

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 18). 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 Harrisburg Avenue Tobacco Historic District
other names/site number N/A

2. Location

street & number Harrisburg Ave. at N. Mulberry Street not for publication N/A
city, town Lancaster vicinity N/A
state Pennsylvania code PA county Lancaster code 071 zip code 17603

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>4</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>4</u>	<u>0</u> Total

Name of related multiple property listing:
Tobacco Buildings in Lancaster City

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 Brent A. Glass Date 7/31/90

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/storageIndustry/manufacturing facility

Current Functions (enter categories from instructions)

Commerce/warehouse/businessCommerce/restaurantIndustry/manufacturing facility**7. Description**

Architectural Classification

(enter categories from instructions)

Other: tobacco warehouse

Materials (enter categories from instructions)

foundation Stonewalls Brickroof Slate

other _____

Describe present and historic physical appearance.

The Harrisburg Avenue Tobacco Historic District is comprised of a group of four brick tobacco industry buildings, all of which are contributing to the district, and which date from 1874-c. 1881. The buildings are linked in the district by proximity and function, and their location near two railroad lines. The district, approximately one-and-one-quarter acres (1.25), is located in the northwest quadrant of the city in a largely industrial and commercial area. It is on the south side of Harrisburg Avenue, which runs at an angle northwest to southeast, at its intersection with the northerly end of North Mulberry Street. The district is bounded on the west by an embankment and stone parapets overlooking a former Pennsylvania Railroad right-of-way, now lands of the City of Lancaster. Buildings A, B, and C are located on a triangle of land on the east side of North Mulberry Street; Building D is on the west side of North Mulberry Street, approximately twenty-six feet south of Harrisburg Avenue. The buildings, of brick laid in common bond over stone foundations, are warehouse structures of the pre-1900 industrial type, which were used for the processing and storage of cigar leaf tobacco. Generally rectangular in plan, with the exception of Building C which is L-shaped, the warehouses have raised basements and brick corbelled cornices. Window openings are brick segmental arches having originally six-over-six windows set in wooden sash; some sash has been replaced. The buildings have undergone some changes over time: Building A was raised from two to three full stories and its roof changed from end-gabled to flat. Buildings A and B, built in 1874 as separate structures, were joined by 1886. Building C, c. 1880, an L-shaped building, has a one-story addition, c. 1950. Building D, c. 1881, had a two-bay addition, c. 1895, extending

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Harrisburg Ave. Tobacco Historic District, Lancaster, Lancaster County, PA

Section number 7 Page 2

the west elevation; the building's north elevation, near the rear, has a large brick modern addition with garages and loading area, c. 1964. This addition covers much of an adjoining lot which extends northwesterly along Harrisburg Avenue. Although the buildings in the Harrisburg Avenue Tobacco Historic District have undergone some changes over time, their general configuration, fenestration, and much of the brickwork remains intact. The Harrisburg Avenue Tobacco Historic has good integrity.

Building A, the C. August Bitner Tobacco Warehouse, 254-2 Harrisburg Avenue, 1874, is at the angled southeast corner of Harrisburg Avenue and North Mulberry. The southwest corner of the building is angled or truncated where the building meets the property line; a railroad siding was located close to this corner. The five-bay Harrisburg Avenue facade (north elevation) has pilaster-like strips of brickwork between the first and second and third and fourth bays; a loading doorway is at the first floor, second bay, accented by a rounded brick arch; a raised entrance door with stoop is at the first floor, fourth bay. The three-bay North Mulberry Street facade (west elevation) also has brick pilasters between the bays; a raised loading doorway is at the center bay, first story. Building A was originally two-and-one-half stories over a raised basement, with a side-gabled, moderately-pitched roof (see changes in brickwork, particularly east elevation, second story). It was subsequently raised to three full stories with a flat parapeted roof. Windows on the first and second stories have wooden shutters fastened shut. A painted sign between the second and third stories, north elevation reads "E. Rosenwald & Bro., Leaf Tobacco, John DeHaven, Agent"; and on the west elevation: "E. Rosenwald & Bro., Main Office, 145 Water St., N. Y." Star-shaped anchor rods are visible on the north and south elevations.

