but the site has a longer history of use as a distillery. The Pepper Distillery illustrates several aspects of this important local industry. The growth of the site toward the end of the nineteenth century was consistent with industry trends, where producers abandoned smaller locally-marketed products in favor of nationally-marketed brands, by corporations that grew increasingly larger by acquiring smaller distilleries. National Prohibition of alcohol sales (1920-1934) had a devastating effect on Lexington's thriving distillery business; the Pepper Distillery became the only local distillery to emerge from this period intact. After constructing a new, modern distilling plant with advanced technology and associated buildings and structures essential to the distilling, production, and aging process in the 1930s and 1940s, the Pepper distillery operated until 1958, when it closed on-site production. Thus, the property, in its physical form as documented here, is locally important for illustrating the post-Repeal version of the industry, which was dominated by national alcohol production companies marketing on a national and international stage. The design of this facility, particularly with its fireproof distilling plant and the largely intact machinery within it, provides insight into the technological advances and modernization of the distilling industry in post-Repeal America. During its Period of Significance, the Pepper Distillery stood as the sole local instance of a distillery, so obviously claims to be the largest intact bourbon distillery complex in Fayette County. Its plant exhibits the array of features that would be present at any multi-national spirits production facility after 1934.

**Historic Context: Bourbon Production in Lexington, Kentucky, 1865-1958**

***Early History until Prohibition***

By the beginning of the nineteenth century bourbon distilling was already a flourishing industry in Kentucky. As early as 1810, approximately 2,000 distilleries were operating in the state, and approximately 140 were located in and around Lexington. Due to limitations in transportation and expenses, the distiller's market area was restricted to his immediate vicinity. Whiskey sales were generally influenced by local considerations, such as word-of-mouth reaction to the product and the general perception of the distiller's reputation. It did not escape early distillery owners that their brand's success could be enhanced by attaching the term "Old" to their product. That term referred not only to aged whiskey, but implied the distiller's longevity and experience. The term "Old" became a major component in promoting the quality and longevity of Pepper products.<sup>19</sup>

<sup>19</sup> Ambrose, 5.

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As advances in transportation, such as the growth of steamship and railroad networks, allowed for greater distribution of bourbon by the mid-nineteenth century, economic concerns increased from the implementation of the Internal Revenue Act of 1862. This act imposed a temporary excise tax on distilled spirits, causing the closure of smaller distilleries in the state. However, larger, commercial distilleries developed, primarily after the Civil War, establishing bourbon distilling as a statewide industry with a larger market beyond Kentucky's borders. During this era, known as the first "Golden Age of Distilling," several distilleries in Lexington and its vicinity were established or reorganized as national distilleries, including the Ashland, Commonwealth, Silver Springs, Woodland, Lexington, and Henry Clay (on the site of the James E. Pepper distillery) distilleries.<sup>20</sup>

The bourbon industry in Kentucky prospered through the mid- to late-nineteenth century, but near the end of the century, distillers experienced financial difficulties because of the overproduction of whiskey. By the 1890s, numerous distilleries ceased operation. The Pepper Distillery was one of the few operations in Lexington to survive through this period. The 1934 Sanborn Map and index for Lexington indicates the Jas. E. Pepper & Co Distillery was the only distillery in operation by the end of Prohibition. The following lists many of the other local distilleries that had less success:

- The Commonwealth Distillery, Sandersville, 3 miles northwest of Lexington. Ceased production in early 1900s; the distillery was demolished and warehouses used for storage. In 1915, Hillenmeyer & Sons purchased the property for a nursery. Today the nursery uses 1 brick warehouse for storage.
- The Silver Springs Distillery, Leestown Road approximately 6 miles from Lexington. Purchased by Colonel Pepper in 1895 and operated by James E. Pepper & Co. circa 1907 under the name Nat Harris & Little Pepper Distillery. The distillery operated until 1918, and dismantled during Prohibition.
- Headley & Peck, located on Harrodsburg Pike about a mile outside of Lexington, operated until the turn of the nineteenth century and was converted into a farm. The distilling plant was demolished by the beginning of the twentieth century and the brick warehouse was used as a tobacco barn.
- The Lexington Distillery, Manchester Street (Old Frankfort Pike). Demolished by 1880s; nothing today.
- The Ashland Distillery, located adjacent to the Lexington Distillery on Manchester Street (Old Frankfort Pike), was in operation by the mid-1860s, but the distillery was dismantled by the beginning of the 1900s. The extant warehouses were used for storage until the 1960s, and the bottling plant that was constructed circa 1909 burned in 1986.
- During the mid- to late-nineteenth century the Grimes Distillery operated on Boone Creek off of U.S. 421 near Grimes Mill. This distillery was dismantled by the 1890s and the mill was later converted into the Iroquois Hunt Clubhouse.
- Other smaller distilleries in Fayette County that were in operation until the second half of the nineteenth century include the H.D. Owings Distillery on Russell Springs Pike, the I.H. Davidson Distillery one mile north of Athens, the Atkins and Shawbrun Distillery in the Dog Fennel Precinct, Adams and Druers Distillery near Athens, the Carter & McDonald Distillery on Combs Ferry Pike, the James O. Petit Distillery on Boone Creek, the John Robb Distillery at Waveland, the Reid Distillery, and the Foley Distillery at South Elkhorn on Lexington, Harrodsburg, and Perryville turnpike.<sup>21</sup>

<sup>20</sup> Ibid, B.

<sup>21</sup> Ambrose, 107, 111, 113, 115, 123, 127-129.

