

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Queen Products Company, Inc Complex
other names/site number JFWP-474 and JFWP-500
Related Multiple Property NA

2. Location

street & number 1226-1234 Rowan Street
city or town Louisville
state Kentucky code KY county Jefferson Code 111
e 40203

NA	not for publication
NA	vicinity

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 X local

Applicable National Register Criteria:

X 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 meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

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 _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2		buildings
		district
		site
		structure
		object
2	0	Total

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

Number of contributing resources previously listed in the National Register

NA

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION/
Manufacturing facility

INDUSTRY/PROCESSING/EXTRACTION/
Industrial storage

COMMERCE/TRADE/specialty store

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/business

WORK IN PROGRESS

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

Industrial Turn of the Century

Materials

(Enter categories from instructions.)

foundation: Poured Concrete

walls: Brick/Concrete/Concrete Block

roof: Asphalt Shingle/Standing Seam Metal

other:

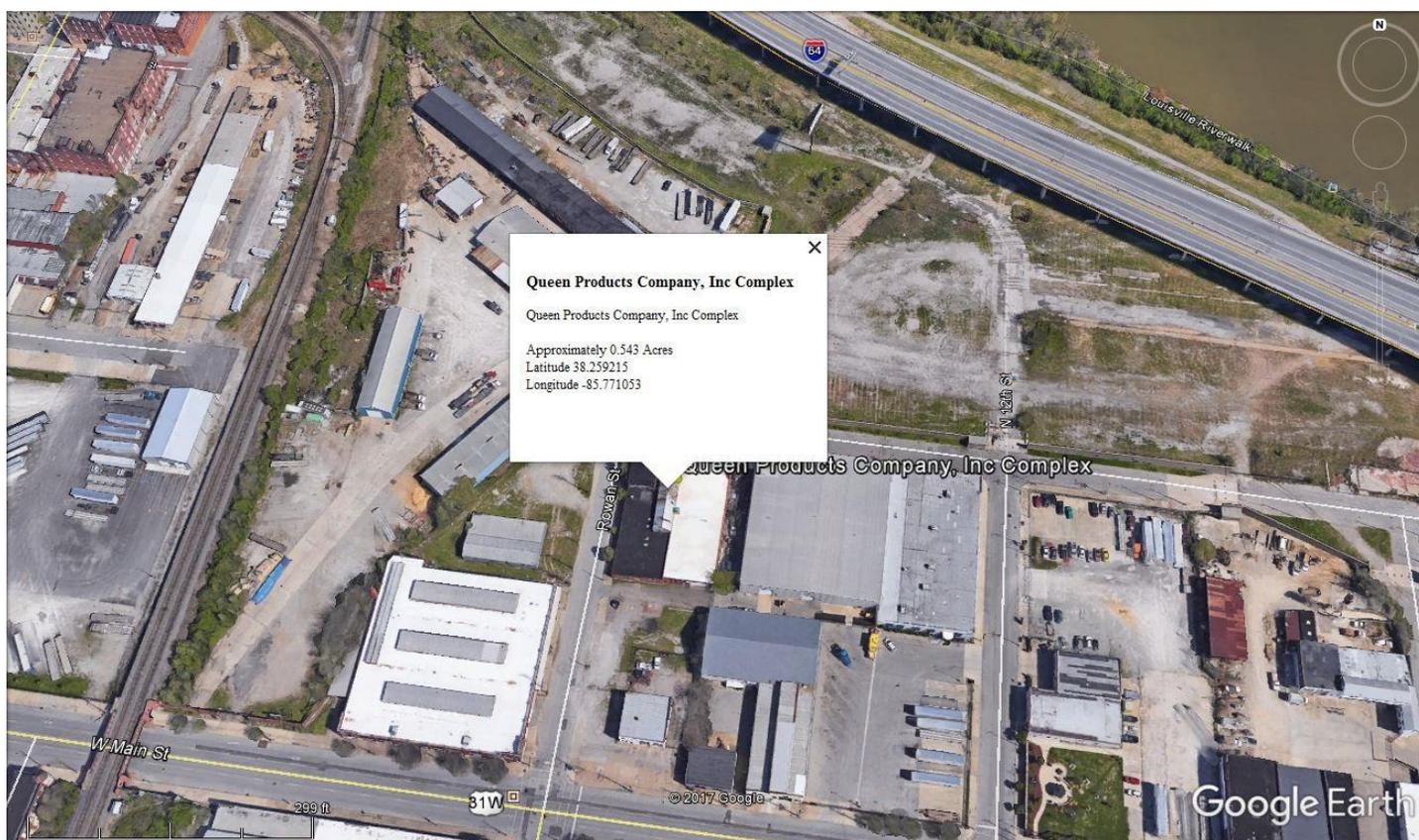
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Narrative Description

Summary Paragraph

Queen Products Company, Inc. Complex (JFWP-474 and JFWP-500) consists of a number of adjoining structures of various ages, the earliest of which dates back to c. 1870. The structures are combined 1- and 2-story buildings with varying compositions and are located at 1226-1234 Rowan Street at the southeast corner of 13th and Rowan Streets. The property is being interpreted for its identity as an industrial facility. The property proposed for listing is located just west of Louisville's central downtown district and includes approximately 0.543 acres and two contributing buildings.

