

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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 Nissly-Stauffer Tobacco Warehouses
other names/site number N/A

2. Location

street & number 322-24 N Arch St; 317-319 N Mulberry St N/A not for publication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 checked="" type="checkbox"/> building(s)		<u>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-local		<input 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>2</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.

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.
 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 /StorageIndustrial/Manufacturing FacilityCommerce/Business

Current Functions (enter categories from instructions)

Domestic/single dwellingVacant/Not in Use**7. Description**

Architectural Classification

(enter categories from instructions)

other: brick warehouse

Materials (enter categories from instructions)

foundation limestonewalls brickroof asphalt

other _____

Describe present and historic physical appearance.

The Nissly-Stauffer Tobacco Warehouses are two brick warehouses with limestone foundations located at 322-24 North Arch Street and 317-19 North Mulberry Street in Lancaster City. The Nissly Warehouse is three stories high, rectangular in plan and was constructed c. 1912. The Stauffer Warehouse is five stories high, rectangular in plan and was constructed c. 1913. Because of the utilitarian nature of these buildings, they were not constructed to reflect the influence of a particular style of architecture. These warehouses are distinct within a predominantly residential block as industrial buildings which have maintained an integrity of design and material. To the south, west and north of these warehouses are rows of two and two and one-half story residential buildings mostly dating from the late nineteenth and early twentieth centuries. To the east of the warehouses is a parking lot, and to the northeast is a residential building converted to a commercial use and a one story altered industrial building.

The c. 1912 rectangular, common bond brick warehouse with limestone foundation at 322 North Arch Street is three stories high, has segmental arch window openings with six over six sash and wooden sills, and is topped with a flat roof. The east elevation (North Arch Street) is five bays wide with corbelling at the cornice line as well as between the first and second stories. The first story of this elevation has a segmental arch entry door opening with wooden door in the fourth bay and a flat arch garage door opening with wooden door in the fifth bay. Also on this elevation are signs, painted on the brick for the Steinman Hardware Company, between the second and third bays on the first story and the length of the elevation between the third story and the corbelled cornice. The north elevation is seven bays wide, with squat segmental arch openings on the first story. A vertical seam, between the third and fourth bays, divides this elevation. The west elevation is six bays wide with squat segmental arch openings in the first four bays on the first story. The fifth bay on the first story has a wide segmental

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arch opening with a wooden door, and the sixth bay has a single wooden door under the sash window. The south elevation is twelve bays wide with segmental arch door openings in the second, sixth, eighth and tenth bays. A double wooden door is in the second and tenth bay, a single wooden door with transom is in the sixth bay, and a single wooden door is in the eighth bay. This elevation is accented at the cornice line by modest corbelling. A vertical seam, between the sixth and seventh bays, divides this elevation. Most of the windows in the building have been boarded up and the basement level windows on the south and east elevation have been covered with cement block.

Structural evidence, as well as historic maps, indicate that this building was constructed in two phases, very close to each other in time. The portion east of the north and south elevation vertical seam was constructed first with the portion west of the north and south vertical seam being added shortly after the construction of the eastern portion.

On the interior, 322-24 North Arch Street consists of a basement and three floors, each divided into an east and a west section by a brick wall. A central stair and elevator penetrate each floor. The basement consists of two large rooms with concrete floors and unfinished stone walls. The first, second and third floors consist of two large spaces each. The eastern room on the first floor has been temporarily partitioned in the last ten to twenty years. All three stories have unfinished exterior brick walls, wooden floors and metal support columns with wooden beams. The four levels retain most of their original appearance, and contain little architectural detailing.

Overall, the building at 322 North Arch Street is in good condition, substantially retaining its original interior and exterior appearance through the retention of its original window and door openings, sash, brick work and corbelled cornice. The overall integrity of the building is high. Alterations, such as the covering of the windows and partitioning on the first floor, are temporary in nature, and can be removed.