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Because of the perceived overindulgence of liquor consumption, several temperance movements were started in the United States in the early to mid-nineteenth century. These groups were particularly active in the early 1830s, and legislation was enacted to regulate the whiskey industry by taxation. Largely forgotten during the Civil War, the pursuit to regulate the industry became strong once again by the late 1860s. By the late 1910s temperance leagues made a considerable impact on the decline of whiskey consumption, and as a result of these temperance movements, along with economic factors, the 18<sup>th</sup> Amendment was introduced by the United States Congress in 1917 and eventually ratified in January, 1919. Recognizing a need for legislation to enforce the 18<sup>th</sup> Amendment, the National Prohibition Act was introduced by Representative Andrew J. Volstead of Minnesota and passed by Congress in October, 1919. Over President Wilson's veto, the National Prohibition Act (also referred to as the Volstead Act) was enacted at 12:01 a.m. on January 20, 1920, thereby prohibiting the transport, sale, barter, trade, manufacture, delivery, and possession of intoxicating liquors.<sup>22</sup>

**National Prohibition, 1920-1934**

Prohibition had a devastating effect on the whiskey industry in Kentucky. Distilling properties were significantly devalued before the legislation was enacted, because of the growing strength of the Prohibition movement.<sup>23</sup> Prior to 1920, there were over 180 distilleries in operation in Kentucky. The major Kentucky counties with operating distilleries pre-1920 included Nelson with 23, Jefferson with 23, Bourbon with 17, Anderson with 12, Franklin with 10, as well as other distilleries distributed throughout an additional 26 counties. The profound impact of Prohibition on the whiskey industry meant less than half of these operations survived.<sup>24</sup> After legislation was enacted prohibiting the sale of alcohol, many bourbon distilleries sold their equipment to Canadian operations or for scrap. A few distilleries, such as the Glenmore Distillery in Owensboro, experimented with vinegar and industrial alcohol production, although most efforts were unsuccessful.<sup>25</sup> Most of Kentucky's small operations were dismantled or vastly altered for other purposes.<sup>26</sup> Thousands of distillery workers were laid off, reportedly up to 6,000 – 8,000 in the Louisville area alone. Also, an extremely important source of Kentucky's state tax revenue had vanished.<sup>27</sup>

Although Prohibition was the crucial determining factor in the downfall of most distilleries in the state, a handful of operations were able to survive, or at least recover and reopen during the Post-Repeal era. Two major factors contributed to the viability of some distilleries that were able to continue

<sup>22</sup> Sam K. Cecil, *The Evolution of the Bourbon Whiskey Industry in Kentucky* (Paducah, KY: Turner Publishing Co., 1999), 23, 16.

<sup>23</sup> Daniel J. Pezzoni, *George T. Stagg Distillery National Register of Historic Places Nomination* (Lexington, VA: Landmark Preservation Associates, 2000), 8.31.

<sup>24</sup> Cecil, 27.

<sup>25</sup> Pezzoni, *George T. Stagg Distillery National Register of Historic Places*, 8.31.

<sup>26</sup> David H. Hall, *Labrot & Graham Distillery National Register of Historic Places Nomination* (Bardstown, KY: Old Nelson Heritage, Inc., 1995), 8.2.

<sup>27</sup> Pezzoni, *George T. Stagg Distillery National Register of Historic Places*, 8.31.

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operating through the Prohibition years. These include The Liquor Concentration Act of 1922 and a provision for the medicinal trade. The Concentration Act facilitated government oversight of whiskey stocks by concentrating them in select warehouses. At the beginning of Prohibition, whiskey was held in approximately 800 bonded warehouses nationwide. However, by September of 1922 most of the whiskey reserves had been transferred to warehouses in Kentucky, such as in Louisville and other prominent locations.<sup>28</sup>

The Pepper Distillery was one of the few operations in the state to be selected for concentration housing. Another distillery to provide concentration housing in the central Bluegrass Region was the George T. Stagg Distillery (currently known as the Buffalo Trace Distillery) in Franklin County, which was also a well established operation by the end of the nineteenth century.<sup>29</sup> The Glenmore Distillery in Daviess County and the Old Grand Dad Distillery in Franklin County, both established in the second half of the nineteenth century, also provided concentration housing during Prohibition.<sup>30</sup> It is likely that the government selected these distilleries for concentration housing because of their stability and their capacity to store large amounts of whiskey in secure locations.

Another major factor that contributed to the viability of some distilleries during Prohibition was the medicinal trade. Traditionally, whiskey was one of the few readily available antiseptics and painkillers available to average Americans. At the time Prohibition went into effect, physicians had already been using whiskey as a stimulant to fight influenza, which became a major concern due to high mortality rates in 1918. During Prohibition, 26 states—including Kentucky—sanctioned whiskey as a prescription for medicinal purposes.<sup>31</sup>

Like the Pepper operation, many distilleries in Kentucky had been marketing their whiskey for medicinal purposes since the late nineteenth century. As early as 1890, Pepper had been marketing his whiskey by advertising that the Old Pepper brand could treat malaria, consumption, and other maladies. By the 1910s, the distillery was placing advertisements with drug stores for medicinal sales.<sup>32</sup> Along with the Pepper operation, the George T. Stagg Distillery and the Glenmore Distillery were also producing whiskey for medicinal purposes during Prohibition.<sup>33</sup> Each of these operations was able to continue production - selling their whiskey and marketing their brands despite the virtual destruction of the distilling industry as a whole.<sup>34</sup> During this period, Pepper whiskey stocks along with left over stocks from other smaller distilleries were bottled for the sole purpose of medicinal use.<sup>35</sup> The Pepper operation was in a select group of central Kentucky distilleries to maintain brand

<sup>28</sup> Ibid.

<sup>29</sup> Ibid.

<sup>30</sup> Pezzoni. *An Evaluation of Kentucky's Historic Distilleries*, 8, 11.

<sup>31</sup> Pezzoni, *George T. Stagg Distillery National Register of Historic Places*, 8.32.

<sup>32</sup> Ambrose, 46, 70.

<sup>34</sup> Pezzoni, *George T. Stagg Distillery National Register of Historic Places*, 8.32.

<sup>35</sup> Pezzoni. *An Evaluation of Kentucky's Historic Distilleries*, 8.

<sup>36</sup> Ambrose, 21.

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recognition and profitability during the Prohibition period through government-approved concentration housing and medicinal sales.

