

Hope Worsted Mills (Additional Documentation)
Name of Property

Jefferson County, Kentucky
County and State

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

Category of Property

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

Number of Resources within Property

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| _____ | _____ | buildings |
| _____ | _____ | sites |
| 1 | _____ | structures |
| _____ | _____ | objects |
| 1 | _____ | Total |

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Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility

AGRICULTURE/SUBSISTENCE: Processing

AGRICULTURE/SUBSISTENCE: Storage

Current Functions

DOMESTIC: Single Dwelling

COMMERCE/TRADE: Business

COMMERCE/TRADE: Warehouse

RECREATION AND CULTURE: Museum

VACANT/NOT IN USE

7. Description

Architectural Classification

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Commercial Style

Materials:

Principal exterior materials of the property:

Foundation: Concrete, Brick

Walls: Brick, Concrete

Roof: Synthetics

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Narrative Description

Summary Paragraph

Hope Worsted Mills (JFCG 3) was listed in the National Register of Historic Places in 1996 (NRIS 95001543).¹ The listed area is approximately 1.7-acres and encompasses the north half of a city block on the south side of E. Kentucky Street, between Swan Street and the historic Louisville & Nashville (L&N) railroad line. This document proposes a later close for the Period of Significance, to 1977, the last year of the building's significant use as a tobacco facility. The historic context below, "Tobacco Industry of Louisville: 1917-1977," is completed to evaluate the building's significance, as the original nomination did not explain the significance of the mill building's three-story west-side 1924 addition. This form provides that explanation. With this additional documentation, the site now contains one contributing building and one contributing structure, and remains 1.7 acres.

Character of Site

The Hope Worsted Mills is situated in Germantown, a densely populated residential neighborhood consisting of single-family with some multi-family dwellings scattered throughout and commercial and industrial developments on its outskirts, along major thoroughfares. To the east and south are residential streets with Shotgun style houses sitting on narrow lots. Industrial and commercial buildings surround the resource to the north and west, due to their proximity to the railroad line and the South Fork of Beargrass Creek, just half a block to the north. To the west, on the other side of the railroad tracks, sits the Smoketown and Shelby Park neighborhoods. The Hope Worsted Mills is just south of the NR-listed East Smoketown Historic District and just east of the Shelby Park Historic District.² Since its construction in 1904, the building has undergone several alterations and additions, indicating changing uses for the resource. The most notable alterations include the 1924 addition and the modern redevelopment of the original mill building to include office space, an art gallery, storage space, and a two-story residential space.

¹ National Register of Historic Places, Hope Worsted Mills, Jefferson County, Kentucky, #95001543.

² National Register of Historic Places, East Smoketown Historic District, Jefferson County, Kentucky, National Register #97000661; National Register of Historic Places, Shelby Park Historic District, Jefferson County, Kentucky, National Register #08000190

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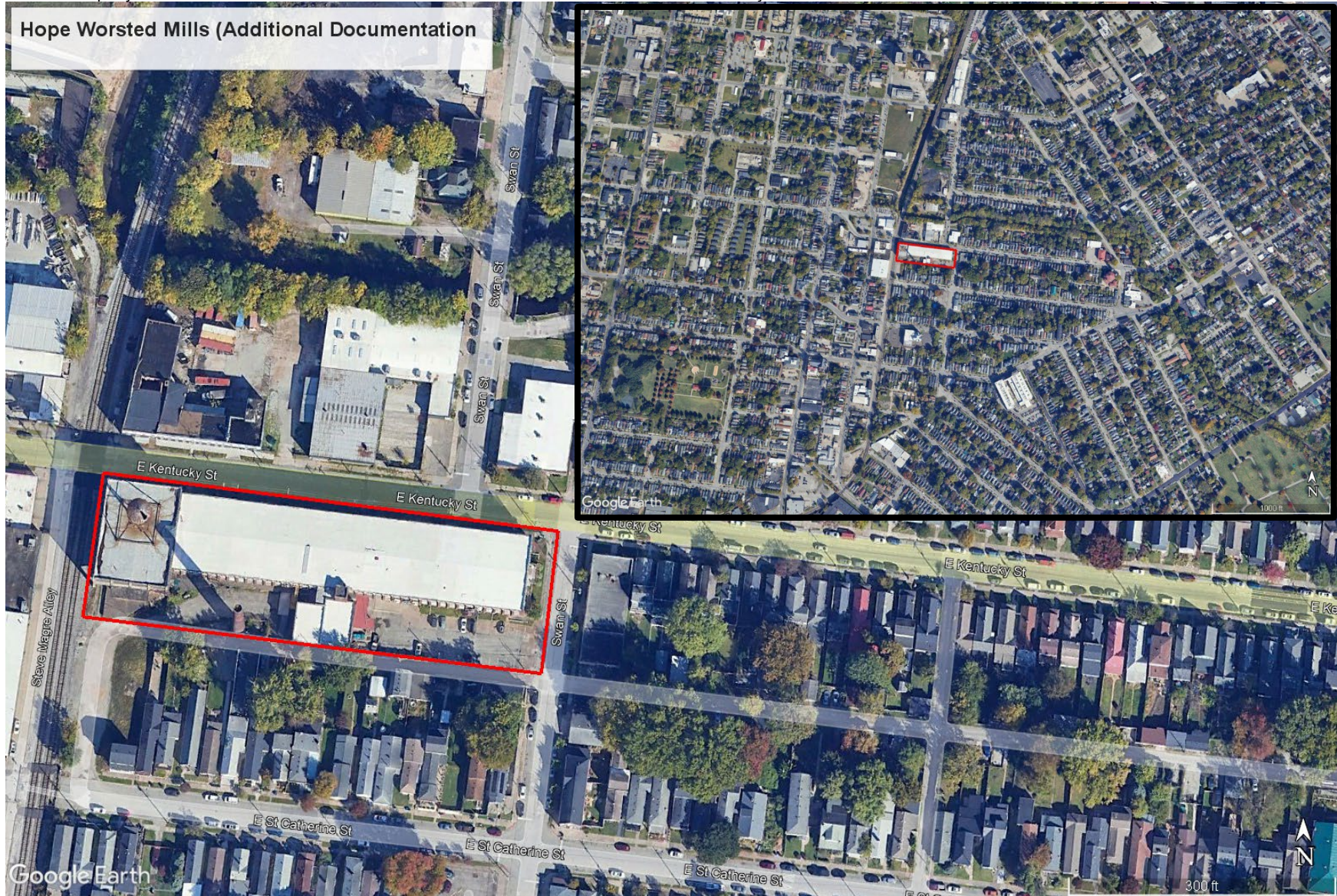


Figure 1. Boundaries of the Hope Worsted Mills, as shown on an aerial map (Google Earth). Location within the City of Louisville can be seen in the inset corner callout.

