

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

Historic name: Luigart Malt House  
Other names/site number: FANL 41  
Name of related multiple property listing: N/A

## 2. Location

Street & number: 110 Luigart Court / 754-758 North Limestone  
City or town: Lexington State: Kentucky County: Fayette  
Not For Publication:  NA Vicinity:  NA

## 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 at the following

level(s) of significance: \_\_\_national \_\_\_statewide Xlocal  
Applicable National Register Criteria: XA XB \_\_\_C \_\_\_D

\_\_\_\_\_  
Signature of certifying official/Title: **Craig Potts/SHPO** 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

Luigart Malt House Complex  
Name of Property

Fayette, Kentucky  
County and State

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#### 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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

Contributing	Noncontributing
<u>1</u>	<u>0</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u>1</u>	<u> </u>

buildings  
sites  
structures  
objects  
Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

Agriculture/Subsistence: malt house  
Domestic: lodging house  
Commerce/trade: retail space

**Current Functions**

Social: events space  
Domestic: apartments  
Commerce/trade: retail space and artist studios

**7. Description**

**Architectural Classification**

Late Victorian  
Other: vernacular industrial  
Other: Rundbogenstil eclectic

**Materials:**

Principal exterior materials of the property:

Foundation: limestone  
Walls: brick and cast concrete  
Roof: metal  
Other: brick chimney, wooden external stairways

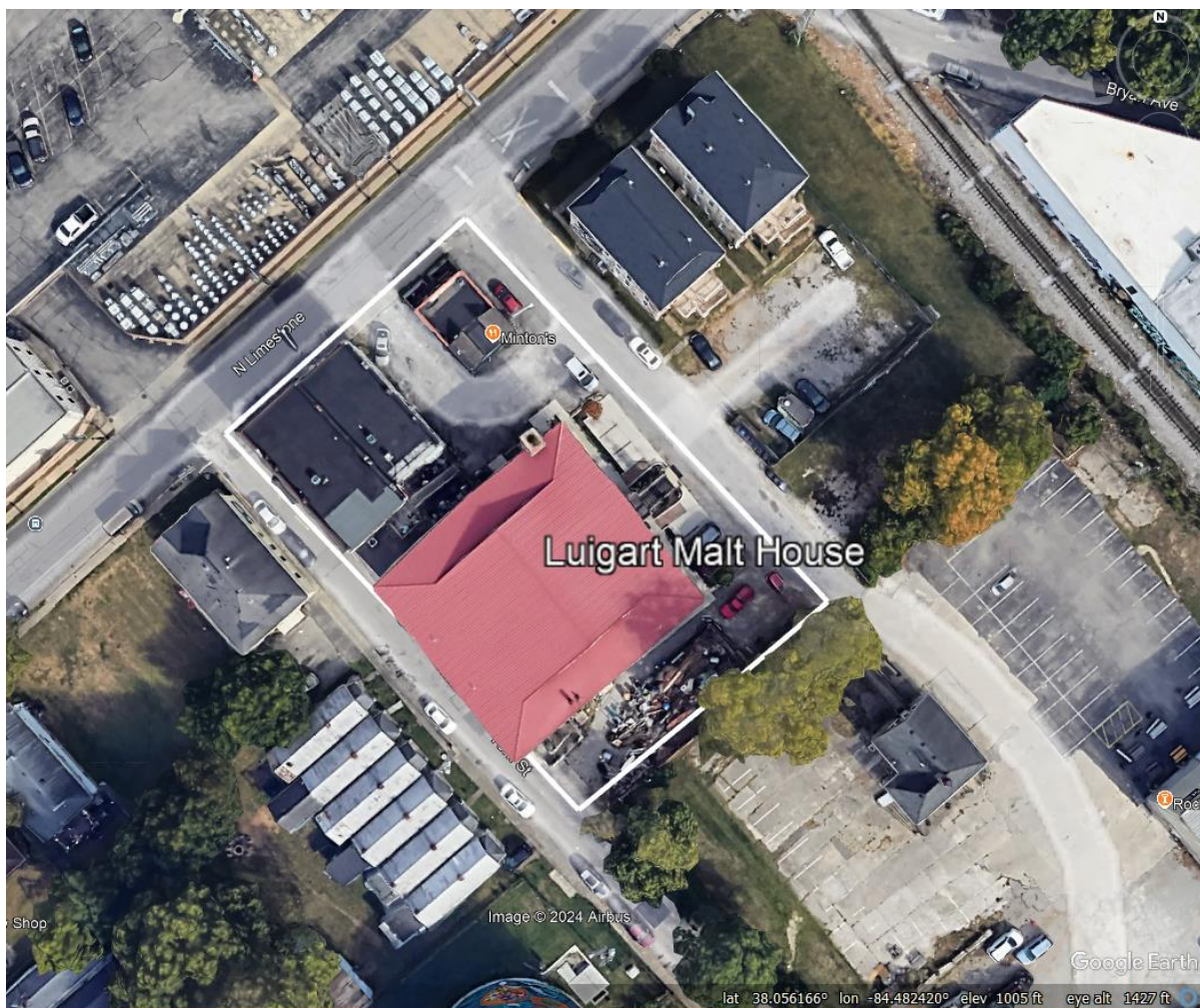
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## Narrative Description

### Summary Paragraph

The Luigart Malt House complex (FANL 41) evolved structurally from the mid-nineteenth to mid-twentieth centuries in a manner that reflected the changing economic climate of Lexington and the rampant industrialization of the Loudon area. The site includes two linked buildings with three sections that were respectively built in the 1850s, 1881, and 1922. Constructed with load-bearing brick walls, the main 17,000-square-foot, 2-3 story malt house (110 Luigart Court) has received only minimal alterations since 1934. Despite recurrent changes in use, it nonetheless retains its historic fabric and design elements that were key to the malt-making process. Meanwhile, the brick extension that constitutes 754 and 758 North Limestone boasts a unique cast concrete façade and myriad character-defining features detailed below. Both buildings remain in their original locations in close proximity to North Limestone (formerly the Maysville Turnpike) and the Belt Line Railway. As the malt house complex is flanked by late nineteenth-century Luigart investment rowhouses, its historic setting is still intact despite the loss of related resources elsewhere in the neighborhood.



Luigart Malt House, Lexington KY.

Latitude: 38.056166 Longitude: -84.482420

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## Historical Development of Site

A reference to this parcel of land straddling the city boundary first appears in an 1834 transfer from Maslin Smith to Orlando F. Payne, though no structure is identified in this deed.<sup>1</sup> In 1850, the tract – which then included a residence and hemp bagging factory – was put up for auction following an 1845 legal dispute between Payne and a D. W. Parrish. Thomas Hughes acquired the five-acre plot and soon after conveyed it to neighbor Larkin Randall, whose housing for enslaved workers lay along the property line.<sup>2</sup> Larkin and Thomas G. Randall reportedly operated the first steam-powered hemp factory onsite, but they failed to pay their Louisville agent, D. H. Davis, and forfeited this property and their private residences to him in 1863.<sup>3</sup> Davis returned the factory and land to Thomas's wife, Tabitha, in 1866 but repossessed the machinery; this deed also alludes to a house and kitchen on the site.<sup>4</sup> Three years later, Thomas and Tabitha Randall sold the five acres to Judge George Robertson.

The transition of the property from hemp processing to malting likely occurred in the early 1870s. According to historian Robert Peter, Robertson's son-in-law, a Dr. Gillespie, operated the bagging factory until the former's death in 1874.<sup>5</sup> However, a parcel sketch included with the deed records suggests that the hemp structure had already been converted into a malt house by the time Joseph Luigart and partner William Harting purchased it in 1874 for \$5,000.<sup>6</sup> As architectural historian Walter Langsam suspected, this core building almost certainly still exists as the northern section (Section A) of the current complex.

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<sup>1</sup> Fayette County land records, deed book 13, page 138.

<sup>2</sup> Fayette County land records, deed book 27, page 148; deed book 27, page 276.

<sup>3</sup> Fayette County land records, deed book 38, page 96.

<sup>4</sup> Fayette County land records, deed book 43, page 309.

<sup>5</sup> Robert Peter, *History of Fayette County, Kentucky*, ed. William Henry Perrin (Chicago: O. L. Baskin & Co., 1882). 215. Robertson also held land in Ashland, Kentucky and Texas. See Fayette County land records, will book 3, pages 546-550.

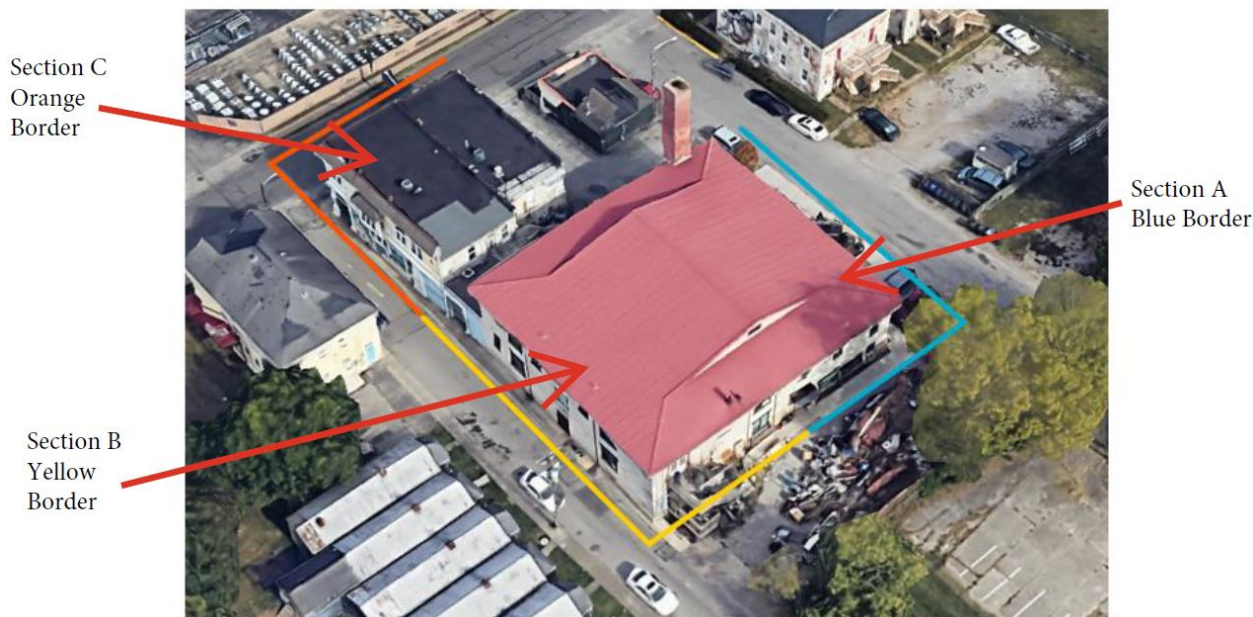
<sup>6</sup> Fayette County land records, deed book 53, page 336.

