

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR OFFICE USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Hager Building

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

25 West King Street

NOT FOR PUBLICATION

CITY, TOWN

Lancaster

CONGRESSIONAL DISTRICT

16

VICINITY OF

STATE

Pennsylvania

CODE

42

COUNTY

Lancaster

CODE

071

**3 CLASSIFICATION**

## CATEGORY

 DISTRICT BUILDING(S) STRUCTURE SITE OBJECT

## OWNERSHIP

 PUBLIC PRIVATE BOTH

## PUBLIC ACQUISITION

 IN PROCESS BEING CONSIDERED

## STATUS

 OCCUPIED UNOCCUPIED WORK IN PROGRESS

## ACCESSIBLE

 YES: RESTRICTED YES: UNRESTRICTED NO

## PRESENT USE

 AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER:**4 OWNER OF PROPERTY**

NAME

Twenty-Five West King, Inc. *New Owner*

STREET &amp; NUMBER

33-35 N. Market Street

CITY, TOWN

Lancaster

STATE

VICINITY OF

Pennsylvania 17603

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Lancaster County Courthouse

STREET &amp; NUMBER

50 N. Duke Street

CITY, TOWN

Lancaster

STATE

Pennsylvania

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Pennsylvania Inventory of Historic Places

DATE

6/15/79

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

PHMC

CITY, TOWN

Harrisburg

STATE

Pa.

## CONDITION

 EXCELLENT GOOD FAIR DETERIORATED RUINS UNEXPOSED

## CHECK ONE

 UNALTERED ALTERED

## CHECK ONE

 ORIGINAL SITE MOVED

DATE \_\_\_\_\_

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The overall dimensions of this rectangular structure are two hundred forty and one half lineal feet on the north and south exposures and sixty three lineal feet on the east and west exposures. The building is free standing, being bounded on the south by West King Street, on the east by North Market Street, on the north by West Grant Street and on the west by ground level parking lot.

The building was constructed in three sections, each with different and independent structural systems and different exterior treatments. The southern portion measures sixty three feet by one hundred one feet by approximately sixty seven feet in height and includes five stories varying from 15'-6" to 12'-2½" and a full basement 11'-2" lower than the first floor elevation. The structure is steel frame clad with terra cotta blocks and ornamented with a pressed metal coping. Cast iron columns support a structural steel grid dividing this section into five eighteen foot bays north-south and three irregular bays east-west. The steel frame is infilled with three by ten and three by twelve joists spanning approximately eighteen feet and supporting a wooden floor system. The exposed west facade is concrete block and brick. Large wood frame windows infill the wall openings of the terra cotta clad facades. An elevator tower and large steel framework punctuate the slightly sloping built-up roof.

The central portion measures sixty three feet by ninety four and one half feet by approximately fifty three and one half feet in height and includes four stories and a full basement, matching the story heights of the southern section. The exterior bearing walls are brick, with the exception of the fourth story eastern facade, which is clad with brick relief pressed metal, typical of this period in Lancaster. The steel frame is supported by cast iron columns and carries a floor structure matching the southern section. The column grid is somewhat irregular with bays varying from twenty two feet by twenty two feet to thirteen feet by nineteen feet. The four pane over four pane wood sash measure 3'-0" X 6'-7" on the second and third floor east facade. These windows also have a two pane transom. The fourth story windows are eight pane over eight pane and measure 2'-10½" X 6'-7". The roof is a built-up roof sloping slightly toward North Market Street.

The Northern portion was constructed in two parts. Both parts match the floor elevations and structural type of the central section. The east and west facades are also similar to the central section but differ in the window treatment. The lintels of the window heads are steel angles and the sash are steel with divided lights and operable awning sections. The north facade contains a freight loading dock, service entrance and fire stair fenestration and a two story aluminum infill store front of the Art Deco period. The actual instillation date of this infill is not known.

The interior spaces are large and open, characteristic of the previous department store use and the type of spaces allowed by column and steel frame structure. Window mouldings are unornate in the central and north sections but have high relief in the terra cotta infill of the southern section.