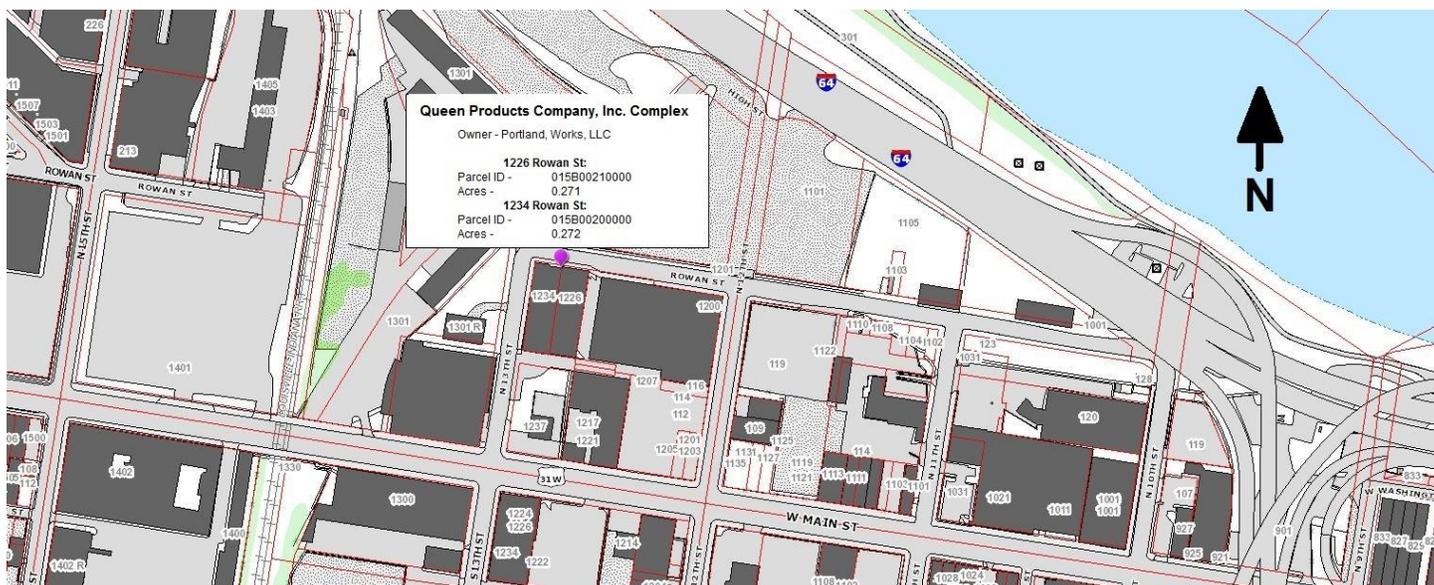


Character of the Lot and Surroundings

The Queen Products Company, Inc. Complex is located at the southeast corner of 13th and Rowan Streets. The surrounding area is made up of industrial buildings, commercial buildings, and open unused gravel and grass lots. It is bounded on the west by 13th Street, on the south by a parking lot, on the east by a commercial trucking warehouse, and on the north by Rowan Street which runs alongside a flood wall. The Ohio River passes within less than 1000 feet from the Queen Products Company, Inc Complex to the northeast.

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The area surrounding the building has not changed much over the years in terms of functionality, usage, and production. After the creation of the Louisville and Portland Canal in 1830 and the growth of downtown Louisville, the area to the west of the city center, especially the northern area nearest the river, began to shift from residential to an industrial and commercial area and has remained that way ever since. The railroad lines that lie just to the west of Queen Products Company, Inc. Complex further added to the industrialized nature of this area. West Main St., which makes up the southern boundary of the city block on which Queen Products Company, Inc. Complex is located, is a major thoroughfare.

Queen Products Company, Inc. Complex borders the sidewalks on both the north and western ends. The makeshift parking lot in the rear also joins what appears to have been an alleyway that never completely bisected the block. There is a small alley in between the complex and the neighboring building to the east that is used for parking and the lots to the west and north are made up of makeshift storage areas and vacant lots that appear to be seldom used for parking. Interstate 64, a major interstate in the eastern US, runs along the river just north of Queen Products Company, Inc. Complex.

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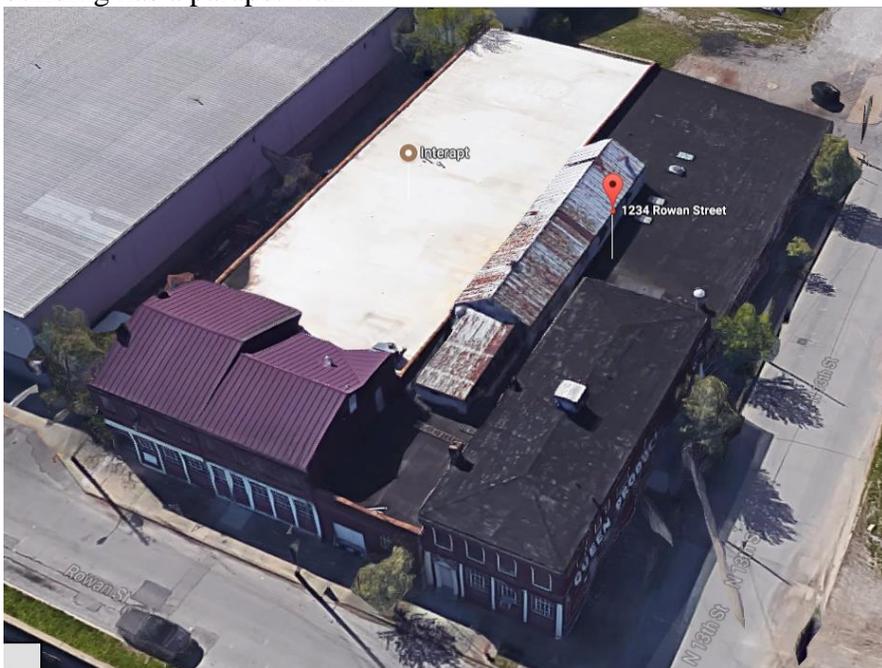
Exterior Description

1226-1234 Rowan Street, the Queen Products Company, Inc. Complex, consists of a number of adjoining structures of various ages and alterations. The site is located at the southeast corner of the intersection of Rowan and North 13th Streets. The façade is oriented to the north. The oldest building of the site appears to be located at 1226 Rowan Street, the easternmost structure associated with the site. This is a two-story side-gable brick building. The first floor consists of nine bays divided by nine cast iron pilasters. The far-left bay is recessed with two single-leaf entries. The entries have modern half-light doors and are reached by poured concrete steps. A poured concrete foundation is located between the cast iron pilasters of the left half of the building and beneath the first-floor pilasters of the right half of the building. The bottom half of the remaining eight bays is filled with brick while the upper half is filled with multi-light steel casement windows. The central portions of the steel casements have four-light steel hopper windows. The upper floor of the façade has eight bays with paired four-light steel casement windows and a two-light transom above. A brick cornice resembling dentils extends the width of the façade. The brick of the east gable end is laid in seven course common bond. Two brick gable-end chimneys are located to either side of the ridgeline on the east elevation. The roof is sheathed in modern standing seam metal. A large one-story addition with a brick exterior along the east elevation is located to the rear of the side-gable portion of the site.

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Adjacent to the two-story side-gable portion of the complex is a one-story three-bay (d/w/w) flat-roof building with a brick exterior. The façade bays have steel lintels. The left bay is a loading dock entry with a wood overhead garage door. The right two bays have steel casement windows. The centers of the steel casements have multi-light hopper windows. The brick of this one-story building is laid in six-course common bond. The building has a parapet wall.