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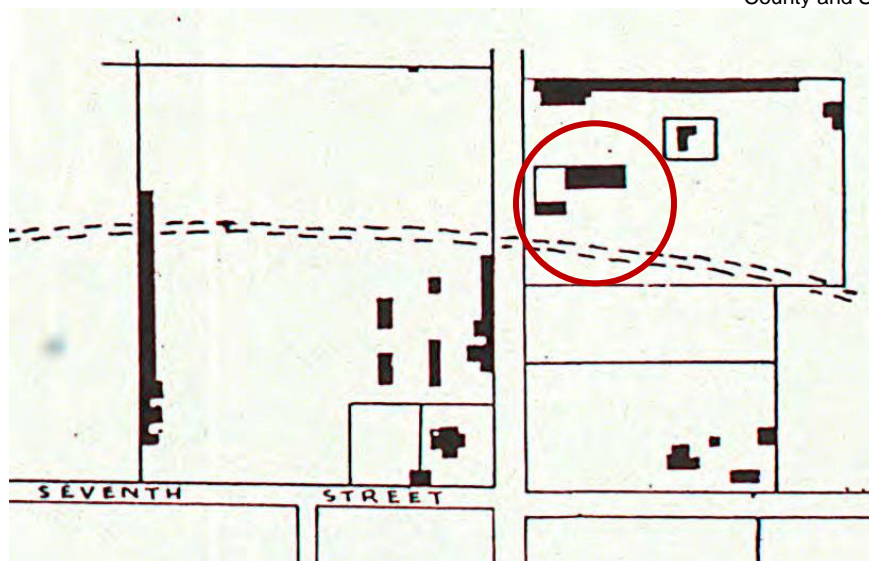
Current-day satellite image of building, with sections labeled. Historical evolution shown in plans below.

An 1855 Hart and Mapother map shows a structure at the approximate site of the malt house and in the correct orientation. A substantial addition designed by notable German architect Herman L. Rowe followed in 1881 and resulted in the southern extension (Section B) that lies at a slight angle to the earlier block. The Luigarts patronized Rowe repeatedly, which is not surprising given the strong cohesion of the German immigrant community at the time. Rowe also designed the Luigart planing mill in 1893 that was situated to the immediate east of the malt house and Joseph's investment row houses that still lie along North Limestone.<sup>7</sup> Rowe's other commissions in Lexington included Johnson School No. 4 (demolished), the Fayette Safety Vault and Trust Company building, the Carnegie Library, the new opera house, Argyle Hall at Hagerman College, and the University of Kentucky's main building.

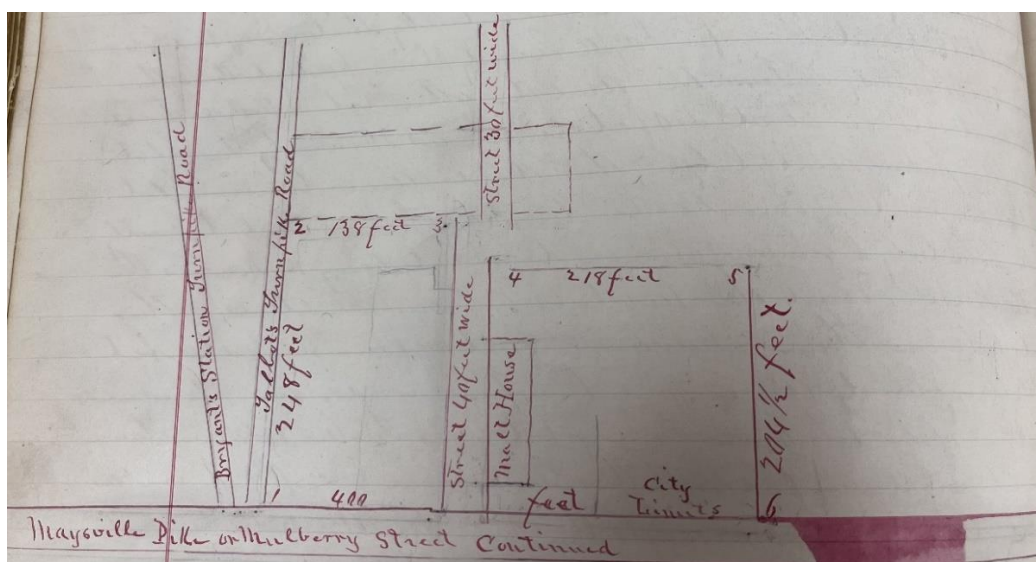
<sup>7</sup> Walter E. Langsam, "Luigart & Harting's Fayette Malt House; Star Hotel," Kentucky Historic Resources Inventory Form, 1980, 1.

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1855 Hart and Mapother Map (hemp factory encircled in red)



Property outline accompanying 1874 deed of transfer to Luigart and Harting

Charting the physical evolution of the malt house requires an amount of informed speculation. Writing in 1881, Peter stated that the old malt house consisted of 12,800 square feet and estimated the new section under construction to be 15,000.<sup>8</sup> He also noted that the operation used water from a nearby spring, though a well was available during dry spells. Although no nineteenth-century photographs of the malt house exist, the Sanborn Fire Insurance Maps produced from 1886 onwards give some insight into the complex's development.

The main building appears in the first Lexington Sanborn map of 1886, which is significant given that so much of the city was excluded from this survey. This representation of the malt house indicates that Section A was three stories tall with a telltale pyramidal cowl for

<sup>8</sup> Peter, 214.

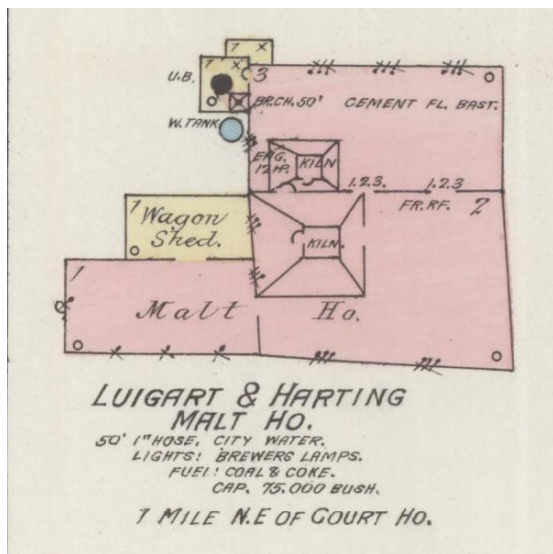
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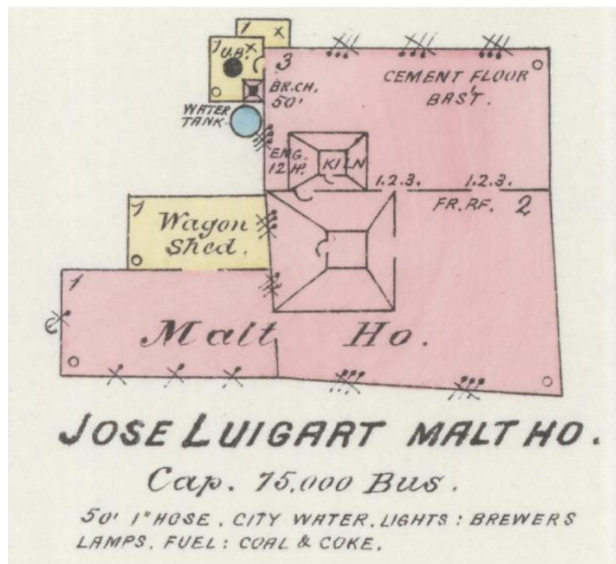
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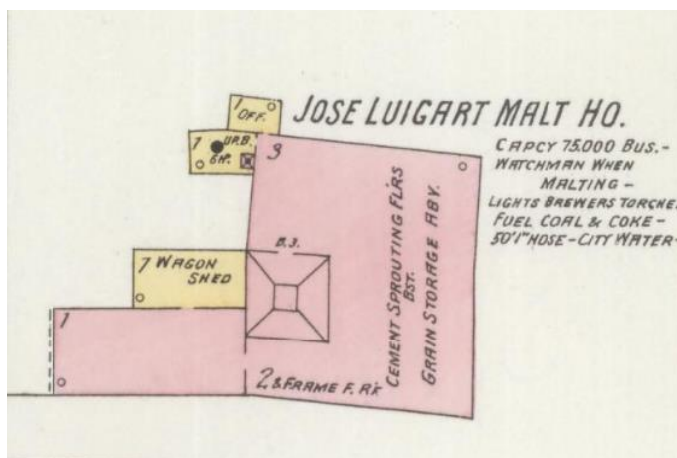
the kiln that protruded from the roof to allow for exhaust.<sup>9</sup> Section B contained its own kiln but was only two stories (its present height). A one-story brick extension (the core of what would become Section C) lay to the west of Section B and was attached to a wooden wagon shed. The 50-foot-tall chimney stack on the west wall of Section A was surrounded by a wood-frame structure that likely served as coal storage. The complex retained this configuration until 1896, by which time the kiln in Section A seems to have disappeared. In 1901, the building was classified as “old and vacant”; the wagon shed and structure around the chimney vanished soon after. Section A was converted into produce storage, while Section B (with its kiln roof still intact) contained hay and straw.



