

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic name: The Bensinger Building

Other names/site number: JFCD 325

Name of related multiple property listing: N/A

2. Location

Street & number: 313-315 West Market Street

City or town: Louisville State: Kentucky County: Jefferson

Not For Publication: NA Vicinity: NA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 local
Applicable National Register Criteria: A B 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 x meets does not meet the National Register criteria.

The Bensinger Building
Name of Property

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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): _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

Private: **XX**

Public – Local

Public – State

Public – Federal

Category of Property

Building(s) **XX**

District

Site

Structure

Object

Number of Resources within Property

Contributing
1

1

Noncontributing

buildings
sites
structures
objects
Total

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Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions.

Commerce/Trade: Specialty furniture store

Current Functions:

WORK IN PROGRESS

7. Description

Architectural Classification:

20th century American movements: Chicago School style

Materials:

Principal exterior materials

Foundation: Large stone

Exterior: Brick and stone.

Walls: Brick

Roof: Contemporary gravel and asphalt

The Bensinger Building

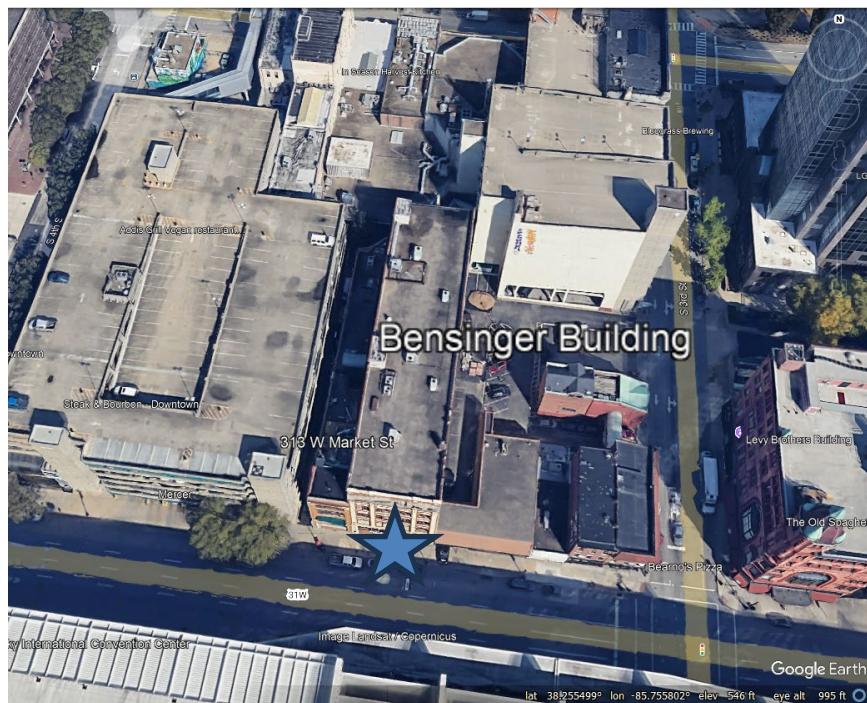
Name of Property

Narrative Description

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Summary Paragraph

The Bensinger Building (JFCD 325) is a five-story brick structure with an accompanying four-story brick annex building. It is located at 313-315 West Market Street in downtown Louisville, Kentucky. The building sits on a .37-acre lot and encompasses 73,864 square feet of commercial space. The previous building on the site, a four-story building constructed in the late 1800s, was destroyed by fire in 1907. The current five-story building at 313 West Market, designed by the Louisville architectural firm Joseph and Joseph, was erected on the same parcel of land in 1923. The four-story annex building at 315 West Market was constructed soon thereafter, though no exact date can be found with the architectural firms nor newspapers or any other historical document. While renovation uncovered charred timbers on the top of the building indicating it was partially saved, that doesn't discount the possibility that there has been another fire since the reconstruction period. While the building has two addresses, it is being operated as one building today and has one entrance and exit. The building housed the Bensinger Outfitting Company, a prominent Louisville furniture dealer in the late 19th and early 20th centuries. The building is being interpreted for its design as a member of the Chicago School of Architecture. The area proposed for listing consists of .37 acres and includes one building.



Bensinger Building, 313-315 West Market Street, Louisville

Latitude: 38.255614° Longitude: -85.755824°

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Character of site

The land on which the building sits is flat. Because the building covers the .37-acre site, it has no ground-level features other than the building itself.

Exterior Description of the Bensinger Building

The Bensinger Building has a largely rectangular plan. The footprint of 313 West Market is a perfect rectangle—52.5' x 210'. The footprint of the Annex is 24.62' x 197'. The two buildings together have a front spanning 77.2 feet. The rear of the Annex has a rear angled canopy connecting the difference in its length with the rear of 313 West Market. The rooftop is gravel over poured asphalt. The interior is large wooden joist construction with a centralized steel support at the middle of the large structure which sits at 52' wide. The exterior has triple-layered brick sitting on large foundation stones that reach to the surface street.

Front (south) side

The Bensinger building has a cast-iron structural framework, clad in masonry and tile material. It can be classified as a member of the Chicago School of Architecture Style. The building's overall effect is enhanced by the Annex, at 315 building to the left (west).



Historic view of building



Current view of building

The Annex features triple-layered brick walls, an iron-clad façade, and wood-joisted floors—mirroring the structural integrity of the Bensinger Building itself. Functionally, the Annex integrates with the main structure, sharing its stairwells and elevators. The Annex lacks a front entrance of its own. Architecturally, the Annex embraces a restrained simplicity, standing in deference to and support of the larger building.

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The façade of 313 West Market has a combination of double-hung and single-pane windows, complemented by larger, expansive windows on the lower two floors. The main entrances to both buildings are also located on the south side, marked by two sets of double doors. A canopy extends across the front, providing space for business signage and lettering, enhancing the building's commercial presence. The façade of 313 West Market exhibits elements of classical architecture. Terra cotta contrasting with brick draws the eye vertically, with decorative swags at the top of the pilasters, along with the building's three-part composition.

By contrast, and yet still supportive, 315 West Market is rendered almost entirely in brick and much more modern in treatment. There is common material, and design which signifies an attempt by the historic design firm Joseph and Joseph not only to respect the past but reflect the current times.

The east side

The east side of the building features elegant arched windows overlooking an open parking lot and offering striking views of the historic Levy Building. The weathered brick façade, partially painted over, reveals subtle variations in texture and alignment as it rises toward the roof. With 23 arched windows and five double-hung square windows at the rear, the east side maintains a distinctive character, blending history with architectural charm. Old signage can be viewed in different locations which herald another era of marketing and life in America.



South and east sides



East side

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The north side

The north side of the building is lit by 23 double-hung windows, originally designed for factory use. With large rear entrances built to accommodate delivery trucks and the transport of heavy materials, this side serves a primarily utilitarian function. There are several larger windows at the rear of the Annex.



Rear of 313 West Market



Rear of Annex

The west side

The west side of the building sits adjacent to the Cowger Parking Garage, the state-owned primary parking facility for the Kentucky International Convention Center. This façade features a plaster-covered brick exterior and includes two large single-pane viewing windows that overlook the garage.

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West side looking toward Market

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West and South Sides

Interior Description:

The interior of the building has been renovated many times over the past century for use as office space. This includes thin doors, drywall, carpet squares, and other surface materials that date from 1970s-1990s.

New stairwells were installed in the 1950s. The elevator shafts may have the greatest intactness on the interior, the owner's preservation by neglect. In particular, the elevator located in the annex building dates back to the 1920s. It has since been updated, but the historic cab was adjusted and reused.

Once inside the entrance, the current tenant, Fed ex, is to the right and a central hallway leads to the elevators of the building as well as the entrance to the annex building itself.

The basement, in all of its chaotic systems still, in some places bear testimony to the original construction. The freight Elevator appears to have been installed, replacing the original stairs. The massive timbers and joists that support this structure are visible in the basement.

