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HISTORIC PRESERVATION

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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name North Charlotte Street Historic District
other names/site number N/A

2. Location

N Charlotte St. west side between
street & number W James St & Harrisburg Pike N/A not for publication
city, town Lancaster N/A vicinity
state PA code PA county Lancaster code 071 zip code 17603

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>10</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>10</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.
Dr Brent Glass, Pennsylvania Historical & Museum Commission
Signature of certifying official Date
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. 8/31/89
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Agriculture/Storage
Industry/Manufacturing Facility
Commerce/Business

Current Functions (enter categories from instructions)

Agriculture/Storage
Industry/Manufacturing Facility
Vacant/Not in Use

7. DescriptionArchitectural Classification
(enter categories from instructions)

Colonial Revival
Other: Brick Warehouse

Materials (enter categories from instructions)

foundation Brick
walls Brick
roof Asphalt
other _____

Describe present and historic physical appearance.

The North Charlotte Street Historic District is a group of industrial buildings encompassing the properties on the west side of North Charlotte Street between Harrisburg Pike and West James Street. The district includes ten contributing brick industrial buildings built between c. 1876 and c. 1920. The brick buildings within the district generally reflect the qualities associated with the Colonial Revival movement with their symmetry of form and fenestration, and restrained use of ornamentation. Furthermore, the proportions of the buildings in the district are rather low and broad, their horizontal dimensions emphasized by widely spaced window openings and strong cornice lines. The scale of the buildings range from two to four and one-half stories. Generally, the industrial character of the individual buildings, and the district in its entirety, has been well maintained. Alterations to the buildings are minor, and do not affect the district's overall good integrity. No major additions have been added to the contributing buildings since their period of significance. The district is set in a mixed use, residential/commercial area of Lancaster City. To the south and west are rows of residential buildings, to the north is vacant lots once used by Penn Central Railroad, and to the east is vacant Penn Central railroad tracks and low quality commercial/residential buildings.

The first six buildings in the district, built by John DeHaven in c. 1876, include 526-38, 544, and A through D of the 600 block of North Charlotte Street. The buildings were originally constructed as tobacco warehouses, and are of a simple rectilinear form. Brick, which was laid in common bond, was used on all six warehouses. The windows of the warehouses are generally placed symmetrically on the facades, particularly on the street elevations. The window openings are formed by segmental arches and original shutters still exist on several of the warehouses. The warehouses at 544, and 600 A, B, and D North Charlotte Street have gable roofs with dentils articulated by projecting bricks. The warehouse at 526-38 North Charlotte Street has a gambrel roof. The warehouse at 600 C North

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Industry
Architecture

Period of Significance

1876-1939

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The North Charlotte Street Historic District is significant for its association with Lancaster City's leading industry of the late nineteenth and early twentieth centuries, the tobacco industry. All ten contributing buildings in the district are a well preserved concentration of buildings in Lancaster City that were used by businesses involved in the tobacco industry. The district as a whole is also significant as a representation of the range of architectural characteristics of late nineteenth and early twentieth century warehouses in Lancaster City.

The first tobacco warehouses in the district were built by John DeHaven, and are located at 526-38 and 544 North Charlotte Street and A through D of the 600 block of North Charlotte Street. Mr. DeHaven purchased the land as part of an unimproved tract from George Hartman on March 20, 1876. Tax records indicate that these warehouses were erected shortly after the purchase of the land. Four years later, c. 1880, C.G. Schubert built a tobacco warehouse at 502 North Charlotte Street. Structural evidence indicates that the lower two stories of the existing building are portions of C.G. Schubert's tobacco warehouse, while the top two floors were added by the General Cigar Company in the 1920's.