Building B, the Bitner Tobacco Warehouse, 250 Harrisburg Avenue, built in 1874, is twenty-five foot wide, two-and-one-half stories in height, and has a basement and moderately pitched side-gabled roof. Originally free-standing, it adjoins Building A to the west. The building has undergone more changes than the other buildings in the district. It was rehabilitated as a pizza shop, c. 1979, and large bowfront multipaned glass windows with

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Harrisburg Ave. Tobacco Historic District, Lancaster, Lancaster County, PA

Section number 7 Page 3

pent overhangs have been added on the north and east elevations. A shop entrance is at the north elevation and an employees' entrance with a large ventilator above is at the southeast corner of the building.

Building C, Pritzfeld & Co. Tobacco Warehouse, 541 North Mulberry Street, c. 1880, is rectangular in plan, three bays by four bays, and has a stone foundation. It is side-gabled with a brick chimney centered on the north gable; two stories in height with a raised basement; and has a slate roof. Window openings are brick segmental arches with replacement windows; at the basement level, windows are filled with cinder block. The north elevation, first floor, center bay has a raised loading doorway accented by a rounded brick arch. A raised entrance door with wooden steps is at the west elevation, first floor, fourth bay. The building has an unusual original two-story flat-roofed brick ell at the south end extending to the east, constructed as such because of space limitations on the lot. In the elbow of the rectangular building and the ell (the east side of the building) is a raised loading dock with overhang, c. 1960, partly enclosed with wood. Extending along the south lot line in an easterly direction is a one-story cinder block addition, c. 1950, remodeled 1985, which adjoins the south elevation of Building B.

Building D, the Rosenbaum Tobacco Warehouse, 552-4 North Mulberry Street, dates from c. 1881, and is rectangular in plan, four bays by approximately six bays wide, three-and-one-half stories in height over a stone foundation. Bisecting the building east to west is a brick wall dividing it into northerly and southerly portions, i.e., two separate tobacco warehouses; the northerly portion was extended two bays to the rear, c. 1895, and has a loading dock. The building has a gambrel roof covered with slate, corbelled cornices, brick segmental arches over the windows, and rounded arches over the doorways. The basement is very high, giving it the appearance of being four stories in height. The east elevation (facade) is four bays wide; brick

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Harrisburg Ave. Tobacco Historic District, Lancaster, Lancaster Co., PA

Section number 7 Page 4

chimneys are at either end; a pilaster ending in a brick chimney between the second and third bays indicates the common brick wall dividing the building. Windows on this elevation are single-paned replacement, except at the raised basement level which has six-over-six windows. The first floor, second bay, has a recessed loading doorway; a matching doorway for the northerly portion is at the third bay, but it is brick-filled. At grade level, a double doorway is at the first bay; it was mirrored by an entrance to the northerly portion at the opposite corner; however, the latter entrance opening has been enlarged and changed, c. 1960. The interior has two original elevators in operating condition. An aluminum overhang and aluminum sign reading "United Twine & Paper Co." are above the raised basement doorway on the northerly portion.

On the north elevation of Building D, adjoining the westerly third of the building, is a large tan brick addition, c. 1964, made up of a raised loading doorway, three bays of garages, and a building approximately 50 by 200 feet, extending along Harrisburg Avenue on an adjoining lot (300 Harrisburg Avenue). The flat-roofed building is approximately two stories in height with large expanses of unbroken brickwork, separated every twenty feet or so by painted vertical aluminum strips. It has no windows (the south elevation is not visible), but has large double-door glass showroom entrances at the northwest and southeast elevations.

The buildings of the Harrisburg Avenue Tobacco Historic District are among the earliest extant tobacco-related buildings in Lancaster City. They are clustered together on land made valuable by its proximity to two railroad lines--the track of one still lies embedded in North Mulberry Street. Although the buildings have undergone some changes over time, and a large set-back addition has been made to Building D, enough original building fabric remains so that this intact district of four buildings exhibits good integrity.