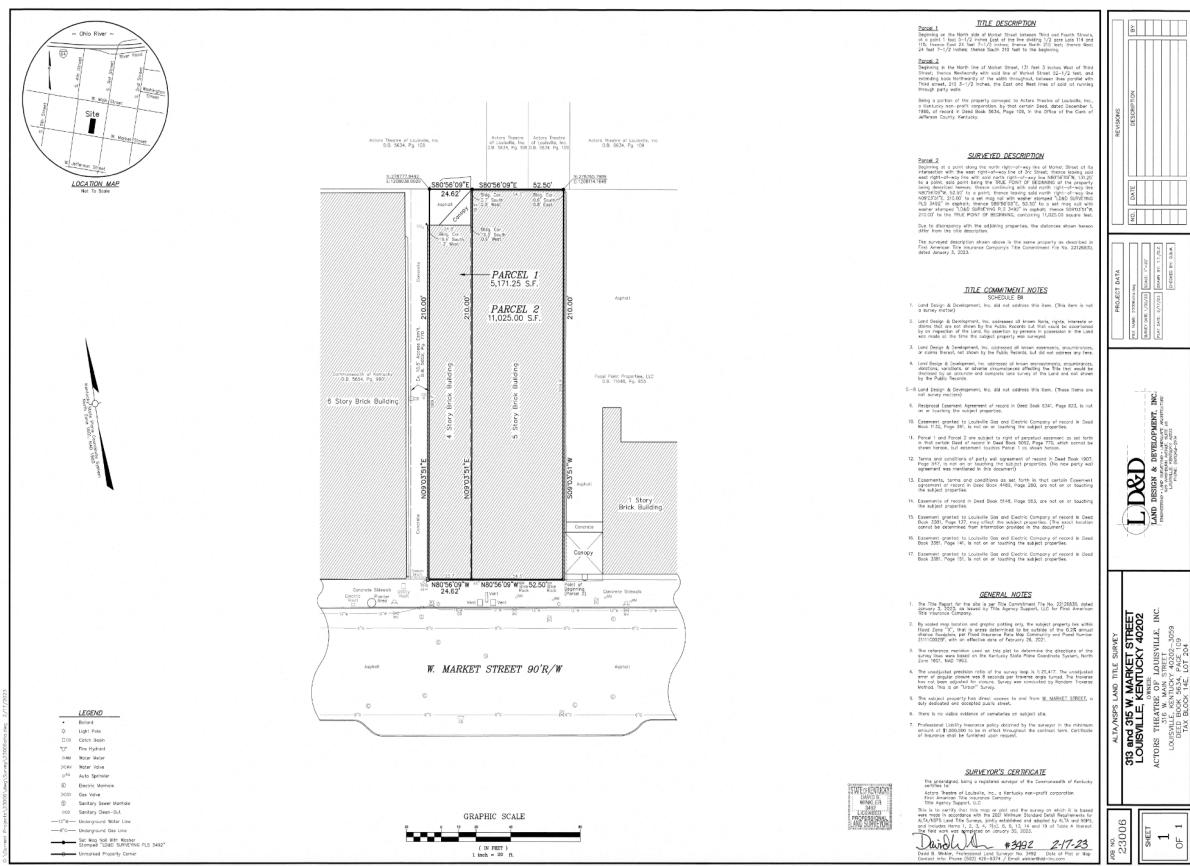
The Bensinger Building

Name of Property

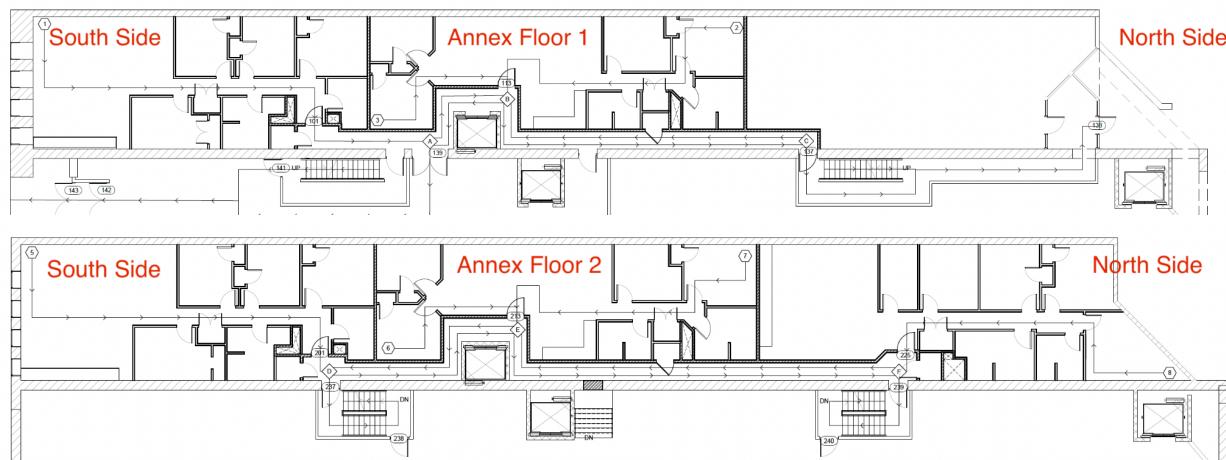
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The lot survey below displays a top-down view of the property with neighbors bordering on each side.



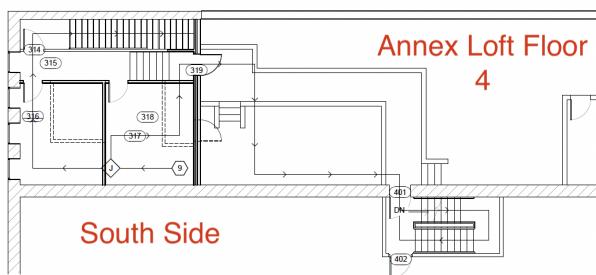
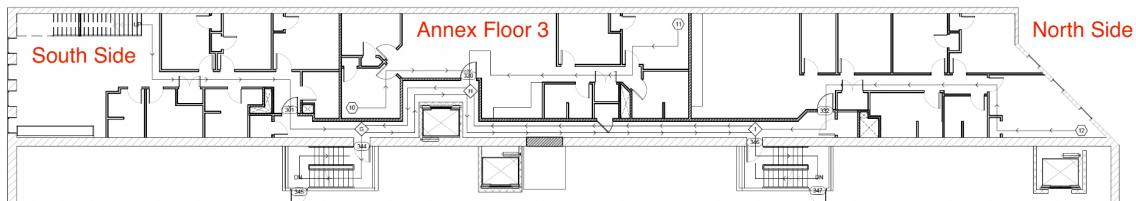
ANNEX BUILDING FLOOR PLANS: 315 W. Market st. Louisville KY



The Bensinger Building

Name of Property

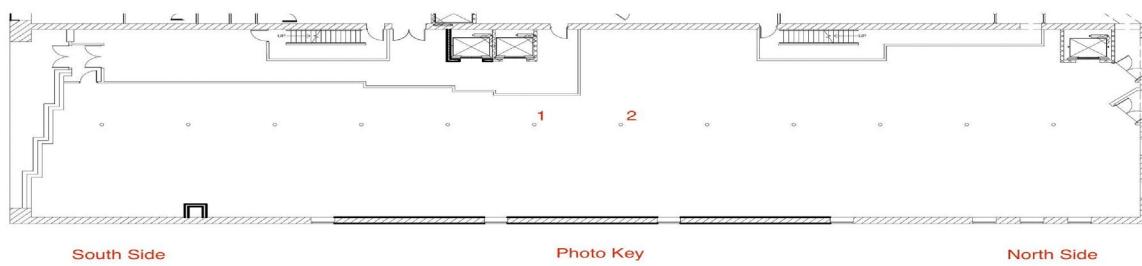
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MAIN BUILDING FLOOR PLANS: 313 West Market Street, Louisville Kentucky

Several preservation measures were taken during the recent rehabilitation of the building. Emphasis was placed on retaining and restoring original features such as the exposed brickwork and the window casings. The exposed brickwork, a defining feature of the original architecture, was carefully maintained. Additionally, the original window casings were carefully rehabilitated.

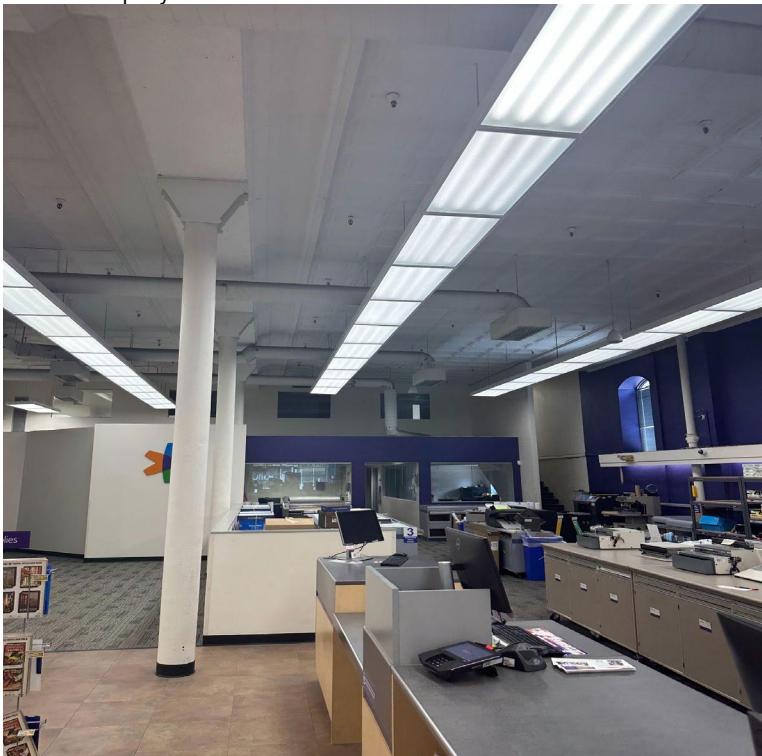
First Floor Interior: The first floor of the Bensinger building, renovated into a commercial space in the 1980s by Actor's Theatre, is currently occupied by a FedEx office store.



1ST FLOOR

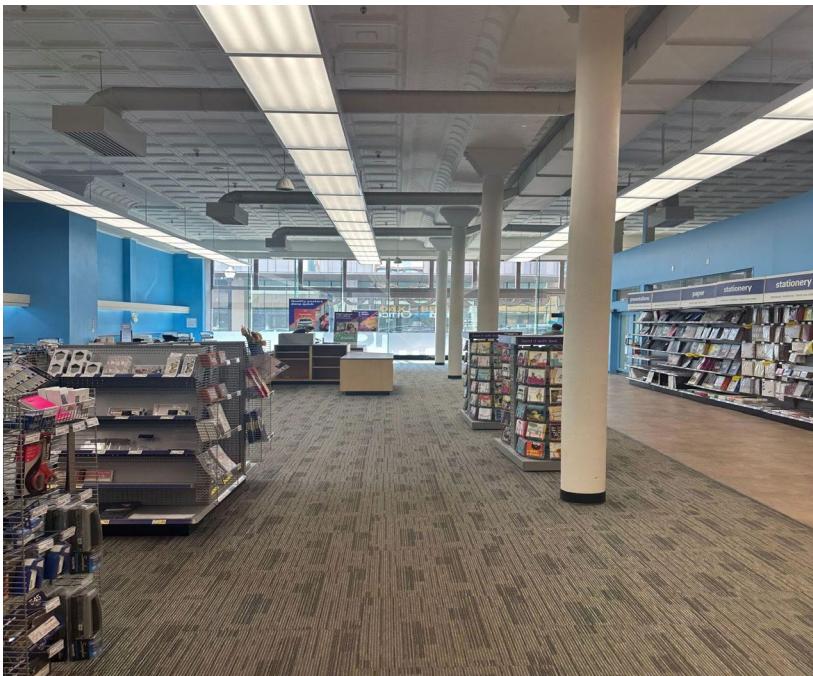
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Second Floor Interior: The second floor was also renovated into commercial office space by Actor's Theatre in the 1980's. Hollyhock Rentals has not begun renovation on this floor yet.