In 1885, the Englishman Henry Martin purchased the warehouses on the west side of the 600 block of North Charlotte Street as well as 544 North Charlotte Street. Buildings A through C of the 600 block of North Charlotte Street and 544 North Charlotte Street continued to function as tobacco warehouses, and were leased to tobacco companies such as Issac Strike and Company, Joseph Lederman and Sons, and Joseph Sombheimer. Adjacent to the warehouses in the buildings designated as 600 D and E North Charlotte Street, Henry Martin established the Martin Brick

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property approximately 2.8 acres

UTM References

A

1	8
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3	8	7	8	6	0
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4	4	3	3	5	2	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Betsy Updike, Consultant; Mary Wiley Myers, Executive Director
 organization Historic Preservation Trust of Lanc Code Oct. 1988; Apr. 1989
 street & number 123 N. Prince Street telephone (717) 291-5861
 city or town Lancaster state PA zip code 17603

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Charlotte Street has a flat roof making the building appear stout in scale in relation to the adjacent gabled buildings. The entrance way of the warehouse at 600 A North Charlotte Street warrants special mention for its comparative ornateness. The elliptical fanlight above the door with flanking sidelights and projecting pediment are features associated with the Adam Movement, an era of the Colonial Revival. Old records indicate that the front portion of the warehouse may have served as office space explaining the more formal treatment.

C.G. Schubert constructed the tobacco warehouse at 502 North Charlotte Street c. 1880. The building is four and one-half stories and built of brick laid in common bond. Structural evidence indicates that the lower two stories of the existing building are portions of Schubert's warehouse, while the top two floors were added c. 1920 by the General Cigar Company to supplement storage space. The five bays of the warehouse as well as the corners of the building are defined by brick piers, which run from the story just above the street level to the cornice line. The cornice is articulated by projecting bricks. A majority of the windows have been covered by cinder blocks, however, physical evidence indicates that the original sashes were six over six double hung.

In 1885, the Englishman Henry Martin purchased the warehouses on the west side of the 600 block of North Charlotte Street, as well as 544 North Charlotte Street. Behind the warehouses in the 600 block, and to the north, Henry Martin established the Martin Brick Machine Company in 1893. At this time Martin constructed a sawing and planing building at F Lancaster Avenue, associated with the brick machine business. The two story brick building has a hipped roof and segmental arched window openings. The openings are presently bricked in or boarded up. The second floor windows penetrate a brick entablature, which is articulated by dentils of projecting brick.

Martin further expanded his brick machine business c. 1897 with the construction of an erecting shop at 417 West Frederick Street. The elaborate facade of the building was added in 1906 when the drafting, printing and general offices for the business were relocated to the front portion of the erecting shop. The first floor, which served as office space, is distinguished from the less important floors above by the patterned window transoms, stylized keystones and a stone string course. The transoms on

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the first floor windows of the end bays are derived from overlapping circles, while those of the central bays are of a wagon wheel pattern. The facade is accented vertically by two projecting end bays, and by brick pilasters with stone Ionic capitals ascending the second and third stories of the seven central bays.

The General Cigar Company further developed the west side of the 600 block of North Charlotte Street in c. 1912 with the construction of a large, rectangular warehouse, at 600 E North Charlotte Street, situated west of 600 A through D North Charlotte Street. This long, thin, brick laid in common bond warehouse has large rectilinear openings with multi-pane steel windows, many of which have been covered by brick. The building is topped by a flat roof. The south elevation is divided into three bays with brick piers separating the bays above the first story.

The buildings included in the North Charlotte Street Historic District have maintained their integrity of material, design and setting. Minor alterations have been made to the buildings, such as the boarding up of windows. The passage of time has not altered the industrial character of the district, which stills maintains a strong sense of the quality that existed in the late 19th and early 20th centuries.

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Machine Company, incorporated in 1887. In 1893, Martin constructed a sawing and planing building at F Lancaster Avenue, and adjoined it to the existing warehouse 600 D North Charlotte Street by an elevated walkway. Warehouse D was converted into a painting building associated with the brick machine company. Martin further expanded his brick machine business with the construction of an erecting shop at 417 West Frederick Street. The elaborate facade of this building facing on West Frederick Street dated from 1906, as evidenced by a building permit issued August of that year.