The c. 1913 rectangular, common bond brick warehouse with limestone foundation at 317-19 North Mulberry Street is five stories high with segmental arch window openings, most with six

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over six sash and brick sills, and a flat roof. The limestone foundation rises to the top of the first story windows on each elevation. The west elevation (North Mulberry Street) is four bays wide with rectangular flat lintels, rather than segmental arch openings, on the fifth story. The top story of this elevation is further distinguished from the other four stories by a course of all brick headers, rather than common bond, which runs across the facade at the height of the fifth floor window sills. A soldier course runs across the top of the fifth floor windows which visually separates the windows from the corbelled cornice above. The corbelling has three geometric elements, one on each end and one in the middle, which extend below the line of the soldier course and visually tie the cornice to the mass. The first story of this elevation has a recessed segmental arch door opening with wooden door in the first bay and a flat arch opening with a wooden double door in the second bay. A flat arch opening with a wooden double door and transom is located on the second story in the second bay. The south elevation is eight bays wide with modest corbelling under the cornice. The windows on the first story of this elevation are paired four over four sash in each segmental arch opening. A recessed segmental arch door opening with double wooden door and transom is located in the fifth bay of the first story. Alterations to the south elevation include the removal of the six over six sash and the replacement with one pane of glass in the sixth through eighth bays of the third story; the removal of the segmental arch openings in the fifth and sixth bay of the fifth story creating a recessed balcony accessible through sliding glass doors; and the removal of bricks and the segmental arch opening in the eighth bay of the fifth story, creating a deck at the southeast corner of the building, accessible through sliding glass doors. The east elevation is four bays wide with the original freight elevator, enclosed with corrugated metal and having six over six flat arch sash, covering the entire fourth bay. The first story of this elevation has a segmental arch door opening with wooden door and transom in the first bay and squat segmental arch openings in the second and third bays. Alterations to the east elevation include the removal of the six over six sash and the replacement with one pane of glass in the first through third bays of the third story and the removal of bricks and the segmental arch opening in the first bay of the fifth story to create the already mentioned deck at the southeast corner of the building. The north elevation is eight bays wide with no window openings on the first story and

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squat segmental arch openings in the first through seventh bays on the second story. The eighth bay of the first through fourth stories does not have an opening. Alterations to the north elevation include the removal of the six over six sash and the replacement with one pane of glass in the first through third bays of the third story and the covering up of the windows on the third story, fourth bay and fifth story, third and fourth bays with wooden boards.

On the interior, 317-19 North Mulberry Street is spacious with one large room on each level except for the third story. The rear half of the third story has been converted into a residential unit with nine foot partitions dividing the space. The first story level has a concrete floor and wooden post and beam construction. The second through fifth floors have metal post and wooden beam construction and wooden plank flooring. The original freight elevator and scales are still intact and functional.

Overall, the building at 317-19 North Mulberry Street is in good condition and retains much of its original integrity. Alterations to the building include the removal of bricks and sash at the southeast corner of the fifth story to create a deck; the removal of the fifth and sixth bay sash on the fifth story of the south elevation to create a balcony; the replacement of nine of the one hundred sash in the building with one pane windows and the division of a section of the third floor into a residential unit. These changes all occurred in 1981. Although the removal of the wall surface for the deck and balcony is more than a cosmetic alteration, it is not on the main facade and is potentially reversible. The replacement of the sash did not affect a large number of the windows and does not occur on the main facade. The interior partitioning on the third floor rear does not destroy the overall spacious nature of the building. Although the building has been altered, these alterations do not substantially affect the overall good condition, original appearance and integrity of the interior and exterior of the building.

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)

Architecture
Industry

Period of Significance

1912 - 1939

Significant Dates

1912
1913

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Bally, Samuel H.

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

The Nissly-Stauffer Tobacco Warehouses at 322-24 North Arch Street and 317-19 North Mulberry Street are significant for their association with Lancaster City's leading industry of the late nineteenth and early twentieth centuries, the tobacco industry. The buildings are a well preserved grouping of tobacco buildings in Lancaster City. The buildings are also important examples of late nineteenth and early twentieth century Lancaster industrial architecture. The construction, scale, shape and ornamentation of the buildings is representative of the many contemporary industrial buildings that stood on the city's north side.

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.

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In 1877-8, there were 22 leaf tobacco dealers; in 1899-1900, 65; 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 locally 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 Nissly-Stauffer Tobacco Warehouses are representative of the buildings used by the tobacco industry during the late nineteenth and early twentieth centuries. The Nissly warehouse at 322-24 North Arch Street was constructed c. 1912 for the purpose of tobacco storage. The western portion of the warehouse was occupied by McLaughlin and Guier for tobacco storage while the eastern portion was used by the Eli L. Nissly Tobacco Company. At the time this building was constructed, the Nissly Tobacco Company was the largest individual grower of tobacco in East Donegal Township, cultivating over one hundred fifty acres. In 1925, the Nissly warehouse was sold to Sprencher-Ganss, Incorporated, a retail business for farmers' supplies, hardware and seeds. In 1935, the Steinman Hardware Company began to use the structure as a warehouse. The building served the Steinman Hardware Company until the late 1960's when it returned to its original function, tobacco storage. Today, the building stands vacant.