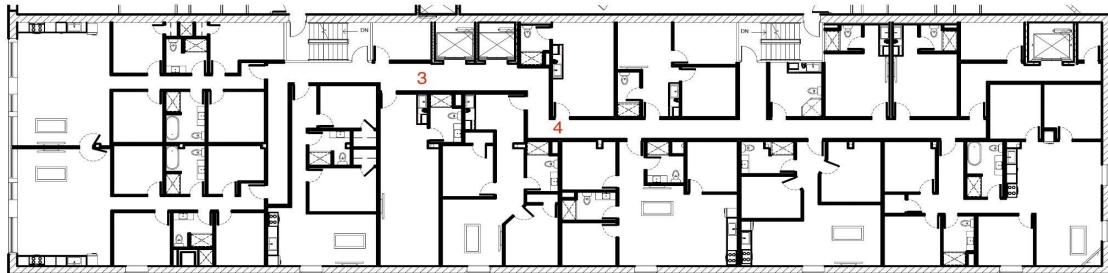


Photo Key

South Side

North Side

2ND FLOOR



The Bensinger Building

Name of Property

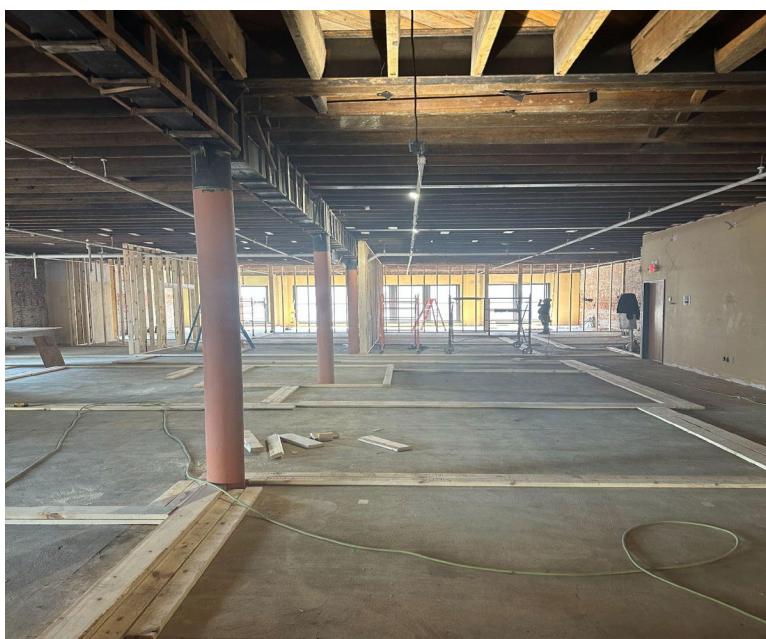
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Third Floor Interior: See descriptions above of renovations and restoration goals.

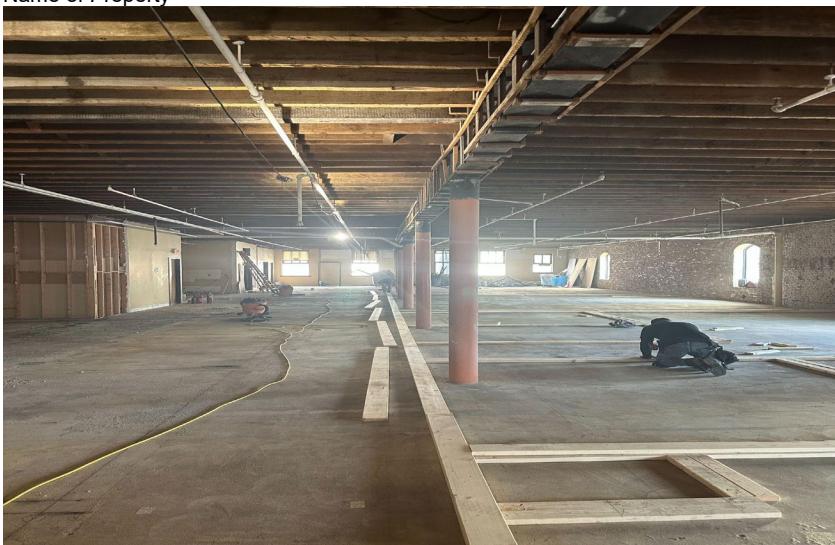


3RD FLOOR



The Bensinger Building

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Fourth Floor Interior:



Photo Key

South Side

North Side

4TH FLOOR

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Fifth Floor Interior:

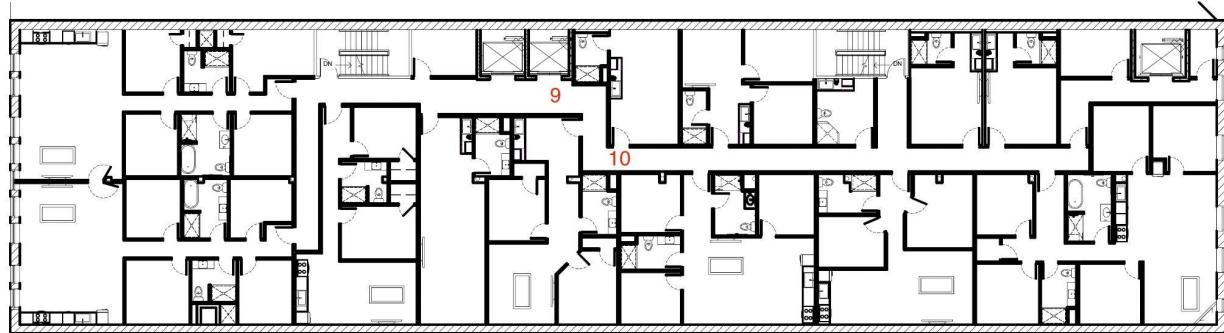


Photo Key

South Side

North Side

5TH FLOOR

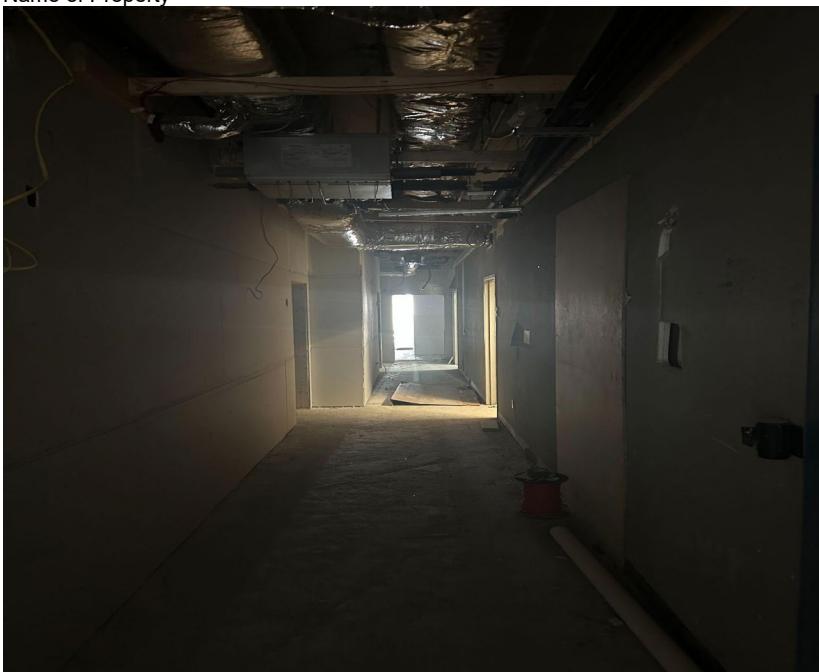
Construction is underway to restore and preserve the building to its original interior. Focusing on brick and window casing restoration.

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Changes to the Property Since the Period of Significance:

Photos from the late 1920s to early 1930s show the same exterior detailing that is still visible today. Although weathered by time, even the subtle scroll work on the front facade remains. The interior has changed with the user. The ground floor may have been updated with new windows and the FedEx sign within the last 20 years, but there is no documentation of other exterior updates. The property was owned by Bensinger Outfitters until the 1960s, then by Bensinger's Inc until 1981. Actor's Theatre purchased the building in 1981. The building was owned and occupied by Actor's Theatre, an award winning theatre company in Louisville, who renovated the building into commercial office and rehearsal space. Decades of plays have been rehearsed and sung, and acted in this brick and mortar.

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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

Areas of Significance

Architecture

Period of Significance

Circa 1923-rebuilt after fire of 1906.

The Bensinger Building

Name of Property

Significant Dates

1923

Significant Person

NA

Cultural Affiliation

NA

Architect/Builder

Joseph and Joseph (Architects)

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Statement of Significance

Summary Paragraph

The Bensinger Building (JFCD 325) meets National Register Criterion C and holds significance in the area of Architecture. It can be evaluated within two key historical contexts: "The Chicago School of Architecture in Louisville, 1890–1930" and "The Early Works of the Joseph & Joseph Architectural Firm." Additionally, its long-standing role as a commercial space for both new and used furniture sales, follows a distinctive business model that served a broad customer base through major historical periods—including the Great Depression, World War II, and the postwar era. The Bensinger Building was designed by brothers Alfred and Oscar Joseph, who founded their architectural firm in Louisville, Kentucky, in 1908. Today, Joseph & Joseph remains the city's longest continuously operating architectural firm. From its earliest days, the firm distinguished itself with a versatile portfolio, designing everything from stately residences and civic buildings to distilleries and modern commercial spaces.