The warehouses at 600 A through D North Charlotte Street, 417 West Frederick Street and F Lancaster Avenue were purchased c. 1912 by the General Cigar Company. With the exception of 600 A North Charlotte Street, which served as a research laboratory for the company, the buildings functioned as tobacco warehouses. The warehouse at 502 North Charlotte Street was purchased by John F. Brimmer in 1912 for tobacco storage. In 1920 General Cigar Company acquired the property. The warehouses at 544 and 526-38 North Charlotte Street were owned by Elias Bach and Son in the 1920's for tobacco storage, and today function as apartments for college students and as warehouse space.

The production, processing and shipment of tobacco became a major facet in Lancaster County's economy after the middle of the nineteenth century. In 1849, Lancaster County produced 41.4 percent (378,050 pounds) of Pennsylvania's tobacco. By 1889, Lancaster accounted for 66.4 percent (19,217,800 pounds). Production continued to grow so that by 1920, Lancaster County was responsible for 90 percent of Pennsylvania's tobacco production (49,335,407 pounds), valued at eight million dollars. The leading role played by tobacco in the county continued through the 1930's.

Although tobacco was not produced in Lancaster City, city companies processed, stored and shipped the majority of the crop produced in the county. Only scattered tobacco warehouses, less than a dozen, have been identified in the larger boroughs outside Lancaster City, indicating Lancaster City as the center of tobacco warehouses. Lancaster City directories from the late nineteenth and early twentieth centuries show the growth of the industry related to tobacco storage, distribution and processing. In 1877-8, there were 22 leaf tobacco dealers; in 1899-1900, 65;

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by 1919-20, 74. Cigar manufacturers and other related businesses in 1877-78 totaled 93; in 1899-1900, 91; and in 1919-20, 51. Warehouses were vital to the industry because they were used to store tobacco until it was either shipped, processed in house into cigars, or processed into a state in which it was shipped elsewhere to be further processed into cigars. The majority of the warehouse companies in Lancaster were small companies, both renting and owning warehouses, and frequently changing their names and/or partners. No one Lancaster based company or associate stood out in the industry. By 1883, the City had 75 tobacco warehouses and by the end of the century, the number increased to 100.

The tobacco warehouses within the district are representative of the buildings used by the tobacco industry during the late nineteenth and early twentieth centuries. The buildings at 502, 526-38, 544 and 600 A through E North Charlotte Street were constructed as tobacco warehouses and, with the exception of 600 D North Charlotte Street, have functioned for the storage and processing of tobacco from their construction well into the 1940's. The warehouse at 600 D North Charlotte Street served as a tobacco warehouse from c. 1876 to c. 1885 and from c. 1912 into the 1940's. Although not constructed as tobacco warehouses, 417 West Frederick Street and F Lancaster Avenue were purchased by General Cigar Company c. 1912 and served the tobacco industry into the 1940's.

Architecturally, the district is significant as a representation of the typical industrial buildings that were constructed in Lancaster in the late nineteenth and early twentieth century. Generally, industrial buildings were built of brick laid in common bond with sparse ornamentation of limestone or molded brick. The fenestration of this type of architecture is primarily symmetrical with window units of steel casement or wooden double hung sash. The general scale of these buildings is two to five stories high. The shape is generally rectangular with the shorter facade facing the street. The roof is generally flat or gabled.

The district as a whole, is representative of the typical architectural characteristics of industrial buildings in Lancaster City in the late nineteenth and early twentieth centuries. Of the ten contributing buildings, all ten were constructed of brick laid in common bond. Ornamentation on most of the buildings is sparse ranging from corbelling under the

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cornice like that on F Lancaster Avenue and 600 A, B, and D North Charlotte Street to raised brick piers separating the bays like that on 600 E North Charlotte Street and 502 North Charlotte Street. The facades of 600 A North Charlotte Street and 417 West Frederick Street are more ornate than the others in the district because these buildings served as the offices for the companies occupying them. 600 A is accented by a recessed, pedimented entry with segmental arch and keystone framing and segmental arch transom and 417 West Frederick Street is accented by a pedimented entry with pilasters, round arch and keystoned first story windows and a stone string course. All of the contributing buildings in the district have symmetrically placed fenestration, eight with segmental arch openings and two with rectangular openings. The buildings in the district range in height from two and one half stories (600 A Charlotte Street) to four and one-half stories (502 North Charlotte Street), with the majority of the buildings being two and one-half stories. All of the buildings are rectangular in plan with the shorter facade facing the street. The roofs of the contributing buildings are generally either gabled as in 600 A, B, and D North Charlotte Street or flat as in 600 C and E North Charlotte Street.