Adjacent to the one-story portion of the complex is a two-story four-bay (d/w/w/w) building with a brick exterior. The brick is laid in seven course common bond. The four bays of the first floor are divided by five cast iron pilasters. The left bay has a recessed entry with wood reveals, pilasters, and pediment. The single-leaf entry has a paneled door and transom. It is unclear whether this entry is original to the building. The remaining three bays of the first-floor façade have metal casement windows.



East side and North (front) façade of 1226 Rowan **North (front) and West side elevations, 1234 Rowan**
The centers of the metal casements appear to be hopper windows. The four bays of the façade's upper floor have replacement windows with three horizontal lights. To accommodate the replacement windows, the upper and lower portions of the window openings have been filled with an unknown material. A brick dentil molding cornice is found on the façade and west elevations of the building. The west elevation of the building has a

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single-leaf pedestrian entry near the front of the building and a loading dock near the rear of the building. A window with a three-light fixed steel sash is located to the left of the pedestrian entry. Between the pedestrian entry and loading dock are windows with steel casements. The centers of the steel casements appear to be hopper windows. The loading dock has been enclosed with plywood. The upper floor windows of the west elevation have sashes similar to the façade elevation or replacement 1-over-1-light double-hung sashes. Several the window openings appear to have been altered to accommodate the current replacement sashes. The building has a shallow hip-roof with a tar coating. In the approximate center of the roof is a gable-roof vent.

Large additions are located to the rear of the complex. These additions include: a large shed-roof section with a brick exterior (this appears to be indicated on the 1928, updated to 1950, Sanborn map); a two-story gable-roof section that appears to be clad in metal; and a flat-roof section with a brick exterior.

Interior Description

The second floor of the easternmost portion of the complex, 1226 Rowan Street, has been recently renovated for use by a local technology company. While accenting many of the historic attributes, such as exposed brick interior walls and hardwood floors, the majority of this space is brand new. This area consists of several working offices, bathrooms, communal spaces, a kitchen, and a lobby, most of which are clad in tile flooring, have drywall covered walls, and acoustic-tile drop ceilings.



Second floor hallway



Remodeled room, second floor, western half of site

The space making up the first floor of the easternmost portion of the complex is relatively wide open, with painted brick walls, poured concrete floor, and several makeshift offices that have been built that do not quite reach the room's ceiling. Running north to south in the middle of the space are three exposed metal load-bearing beams. The front room, which is accessed via the western door on the northeast corner of the complex, is connected via a brick doorway to a large storage facility in the rear of the complex. The storage room has a poured concrete floor, a concrete block wall on the east end and brick walls on the south and west, and a

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standing seam metal ceiling. The interior of this space is wide open and has a single garage door in the rear wall.



Front Room, facing south



Industrial bathroom



Lockers in Industrial bathroom

The interior of the middle section of the complex and the rear storage area of the western portion of the complex are extremely similar to the first floor of the easternmost area. They have been gutted and remain relatively wide-open, with most of the damage being cosmetic and does not appear to be structural. The exterior walls are all either brick or concrete block, and the interior walls are made of wood and appear to have been hastily constructed. The first floor of the westernmost portion of the complex appears to have at one point served as the office for the manufacturing companies that occupied the space. Furthermore, the large-scale bathroom and locker room that once served the production company remains with several communal sinks, toilets, lockers, and a safety shower.

The second floor of the western portion of the complex has been partially renovated in the last few decades but remains to be in poor shape and appears to have once been office space, presumably for the Baughman Group Ltd., who were the previous tenants. The floors are carpeted, the walls are mostly drywall with some wood paneling, and it has a drop ceiling with acoustic-tile. There is damage throughout but most is merely cosmetic. The office space consists of several rooms branching off of a single central hallway with little variations between them.

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View from center of roof, facing north



View from center of roof, facing south

Changes to the Buildings Since the Period of Significance

Some alterations have occurred over the years as well, specifically changes to the north elevation in between the cast iron pilasters, window and entryway modifications, and the enlargement of the complex's footprint with the rear (southern) additions. Furthermore, several portions of the building have at one time or another served different purposes, such as dwellings, storefronts, and manufacturing facilities, and thus changes have been accordingly.

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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.

Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

1887-1967

Significant Dates

NA

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Criteria Considerations

Property is:

- 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.

Period of Significance

The Period of Significance spans the historic period, starting with the first confirmed large scale usage of the building for manufacturing and industrial purposes and running to the 50-year point in the past. The building is significant within its historic context as an industrial building west of central Louisville during this span of time.

Criterion Considerations: NA

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Statement of Significance

Summary Paragraph

Queen Products Company, Inc. Complex (JFWP-474 and JFWP-500) meets National Register Criteria A and is significant due to its inclusion in the large-scale industrialization of the area just west of central Downtown Louisville near the river. This industrialization helped the city of Louisville grow and this area was chosen due to the proximity to the Louisville and Portland Canal and the rail lines that were in abundance during the late - and early-twentieth centuries. Portions of this compound operated consistently throughout the years as a manufacturing plant and the buildings themselves remain as terrific representative examples of the mixed-use industrialized nature of the area.

Historic Context: Manufacturing in West Louisville 1880-1950

Introduction

Portland was a distinct community from Louisville when it was settled in 1814.¹ It developed at the Falls of the Ohio, the only natural obstacle between Pittsburgh and New Orleans along the Ohio River.² The surrounding area attracted German, French, and Irish immigrants. Though Louisville grew to be the larger city and very nearby, Portland developed the trades associated with river shipping due to the Louisville and Portland Canal, which was completed in 1830 and provided boats going up and down stream a viable way to avoid the falls.³

Portland formally incorporated in 1834, in expectation of a Lexington-Portland railway, as transportation had become a major factor in the development of the area.⁴ Those plans eventually changed, so that the railroad would end in Louisville, and as a result, in 1837, Portland became an annexed part of Louisville in exchange for a track between them.⁵ Portland became an independent entity again in 1843; but in 1852, Louisville annexed Portland permanently. Thus, it developed as a neighborhood rather than an independent city.⁶ By the time of the final annexation, Portland's northern neighbor, Shippingport, had been mostly wiped out by the Louisville and Portland Canal, which made that town an island.⁷

In 1865, the locks system was put under federal control, which, along with other improvements throughout the 1870s, greatly improved the efficiency of the canal system. The result was a dramatic drop in Portland's wharf traffic and use of the portage system, which had previously brought many people through Portland on their way down the Ohio River. In addition to a more efficient canal, which reduced traffic and fees to Portland, the first

¹ George H. Yater, *Two Hundred Years at the Falls of the Ohio: A History of Louisville and Jefferson County* (Louisville: The Heritage Corporation, 1979), 37.