Architectural Context: Chicago School of Architecture in Louisville, Kentucky, 1890-1930

The files of the Kentucky Heritage Council, the State Historic Preservation Office, were consulted for examples of Chicago School design to provide a comparative context within which to evaluate the significance of the Bensinger Building's design. The results of a database search revealed but a handful of examples classified within that style name. Because the population of Chicago School examples is small—this nomination will explore buildings that arose in Louisville during the same era, 1900-1924, to explain what is architecturally important about the Bensinger Building.

The Chicago School

The Chicago School of Architecture refers to a group of architects and buildings in Chicago, primarily active from the 1880s to the early 1910s, who pioneered new approaches to building design—especially for tall office buildings, the early "skyscrapers." Because it did not result in just one design, but several design trends can be discerned by different designers who shared the goals of finding a new aesthetic for tall buildings, the phenomena are referred to as a "school" rather than as a "style." The same regard is given to designers in the Bauhaus, an actual school in the German town of Weimar, operating 1919-1933 (<https://en.wikipedia.org/wiki/Bauhaus>).

Defining Features of the Chicago School

- Steel-frame construction: Unlike traditional masonry, which was supported by the masonry exterior walls, these buildings used internal steel skeletons that allowed

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for much greater height, larger windows, and lighter construction than masonry-wall buildings.

- Large plate glass windows: Maximizing natural light and air, often in grouped vertical “Chicago windows” (a central fixed pane flanked by operable sash windows).
- Minimal exterior ornamentation: Many designs emphasized function and structure rather than heavy decoration, though some blended classical details. The buildings of Louis Sullivan depart from this pattern. Sullivan, one of the main figures in the school and an early mentor/employer of Frank Lloyd Wright, designed buildings with more exterior ornamentation.
- Pragmatic design ethos: The form of the building followed its use and structural logic—foreshadowing modernist principles. Sullivan is attributed to have put this design thrust into words, saying, “Form follows function.”

It's called the “Chicago School” because:

- Geography: Chicago was the hub of this movement. After the Great Chicago Fire of 1871, there was an urgent need for rebuilding, which spurred architectural innovation.
- Concentration of talent: Architects such as Louis Sullivan, William Le Baron Jenney, Daniel Burnham, John Wellborn Root, and later Frank Lloyd Wright were based in Chicago and developed their landmark works there.
- Influence: Their collective innovations became identified with the city itself, making “Chicago” shorthand for experiments in forward-looking style.

In short, the Chicago School gets its name because Chicago was the birthplace and central laboratory of these groundbreaking architectural ideas.

Born in the era of industrial progress, it cast aside the aesthetics of previous eras. Those buildings exhibited more applied design because at lower heights, the ornament was visible to passersby. The Chicago School buildings rose above their canopy of 5- or 6- story buildings, and were visible from much farther away, necessitating a new way of organizing their exteriors for those viewing them from the distance. The evolution of an aesthetic which relied on un-ornamented surfaces, focusing instead upon the play between masonry and glass, did not occur rapidly.

This design movement gave birth to the skyscraper and reshaped the appearance of the American urban skyline—not only in Chicago, but in commercial districts across this nation.

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Louisville Buildings that show influence of the Chicago School

The Bensinger Building stands as a five-story testament to early 20th-century commercial architecture—a proud structure of brick and purpose, shaped in the tradition of the Chicago School. It bears kinship with several esteemed edifices in downtown Louisville already graced by inclusion on the National Register of Historic Places.

Among these, one may count the Kaufman-Straus Building on South Fourth Street—a six-story commercial landmark erected in 1903.



Though now veiled beneath a modern canopy of iron and glass, **the Kaufman-Straus Building** once served, like the Bensinger, as a beacon of commerce and civic pride, housing a prominent department store in the city's bustling heart. It too was fashioned in the Chicago School manner, marked by simplicity of form and expansive glass windows—those clear-eyed sentinels of the urban skyline—that speak to an architectural movement defined not by ornament, but by utility and understated grandeur born of steel.

Kaufman-Straus Building

The E. L. Hughes Company Building, 209 East Main Street, stands as a modern companion to the Annex which gives a slight nod to the style. Erected between 1905 and 1906, this edifice embodies the resolute character of early 20th-century commercial design. Built as a wholesale distribution center, it is a design in brick with a clear business purpose—unembellished and thoroughly modern in the spirit of its time.

Its façade conveys the spirit of the Chicago School. It is devoid of the ornamentation that is present even on the Bensinger. While not sporting the classic Chicago School windows, it incorporates a great deal of glass in its façade. This gives the resulting façade lightness and clarity. It feels ahead of its time. In its restraint and forthrightness, the Hughes Building reveals a quiet declaration of industry, order, and architectural resolve.



E.L. Hughes Company Building

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Historic Context: “The Early Works of Joseph and Joseph architecture firm in Louisville.”

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The Kaufman-Straus and E.L. Hughes Buildings share architectural kinship with the Bensinger Building at 313–315 West Market Street. Yet, it is the Bensinger that bears a distinction all its own. The original structure, lost to a devastating fire in October 1906, rose anew in 1923 under the hand of the esteemed firm Joseph & Joseph. This is unique! The rebuilt annex served a practical and enduring role through the 1920s and 1930s, storing surplus furniture and hosting sales—blending utility with innovation at a time when architectural trends were shifting toward the modern skyscraper.



Original photo of the property at 313-315 W. Market circa 1923

More than a fine specimen of the Chicago School, the Bensinger Building holds significance as one of the earliest surviving works of Joseph & Joseph, Louisville's oldest architectural firm, founded in 1908 by brothers Alfred and Oscar Joseph. While

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many of their early commercial structures have since vanished, this building remains—a steadfast monument to their formative style and influence. Preserved in the University of Louisville's digital archive and in their own, the Bensinger Building reflects both the firm's early mastery and its enduring legacy in shaping the city's architectural heritage, from offices and residences to landmarks like The Henry Clay and the Angel's Envy Distillery. The Bensinger deserves a seat on the bench of historical preservation.

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History of Nominated Property

The Bensinger Building, proudly situated at 313–315 West Market Street in the heart of Louisville, has stood, stalwart and enduring, for over a century. First erected in the latter years of the 19th century to house the enterprising Bensinger Outfitting Company, the original structure succumbed to flames in 1906. Yet, as is so often the case in the chronicles of human endeavor, from the ashes rose a finer creation. In 1923, the esteemed architectural firm of Joseph & Joseph—whose legacy spans the breadth of Louisville's modern history—reimagined and rebuilt the edifice.

By 1924, the new five-story commercial building, complete with a basement and adjoining warehouse, opened its doors once more to the industrious spirit of the city. Remarkably, it still retains the dignity of its original architectural character, standing today as a testament to craftsmanship and resilience. The Bensinger Outfitting Co., founded in 1866, remained within its walls until the 1960s, serving as a cornerstone of commerce and community. In more recent decades, the building has taken on new purpose, housing offices and serving as a rehearsal hall for the venerable Actor's Theatre of Louisville—a fitting continuation for a building forged in fire, preserved by tradition, and animated by the lifeblood of civic culture.

Evaluation of the Significance of the Property within the Historic Context of Chicago School of Architecture in Louisville, Kentucky 1890-19030 and the Early Works of Joseph and Joseph Architecture Firm.

The Bensinger Building stands as a proud sentinel of Louisville's storied past—a steadfast witness to the commercial vitality that once defined the city's heart. With its original architectural form still intact, and the name *Bensinger* etched with quiet dignity upon its stone façade, the building calls to mind an era when downtown bustled with shoppers and merchants, and Bensinger's itself was a premier destination for quality furniture. Constructed with a steel frame, masonry cladding, and broad, unadorned windows, it remains a striking example of early 20th-century design—functional, resolute, and entirely without pretense.

More than a relic, it is a triumph of enduring craftsmanship, conceived by the venerable firm of Joseph & Joseph—Louisville's oldest architectural house, whose influence stretches across a century of the city's development. The Bensinger Building, among

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their earliest surviving works, is a vital link to that legacy. It deserves preservation not merely for its aesthetic merit, but as a symbol of the vision and industrious spirit that shaped the Louisville skyline. In an age when so much is lost to haste and fashion, let this structure endure—as a testament to permanence, purpose, and the noble continuity of design.

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Evaluation of the Integrity Between the Significance and the Property's Current Physical Condition

The Bensinger Building is hereby submitted for listing on the National Register of Historic Places under Criterion C, for it stands as a noble exemplar of early 20th-century commercial architecture in the Chicago School style. To be deemed historic, a structure must preserve its original materials, design, and location—and the Bensinger does so with admirable fidelity. Though the original edifice was lost to flames in 1906, the present structure rose on the very same ground in 1923 and has stood firm for over 100 years, a stalwart amidst the changing tides of Market Street in Louisville, Kentucky.

Its façade remains faithful to the spirit of its era—restrained, dignified, and purposeful. The steel frame, brick and stone exterior, and towering windows reflect the ideals of the Chicago School: strength without ostentation, utility without excess. The original "Bensinger" name, still etched in stone upon the west face, proclaims the legacy of this enduring landmark. Even as the surrounding cityscape evolved, the Bensinger Building stood its ground, preserving not only the architecture of a bygone age but the very character of Louisville's industrious soul. It is, without doubt, a heritage worthy of preservation—a monument to craftsmanship, commerce, and continuity across the ages.