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
c. 1874-1940

Significant Dates
1874

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 Harrisburg Avenue Tobacco Historic District is significant under criteria A and C. Its buildings are members of the tobacco processing and manufacturing property type under the multiple property nomination: Tobacco Buildings in Lancaster City. The district is significant as an integral part of one of Lancaster City's most important late-nineteenth- and early-twentieth-century industries, the processing and storage of cigar leaf tobacco. The district is representative of a body of industrial buildings in Lancaster City during the late nineteenth and early twentieth centuries. It is also significant architecturally because its buildings demonstrate the variety of options available within the property type during this period, particularly regarding roof style: end-gabled, gambrel, and flat. Further, the Harrisburg Avenue Historic District is notable because it is an intact concentration of tobacco warehouses whose sites were directly related to the location of nearby railroad lines.

Of the four tobacco warehouses in the district, three (Buildings A, B, and C) were part of the establishment of tobacco warehouses in the early 1870s by C. A. (Charles Augustus) Bitner in the vicinity of Harrisburg Avenue and North Mulberry Street in connection with his fast freight line between Lancaster and Philadelphia (see Context). The fourth building, a double tobacco warehouse (Building D), was constructed c. 1881 by G. Falk. Of a total of eight tobacco related buildings shown on the 1886 Sanborn map in the vicinity of Harrisburg Avenue and North Mulberry Street, only the four buildings of this district, all south of Harrisburg Avenue, and one north of Harrisburg Avenue (see National Register nomination, Friedman, Henry, Tobacco Warehouse, 309 Harrisburg Avenue, rear, submitted 1990) are yet extant.

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Harrisburg Ave. Tobacco Historic District, Lancaster, Lancaster Co., PA

Section number 8 Page 2

By the early 1870s C. A. Bitner had built his principal building, a combined fast freight office and tobacco warehouse, on the north side of Harrisburg Avenue at No. 309-311 (destroyed by fire, c. 1985). The tracks of the Pennsylvania Railroad Co., coming from the northwest and running to the southeast, crossed Harrisburg Avenue west of this building; a spur extended from the main line to the building. The Reading & Columbia Railroad, also coming from the northwest, north of the Pennsylvania tracks, ran a line north and south past Bitner's Freight House-Tobacco Warehouse and his other buildings on the north side of Harrisburg Avenue. This line then extended across Harrisburg Avenue and continued down North Mulberry Street.

In 1874 C. A. Bitner purchased from Catharine Eshelman a triangular piece of land, approximately one-half acre, on the east side of North Mulberry Street, adjacent to the Reading & Columbia line. Here Bitner built three tobacco warehouses (Buildings A, B, and C), clustered on either side of one railroad siding (see also National Register nominations, North Shippen/Tobacco Avenue Historic District and Teller Bros./Reed Tobacco Historic District, both submitted 1990, located close to railroad tracks). This property later became part of the Bitner family estate which descended to his wife, Rebecca, and thence to their three children and other family members, until it was divided c. 1945.

According to the 1874 Map of the City of Lancaster, the only buildings in the district already constructed were the two fronting on Harrisburg Avenue: the C. August Bitner Tobacco Warehouse (Building A) and the Bitner Tobacco Warehouse (Building B). They are shown as free-standing buildings, separated by a few feet of space.

The 1886 Sanborn map shows Buildings A and B, now joined as one building, occupied by Jos. Lederman & Sons for use as a tobacco warehouse. Lederman, from New York City, had leased the buildings as early as 1882-3. Building C, another Bitner tobacco warehouse in the tract, c. 1880, fronting on North Mulberry Street, was wedged with little space between Building A and a large metal bending works on an neighboring lot to the south. Building C was leased to the tobacco firm of Pritzfeld & Co. The three buildings were by that time part of the C. A. Bitner's

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHarrisburg Ave. Tobacco Historic District, Lancaster, Lancaster County, PA
Section number 8 Page 3

estate. The Rosenbaum Tobacco Warehouse (Building D), the large double warehouse on the west side of North Mulberry Street, had been built by Falk with a brick wall dividing it into two properties. In 1881, shortly after it was built, he had sold the northerly portion to A. S. Rosenbaum & Co.; G. Falk & Bro. continued to own and operate the southerly portion (sometime later the two sides of this building were combined under one ownership and deed). As with the Bitner building, the Rosenbaum Tobacco Warehouse was serviced by a railroad line: a loading dock at its rear (west elevation) was adjacent to Pennsylvania Railroad tracks.