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Description of Resource: *Exterior*

The Hope Worsted Mill is a long two-story brick building with a brick foundation, a common bond brick exterior, and a side gable roof with a stepped parapet on each end of the building. The east elevation has original text at the elevations top that reads “Hope Worsted Mills Co.” (Photo 1). The original NRHP listing of the property states that the structure has 38 bays separated by brick pilasters (Photo 2 and Photo 3).³



Photo 1



Photo 3

The pilasters are found only on the north and south elevations of the building. The east elevation and the original west elevation are clad in common bond brick (Photos 4 and 5). The bays along the north and south elevations each have two sets of windows, one on each floor. The windows are wood 10 by 10 casement windows with a transom window, topped with a jack arch at the windows top and set on a concrete sill. These windows can also be found on the east elevation. Many of these windows have been replaced; original windows can still be found along the south elevation toward the west end of the building. The older windows are slightly larger within the same space while the newer replacement windows are smaller and require wood infill between the windows and the framing. Exceptions to this pattern is in an entryway on the east elevation, a second entryway on the north elevation, and a brick machine shop extension on the south elevation.



Photo 4



Photo 5

³ National Register of Historic Places, Hope Worsted Mills, Jefferson County, Kentucky, National Register #95001543.

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The main entrance on the east elevation is slightly off center, with six bays. The entryway is accessible via a raised brick porch and has a stylistic door surrounded with a metal awning. The door itself is glass and metal with side lights. The entryway on the north elevation is raised from street level and is connected to a set of concrete stairs. The doorway is set into the elevation and is topped with an awning matching that on the east elevation. The series of building extensions off the south elevation are original to the main shop's construction according to the 1905 Sanborn maps. They show these buildings as the "Dynamo 1000 HP Eng.," "Machine BL. SM. Shop", and the associated smokestack as the "BR. CH 150'H" (Photo 6 and Photo 7).⁴ The machine shop is a two-story building; however, the stories are shorter than the main mill building and are therefore overall shorter than the mill building. The attached machine shop is in fair condition with misted and boarded over windows, discolored brick, and vegetation growing on the building. The roofline of the machine shop is stepped and rises towards the main mill building. Between the machine shop and the main building is a square brick tower that was likely a part of the original building.⁵ It currently has one window opening; however, it is boarded over. Disconnected from any part of the building is a round brick smokestack, which is the lone contributing structure associated with the historic building. It was likely connected to the old boiler room, demolished in the 1980s.



Photo 6

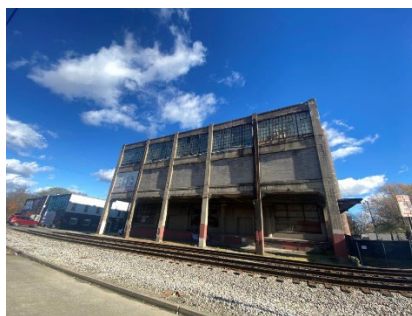


Photo 8



Photo 9

The 1924 loading dock addition to the Hope Worsted Mill is a three-story building with a brick and concrete foundation, brick first story and a cast concrete structure on the second and third stories, and a flat roof (Photo 8). The first story has an open area supported by square concrete pillars that make up the exterior loading dock area. The loading dock is made of a raised concrete platform that has a concrete staircase on the northern end of the loading dock (Photo 9). According to the 1928 Sanborn Map, there was once a spur line that led under the loading dock and another that went to the rear of the main mill building and the boiler room.⁶ The second and third stories reach out to the concrete pillars with the third floor covered in windows. The pillars are unadorned.

The windows on the first floor are 12 panes set in a group of three across and four down. The third story windows are 12 eight pane sections separated by the concrete pillars. This continues to the north and south elevations of the addition (Photo 10 and Photo 11). The walls on the second story

⁴ Sanborn Map Company, *1905 Sanborn Map of Louisville Kentucky: Volume Two*. Sanborn Map Company, New York.

⁵ National Register of Historic Places, Hope Worsted Mills, Jefferson County, Kentucky, National Register #95001543; Sanborn Map Company, 1905.

⁶ Sanborn Map Company, *1928 Sanborn Map of Louisville Kentucky: Volume Two*. Sanborn Map Company, New York.

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on all three visible elevations are constructed of concrete block around poured concrete beams. The east elevation of the 1924 addition was built onto the west elevation of the original 1904 mill construction. The addition was built directly off the original building's west elevation and can be seen where the brick wall is next to the additions concrete wall. The two are not incorporated on the exterior but instead sandwiched together on that elevation. This can be seen on both sides of the addition's connection to the original building.



Photo 10



Photo 11

Interior

This nomination only describes the interior of the 1924 addition in detail, as the core of the interior of the main building has not been significantly altered in the intervening years since the original listing. The interior of the main mill building includes a first floor that has been divided into office space and an art gallery, a division that had mostly occurred prior to the 1996 original listing. The second floor and the basement are mostly vacant and open, just as it would have originally appeared and as it was in 1996. The only substantial change to this portion of the resource is the creation of a two-floor living space at the east end of the building which is used today as a private residence.



Photo 12

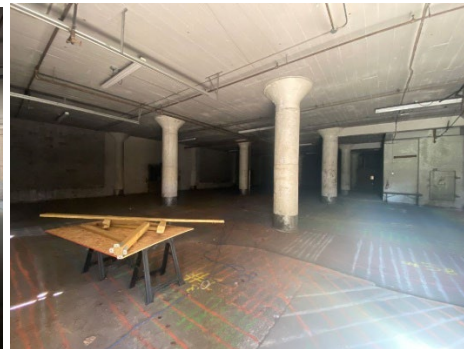


Photo 13

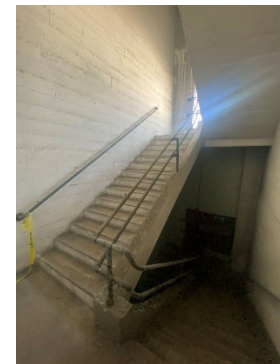


Photo 14

The interior of the Hope Worsted Mill's 1924 addition is three stories. Each floor has a similar design and construction and was used in association to the Mill. The first floor is a large open space with eight concrete cylindrical columns with flared tops evenly spaced from one another and through the room. These columns are structural and allow the space to be open throughout (Photo

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12). The first floor has formed concrete while the walls are an early form of concrete block and the ceiling is board-formed concrete panels (Photo 13). The windows are covered on this floor and in one corner of the first floor is a brick-walled room that has a metal coal chute door on one side and a concrete block room in another corner that holds the staircase connecting each of the floors together. The concrete staircase that runs in cut verticals with concrete landings is constructed of cast concrete with a metal handrail along its middle and along the walls (Photo 14).