The Bensinger Building

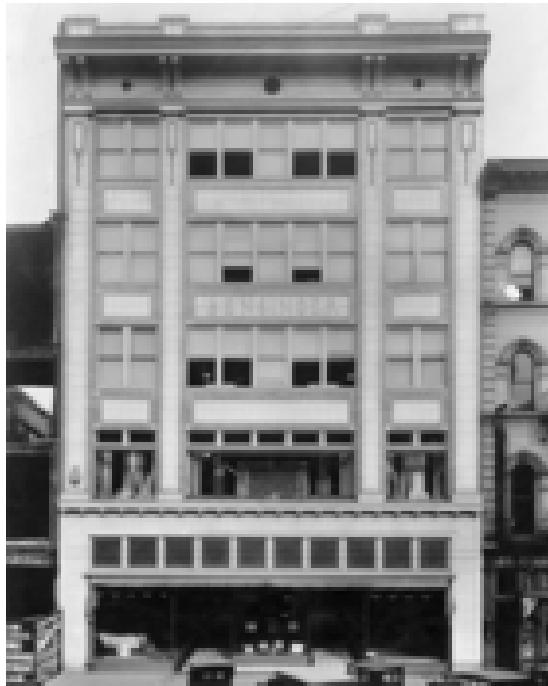
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The original architectural design and color scheme of the Bensinger Building have been faithfully preserved and remain unchanged. A comparison between the 1928 photograph and the 2021 image clearly reveals the enduring presence of key features: the *Bensinger* name etched into the stone façade, the understated detailing near the top-floor windows, and the distinct roofline—all of which remain intact and consistent with the building's original appearance.



Circa 1923

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Circa 1948



Circa 2021 showing the faded Bensinger's sign

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9. Major Bibliographical References

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

"UP IN SMOKE: FURNITURE STORE OF THE NATHAN BENSINGER CO. FIRE STARTS IN BASEMENT FROM UNKNOWN ORIGIN EMPLOYES MAKE NARROW ESCAPES AND FIREMAN INJURED WHILE BLOCK THREATENED." Courier-Journal (1869-1922) 13 Oct. 1906: 6. ProQuest. 17 Mar. 2025.

"January 28, 1923 (Page 38 of 76)." The Courier-Journal (1923-) 28 Jan. 1923: 38. ProQuest. 17 Mar. 2025.

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"April 20, 1941 (Page 87 of 132)." The Courier-Journal (1923-) 20 Apr. 1941: 87. ProQuest. 17 Mar. 2025.

"March 21, 1926 (Page 18 of 102)." The Courier-Journal (1923-) 21 Mar. 1926: 18. ProQuest. 15 Apr. 2025.

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"BENSINGER OUTFITTING CO., GOLDEN JUBILEE PLANS." Courier-Journal (1869-1922) 03 Dec. 1916: 1.

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"BENSINGER OUTFITTING CO., GOLDEN JUBILEE PLANS." Courier-Journal (1869-1922) 03 Dec. 1916: 1.

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McAlester, Virginia and Lee

1998 *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Wiser, Steve. "Joseph & Joseph: Over 100 years of Landmark Architecture." YouTube, uploaded by Filson Historical Society, 24, August, 2022, <https://www.youtube.com/watch?v=rnWLuEyLoHQ>.

Wikipedia contributors. "The Chicago School." *Wikipedia, The Free Encyclopedia*. Wikipedia, The Free Encyclopedia, 29 Jan. 2025. Web. 15 Apr. 2025.

"Joseph and Joseph Architects since 1908." www.josephandjoseph.net. 2025. Accessed 10 January, 2025.

In person conversations with the firm: "Joseph & Joseph"

Link to digital records with photos of the property...

https://digital.library.louisville.edu/?f%5Bpublisher_sim%5D%5B%5D=University+of+Louisville+Photographic+Archive&locale=pt-BR&q=313+west+market+street&search_field=all_fields

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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: Frankfort, KY
- Other State agency: Louisville Metro Historic Preservation
- Federal agency
- Local government
- University: University of Louisville Archives
- Other

Name of repository: Joseph & Joseph Architectural Firm

Historic Resources Survey Number (if assigned): JFCD 325

10. Geographical Data

Acreage of Property .37 acres

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: 38.2522° N Longitude: -85.7581° W
2. Latitude: _____ Longitude: _____
3. Latitude: _____ Longitude: _____
4. Latitude: _____ Longitude: _____

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: _____

The Bensinger Building

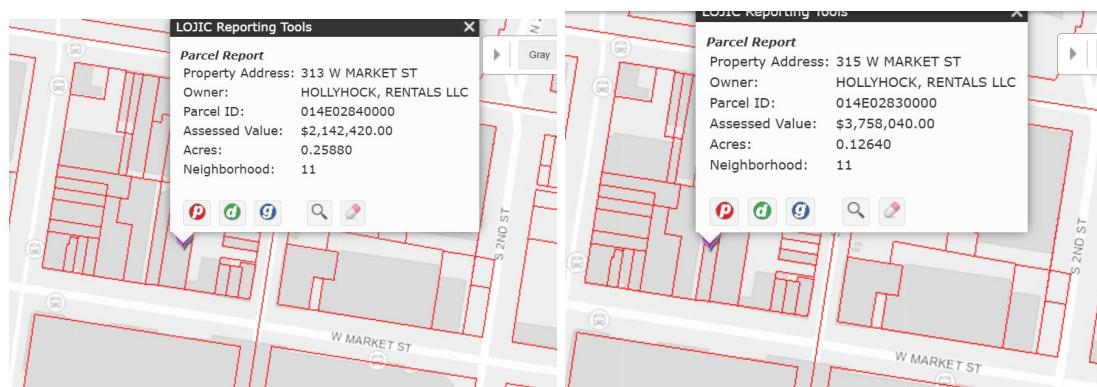
Name of Property

Jefferson County, Kentucky

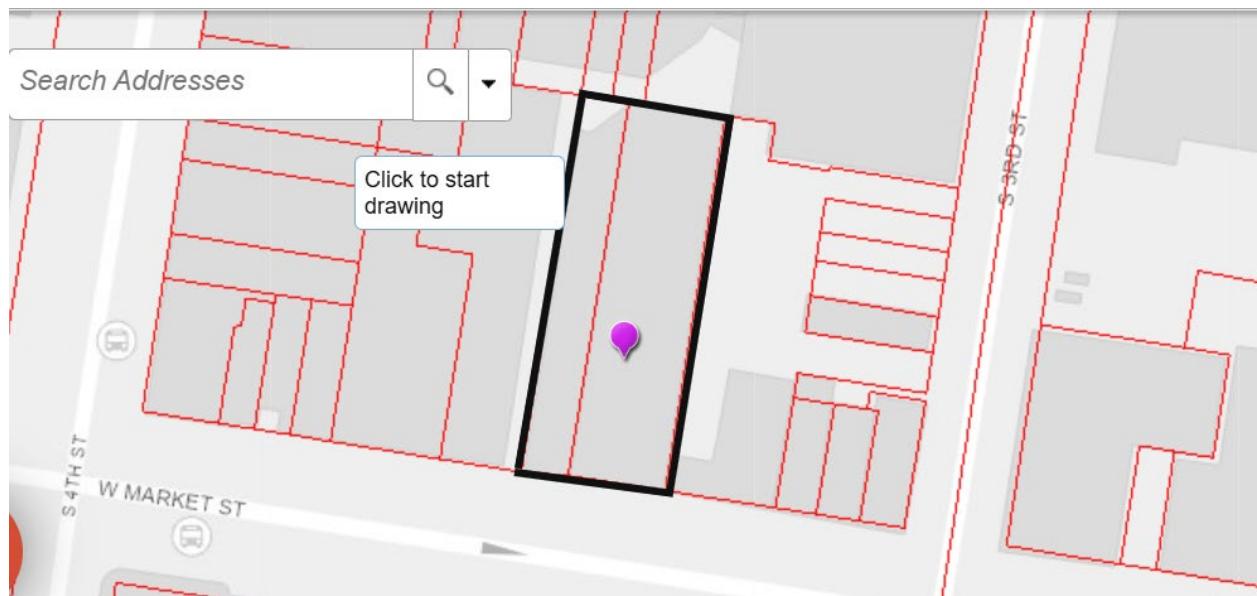
County and State

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

The property is located on the north side of West Market Street in downtown Louisville, Kentucky, situated between North 3rd Street and North 4th Street. It comprises two adjoining commercial addresses: 313 and 315 W. Market Street, occupying the full width of two standard downtown parcels. The structure fronts directly onto Market Street and extends northward to the rear alley. The eastern boundary abuts the neighboring parking lot, while the western boundary is adjacent to a narrow alley providing rear access. The north side touches an alley that runs the distance between the buildings connecting 3rd and 4th streets. The parcel includes the full footprint of the five-story brick commercial building and its attached annex, encompassing all associated land historically and currently used with the property.



Louisville LOJIC property parcel maps, 313-315 West Market Street, Louisville



Area for listing, 313-315 West Market Street, outlined in gray. LOJIC parcel maps.

The Bensinger Building
Name of Property

Jefferson County, Kentucky
County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundaries, as recorded in the property titles, have remained consistent since the original layout of Louisville. The building itself extends nearly to the full extent of the lot lines, with its physical footprint closely aligning with the historic property boundaries.