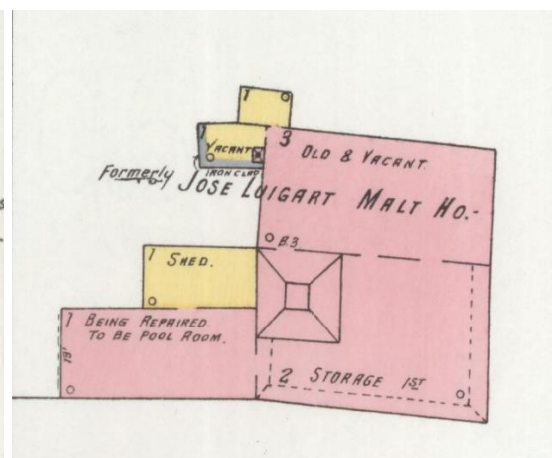
1886 Sanborn Map



1890 Sanborn Map



1896 Sanborn Map



1901 Sanborn map

Around 1922, the complex – which was now owned by Joseph’s son, John F. Luigart, and his wife, Lizzie – received a substantial addition in the form of Section C, a two-story block

<sup>9</sup> It is possible that the insurance assessor considered the kiln cowl itself (possibly on a raised base) as a third story of Section A.



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facing North Limestone that was attached to Section B by a one-story brick enclosure. Its two primary-level storefronts were separated by a stairwell that led to a lodging house above. This extension showcases some of the most unusual and decorative cast concrete in the region. While Langsam regarded it as “one of the most interesting examples of ‘primitive’ decoration in the city,” one may also identify traces of a Rundbogenstil (German round-arched) influence as well.<sup>10</sup> This eclectic style was routinely used for German-run breweries in the late nineteenth and early twentieth centuries; Chicago-based architect Frederick Wolf, who designed the Lexington Brewing Company building (1898), popularized it throughout the Midwest.<sup>11</sup>

The façade of 754 North Limestone features fluted pilasters on plinths, while a floriated band stretches horizontally over the first-story entry. These pilasters lead to a paneled cornice under the roof eaves and flank double, rounded arch windows with grotesque carvings that serve as mullions. Decorated ornaments sit atop each window, while a door with a matching grotesque surround leads out to a projecting, second-story brick balcony supported by lions’ head consoles. This scheme carries over to the south elevation of the building, which includes a projecting rectangular bay window on top of four carved wooden consoles (one of which has been replaced) and two double windows with a rounded transom overhead and grotesque surrounds.

The 758 North Limestone portion of the building is rather more restrained, with an arcuated corbel table between the first and second stories along with Greek key banding over the second-story windows. Its north elevation, which is entirely concrete-faced, is even sparer and consists of four bays with paneled impressions in the dividing vertical and horizontal segments. It is probable that the windows on Sections A and B of the malt house received their pressed concrete lintels in 1922 as well. The one-story connector between Sections B and C, which retains its original wooden double doors, is also adorned with a matching concrete surround.

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<sup>10</sup> Langsam, 4. Rundbogenstil was developed in early nineteenth-century Germany by architects who viewed the Byzantine/Romanesque style as an ideal synthesis of the Greek and Gothic. This belief often manifested in designs with round-arched features and medieval detailing. See Kathleen Curran, “The German Rundbogenstil and Reflections on the American Round-Arched Style,” *Journal of the Society of Architectural Historians* 47, no. 4 (1988): 357.

<sup>11</sup> “Stock in the Brewery,” *Daily Leader*, October 7, 1897.

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758 and 754 North Limestone, west elevation (June 2024)



South elevations of 754 North Limestone and malt house, Section B (June 2024)

By 1934, Section A of the malt house was serving as truck storage, while Section B housed a blacksmith and machine shop. The latter had finally lost its remaining kiln; it appears

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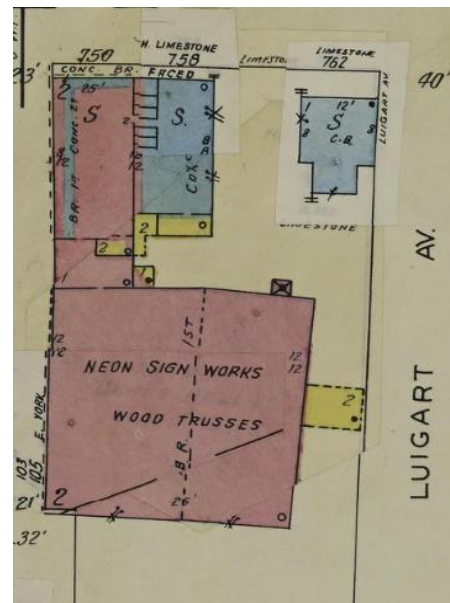
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that the third story of Section A was removed as well, resulting in the current roofline. What was likely a wooden ramp led up to the second floor on the north elevation of Section A.



1934 Sanborn Map



1950 Sanborn Map



Photograph of malt house (Dixieland Gardens), 1943

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### **Current Condition**

Sections A and B were both built with load-bearing, brick walls in common bond that sit on top a limestone foundation. The fenestrations on these sections are a mixture of single and double windows. They maintain their original proportions but have been replaced with high-quality vinyl substitutes with six-over-one sashes (with the exception of a large single-pane window over an entry on York Street). While most windows are surmounted by 1920s concrete lintels, there is some variability; one window on the east elevation of Section A sits beneath a segmental brick arch, while one on the north elevation (likely a doorway originally) is capped by a wooden lintel with a brick jack arch above. A hipped roof with a central gabled component spans both of these sections; visible rafters are located under its eaves and extend about two feet. The wooden ramp that once projected from the north elevation of Section A has been replaced with one situated somewhat higher to allow for passage underneath. A modern, open-air wooden porch has also been added to the southeast corner of Section B to facilitate egress.

The modifications at the malt house provide a rare visual record of the economic and social changes in North Lexington over a nearly two-hundred-year period. Its physical fabric still speaks to the process of malt-making at the time. In short, transforming barley into malt consisted of three stages: seeping the barley in a cistern, germination, and drying in a kiln. The striking, intact chimney stack at the Luigart Malt House would once have been fed with coal and coke; this likely produced the steam that drove a 12-horse-power engine located near the kiln in Section A. This device would have enabled the mechanized transfer of the germinated barley stored in the basement to the top of the kiln. It would also possibly have powered fans at the bottom of kilns that propelled warm air upwards.



Section A of Luigart Malt House, north elevation (June 2024)

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Section A of Luigart Malt House, west elevation (June 2024)

Currently, Section A consists of two floors with soaring ceiling heights. On the first floor, which is beneath grade, octagonal, hewn posts with trapezoidal capitals support massive beams that run along a west-east orientation. Given the girth of these wooden members, this support structure was likely present in the original malt house. Timber was also the recommended material for separating the raw barley and processed malt.<sup>12</sup> Interestingly, these elements are also present in the cavernous space above, though the posts there support massive wooden trusses that run north-to-south. While Sections A and B share an upper floor (now used as an events space), Section B has a separate first story that likely served as offices; curiously, the ceiling beams on that level are held up by cast-iron, cylindrical columns that closely resemble truck axles. Section B also contains an “English basement” level that is mostly below grade. With a suppressed ceiling height and poured concrete flooring, this lower level was clearly used for germinating the barley, which would have been laid out and periodically rotated by hand. The basement-level support system consists of squatter posts with trapezoidal columns on top of hefty stone plinths. This germinating space also features a series of windows facing York Street, which would have permitted the air flow that the process required. The setup itself was likely informed by existing German practices. As one instructional manual reported, “upon the Continent it is very usual to find the growing floors entirely below ground, and vaulted over, forming deep cellars. Care is taken to renew their air, and they are usually kept scrupulously clean and cool.”<sup>13</sup>

<sup>12</sup> H. Stopes, *Malt and Malting* (London: F. W. Lyon, 1885), 184.

<sup>13</sup> *Ibid.*, 190.

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Section B of Luigart Malt House, south elevation (June 2024)



Second floor of Section A / third floor of Section B, facing south (June 2024)

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While one can largely reconstruct the setup of the malt house by analyzing its extant historical components and the fire insurance maps, the placement of the kilns presents something of a puzzle. In the 1880s, there were two principal modes of malt house construction. The more traditional method called for the construction of kilns with drying racks and possibly internal chimneys that produced hot air that was then blown upward. It is quite possible that Luigart used something like the American Wheelwright Kiln, a piece of machinery that could be installed within larger malthouses. The other type of kiln belonged to an alternative, emerging model of pneumatic malt houses; the first of these was developed by French maltster Nicholas Galland in 1873.<sup>14</sup> Essentially, the pneumatic malt house mechanized all elements of the production process. Rather than germinating on open floors, the barley was placed into cases and rotated by a Saladin machine. It was then conveyed to the top of the kiln and would drop down to the ground level after fully drying. However, this cyclical process required a hefty amount of energy – up to 200 horsepower, in fact – and therefore would have exceeded the capability of Luigart’s engine.<sup>15</sup>

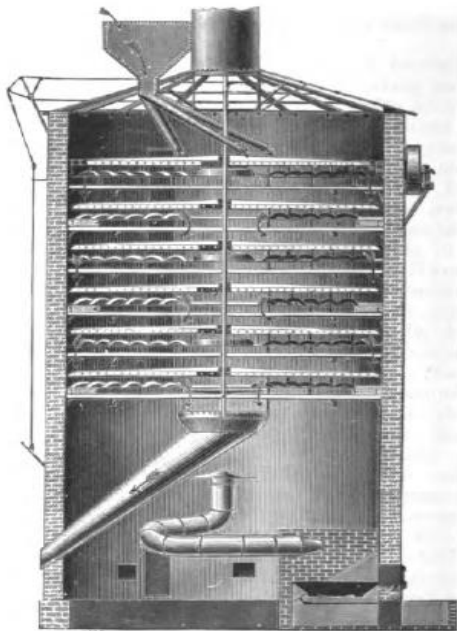


FIG. 28.—WHEELWRIGHT KILN.

Wheelwright Kiln sketch



Interior of 754 North Limestone apartment

Section C has remained virtually unchanged since the early 1920s. Externally, the only noticeable alteration is the installation of newer glass panels in the storefronts. The ceilings of these first-floor commercial spaces are adorned with tin tiles. Above, the former rooms of the Star Hotel retain their character-defining features; several rooms feature tray or coffered ceilings with heavy plaster renders. Original fireplaces are also intact. Most intriguingly, the 754 North Limestone section of the lodging house (now a separate apartment) consists of a central corridor

<sup>14</sup> Ibid., 243.

<sup>15</sup> Larger-scale operations such as the Kreiner Malt House in Buffalo made use of Saladin boxes. See Matthew Shoen, Derek King, Kelsie Hoke, Caitlin Moriarty. “Kreiner Malt House and Grain Elevator: National Register of Historic Places Registration Form,” 2017, section 8, 8.