The second and third floors are like the first floor in that they are both large open rooms with a series of concrete cylindrical columns with flared tops; however, the rooms are wider due to the extra space over the loading dock off the first floor (Photo 15). The windows are covered on the second floor and uncovered on the third floor (Photo 16). Those upper floors have board-formed concrete, and the walls are mainly windows separated by cast concrete pilasters with squared flared tops (Photo 17). The staircase on the third floor has a metal door covering the entry point from the main floor (Photo 18).

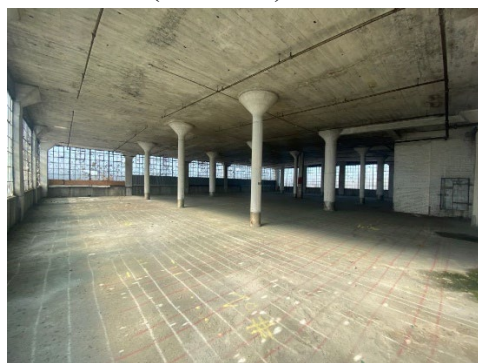


Photo 16



Photo 17



Photo 18

The 1924 addition to the Hope Worsted Mill has a physical presence that retains an integrity with our associations with the original building, all of which supports listing under Criterion A for the property's association with industry. The entire building retains significant items related to all 7 aspects of integrity. This includes the retention to the building's physical location and its connection to this location within Louisville, the original design of the building and the designed connection between the original building and the 1924 addition, use of original materials to the time in which they were used, along with the workmanship associated with the construction of this type of industrial building not common in this area. Also included are the building's overall feeling related to early 20th century industry in Louisville, Kentucky. The building remains in a setting among mixed-use industrial buildings and residential buildings, and lastly its association with the importance of industry to the surrounding community. The 1924 addition embodies all these qualities associated with the original mill building.

Changes to the Property Since the Period of Significance

There are few notable changes to the property since the end of the Period of Significance in 1977. Some of the windows and doors have been replaced, the interior space of the main mill building has been slightly altered to accommodate changing uses over time, including office and storage space, and the boiler room that was once located off the rear of the building was demolished in the 1980s. Otherwise, the building appears today as it did in 1977.

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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
INDUSTRY

Period of Significance
1904-1977

Significant Dates
1904, 1909, 1919, 1924

Significant Person
NA

Cultural Affiliation
NA

Architect/Builder
Murphy, D.X

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Statement of Significance

Summary Paragraph

Hope Worsted Mills (JFCG 3) was listed in the National Register of Historic Places in 1996 (NRIS 95001543).⁷ It was listed as a property related to the thematic nomination Textile Mills of Louisville TR (NRIS 64000256) that was approved in 1981. The property was shown to meet Criterion A, with a Period of Significance 1904-1917 and significance in the Area of Industry. The 1996 nomination form names a historic context “Textile Industry in Louisville, 1880-1917.” This update to the nomination form proposes to expand the property’s Period of Significance to 1904-1977, after evaluating the property as significant within a second historic context: “Louisville Tobacco Industry, 1919-1977.” This expansion of perspective will enable the building’s 1924 addition and west-side loading dock to be seen as significant. Those portions of the building do not relate to Louisville’s textile industry but they do give the building a strong association with the tobacco industry in Louisville after WWI.

The 1996 listing focuses on the building’s original use as a textile mill. It omitted to note the building’s use by the Kentucky Paper Box Company and Kentucky Corrugated Paper Company during the original Period of Significance. The original nomination did not build the perspective on the city’s tobacco industry so that its use in the local tobacco industry could be seen as significant. At the turn of the 20th century, Louisville’s tobacco industry, like many other industries, was moving away from the city center to industrial hubs in the historic outskirts of the city. The tobacco industry continued to expand over the 20th century. Producers obtained production and warehouse buildings that were already standing in areas that offered infrastructure and access to a workforce. The Hope Worsted Mills building, with its size and open interior space, was adaptable to the tobacco industry and from 1919 to 1977. It was home to various entities, with the longest tenured occupant being the R.J. Reynolds Tobacco Company who held their loose-leaf tobacco department there from 1920 through 1958. The new proposed Period of Significance, 1904-1977, opens with the year of the building’s construction and ends with the last year it was occupied by a tobacco company. The Period of Significance stretches beyond the conventional 50-year cut-off point to coincide with the historically important event.

Historic Context: Louisville Tobacco Industry, 1919-1977

Industrialization in Louisville

Louisville became a manufacturing and industrial center in the years leading up to and immediately following the Civil War as the city was largely unaffected by combat and was one terminus of the regionally important Louisville and Nashville Railroad. The city had already seen great success in manufacturing due to its location along the Ohio River, whose impediment to travel made the city a natural stopping off point in the shipping of goods from eastern US manufacturing centers to points along the early US west, accessed by the Ohio and Mississippi Rivers. The city had 436 factories in 1860, and over 2,300 by the turn of the century, while residents employed in manufacturing and industrial jobs grew from just shy of 7,400 in 1860 to over 31,000 in 1900.⁸

⁷ National Register of Historic Places, Hope Worsted Mills, Jefferson County, Kentucky, #95001543.

⁸ Yater, George, *Two Hundred Years at the Falls of The Ohio: A History of Louisville and Jefferson County* (Louisville: Filson Club, 1987), chaps. 9-10; Kleber, *Encyclopedia of Louisville*, xx-xxii; Bureau of the Census, *Twelfth Census of the United States Taken in the Year 1900: Manufacturers, Part II, States and Territories*

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During the decades between the close of the Civil War and 1900, American cities grew rapidly through a massive influx of immigrants, many of whom found work in industries. From 1870 to 1900, almost 12 million immigrants arrived in the United States. Some of them claimed free land in the Midwest that was opened by Homestead Act, but many settled in urban areas from 1880 to 1900, when cities in the US grew by roughly 15 million people.⁹ Industry was expanding dramatically, as well, thanks to the large-scale mechanization occurring in America's factories. These factors drastically altered the way that cities in America developed in the late nineteenth century.

Similar to before the Civil War, Louisville's economy relied primarily on commerce with a new concentration on manufacturing. Manufacturing employment in the city rose from 7,396 in 1860, to 17,448 in 1880 with output values rising from \$14.2 million in 1860 to \$35.4 million in 1880.¹⁰

Tallied as separate from manufacturing, a large number of agricultural items contributed to Louisville's economy, such as alcohol, barley and barley malt, butter, brooms, cotton, coal livestock, meat, corn, coffee, dry goods, flour, hops, oats, rye, wheat, and tobacco. Tobacco was a large part of the economy with one-third of the national crop being processed within the city in 1885. Distilling was also an important economic part of Louisville with a capital investment of \$3 million in 1887 resulting in the production of 35 million gallons of whiskey.