Property Owner:

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

name Benjamin Brainard
street & number 321 S. Peterson Ave telephone 502-817-7034
city or town Louisville state KY 40206

11. Form Prepared By

name/title: Benjamin Brainard
organization: Hollyhock Suites
street & number: 321 S. Peterston Ave
city or town: Louisville state: KY zip code: 40206
e-mail _____
telephone: _____
date: _____

Photographs--Photo Log

Name of Property: Bensinger Building
City or Vicinity: Louisville
County: Jefferson
State: Kentucky
Photographer: Benjamin Brainard
Date Photographed: 2025

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

The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0001
Photo 1 of 34, south side, camera facing northeast



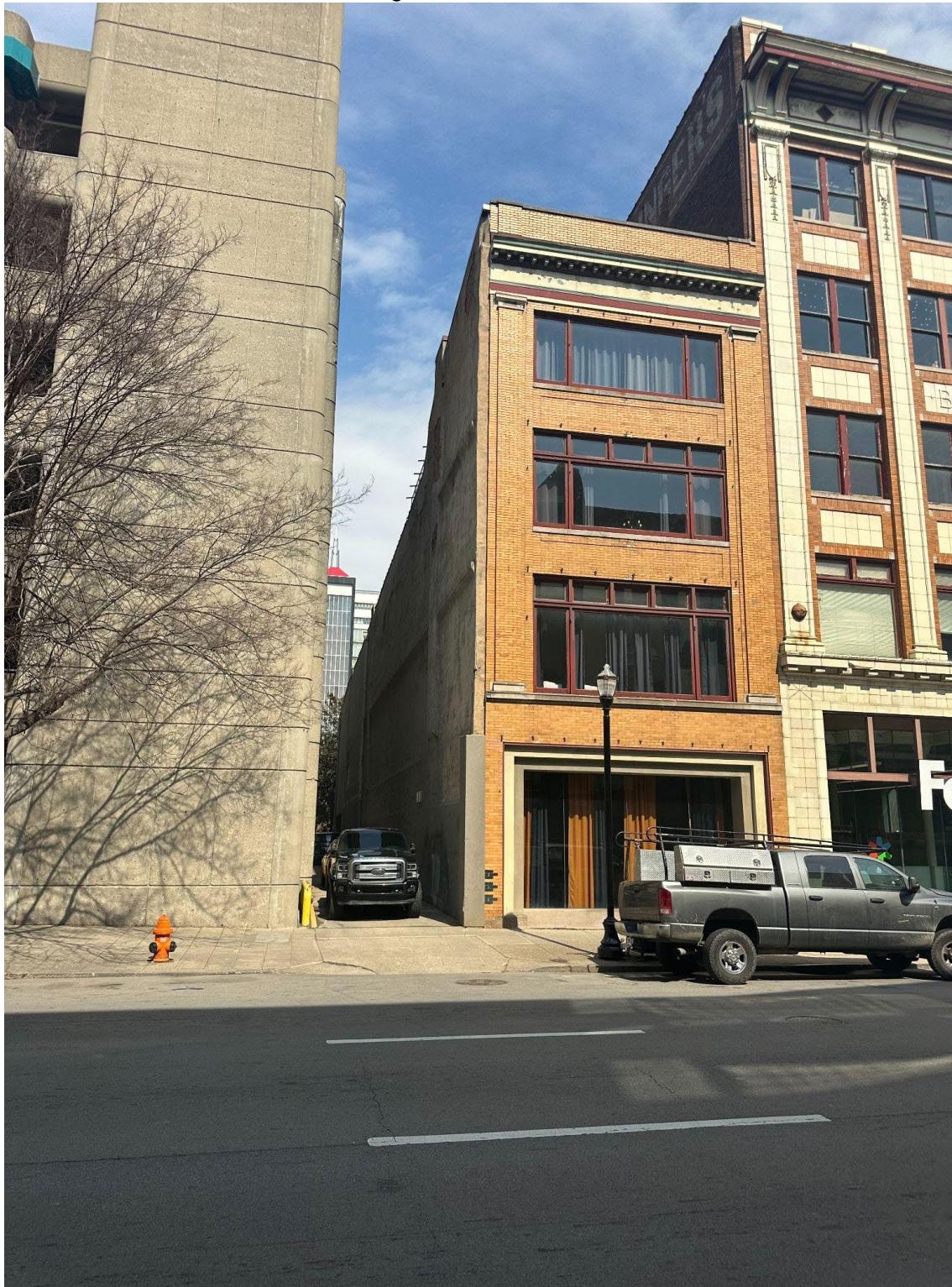
The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0002
Photo 2 of 34, south side, camera facing Northeast



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0003

Photo 3 of 34, south and east sides, camera facing north



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0004

Photo 4 of 34, south and east sides, camera facing northwest



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0005
Photo 5 of 34, east side, camera facing northwest



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0006
Photo 6 of 34, east side, camera facing southwest



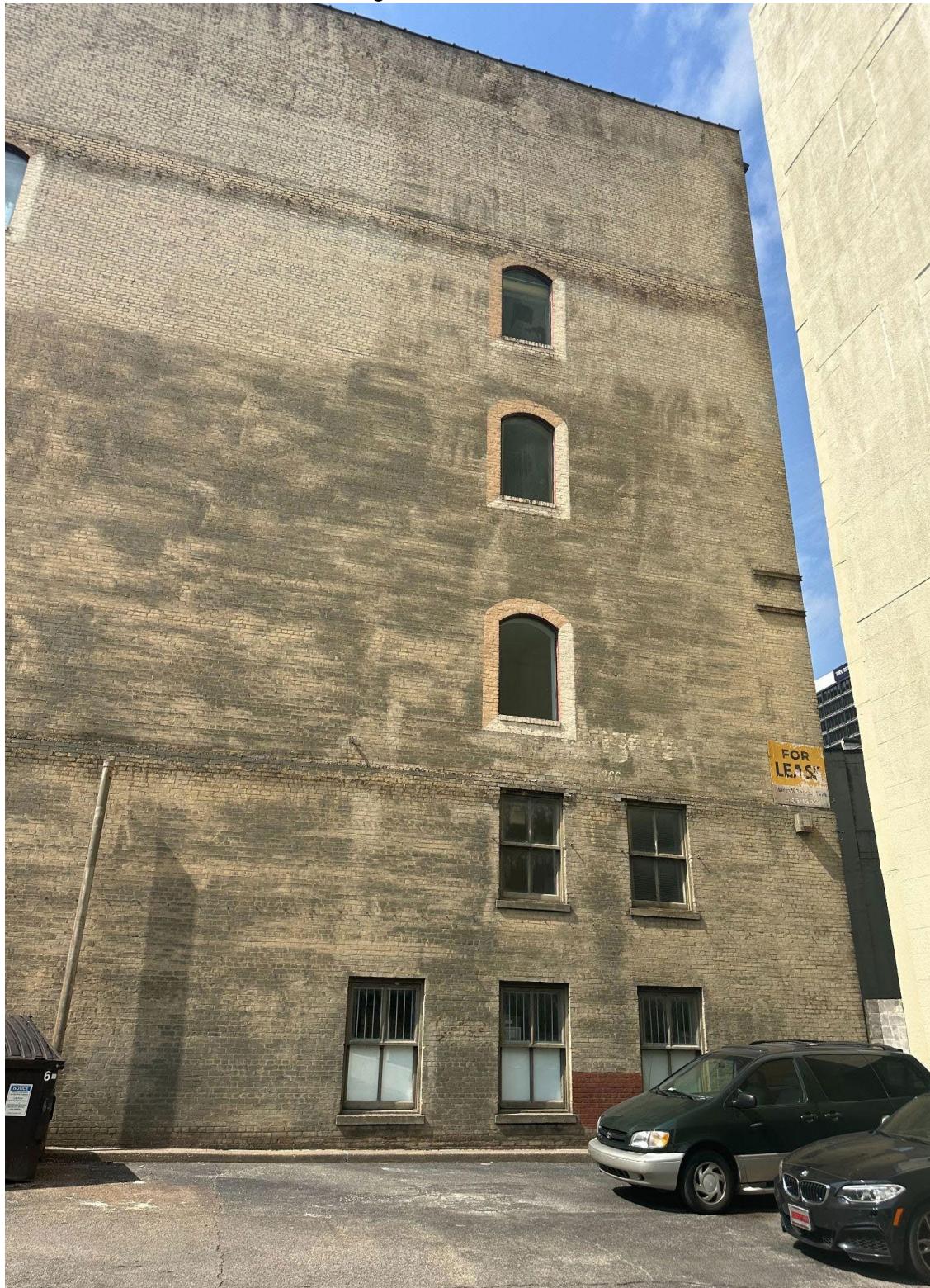
The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0007
Photo 7 of 34, east side, camera facing west



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0008
Photo 8 of 34, north side, camera facing southwest



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0009
Photo 9 of 34, north side, camera facing south



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0010
Photo 10 of 34, north side, camera facing southeast



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0011
Photo 11 of 34, west side, camera facing southeast



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0012
Photo 12 of 34, west and south side, camera facing northeast



The Bensinger Building

Name of Property

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County and State

KY_JeffersonCounty_BensingerBuilding_0013

Photo 13 of 34, interior



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0014
Photo 14 of 34, First floor facing south



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0015
Photo 15 of 34, Second floor facing south, Offices



The Bensinger Building

Name of Property

KY_JeffersonCounty_BensingerBuilding_0016

Photo 16 of 34, 2nd Floor offices, camera facing North

Jefferson County, Kentucky

County and State



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0017

Photo 17 of 34, 2nd Floor offices, camera facing South



The Bensinger Building
Name of Property

Jefferson County, Kentucky
County and State

KY_JeffersonCounty_BensingerBuilding_0018
Photo 18 of 34, 2nd Floor offices, camera facing South



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0019
Photo 19 of 34, 3rd Floor offices, camera facing North



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0020
Photo 20 of 34, 3rd Floor offices, facing North



The Bensinger Building

Name of Property

KY_JeffersonCounty_BensingerBuilding_0021

Photo 21 of 34, 4 th Floor storage, facing South

Jefferson County, Kentucky

County and State



The Bensinger Building

Name of Property

KY_JeffersonCounty_BensingerBuilding_0022

Photo 22 of 34, 4th floor storage, facing South

Jefferson County, Kentucky

County and State



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0023
Photo 23 of 34, 4th Floor Storage, camera facing North



