

Inventory of Historic Places

NUMBER:

SEE INFORMATION SHEET BEFORE FILLING OUT FORM
PLEASE TYPE

1 HISTORICAL NAME OF PROPERTY:

Germania Turnverein Building

2 LOCATION:

STREET 33-35 North Market Street CITY Lancaster

TOWNSHIP _____ COUNTY Lancaster

Congressional District
Sixteen

3 CLASSIFICATION:

PRESENT USE

CATEGORY

OWNERSHIP

STATUS

- Agriculture
- Commercial
- Educational
- Entertainment
- Government
- Industrial
- Military
- Museum
- Park
- Private Residence
- Religious
- Scientific
- Transportation
- Other

- district
- building(s)
- structure
- site
- object

- private
- public
- both

- occupied
- unoccupied
- work in progress

PUBLIC ACQUISITION

ACCESSIBLE

- in process
- N/A being considered

- Yes: restricted
- Yes: unrestricted
- No

4 OWNERSHIP:

NAME Ed P. Drogaris STREET 407 Lancaster Avenue

CITY,TOWN Lancaster STATE Pennsylvania ZIP 17603

5 LOCATION of LEGAL DESCRIPTION:

COURTHOUSE, REGISTRY OF DEEDS, ETC. Lancaster County, Penna., Record Book D No. 72
Page 283 - September 27, 1977

STREET 50 North Duke Street CITY,TOWN Lancaster COUNTY Lancaster

6 REPRESENTATION in EXISTING SURVEYS:

TITLE OF SURVEY: Historical Sites Survey

DATE OF SURVEY: December 1978 FEDERAL STATE LOCAL

DEPOSITORY FOR SURVEY RECORDS: Lancaster Historic Preservation Trust, 13 North Duke Street

CITY Lancaster STATE Pennsylvania 17603

7

DESCRIPTION:

Check One

Original Site

Moved Date _____

Architectural Description: A written description including features such as stories in height, length and width, number of bays, alterations and additions to the main structure; type of roof, windows, door, chimney design and placement, materials and style of construction; and a floor plan, if possible.

The overall dimension of this late Victorian building are 68'-6" along West Grant Street and 36'-0" along North Market Street. The building includes four full stories of 10'-8", an attic and a full basement.

The building structure includes exterior brick bearing walls, post and beam interior supports with 3x10 floor joists spanning approximately 16'-8" from the exterior walls to a center supporting beam and rafted roof with slate roofing material and several skylights. The center supporting beam is carried by four almost evenly spaced columns dividing the length into five bays and the width into two bays.

Flues for the heating units are expressed on the exterior in the form of two pilasters centered on the south facade and extending to brick relief chimneys above the roof line and an oval window in the attic.

The windows of the upper stories are evenly spaced in groups of four; one group on the west gable end and one group on each side of the chimney pilasters on the south facade. One window is centered between the pilasters on each upper floor. The windows on these floors are four pane over four pane, double hung windows. The ground floor fenestration includes several window openings matching the upper story openings, several large commercial type single pane windows and four entrance/exit doors. The corner entry of the ground floor is heavily moulded and flanked by matching windows. The large single pane glass areas are tied into the corner entry with mouldings extended from the corner.

Alterations to the exterior include (1) the replacement of modern two pane over two pane sash on the second story with four pane over four pane insulated sash to match the existing upper sash of the stories. (2) the installation of a four panel entrance door, sidelight and transom on the south facade. This was done within an existing window opening, the window arch has not been changed. (3) the addition of a landing and concrete stairway on the existing doorway on the west facade to meet Pa. Department of Labor and Industry standard for exitways and (4) repainting the building to match previous colors.

Note - Retention of most original floors and interior window trim.

See attached before and after photographs. At a later date the original photographs will be submitted for the National Historical Preservation Certification under the Tax Reform Act of 1976. (See Exhibit B)

SIGNIFICANCE:

Statement: Write in your own words a brief statement of significance for each area checked.

SEE ATTACHED EXHIBIT A

PERIOD

1600 - 1699
1700 - 1799

1800 - 1899
1900 - Present

Date of construction: _____

architect: Unknown
builder: Unknown

AREA

- ARCHEOLOGY-PREHISTORIC
- ARCHEOLOGY-HISTORIC
- AGRICULTURE
- ARCHITECTURE
- ART
- COMMERCE
- COMMUNICATIONS
- COMMUNITY PLANNING
- CONSERVATION
- ECONOMICS

- EDUCATION
- ENGINEERING
- EXPLORATION/SETTLEMENT
- INDUSTRY
- LANDSCAPE ARCHITECTURE
- LAW
- LITERATURE
- MILITARY
- MUSIC
- PHILOSOPHY

- POLITICS/GOVERNMENT
- RELIGION
- SCIENCE
- SCULPTURE
- SOCIAL/HUMANITARIAN
- THEATER
- TRANSPORTATION
- OTHER (SPECIFY)

Socio Economic History

Pennsylvania Historical and Museum Commission
Inventory of Historic Places

EXHIBIT A

Significance

The structure stands at the rear of the lot where on was originally situated an Eighteenth Century brick house fronting on N. Queen St. The house later became the second location of the Grape Tavern some-time after 1839. The stable for the tavern (which later became known as American House) occupied all or part of the present 33-35 N. Market St. site. Proof of the stables existence is found on an 1874 wall map of Lancaster and the 1886 atlas of Lancaster. In 1888 the entire property was sold to Philip Lebzelter (1829-1906) who invested heavily in downtown real estate in the late 1800's and was the owner of a woodturning mill. His grandchildren acquired the building after his death and the building was later purchased from them.

Between 1897-1898 Lebzelter partially demolished the old stable portion and constructed the present building, 33-35 N. Market St. This is known because a building permit was issued on October 6, 1897 for "rebuilding Shop 5 Story on Market St. between W. Orange St. and W. Grant St.". Lebzelter's obvious intention was to create a commercial building with rental potential. This is the type of late Nineteenth Century commercial building that represents the work of contractors and artisans, thus it is unlikely it was designed by a professional architect. It is very possible that Philip Lebzelter's employees may have done part of the original woodwork.

By 1899 the building had two tenants (1) Anderson Brothers Machinists and (2) the Germania Turnverein. The Germania Turnverein, a social organization, kept its headquarters here between 1899 to 1912.

Between 1912 and 1922 the building had many tenants ranging from The Union Savings Systems Company (1917-1918), to Kirk Johnson's Music Company, and also to the S. K. Bitner and Co. Chocolate Manufactory.

In 1922 the Commercial Printing Company established offices in this building and within the recent past the building has been commonly known as the Commercial Printing Building. In view of the fact that one of the buildings earliest usages was as headquarters for the Germania Turnverein, it may be more historically accurate to designate 33-35 N. Market St. as the Germania Turnverein Building.

This good and relatively intact example of late Victorian commercial architecture is located behind three (3) other buildings of historic and architectural importance: The Central Market and Old City Hall (presently the Heritage Center) both of which are listed on the National Register of Historic Places and the Hager Building (1821). Please note the location marked in red on the attached map.

