

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 North Prince Street Historic District other names/site number N/A

2. Location

street & number North Prince Street & West Lemon Street city, town Lancaster state PA code PA county Lancaster code 071 zip code 17603

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes sub-headers for Contributing and Noncontributing resources.

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: Dr. Brent Glass, Pennsylvania Historical & Museum Commission. Date: 5/27/89.

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

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. 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
Commerce/Business
Industry/Manufacturing Facility

Current Functions (enter categories from instructions)

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

7. Description

Architectural Classification
(enter categories from instructions)

other: brick warehouses

Materials (enter categories from instructions)

foundation limestone
walls brick
roof asphalt
other _____

Describe present and historic physical appearance.

The North Prince Street Historic District includes seven, two to five story brick industrial buildings built between 1881 and 1913, and three non-contributing brick residential buildings which are not historically or architecturally associated with the industrial buildings. With the exception of the building located at 108 West Lemon Street, which was built as a caramel factory, all the industrial buildings were constructed to serve for the storage of tobacco, a leading industry in Lancaster at the end of the 19th and beginning of the 20th centuries. The contributing buildings in the district were constructed to serve an utilitarian function, and, therefore, do not reflect the influence of high style architecture. 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 is rather expansive because of the sparse use of details. On the interior, the contributing buildings feature post and beam construction, exposed brick walls, wood plank flooring and large open spaces. Generally, the industrial character of the contributing 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 are vacant lots and a c. 1970's high rise complex; to the west and north are rowhouses; and to the east is low quality commercial/residential buildings.

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North Prince Street Historic District

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The first warehouse constructed in the district was the building at 32-54 West Lemon Street. Built in c. 1881 by the Baumgardner Brothers, the warehouse is the sole survivor of a group of three such buildings. The warehouse, constructed of brick laid in common bond, is three and one half stories in height with attic and basement levels. The gambrel roof is accented by four end chimneys and a double row of dentils created by projecting brick headers. The building is four bays wide and eight bays deep with fenestration placed at regular intervals. The segmental arch windows have 6/6 sash, which all appear to be in fairly good condition. The basement openings are covered with the original wood shutters, and warehouse doors are located on all four elevations. The corners of the building are accented by projecting brick piers. The only alteration to the warehouse is the advertisement for Lancaster Storage Company painted on its facades. The interior of the warehouse has wood plank flooring, and wooden post and beam construction. The brick walls are exposed on the interior. This building is in fair condition and possess a high degree of integrity.

The building at 108 West Lemon Street was built in 1906 as a caramel factory for the Standard Caramel Company. The building is comprised of three sections, all brick laid in common bond with limestone foundations and of the same construction date. Section A, located on the southeast corner of North Water and West Lemon Streets, is a three story rectangular building, three bays wide by six bays long. The gabled roof has a corbelled cornice. The segmental arch openings contain paired wooden sash windows varying from 2/2 to 4/4 sash. Section B, located on the southwest corner of North Prince and West Lemon Streets, is a two story gabled building with a corbelled cornice and corbelled gable returns. This section is three bays wide by fourteen bays long. The north and south facades have double segmental arch windows with 1/1 sash, and the east and west facades have segmental arch windows with 4/4 sash. There is a central segmental arch factory entry on the Lemon Street facade. Section C, located at the intersection of Sections A and B, is a one story brick and limestone ell which has been partially removed. Alterations to the building include an advertisement for Haddad Shoe Corporation painted on the West Lemon Street facade and minor damage from a fire, which occurred the summer of 1988. The fire charred the interior wood flooring, columns and window

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frames, but did not damage the integrity of the building. The interior large open spaces of the building are articulated by wood columns and beams, wood plank flooring and exposed brick walls.

The tobacco warehouse/cigar factory at 401 North Prince Street was built in 1907 for the S. R. Moss Cigar Company following a disastrous fire which destroyed an earlier Moss warehouse on the site. This building bears resemblance to the earlier building, constructed c. 1895 from the plans of Lancaster architect, C. Emlen Urban. Like the Urban building, this building is five stories high with segmental arch windows, however, the earlier building was only two bays by ten bays with different fenestration on the first and fifth story. This warehouse, which is constructed of pressed brick laid in common bond with limestone foundations and cast stone sills, is six bays by ten bays with the longer facade running along West Lemon Street. The segmental arch windows are divided by a mullion so each opening is comprised of two 4/4 units. The flat roof has a corbelled cornice with metal molding, and a central parapet accentuating the Prince Street facade. A c. 1920 iron fire escape is also located on the Prince Street elevation. The alterations to the exterior of the building include the bricking in of two windows on the Prince Street elevation and the conversion of five windows to doors for use associated with the fire escape. The interior of the warehouse has wood plank floors and exposed brick walls. The large open spaces, divided down the middle, parallel to West Lemon Street, are articulated by cement columns which support wood beams. The second floor of the warehouse has been divided into office space. The building is in good condition and possesses a high degree of original integrity.