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0024

Photo 24 of 34, 5th Floor Storage/rehearsal space, camera facing East



The Bensinger Building
Name of Property

Jefferson County, Kentucky
County and State

KY_JeffersonCounty_BensingerBuilding_0025
Photo 25 of 34, 5th Floor Storage/rehearsal space, camera facing North



The Bensinger Building
Name of Property

Jefferson County, Kentucky
County and State

KY_JeffersonCounty_BensingerBuilding_0026
Photo 26 of 34, 5th Floor storage/rehearsal space, camera facing North



The Bensinger Building
Name of Property

Jefferson County, Kentucky
County and State

KY_JeffersonCounty_BensingerBuilding_0027
Photo 27 of 34, 5th Floor storage/rehearsal space, camera facing South



The Bensinger Building

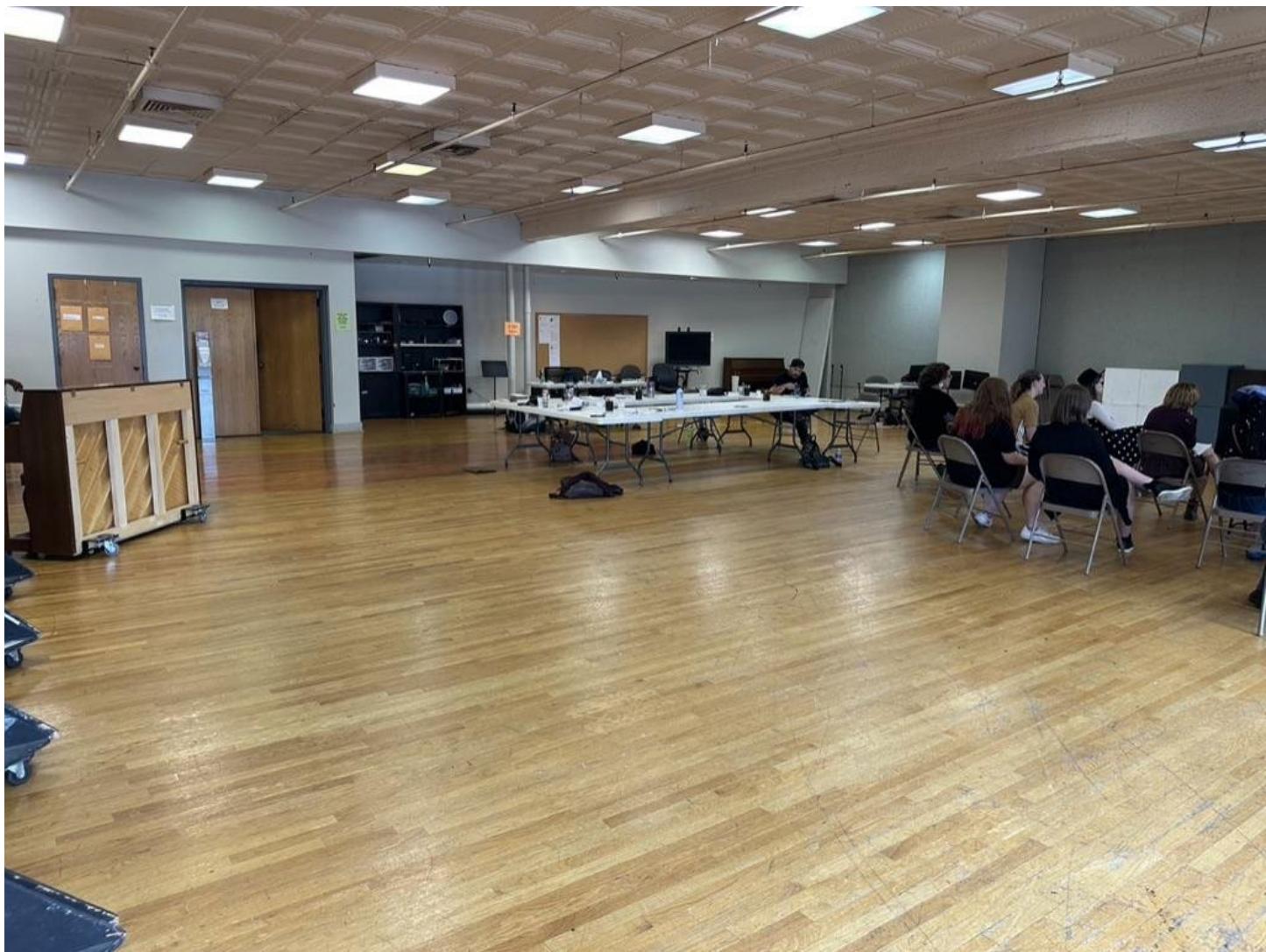
Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0028

Photo 28 of 34, 5th Floor storage/rehearsal space, camera facing North



The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0029

Photo 29 of 34, 1st Floor of Office/Annex Building, camera facing South



The Bensinger Building
Name of Property

Jefferson County, Kentucky
County and State

KY_JeffersonCounty_BensingerBuilding_0030
Photo 30 of 34, 1st Floor of Office/Annex Building, camera facing North



The Bensinger Building
Name of Property

Jefferson County, Kentucky
County and State

KY_JeffersonCounty_BensingerBuilding_0031
Photo 31 of 34, 2nd Floor of Office/Annex Building, camera facing North