By the end of the 1920s, many Americans viewed Prohibition as a failure. Arguments advocating the repeal of Prohibition often focused on the loss of jobs, income, and tax revenues that had vanished alongside the industry.<sup>36</sup> By the early 1930s, the national dissatisfaction with Prohibition was sufficient enough to become an issue in presidential politics. Campaigning for the office in 1932, Franklin D. Roosevelt promised to repeal Prohibition. On December 5, 1934, the 21<sup>st</sup> Amendment was enacted, which repealed the 18<sup>th</sup> Amendment's prohibition of the sale of alcohol. On May 18, 1934, Kentucky governor Ruby Laffon signed an act that repealed the state's prohibition laws, allowing the production and sale of liquor in Kentucky to resume.<sup>37</sup>

***Post-Repeal, 1934-1958***

"Whiskey fever" swept through Kentucky with the imminent repeal of Prohibition in 1933. The few distilleries that had survived the period were refitted and enormous new facilities were built.<sup>38</sup> After fourteen years of inactivity however, the vast majority of distilleries that once operated in Kentucky were unable to re-enter the business due to corporate competition or a lack of available capital to reinvest in buildings and equipment. For many distilleries, the buildings that supported the manufacture of whiskey had been torn down or were in need of considerable renovations; however, most distillers could not afford to reopen their business. An additional impediment was the nature of the product itself. If a distillery were able to re-open and start production immediately, there would still be no product to sell immediately, given that bourbon whiskey takes several years to age sufficiently. Few businesses could survive that wait to recoup their investment.<sup>39</sup>

One of the major whiskey distillers to survive Prohibition was Schenley Products. Lewis S. Rosentiel, a Cincinnati native, was one of the prominent leaders in the distilling industry who anticipated change with the repeal of Prohibition. Rosentiel rose to prominence as a buyer of warehouse receipts in the late 1910s and early 1920s, and through his involvement in the medicinal trade. Anticipating change, Rosentiel turned his attention to acquiring whiskey brands and distilleries throughout the nation in the 1920s. A major distillery Rosentiel acquired was the Joseph S. Finch Distillery in Schenley, PA, where the name "Schenley Products" originated. In 1929, Schenley acquired the Stagg Distillery and produced whiskey at both the Finch and Stagg distilleries.<sup>40</sup> By 1934 Schenley Products had also acquired the Pepper distillery.

<sup>36</sup> Pezzoni, 8.33.

<sup>37</sup> Cecil, 26.

<sup>38</sup> Pezzoni, *George T. Stagg Distillery National Register of Historic Places*, 8.34.

<sup>39</sup> Cecil, 27.

<sup>40</sup> Pezzoni, *George T. Stagg Distillery National Register of Historic Places*, 8.34.



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Schenley Products was initially much too small to adequately compete with the largest whiskey company at the time, the National Distillers Products Company. But Schenley Products grew quickly, and by the mid-1930s it had surpassed the National Distillers Products Company as the largest distiller in the United States.<sup>41</sup> The company launched major rebuilding campaigns at both the Stagg and Pepper distilleries and erected modern utilitarian buildings and structures with state of the art distilling equipment. The success of the Stagg and Pepper Distilleries in these years coincided with the elements of the New Deal, which fostered improved relations between management and labor. With progressive employee benefit programs, including pension and medical plans, the employees at these distilleries would have new opportunities and a better quality of life. In 1945 Schenley began an initiative to encourage employee ownership of the company stock, as Rosentiel viewed this as another way to improve the lives of his employees while bolstering profits and productivity.<sup>42</sup> The Stagg and Pepper Distilleries prospered under Schenley's ownership as a result.

Since the Pepper Distillery is the only example of a post-Repeal industrial bourbon whiskey operation in Fayette County, Kentucky, we must look outside of the context area to recognize its conformance to industry norms. A relatively few number of new distilling companies were established in central Kentucky in the post-Repeal era. Examples of new companies, such as the Heaven Hill Distillery and the T.W. Samuels Distillery in Nelson County, chose utilitarian designs and fireproof materials for their production and storage facilities. These physical characteristics are still evident at many of the post-Repeal distilleries that have survived in central Kentucky.<sup>43</sup> The size and array of buildings within these Kentucky distilleries of the post-Repeal era follow national trends in industrial architecture of the distilling industry.

Similar to the structures at the Pepper Distillery, the new construction at the Stagg Distillery was utilitarian in character and designed with modern features, such as block massing, flat or parapet roofs, metal frame windows, and brick, concrete or structural tile wall surfaces.<sup>44</sup> In addition to the Stagg and Pepper distilleries, several other sufficiently funded operations revived older distilleries with the construction of modern buildings and the purchase of new equipment. The Barton Distillery in Nelson County, established circa 1889, was rebuilt in 1934 and a new utilitarian stillhouse was constructed. Established circa 1888 and partially razed during Prohibition, the Boulevard Distillery in Anderson County was rebuilt in 1935. The Charles Medley Distillery in Daviess County was established circa 1874 and rebuilt in 1939 with new buildings included a utilitarian, four-story brick stillhouse, a dry house, a boiler house, and tile-block warehouses. Established circa 1866, the Old Grand Dad Distillery in Franklin County was rebuilt in the 1930s and included buildings constructed of metal, concrete, and tile block. Labrot & Graham Distillery significantly expanded in the mid-1930s, incorporating modern industrial design within the historic buildings associated with earlier operations.

<sup>41</sup> Ambrose, 77.

<sup>42</sup> Pezzoni, *George T. Stagg Distillery National Register of Historic Places*, 8.34-8.35

<sup>43</sup> Pezzoni. *An Evaluation of Kentucky's Historic Distilleries*, 6-7,9,11-12.

<sup>44</sup> *Ibid*, 8.40.

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The post-Repeal boom in the whiskey industry eventually led to overproduction, forcing some of the newly built or expanded distilleries to temporarily shut down. During the World War II period, limited supplies of grain for distilling whiskey further reduced production in the post-Repeal era. In the early 1940s Schenley refitted the Stagg and Pepper plants to produce industrial alcohol to make such materials as synthetic rubber, smokeless powder, and other materials to aid in the war effort. By 1942 other distilleries nationwide had converted their plants to industrial alcohol production and whiskey and bourbon production was soon banned.<sup>45</sup> Pepper, Stagg, and other Kentucky distilleries continued as viable businesses by producing alcohol for the war efforts in the mid-twentieth century.