² National Register of Historic Places, Historic Resources of West Louisville MRA, Louisville, Jefferson County, Kentucky, National Register September 8, 1983.

³ Ibid

⁴ Nina Walfoort, ed. *A Place in Time: The Story of Louisville's Neighborhoods* (Louisville: The Courier-Journal and Louisville Times Co. 1989), 95.

⁵ Ibid.

⁶ Ibid.

⁷ Historic Resources of West Louisville MRA.

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railroad bridge across the Ohio River was finished in 1870. Suddenly, railroads were a direct threat to steamboat transportation of goods across the country. As the transportation industry diversified and began to bypass Portland, the city's identity began to shift, from a hub along the Ohio River to a Victorian neighborhood in west Louisville.⁸

Over the next century, a wide array of industries would develop along the eastern end of the Portland neighborhood, close to the railroad tracks, the river, and the Central Business District.

Industry in West Louisville

With the canal no longer attracting significant commercial traffic to the area and railroads growing exponentially, the nature of the commerce in the Portland neighborhood began to change. The extensive railroad system installed throughout the nineteenth century took over from the canal and became a stimulus for significant industrial development in the area to the west of Louisville. Varied industries developed on the edges of residential areas and along the river and railroad tracks.⁹ West Louisville was the logical direction for industrial expansion, not only because of the proximity to the river, railroad tracks and downtown Louisville, but also because “expansion was blocked on the north by the river, on the east by hills and large estates, and on the south by swampy land.”¹⁰ From 1870 to 1885, the number of factories in Louisville grew from a meager 129 to a staggering 1300, most of which were in western Louisville.¹¹

The industrial development in western Louisville directly correlates with the rapid railroad construction throughout the area. By 1887, there were over 125 miles of street railways and interurban lines in the Louisville area and by 1888, 16 railroads served the city.¹² By the end of the nineteenth century, there were railroad lines connecting Louisville to Cincinnati, Evansville, and St. Louis, the last of which stretched through Indiana and Illinois.¹³ Although Portland continued evolving as a Victorian neighborhood, the availability of intracity transportation through electric streetcar lines, the increasing population, and the growing trend of suburbanization, led to the area just west of downtown Louisville to develop, almost entirely, as a manufacturing and industrialized hub. Between 1890 and 1900, when Louisville's population jumped from 161,129 to 204,000, “the number of residents employed in manufacturing concerns rose from 17,921 to 29,926.”¹⁴

Around the turn of the century, the tobacco and distilling industries were booming around Louisville, along with a large number of manufacturing facilities, but the city's continued industrial success would experience various ebbs and flows in the decades that followed.¹⁵ Right before World War I, the “industrial boom slowed and the

⁸ Michael J. Stottman, “The Making and Remaking of Portland: The Archaeology of Identity and Landscape at the Portland Wharf, Louisville, Kentucky” PhD diss., University of Kentucky, (2016), 222-223.

⁹ Historic Resources of West Louisville MRA.

¹⁰ Marcia Dalton, “A History of Western Louisville” in *Louisville Survey West: Final Report*, Gary Watrous (Louisville: Preservation Alliance of Louisville and Jefferson County Inc., 1977) D-19.

¹¹ Ibid.

¹² Trent Spurlock, *Cultural Historic Survey for the Proposed River Road Extension from Seventh Street West to Northwestern Parkway in Louisville, Jefferson County, Kentucky* (Lexington, KY: Cultural Resource Analysts, Inc 2006), 26-27; Dalton, “A History of Western Louisville,” D-19.

¹³ Spurlock, *Cultural Historic Survey for the Proposed River Road Extension*, 27.

¹⁴ Ibid.

¹⁵ Dalton, “A History of Western Louisville.”

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city was in an economic slump.”¹⁶ This, though, would all change with the coming of the Great War and two important industrial catalysts to western Louisville: the reconstruction of the Louisville and Portland Canal in 1909 and the long-awaited opening of the Kentucky and Indiana railroad bridge that connected New Albany, Indiana to Louisville in 1912.¹⁷ While the latter two industrial stimuli encouraged production through trade, the outbreak of World War I spurred a nationwide demand for industrial manufacturing to aid with the war effort, thus, in Louisville, industrial production and progress increased. The 1920s also proved to be an interesting time for industry in Louisville. While two of the largest industries suffered enormously, distilleries due to Prohibition, and tobacco, because “auction warehouses began to be constructed in county seats” which “led to the decline in importance in Louisville.” Other industries were introduced to the area and subsequently thrived.¹⁸ “Between 1920 and 1923, one hundred ninety-two new industries settled in Louisville, and the city, once again in a confident mood, could boast that among its plants, seven were the largest of their kind in the world, six were the largest in the nation, and eighteen the largest in the South...the next four years brought 119 more new industries.”¹⁹ The tobacco industry would not stay away from Louisville for long, though, because the industrial boom that it experienced in the 1920s brought several cigarette manufacturing facilities to the city by the early 1930s.

Although the crash of the stock market occurred in 1929, Louisville’s industries were not hit as hard as other institutions. There was a significant amount of work available, due in part to the return of alcohol manufacturers with the repeal of Prohibition in 1933, and other constant manufacturing needs. But in 1937, western Louisville was hit with something that did greatly affect the industrialized area of western Louisville: a great flood. The flood raised the Ohio River to its highest recorded level, over 57 feet above flood stage. The result of this catastrophe was that “sixty percent of Louisville was flooded and two thirds of the city’s population had to be evacuated,” and the “central and western neighborhoods” got the brunt of it.²⁰ It took months to recover from this disaster but the memory never faded.

The destruction caused by the flood made it clear to the city of Louisville that a floodwall would be needed to prevent future tragedies. But before the plans could be realized, the second World War broke out. Mirroring the trends of other cities throughout the United States, Louisville, and its industries, were able to profit from the war. The construction of a new power station designed to support large industrial complexes began in 1939 and “by late 1942, the distilleries were converted to the manufacture of alcohol, which in turn was used in the production of synthetic rubber” leading to the naming of that manufacturing area as Rubbertown, a name still used today.²¹ During World War Two, the industrial output from the city, particularly in western Louisville, more than doubled, which along with the rise in commercial and tourist activity, a result of the city’s proximity to Fort Knox, led to the economic success of Louisville as a whole.²²

The end of World War Two brought many changes to Portland and to the city at large. One of the first was prompted by another flood in 1945. After this second disaster, the city decided that the need for a floodwall was

¹⁶ Ibid, D-29

¹⁷ Ibid. D-30

¹⁸ Ibid; Spurlock, *Cultural Historic Survey for the Proposed River Road Extension*, 27.