The Bensinger Building

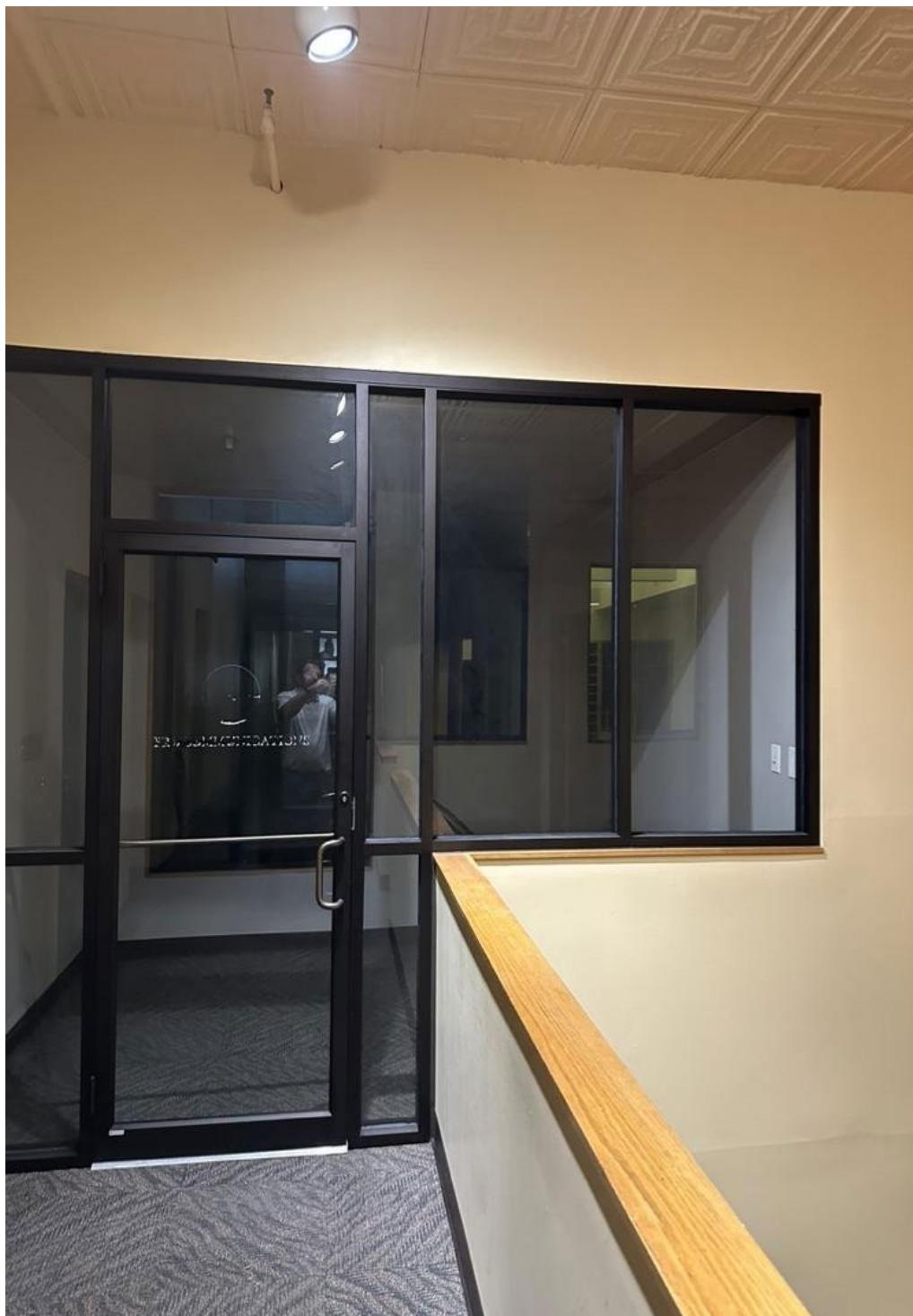
Name of Property

Jefferson County, Kentucky

County and State

KY_JeffersonCounty_BensingerBuilding_0032

Photo 32 of 34, 2nd Floor of Office/Annex Building, camera facing North



The Bensinger Building

Name of Property

KY_JeffersonCounty_Bensinger Building_0033

Photo 33 of 34, 3rd Floor of Office/Annex Building, camera facing South

Jefferson County, Kentucky

County and State



The Bensinger Building

Name of Property

KY_JeffersonCounty_Bensinger Building_0034

Photo 3 4 of 34, 3rd Floor of Office/Annex Building, camera facing North

Jefferson County, Kentucky

County and State

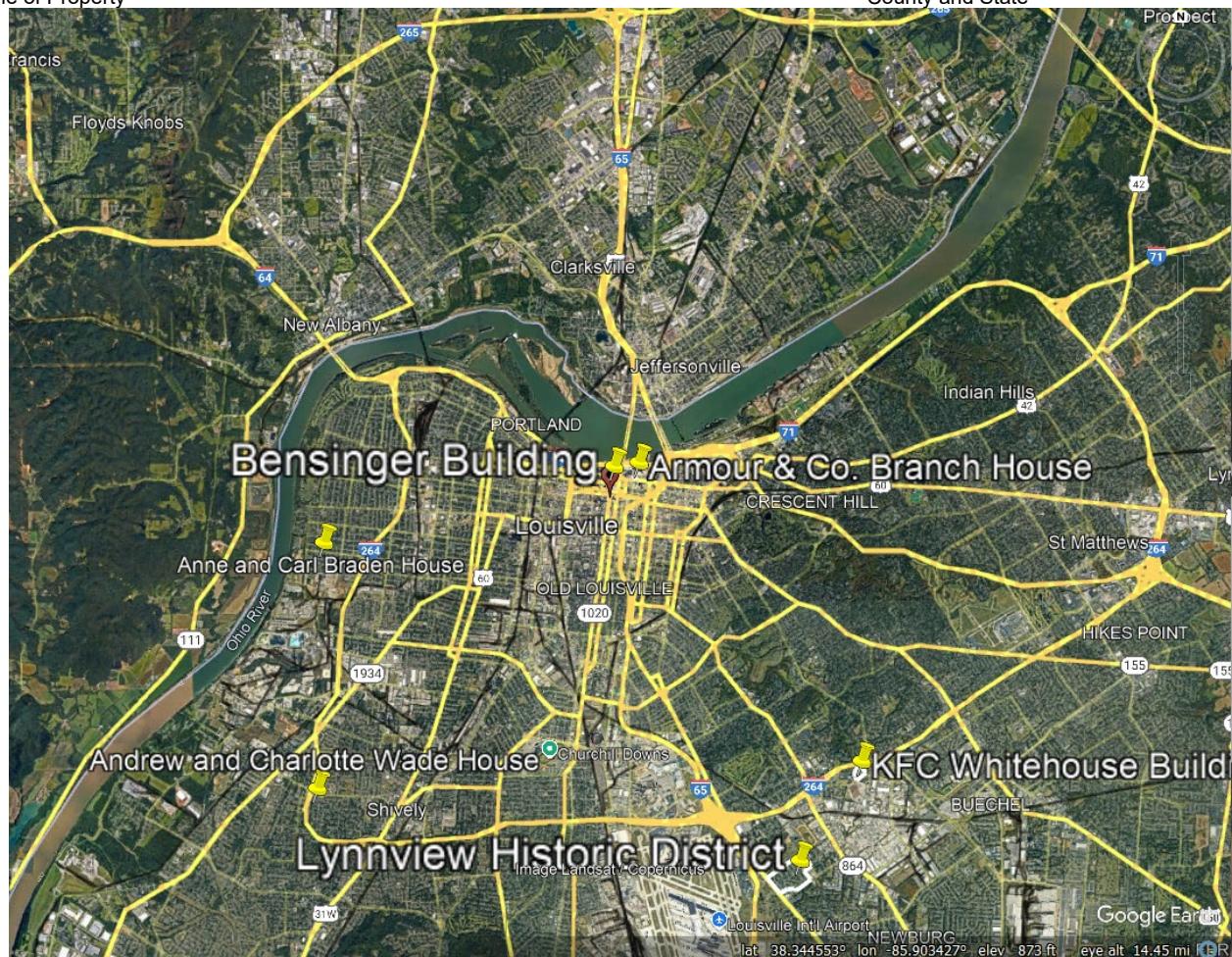


The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State



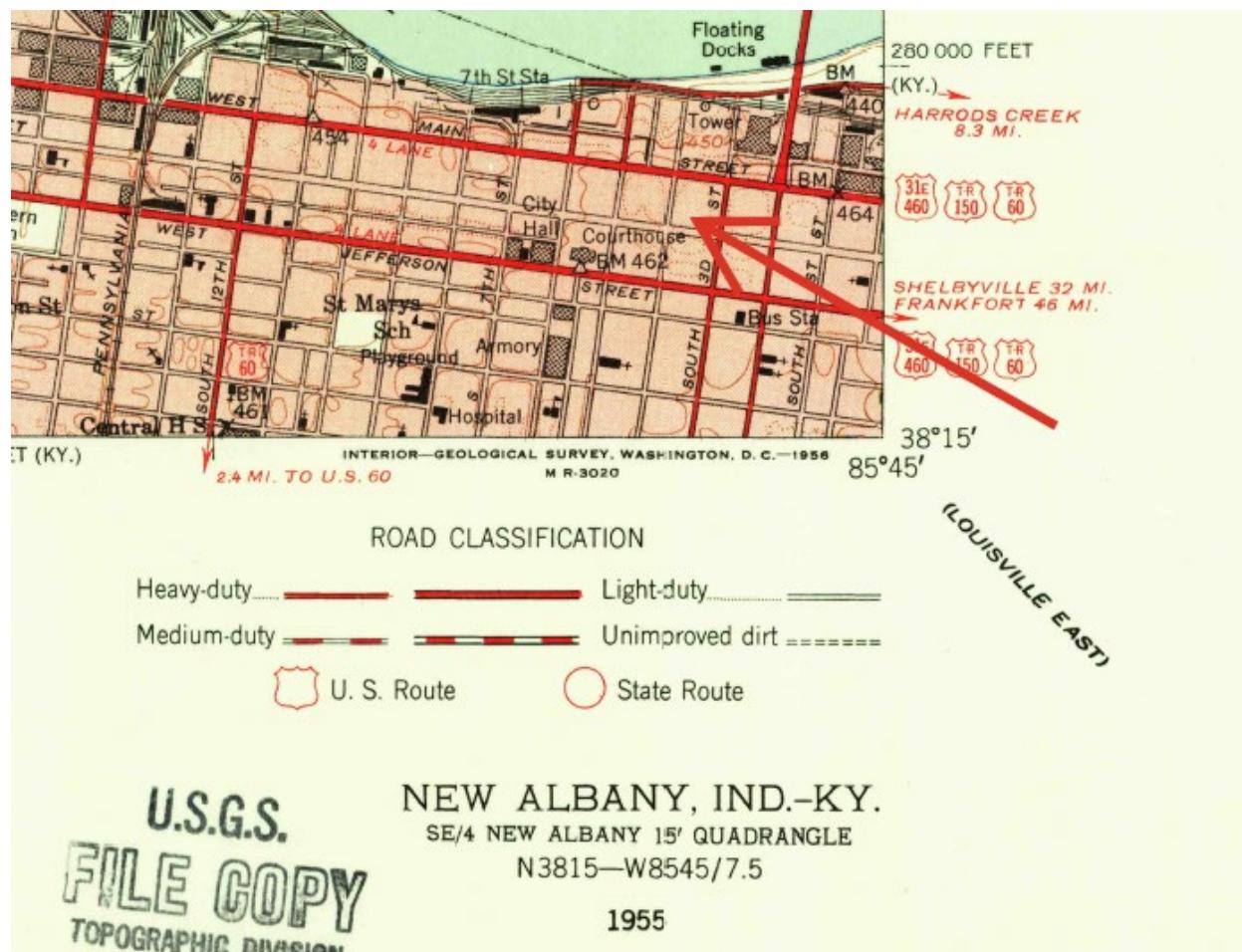
Location of Bensinger Building in large area context. Recent listings also named and located.

The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State



Detail of 1955 New Albany, Indiana/Kentucky quad map showing location of Bensinger Building

The Bensinger Building

Name of Property

Jefferson County, Kentucky

County and State

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF KENTUCKY
LOUISVILLE AND JEFFERSON COUNTY
PLANNING AND ZONING COMMISSION

STATE OF INDIANA
INDIANA DEPARTMENT OF CONSERVATION
INDIANAPOLIS, INDIANA

NEW ALBANY QUADRANGLE
INDIANA-KENTUCKY
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 NEW ALBANY 15' QUADRANGLE

85°52'30" R. 6 E.
LE Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, USCE, and City of Louisville

Topography in Indiana by planetable surveys
Surveyed 1937-1938. Revised 1955

Surveyed 1937-1938. Revised 1955
Kentucky culture and drainage in part compiled from
aerial photographs taken 1949

aerial photographs taken 1949
Topography by planetable surveys 1950. Revised

Polyconic projection. 1927 North American datum

10,000-foot grids based on Indiana coordinate system, east zone, and Kentucky coordinate system, north zone

Red tint indicates areas in which oil

Red tint indicates areas in which only landmark buildings are shown

TRUE NORTH $1\frac{1}{2}^{\circ}$ MAGNETIC NORTH

FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON 25, D. C.
KENTUCKY AGRICULTURAL AND INDUSTRIAL DEVELOPMENT BOARD, FRANKFORT, KENTUCKY
AND INDIANA DEPARTMENT OF CONSERVATION, INDIANAPOLIS, INDIANA
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

USGS
Historical File
Topographic Division
INDIANA
QUADRANGLE LOCATION

U.S.G.S.
FILE COPY
TOPOGRAPHIC DIVISION

NEW ALBANY, IND.-KY.
SE/4 NEW ALBANY 15' QUADRANGLE
N3815—W8545/7.5
1955

1955

OCT 2 1956