The warehouse at 417 North Prince was built c. 1907 by Otto Eisenlohr and Brothers, a Philadelphia tobacco company. The four story building was constructed of pressed brick laid in common bond with a limestone foundation. The first story of the Prince Street facade has four bays with the entrance on the north end, while the upper floors are divided into three bays. The segmental arch windows have paired window frames with 1/1 sash. The facade is surmounted by a small central parapet and a corbelled brick cornice with an arcade form, slightly more pronounced and ornate than the corbelling on the other warehouses.

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The interior of the warehouse has wood plank floors, wooden post and beam construction, large open spaces, and exposed brick walls. The front section of the first floor has been converted into six small offices with beaded paneling partitioning the spaces. The building continues to function for the storage of tobacco, is in good condition and possesses a high degree of integrity.

The warehouse at 427 North Prince Street was the result of three building campaigns. Section A, which faces North Prince Street was built c. 1909 by William Levy. This three story warehouse, four bays wide by seven bays, was constructed of brick laid in common bond with a limestone foundation. The roof is flat with a plain cornice. The first floor has an irregular four bay treatment with one double door, two windows and one narrow door. The upper two stories have two central windows, however, it appears that two additional windows on each floor have been filled in with brick. Because a two story building was adjacent to the warehouse on the north, this elevation has windows only on the top floor. The condition is similar on the south side, however, the adjacent building is still standing. Section B of the warehouse, located directly behind, but not originally connected to Section A, faces North Market Street and was constructed by Joseph Goldberg c. 1911 for use as a tobacco warehouse. This three story brick building is three bays wide by seven bays long. The segmental arch windows have 6/6 sash and are arranged in a symmetrical pattern on the facade. Between the second and third stories on the north and east elevations, a band of bricks have been repointed resulting in a wide stripe across the facades. The north facade is also accented by tie rod ends exposed between the first and second, and second and third stories. Section C, located south of Sections A and B, between North Prince and North Market Streets, was constructed as free-standing by the Bloch Brothers Tobacco Company c. 1911. This section is a brick four story building with a flat roof, brick corbelling and a white molded parapet cap. Bloch Brothers acquired all three warehouses c. 1913 and constructed Section D, located east of Section C and facing North Market Street, and Section E, located between Sections A and B. Like the three original warehouses, the two contributing additions are brick laid in common bond with flat roofs and segmental arch openings. The north wall of this grouping of buildings reveals the construction history to the

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greatest extent exposing three of the five sections of the warehouse and indicating the outline of the previous adjacent building. The interior of all five sections of the warehouse had wood plank floors, exposed brick walls and wood post and beam construction. The warehouse continues to function for the storage of tobacco with the basement used for tobacco sweating. The building is in good condition and possesses a high level of integrity.

The c. 1900 row of three non-contributing houses at 419, 421 and 423 North Prince Street was constructed of brick. Each residential unit is two and one-half stories high, three bays wide and has a gabled roof and centrally located gable dormer. Architectural features include segmental arch openings and a modest corbelled cornice. The buildings are residential in nature and are not architecturally or historically associated with the warehouses before 1939; 423 has been used as a tobacco company office since 1941.

The seven contributing industrial buildings have been altered only slightly over the years. The changes are generally cosmetic rather than structural. Numerous windows have been bricked-in and air conditioning units and exhaust fans have been added to several of the openings with the original wood window frames remaining intact. Advertisements have been painted on the facades of the buildings in some instances. Generally, the buildings are in good condition and have maintained their integrity of design and materials.

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
Agriculture

Period of Significance

1881-1938

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

The North Prince 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. Six of the seven contributing buildings in the district are a well preserved concentration of tobacco buildings in Lancaster City. This district is also an important grouping of late nineteenth and early twentieth century Lancaster industrial architecture. The construction, scale, shape and ornamentation of all seven contributing buildings in the district are 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).

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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; 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 tobacco warehouses within the district are representative of the buildings used by the tobacco industry during the late nineteenth and early twentieth centuries. The warehouse at 32-54 West Lemon Street was constructed to store tobacco and presently continues that function. Of the three tobacco warehouses constructed by Thomas and Henry Baumgardner on the south side of Lemon Street between North Prince and Market Streets, only one exists today at 32-54 West Lemon Street. Records indicate that the tobacco warehouse at 32-54 West Lemon Street was leased by the Baumgardner's to A. Cohn and Company until c. 1911 when it was sold to M. Levy and Sons for continued use as a tobacco warehouse. Presently, the building is owned by the Lancaster Storage Company and is used as a tobacco warehouse.