According to the Sanborn map of 1897, updated to 1904, Buildings A and B were then the leaf tobacco warehouses of C. W. Bitner & Co.; Building C was occupied by a wholesale grocer; Building D, northerly portion, continued as the tobacco warehouse of A. S. Rosenbaum & C (from 1888-90 it was known as Cullman & Rosenbaum), and the southerly portion was still the tobacco warehouse of G. Falk & Bro.

The 1912 Sanborn map shows the continuing ownership of Buildings A, B, and C by the Bitner family: Building A was C. W. Bitner's Tobacco Warehouse; Building B was leased to J. Shirk & Co.; C was again used for tobacco, this time leased by John Knoll & Co. Both portions of Building D continued to be used as tobacco warehouses in 1912: Bondy & Lederer occupied the northerly side and J. O. Wilcox & Co. was in the southerly portion. The northerly portion of Building D was later used by other leaf tobacco firms: in 1913, by George Hoffman; 1919-1920, by Julius Marqusee.

According to the Lancaster City Directory of 1931, the firm of E. Rosenwald & Bro. Leaf Tobacco leased Building A (this New York City firm was a lessee as early as 1929); the occupant of Building B was not listed; and Building C was leased by the leaf tobacco broker and importer, A. L. Schreiner & Co. The C. W. Bitner estate or family members continued as owners of these three buildings. Building D's northerly portion was not listed; however, the southerly portion was occupied by the tobacco firm

United States Department of the Interior
National Park Service**National Register of Historic Places
Continuation Sheet**

Harrisburg Ave. Tobacco Historic District, Lancaster, Lancaster County, PA

Section number 8 Page 4

of B. F. Good whose headquarters was at the corner of North Prince and W. James (see National Register nomination). In 1939 B. F. Good was still occupying this portion; Building A was leased to the firm of Morris Levy & Sons; the other buildings were not listed.

The 1947 update of the 1912 Sanborn map shows Morris Levy & Sons occupying both Buildings A and B; Building C, owned by Daisy Bitner from 1894-1945, was now owned by Farmer's Supply Co. and was being used as a feed and potato warehouse. Building D, north portion, housed a wholesale paper and twine business; the south portion was a tobacco warehouse, but the occupant's name was not shown. Building D in its entirety was subsequently used by the paper and twine company until c. 1988. Presently, Building A is a warehouse; Building B is a pizza shop; Building C is used by a candlemaking business; and Building D is used for storage by the electric and electronics company housed in its addition.

The tobacco warehouses of the Harrisburg Avenue Tobacco Historic District, established by Lancaster City businessman C. A. Bitner, formed a locus of tobacco industry activity throughout the period of significance in Lancaster City. The location of the buildings and their placement on their lots are directly related to the establishment of railroad lines, a strong impetus to industrial development in Lancaster City. The district has good examples of the types of industrial buildings which were built to suit the growing industrial and storage needs of the city during the last quarter of the nineteenth century.

9. Major Bibliographical References

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 # _____

See continuation sheet

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 1.25

UTM References

A

1	8
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3	8	8	0	3	0
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4	4	3	3	5	3	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 Gloria O. Becker, Ph.D., Preservation Director

organization Historic Preservation Trust of L. C. date Feb. 17, 1990

street & number 123 N. Prince Street telephone (717) 291-5861

city or town Lancaster state PA zip code 17603

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Harrisburg Ave. Tobacco Historic District, Lancaster, Lancaster County, PA

Section number 9 Page 1

Bibliography

Ellis, Franklin, and Samuel Evans, History of Lancaster County, Pennsylvania, 2 vols. 1883, I: 357.

Everts & Stewart, 1875 Atlas of Lancaster County, Pennsylvania. Rpt., Knightstown, IN: Bookmark, 1976, p. 64.

Faulkner, Richard, Jr., telephone conversations with Gloria O. Becker, Ph.D., November 1989, February 1990, pertaining to 541 N. Mulberry Street and the Bitner family estate; see Lancaster County Deed Books 10N: 490; T14; 249; and G37: 551 for additional information on the Bitner land transactions.

Graves & Steinbarger, Atlas of Surveys of the County of Lancaster, State of Pennsylvania, 1899, 13, at Lancaster County Library, Lancaster, PA.

