

JUL 1 1986

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Farmers' Southern Market

and/or common Southern Market

2. Location

street & number 106 South Queen Street

N/A not for publication

city, town Lancaster

N/A vicinity of

state Pennsylvania

code 042

county Lancaster

code 071

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name City of Lancaster

street & number 120 North Duke Street

city, town Lancaster

N/A vicinity of

state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Lancaster County Courthouse

street & number 50 North Duke Street

city, town Lancaster

state Pennsylvania

6. Representation in Existing Surveys

title Architectural Survey of Lancaster City has this property been determined eligible? yes no

date 1978-1980

N/A federal state county local

Historic Preservation Trust of Lancaster County

depository for survey records Bureau for Historic Preservation

123 North Prince Street, Lancaster

city, town P.O. Box 1026, Harrisburg

state Pennsylvania

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Farmers' Southern Market is located at the southwest corner of South Queen and West Vine Streets, a major intersection one block south of Penn Square, Lancaster's commercial center. Its location marks a transition from the city's business district to the largely residential neighborhoods to the south. Constructed in 1888, the Queen Anne style market is composed of a three-story headhouse fronting South Queen Street and a two-story markethouse extending westward along West Vine Street; its overall size is 90' wide and 250' deep. The market is currently in good condition and retains nearly one hundred percent integrity.

The east elevation presents an imposing, symmetrical facade to South Queen Street. It is divided into seven bays, which are separated by brick piers on the second and third floors. On the ground floor, three sets of panelled double doors with multi-light transoms alternate with three sets of paired double-hung sash. The northeast corner of the ground floor contains a grocery store. A wooden awning, spanning the width of the building and extending out over the sidewalk to the streetline, is one of the building's most conspicuous features at the pedestrian level.

The central bay on both the second and the third floors is articulated by sets of tripartite windows; the first, second, sixth, and seventh bays on these two floors each contain two double-hung windows. The windows on the second floor are sixteen-over-one flat-headed sash with stone lintels and sills, while the windows on the third floor are twelve-over-one flat-headed sash with wooden inserts that create the appearance of round-headed sash, brick jack arch lintels, and stone sills. Ornamental brickwork highlights the third and fifth bays on the second floor. Two bands of glazed headers extend at sill level between the windows on the second and third floors. Bands of ornamental brickwork run above the lintels of the second floor windows, at the heads of the third floor windows, and below the corbelled brickwork that forms part of the building's cornice. A molded wooden band atop the brickwork completes the cornice. Pyramidal towers with slate roofs rise above the roofline, defining the north and south ends of the facade and conveying the building's Queen Anne style. A triangular pediment containing the date "1888" emphasizes the center bay, and a sign placed above the second floor windows states that the building is "Farmers' Southern Market." Terra cotta heads of a ram and a bull at the third floor level symbolize the building's purpose.

The headhouse extends three bays along the north elevation and one bay on the south elevation. The brickwork, sash, and cornice details of the first bays are identical to those of the front facade. The sash in the other two bays of the north elevation are identical to those of the respective floors of the front facade, except that they all have the round-headed appearance and brick jack arch lintels. Several small four-pane sash occupy each bay of the first floor. A chimney, now truncated at the roofline, rises from the middle of the first floor level between the second and third bays. A wooden panelled door is located in the bay of the headhouse on the south elevation.

The basement of the headhouse originally contained three stores and three storage rooms. These stores were accessed by stairs on the exterior of the building and have not been occupied in the recent past. In 1982, the basement was converted to meeting rooms and a retail shop for a local craftsmen's guild.

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The massive two-story markethouse extends westward from the headhouse. Like the headhouse, it is constructed of common bond brick and has a corbelled brick and molded wooden cornice. One of the most impressive features of the exterior of the markethouse is its arched roof, which can best be appreciated when viewed from above. The north elevation of the markethouse extends fifteen bays along Vine Street and the south elevation runs eighteen bays along the alley between the market and its neighboring building.