Throughout the City of Louisville, and other cities throughout late nineteenth century America, many entrepreneurs started production efforts; other factories that were already in existence grew at astounding rates. The result was the growth of industrial nodes or "industrial hubs" throughout major cities, which themselves had grown through in-migration in the last decades of the nineteenth century. These industrial centers tended to appear in areas around the cities that best offered the key ingredients needed for industrialization: access to natural resources, access to infrastructure such as railroad and streetcar lines, water for function and transportation, and an abundant low-wage workforce. With the rapid influx of immigrants and African Americans, the city was filled with people who were eager to work and lived in dense communities.

Louisville witnessed this development throughout suburban clusters that surrounded the city's downtown. The exiting of industry from downtown Louisville allowed for the city to continue to grow as a commercial, financial, and office center. The various industries needed to separate geographically from one another to prevent overuse of the very resources and infrastructure that allowed them to thrive. Had every large-scale facility chosen to locate in a single area of the city, it would have created a geographic logjam, preventing access and growth.

(Washington, DC: Government Printing Office, 1902), 281; Bureau of the Census, *Occupations at the Twelfth Census* (Washington, DC: Government Printing Office, 1904), 452.

⁹ Library of Congress, "City Life in Late 19th Century." Electronic Document, <https://www.loc.gov/classroom-materials/united-states-history-primary-source-timeline/rise-of-industrial-america-1876-1900/city-life-in-late-19th-century/>; Library of Congress, "Immigration to the United States, 1851-1900." Electronic Document, <https://www.loc.gov/classroom-materials/united-states-history-primary-source-timeline/rise-of-industrial-america-1876-1900/immigration-to-united-states-1851-1900/>

¹⁰ Ibid 80

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Brief History of Tobacco in Kentucky

Tobacco has been an integral to Kentucky's economy, dating back to when it was still a colony of Virginia. Many of the regions throughout Kentucky are ideal for tobacco and, by 1787—five years before statehood—there were already “licensed inspection warehouses to ensure the quality of tobacco.”¹¹ While tobacco was present from the earliest days of European settlement in what would become the Commonwealth of Kentucky, it was not until the mid- to late-19th century that it became the key agricultural and economic driver. By the 1860s, Kentucky became the country's leading producer in tobacco, surpassing North Carolina, and it would remain that way until the 1920s.¹²

Prior to the Civil War, only dark fired tobacco existed in Kentucky, however, after the mid-1860s, Burley tobacco, first grown in Ohio from a seed from Bracken County, was popularized and grown in Kentucky as well.¹³ Over the next several decades, nearly every city and town throughout Kentucky was significantly affected by the tobacco industry; whether by being involved in the cultivation, manufacturing, production, or shipping of the product. During this period, tobacco fields and warehouses were scattered in almost every county across the Commonwealth with many county seats and larger towns having important distribution centers, depots, and warehouses along the major thoroughfares and railroad lines. While the largest cities, like Louisville and Lexington, dominated the statewide market, these cities were buoyed by the crops shipped there from throughout the state. Tobacco continued to be a major industry in Kentucky through the end of the 20th century, with “nearly 60,000 (of its 90,000) farms growing tobacco in the early 1990s.”¹⁴ Even though tobacco farming and production has decreased into the 21st century, Kentucky still contains more tobacco farms than any other state in the nation.¹⁵

The Tobacco Industry in Louisville

Tobacco became one of the most important industries in Louisville in the 19th century and increased in importance in the 20th century. Between 1865 to 1929, Kentucky was among the leaders in the country in tobacco production and, as the Commonwealth's largest city, Louisville was a center for the industry. During the mid- to late-19th century, the area in Downtown Louisville between Eighth and Twelfth Streets was recognized as the Tobacco District, or the “Breaks.” It housed many of the largest warehouses and centers of operations for the larger companies while also maintaining easy access to the important trade routes along the Ohio River and rail lines.¹⁶ By the turn of the 20th century, Louisville had the largest loose-leaf tobacco market in the world with many of the warehouses located in the Breaks.¹⁷

¹¹ Kleber, John E. ed. *The Kentucky Encyclopedia*. Lexington: University Press of Kentucky, 1992: 884.

¹² Ibid.

¹³ Ibid.

¹⁴ Snell, Will. “Census Reveals Tobacco Farms Disappearing from Southern Agriculture.” *Southern Ag Today* 4(13.3). March 25, 2024.

¹⁵ Ibid.

¹⁶ National Register of Historic Places, New Enterprise Tobacco Warehouse, Jefferson County, Kentucky, National Register #80001611. It was called the “Breaks” because of the “custom of breaking open the huge hogsheads of tobacco for inspection and auction.” Section 8, Page 1.

¹⁷ National Register of Historic Places, Axton-Fisher Tobacco Company Warehouse, Jefferson County, Kentucky, National Register #03000260.

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In 1890, around the time that Louisville sported “the largest market in the world” and ranked “fifth as a manufacturer of tobacco”, all aspects of the industry were represented throughout the city, centered in the Tobacco District, but also located in downtown Louisville’s immediate surrounds.¹⁸ These businesses included an extensive collection of storage warehouses for both raw and finished products, manufacturing plants, and nearly 100 additional tobacco-related activities including snuff and cigar production. The city’s location at the Falls of the Ohio and its presence as the largest city in Kentucky, allowed the Louisville market to supply the state, the region, and further.¹⁹

Both tobacco use and, subsequently, production increased dramatically with the turn of the twentieth century. In the first three decades of the century, several advances in the production, and variety of cigarettes led to unprecedented growth and widespread use. During this time, the first blended cigarette was introduced, menthol cigarettes were invented, and, as a result to the new types of cigarettes and ease with which they were produced, manufactured cigarettes, as opposed to leaf tobacco for the user to roll their own, were rising exponentially. Marketing and sales also played a large part in the growth in cigarette usage during the early decades of the twentieth century. The onset of World War I and the consumption of cigarettes by soldiers provided a huge windfall to the industry, one that reshaped it. Moreover, inventive marketing led to cigarette sales growing in unexpected markets. In the late 1920s, playing on the Flapper-era depiction of femininity, ads encouraged women to grab a cigarette instead of candy and at the beginning of the Depression. Individual cigarettes were even sold to folks who could not afford a pack. In 1900, cigarette use was at roughly three billion in the year while in 1917, the first year of World War I, it was a thirty-five billion, a number that is reported to have doubled by the end of the war.²⁰ During the war years, Louisville was the center of cigarette production.

