

**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 B. F. Good & Co. Leaf Tobacco Warehouse

and/or common P. Lorillard Company Tobacco Warehouse

**2. Location**

street & number 49-53 West James Street \_\_\_\_\_ not for publication

city, town Lancaster \_\_\_\_\_ vicinity of

state Pennsylvania code 042 county Lancaster code 071

**3. Classification**

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

**4. Owner of Property**

name P. Lorillard Company

street & number 201 S. Prince Street

city, town Lancaster, \_\_\_\_\_ vicinity of state Pennsylvania 17602

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Registry of Deeds - Lancaster County Court House

street & number 50 North Duke Street

city, town Lancaster state Pennsylvania 17602

**6. Representation in Existing Surveys**

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

date 1978-1980 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records HPT, BHP of the PHMC, and Lancaster City Hall, Lancaster, Pa.

city, town 123 North Prince Street, Lancaster; BHP of the PHMC, Harrisburg; and 120 N. Duke Street, Lancaster, Pa. state Pennsylvania

## 7. Description

### 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

Located on the northeast corner of Lancaster's North Prince and West James Streets, the P. Lorillard Company Tobacco Warehouse (formerly the F. F. Good & Co. Leaf Tobacco Warehouse) is a three and one-half story brick structure of rectangular form. The high foundation of gray limestone supports walls of red brick, laid in common bond; the south and west elevations are of pressed brick, whereas the other two walls are built of a softer, common quality brick. The roof is flat, and a small chimney is located at the building's southeast corner. All brick walls are weight bearing; the internal structural system employs the traditional wooden beams with massive posts.

The facade of the building, which faces south on West James Street, is divided into three bays by pilaster-like brick strips which extend from the base of the first floor level to the attic. These pilaster-like brick strips terminate in three arches in corbelled brickwork. The capitals of these brick pilasters each have two flutes extending from the second floor to the capitals. On each floor, in each bay, are two windows. On the first and second floors, these window openings are spanned by brick segmental arches. On the third floor, the window openings are true arches, with corbelled decoration. All window sash are one-over-one. On the facade are four basement windows with two-over-two sash. The central bay of the facade, on the first floor, enframes both one window and the main doorway. Above this window and door is the original wood and pressed metal hood of domed form, supported on three scalloped brackets. The signage "P. LORILLARD CO." is painted on the brick wall of the facade's west bay, between the first and the second floors. Beneath the simple moulded cornice is a plain frieze of corbelled bricks.

The west elevation of the warehouse, which faces North Prince Street, is divided into eight regular bays by nine pilaster-like brick strips. These terminate in segmental-form arches of corbelled brick with serrated outlines. The twenty-three windows on the first, second and third stories of this elevation have segmental brick arches and two-over-two sash. The basement here has five windows and one large door. On the first floor, in the fourth bay north from the corner, is a large door intended for loading. The plain brick frieze matches that of the facade, with the addition of another course of corbelled bricks.

On the north, there is a three bay design, with the details of the pilaster-like strips and the corbelled brick arches matching those on the west elevation. There is a large central doorway on the first floor; the windows are fitted with shutters. The absence of shutter hardware on the other window frames of the structure indicate that only this elevation was intended to have shutters. On the attic level are two windows with six-over-six sash. The entire east wall of the warehouse is blank; it never had windows.

The interior of this warehouse has large rooms, with exposed beams and brick walls. An unusual survival is the gravity-driven original elevator, made by Albert Welchans of Lancaster. Both the interior and the exterior of this building are notable for their integrity of design, details, and materials. Comparison of the present exterior appearance to that shown in a photograph included in the 1909 publication Resources and Industries of Lancaster Pennsylvania indicates that only three details of the exterior have been changed in seventy-five years: the reduction of the roof's overhang; the removal of the steps at the North Prince Street doorway; and the replacement of the original wooden steps on the facade with cement steps.