The elevations are nearly symmetrical and the treatment of the bays on each elevation forms a regular pattern. The first floor of the north elevation establishes the pattern; moving westward from the headhouse, a multi-light window with its own cornice is placed in the first bay, a panelled door with a multi-light transom in the second bay, then three bays of windows, a set of double panelled doors and transom, three more windows, double doors and transom, three windows, double doors and transom, and finally a window in the last bay. The first floor of the south elevation exhibits a similar pattern; again moving westward, the first bay is blank, the next three bays contain windows, then a panelled wooden door with a multi-light transom, three more windows, a door and transom, three windows, a door and transom, four windows, and finally a smaller window in the last bay. The windows in three eastern bays on the north elevation and all the windows on the south elevation are twelve-over-eight double hung sash; the remaining windows on the north elevation are eight-over-eight. This variation in window sizes on the north elevation accommodates a slight slope in the site and allows the window sills to remain at the same height.

On the second floor of the north and south elevations, brick piers separate each of the bays. Every other bay, starting with the first bay on the north elevation and the second bay on the south elevation, contains a round-arched multi-light window. The bays that appear to be blank at first glance actually contain a jack arch, placed at the lower portion of the bay, apparently capping the windows below them. All the windows in the markethouse have stone sills and are set in molded window frames.

The rear (west) elevation is seven bays wide. At the first floor, panelled double doors alternate with eight-over-eight double-hung windows, with an additional window in the last bay. Three round multi-light windows, framed in corbelled brickwork, are located at the second floor level. The molded wood cornice rises to outline the arched roof.

The doors on each elevation open directly into the vast, clear-span interior space. At the eastern end, a mezzanine supported by iron columns crosses the space at the second floor level, extending approximately one bay into the space; this area has not been in use in the recent past. The second and third floors of the northwest corner of the building are enclosed and recently housed the offices of several Lancaster city agencies. Originally, these spaces served as an apartment, probably for the superintendent of the market and his family.

The rest of the imposing interior space houses the market. The roof is supported by curved bow string arches springing from brick piers in the north and south walls. The interior is painted white, diffusing the light transmitted by the many windows and emphasizing the verticality of the space. Most of the original market stands remain,

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although many of them have been altered or embellished during years of use. The stands consist of backboards with posts and finials in the middle and at either end, shelves, and central pediments to hold signs.

The Farmers' Southern Market remains in good condition, and the integrity of its original design is confirmed by historic photographs. Exterior changes include minor alterations to a few doors and windows and the closing off of the original stores in the basement; on the interior, the original residential areas have been converted to offices.

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/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates 1888 **Builder/Architect** J. Adam Burger/C. Emlen Urban

Statement of Significance (in one paragraph)

Farmers' Southern Market is significant as the only one of the four major private markets constructed in Lancaster during the nineteenth century that has remained intact and, until very recently, has continued to serve its original function. It is also significant as the first large scale building designed by noted Lancaster architect, C. Emlen Urban, and as a fine example of its architectural style and building type.

For over 200 years, Lancaster has supported a strong marketing system. The original plot for the city of Lancaster reserved land near Penn Square for a city market. In the nineteenth century, private entrepreneurs took the lead in organizing new markets. By 1885, three privately owned markets had been built within five blocks of Penn Square. They were appropriately named the Northern, Eastern, and Western Markets, and all three were housed in impressive buildings. The construction of Southern Market in 1888 completed the quartet of markethouses to serve each side of the city, providing outlets for a wide variety of Lancaster County farm products.

By 1887, a group of Lancaster city and county businessmen had formed the Farmer's Southern Market House Company, to construct and operate a market in the southern section of the city. On January 20, 1888, the Company directors announced that they had chosen a site at the corner of South Queen and West Vine Streets and had completed negotiations to purchase the properties. They directed their building committee, Julius Loeb, John A. Arnold, John Brackbill, and Henry Burger, and their architect, C. Emlen Urban, to plan the structure. Construction of the building was completed by September, 1888, in time for the autumn harvest. Newspaper accounts praised the structure, which cost \$75,000, as "one of the grandest in size and appearance in this city." (New Era, August 22, 1888, p. 5).

With the opening of Southern Market in September, 1888, Lancaster had four spacious markethouses. The markets operated on different days of the week, allowing both standholders and customers to take advantage of all of them. All the markets were located near trolley lines, making them easily accessible to people in outlying neighborhoods. The competition these markets provided was surely a factor in the city of Lancaster's decision to advertise for proposals to construct a new city-owned market on the site of the old market sheds off Penn Square in July, 1888. The Romanesque Center Market House was constructed the following year, giving the city of Lancaster an impressive markethouse of its own.