The nominated district, as a group, is a well preserved example of industrial buildings in Lancaster City. The overall integrity of these nominated buildings is high, with no major additions occurring on any of the buildings since their period of significance. Other collections of industrial buildings in Lancaster City include the Conestoga Steam Cotton Mill Complex in the 200 block of South Prince Street and a concentration of warehouses in the 400 block of North Prince Street. Architecturally, these collections are all similar to the nominated district. All were constructed of brick with modest ornamentation, rectangular in plan, and two and to five stories in height with symmetrical fenestration. The integrity of the Conestoga Steam Cotton Mill Complex, as a group, has been diminished, however, by the removal of many of the auxiliary buildings historically associated with the complex, and the alteration of the fenestration of one of the three major mill buildings. The concentration of warehouses on North Prince Street, as a group, retains its original integrity of design and materials.

The contributing buildings within the district are well preserved examples of an important industry in Lancaster City, the tobacco processing industry. They are also representative examples of industrial architecture of the late nineteenth and early twentieth century found in Lancaster City.

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Franklin Ellis and Samuel Evans, History of Lancaster County, Philadelphia, Everts and Peck, 1883.

H. M. J. Klein, Lancaster County, Pennsylvania - A History, New York, Lewis Publishing Company, 1924, 4 vols.

Lancaster City Directories, 1882-1965.

Lancaster County Atlas, for 1864 and 1899, and Lancaster City Atlas for 1886.

John W. W. Loose, The Heritage of Lancaster, Woodland Hill, CA, Windsor Publication, 1978.

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.

Unpublished Sources:

The following at the Lancaster County Historical Society,
Lancaster: Lancaster City, Ninth Ward Tax Lists, 1880-1909.
Information and Photograph Files.