# 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 checked="" 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1899-1900 Builder/Architect Unknown

## Statement of Significance (in one paragraph)

The P. Lorillard Company Tobacco Warehouse at 49-53 West James Street, Lancaster, is significant for its architecture and its strategic role in marketing tobacco raised in Lancaster County. In the latter context, it relates to regional agricultural, commercial, and industrial history. This imposing brick warehouse was built for David H. Miller between the late Summer of 1899 and the Spring of 1900.<sup>1</sup> Unfortunately, the absence of some primary sources has precluded the identification of either the architect or builder.<sup>2</sup> From c. 1900-1906, the building was occupied by the Charles Tole Leaf Tobacco Company. Between c. 1907 and 1920, the B. F. Good & Co., one of Lancaster's leading tobacco businesses, rented the building. The P. Lorillard Company has stored tobacco here since it purchased the property on December 31, 1920.

As architecture, this very intact warehouse is unique in the context of other tobacco warehouses in Lancaster City and County. When this structure was completed in 1900, there were about one hundred tobacco warehouses in Lancaster City; today, about two-thirds of these have either been adversely altered or destroyed. Most of Lancaster's brick tobacco warehouses which were erected in the half century following c. 1870 were of a relatively plain architectural character. This 1899-1900 warehouse is the only factory-warehouse type building in Lancaster with a sense of external monumentality achieved by the three story high brick pilasters and the large blind arches on the facade. Although some attributes of the Romanesque Revival Style might be discerned here, this building may also be seen as a rare example of the influence of Beaux Arts Classicism on the design of a warehouse-industrial type structure.<sup>3</sup>

Since 1900, this warehouse has been used for the storage and marketing of tobacco without interruption. Raising leaf tobacco has been important in Lancaster County since the third quarter of the nineteenth century; for about sixty years following c. 1880, it led the State in tobacco production. By the early 1900's, no other county in the United States exceeded Lancaster County's total acreage or production in pounds of cigar leaf tobacco.<sup>4</sup> Thus, when this warehouse was built, the storage and marketing of tobacco were the processes which related diverse facets of agriculture, commerce, and industry. Among the early occupants of the building, both the Tole and the Metzgar Companies were relatively small businesses of rather minor importance. However, Edward M. Cohn (1853-1916) was an important local tobacco merchant for more than thirty years after his arrival in Lancaster in 1879; he also was the head of the Pennsylvania Cigar Company. The sole tenant of the building for about thirteen years following 1907, the B.F. Good & Co., was one of the largest tobacco businesses in the City; by 1909, it employed about forty people during harvest seasons. B.F. Good (1854-1932) commenced business about 1886 in association with B.S. Kendig; he operated under his own name after 1893. Good also was the President of the Leaf Tobacco Board of Trade. In addition to this building, at least six other warehouses in Lancaster were used by Cohn and Good at different times. However, five of these buildings have perished, and the other, a plain structure, has been altered. Hence, the warehouse on the northeast corner of North Prince and West James Streets is the best preserved monument of the business careers of both Cohn and Good.<sup>5</sup>

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The purchase of this building by P. Lorillard Company in 1920 transformed its regional commercial role into an element of a nationally-based business. Established in New York in 1760 by Pierre Lorillard, the P. Lorillard Company is the oldest tobacco company in the United States. It has led this country's tobacco industry in many innovations, ranging from the first newspaper advertisements for tobacco (1787) to the first self-service stands for cigarettes (1951). The P. Lorillard Company was the first nationally based company which established offices and warehouses in Lancaster. Moreover, this building was one of the first two properties in Lancaster City purchased by the P. Lorillard Company for tobacco storage.<sup>6</sup> Subsequently, the number of Lorillard's tobacco warehouses in Lancaster increased to four. These warehouses were part of a system, now being abolished, where the nationally-based company stored tobacco near its sources. This building was the first structure in Lancaster, originally built for the storage and/or processing of tobacco, to become part of Lorillard's nationwide marketing network of regional storage and shipment facilities.