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The S. R. Moss Cigar Company building at 401 North Prince Street was constructed in 1907 for the storage of tobacco and the manufacture of cigars. In 1922, Lancaster Press, a printing operation, moved in and occupied the southern half of each floor while the storage of tobacco and manufacture of cigars continued on the northern half. The printing plant took over the entire building in 1924 and continues to operate there today.

The warehouse at 417 North Prince Street was built c. 1907 by Otto Eisenlohr and Brothers, a Philadelphia tobacco company. According to the 1907 Lancaster City Directory, the shipping department of the business was located at this address. The building was later owned by the American Sumatra Tobacco Company and the A. K. Mann and Sons Tobacco Company. The warehouse continues to function for the storage of tobacco.

The warehouse at 427 North Prince Street is the product of three building campaigns. Section A of the warehouse, facing North Prince Street, was built c. 1909 by William Levy for tobacco storage. Section B, facing North Market Street, and Section C, located south of Section A and B, were constructed c. 1911; Section B by Joseph Goldberg for use as a tobacco warehouse and Section C by the Bloch Brothers Tobacco Company for the same purpose. In 1913, the Bloch Brothers Tobacco Company acquired the three warehouses and added Section D and E so that the entire building functioned as warehouse and office space for a single successful business. The warehouse continues to function for the storage and sweating of tobacco.

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 and wood double hung. 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

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originally large open spaces articulated by wood or cement 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 district as a whole, is representative of the typical architectural characteristics of industrial buildings in Lancaster City in the late nineteenth and early twentieth century. Of the seven contributing buildings, all are constructed of brick laid in common bond. The buildings at 32-54 and 108 West Lemon Street, and 401, 417 and 427 Section B have modest brick corbelling at the cornice line, while all the contributing buildings except 32-54 West Lemon Street are accented by limestone foundations. Each of the seven contributing buildings has segmental arch window openings that are symmetrically placed on the elevations of the buildings. The contributing buildings range in height from two stories (108 West Lemon Street, Section B) to five stories (401 North Prince Street), with the majority of the buildings being three stories. All the contributing buildings are rectangular in shape with the shorter facades of 427 North Prince Street, Section A, B and C, and 417 North Prince Street facing the street. (The buildings at 401 North Prince Street, and 32-54 and 108 West Lemon Street face two streets.) The roofs of the contributing buildings are either gently pitched as in 32-54 and 108 West Lemon Street and 427 North Prince Street, Section B or flat as in 401, 417, and 427 North Prince Street, Section A and C. The interiors of all seven contributing buildings are made up of large open spaces with wood plank floors and exposed brick walls. All the contributing buildings are constructed of wood post and beam except 401 North Prince Street which is constructed of concrete posts with wood beams.

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 contemporary 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 500 and 600 blocks of North Charlotte 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 one-half to five stories in height with symmetrical fenestration. The interiors

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of these industrial buildings consist of large open spaces, wood plank flooring, exposed brick walls, and post and beam construction. 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 Charlotte 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.

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):

- N/ 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 2

UTM References

A 18 | 388325 | 4433255
 Zone Easting Northing

C _____ | _____ | _____

B _____ | _____ | _____
 Zone Easting Northing

D _____ | _____ | _____

See continuation sheet

Verbal Boundary Description

Commencing at the southwest corner of West Lemon Street and North Prince Street and proceeding west 149 feet, south 83 feet, southeast 152 feet, east (crossing North Prince Street) 60 feet, continuing east 57 feet, north 107.6 feet, continuing north (crossing West Lemon Street)

See continuation sheet

Boundary Justification

The boundaries described include the buildings and land associated with the nominated properties. All boundaries were established by the limit of non-contributing resources immediately outside the district. To the south of the district is vacant land and a c. 1970 highrise complex.

See continuation sheet

11. Form Prepared By

name/title Betsy Updike, Consultant; Mary Wiley Myers, Executive Director
 organization HPT of LC date 1989
 street & number 123 North Prince Street telephone (717) 291-5861
 city or town Lancaster state PA zip code 17603

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LANCASTER COUNTY HISTORIC DISTRICT, LANCASTER COUNTY PA

Section number 9 Page 1

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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Verbal Boundary Description (continued):

66 feet, east 136 feet, north 64.5 feet, west 42.9 feet, north 34 feet, east 92.6 feet, north 158.9 feet, west 239.3 feet, south 254.8 feet, continuing south (crossing West Lemon Street) 66 feet, west (crossing North Prince Street) 60 feet to the commencing point.