The following at the Lancaster County Courthouse: Archives
Division: Deeds

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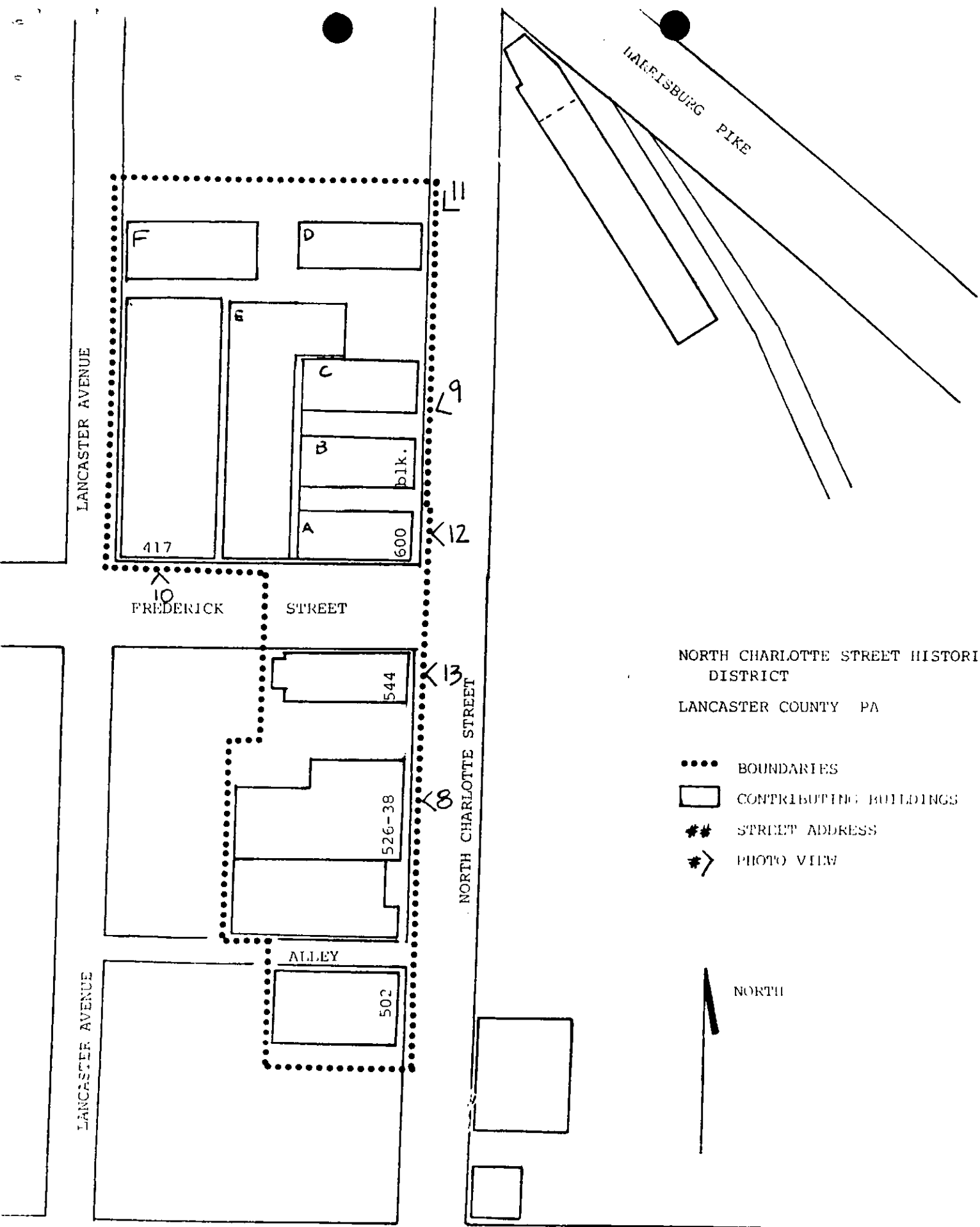
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Boundary Description:

Commencing at a point on the west side of North Charlotte Street, 143 feet north of West James Street and proceeding north 706.6 feet, west 238 feet, south 290 feet, east 120 feet, south crossing West Frederick Street 66 feet, continuing south 73 feet, west 15 feet, south 165 feet, east 38 feet, south crossing a public alley 14 feet, continuing south 99 feet, east 100 feet to the commencing point.

Boundary Justification:

The boundaries described include the buildings and the land associated with the nominated properties. The south and west boundaries are established by the limit of resources similar to the nominated resources. The areas south and west of the district are residential in nature and do not contribute to the significance of this nomination. The boundaries to the north and east are established by the limit of resources similar to the nominated resources. The area north of the district consists of vacant lots and highly deteriorated warehouse structures. The area east of the district consists of vacant lots, highly deteriorated warehouse structures, residential properties and non-tobacco related industrial buildings.



