

KENTUCKY HISTORIC RESOURCES INVENTORY JF-75-76-77

1. Historic Name (s) **Waverly Hills Tuberculosis Sanatorium**
 Original Owner **Historic Buildings (see page 3)**
Board of Trustees, TB Hospital

22. ADD/County **Jefferson/Jefferson**

23. Zoning Classification **Magisterial District**

24. U.S.G. S. Quadrant (15'/75') **Louisville West**

25. UTM Reference **SEE ATTACHED**

26. Prehistoric Site Object
 Historic Site Structure
 Building

27. District Yes No Name:

28. Significance Evaluation

29. Status National Landmark National Register Landmark Certificate Kentucky Survey **1977** Local Landmark HABS/HAER

30. Theme Primary **Architecture**
 Secondary **Social/Humanitarian**
 Other

31. Endangered Yes No

32. ATTACH PHOTO

Roll No. _____
 Picture No. _____
 Direction _____

33. Tape No. _____ Negative No. _____

34. Prepared by: **Mary Jean Kinsman**
Researcher

35. Organization **Jefferson County Office of Historic Preservation**

36. Date **31 August 1979**

37. Revision Dates _____ 38. Staff Review _____

3. Owner's Name **Commonwealth of Kentucky**
(SEE NEXT PAGE)

4. Owner's Address

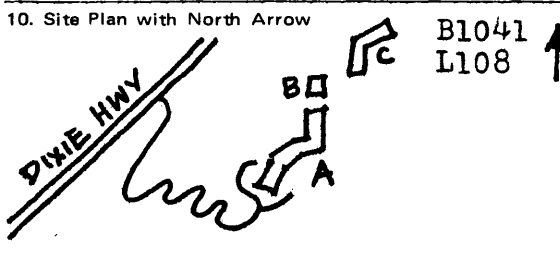
5. Location **8101 Dixie Highway, Louisville, Ky.**

6. Open to Public Yes No

7. Visible from road Yes No

8. Ownership Private
 Local
 State
 Federal

9. Local Contact/Organization **Jefferson County Office of Historic Preservation**

10. Site Plan with North Arrow

B1041
L108

11. Architect **(SEE NEXT PAGE)**

12. Builder **Unknown**

13. Date **ca. 1911-1928**

14. Style **Tudor Gothic**

15. Original Use **Tuberculosis Sanatorium**

16. Present Use **Geriatrics Center/medical ser.**

17. Condition
 Interior
 Exterior **Good**

18. Description **The Waverly Hills complex contains three major buildings. The main structure is a large four-story brick and stone building with a curved plan and a square tower above the entrance. There is a three-bay Gothic-arched entrance porch. Near the main building is a two-story, frame structure with half-timber work. There are two sections now joined (SEE NEXT PAGE)**

19. History **The Waverly Hills Tuberculosis Sanatorium was established with the appointment of a board of directors in 1906. A tax levied by the City and County enabled the board to build the first sanatorium about 1909-1911. Much of the land making up the site of the sanatorium was acquired in 1908 from Major Thomas H. Hays from whose country estate, "Waverly (SEE NEXT PAGE)**

20. Significance **The Waverly Hills buildings are significant as examples of early twentieth-century Tudor Gothic Revival architecture. They were designed by three prominent architects who worked in Louisville and Jefferson County at the turn of the century in (SEE NEXT PAGE)**

21. Source of Information **American Architect, XCVI, 21 July 1909, p.8.**
(SEE NEXT PAGE)

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3 & 4 continued

Department of Finance
Frankfort, Kentucky

11. continued

J.J. Gaffney (1909-11)
D.X. Murphy (1922-28)
Arthur Loomis (1922-28)

18. continued

and this may have been the building erected about 1910-11. Northwest of these buildings is a 2½ story brick building with stone trim. It is a Y-shaped structure, in a Tudor Gothic style. The complex is situated on top of a wooded hill in southwestern Jefferson County.

19. continued

Hill," the sanatorium took its name. The Major's brick countryhome no longer exists.

The two-story frame and half-timbered building may be one of the structures erected c.1911. A notice in the American Architect, 21 July 1909, stated that bids would be received by the hospital board for construction of buildings at Waverly Hill. It was signed by J.J. Gaffney, architect. Gaffney was a well-known Louisville architect in the late 1800s and early 1900s. He designed churches, commercial buildings, and residence. (See JF 154)

In 1922 the hospital board urged the Louisville General Council and Jefferson County Board of Commissioners to support a bond issue for the construction of new buildings for the sanatorium. Arthur Loomis of Louisville was chosen as architect in 1922 and in 1924 the firm of D.X. Murphy and Bro. was selected to assist in the design and construction of the new buildings. The four-story main building was dedicated in October, 1926 and the 2½ story brick building was evidently completed about 1928. Both Arthur Loomis and D.X. Murphy were outstanding and prolific Louisville architects at the turn of the century.

Control of the Waverly Hills Sanatorium was transferred to Louisville and Jefferson County in 1942 when the Kentucky General Assembly created in each county containing a first-class City a city-county board of health. In 1960 the Commonwealth of Kentucky assumed the care of tuberculosis patients and those at Waverly Hills were transferred to state institutions. The Kentucky Geriatrics Foundation, a private, non-profit corporation, was formed and the buildings at

ky.

19. continued

Waverly Hills were leased in 1962 to house a center to care for elderly residents.

20. continued

Revival styles. The Waverly Hills complex is also significant as a symbol of the outstandingly successful effort by medical science to eradicate tuberculosis-the "White Plague"- as a fatal disease.

21. continued

"Fighting for Health at Waverly Hills," The Courier-Journal, 9 January 1921.

"One Million Dollars for Hospital Urged," The Courier-Journal, 1 January 1922.

The Courier-Journal, 22 November 1922, Sec. 1, p.3.

"Loomis Selected to Draw Plans for T.B. Hospital," The Louisville Times, 22 November 1922.

"Architects Named to Assist Loomis," The Courier-Journal, 19 July 1924.

"Waverly Hills Hospital to be Dedicated," The Louisville Times, 7 October 1926.

"Modern New Sanatarium at Waverly Hills," The Herald-Post, 23 July 1928.

Jefferson County (KY) Deed Books
Information from Kentucky Geriatrics Foundation, Inc.

25.

- #75 Main Building 16/601540/4220680
- 76 Staff Building 16/601600/4220770
- 77 Annex Building 16/601700/4220930

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Additional Information Requested by NPS

JF-75,76,77
Waverly Hills Tuberculosis Sanitarium
8101 Dixie Highway

September 3, 1982

Description

In 1962 the Louisville architectural firm of Lockett and Farley performed minor repairs and alterations at Waverly Hills, including painting and other cosmetic repairs for the buildings at a cost of \$300,000. A renovation and modernization program in 1968 called for replacement of the original heating system, rewiring; and the addition of half-baths between most of the rooms.

Boundary Description

The boundary of the Waverly Hills Sanitarium nomination is shown as a red line on the attached aerial photograph. (SCALE: 1"= 200') The nominated site contains approximately 16 acres and includes three buildings.

UTM Reference

- A. 16/601780/4220990
- B. 16/601560/4220580
- C. 16/601380/4220640
- D. 16/601600/4221060

Midpoint = 16/601580/4220780