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with original, internal windows that face into the adjacent rooms. This configuration has led some to speculate that the hotel served as a brothel. 758 North Limestone has lost the two-story, open rear porch that formerly projected from the rear.

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## 8. Statement of Significance

### Applicable National Register Criteria

- 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 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



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**Areas of Significance**

Industry  
Commerce  
Other: Urban Development

**Period of Significance**

1874-1943

**Significant Dates**

1874, 1881, 1922

**Significant Person**

Luigart, Joseph and family  
\_\_\_\_\_

**Cultural Affiliation**

NA  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Rowe, Herman L. (architect)  
\_\_\_\_\_  
\_\_\_\_\_

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## Statement of Significance

### Summary Paragraph

Located on North Limestone Street just outside the city boundaries, the Luigart Malt House (FANL 41) was primed to take advantage of the rampant settlement and industrialization of the Loudon neighborhood in the late nineteenth century. The malt house therefore fulfills Criterion A as an anchor facility that contributed to North Lexington's significant growth; it is also one of the few surviving buildings that evokes this history. The complex that includes the malt house and the attached 754-758 North Limestone block also satisfies Criterion B as the hub of the Luigart family's business empire. While the property remained under Luigart ownership until 1992, a period of significance between 1874 and 1943 defines the era in which the building made a major impact on local commerce and industry. The first section of this statement delves into the technological and commercial factors that drove Loudon's urbanization, while the second examines the interests of the extended Luigart family who profoundly shaped its development. This statement concludes with a brief overview of racial tensions in the Loudon area that resulted from the area's urbanization and explicates the malt house's association with that aspect of Lexington's history.

### Economic Growth and Urbanization in North Lexington

#### 1. The Origins of the Loudon Boomtown

Known as North Mulberry Street before 1887, North Limestone once functioned as a segment of the old Maysville-Lexington Turnpike that revolutionized regional transit upon its completion in the early 1830s.<sup>16</sup> Although the street historically served as a "grand drive," abutting landowners developed less-desirable parcels after the Civil War for the African Americans who were relocating to Lexington en masse.<sup>17</sup> While Winn Gunn, George Kinkead, and David Goodloe subdivided their holdings in the East End, W. W. Bruce established the eponymous Brucetown to the immediate north of West Seventh Street between Broadway and North Upper. A two-time city council member, Bruce was also the largest hemp dealer in the city during the postwar era. Writing in 1888, historian George Ranck claimed that he was "one of those men who have made and sustained the importance of this city, and he is today one of the substantial pillars of her financial greatness."<sup>18</sup> While Bruce's hemp operation filled the entire swath between Seventh Street and Loudon Avenue, only one of his hemp storage warehouses remains on the site (alongside North Upper).

A major catalyst for urban change came in 1889 with the construction of the Belt Line by the Passenger and Belt Line Railway Company. Extending along Loudon Avenue, this connector was designed to link the various tracks entering the city so trains could avoid passing through

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<sup>16</sup> Karl Raitz and Nancy O'Malley, *Kentucky's Fronter Highway: Historical Landscapes along the Maysville Road* (Lexington: University of Kentucky Press, 2012), 28.

<sup>17</sup> Lexington's African-American population jumped from 3,080 in 1860 to 7,171 in 1870. See John Kellogg, "The Formation of Black Residential Areas in Lexington, Kentucky, 1865-1887," *Journal of Southern History* 48, no. 1 (1982): 30.

<sup>18</sup> George Ranck, *A Review of Lexington, as She is* (New York: John Lethem, 1887), 117.

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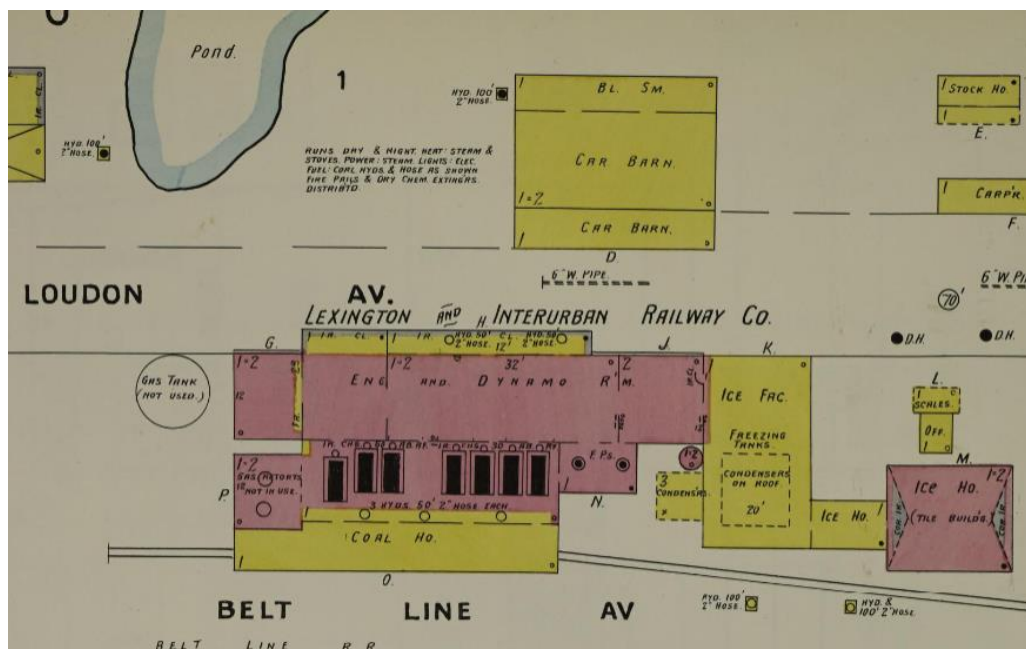
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downtown. Every stockholder of this company, which had accrued \$1,000,000 of capital, was reported to be a resident of Fayette County; construction magnate Leslie Combs and Charles H. Stoll led the organization.<sup>19</sup> Meanwhile, the associated Belt Land Company began acquiring parcels for the line that included 38 acres of Margaret Preston's Ellerslie estate along the Winchester Pike and part of General W. T. Withers' farm that was located north of Loudon along Broadway.

However, the industrious sponsors of this venture were not content with merely linking freight lines. In 1890, they formed a separate corporation and entered into a contract with Sprague Electric Company of New York to construct an 8.5-mile-long street railway. A new power station – celebrated as “an ornamental as well as useful structure” – was built near the southwest corner of Loudon and Limestone.<sup>20</sup> The electricity produced not only powered the street railways but was also used for general lighting purposes. “Persons building new houses” were therefore instructed to “put in wires for electric lighting, which can be done at small expense, and be prepared for modern lights.” Ever ambitious, these entrepreneurs also constructed a new manufacturing plant for the Hercules Ice Factory at a cost of \$75,000-\$100,000.<sup>21</sup> This facility pumped water from an adjacent spring, which was heated to furnish steam for the power plant; this vapor was then condensed back into water and frozen. The projectors estimated the operation would yield 50 tons of ice daily, three times the capacity of the older facility. These linked schemes reflected the guiding principles of the Belt Line Company: “to have a consolidation of successful enterprises, rather than several scattered enterprises that do not pay.”<sup>22</sup>



1907 Sanborn Fire Insurance Map showing Loudon zone of development

<sup>19</sup> “The Belt Railway,” *Kentucky Leader*, April 9, 1889.

<sup>20</sup> “Electric Plans,” *Kentucky Leader*, February 9, 1890.

<sup>21</sup> “Hercules Ice Factory,” *Kentucky Leader*, April 14, 1890.

<sup>22</sup> “Mr. Charles H. Stoll Speaks of Plans for Uniting the Track Interests,” *Kentucky Leader*, February 4, 1892.

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On account of this runaway development, commentators in the local papers regarded the Loudon and Limestone intersection as the nucleus of a new boomtown. By the summer of 1890, two of the power plant's 5 dynamo engines were up and running; meanwhile, the ice company's product was "the purest and best that can be made."<sup>23</sup> That same year, a "prominent citizen" remarked to the papers that there was in no other Kentucky town "such an evidence of revival, of growth and of prosperity as there had been in Lexington in the last year."<sup>24</sup> The *Kentucky Leader* likewise marveled that "the Belt people have put Lexington in advance fifty years beyond what she was three years ago." Its writers further predicted that "the property acquired by the Belt Land Company lying in the north of the city is destined to become a popular residential part of the town," for the "the same energy and liberality that have characterized every undertaking by this company will make the new part of the city beautiful and attractive as no other section can compare with." The *Lexington Leader* also acknowledged that "a year ago Loudon was a charming lawn. A year hence it will be a teeming village and a hive of industry."<sup>25</sup> Eastern capitalists were already appearing in Pullman cars in front of the Gothic Revival Loudon House with the intent to buy up lots. Lexington, the *Leader* declared, "has experienced an awakening, and no mossback interest of feeling can now hold her back. If Loudon has nothing but her ice factory, electric light plant, iron foundry and shoe factory, she will have almost as much as the city possesses, unless it is a flour mill."



Photograph of old power plant on Loudon Ave, facing east (J. Winston Coleman collection)

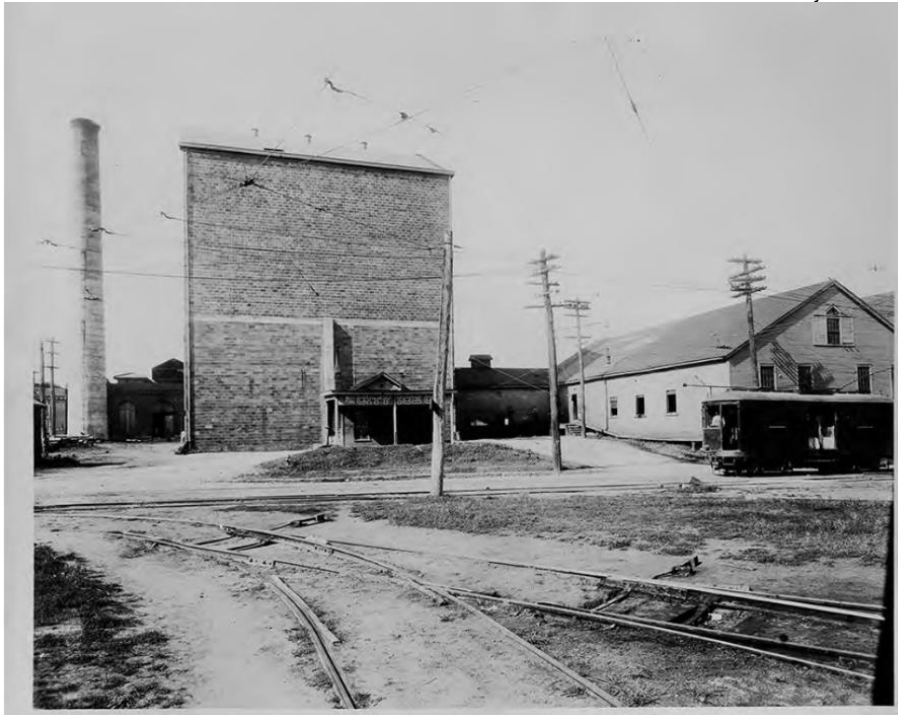
<sup>23</sup> "Belt Line News," *Kentucky Leader*, July 28, 1890.