Along with the production of cigarettes, another major market for the tobacco industry in Louisville, and Kentucky as a whole, was wholesale and storage of the raw product. In the early years of the 20th century, a new method of packaging tobacco was invented which allowed for tobacco to be tied in stalks and stored in baskets as opposed to the traditional hogshead barrels. This development resulted in the shift of the burley trade to Lexington, making it the center of the burley trade by 1930, the same year that the last hogshead auction occurred in Louisville.²¹ The reach of the tobacco industry, coupled with the formation of the Burley Tobacco Growers Cooperative Association, allowed the market to weather the Depression, making it one of the only industries in Louisville to thrive during that period, and to survive a year of poor quality tobacco in 1920. The 1920 tobacco season threatened to undermine the industry, leading many major companies and buyers to attempt to hoard any product that remained from the previous season, especially at the Louisville hogshead auctions. In fact, representatives of the R.J. Reynolds Tobacco Company, who operated a redrying plant, hogshead storage, and loose-leaf department out of the Hope Worsted Mills property from roughly 1920 through 1958, instructed their buyers to only buy the higher grade tobacco for the Louisville plant in 1920.²² Throughout every hurdle,

¹⁸ “The Year in Tobacco.” In *The Courier Journal*, January 1, 1891, pg 17.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Ibid.

²² Federal Trade Commission, *Report of the Federal Trade Commission on the Tobacco Industry*. Washington D.C., Government Printing Office, 1920.

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the tobacco industry continued to thrive in Louisville, and by 1931, the tobacco industry in Kentucky was earning roughly 150 million dollars a year.²³

The Tobacco Industry in Louisville: 1919-1977

As the industry grew, more companies, including smaller entities like the Axton-Fisher Tobacco Company (in its early years) as well as major national corporations, such as R.J. Reynolds and Brown and Williamson, were opening satellite production facilities and storage warehouses in the city, the latter of whom moved their headquarters to Louisville in 1931.²⁴ The Tobacco District became a victim of its own success, as space became limited in the district, despite the decline of the previously successful hogshead auctions and the rise of the loose-leaf market. The Smoketown Historic District (NR #97000661), lying just northwest of the location of the Hope Worsted Mills, housed many workers at these cigarette factories. Other companies were forced to find space in the newly defined industrial hubs.²⁵ Companies like R.J. Reynolds, who opened their operation in the former Hope Worsted Mills building in 1919, the Axton-Fisher Tobacco Company (NR #03000260) opened a warehouse in the former National Candy Company building in 1932 in the Russell neighborhood, and the American Tobacco Company and the P. Lorillard Company who held warehouses in the far west end of the Russell neighborhood by 1905 and 1928, respectively, were all expanding nationally-known companies who sought to increase their presence in Louisville.²⁶ All of these warehouse locations possessed the hallmarks of industrial hubs in Louisville: a nearby working-class labor force, an often segregated neighborhood, and access to developed infrastructure such as rail lines that ran directly adjacent to production facilities.

Following the turbulent but profitable 1930s, the United States entered into World War II, which similar to its predecessor, proved to be beneficial for the Kentucky tobacco industry. At the beginning of the 1940s, cigarette usage was already growing in popularity, but the deployment of American troops abroad proved a new boon to the cigarette industry. During World War II, mini packs of cigarettes, along with waterproof matches, were included in troops' rations while USO shipments frequently included standard packs of all the major brands from back home. Each company hoped to garner brand loyalty among the fighting men.²⁷ As the center of the tobacco and cigarette industry, Louisville benefited, with manufacturing and production facilities thriving.

The growth in the industry continued after the war and into the early 1960s with innovations such as filter-tipped cigarettes. By the mid-1960s, it was estimated that over 40% of the US population smoked cigarettes. However, despite tobacco's popularity, a backlash began. Damaging health studies were being released and the government responded. Legislation in 1964 required health

²³ National Register of Historic Places, Axton-Fisher Tobacco Company Warehouse, Jefferson County, Kentucky, National Register #03000260.

²⁴ Ibid.

²⁵ National Register of Historic Places, East Smoketown District, Jefferson County, Kentucky, National Register #97000661.

²⁶ National Register of Historic Places, Axton-Fisher Tobacco Company Warehouse, Jefferson County, Kentucky, National Register #03000260: Sanborn Map Company, Various. Sanborn Map Company, New York.

²⁷ The Army Historical Foundation, "Smoke 'Em if you Got 'Em." Electronic document. <https://armyhistory.org/reflections-smoke-em-if-you-got-em/#:~:text=During%20World%20War%20II%20and,on%20military%20bases%20and%20ships,> accessed November 2024.

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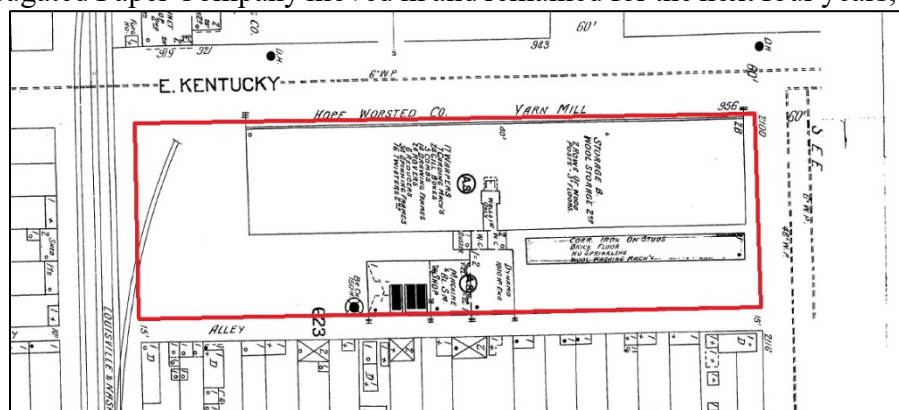
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warnings on all packaging; in 1971, a ban on television advertisements.²⁸ While the percentage of American smokers declined during the late 1960s and early 1970s, somehow the total number of cigarettes sold grew steadily.²⁹ This is likely due to the growth in the overall US population who was reaching late teenage years, the demographic most likely begin smoking: the baby boomers.

Large cigarette corporations consolidated their operations in the 1960s, moving to newer, more modern and centralized locations. Consolidation was assisted by the new interstate highway system. In Louisville, between 1941 and 1960, the number of leaf brokers and importers dropped from twelve to seven, the number of manufacturing facilities dropped from twelve to four, the number of rehandling facilities dropped from seven to one (the sole remaining rehandling facility being Campbell Tobacco Rehandling Company located at the Hope Worsted Mills building), and the number of warehouses dropped from six to five.³⁰ Lexington fell victim to the closing of tobacco facilities as well.³¹ This era marked the end to the industry's once great presence and economic stimulation to Kentucky's cities, most notably Lexington and Louisville.