**History of the James E. Pepper Distillery**

James E. Pepper came from one of the most distinguished whiskey families in American history. James's grandfather, Elijah Pepper (originally Culpepper) settled in Old Pepper Springs in Kentucky County, Virginia around 1776. By 1780 Elijah was a well-established farmer-distiller in the area. Elijah, who traded whiskey with neighbors and travelers passing through Versailles to the distillery site, was one of the few distillers with enough money to pay the excise tax during the Whiskey Rebellion of the early 1790s.<sup>46</sup>

Following Elijah's death in the early 1830s, his son Oscar succeeded him in his whiskey production ventures. In 1838 Oscar constructed the Old Oscar Pepper distillery and hired physician and chemist James Crow as distiller. Pepper and Crowe produced the first "Old Crow Bourbon" and Pepper's brand "Old 1776-Born With the Republic" during this period. James E. Pepper, Oscar's son, took over the distillery following the death of his father in 1867. Pepper sold the Old Crow label to a company partially owned by E. H. Taylor. In 1879 Pepper sold the family business to Leopold Labrot and James Graham, hence its present name Labrot & Graham.<sup>47</sup>

In May of 1880, Pepper began producing "Old Pepper" and "Old Henry Clay" brands. Pepper was one of the first distillers to invest large sums for advertising his whiskey and demand allowed him to charge more than his counterparts. The company began marketing their product nationwide.<sup>48</sup>

In the company's early years, whiskey was sold in barrels - as bulk trade. By the mid-1880s however, the James E. Pepper Company began to bottle its whiskey in quarts and pint flasks. Pepper entered the bottling business in an effort to prevent counter rectifiers (bottling operations) from blending his whiskey with cheaper substitutes.<sup>49</sup> The "Old Pepper Whiskey" brand gained considerable recognition across the United States by the 1880s. The brand was considered by many experts to be the best bourbon produced in the state at the time. Due to its success, other companies often tried to adopt the Pepper brand name. Pepper, for example, won a lawsuit again Labrot & Graham for using the

<sup>45</sup> Pezzoni, *George T. Stagg Distillery National Register of Historic Places*, 8.38.

<sup>46</sup> Regan, 181.

<sup>47</sup> *Ibid*, 181-183.

<sup>48</sup> Ambrose, 44.

<sup>49</sup> *Ibid*, 45.

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“Old Pepper” name.<sup>50</sup> Selling to over ninety brokerage houses across the nation, a trade paper noted how the widespread recognition of the “Old Pepper” brand throughout the United States had been “the wonder of the entire whiskey trade and competitors of the house.”<sup>51</sup>

According to Ambrose, referring to a December article of the Lexington Leader in 1920, Pepper had been described as “one of the best-known distillers of fine whiskeys in the world.”<sup>52</sup> Furthermore, the paper noted that Pepper’s brands “have probably been more universally advertised than any other of the Kentucky distilleries”.<sup>53</sup> Production was so high that the company still had 20,000 cases and 2,600 barrels stored in bonded warehouses in Lexington well in to the Prohibition period. Before legislation was introduced that authorized the sale of whiskey for medicinal purposes, these stocks were considered worthless, probably surviving only because the law did not require their removal.<sup>54</sup>

In 1920 the federal government legalized the medicinal sale of whiskey and the Pepper bottling plant resumed operations. Local drug stores only dispensed whiskey to customers that could produce a prescription. In 1923 the company marketed to pharmacists and “James E. Pepper” whiskey was endorsed by over 40,000 physicians throughout the United States. Roughly six times the pre-Prohibition price, a 24-pint case sold wholesale for \$31. The company was awarded a share of the allocation to distill medicinal spirits for pharmacists in October 1929. This was the first time the federal government allowed production of restocked whiskey for medicinal purposes. The company estimated that it would cost approximately \$35,000 to put the plant back in commission, and as a result, distilling was shifted to the Stizel & Weller Distillery in Louisville.<sup>55</sup>

During Prohibition the Pepper distillery’s warehouses were used as concentration houses for whiskey. The distilling plant itself was mothballed and the company received its shipments from a number of independent distillers. With these two functions, the operation was able to maintain its reputation and remain productive when all other local competitors in the Lexington area disappeared.

Schenley Products purchased the company in 1934 and began to rebuild the distillery complex. Between the years of 1934 and 1937 Schenley was the largest distiller in the United States and the acquisition of the Pepper brand name and operation fit well into the company’s plans for growth. Schenley Products was willing to invest large sums of money to rebuild the complex, reopen the business, and further market the brand.<sup>56</sup> This substantial investment by the largest distilling company in America certainly added to the reputation of, and demand for Pepper products. The Pepper Distillery likely appeared to be a safe venture - it had survived a number of economic downturns and was always able to recover successfully. This was largely attributable to its brand recognition and

<sup>50</sup> Ibid, 45-46.

<sup>51</sup> Ibid.

<sup>52</sup> Ibid,65.

<sup>53</sup> Ibid.

<sup>54</sup> Ibid,72-73.

<sup>55</sup> Ambrose,74,76.

<sup>56</sup> Ambrose,77.

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reputation for quality. Another important factor was the property's location next to the Town (Middle) Branch of Elkhorn Creek, Old Frankfort Pike (Manchester Street), and a major railroad to efficiently transport raw materials and finished product.

Within two years of Repeal, in August 1936, the company reported that during the previous two years 97,000 barrels of whiskey were produced. At the time the distillery had approximately 100 workers. In 1938 the distilling plant shut down for the season due to an oversupply of whiskey and production was consolidated at the Leestown Distillery in Frankfort.<sup>57</sup>

During the Second World War, production was halted and the Pepper plant was converted to the production of industrial alcohol for the war effort. The federal government also limited the supply of grains for distilling whiskey until after the war had ended. Anticipating the federal government would again limit the supply of grain at the onset of the Korean War, the plant operated at full capacity. However, the restrictions were not enforced and the company was left with an oversupply of bourbon inventory. During the 1950s, production was significantly reduced to draw down the existing inventory in the warehouses.<sup>58</sup>

**Summation of Significance**

As the only fully operational whiskey distillery in Fayette County during the post-Repeal era, the James E. Pepper Distillery is eligible on the local level under Criterion A for its association with a long and distinguished bourbon heritage. The Pepper distillery stands as the sole expression of that local industrial heritage to survive Prohibition and to continue operations within modern, state of the art facilities. As previously discussed, other distilleries in Kentucky also survived Prohibition through their selection by the United States Government as concentration houses and/or medicinal whiskey producers. Other distilleries in Kentucky were also purchased in the post-Repeal era by large national companies that were willing to invest large sums of money in substantial site improvements. Compared to other distilleries in the state that were rebuilt and/or modernized during the time period however, the Pepper Distillery is considered to be a particularly uniform and intact example. It is also the twentieth century expression of Fayette County's bourbon tradition, manifested in buildings and structures that reflect regional and national trends in the industry during the post-Repeal era.