¹⁹ Dalton, “A History of Western Louisville.” D-30.

²⁰ “The Great 1937 Flood of Louisville & Southern Indiana,” The Filson Historical Society, accessed September 1, 2017 <http://filsonhistorical.org/galleries/the-great-1937-flood-of-louisville-southern-indiana/>.

²¹ Dalton, “A History of Western Louisville.” D-37

²² Ibid.

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imperative. Construction began in 1948 and was completed in 1957.²³ This floodwall, along with the construction of Interstate 64, urban renewal efforts, increased suburbanization, and white flight, alienated the neighborhoods in western Louisville. Residential areas began to pop up to the east and south of the city which allowed those with the financial means to move away from the segregated city. Furthermore, the increasing pollution caused by the various industries and the vulnerability of the flood-prone neighborhoods to the river, made the city's suburbs ever more attractive. The depopulation of western Louisville was increased by the flood of returning soldiers and the demand for large-family affordable housing.²⁴ Even more unfortunate for neighborhoods like Portland, which relied heavily on industry and manufacturing, was that those activities were also witnessing an increased urban sprawl. With a lot of the city's residents, particularly those who were more affluent, moving out of the city proper, came an "expanded consumer economy" which during the 1950s "prompted the opening of two huge industrial complexes south of the city: the one-thousand acre G.E. Appliance Park in Buechel...and the Ford assembly plant on Fern Valley Road."²⁵ These practices continued throughout the mid-twentieth century and the area west of Ninth Street became increasingly alienated and impoverished, leaving Portland as "one of Louisville's poorest communities by the 1970s."²⁶

Although many of the changes throughout Louisville greatly affected the neighborhoods in the west portion of the city, as well as the reputation of the area as the industrial and manufacturing hub of the city, some industries remained in operation in the historic Portland neighborhood, albeit few and far between. Nevertheless, the dispersion of Louisville's industries severely impacted the nature of the area just west of downtown that once bore some of the most prominent manufacturing sites in the city. Several aspects led to this dispersion, such as the affordability of land to the south and east of the city, the economic decline and racial divide in the western sector of the city, and the growth in highway construction throughout the county and the subsequent increased reliance on trucking as a means of product distribution. This latter cause, coupled with the limited access to the river traffic that resulted from the construction of the floodwall, particularly led to the decreased importance of a close proximity to the river. As a result of all of these changes, industry and manufacturing began to become less of a staple in eastern Portland.

In recent years, the Portland neighborhood has begun to witness a revitalization. Businesses are beginning to move to the area and real estate developers are beginning to buy property with plans for redevelopment. These trends, which are comparable to others both in within Louisville and around the country, are seeking to invigorate historic neighborhoods and dissuade the urban flight that had been previously experienced by such cities. While some of the development occurs primarily due to the affordability of the area, other expansion aims to benefit the economically disparate communities while preserving the character and identity of the historic neighborhoods. Portland specifically has witnessed the introduction of manufacturing entities, new warehouses, restaurants, artistic spaces, and tech companies and it is showing signs of regeneration. The area around the Queen Products Company, Inc. Complex still retains its industrial feel and is still home to various manufacturers and industrial operations, both new and old.

Industries in West Louisville around the Queen Products Company, Inc. Complex

²³ Nathalie Taft Andrews, "Portland," in *The Encyclopedia of Louisville*, ed, John E. Kleber (Lexington, KY: The University Press of Kentucky, 2001), 717.

²⁴ Dalton, "A History of Western Louisville" D-37

²⁵ Ibid.

²⁶ Stottman, "The Making and Remaking of Portland," 236.

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Around the turn of the century, the newly established industrialized section of Louisville attracted a variety of manufacturers who established a multitude of warehouses, manufacturing facilities, and other spaces for large scale production in the area. Some of the early industrial entities located in this area consisted of: The Wrampelmeier Furniture Company, the Peaslee-Gaulbert company who manufactured paint, the Mengel Box Company who “was a major manufacturer of wood products,” the Jones-Dabney Varnish Company, Ford Motor Company had a plant in western Louisville.²⁷ According to the various Sanborn Fire Insurance Maps produced for the city of Louisville in 1892, 1905, 1928, and then updated in 1951, show that there were several industrial activities taking place within a one block radius of the Queen Products Company, Inc. Complex. Some of these were: the Thurman and Powell iron foundry, Pease Sash and Door Company had a warehouse, the Joseph Mitchell Boiler Yard, William Weir Sheet Iron Works, the Drummond Manufacturing Company who made tanks and machinery castings had their operations nearby, and the C.A. Bridges and Company’s tobacco warehouse was next door. The distillery industry, which played an important role in Louisville’s economic success, also had multiple structures in the area such as the old White Mills Warehouse and the Bernheim Bottling Plant.²⁸ In addition to those, various other industrial enterprises sprung up in this area of Louisville such as planing mills, paper mills, a machine and engine works facility, the world’s largest plow company, a cider and vinegar company, a pants factory, and furniture manufacturers.²⁹

One of the most notable industries in Louisville during the late-nineteenth and early-twentieth centuries was tobacco. Louisville was home to the Old Breaks Tobacco Market, “the largest wholesale tobacco market in the world in the 1880s and 1890s.”³⁰ The evidence of this industry could be seen throughout western Louisville in the multiple warehouses, most of which were 2-4 stories tall, and in the large structures that manufactured tobacco products. Some of these buildings were the National Tobacco Works chewing tobacco manufacturing building that was located at 18th and Main, the same company’s complex at 24th and Main that was made up of three structures, one that served as the Branch Drying House, one as the Stemmyery, and one as a Warehouse, and warehouses for companies such as The New Enterprise, Brown Tobacco, Planter’s Tobacco, Givens Headly and Company, and the Tobacco Realty Company.³¹

History of the Queen Products Company, Inc. Complex

The Queen Products Company, Inc. Complex was originally a mixed-use compound with residential, manufacturing, and retail spaces. Prior to 1909, a year in which the City of Louisville underwent a massive address change, the complex spanned between 1224 and 1236 Rowan Street. After the citywide alteration the street numbers became what they remain today, between 1226 and 1234 Rowan Street. Research shows occupation of one or more of these addresses as early as 1883, although PVA records indicate that the main buildings were constructed in 1870. This could either be due to an inaccurate date in the PVA records or elusive information in the historic record. According to the 1892 Sanborn Fire Insurance Map, the complex was originally comprised of dwellings and a saloon in the northeast corner of the compound, the building that is now 1226 Rowan St, and there were dwellings in the rear of that portion of the lot, at the southeast corner, facing the alley. The western portion of the complex was originally the industrial workspace.