## Notes:

1. The site of this building, as a larger piece of land, was formerly the property of Dana Graham's Lancaster Comb factory. The factory buildings of this rather obscure business were located along the west side of North Market Street, about 100 yards east of the present building, and north of West James Street. When Dana Graham's executors sold the site of the warehouse to David H. Miller on April 7, 1899, it included "a two-story brick dwelling house." This house, although owned by the comb factory, was not a part of the factory buildings. David H. Miller was a plumber who lived on the 300 block of North Queen Street; he owned extensive real estate in the northwest part of Lancaster in the c. 1890-1910 period.
2. Construction on this warehouse evidently commenced about the late Summer of 1899; the structure was occupied by the Spring of 1900. In the Ninth Ward Tax appraisals, made in January, 1900, the warehouse was noted as "unfinished." The present loss of Lancaster City Building permits from August, 1899 to mid-1903 precludes the identification of the builder. Moreover, neither the Intelligencer nor the New Era for 1899 and 1900 gave any extensive coverage to this then-new building. In a theoretical context, either Lancaster's C. Emlen Urban (1863-1939) or the English-educated James H. Warner are very plausible candidates for the architect.
3. The monumental brick pilasters and the tripartite arch motif of the facade are the most salient attributes of the influence of Beaux Arts Classicism on this facade. These basic forms, with more profuse ornament and light-colored materials, were used in several other Lancaster buildings of a more-obvious Beaux Arts character, including the 1898 Lincoln Hotel (razed in 1980) and the 1904-1905 Stevens Elementary School. The latter building was designed by C. Emlen Urban.
4. The cigar leaf tobacco usually raised in Lancaster County has been named "Pennsylvania Seedleaf." In 1910, Lancaster County was regarded as the largest cigar leaf tobacco producing county in the world.

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5. Cohn also conducted some of his tobacco business from a brick warehouse on the northeast corner of North Duke and East Chestnut Streets, and another warehouse at 334 North Queen Street. Both these buildings have perished. At different times in his career, Good used tobacco warehouse facilities at the following addresses in Lancaster: 32-34 West Lemon Street, 57-59 North Duke Street, 145 North Market Street, and 552-554 North Mulberry Street. Of these four buildings, only 552-554 North Mulberry Street survives. This is a plain brick structure, with alterations to the ground level and the north wall.

6. The first property in Lancaster City which was purchased by the P. Lorillard Company was a former cotton factory, on the east side of the 200 block of South Prince Street. This brick building was purchased in 1918. However, the building at 49-53 West James Street was the first structure built for tobacco related functions which was purchased by Lorillard in Lancaster. Lancaster City Directories of the 1920's tend to indicate that Lorillard then kept offices at both the South Prince Street and the West James Street addresses.

## 9. Major Bibliographical References

See attached list.

## 10. Geographical Data

Acreage of nominated property .14 acre

Quadrangle name Lancaster

Quadrangle scale 1:24000

UTM References

A 

1	8	3	8	8	3	4	0	4	4	3	2	3	3	0
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** Situated on the northeast corner of Lancaster's North Prince and West James Streets, this warehouse fronts approximately fifty feet on the north side of West James Street; it is bounded for about one hundred feet on the west by North Prince Street on the north for fifty feet by an alley; and on the east for approximately one hundred feet by the yard and side wall of the adjacent house.

