

# 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 Conestoga Cork Works Building  
other name/site number E. Rosenwald & Co. Tobacco Warehouse; Rose Brothers & Company; Farmers Supply; Rosenwald Court Apartments

### 2. Location

street & number 215-235 East Fulton Street  N/A not for publication  
city, town Lancaster  N/A vicinity  
state Pennsylvania code PA county Lancaster code 071 zip code 17602

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building (s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</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.

Dr. Brent Glass Dr. Brent Glass, Exec. Director 2/21/96  
Signature of commenting or other official Date  
Pennsylvania Historical and Museum Commission  
State or Federal agency or 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 or 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 \_\_\_\_\_

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

INDUSTRY/Manufacturing FacilityAGRICULTURE/Storage  

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Current Functions (enter categories from instructions)

DOMESTIC/Multiple Dwelling  

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**7. Description**

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Architectural Classification  
(enter categories from instructions)OTHER: Late-nineteenth century industrial  

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Materials (enter categories from instructions)

foundation STONE/Limestonewalls BRICK  

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roof ASPHALT SHINGLEother METAL/Tin  

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Describe present and historic physical appearance.

Located in an urban setting, the Conestoga Cork Works Building Building is surrounded by a mix of late nineteenth and early twentieth-century residences and industrial buildings. The site is bounded to the south by Fulton Street, a narrow secondary street, to the west by an adjacent unrelated building, to the north by an alley representing a nineteenth century railroad cut, and to the east by residences. The building is set on a zero lot line along Fulton Street and covers approximately half the site, the remainder being covered with asphalt paving. The Conestoga Cork Works Building largely assumed its present appearance by 1897. The westernmost twelve bays of the three-story thirty-one bay main block were constructed circa 1883. A two-story tee wing at the rear (north) elevation was in existence by 1886. By 1891, the main block was extended eastward an additional nineteen bays and a third story was added to the tee wing. The original section has a gable roof covered with "V-crimped" metal. A low gable composition shingle roof, with an offset ridge, covers the eastern addition and the rear tee wing has a hipped roof covered with rolled asphalt roofing. Several brick parapets break the roofline at the junction of the tee.

The principal south elevation is thirty one bays wide and is constructed of brick set in common bond with a simple corbelled brick cornice. Wooden double hung sash six-over-six light windows set within rectangular openings with plain wood lintels and sills are located in all bays of the second and third levels. An original double leaf pedestrian entrance with a rectangular transom is located in the fourteenth bay of the first floor level. A false wooden cargo door corresponding to the thirtieth and thirty-first bays indicates a former passageway for wagons through the building. Remaining bays contain windows similar to those at the upper floors. The limestone foundation is covered by a rough texture stucco that was added in the 1970s. A series of low-profile basement windows, all concealed behind plywood in the 1970s, extends across the foundation level of the original structure.

The first floor level of the west elevation is obscured by an adjacent building and the upper level is exposed brick with no openings. The north elevation is similar to the facade with the exception of several pedestrian entrances added during a 1992 rehabilitation of the building. The two story tee wing is brick and has wooden double hung sash six-over-six light windows set within segmental arched openings with plain wood sills in most bays of its three levels. The east elevation was stuccoed in the 1970s and was formerly blind. Two rectangular window openings were placed at the first, second and third levels during the recent rehabilitation of the structure.

Prior to its recent conversion into apartments, the interior of the Conestoga Cork Works Building consisted of open warehouse spaces featuring its exposed wooden structural system, with exposed

## 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

1883-1945 \_\_\_\_\_ 1883, ca. 1891, 1915 \_\_\_\_\_

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 Conestoga Cork Works Building is significant under criterion A for its association with three of Lancaster City's most important late-nineteenth to early-twentieth century industries: cork manufacturing, umbrella manufacturing, and the processing and storage of cigar leaf tobacco. The building is also significant under Criterion C as a representative example of late-nineteenth century industrial architecture in Lancaster. The original portion of the building was constructed for the Conestoga Cork Works circa 1883 and served as the company's principal factory until circa 1891. Rose Brothers & Company, a manufacturer of umbrellas, acquired the site shortly thereafter and used it as a factory until 1912. In 1915, the building became a tobacco warehouse for E. Rosenwald and Company. It continued to be operated as a tobacco storage facility until the 1960s. As an example of an industrial facility converted for use as a tobacco warehouse, the Conestoga Cork Works Building is related to, and representative of, the tobacco processing and manufacturing property types under the multiple property nomination: Tobacco Buildings in Lancaster City.