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The design of Southern Market inaugurated the half-century career of C. Emlen Urban (1863-1939), one of Lancaster's most prominent architects. Urban was only twenty-five at the time, and the market is believed to be his first commission for a large-scale building. Urban had recently trained in the office of Philadelphia architect Willis G. Hale, who designed a wide variety of buildings in the eclectic late-nineteenth century architectural styles. Henry Burger, a builder and contractor and a member of the market building committee, was instrumental in the selection of Urban as the market's architect. From 1873 through 1885, Burger had been a partner in a planing mill business with Urban's father, Amos Urban.

Urban's imposing Southern Market shows a mature design sense and a firm knowledge of styles and materials in this man of twenty-five. His design drew high praise; the local newspaper commented, "The architectural beauty of the building is admitted by all who have seen it, and it reflects not a little credit on Lancaster's young architect, Mr. C. Emlen Urban, while the workmanship on the building is equally creditable to the contractor, Mr. J. Adam Burger." Southern Market established Urban's long and productive career, which included the design of many of the most important buildings in the city of Lancaster, including Watt & Shand Department Store, Hager Brothers Department Store, the Harold's Building, the Kirk Johnson Building, Stevens School, and the Greist Building, as well as numerous residences.

Southern Market thrived during its first decades. During the twentieth century, however, all the markets faced increasing competition from the developing supermarkets. By the 1950's, Southern Market was the only one of the four private markethouses that retained its architectural integrity and its market function. Eastern Market had been altered for other commercial uses; Western Market had been put to other uses, then damaged nearly beyond recognition by a fire; and Northern Market had been demolished.

In 1951, Southern Market passed from private to public ownership when the city of Lancaster purchased it with the intention of converting it to a parking garage. This plan would have left only the city-owned Central Market and several smaller markets that had been constructed in neighborhoods further from the center of the city during the twentieth century to serve as outlets for agricultural products. The parking garage plan met with concerted public and standholder opposition, and it was soundly defeated in a public referendum in May, 1953.

The city again considered closing Southern Market in the 1960's, but finally agreed to refurbish the building and keep it open. Finally, in April, 1986, the city closed Southern Market, citing a declining number of standholders and decreased public patronage. Southern Market's stands were consolidated into Central Market, bringing to a close Southern Market's 98 years of continuous market operations.

Southern Market remains an outstanding, intact example of a late nineteenth century market building. Its massive headhouse and markethouse give it great presence on the street and convey its public, commercial function. It is a pivotal building, both as part of its neighborhood and as a commercial anchor on South Queen Street. Its interior market space is the finest interior space of this type remaining in Lancaster. The market is a distinguished example of the Queen Anne style, exhibiting the ornamental terra cotta and brickwork, the multi-light sash, and the towers characteristic of the style.

9. Major Bibliographical References

See attached.

10. Geographical Data

Acreage of nominated property 0.57

Quadrangle name Lancaster

Quadrangle scale 1:24,000

UTM References

A	<u>18</u>	<u>3885810</u>	<u>414312330</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
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D			
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E			
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F			
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G			
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H			
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Verbal boundary description and justification

See attached.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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11. Form Prepared By