<sup>24</sup> "Hercules Ice Factory," *Kentucky Leader*, April 14, 1890

<sup>25</sup> "A Surprise," *Lexington Leader*, April 28, 1890

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Photograph of ice factory on Loudon Ave, post-1913 (J. Winston Coleman collection)

One of the first entrepreneurs to make use of the Belt Line was none other than Joseph Luigart, who shipped two cars of malt to “eastern points” in 1890. Reporting on this event, the *Leader* noted that “Mr. Luigart does a business of over \$50,000 per annum, and his early start over the new line speaks well for its future success.”<sup>26</sup> Indeed, this nexus of modern transportation technologies soon attracted businesses such as the Jung Brewing Company, a Cincinnati-based enterprise that was making headway in the region. While Lexington lacked a brewery of its own until 1898, its population had developed a taste for German-style lager; according to one article in the *American Journal of Health*, Jung produced one of the few “pure” beers that was “absolutely free from any trace of adulteration.”<sup>27</sup> In 1891, that company constructed a new storage facility on Luigart land (to the north of the family’s malt house and planing mill) that contained “a large building which has under one roof a comfortable office, the largest cold storage room of its kind in the city, stables for the agency’s horses, and commodious wagon sheds.”<sup>28</sup> Jung only remained at this location for seven years, at which point it moved downtown and leased space at 12 North Limestone.<sup>29</sup> In 1928, a large fire engulfed the former Jung building, destroying or damaging several abutting residences on Luigart Avenue as well.<sup>30</sup>

Tobacco shippers also capitalized on the Loudon area’s superior connectivity and erected storage structures along the Belt Line. The Bluegrass Tobacco Warehouse, for example, was

<sup>26</sup> “The First Shipper,” *Kentucky Leader*, April 23, 1890.

<sup>27</sup> “Beverages: Beer Drinking Considered from an Unprejudiced Point of View,” *Morning Herald*, November 12, 1899.

<sup>28</sup> “New Ice and Storage House,” *Kentucky Leader*, January 4, 1891; “The Jung Brewing Co.” *Kentucky Leader*, December 23, 1892

<sup>29</sup> “Moved downtown,” *Daily Leader*, March 9, 1898.

<sup>30</sup> “Warehouse fire is spectacular,” *Lexington Leader*, May 14, 1928.

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constructed in two phases in 1904 and 1907; a three-story, brick warehouse at 138 East Loudon Avenue was flanked by a two-story, wood frame structure with metal sheathing.<sup>31</sup> W. J. Loughridge, the son-in-law of W. W. Bruce, helmed that enterprise. The brick building later received two additional stories and a sizable expansion toward Loudon, while the ancillary structure was either replaced or highly modified in the 1950s when a parachute factory operated on the premises. Another metal-clad structure for tobacco hanging and rehandling – also owned by Loughridge – still stands along the Belt Line at 787 North Limestone.

Within a twenty-year period, the Loudon area had emerged as a key shipping hub for exporting processed agricultural products from the Bluegrass region (malt, tobacco) to market destinations both within the state and beyond its borders. Additionally, the Belt Line enabled out-of-state entities like Jung Brewing to expand their operations into Kentucky. The electric street railway further linked the Loudon area with the city's downtown, thus integrating what was once a sparsely developed borderland into Lexington's urban fabric. The malt house benefitted from and supported this growth, and the Luigarts' success arguably helped attract other industries to the Belt Line corridor.

## **2. The Luigart Family's Contributions to Lexington's Economic Growth**

How, then, did Joseph Luigart establish his prospering enterprise that helped spur the Loudon area's development? Born in Wittenberg, Prussia in 1827, he grew up in a wealthy household that experienced financial setbacks during his teenage years.<sup>32</sup> Undeterred, he joined the army and, after four years, had saved enough money to purchase his passage to America. Initially, Luigart's career path resembled that of many Germans immigrants who occupied "the middle rungs of the occupational ladder as artisans, small proprietors, and skilled workmen."<sup>33</sup> He first trained in the brewery business in Pittsburgh and thereafter moved to Cincinnati to work as an overseer at the well-established Handkort Brewery Company. Based there for a decade, he embarked upon his own venture in Ottawa, Illinois. After this foundered, he relocated to Logansport, Indiana and patented a beer cooling device that proved quite remunerative. With this capital, Luigart moved to Lexington in 1869 and took the job of foreman at the Wolfe-Yellman brewery on North Upper Street. Several years later, he entered into a partnership with William Harting, a transplant from Quackenbruck, who had operated a jewelry store on North Upper since 1858. Harting retired from the malt business in 1882, though he remained a principal stockholder of the City National Bank and continued to speculate in real estate.<sup>34</sup> By the time of his death in 1887, he had amassed a fortune of \$300,000.<sup>35</sup>

Germans were at the forefront of the malting industry in America's major cities during the second half of the nineteenth century. In 1880s Buffalo alone, there were over sixty malt

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<sup>31</sup> *North Limestone Cultural Plan* (Lexington: North Limestone Community Development Corporation, 2016), 32.

<sup>32</sup> "Joseph Luigart: An Old and Valuable Citizen, Dead," *Lexington Leader*, June 24, 1896.

<sup>33</sup> James M. Bergquist, "German Communities in American Cities: An Interpretation of the Nineteenth-Century Experience," *Journal of American Ethnic History* 4, no. 1 (1984): 15

<sup>34</sup> William Elsey Connelly and E. M. Coulter, *History of Kentucky*, ed. Charles Kerr, vol. 3 (Chicago: American Historical Society, 1922), 200.

<sup>35</sup> "Death of Wm. Harting," *Louisville Courier-Journal*, July 20, 1887.

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houses helmed by German maltsters.<sup>36</sup> By 1892, Luigart was operating the sole malt house in Lexington, as the D. F. Wolfe Malting Company (his former employer) had rebranded itself as the Bluegrass Commission Company and was preparing feed for livestock on its premises.<sup>37</sup> The Luigarts purchased barley in large amounts from Fayette County farmers such as James Dedman (3,850 bushels) and John B. Clay (2,880 bushels); using the Belt Line, they shipped the processed malt to Ohio, Tennessee, Indiana, and Alabama.<sup>38</sup> Reaping profits, Joseph set about constructing investment properties near the malt house that housed workers at the Jung Brewery, formerly enslaved barber Benjamin Franklin, and German architect Martin Geertz, who designed Lexington's Colored Orphan Industrial Home and other educational buildings.<sup>39</sup> By 1893, Luigart had "built up quite a settlement about this section of North Limestone street, all of the houses being of brick and substantial in appearance."<sup>40</sup>

Luigart's longtime homestead was situated at the northwest corner of Loudon and North Limestone, the current location of the Greyline Station. There, he lived with his wife, Flora, and raised his children: John, Josephine, Augustus (Gus), George, Fred, Mary, and William. In the 1890s, Fred was working as a foreman at the malt house; meanwhile, George was expanding the family's business holdings by building a "new and commodious" grocery on the east side of North Limestone to the south of the complex.<sup>41</sup> William was the only Luigart son to leave the city, becoming a hotelier in San Francisco and Nashville. With the income that the malt house produced, Joseph was wealthy enough to travel back to Germany on extended trips with members of the Newport-based German Pioneer Association.<sup>42</sup> Upon his return to Lexington after three months abroad, his fellow Germans threw him a lavish reception and "Professor Meiler's Opera House Orchestra tendered a serenade concert in honor of the occasion."<sup>43</sup> On one of these trips, Joseph brought a German girl named Mary back with him to wed George. This practice was perhaps not so unusual, as German communities in the 1890s were facing threats to their integrity – such as calls to ban German-language education in schools – that "heightened appeals...to preserve their culture."<sup>44</sup>

While the malt house flourished into the 1890s, the emerging preference for spring barley (grown in the northwestern states) over local winter barley constricted its output. By 1903, only three malt houses in Kentucky were still in operation.<sup>45</sup> Joseph's tragic death also led the family to reorganize its portfolio. Suffering from stomach cancer, Joseph was profoundly affected by the recent death of his wife. In June of 1896, he attempted to drown himself in the pond to the rear of

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<sup>36</sup> Shoen, et al., "Kreiner Malt House and Grain Elevator," section 8, 4.

<sup>37</sup> "A Cooked Food Mill," *Kentucky Leader*, August 22, 1892.

<sup>38</sup> "Farm and Turf," *Blue Grass Clipper*, August 21, 1884.

<sup>39</sup> "Fence Causes Suit," *Lexington Leader*, July 10, 1908; Laretta Flynn Byars, *Lexington's Colored Orphan Industrial Home: Building for the Future* (Lexington: I. B. Bold, 1995); "For a New Dormitory: Martin Geertz's Plans Selected by Kentucky Wesleyan," *Lexington Leader*, June 28, 1900.

<sup>40</sup> "Talk About Town," *Kentucky Leader*, September 12, 1893.

<sup>41</sup> "Will Wed," *Kentucky Leader*, August 23, 1891; "Narrow Escape," *Kentucky Leader*, November 28, 1890.

<sup>42</sup> "Fayette County," *Kentuckian-Citizen*, May 3, 1882.

<sup>43</sup> "A Kindly Greeting," *Kentucky Leader*, August 28, 1892.

<sup>44</sup> Bergquist, 18.