<sup>57</sup> Ibid.

<sup>58</sup> Ibid,91-93.

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United States Geological Survey, Washington, D.C.

10. Geographical Data

Acreege of Property 6.4 acres

UTM References

Lexington-West, KY 1965 quad map

Zone Easting Northing  
16 717702.6 E 4214720.8 N

Verbal Boundary Description (See continuation sheet.)

Boundary Justification (See continuation sheet.)

11. Form Prepared By

name/title Kathryn M. Joseph / Architectural Historian and Craig A. Potts / Director of Architectural and Cultural History  
organization Cultural Resource Analysts, Inc. date October 31, 2008  
street & number 151 Walton Avenue telephone (859)252-4737  
city or town Lexington state KY zip code 40508

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

- Maps A USGS map (7.5 or 15 minute series) indicating the property's location.  
Detail of USGS map (7.5) indicating the property's location.  
Aerial view of property indicating site and resources.  
1958 Sanborn Insurance map of Lexington, KY.

Photographs Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name Pepper Distillery, LLC / Barry McNeas  
street & number 1200 Manchester Street telephone 859-361-3339  
city or town Lexington state KY zip code 40504

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

The approximate 6.4-acre nominated parcel is depicted on the 1965 (Revised 1993) Lexington-West 7.5 minute-scale topographic quadrangle map that accompanies the nomination. The property is located at 1200 Manchester Street, Lexington, Kentucky, 40504-1129. The parcel is approximately 6.4 acres (279,655 sq. ft.). The property begins at a point in the center of Old Frankfort Pike, which is N .25 deg. 02" E 18.40' from a monument, which monument is a brass plug set on concrete, and which is located on the south right of way of Old Frankfort Pike approximately 43' in an easterly direction from the northeast corner of Internal Revenue Bonded Warehouse "A," thence north 65 deg. 35 min. west 466.00'; thence north 63 deg. 48 min. west 581'; thence south 32 deg. 54 min. west 188.00'; thence south 56 deg. 03 min. east 1085.87'; thence north 25 deg. 02' min. east 347.0' to the point of beginning.<sup>59</sup>

**Boundary Justification**

The boundary of the nominated parcel includes all of the resources historically associated with the James E. Pepper Distillery complex. The boundary includes the two non-contributing resources as they are located near and in between contributing resources and are both considered part of the parcel as a whole.

<sup>59</sup> Fayette County Deed Book 2781 Page 0146, Doc. No. 200801110203.

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**PHOTOGRAPHS**

1. 1. Subject: James E. Pepper Distillery (same for all photos)  
2. Location: Fayette Co., KY (same for all photos)  
3. Photographer: Kathryn M. Joseph Trent Spurlock (same for all photos)  
4. Photo date: September 16, 2008 (same for all photos)  
5. Original Negative: N/A (same for all photos)  
6. Description of view: overview of site looking northwest. View looking northwest.  
7. Photo Number: 0001
2. 6. Overview of site looking southeast. View looking southeast.  
7. Photo number: 0002
3. 6. Resource 1, southeast and southwest elevations. View looking northwest.  
7. Photo number: 0003
4. 6. Resource 1, northeast and northwest elevation. View looking west.  
7. Photo number: 0004
5. 6. Resource 1, scale-hopper. Interior of building.  
7. Photo number: 0005
6. 6. Resource 1, boiler room. Interior of building.  
7. Photo number: 0006
7. 6. Resource 2, northwest and southwest elevations. View looking northeast.  
7. Photo number: 0007
8. 6. Resource 3, southeast and southwest elevations. View looking east.  
7. Photo number: 0008
9. 6. Resource 4, northwest and northeast elevations. View looking southwest.  
7. Photo number: 0009
10. 6. Resources 5, 6, and 7. View looking west.  
7. Photo number: 0010
11. 6. Resource 8, northeast elevation. View looking southeast.  
7. Photo number: 0011
12. 6. Resource 8. Interior of building.  
7. Photo number: 0012
13. 6. Historic photograph – overview. View looking west.  
7. Photo number 0013