Boundary Justification (continued):

To the east is vacant land, low quality residential properties and non-tobacco, low quality industrial structures. To the north and west is low quality residential and adversely altered non-tobacco related commercial properties as well as vacant land.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89001054 Date Listed: 8/18/89

North Prince Street Historic District	Lancaster	Pennsylvania
Property Name	County	State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Linda McClelland
Signature of the Keeper

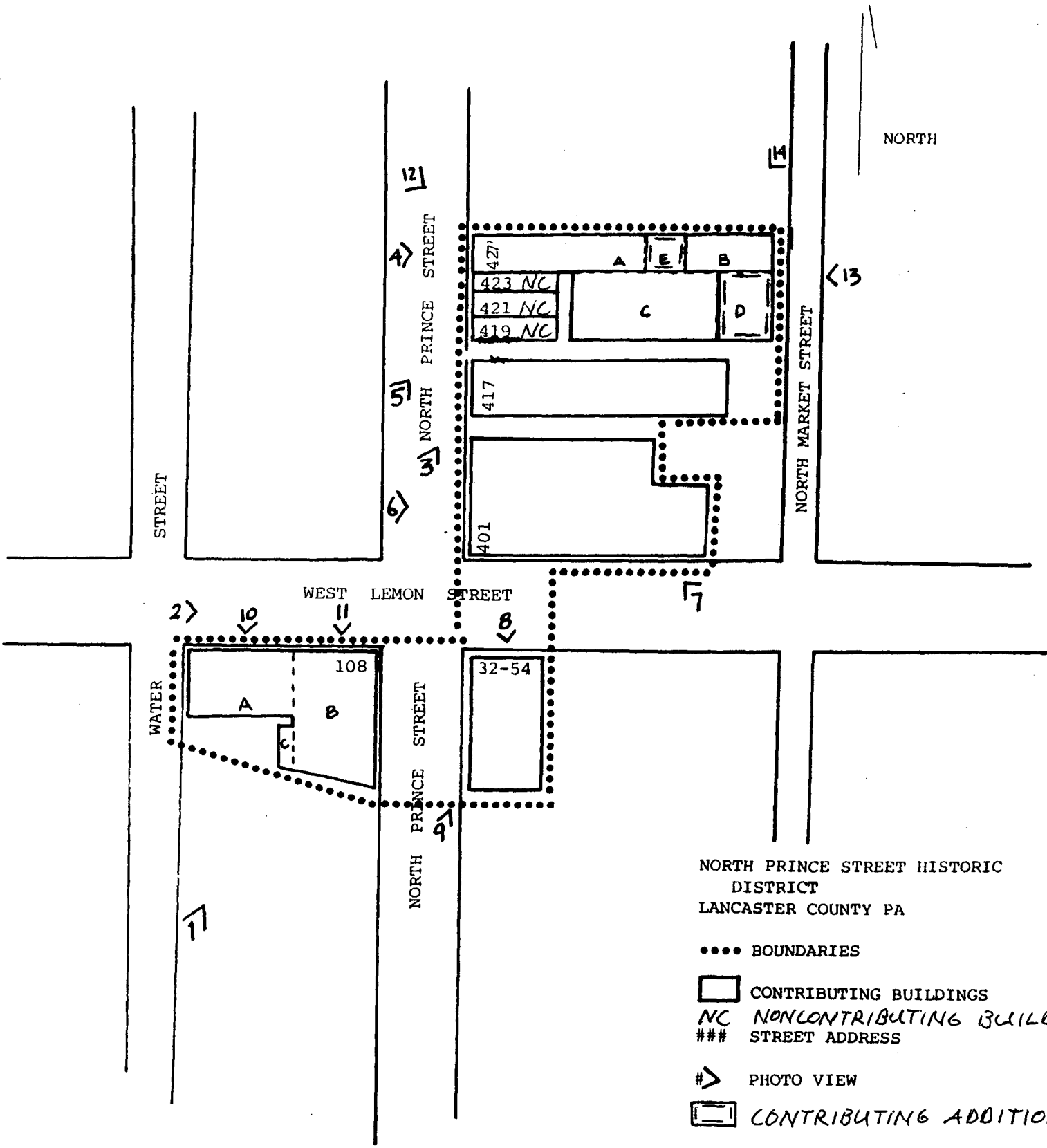
August 18, 1989
Date of Action

Amended Items in Nomination:

"Architecture" added to areas of significance.
Confirmed by telephone with SHPO staff, Dan Diebler, on 8/18/89.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



NORTH PRINCE STREET HISTORIC DISTRICT
LANCASTER COUNTY PA

- BOUNDARIES
- CONTRIBUTING BUILDINGS
- NC NONCONTRIBUTING BUILDING
- ### STREET ADDRESS
- #> PHOTO VIEW
- ▭ CONTRIBUTING ADDITION



NEW HOLLAND
 (LEOLA)
 5764 II SW
 4436
 4435
 GREENLAND 1.4 MI.
 PHILADELPHIA (CIVIC CENTER) 61 MI.
 4433
 2'30"
 (340)
 SMOKE TOWN 2.5 MI.
 INTERCOURSE 7.6 MI.

North Prince Street H D
 Lancaster Co.
 Lancaster Road
 Zone 11
 388 325
 4433 255