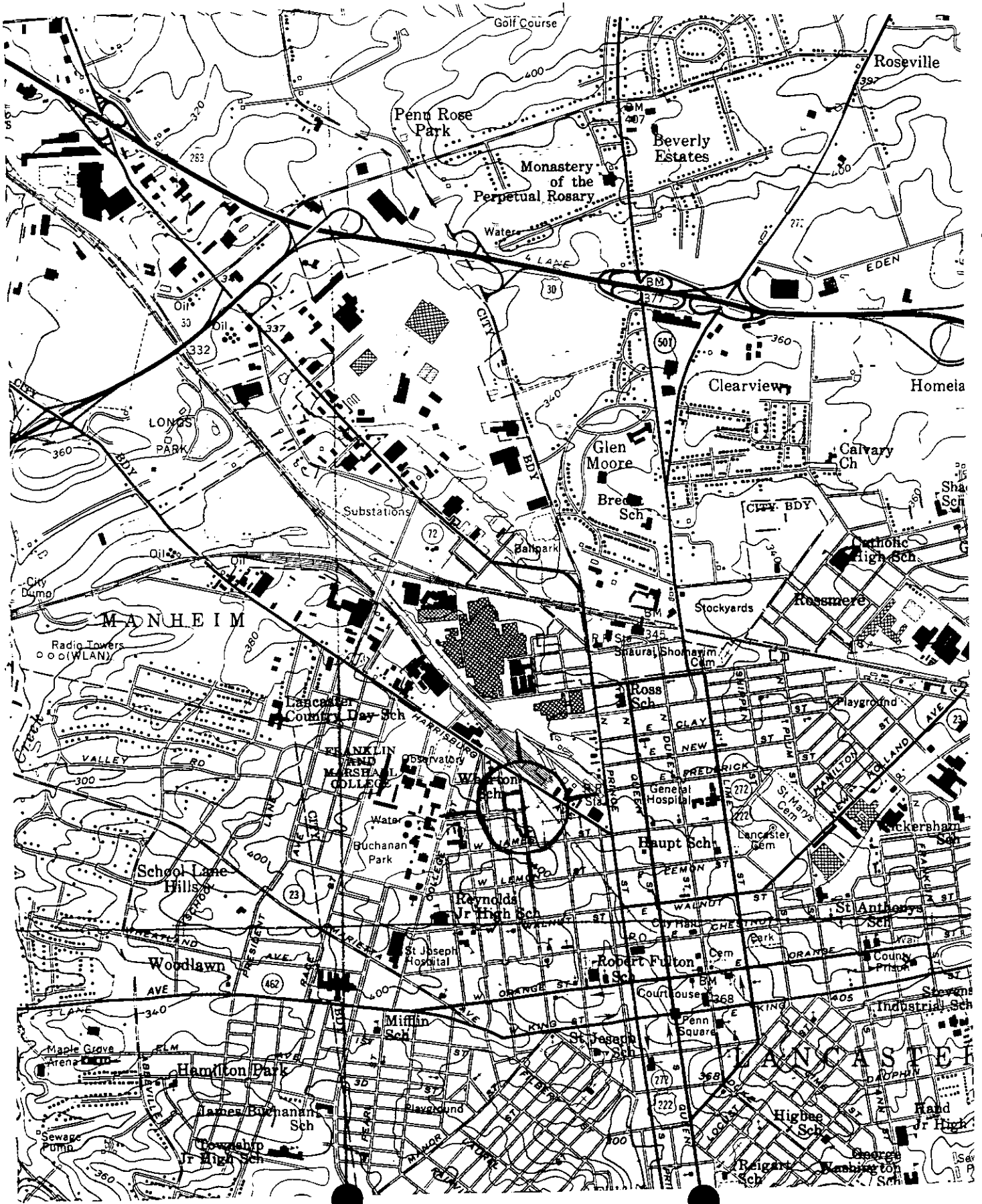
NORTH CHARLOTTE STREET HISTORIC DISTRICT

LANCASTER COUNTY PA

- BOUNDARIES
- CONTRIBUTING BUILDINGS
- ## STREET ADDRESS
- *> PHOTO VIEW

NORTH

WEST JAMES STREET



Golf Course

Roseville

Penn Rose Park

Beverly Estates

Monastery of the Perpetual Rosary

Water

EDEN

LONGS PARK

Clearview

Homela

Glen Moore

Calvary Ch

Substations

Brec Sch

CITY BDY

Catholic High Sch

MANHEIM

Stockyards

Rossmere

Radio Towers (WLAN)

Lancaster Country Day Sch

Ross Sch

Playground

VALLEY RD

FRANKLIN MARSHALL COLLEGE

W. AMER ST

General Hospital

FREDERICK ST

Wickersham Sch

School Lane Hills

Buchanan Park

Reynolds Jr High Sch

Haupt Sch

Lancaster Cem

Woodlawn

St Joseph Hospital

Robert Fulton Sch

COURT HOUSE

St Anthony Sch

Maple Grove

Hamilton Park

Miffin Sch

St Joseph Sch

Penn Square

LANCASTER

Lambert Buchanan Sch

Higbee Sch

Hand Jr High

Township Tr High Sch

Beigart Sch

George Washington Sch