History of the Listed Property

The Hope Worsted Mills building was constructed in 1904 as the new location for the Hope Worsted Mills Company, who, once construction was completed, relocated their operations from their original location at Logan and Masons Streets. Though the Hope Worsted Mills Company is the namesake of the NR-listed building and the reason for its construction, Louisville City Directories indicate that the company only occupied the space for eight years.³² The building remained vacant for the next three years before the Kentucky Paper Box Company and the Kentucky Corrugated Paper Company moved in and remained for the next four years, until 1918.³³



²⁸ Encyclopaedia.com, "Brown & Williamson Tobacco Corporation." Electronic document, <https://www.encyclopedia.com/books/politics-and-business-magazines/brown-williamson-tobacco-corporation>, accessed November 2024.

²⁹ Ibid.

³⁰ Caron Directory Company Incorporated, *Caron's Directory of the City of Louisville*, The Caron Directory Company, Louisville, Various.

³¹ Brother, Janie-Rice, "The Heart of the Burley Industry: Tobacco and the Lexington Landscape." In Gardenstogables.com, May 13, 2015.

³² Caron Directory Company Incorporated, *Caron's Directory of the City of Louisville*, The Caron Directory Company, Louisville, Various.

³³ Ibid.

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Figure 2. 1905 Sanborn Map showing the Hope Worsted Mill.

In 1919, the first tobacco company, the Morton Tobacco Company, moved into the space, but their time there was short. The next year, the R.J. Reynolds Tobacco Company, moved their loose-leaf department into the building.³⁴ In 1924, R.J. Reynolds sanctioned the construction of a large-scale, storage and loading addition off the west end of the building, intentionally situated directly adjacent to the L&N Railroad line, whose proximity was one of the original motivations for the selection of the site by both the Hope Worsted Mills Company and the R.J. Reynolds Tobacco Company. In fact, in 1928, there were two spur lines that stretched from the R.J. Reynolds building to the main L&N line: one from the newly constructed loading dock and the other from the rear, one-story brick projection that was present from the building's initial construction. At this point, the main building served as the redrying plant while the 1924 addition was the site for hogshead storage and the primary loading dock.³⁵ In 1959, the R.J. Reynolds Tobacco Company leased the property to the Campbell Tobacco Company who maintained operations there until the building sold in 1977.

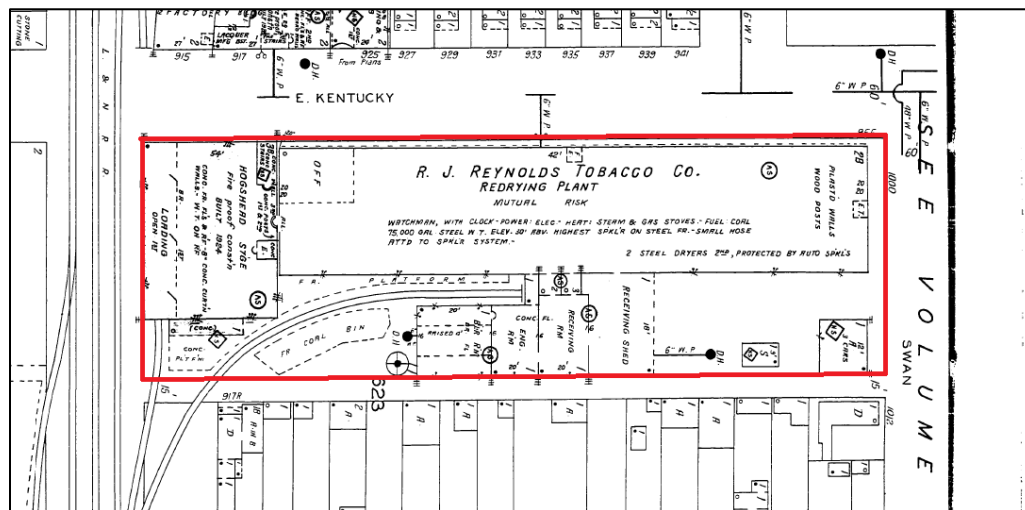


Figure 3. 1928 Sanborn Map showing the Hope Worsted Mill building during R.J. Reynolds' tenure. Note the western addition.

Since its use as a tobacco facility, the building was owned and operated by a moving and storage company for two decades until, in recent years, the building has been rehabilitated and redeveloped to offer modern residential, work, and creative spaces for locals.

Evaluation of the Significance of the Property within the Historic Context

The Hope Worsted Mills building's historic significance in the area of industry has been previously established in the earlier nomination, however, that significance was rooted in a singular and limited view of the building's long life. This documentation adds understanding of the property's significance within the tobacco industry to the record. The building's lengthiest association is with

³⁴ Ibid.

³⁵ Sanborn Map Company, *1905 Sanborn Map of Louisville Kentucky: Volume Two*. Sanborn Map Company, New York.

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the tobacco industry, and includes the large-scale and character-defining addition, and shines a light on one of the most historically significant industries in Louisville's history.

The Hope Worsted Mills building is significant to the story of Louisville's tobacco industry and city growth in the early-to-mid-20th century. This building is indicative of the greater tobacco industry in Louisville. Its early conversion from a textile mill into a facility that served many functions in the tobacco industry was typical among those companies. This occurred when the local tobacco industry and market was thriving in Louisville and new facilities were sought out in the city's outer reaches, the industrial hubs. Its eventual closure marked the time when the tobacco industry was contracting, modernizing, and moving to more centralized locations outside of Louisville in the late 20th century.

This property's use over several decades embodies the arc of the tobacco industry within Louisville. R.J. Reynolds, come to maintained a facility at the site as early as 1920, staying until 1958. During this time they experienced substantial growth, enough to warrant the large-scale 1924 addition of additional tobacco storage and loading dock off the west façade. After Reynolds left the site, the building continued to remain in operation as a tobacco rehandling facility leased and operated by the Campbell Tobacco Rehandling Company until they finally closed their doors in 1977. This timeline tells the story of the tobacco industry's rise and decline in Louisville in the 20th century, as told from the perspective of the built environment. Following nationwide trends, tobacco operations ceased to be necessary in the metropolitan areas, causing the major producers to close many of the once-great brick and mortar facilities.

The Hope Worsted Mills' significance should be expanded to include this context and the building's physical growth as it broadens the overall importance of the property's local significance within the area of Louisville's tobacco industry.

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

This building has been evaluated in terms of its overall relationship to the general integrity standards and its ability to convey the significance outlined above. The task of evaluating whether a building is potentially eligible for NRHP listing means first evaluating its significance according to at least one National Register eligibility criteria, and then evaluating whether there is an integrity between that resource's physical condition and that sense of significance. That will call for ". . . sometimes a subjective judgment, . . . it must always be grounded in an understanding of a property's physical features and how they relate to its significance."³⁶ There are seven aspects of integrity as identified by NPS: **Location, Design, Setting, Materials, Workmanship, Feeling, Association.**³⁷

The Hope Worsted Mill has been modified over the years, namely the large western addition and interior alterations to meet ongoing needs, including the subdivision of the interior space for its modern uses. The main exterior alteration, the western addition, is considered Contributing to the

³⁶ United States Department of the Interior. *National Register Bulletin #15: Guidelines for Local Surveys: A Basis for Preservation Planning*. (Washington D.C.: United States Department of the Interior, 2002.)