<sup>45</sup> *One Hundred Years of Brewing: A complete History of the Progress made in the Art, Science and Industry of Brewing in the World, particularly during the Nineteenth Century* (Chicago and New York: H. S. Rich & Co., 1903), 579.

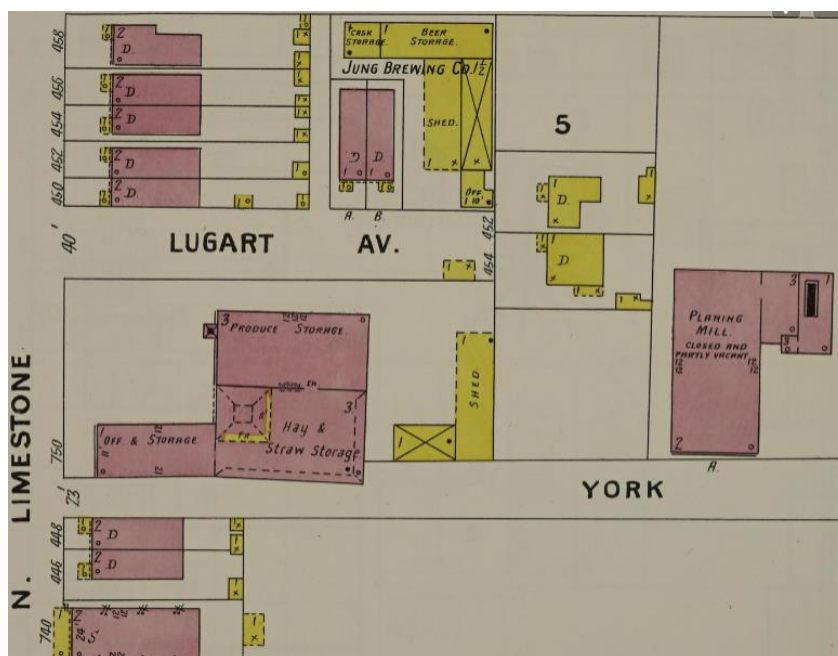
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his house; having failed to die by suicide, he tried again with a kitchen knife that same day. Later that month, Joseph – “one of Lexington’s oldest and wealthiest citizens” – died from cancer, leaving his family a \$100,000 fortune.<sup>46</sup> Mourning a fixture of its community, the German Aid Society regretted that it had “lost a most valued and honored member,” while “the city of Lexington has lost a most estimable citizen.”<sup>47</sup> In 1900, the family put their shared holdings up for public auction and individually bought back portions of them. It was at this time that Gus Luigart acquired the malt house property for \$2,500.<sup>48</sup>



1907 Sanborn Fire Insurance Map showing Luigart holdings

Shortly prior to Joseph’s death, the *Morning Herald* observed that his four sons (excluding William) “are following in their father’s footsteps in amassing wealth.”<sup>49</sup> Gus, the proprietor of the English Kitchen restaurant, was already one of Lexington’s “most enterprising and up-to-date business men.” In addition to developing numerous parcels near the family’s complex on North Limestone, he also built brick residences on W. High near the S. Broadway intersection.<sup>50</sup> In 1898, Gus purchased the Lexington Canning Factory on East Seventh Street (half a mile beyond the city limits) for \$4,500 and retrofitted it with a 5,000-gallon copper kettle that was “possibly the largest in the world.”<sup>51</sup> This enabled him to produce 20,000 cans of soup

<sup>46</sup> “Joseph Luigart: An Old and Valuable Citizen, Dead”; “A Deed of Trust,” *Morning Herald*, May 23, 1896.

<sup>47</sup> “Resolutions of Respect,” *Morning Herald*, June 27, 1896. This group was established in 1882. See “Germans to Celebrate,” *Lexington Leader*, November 17, 1890.

<sup>48</sup> “Bought in by Heirs. Luigart Property on North Limestone Street Sold at Public Auction Today,” *Lexington Leader*, May 2, 1900.

<sup>49</sup> “Attempted to Drown Himself,” *Morning Herald*, June 6, 1896.

<sup>50</sup> “A New Feature,” *Lexington Leader*, January 30, 1898. The S. Broadway houses are not extant.

<sup>51</sup> “It is Sold,” *Lexington Leader*, February 15, 1898; “Kettle,” *Lexington Herald*, July 17, 1898. To subsidize this venture, Gus and George demanded repayment on a high-interest mortgage that they had made to famous jockey Isaac Murphy. See Katherine C. Mooney, *Isaac Murphy: The Rise and Fall of a Black Jockey* (New Haven: Yale University Press, 2023), 113-114.



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daily, a good deal of which contained burgoo and tomato bullion for the U.S. Army.<sup>52</sup> This facility, which employed 150, suffered a serious fire in 1901 that was allegedly caused by sparks emitted from the adjacent Belt Line rails. Gus sued the Chesapeake & Ohio Railroad for \$16,000 but lost the suit after it was revealed that the last train had passed through five hours before the fire.<sup>53</sup> Two years later, wholesale lumber dealers Sullivan and Congelton of Paris purchased the charred remains of the cannery and converted the premises into a planing mill.

Brother John Luigart likely used part of his inheritance to construct the stately, “free classic” Queen Anne house at 644 Limestone that still stands today. By the turn of the century, he had adapted the family’s planing mill to the east of the malt house into a refrigerator manufacturing facility. This operation consisted of a two-story frame building containing a storeroom, dry kiln, and tin shop, along with a separate brick factory. On the night of March 22, 1901, these structures were engulfed by “one of the most disastrous fires that has visited Lexington since the destruction of the courthouse in 1897.”<sup>54</sup> 2,000 onlookers gathered to witness the destruction of \$25,000 worth of property. The source of the conflagration was never identified, but John suspected arson. This disaster forced him to shutter the refrigerator business and direct his entrepreneurial attention elsewhere.<sup>55</sup> In 1901, he was reconfiguring the one-story, brick portion of the malt house that faced North Limestone into a pool room; its optimal location beyond the city limits supposedly reduced the likelihood of police raids.<sup>56</sup> Possibly on account of these improvements, Gus Luigart left the malt house tract to Lizzie Luigart (John’s wife) when he died heirless in 1903.



Sketch of 1901 Luigart planing mill fire

<sup>52</sup> “Burgoo in Cans,” *Lexington Leader*, June 30, 1898.

<sup>53</sup> “Sues for \$16,000,” *Lexington Leader*, July 7, 1902; “Luigart Loses,” *Lexington Leader*, October 6, 1903.

<sup>54</sup> “Scene at Luigart Fire,” *Daily Leader*, March 22, 1901.

<sup>55</sup> “Closing Out Sale of Luigart Refrigerators,” *Lexington Leader*, July 21, 1901.

<sup>56</sup> “Pool Room,” *Morning Herald*, September 22, 1901. The original city limits extended in a one-mile radius from a downtown marker.

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However, it seems that John did not relish the prospect of fully rehabilitating the building, for he submitted a request for demolition proposals to the *Morning Herald* in October 1903.<sup>57</sup> Responses apparently were not forthcoming. The following spring, he and George joined forces with the Bosworth brothers to “establish a wholesale and retail coal, feed and produce business utilizing the Luigart refrigerator plant and old malt house on N. Limestone.”<sup>58</sup> The brothers intended to lay 1,000 extra feet of track between these buildings and the Belt Line, and to construct a coal elevator as well. It was logical for John to turn to George for assistance, as the latter had put down roots in the Loudon area. Purchasing their father’s homestead at the 1900 auction, he had razed this dwelling and constructed a large brick house in its place that was considered to be “the finest residence in the northern part of Lexington.”<sup>59</sup> Unfortunately, it survived only two decades. George also took over the family’s grocery establishment on North Limestone and added a saloon to it. When his health deteriorated around 1906, he sold this business to J. Emmett Graves (the local manager of Jung Brewing) and a Nichols Ryan, who ran other drinking establishments in the city.<sup>60</sup> When George died later that year, his personal estate was estimated to be between \$85,000 and \$100,000 – a princely sum at the time.<sup>61</sup>

By 1922, John F. Luigart was at work “improving some of the old property in Lexington with a modern apartment building,” which resulted in the concrete-faced Section C extension.<sup>62</sup> Given that the federal government had enacted Prohibition legislation three years earlier, resuming any malting in the complex would have been a fraught proposition. When John Sr. died that year, his son, John Augustus Luigart, took over the family holdings and was soon advertising for renters for the commercial, street-level units of Section C. Over the following decades, 754 and 758 North Limestone provided space for grocery stores, restaurants, and pool parlors. A series of lodging establishments (including the Star Hotel in the 1920s) occupied the space above. These rooms, which were renting for \$1 a night, attracted a colorful clientele; proprietor T. R. Mock actually shot one guest in the leg following a dispute over a fifty-cent charge.<sup>63</sup> After mother Lizzie died in 1937, John A. Luigart bought out his siblings’ interest in the malt house property and transferred the family home at 644 North Limestone to his sister, Louise.

That same year, John A. Luigart adaptively reused the upper floors of the former malt house, converting the space into Dixieland Gardens, a dance club for the city’s Black community. Utilizing the building in this fashion was a savvy business move given the burgeoning African-American population in the area.<sup>64</sup> Yet the neighborhood had continued to struggle with bouts of racial strife since the creation of Brucetown in the Reconstruction era. In 1878, local resident Tom Turner was shot and killed at his home by a vigilante gang who

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<sup>57</sup> “Wanted,” *Morning Herald*, October 15, 1903.

<sup>58</sup> “Important Enterprise,” *Lexington Herald*, March 26, 1904; “Big Coal Elevator,” *Lexington Leader*, March 25, 1904. The Bosworths’ existing coal yard lay to the immediate north of the Brucetown Hemp Factory.

<sup>59</sup> Connelly and Coulter, *History of Kentucky*, 185.

<sup>60</sup> Walter Langsam, “Luigart Investment Houses,” Kentucky Historic Resources Inventory Form, 1980.

<sup>61</sup> “George Luigart Will Leaves all in Trust,” *Lexington Herald*, May 2, 1906.

<sup>62</sup> Connelly and Coulter, *History of Kentucky*, 185.

<sup>63</sup> “T. R. Mock Held to Grand Jury,” *Lexington Herald*, September 25, 1940.

<sup>64</sup> By 1910, registered voters in the “North End” precinct were divided almost equally between white residents and Black residents. See “North End Precinct,” *Lexington Leader*, October 22, 1910.