Insurance Maps of Lancaster, Pennsylvania, 1886: 2; 1897 (updated to 1904): 4; 1912: 9, 10; 1912 (updated to 1947): 9, 10; Additional Index, 1901, addendum to 1912 updated. An original Sanborn for 1897 is at the Historical Society of Lancaster County, Lancaster, PA; those for 1886, 1912, and 1912 updated are on microfilm, Reel No. 282, at the same repository.

Lancaster City Directories, 1877-8, 1886, 1889-1890, 1912-13, 1919-1920, 1931.

Roe and Colby, Map of the City of Lancaster, Lancaster County, Pennsylvania, Philadelphia, 1874, Municipal Building, 2nd floor display area, Lancaster, Lancaster, PA.

Traines, Leonard, telephone conversation with Gloria O. Becker, Ph.D., 2/14, 90, regarding 552-4 N. Mulberry Street and the addition, 300 Harrisburg Avenue.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Harrisburg Ave. Tobacco Historic District, Lancaster, Lancaster County, PA

Section number 10 Page 1

Verbal Boundary Description

Beginning at a point, the northwest corner of Harrisburg Avenue and North Mulberry Street; thence in a southeasterly direction approximately 70 feet, crossing the bed of North Mulberry Street, to a point in the southern right-of-way of Harrisburg Avenue and the property line of 254-2 Harrisburg Avenue; thence in a southeasterly direction for a distance of 203.7 feet along the southern right-of-way of Harrisburg Avenue and the property lines of 254-252 and 250 Harrisburg Avenue to a point, the southeast corner of the property line of 250 Harrisburg Avenue; thence in a westerly direction following the southern property lines of 250 Harrisburg Avenue and 541 North Mulberry Street for 171.9 feet to a point, the eastern right-of-way of North Mulberry Street; thence extending in a northerly direction for 80 feet along the eastern right-of-way of North Mulberry Street and the western property line of 541 North Mulberry Street to a point, the junction of the property lines of 541 North Mulberry Street and 254-252 Harrisburg Avenue; thence extending in a northwesterly direction for approximately 63 feet, crossing the bed of North Mulberry Street to a point, the western right-of-way of North Mulberry Street and the southeast corner of the property line of 552-554 North Mulberry Street; thence following the property line of 552-554 North Mulberry in a westerly direction 128 feet to a point, the western property line of 552-554 North Mulberry Street and the lands of the City of Lancaster, former railroad right-of-way; thence extending in a northwesterly direction approximately 70 feet along the property line of 552-554 North Mulberry Street to a point, the northwest corner of the lands of 552-554 North Mulberry Street; thence extending in an westerly direction for 20 feet along the northern property line of 552-554 North Mulberry Street and the lands of the City of Lancaster, former railroad right-of-way, to a point, the southwest property line of 300 Harrisburg Avenue; thence extending in a northwesterly direction 356.4 feet along the northwestern property line of 300 Harrisburg Avenue and the lands of the City of Lancaster, former railroad right-of-way, to a point, the southern right-of-way of North Mulberry Street; thence extending in a southeasterly direction for a distance of 434.8 feet along the the southern right-of-way of North Mulberry Street and the property line of 300 Harrisburg Avenue, to the place of beginning. Being an estimated one-and-one-quarter acres (1.25).