²⁷ Dalton, “A History of Western Louisville.” D-30.

²⁸ Ibid

²⁹ Ibid.

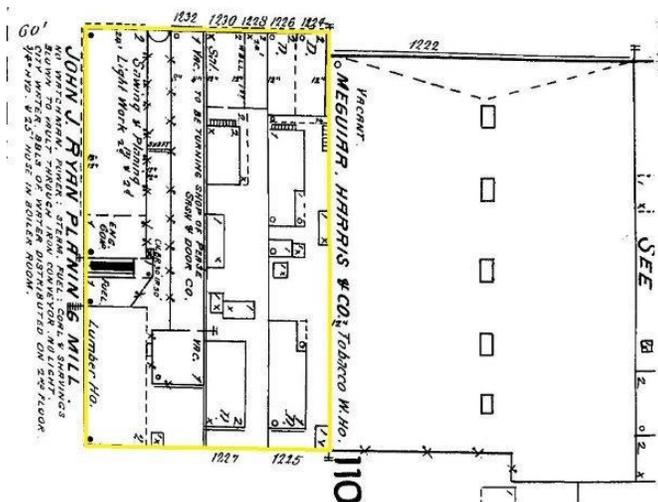
³⁰ Historic Resources of West Louisville MRA.

³¹ Ibid

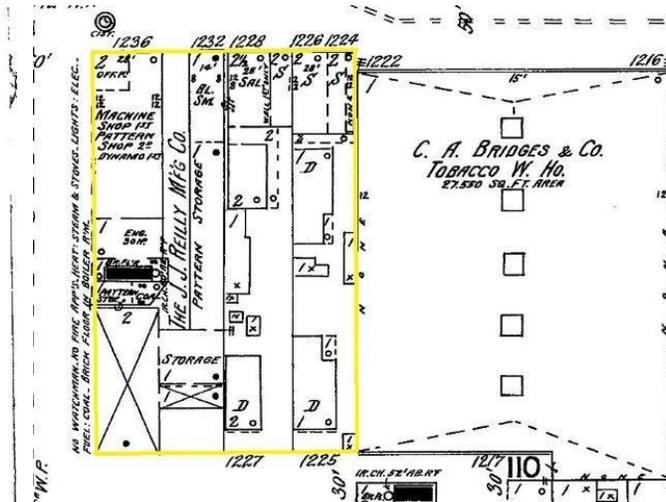
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The various buildings in the complex saw several occupants throughout the years, all of whom were typical of the industrial nature of the area. The individuals who lived in the apartments throughout the years were all in the working-class. A representative sample of these occupants were: Daniel Curtis, a laborer who lived at 1226 Rowan in 1883, Robert Hibbitt, a harness maker who lived at 1226 Rowan in 1884, Dennis Nelan, a laborer who resided at 1224 Rowan in 1885, John C. Lincoln, a driver lived at 1230 Rowan Street in 1893, Edward McNulty, who worked as both a helper and a driver lived in the apartment at 1226 from at least 1903 through 1905, Joseph Bruens, a laborer lived at 1226 in 1911, Clifford M. Weir, a metalworker, occupied 1226 in 1930, Horace G. Hook, a painter, and his wife Pearl Hook lived at 1226 Rowan in 1933, and in 1942, Bertha Bossmeyer lived at 1228 Rowan Street.³² 1942 appears to be the last year the building was used as a residence. The saloon/grocery store was present in both the 1892 and the 1905 Sanborn map, but by the 1928 edition, the space is listed as a dwelling. Similarly, the dwellings in the northeast corner of the complex are shown in the 1905 Sanborn map as stores but are listed as dwellings again by 1928. This could potentially signify that the first level of the 2-story building was occasionally used as retail space, possibly even associated with the manufacturing, which went on in the western portion of the compound.



Subject property on 1892 Sanborn



Subject property on 1905 Sanborn

The large manufacturing space that makes up the western half of the complex also changed inhabitants throughout the years. One of the earliest manufacturers was Charles G. Hadfield who operated a facing mill and manufactured foundry facing at 1232 Rowan Street in 1887.³³ Abraham Hadfield first acquired this property in 1846 and passed it down to his children in his will, one of whom was Charles. This same property in the 1892 Sanborn map was occupied by the John J. Ryan Planing and Mill and the work area was complete with a sawing and planing room as well as a lumber house. In the area between the westernmost manufacturing area and the northeastern dwellings and saloon there was a vacant space that to be the turning shop of the Pease Sash and Door Co. John J. Ryan assigned all of his assets to creditors in 1895 and the property at 1232 Rowan Street then became the location for Louis Keller and Son, a carpentry shop.³⁴ The following years saw the space at 1232

³² Caron Directory Co. *Caron's Directory of the City of Louisville* (Louisville: Caron Directory Co., 1883-1950).

³³ *Ibid*, 1887.

³⁴ *Courier Journal*, October 20, 1895. Page 5. Louisville, KY; *Ibid*, 1896.

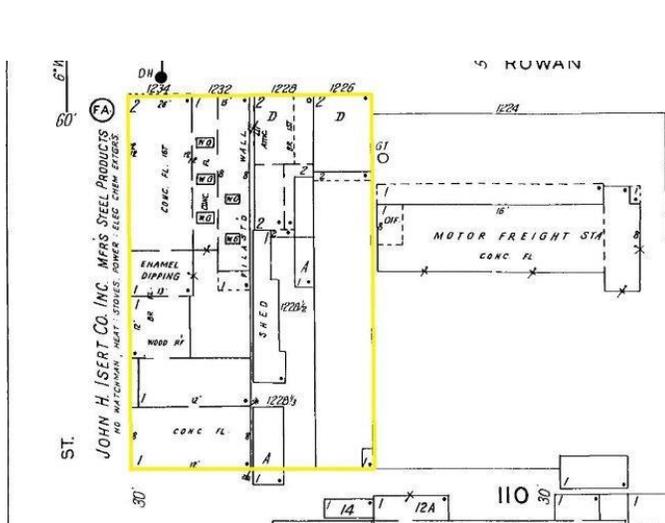
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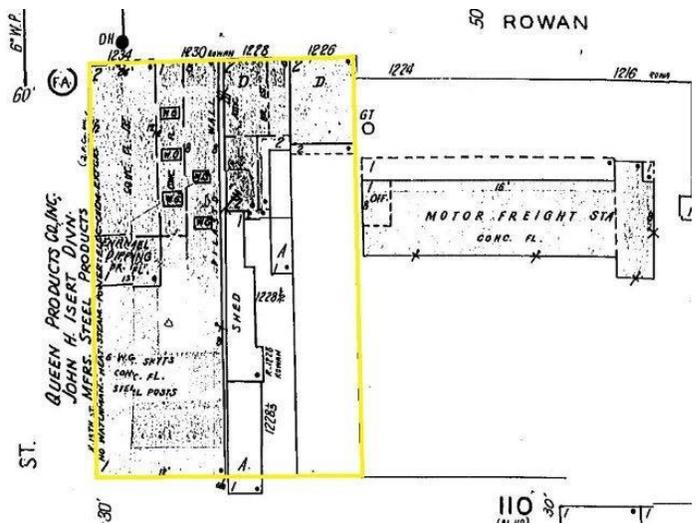
Rowan Street used as a brewery for the Indianapolis Brewing Company and then in 1900, the first longstanding manufacturer set up shop in the space; J.J. Reilly Manufacturing Company.