Approximately one year after the construction of the Nissly warehouse, the contractor Samuel H. Bally built the tobacco warehouse at 317-19 North Mulberry Street for Charles F. and B. Grant Stauffer. The Stauffers leased the building to a New York tobacco industrialist, William S. Brill, for the purpose of storing tobacco. In 1924, the building was sold to the Block Brothers Tobacco Company, based in Wheeling, West Virginia. The building functioned as a tobacco warehouse for a number of different companies until 1980. Today, the building serves as a one unit residence.

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Architecturally, the Nissly-Stauffer Tobacco Warehouses are 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 wood double hung sash. The general scale of these buildings is three to five stories high. The shape is generally rectangular with the shorter facade facing the street. The roof is either flat or low pitched. The interiors of industrial buildings were originally large open spaces articulated by wood or metal columns. The floors were wood plank and the brick walls exposed on the interior. The large open spaces were favorable for the storage of tobacco, the accomodation of machinery and the production of goods.

The Nissly-Stauffer Tobacco Warehouses are representative of the typical architectural characteristics of industrial buildings in Lancaster City in the late nineteenth and early twentieth century. Both nominated buildings are constructed of brick laid in common bond, having limestone foundations, decorative brick corbelling at the cornice lines of the main facades, and modest brick corbelling on one auxiliary elevation. The Nissly warehouse also has decorative brick corbelling between the first and second story of the east elevation (North Arch Street). Each of the buildings has segmental arch window openings on each of the elevations with double hung wooden sash. The Nissly warehouse windows are symmetrically placed on the east and west elevations while the Stauffer warehouse windows are placed symmetrically on the west and south elevations. The Stauffer warehouse also has flat arch windows on the fifth story of the west elevation. Both buildings are rectangular in plan with the shorter facade facing the street and are topped with a flat roof. The buildings reflect the general scale of industrial buildings with the Nissly warehouse being three stories high and the Stauffer warehouse rising to five stories. The interiors of these warehouse buildings are generally made up of large open spaces with wooden floors, and exposed brick walls. The buildings are constructed of post and beam, incorporating both wooden and metal posts.

The nominated buildings are a well preserved example of

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industrial buildings in Lancaster City. The overall integrity of these nominated buildings is high, with minimal additions occurring on only the minor elevations of the Stauffer Tobacco Warehouse. Other collections of well preserved industrial buildings in Lancaster City include a concentration of warehouses in the 500 and 600 blocks of North Charlotte Street and a concentration of tobacco warehouses on North Shippen and East Walnut Streets, commonly known as North Shippen Place. Architecturally, these collections are all similar to the nominated buildings. All were constructed of brick with modest ornamentation, rectangular in plan, and two and one-half to five stories in height with symmetrical fenestration. The original interiors of these industrial buildings consist of large open spaces, wood plank flooring, exposed brick walls, and post and beam construction. Only the buildings at North Shippen Place have been altered on the interior, being converted in the early 1980's to residential units. Like the Nissly-Stauffer Tobacco Warehouses, the concentration of warehouses on North Charlotte Street, and at North Shippen Place retain a high degree of original intergity of material and design.

The Nissly-Stauffer Tobacco Warehouses 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.

9. Major Bibliographical References

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.

Richard M. Reilly, Resources and Industries of Lancaster, Pennsylvania, Lancaster, The Lancaster Board of Trade, 1909.

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 .3

UTM References

A

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4	4	3	3	1	4	5
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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 L C date October 1988, March 1989
 street & number 123 North Prince Street telephone (717) 291-5861
 city or town Lancaster state PA zip code 17603

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Steinman/Mulberry Street Historic District

Arthur L. Reist, Tobacco Lore of Lancaster County, Pennsylvania,
Ephrata, The Science Press, 1974.

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

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

Horace R. Barnes, "Early History of Tobacco," Journal of the
Lancaster County Historical Society, vol. XLV, 1941, pp.
1-24.