### Cork Industry

The Conestoga Cork Works was constructed circa 1883 to replace the company's earlier factory which was destroyed by fire in 1882. In the mid to late nineteenth-century, cork cutting was a vital industry in the United States. Hand-cut and later machine-cut corks were used in virtually all bottled products as stoppers. The beer industry used millions as bungs for barrels, and cork was also used as handles and in the manufacture of shoes. The Pennsylvania cork industry represented half the cork production in the United States; Lancaster factories contributed one-half of the Commonwealth's capital, employees and product.<sup>1</sup>

The cork cutting industry had its origins in Lancaster in 1862 when Harrison Boardman, a local inventor and entrepreneur, brought the industry to the city. Boardman's Conestoga Cork Works was opened in its first factory, a large building that was destroyed by fire in 1870. The company leased a building on S. Queen Street in May 1870 and moved to that location, operating there until it too was destroyed by fire in November 1870. The firm moved to a new site on Locust Street only to again be destroyed by fire in 1882. They built the present building on Fulton Street shortly

**9. Major Bibliographic References**

- Atlas of Surveys of the County of Lancaster. Philadelphia: Graves and Steinbarger, 1899.
- Ellis, Franklin, and Samuel Evans. History of Lancaster County, Pennsylvania. 2 vols. Philadelphia, 1883; rpt. Apollo, PA: Closson Press, n.d.
- Gold, David. "Parachutes Made in Lancaster: The Follmer, Clogg, and Company and the Eagle Parachute Company," Journal of the Lancaster County Historical Society, Vol. 83, No. 3.
- Hensel, W. Uhler. Resources and Industries of the City of Lancaster, Lancaster County, Pennsylvania. By the Lancaster Board of Trade, 1887.
- Historic Sites Survey Files, Historic Preservation Trust of Lancaster County. "Rose Brothers and Company Umbrella factory," draft National Register Nomination, 1985, Patrick O'Bannon, Ph.D.

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 the Historic American Buildings Survey # \_\_\_\_\_
- recorded by the Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository \_\_\_\_\_

**10. Geographic Data**

Acreage of property 2 acres

UTM References

A 18 | 388995 | 4433045  
 Zone Easting Northing

B \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_  
 Zone Easting Northing

A \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_  
 Zone Easting Northing

B \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_  
 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The boundary of the nominated property includes the entire parcel numbered 12 K 13 C, Block 7, Parcel 27 in the office of the Tax Assessment Office, Lancaster County, Pennsylvania.

See continuation sheet

Boundary Justification

The boundary includes the entire current tax parcel only, which represents the size of the property throughout the subject's period of significance.

See continuation sheet

**11. Form Prepared By**

name/title David B. Schneider; Joseph Schuchman and William Wright (consultants)

organization Historic Preservation Trust of Lancaster County date 02/25/93; revised 1/3/96

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

city or town Lancaster state Pennsylvania zip code 17603

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   7   Page   1  

**Conestoga Cork Works**  
Lancaster County, PA

ceiling, wall & floor finishes. The eastern portion of the building was converted for use as a hardware store showroom in recent years. Dropped acoustical ceilings and applied wall and floor finishes were installed in the first floor and basement levels of this building.

In 1992 and 1993, the Conestoga Cork Works Building was adapted for use as apartments in accordance with the Secretary of the Interior's Standards for Rehabilitation Projects. Several non-contributing first story additions were removed and important character-defining elements were retained and rehabilitated. Intrusive metal cargo doors corresponding to the former passage through the building were replaced by false wooden doors that are compatible with the late nineteenth-century industrial character of the building. The passage had been abandoned in the mid twentieth century and was used as a garage prior to conversion of the space for residential space. Interior spaces were partitioned into apartment units while preserving original ceiling heights, interior finishes and exposed structural members throughout much of the building.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   8   Page   1  Conestoga Cork Works  
Lancaster County, PA

thereafter. By 1884, Lancaster City and County Directory identifies Conestoga Cork Works Building as the occupant at the site. The building originally consisted of the present western twelve bays along Fulton Street. The then two story rear tee wing was added by 1886. The factory assumed much of its present size and appearance by 1891, when a three-story nineteen bay addition was constructed to the east, along Fulton Street, and a third story was added to the tee.<sup>2</sup> Conestoga Cork's occupancy of the facility was brief, however, as by 1894 the firm had relocated to a site along New Holland Avenue.