James E. Pepper Distillery  
Face the Co. Key

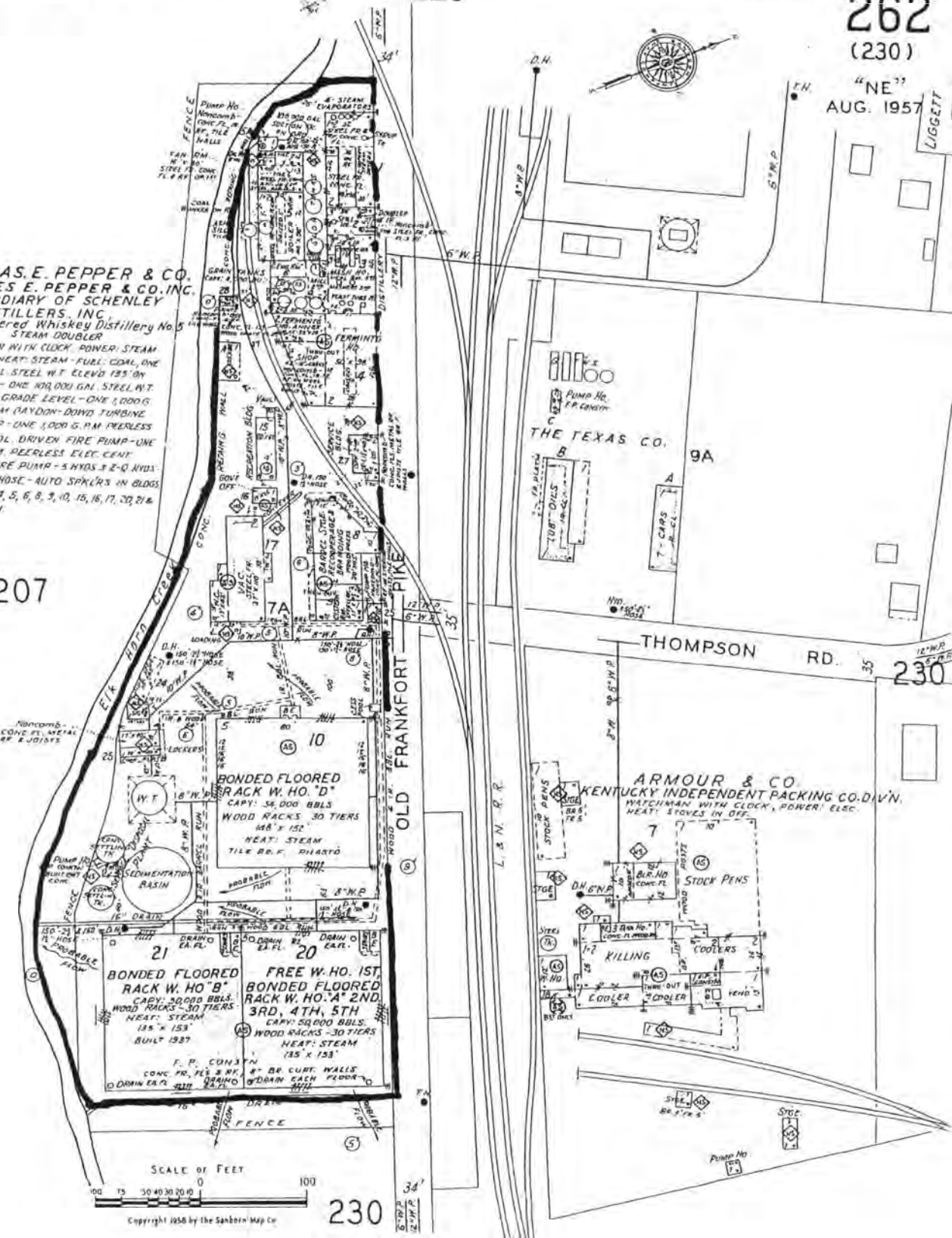
229

**JAS. E. PEPPER & CO.**  
**JAMES E. PEPPER & CO. INC.**  
SUBSIDIARY OF SCHENLEY  
DISTILLERS, INC.  
Registered Whiskey Distillery No. 5  
STEAM DOUBLER

WATCHMAN WITH CLOCK, POWER, STEAM  
- ELEC. HEAT, STEAM - FUEL, COAL, ONE  
100,000 GAL. STEEL W.T. ELEV. 133' BY  
STEEL FR. - ONE 100,000 GAL. STEEL W.T.  
ELEV. ON GRADE LEVEL - ONE 1,000 G.  
P.M. STEAM DAYTON - DOWD TURBINE  
FIRE PUMP - ONE 1,000 G. P.M. PERLESS  
CENT. GASOL. DRIVEN FIRE PUMP - ONE  
1,000 G. P.M. PERLESS ELEC. CENT.  
DRIVEN FIRE PUMP - 5 HYDS. & 2-Q. HYDS.  
1500' - 2" HOSE - AUTO SPKRS. IN BLDGS  
No. 1, 2, 3, 4, 5, 6, 8, 9, 10, 15, 16, 17, 20, 21 &  
SHOP ONLY.