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

state	n/a	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title John J. Snyder, Jr. - Architectural Historian

organization -----

date September 19, 1984

street & number 416 West Chestnut Street

telephone (717) 397-0418

city or town Lancaster

state Pennsylvania 17603

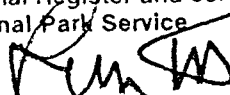
## 12. State Historic Preservation Officer Certification

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



Larry E. Tise State Historic Preservation Officer  
title

date 11/19/84

For NPS use only

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

date

Keeper of the National Register

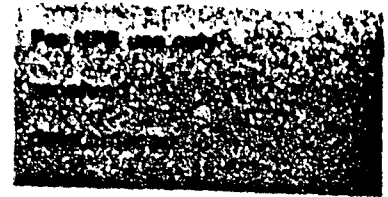
Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

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9. Major Bibliographical References

Published Sources:

- Willis N. Baer, The Economic Development of the Cigar Industry in the United States, Lancaster, 1933.
- Willis N. Baer, The Economic Position of the Cigar Leaf Tobacco Industry in Lancaster County, Pennsylvania, Lancaster, 1933.
- Horace R. Barnes, "Early History of Tobacco", Journal of the Lancaster County Historical Society, vol. XLV, No. 1, 1941, pp. 1-24.
- H.M.J. Klein, Lancaster County, Pennsylvania - a History, New York and Chicago, Lewis Publishing Co., 1924, four volumes, particularly vol. II, pp. 661-666.
- Lancaster City Directories, 1890-1928.
- Lancaster Newspapers as follows: the Daily Intelligencer and the Daily New Era for 1899 and 1900; also the New Era for August 19, 1932. Available at the Library of Lancaster Newspapers, Inc., West King Street, Lancaster.
- "Lancaster County Pennsylvania - The Largest Producer of Cigar Leaf Tobacco in the World", The Telephone News, Philadelphia, December 15, 1910, vol. VI, No. 24.
- Lancaster City Atlas for 1886, and Lancaster County Atlas for 1899.
- P. Lorillard Company, Lorillard and Tobacco, P. Lorillard & Co., 1960.
- Richard M. Reilly, Resources and Industries of Lancaster, Pennsylvania, Lancaster, The Lancaster Board of Trade, 1909.
- Arthur L. Reist, Tobacco Lore of Lancaster County, Pennsylvania, Ephrata, The Science Press, 1974.
- Tobacco Institute, Inc., Pennsylvania and Tobacco, Washington, D.C., the Tobacco Institute Inc., 1961.

Unpublished Sources

- The following at the Archives of the Lancaster County Court House, Lancaster: Deeds Y-15-352 (1899); Y-15-353 (1899); and U-24-237 (1920). Will L-3-306 (1932 - B.F. Good).
- The following at the Lancaster County Historical Society, Lancaster: Information and Photograph Files; Lancaster City Ninth Ward Tax Lists for 1899-1909.
- The following at the Lancaster Municipal Building, Lancaster: Files of Building Permits, commencing in 1896 (c. 1896-1902 books now missing).
- Files and Final Report of the Survey of Lancaster City Architecture, 1978-1980, available at the following: Historic Preservation Trust, Lancaster; Lancaster Municipal Building, Lancaster; and the Bureau of Historic Preservation of the Pennsylvania Historical and Museum Commission, Harrisburg.
- John J. Snyder's Files on Lancaster Architecture and Architects, Lancaster, Pennsylvania.



Overlook Golf Course

Bloomington

Roseville

Penn Rose Park

Monastery of the Perpetual Rosary

Beverly Estates

Eden Heights

Clearview

Homeland

Country Heights

Glen Moore

Calvary Ch

Shaeffer Sch

Substations

Brecht Sch

Catholic High Sch

Grandview Heights

Stockyards

Rossmere

Parking

Ross Sch

Playground

McCaskey High Sch

FRANKLIN AND MARSHALL COLLEGE

Wharton Sch

General Hospital

Vickersham Sch

Burrow Cem Sch

U.S.N.R. Training Center

Haupt Sch

St. Anthony's Sch

Hospital

Bridgeport

Reynolds Jr High Sch

Robert Fulton Sch

Stevens Industrial Sch

Conestoga Woods

Miffan Sch

St. Joseph Sch

Higbee Sch

Hand Jr High Sch

Conestoga Gardens

Playground

Eichholz Sch

Reigart Sch

George Washington Sch

Sewage Pump

Woodward Hill Cemetery

Sewage Pump

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