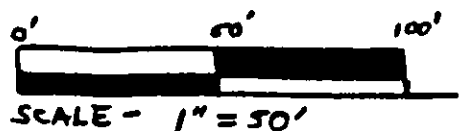
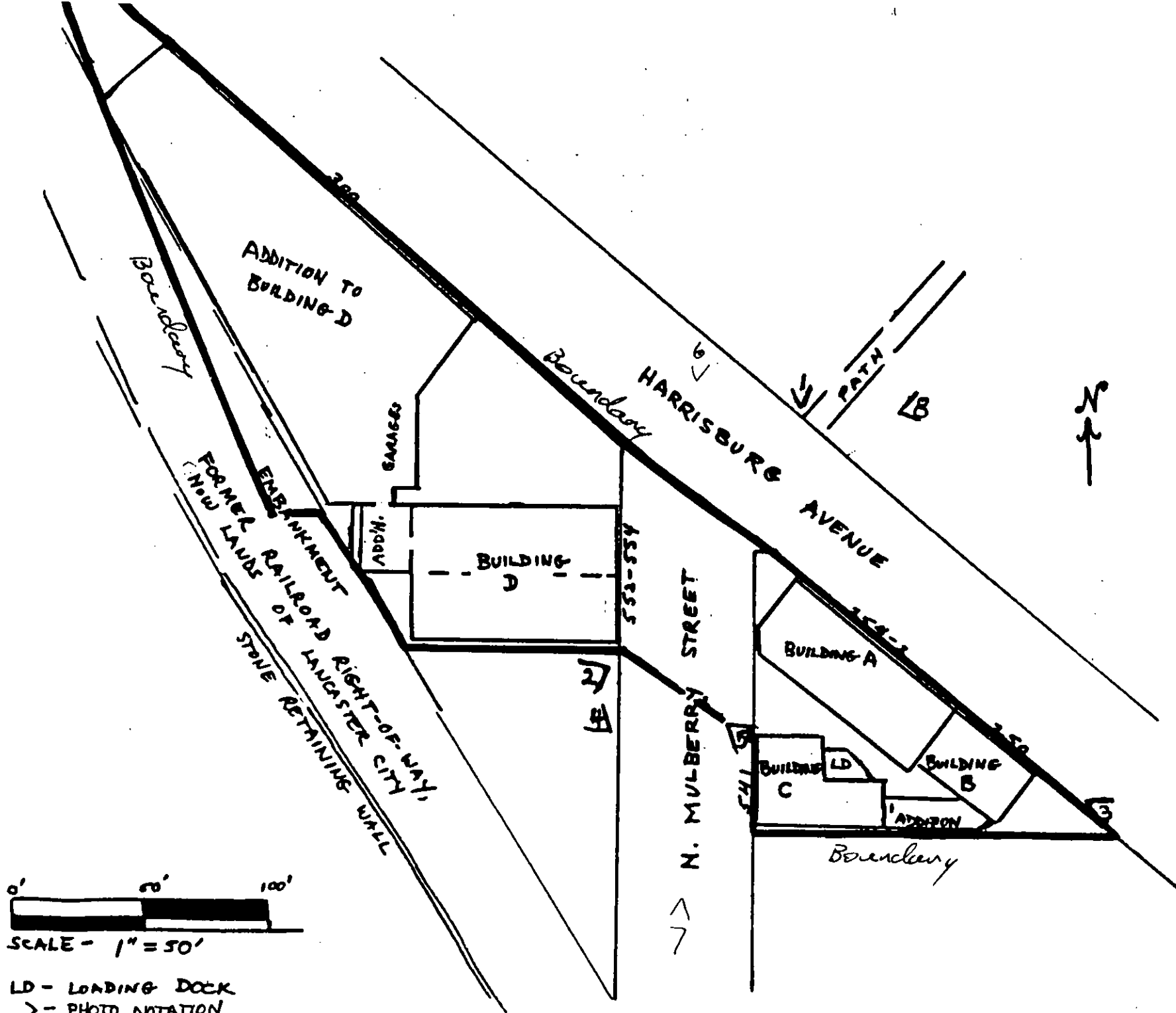
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Harrisburg Ave. Tobacco Historic District, Lancaster, Lancaster County, PA
Section number 10 Page 2

Boundary Justification

The boundaries which are historically associated with the properties, as shown in Lancaster County Tax Assessor's Book 33, Page 9, Tax Parcel Numbers: Building A, 254-2 Harrisburg Ave., 12J16B-4-1; Building B, 250 Harrisburg Ave., 12J16B-4-2; Building C, 541 N. Mulberry St., 12J16B-4-31; Building D, 552-554 N. Mulberry St., 12J16B-3-2; and the addition to Building D, 300 Harrisburg Ave., 12J16B-3-1. The western boundary follows the western elevations of the cultural resources and the lands adjacent, formerly railroad right-of-way, now lands of the City of Lancaster, which were historically associated with the buildings.



LD - LOADING DOCK
 > - PHOTO NOTATION
 R. BECKER 1990



HARRISBURG AVE.
TOBACCO HISTORIC
DISTRICT
LANCASTER PA
LANCASTER QUAD
ZONE 18
E 388030
N4435.30

MILLEYSACK, J.B.
CIGAR FACTORY
LANCASTER PA
LANCASTER QUAD
ZONE 18
E 387150
N4412560