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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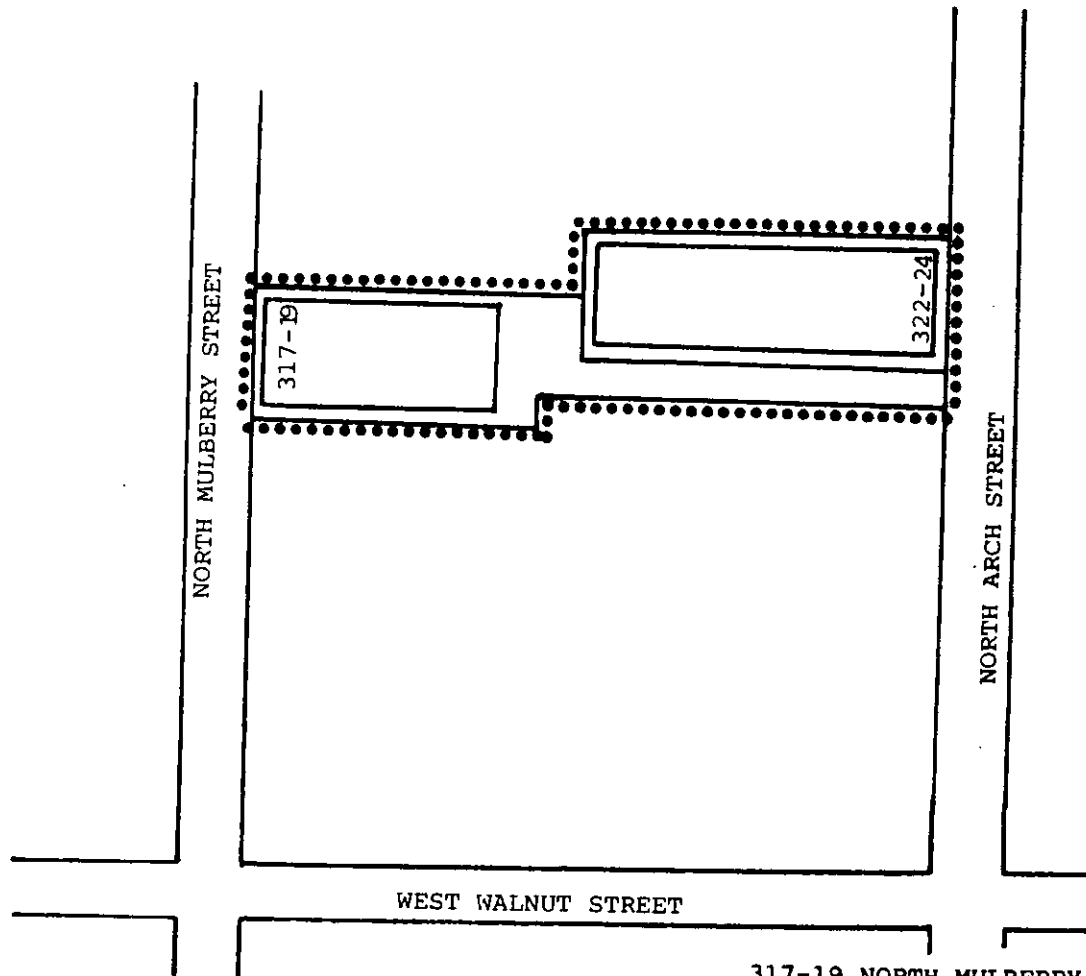
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Boundary Description:

Commencing at a point 144.8 feet north of the northeast corner of the intersection of North Mulberry and West Walnut Streets, then proceeding east along the southern property line of 319 North Mulberry Street 105.4 feet, north 9.8 feet, east 143.8 feet. Proceeding north 61.6 feet along the western edge of North Arch Street, west along the northern property line of 322 North Arch Street 129.3 feet, south 32.2 feet. Proceeding west along the northern property line of 319 North Mulberry Street 120 feet, south along the eastern edge of North Mulberry Street 48.5 to the commencing point.

Boundary Justification:

The boundary includes the nominated contributing buildings and all historically associated land. To the south, west and north of these properties are rows of two and two and one-half story residential buildings dating mostly from the late nineteenth and early twentieth centuries. East of the properties is a parking lot. Northeast of these properties is a residential building converted to a commercial use and an industrial building, altered from its original appearance and not historically associated with the tobacco industry.



317-19 NORTH MULBERRY STREET,
 322-24 NORTH ARCH STREET
 LANCASTER, PA

•••• BOUNDARIES

▭ CONTRIBUTING BUILDINGS

STREET ADDRESS

↑
 NORTH



HORNIG 0.3 MI
 NEW HOLLAND 8.8 MI
 4436
 (LEOLA)
 5764 11 SW
 4435
 GREENLAND 1.4 MI
 PHILADELPHIA (CIVIC CENTER) 61 MI.
 4433
 2130
 (340)
 SMOKETOWN 2.5 MI
 INTERCOURSE 7.6 MI

Nissly - Stauffer Tobacco Warehouses
 Lancaster Co.
 Lancaster Road E - 388140
 Zone 1
 N - 4433145