³⁷ United States Department of the Interior. *How to Apply the National Register Criteria for Evaluation*. (Washington D.C.: United States Department of the Interior, 1995) 46.

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building's overall significance. Otherwise, the exterior has undergone minimal changes over the years and is still extremely intact. While the interior has been altered for use as rentable space for various purposes, which is common among out-of-use turn of the century industrial buildings, there are still character-defining features present. A building which meets NRHP Criteria which possesses integrity of **Location, Design, Setting, Materials, Feeling, and Association** will be eligible for listing in the NRHP.

The property possesses integrity of **location**. This building has not been moved from its original site. The location is a key aspect to its significance, as it was built along the L&N rail line. In the early 20th century, as Louisville was rapidly developing and industrial hubs were appearing throughout the city, real estate along active rail lines, which were also close to downtown and near burgeoning residential developments, were sought out for new industrial ventures, such as textile mills and tobacco facilities. This building marks one such industrial hub.

The building also possesses integrity of **design**. The industrial style utilized in the design of the original building as well as the 1924 addition is still prevalent and intact. The Hope Worsted Mills still retains many of its character-defining industrial features such as the common-bond brickwork, brick pilasters, and the arched window openings on the original building, the open loading dock and original windows on the upper floor of the addition, and other unique features such as the historic water tower and smokestack. Industrial buildings were designed to be utilitarian in both form and style, lacking unnecessary ornamentation while allowing the interior space to be utilized as needs arose. The change in fenestration throughout the building does not interrupt the overall effect of design, as the building still conveys its inherent functionality of design.

The building possesses strong integrity of **setting**. The surrounding area looks much as it did in 1904 when the building was constructed. The building sits along the rail line and just south of the South Fork of Beargrass Creek and is situated within an industrial hub and is surrounded by single-family shotgun homes to the south and east. To the north of the building is an expansive industrial center that arose around the same time in Louisville and originally stretched along the South Fork of Beargrass Creek nearly all the way to Broadway, portions of which are now recognized as the East Smoketown Historic District (NR #100009533). As a whole, the immediate surroundings of the Hope Worsted Mills remain largely untouched in form or function in over 100 years, preserving the integrity of setting as an industrial hub centered within a working-class neighborhood with easy access to necessary infrastructure and resources.

The building also retains integrity of **materials**. The building is still remarkably intact, especially for an industrial building that has stood for over 100 years and has undergone several changes in use. The exterior masonry materials are all original and many of the original windows still exist, while some have been replaced over the years while others have been infilled. Many of the windows have been treated according to the Secretary of Interior standards, however, some were replaced in previous years, likely as necessary over the years of use as an industrial facility. The intact materials are indicative of a turn of the century industrial building.

The building retains integrity of **workmanship**. Consistent with turn of the century industrial buildings, the Hope Worsted Mills features common bond brickwork along the exterior walls with thick pilasters and decorative brickwork in the arches over the windows and on the eastern parapet.

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Moreover, more unique workmanship can be seen in the brick smokestack and in the resilient and practical usage of poured concrete on the western addition, marking a slight deviation from the stylistic choices from the original period of construction.

The Hope Worsted Mills was constructed during an important period in Louisville's industrialization, when industrial hubs were introduced along the city's outskirts. This building fits within a larger landscape of industry and working-class neighborhoods, alongside historic rail lines and the South Fork of Beargrass Creek canal, portions of which are listed in the NRHP. The property and its industrial context possess a strong **feeling** and **association** with Louisville's important industrial processes. The large-scale industrial building, which stretches an entire city block is imposing, especially when viewed alongside the neighboring shotgun houses. These industrial hubs were focal points, of sorts, for the surrounding communities, as many local residents were employed there or used them as landmarks to delineate where neighborhoods ended or began. This feeling is still true today. Moreover, the building's intact design, materials, and workmanship combine to center the building in the historic time period as an important community industrial presence, providing the physical character necessary to allow for one to associate it with the significant events of the city's past.

9. Major Bibliographical References

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National Register of Historic Places, East Smoketown District, Jefferson County, Kentucky, National Register #97000661.

National Register of Historic Places, Hope Worsted Mills, Jefferson County, Kentucky, National Register #95001543.

National Register of Historic Places, New Enterprise Tobacco Warehouse, Jefferson County, Kentucky, National Register #80001611.

National Register of Historic Places, Shelby Park Historic District, Jefferson County, Kentucky, National Register #08000190

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“The Year in Tobacco.” In *The Courier Journal*, January 1, 1891, pg 17.

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): JFCG-3

10. Geographical Data

Acreage of Property 1.7 acres

Latitude/Longitude Coordinates

1. Latitude: 38.235864 Longitude: -85.737843

Verbal Boundary Description

Beginning on the southwest corner of the intersection of Swan and East Kentucky Streets, traveling west to the southeastern corner of the intersection of East Kentucky Street and the historic L&N Railroad line, then south to the northeast corner of the intersection of the historic L&N Railroad line and an unnamed alley, then east to the northwest corner of the intersection of the unnamed alley and Swan Street, then north to the point of the beginning.

Boundary Justification

This boundary was selected to encompass the entirety of the parcel(s) associated with the historic resource, including the original Hope Worsted Mills and the eventual expansion to the west during the tenure of the R.J. Reynolds Tobacco Company. The entire parcel encompasses the north half of a city block and has been subdivided into two separate parcels.

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0 200 400ft

Hope Worsted Mills

11/27/2024, 1:26:59 AM



Louisville Metro, MSD, LWC & PVA © 2024
This map is not a legal document and should only be used for general reference and identification.