name/title Eugene L. Aleci

organization ---- date July 7, 1986

street & number 355 West Orange Street telephone (717) 393-1639

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

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 

title Dr. Larry E. Tise, State Historic Preservation Officer date 9/10/86

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Books

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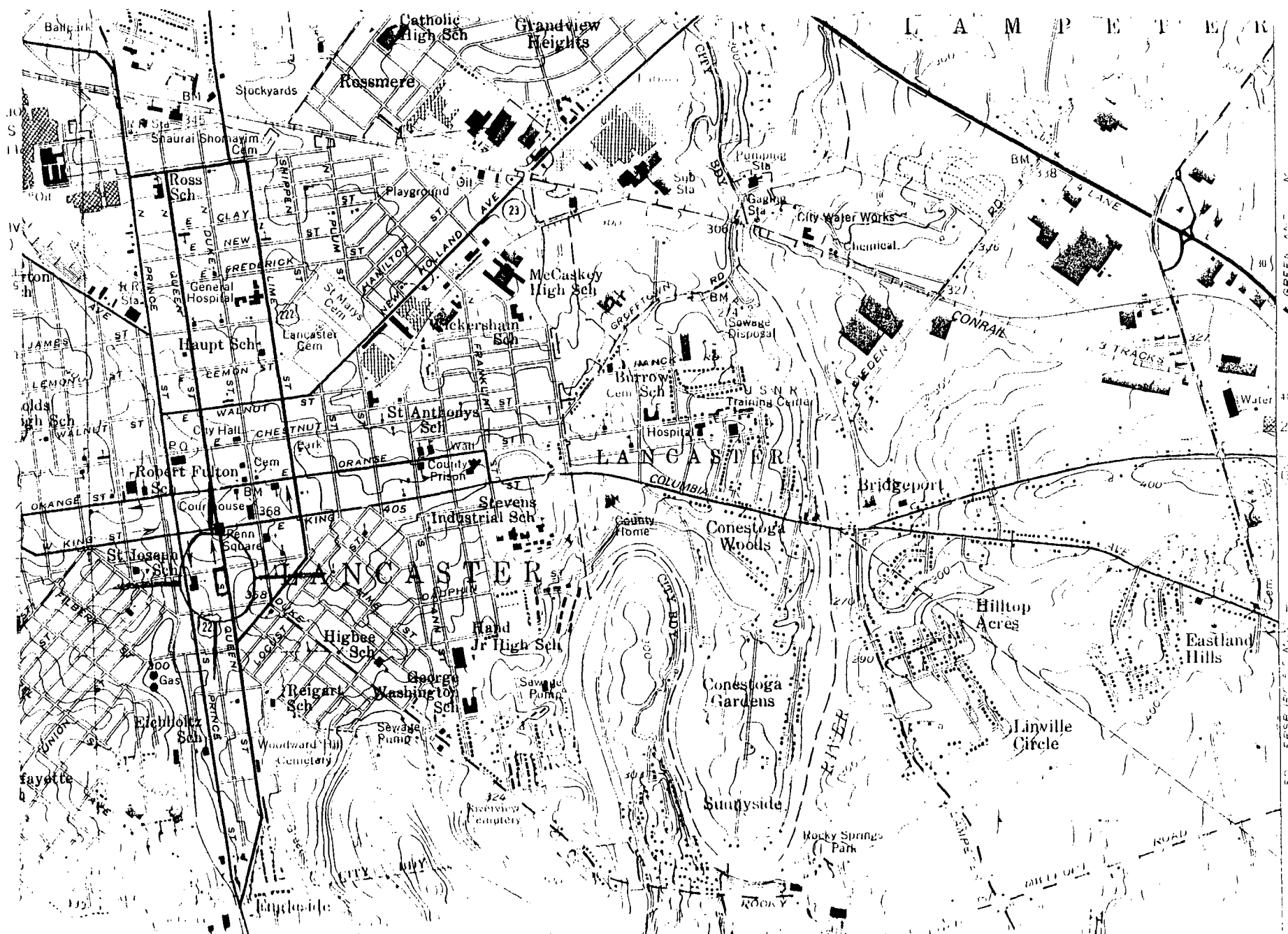
date entered

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Beginning at said southwest corner of South Queen and West Vine Streets; thence along the south side of West Vine Street, westwardly, a distance of two hundred and fifty-seven feet and five and one-half inches, more or less, to the east side of South Beaver Street; thence along the east side of South Beaver Street, southwardly, a distance of ninety-six feet and six inches to property of George W. Howells at the corner of a private alley comprising a part of said market house property; thence along the northern boundary of George W. Howells' property (being also the southern boundary of the herein conveyed market property) on a line at right angles with South Beaver Street, eastwardly, a distance of one hundred and seventy-one feet to a point; thence at right angles northwardly, a distance of three feet, and again at right angles eastwardly, a distance of eighty-one feet and nine inches to the west side of South Queen Street; thence along the west side of South Queen Street, northwardly, a distance of ninety-two feet and eight inches to said southwest corner of South Queen and West Vine Streets, the place of beginning.

This boundary contains the nominated building and all historically associated land.



FARMERS' SOUTHERN MARKET
 Lancaster County
 Lancaster Quadrangle
 Zone 18
 E388580 N4432330

M. S. B. 1954-55 1:50,000
 U. S. GEOLOGICAL SURVEY
 WASHINGTON, D. C.