Alterations, other than the sequence of construction, include: an aluminum facing; on the south entrance canopy; fire escape on the east facade of the central section; closure of miscellaneous window openings on the west

facade; west entrance; brick infill of first story windows on the east facade;

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closure of the fourth story of the central section with frame construction and pressed metal facing; addition of advertising signage on the north facade, the addition of an entrance canopy on the first floor of the east facade and the replacement of anumber of windows in the central and northern sections. The dates of the alterations are unknown.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
	<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1910-11 BUILDER/ARCHITECT C. Emlen Urban

## STATEMENT OF SIGNIFICANCE

According to the most reliable sources now extant, the business of the Hager Store was founded on the site in 1821, located at 25 W. King St., which is in the center of the block West of the town's square. The building was incorporated as Hager and Brothers in 1926. When the business closed in January, 1977 it was believed to be the oldest department store in continuous family ownership on the same site in the United States. The site itself marks an important phase of economic history for Lancaster.

Chronologically, the Hager Building as it presently stands may be considered in three elements. The central section, located midway between West King and West Grant Streets is a brick warehouse type structure believed to date from the period 1860-1890. The northern end of the building, also built of brick, extends to the southwest corner of West Grant St. and N. Market St.; it was built in 1925. The front part of the building, measuring 64 feet on W. King St. and 100 feet deep on N. Market St. possesses the greatest architectural significance.

The original old Victorian brick store building that occupied the front section of this site was demolished in stages in the summer of 1910; the Hager business was not interrupted for any part of the reconstruction work. On May 11, 1910; the Hager Department Store announced that it was soon to commence construction of a new store building. By June 22, 1910 the foundations were nearly finished and the steel was being unloaded. The steel structural work was done by A.B. Rote Company; the identities of other builders are at present unknown. The building was designed by Cassius Emlen Urban (1863-1939), the leading architect in Lancaster from the mid 1890's through the 1920's. Apparently Mr. Urban felt a particular pride in the Hager Building, for in a partial list of his buildings compiled about 1924 this was noted as "the great department store of Hager and Brother". Although, now the style of the building might be termed "Chicago Style" or a commercial version of the Beaux-Arts Style, the " contemporary descriptions noted that it was built "along lines of the French Renaissance, but featured progressive modern Western ideas.

Construction was completed in March 1911; the Lancaster New Era newspaper for March 22, 1911 announced a ten day opening commencing on Thursday, March 23, 1911. The new building was then hailed as "the best example of modern department store building construction in our State outside of Philadelphia and Pittsburgh". Notable features, in addition to its use of steel frame construction and terra cotta facing, included "three electric elevators, an automatic sprinkler system,..., three and a quarter miles of pipe... and 130 running feet of display front".

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At present, it is not known if the original c.1910 drawings by C. Emlen Urban for the store still survive. However, newspaper illustrations of the exterior dated May 11, 1910 and March 22, 1911 show that the exterior is almost totally intact to its original design; only the original side entrance, on N. Market St. near the intersection of W. King St., has been removed in the intervening years. In reference to architectural importance the Hager Building:

- (a) Is an important and relatively intact work by C. Emlen Urban.
- (b) Is an excellent example of the French Renaissance Revival Style as applied to a commercial building.
- (c) Is an early example of the use of structural steel in Lancaster, this building marks the transition to modern architecture in the greater Lancaster area.
- (d) The rear brick portions are good examples of Nineteenth and early Twentieth Century warehouse type construction.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .05

QUADRANGLE NAME Lancaster, Pa.

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 18 388540 4432670

B               

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C               

D               

E               

F               

G               

H               

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

John J. Snyder, Jr.

ORGANIZATION

Director, Lancaster Architectural Survey

DATE

717-291-5861

STREET & NUMBER

13 North Duke Street

TELEPHONE

CITY OR TOWN

Lancaster

STATE

Pennsylvania

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Ed Weintraub*

TITLE

Ed Weintraub, Director  
Office of Historic Preservation

DATE

5-3-79

FDR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
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M.J. Dows, "Then and Now at Hager's" (booklet, no date).  
Hager & Brothers, Anniversary Booklet, 1907.  
As above noted, regarding members of Hager family.  
Lancaster NEW ERA, May 11, 1910.  
Lancaster NEW ERA, June 22, 1910.  
Lancaster NEW ERA, August 24, 1910.  
H.M.J. Klein, Lancaster County Pennsylvania-A History (1924), Vol. IV, pp. 442-443  
Lancaster NEW ERA, March 29, 1911.  
Lancaster NEW ERA, March 22, 1911 and 9.  
Lancaster NEW ERA, May 11, 1910 and March 22, 1911