The J.J. Manufacturing Company's operation occupied most of the western half of the complex. The two-story portion at the northwest corner had a machine shop on the first floor and a pattern shop on the second while the pattern storage and other general storage was located in the eastern and southern portions of their space. There was also a blacksmith shop in the northeast corner of the western half, but it is unclear whether or not that was a separate operation. The J.J. Reilly Manufacturing Company fabricated pumping machinery. One of the primary items built in this shop was the Grainger pump, an invention by the company's founder, John J. Reilly.³⁵ The Grainger pump was the industry standard for "distilleries, breweries and similar plants" and was known for "its simplicity of construction, which insures uniformity of operation, dependability, and long life, and makes this pump all around satisfactory for distillery use."³⁶ The manufacturing of a pump with such uses could explain the success that J.J. Reilly Manufacturing Company had in Louisville since the bourbon industry was thriving within the city in the early-twentieth century. J.J. Reilly Manufacturing Company, which had twice undergone name changes, once to Freville-Piatt Co in 1915 and then back to J.J. Reilly a year later, remained at this location until 1918 when it moved to 117-135 N. 10th Street.³⁷

From at least 1920 to 1922, the Louisville Mill Roll Corrugating Company operated in the space at 1232 Rowan Street, moved from its previous location at 1002 West Main Street. Louisville Mill Roll Corrugating Company fabricated corrugated metal for distilleries. In 1922, Louisville Mill Roll Corrugating Company ceased operations at this location and the second long-term manufacturing tenant, the John H. Isert Company, began its operations between 1923 and 1925 at the Queen Products Company, Inc. Complex. Previously operating at 215 South 9th Street, the John H. Isert Company, Inc. was owned by John and Mary Isert. John and Mary Isert bought the property making up the western half of the complex from Charles and Mabel Hadfield in 1923, and in 1925 it was transferred to the John H. Isert Company, which happened to be the first year it was listed in the Louisville City Directory as operating at the new location.



Subject property on 1928 Sanborn



Subject property on 1951 Sanborn

³⁵ *The Wine and Spirit Bulletin*, Volume 30. January 1916. Louisville, KY.

³⁶ *Ibid.*

³⁷ *Domestic Engineering*, Volume 73. 1915; Caron Directory Co. 1918.

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The John H. Isert Company manufactured steel products and electric cut out boxes. The John H. Isert Company operated at the Queen Products Company, Inc. Complex until 1944 when it merged with Machined Products, Inc. Three times during that period, John H. Isert Company was granted building permits: once in 1929 for a \$300 steel frame shed, once in 1938 for a \$400 warehouse building, and once in 1939 for a \$1,500 brick and steel addition to the factory. In 1945, C.V. Queen acquired the property from Machined Products, Inc and a year later, it was sold to Queen Products Company, Inc.

The Queen Products Company, Inc operated out of this building for the second half of the twentieth century. During a few of the years around 1950, the General Plastics and Rubber Company had operations in a portion of the building, but that use was short lived. According to the 1951 Sanborn Map, the Queen Products Company, Inc. operating in the Rowan Street complex was officially named Queen Products Company, Inc.; John H. Isert Division. Like the companies who operated in this location in the years before, the Queen Products Company, Inc. manufactured steel products, specifically electrical-cabinet-manufacturing. One of the most notable incidents that afflicted the Queen Products Company, Inc. was the illegal discarding of toxic waste. In 1986, the Queen Products Company, under the direction of the plant Manager, John Cottrell, dumped hazardous materials into a pit on site and then covered it with concrete.³⁸ As a result, the company paid hundreds of thousands of dollars in fines and cleanup costs throughout the early nineties.³⁹

In 1997, Queen Products Company, Inc. sold the then combined complex in its entirety to David and Sue Baughman. The Baughman's ran a business on the property named The Baughman Group, that according to a sign that still sits in one of the vacant areas of the complex, produced "hydraulic and pneumatics systems schmutz technology." The Baughman Group Ltd. is made up of three companies: Hancock Machine and Tool Inc., HPS Hydraulics, and Baughman Seals Inc.⁴⁰ Three companies, two of which were part of the Baughman Group and one of which David Baughman had invested in, as well as the management of the group, were all working out of the Rowan Street complex.⁴¹ David Baughman, who was granted the property in a divorce settlement in 2004, sold the compound to Portland Works in 2016. Portland Works LLC still owns the property.

Assessment of Significance within the Context "Manufacturing in West Louisville, 1880-1950"

The Queen Products Company, Inc. Complex is a significant example of the industrial history in the eastern portion of Portland that lies just west of Louisville's central business district. This area was once almost exclusively industrial and made up of shops, large scale trade buildings, huge warehouses, and manufacturing facilities like the Queen Products Company, Inc Complex. The proximity to both the river and the substantial railway traffic that was once prominent in the early-twentieth century, in addition to the growth of the city center, caused industrial and manufacturing activities to move to the flat landscape to the west. Furthermore, as was common in industrialized areas of metropolitan areas, this complex was originally a mixed-use building and operated for many years as such. Throughout the years this compound has housed apartments, storefronts, a

³⁸ Deborah Yetter, "Louisville company to pay state's record federal fine for dumping toxic wastes," in *The Courier-Journal*. March 21, 1991, page 1.

³⁹ Ibid.

⁴⁰ David A. Mann, "How the Portland neighborhood's latest real estate deal came together," *Louisville Business First*. June 7, 2016. Accessed September 1, 2017, <https://www.bizjournals.com/louisville/news/2016/06/07/how-the-portland-neighborhoods-latest-real-estate.html>.

⁴¹ Ibid.