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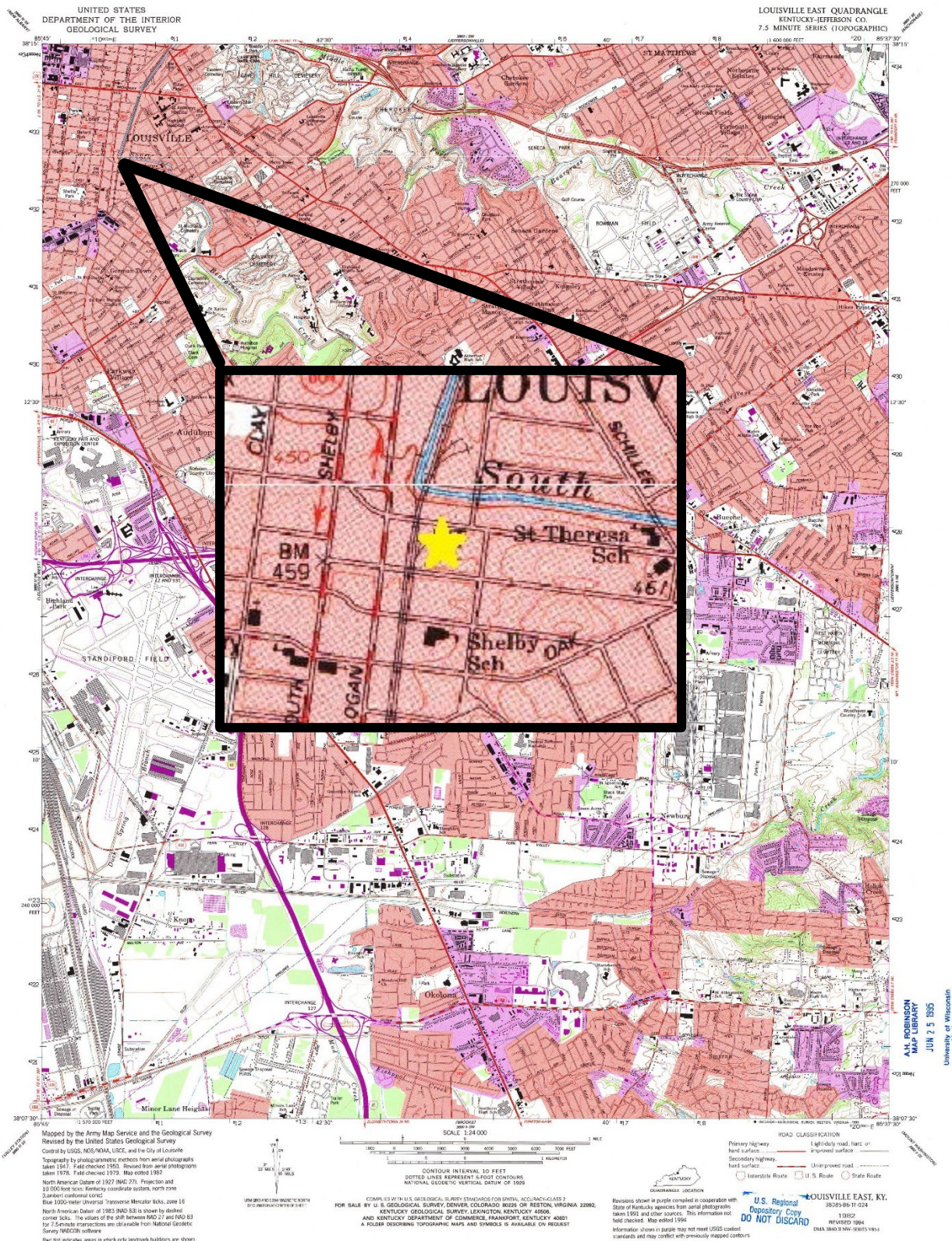


Figure 4. Location of the Hope Worsted Mills, as shown on the USGS 7.5-minute Louisville East, KY map (USGS 1995).

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Property Owner:

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

name East Kentucky Street Lofts LLC
street & number 14501 Fawn Hill PI telephone _____
city or town Louisville state KY zip code 40245

name The Lupine Acme & Co. Inc
street & number 1000 Swan St telephone _____
city or town Louisville state KY zip code 40204

11. Form Prepared By

name/title: Wes Cunningham, MA Sr. Principal Investigator History/Architecture, Director of National Register Nominations & Research

organization: Pinion Advisors

street & number: 1131 Logan Street

city or town: Louisville state: Kentucky zip code: 40204

e-mail: wcunningham@pinionadvisors.com

telephone: 502-807-0575

date: August 2024

name/title: Michael Langmyer, MHP

organization: Architectural Historian

e-mail: langmyer94@gmail.com

date: August 2024

Additional Documentation

- **Maps** (submitted as separate PDF documents):
 - A **USGS map** or equivalent indicating the property's location.
 - **Property Valuation Administrator map** showing the full property's boundary (may differ from the boundary proposed for listing)
 - **District sketch map** (all district nominations; any single listing with 3 or more features)
 - **Photograph Identification Map** (all districts, recommended for any nomination)
- **Floor Plan** for Kentucky properties nominated according to Criterion C
- **Survey Form:** All properties must be surveyed on KHC Individual Resources form. Sites surveyed more than 5 years ago must be re-surveyed.
- **Photographs:** 2 sets. Official set (each image 6MB or larger) named according to NR naming convention; Small set (each image 100-200 KB). Submit as .jpg files
- **Presentation:** Short PowerPoint or video presentation of your property for Review Board

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Photographs

Photo Log

Name of Property: Hope Worsted Mills (Additional Documentation)

City or Vicinity: Louisville

County: Jefferson

State: Kentucky

Photographer: Joe Pierson

Date Photographed: November 2024

Photo 1 of 18, Hope Worsted Mills, east façade, camera facing west.

Photo 2 of 18, Hope Worsted Mills, north facade, camera facing southeast.

Photo 3 of 18, Hope Worsted Mills, north façade of original building and 1924 addition, camera facing southwest.

Photo 4 of 18, Hope Worsted Mills, east end of the south façade and rear extensions, camera facing northwest.

Photo 5 of 18, Hope Worsted Mills, west end of the south façade, camera facing north.

Photo 6 of 18, Hope Worsted Mills, rear extensions, camera facing west.

Photo 7 of 18, Hope Worsted Mills, smokestack, camera facing north.

Photo 8 of 18, Hope Worsted Mills, west façade of the 1924 addition, camera facing east.

Photo 9 of 18, Hope Worsted Mills, loading dock, camera facing east.

Photo 10 of 18, Hope Worsted Mills, south façade of the 1924 addition, camera facing north.

Photo 11 of 18, Hope Worsted Mills, north façade of the 1924 addition, camera facing south.

Photo 12 of 18, Hope Worsted Mills, interior of the 1924 addition, camera facing south.

Photo 13 of 18, Hope Worsted Mills, interior of the 1924 addition, camera facing northeast.

Photo 14 of 18, Hope Worsted Mills, interior staircase of the 1924 addition, camera facing north.

Photo 15 of 18, Hope Worsted Mills, interior of the 1924 addition, camera facing south.

Photo 16 of 18, Hope Worsted Mills, interior of the 1924 addition's third floor, camera facing north.

Photo 17 of 18, Hope Worsted Mills, interior of the 1924 addition's third floor, camera facing south.

Photo 18 of 18, Hope Worsted Mills, interior staircase of the 1924 addition's third floor, camera facing north.