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suspected him of aiding in the murder of a white man.<sup>65</sup> Such violence was not a rarity. One-third of lynchings in the state reportedly occurred between 1864 and 1874; even after extralegal reprisals diminished in frequency, Kentucky courts still entertained the notion of “peculiarly Black crimes” such as livestock theft and burglary.<sup>66</sup> The extent of racial prejudice in policing was brought to the fore in March 1925 a few blocks away from the Luigart complex. Suffering from indigestion, Gertrude Boulder (a resident of 160 East Seventh Street), had collapsed on the ground. Arrested for public drunkenness, she died in jail after her calls for medical aid were ignored. Lexington’s prominent African Americans were outraged at this flagrant misconduct.

Renowned bandleader Andy Kirk and pianist Mary Lou Williams were the first to play Dixieland Gardens in October 1937.<sup>67</sup> Later that year, saxophonist Jimmie Lunceford took to the stage; the *Leader* reported that his “orchestra has a nationwide following of ‘swing’ fans and a capacity crowd is expected.” Importantly, it also noted that “provision has been made for white spectators.”<sup>68</sup> But the fact that Dixieland Gardens was an integrated venue did not shield it from violent acts. At 1:50 on the morning of February 13, 1943, white University of Kentucky student Sam B. Coppock was fatally shot while standing on a table to view the dancers.<sup>69</sup> Two Black youths, Lonnie Lucas and Prentice Mayfield, were also struck but survived their injuries. The next day, 32-year-old Boyd Lakes turned himself in. A resident of nearby 186 Loudon Avenue, Lakes claimed that he was incensed by the loud music issuing from Dixieland and had fired several warning shots at the building “to scare them and try to break up the dance.”<sup>70</sup> However, he did admit that “he had had trouble with Negro passengers on buses he had operated for the Lexington Railway System and that as a result of the disturbance he quit his job three weeks before the shooting.”<sup>71</sup> While a grand jury indicted Lakes on a murder charge, he received the minimum sentence of two years for involuntary manslaughter in June 1943 and was released on probation only seven months later.<sup>72</sup>

### **Evaluation of the Significance of the Luigart Malt House within the Historic Context**

A key contributor to North Lexington’s runaway economic development, the Luigart Malt House was also the primary asset owned by the Luigart family, who were leading figures in the city’s commercial sector in the late nineteenth and early twentieth centuries. Joseph Luigart and William Harting helped introduce the malting industry to Central Kentucky, applying traditional German processing techniques while innovating new technologies. Following the construction of the Belt Line, the Luigarts capitalized on that transformational infrastructure to both expand their operations and attract other businesses like Jung Brewing to the Loudon area. The proceeds from

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<sup>65</sup> *North Limestone Cultural Plan*, 24.

<sup>66</sup> George Wright, *Racial Violence in Kentucky, 1865-1940: Lynchings, Mob Rule, and “Legal Lynchings”* (Baton Rouge: Louisiana State University Press, 1990), 256, 291-295.

<sup>67</sup> “The Grand Opening of the Dixieland Gardens,” *Herald-Leader*, October 3, 1937.

<sup>68</sup> “Lunceford’s Orchestra Plays Here Wednesday,” *Herald-Leader*, December 5, 1937.

<sup>69</sup> “University of Kentucky Senior Killed by Fusillade of Shots Fired at Dixieland Dance Hall,” *Lexington Leader*, February 13, 1943.

<sup>70</sup> “Lakes Visited by his Father,” *Lexington Herald*, February 16, 1943.

<sup>71</sup> “Boyd Takes Stand,” *Lexington Herald*, June 22, 1943.

<sup>72</sup> “Lakes Given 2-Year Term for Slaying,” *Lexington Leader*, June 23, 1943; “Lakes Released on Probation,” *Lexington Leader*, January 19, 1944.

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the malt house were the basis of the family fortune; Joseph's sons used this capital to diversify their portfolios, constructing planing mills, refrigerator factories, canneries, groceries, restaurants, and investment properties throughout the city. The Luigart Malt House thus served as an economic catalyst not only for the Belt Line corridor, but for Lexington more broadly.

Moreover, the malt house complex is one of the only surviving resources in the area capable of relaying the history of Loudon's growth and that of the Luigart family. Joseph and George's houses no longer stand; John's refrigerator factory and Gus' cannery were lost long ago. The original power plant that abutted Loudon Ave was rendered obsolete in 1913, when a new facility (now a Kentucky Utilities storage space) was constructed to the immediate south. The Hercules Ice Factory no longer exists, though its cold storage tower still stands with a cement render. Nearby lost buildings include the Jung Brewing and W. W. Bruce's residence and hemp structures, with the exception of Hemp House 3. Joseph Luigart's only local competition – the Wolfe-Yellman brewery on N. Upper St – was razed in 1921 prior to the construction of the Dunbar High School, which served the African-American community.

Now housing a Creative Reuse center, a sizable events space, commercial units, and apartments, the Luigart Malt House complex remains an anchor of the neighborhood, an important link to the region's German heritage, and an enduring reminder of North Lexington's tumultuous economic and social history.

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## Evaluation of Integrity of the Luigart Malt House's Significance and its Physical Status at Present

Despite a century of successive adaptive reuse, the Luigart Malt House complex retains its core integrity. It is situated at its original location; surrounded by Luigart investment residences, its setting is intact. The original design of the complex's three sections is quite legible, for they have not received any modern additions. Their core functions are also discernible as evidenced by the Section A chimney, the Section B concrete sprouting floor and street-level ventilating windows, and the wooden trabeated support system. The original materials that constitute Sections A and B – namely the limestone foundation and brick walls – are still present, while the elaborate concrete façade on Section C and the matching lintels on Sections A and B testify to superior workmanship. Sections A and B clearly convey an industrial feeling on account of their original massing and fenestration placements, while the mixed-use, commercial and residential setup of Section C is readily apparent.

The conversion of the upper floors of the malt house to truck storage prior to 1934 did necessitate alterations to the roof configuration of Sections A and B. As previously mentioned, it is difficult to exactly describe the original appearance of the kiln cowls due to the lack of pictorial or photographic evidence. Yet few, if any, designated malt houses (listed below) retain their cowls or rooftop exhaust systems. The malt house's internal machinery was also removed long ago.

Aside from the malt house, buildings associated with Central Kentucky's brewing industry are scarce. In 1898, the Lexington Brewing Company began operating in a towered, six-story facility at the intersection of Rose Street and East Main. Composed of about 1,000,000 bricks with 25-inch walls for proper cooling, its construction cost over \$25,000.<sup>73</sup> Although the brewery attempted to pivot to "near beer" following the enactment of Prohibition, it ultimately shuttered in 1922. After an unsuccessful attempt in the late 1930s to resume alcohol production at the brewery, the building was demolished at some point between 1941 and 1950.<sup>74</sup>

Surviving malt houses are rarities, as those with internal kilns were at obvious risk from fires. Prohibition also led many to cease operations. This may explain the absence of any Kentucky malt house from the National Register of Historic Places. Louisville did boast a substantial brewing and malting sector, which quadrupled in value from 1880 to 1890.<sup>75</sup> Much of this success was due to the exertions of expert maltster Ferdinand P. Lutz, who operated the City Malt House at Monroe and 12<sup>th</sup>, the Falls City Malt House at Franklin and Wenzel, and the Woodford Malting Company at Main and Green in Versailles; the first of these buildings is unaccounted for due to a change in street naming, while the latter two have been demolished. Neither the Kentucky Malting Company, which lay at the southeast corner of Maple and 13<sup>th</sup>, nor

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<sup>73</sup> "Brewery," *Sunday Leader*, January 2, 1898.

<sup>74</sup> "Incorporation Papers are Filed for Brewery," *Lexington Leader*, August 5, 1936; "Refinancing of Brewery Plant is Proposed," *Lexington Herald*, December 15, 1939; "Trust Co. Buys Brewery Plot," *Lexington Leader*, February 3, 1941.

<sup>75</sup> "Brewing and Malting," *Courier-Journal*, January 1, 1891; "Auction Sale. Malt-House Property at Versailles, KY," *Courier-Journal*, October 19, 1886

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the Pabst malt house at 14<sup>th</sup> and Jefferson, are extant.<sup>76</sup> Built in 1880, the sprawling Schaefer and Meyer Brewery at Logan and Lampton partially survives on the site, but the later construction of a cold storage tower entailed the loss of many of its original structures. What remains is in dilapidated condition with compromised integrity.

Only a handful of malt houses in other states have been listed on the National Register. These include the Bay View Brewery (Seattle), Pacific Malting and Brewing (Tacoma), Zoeller Bros. (Davenport, IA), Centennial Malt House (St. Louis), Silver Bow Malt House (Silver Bow, MT), and Kreiner Malt House (Buffalo).

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<sup>76</sup> "The City's Growth," *Courier-Journal*, April 17, 1887; "Pabst Malt Grown in Filtered Air," *Courier-Journal*, August 19, 1906.