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saloon/grocery store, and office space often associated with the manufacturers located close-by, all in addition to the ceaseless manufacturing activities.

The Queen Products Company, Inc. Complex is one of the dwindling number of remaining structures that date back to the late-nineteenth century industrialized west end. Many such buildings have been lost to disaster and disrepair as well as to alienation on the north side of the flood wall, which sits just across Rowan Street from the complex, and the construction of Interstate 64. Although there have been additions and alterations throughout the years, this is to be expected on such industrial buildings. It is commonplace for manufacturing facilities to build additions as the needs arise just as it is routine for structures to be slightly altered to accommodate updates and necessary improvements, especially in such business. The Queen Products Company, Inc. Complex is an exemplary sample of Portland's industrial history and is comprised of some of the last remaining structures in its general vicinity that speak to the importance of manufacturing in the area just west of Downtown Louisville.

Evaluation of the Integrity between the Significance of Queen Products Company, Inc. Complex and its Current Physical Condition

The exterior of the Queen Products Company, Inc. Complex remains in generally good condition and its interior is slated for renovation. Although some signs of weathering are present, the building is structurally sound and shows relatively little signs of deterioration. This nomination evaluates the significance of the Queen Products Company, Inc. Complex in relation to the context of Manufacturing in West Louisville 1880-1950. A building which meets Criterion A under this context, which also possesses integrity of **location, design, setting, materials, and association**, will be eligible.

Queen Products Company, Inc. Complex retains integrity of **location**. The mixed-use manufacturing complex, although periodically altered throughout the years, has remained in the same locations since the original construction of the main buildings in the late nineteenth century. The area in eastern Portland, just west of the central Downtown Louisville business district, was a hub of manufacturing and other industrial endeavors during the late-nineteenth and early-twentieth centuries. This area was key due to the proximity to the rail lines and the Ohio River and thus setting up manufacturing facilities in the area, specifically those of which catered to some of Louisville's key industries, namely the distilling of bourbon.

This site also retains integrity of **design**. The Queen Products Company, Inc. Complex retains the general style of a turn of the century vernacular mixed-use industrial building. Although there have been some alterations to the exterior of the complex, the large-scale, relatively empty rooms that were once used for various manufacturing and storage still remain as such. Likewise, the residential and office spaces on the second-floors of the buildings continue to convey the same design. Furthermore, the utilitarian elements of the buildings, such as the poured concrete floors, concrete block and brick walls, and cavernous front rooms, along with the relatively unadorned nature of the buildings' exteriors are representative of mixed-use industrial buildings whose uses changed throughout the years. The north elevations of the oldest structures retain the cast iron pilasters while most of the original buildings' brickwork, specifically the subtle detailed course just under the roof's eaves on the north elevation, have been preserved.

The site also retains integrity of **setting**. Although the traffic around Rowan Street has decreased over the year with the construction of the flood wall and the area's decline, the Queen Products Company, Inc. Complex still sits in an area that is predominantly industrial. While the setting just north of this portion of Rowan Street has been affected by the flood wall's erection and the construction of Interstate 64, the buildings that currently exist

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in the complex's immediate vicinity, that are in use, are reminiscent of those that historically made up the neighborhood, some of which are: Mercer Orientation and Warehouse located next door at 116 North 12th St, Kaufman Concrete Cutting Co. located at 114 North 11th Street, Cardinal Industrial Insulation at 1300 West Main Street, Heini Brothers' Coffee Headquarters and Warehouse at 1301 West Main Street, and Kentucky Peerless Distilling Company located at 120 North 10th Street.

The Queen Products Company, Inc. Complex also retains integrity of **materials**. Since the various times when the different structures that make up the complex were constructed, they have undergone minimal changes, short of routine maintenance and necessary updates to meet the needs of a new occupant or industry. Some alterations have occurred over the years, specifically changes to the north elevation in between the cast iron pilasters, window and entryway modifications, and the enlargement of the complex's footprint with the rear (southern) additions. However, in addition to necessary maintenance and updates that are to be expected in industrial buildings over 100 years old, these changes have been made to accommodate the various industrial uses throughout the years. Moreover, when additions have been added, they have been done in a way that informs the nature of the industry and thus the industrialized character of the building itself.

Because this site retains integrity of location, design, setting, and materials, it in turn supports the associations we have with industrial manufacturing that is historically prominent in this area of the city. The character of the varying spaces has been minimally altered throughout the years, including the main manufacturing areas, the storage warehouses, and the separate living/office spaces on the second floors. Moreover, the character of the exterior of the building is very much intact from the original construction, with the exception of slight modifications. Furthermore, one of the more noticeable changes, the filling in of bricks in between the cast iron pilasters on the northern facades, is insignificant because the architectural detail is still visible and prominent. As a whole, the Queen Products Company, Inc. Complex substantially retains its integrity of **associations**.

Overall, the Queen Products Company, Inc. Complex retains integrity of **location, design, setting, materials, and associations**, thereby making it eligible for listing on the National Register of Historic Places.

9. Major Bibliographical References

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): JFWP-474 and JFWP-500

10. Geographical Data

Acreeage of Property 0.543 acres

Latitude/Longitude Coordinates (decimal degrees)

Datum WGS84

Latitude: 38.259215

Longitude: -85.771053

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2. North and East Elevations of the Queen Products Company, Inc. Complex Facing Southwest
3. Front Entrance at the Northeast Corner of the Queen Products Company, Inc. Complex Facing South
4. North Elevation of the Queen Products Company, Inc. Complex Facing Southeast
5. North and West Elevations of the Queen Products Company, Inc. Complex Facing Southeast
6. South Elevation of the Queen Products Company, Inc. Complex Facing Northeast
7. Front Room in the First-Floor Space of the Northeast Corner Facing South
8. Newer Rear Storage Space in the Southeast Portion of the Building Facing South from the Front Room
9. Rear Storage Area Facing South
10. Portion of the Rear Storage Area Facing West
11. Rear Storage Area Facing North
12. View of the Industrial Bathroom and Locker Room in the Western Manufacturing Area
13. Lockers in the Industrial Locker Room in the Western Manufacturing Area
14. Remodeled Room in the Second-Floor of the Westernmost Building
15. Hallway in the Second-Floor Finished Area of the Westernmost Building
16. View from the Center of the Roof Facing South
17. View from the Center of the Roof Facing North
18. Shed in the Center of the Roof Facing South

Property Owner:

name	<u>Portland Works LLC</u>	telephone	_____
street & number	<u>333 E. Main Street Suite 401</u>	State	<u>Kentucky</u>
city or town	<u>Louisville</u>	zip code	<u>40202</u>