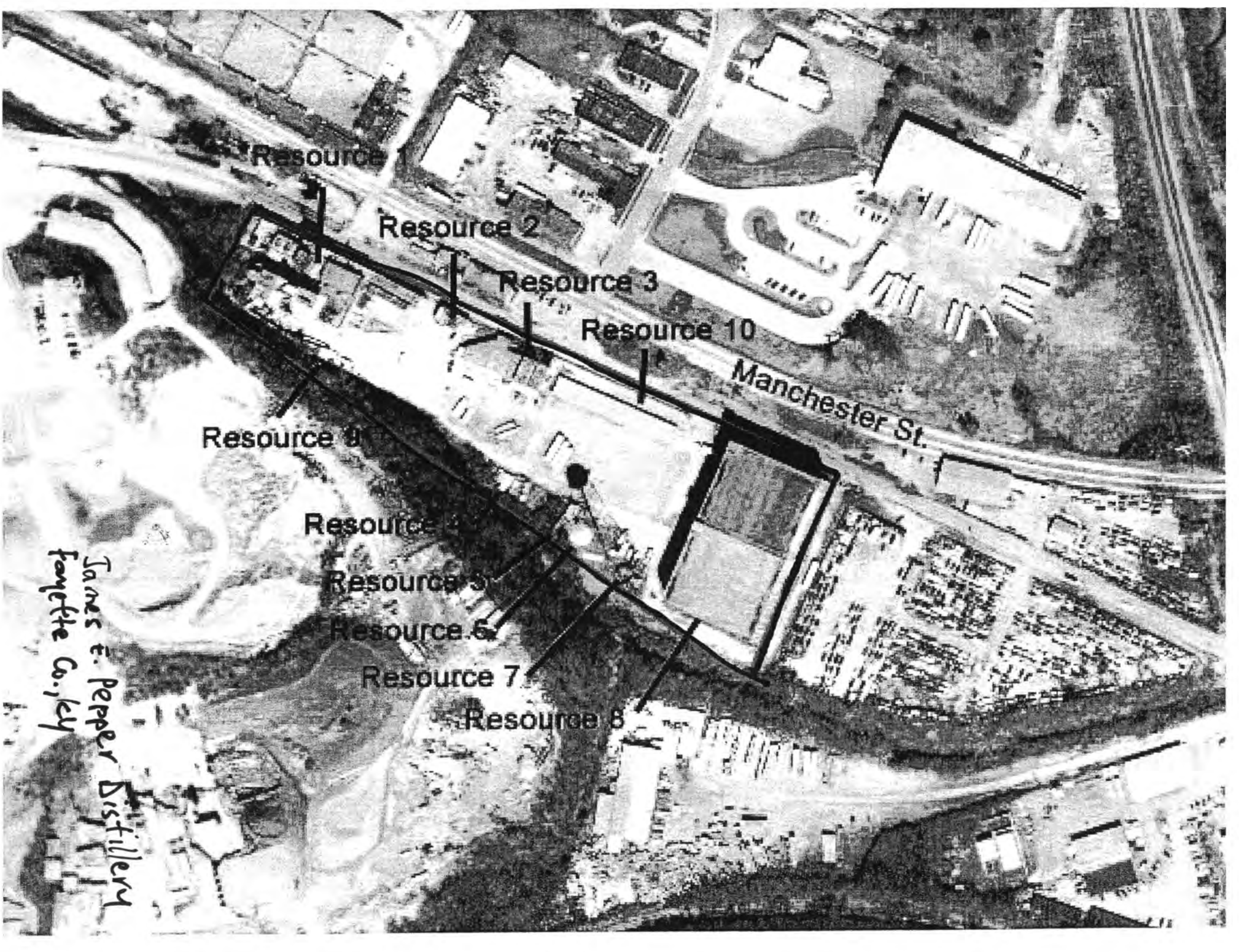
207

OLD FRANKFORT PIKE



(8662-D-R-5-M)

230



Resource 1

Resource 2

Resource 3

Resource 10

Manchester St.

Resource 9

Resource 4

Resource 3

Resource 5

Resource 7

Resource 8

James E. Pepper Distillery  
Fayette Co., Ky

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Pepper, James E., Distillery

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Fayette

DATE RECEIVED: 12/31/08      DATE OF PENDING LIST: 1/21/09  
DATE OF 16TH DAY: 2/05/09      DATE OF 45TH DAY: 2/13/09  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000006

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    2.11.09 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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