Luigart Malt House Complex

Fayette, Kentucky

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- "Belt Line News." *Kentucky Leader*. July 28, 1890.
- "The Belt Railway." *Kentucky Leader*. April 9, 1889.
- "Beverages: Beer Drinking Considered from an Unprejudiced Point of View." *Morning Herald*. November 12, 1899.
- "Big Coal Elevator." *Lexington Leader*. March 25, 1904.
- "Bought in by Heirs. Luigart Property on North Limestone Street Sold at Public Auction Today." *Lexington Leader*. May 2, 1900.
- "Boyd Takes Stand." *Lexington Herald*. June 22, 1943.
- "Brewery." *Sunday Leader*. January 2, 1898.
- "Brewing and Malting." *Courier-Journal*. January 1, 1891.
- "Burgoo in Cans." *Lexington Leader*. June 30, 1898.
- "The City's Growth." *Courier-Journal*. April 17, 1887.
- "Closing Out Sale of Luigart Refrigerators." *Lexington Leader*. July 21, 1901.
- "A Cooked Food Mill." *Kentucky Leader*. August 22, 1892.
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- "A Deed of Trust." *Morning Herald*. May 23, 1896.
- "Electric Plans." *Kentucky Leader*. February 9, 1890.
- "Fayette County." *Kentuckian-Citizen*. May 3, 1882.
- "Fence Causes Suit." *Lexington Leader*. July 10, 1908.
- "George Luigart Will Leaves all in Trust." *Lexington Herald*. May 2, 1906.
- "Germans to Celebrate." *Lexington Leader*. November 17, 1890.
- "Grand Opening of the Dixieland Gardens." *Herald-Leader*. October 3, 1937.
- "Farm and Turf." *Blue Grass Clipper*. August 21, 1884.
- "The First Shipper." *Kentucky Leader*. April 23, 1890.
- "For a New Dormitory: Martin Geertz's Plans Selected by Kentucky Wesleyan." *Lexington Leader*. June 28, 1900.
- "Hercules Ice Factory." *Kentucky Leader*. April 14, 1890.
- "Important Enterprise." *Lexington Herald*. March 26, 1904.
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- "It is Sold." *Lexington Leader*. February 15, 1898.
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- "The Jung Brewing Co." *Kentucky Leader*. December 23, 1892.
- "Kettle." *Lexington Herald*. July 17, 1898.
- "A Kindly Greeting." *Kentucky Leader*. August 28, 1892.
- "Lakes Given 2-Year Term for Slaying." *Lexington Leader*. June 23, 1943.
- "Lakes Visited by his Father." *Lexington Herald*. February 16, 1943.
- "Lakes Released on Probation." *Lexington Leader*. January 19, 1944.
- "Luigart Loses." *Lexington Leader*. October 6, 1903.
- "Lunceford's Orchestra Plays Here Wednesday." *Herald-Leader*. December 5, 1937.
- "Mr. Charles H. Stoll Speaks of Plans for Uniting the Track Interests." *Kentucky Leader*. February 4, 1892.
- "Moved downtown." *Daily Leader*. March 9, 1898.
- "Narrow Escape." *Kentucky Leader*. November 28, 1890.
- "New Ice and Storage House." *Kentucky Leader*. January 4, 1891.
- "North End Precinct." *Lexington Leader*. October 22, 1910.
- "A New Feature." *Lexington Leader*. January 30, 1898.
- "Old Brewery will be Sold Feb. 10." *Lexington Leader*. February 2, 1936.
- "Pabst Malt Grown in Filtered Air." *Courier-Journal*. August 19, 1906.
- "Pool Room." *Morning Herald*. September 22, 1901.
- "Refinancing of Brewery Plant is Proposed." *Lexington Herald*. December 15, 1939.
- "Resolutions of Respect." *Morning Herald*. June 27, 1896.
- "Scene at Luigart Fire." *Daily Leader*. March 22, 1901.
- "Stock in the Brewery." *Daily Leader*. October 7, 1897.
- "Sues for \$16,000." *Lexington Leader*. July 7, 1902.
- "A Surprise." *Lexington Leader*. April 28, 1890.
- "Talk About Town." *Kentucky Leader*. September 12, 1893.

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- “T. R. Mock Held to Grand Jury.” *Lexington Herald*. September 25, 1940.  
“Trust Co. Buys Brewery Plot.” *Lexington Leader*. February 3, 1941.  
“University of Kentucky Senior Killed by Fusillade of Shots Fired at Dixieland Dance Hall.” *Lexington Leader*.  
February 13, 1943.  
“Wanted.” *Morning Herald*. October 15, 1903.  
“Warehouse fire is spectacular.” *Lexington Leader*. May 14, 1928.  
“Will Wed.” *Kentucky Leader*. August 23, 1891.

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

**Primary location of additional data:**

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

**Historic Resources Survey Number (if assigned):** FANL 41

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**10. Geographical Data**

**Acreeage of Property** .5064

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                       |                       |
|-----------------------|-----------------------|
| 1. Latitude: 38.05166 | Longitude: -84.482420 |
| 2. Latitude:          | Longitude:            |
| 3. Latitude:          | Longitude:            |
| 4. Latitude:          | Longitude:            |



Luigart Malt House Complex  
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**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927    or     NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description**

This malt house complex straddles two taxable parcels (13970700 and 12905100). Beginning at the corner of N. Limestone and York, the property extends along York to an alleyway that runs along the east wall of the former malt house. Following that alley to the northeast corner of the malt house, the boundary line then proceeds directly westward along Luigart Court. It then cuts southward at the malt house's northwest corner before moving westward along the north wall of 758 N. Limestone. The boundary then follows that street southward to the starting point of this delineation.

**Boundary Justification**

This area encompasses the entirety of the former malthouse and the conjoined apartment/commercial block that faces N. Limestone. It avoids the inclusion of a small, mid-twentieth-century, concrete-block building that legally shares a parcel with the former malt house but has no historical connection to it.

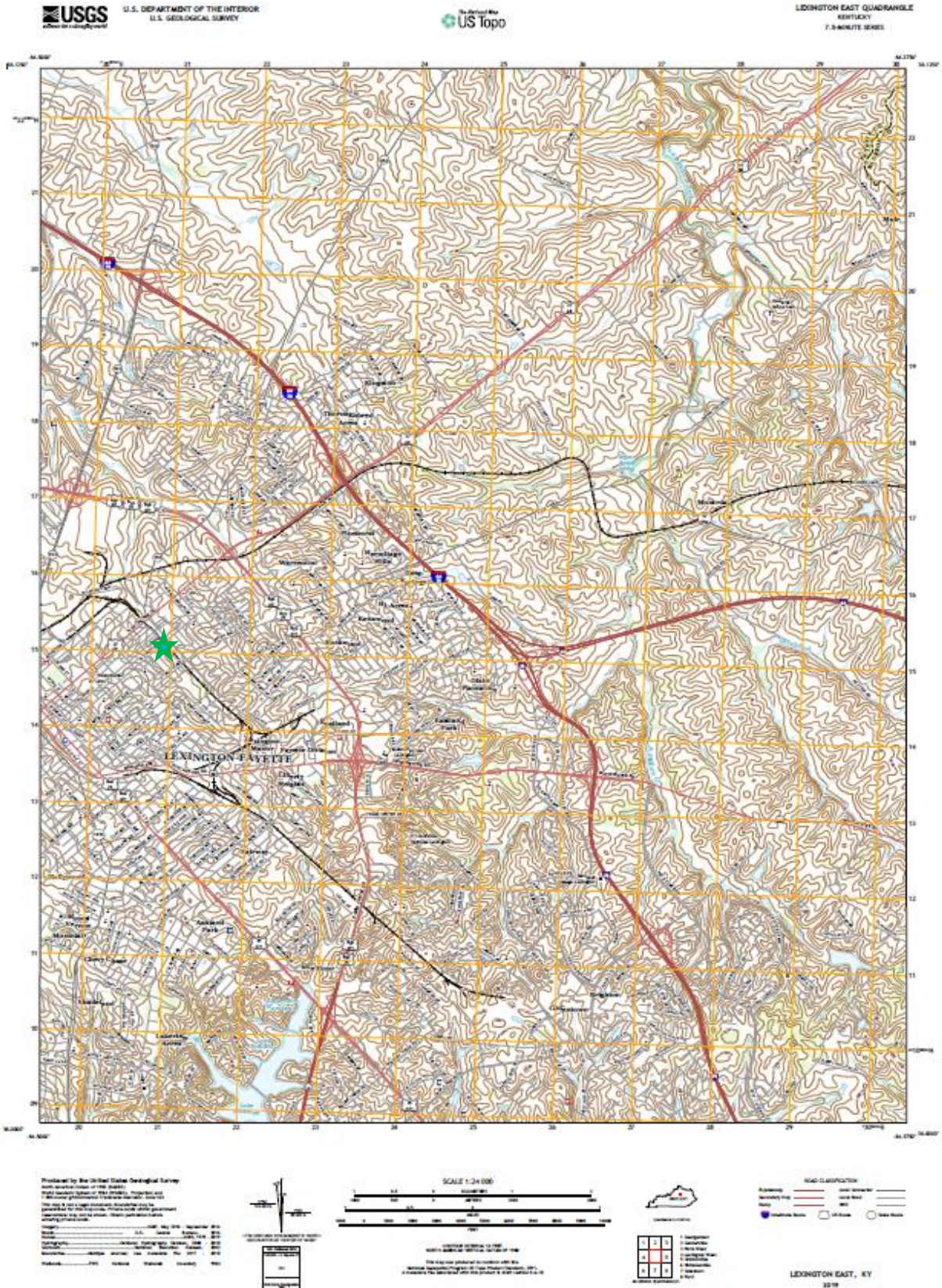
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**11. Form Prepared By**

name/title: Dr. Zak Leonard  
organization: Blue Grass Trust for Historic Preservation  
street & number: 201 N. Mill St.  
city or town: Lexington state: KY zip code: 40507  
e-mail zleonard@bluegrasstrust.org  
telephone: 781-330-9853  
date: July 31, 2024

Luigart Malt House Complex  
Name of Property

Fayette, Kentucky  
County and State



Luigart Malt House Complex

Name of Property

Fayette, Kentucky

County and State

## Photographs

### Photo Log

Name of Property: Luigart Malt House Complex

City or Vicinity: Lexington

County: Fayette

State: Kentucky

Photographer: Zak Leonard

Date Photographed: June 10-11, 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_001)

View of malt house (Section A), north façade, facing south

2 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_002)

View of malt house (Sections A and B), west façade, facing east

3 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_003)

View of 1922 block (Section C), north facade

4 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_004)

View of 1922 block (Section C), west façade, facing northeast

5 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_005)

Detailed view of 1922 block (Section C), west facade, facing east

6 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_006)

View of 1922 block (Section C), south façade and malt house (Section B), south façade, facing northeast

7 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_007)

View of malt house (Section B), south façade, facing northeast

8 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_008)

View of malt house (Sections A and B), east façade, facing southwest

9 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_009)

View of malt house interior (Section A, first floor) showing original trabeated support system, facing south

10 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_010)

Interior view of malt house hall (Sections A, 2<sup>nd</sup> story and B, 3<sup>rd</sup> story), facing south

11 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_011)

Interior view of malt house hall (Sections A, 2<sup>nd</sup> story and B, 3<sup>rd</sup> story), facing southwest

12 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_012)

View of tin tile ceiling in 758 N. Limestone storefront, facing northeast

13 of 13 (KY\_Fayette\_LuigartMaltHouseComplex\_013)

View of plastered coffered ceiling in 754 N. Limestone upper apartments, facing northeast