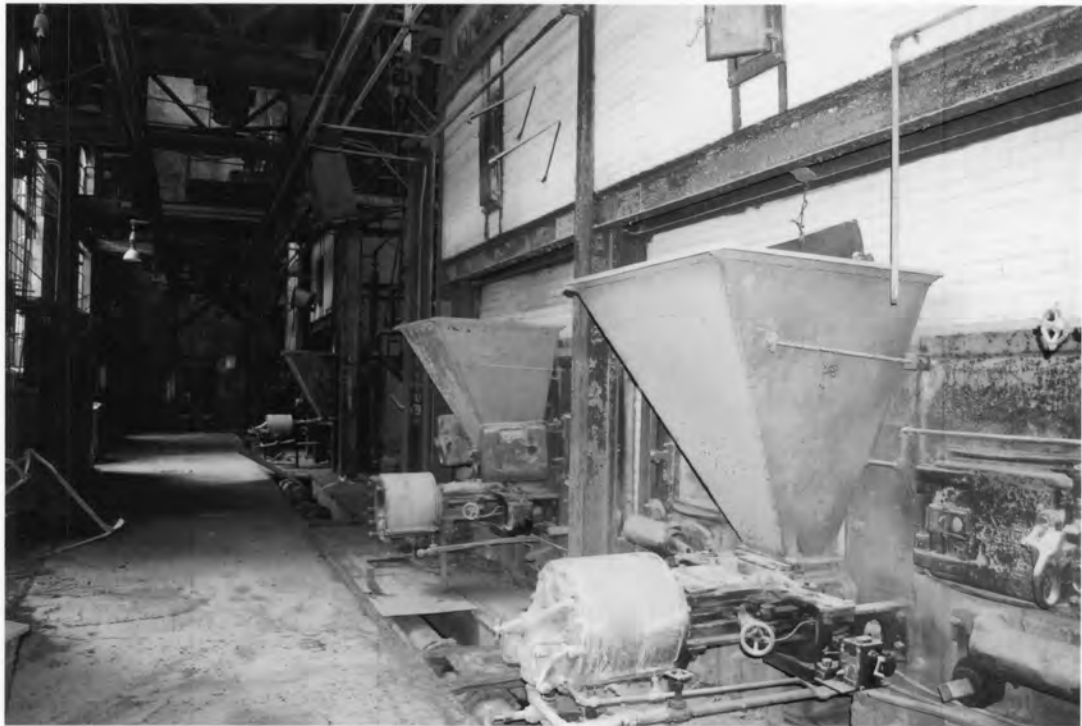


















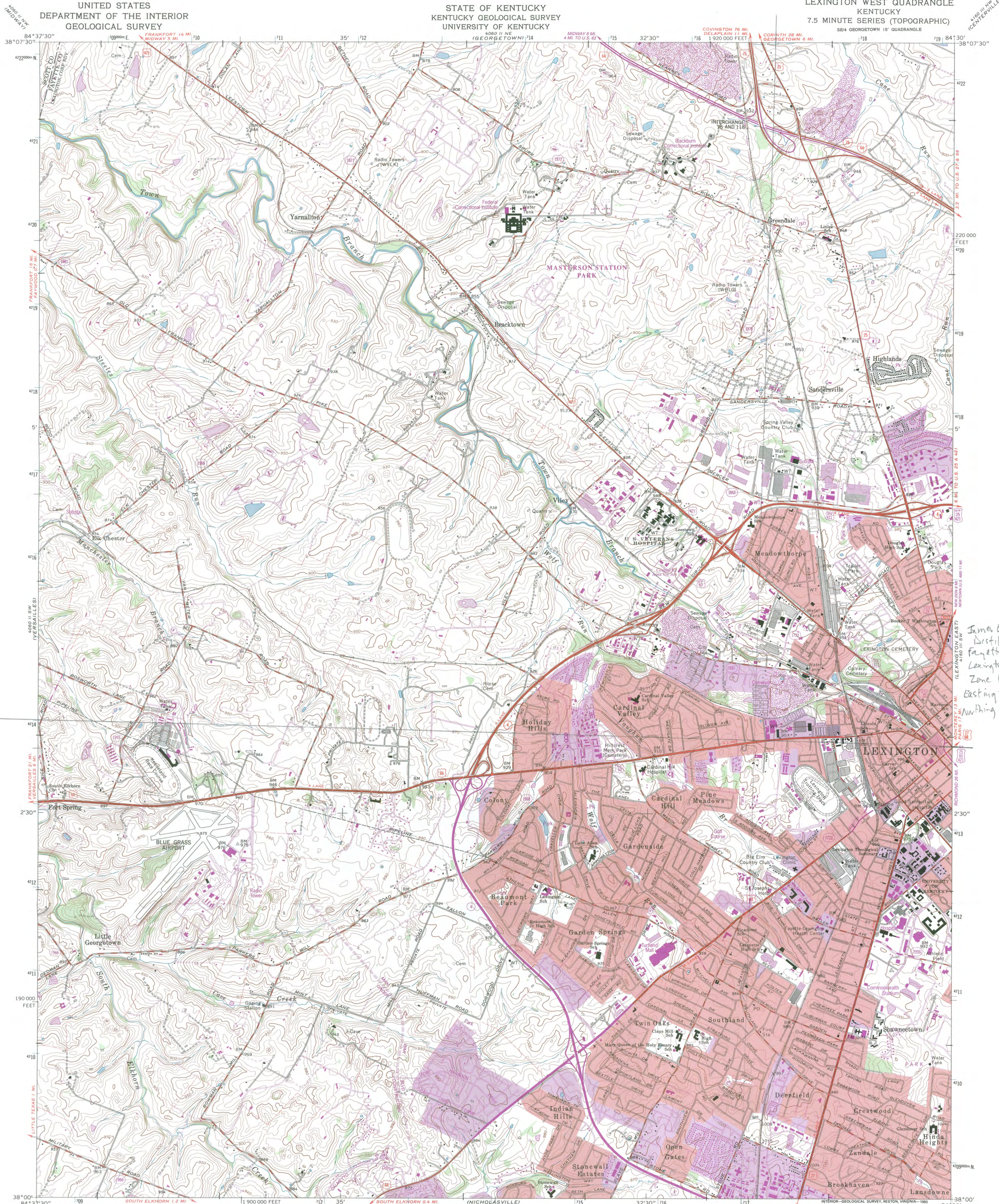






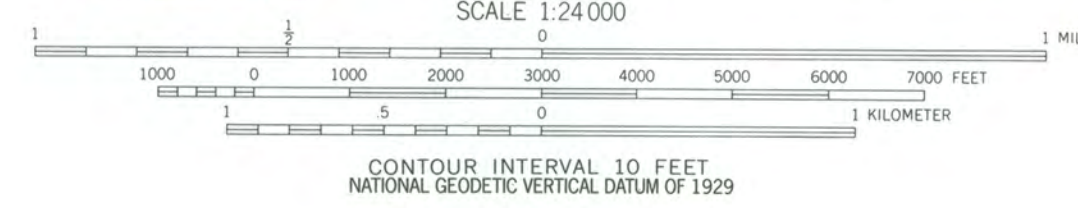
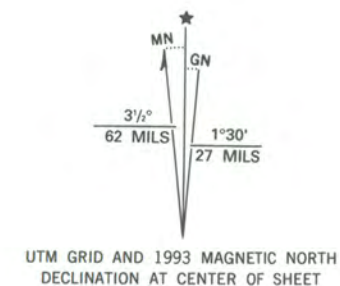






James E. Pepper  
West Hillery  
Fayette Co. Ky  
Lexington west quad  
Zone 16  
Easting 717 760  
Northing 4214 650

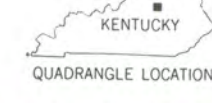
Produced by the United States Geological Survey  
Control by USGS, NOS/NOAA and Kentucky Geodetic Survey  
Topography by photogrammetric methods from aerial photographs taken 1949. Field checked 1950. Revised 1965  
Projection and 10,000-foot grid ticks: Kentucky coordinate system, north zone (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue  
1927 North American Datum (NAD 27)  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 1875  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



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

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U. S. Route
	State Route



LEXINGTON WEST, KY.  
8624 GEORGETOWN 15' QUADRANGLE  
38084-45-TF-024  
1965  
REVISED 1993  
DMA 4060 II SE - SERIES V853





COMMERCE CABINET  
KENTUCKY HERITAGE COUNCIL



Steven L. Beshear  
Governor

The State Historic Preservation Office  
300 Washington Street  
Frankfort, Kentucky 40601  
Phone (502) 564-7005  
Fax (502) 564-5820  
www.kentucky.gov  
December 23, 2008

Marcheta Sparrow  
Secretary

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

Dear Dr. Matthews:

Enclosed are nominations approved at the December 9, 2008 Review Board meeting, submitted for listing:

- **James E. Pepper Distillery**, Fayette County
- **Buffalo School**, LaRue County
- **Kenmil Place**, McCracken County

This form, approved by the Board on August 27, 2008, required additional work, and is submitted for listing:

- **Black Bottom Historic District**, Logan County

The following nomination was returned, and has been revised according to comments provided by the National Register staff reviewer. We resubmit it for reconsideration and listing:

- **Cherokee State Park**, Marshall County NR ID: 08001120

The following nomination has a bit more complicated history of processing. It is a property that involves land in both Kentucky and Tennessee. The property was initially submitted for review in 2006, with Kentucky SHPO signing the form and the Tennessee SHPO disputing eligibility and submitting comments; the Register returned the form to the Kentucky SHPO on 12/29/06. The Kentucky SHPO revised the nomination as per return comments, reducing the boundary and strengthening the integrity evaluation, and resubmitted the form to the Register in May of 2008. Learning that the Tennessee SHPO had not reviewed the revised form, the Register returned the form, instructing the Kentucky SHPO to send the form to the Tennessee SHPO for comment. The Tennessee SHPO has reviewed the revised version, maintains their position of non-eligibility, and has enclosed comments. This property resubmitted for reconsideration and listing is:

- **Jesse Whitesell Farm**, Fulton County, KY and Obion County, TN; NR ID: 06001200 and 06001199

We appreciate your consideration of these nominations.

Sincerely,

Mark Dennen, Acting Executive Director  
Kentucky Heritage Council and  
State Historic Preservation Officer