Other local late nineteenth-century cork manufacturing companies included the Lancaster Cork Company was established in 1875; G. W. Dodge & Son, founded in 1876; the Phoenix Cork Works, founded in 1882; the Warren Cork Company, founded in 1887; the American Cork Company, founded in 1893; and the McCambridge Cork Company, founded in 1898; and the Dodge Cork Company, founded in 1926 by the grandson of G. W. Dodge. The Phoenix Cork Company and Lancaster Cork Company buildings are extant but have been greatly altered and no longer retain architectural integrity. The Dodge Cork Company moved to the former Laurel Street Silk Mill (demolished in 1994) after a fire destroyed its factory in 1945.<sup>3</sup>

According to Klein's 1924 Lancaster County: A History, the Conestoga Cork Works, Phoenix Cork Works, and Lancaster Cork Works "employed 200 persons and [they] realized an average annual production value of \$400,000."<sup>4</sup>

The cork industry continues to be a major aspect of Lancaster's economy, principally through the activities of the Armstrong Cork Company, now known as Armstrong World Industries. Armstrong Brothers Company had its origins as a cork cutting firm in Pittsburgh, Pennsylvania in 1864. The firm merged with Lancaster's Conestoga Cork Works, Lancaster Cork Works, Phoenix Cork Works, and the American Cork Works in 1895 to become the Armstrong Cork Company. Armstrong Cork moved its entire operation to Lancaster in 1907.<sup>5</sup> Armstrong eventually went out of the cork cutting business largely due to the invention of the mason jar which made cork stoppers obsolete. Armstrong, converted its operations for the manufacture of flooring and insulation. Armstrong is now a worldwide corporation and the largest employer in Lancaster.

#### Umbrella Manufacturing

Rose Brothers & Company, a manufacturer of umbrellas, moved into the former Conestoga Cork Works Building on Fulton Street about 1894. According to the United States Bureau of Census, Pennsylvania led the nation in the manufacture of umbrellas in 1900. Lancaster City boasted six factories producing \$2.7 million worth of umbrella goods manufactured in that year, almost half of the state's entire production. Silk mills and umbrella handle factories were located in Columbia, Marietta, and Lancaster City to supply raw materials for the production of umbrellas. Umbrella manufacturing became Lancaster City's most important industry, employing 15% of the City's industrial workforce (1,300 workers) and producing a greater dollar amount worth of goods than Lancaster's then second leading industry, tobacco. By the 1920s, Lancaster was boasting the production of more umbrellas each year than any other city in America.

Rose Brothers & Company was founded in 1882 by Jane Rose and her son David. The company grew steadily and by 1886, when James Rose and banker Herbert W. Hartman joined the firm, Rose Brothers and Hartman, as it was then known, had become a major umbrella manufacturer. The company operated out of a shop at 14 East King Street until 1888 when it purchased the facto-

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2Conestoga Cork Works  
Lancaster County, PA

ry built for the Peter J. Otto, a manufacturer of coverlets and counterpanes [this building was later incorporated into the southwest corner of Follmer, Clogg and Co. Umbrella Factory building, listed on the National Register and now known as the Umbrella Works Apartments]. The firm used this factory until 1892, when it merged with the Philadelphia based Follmer, Clogg and Company and several other firms to form The Umbrella Company. This firm substantially expanded the former Rose Brothers and Hartman factory. The Umbrella Company, intended to dominate the manufacture of umbrellas in the United States, soon proved unprofitable and went into bankruptcy in 1894. The company's assets were acquired by principal members of its original founding companies and Follmer, Clogg, and Company was established.<sup>5</sup> The Rose Brothers reorganized as an independent operation under the name of Rose Brothers & Company and leased the former Conestoga Cork Works Building for use as its factory. Rose Brothers manufacturing umbrellas in the building until 1912, when they moved into a three-story brick structure at 221-223 E. Chestnut Street [previously determined eligible by the National Register].<sup>6</sup>

### Tobacco Industry

The building's longest continuous use has been as a tobacco warehouse. Beginning in 1915, the building was occupied by E. Rosenwald & Company and used as a tobacco warehouse. The building's three stories of vast open spaces were ideal for this use. From the 1940s to the early 1960s, Consolidated Cigar Company warehoused tobacco in the building.

Tobacco warehousing and cigar production were among Lancaster's leading industries in the late nineteenth to mid twentieth centuries. According to the "Tobacco Buildings in Lancaster City Multiple Resource Nomination" (1990) Lancaster had 131 buildings related to the tobacco industry in the period 1880-1940. In 1916 alone, 25 million pounds of tobacco were produced in Lancaster County. County wide investment was over \$1.5 million and about 1,000 persons were employed in the industry.<sup>7</sup> After Rose Brothers and Company moved out of the former Conestoga Cork Works Building in 1912, the building was occupied in 1915 by E. Rosenwald and Company for use as a tobacco warehouse. Three stories of building with vast open storage spaces, scales, and loading bays made it ideal for warehousing purposes. From the 1940s to the late 1960s the building was occupied by Consolidated Cigar Corporation, again for use as a tobacco warehouse.

Farmers Supply, a local farm supply retail store moved to this site in 1963 and remained until 1990. The property was acquired in November, 1991 by E. G. Stoltzfus Jr., Inc. and has been converted into apartments.

### Architecture

The Conestoga Cork Works Building is representative of a large body of industrial buildings built in Lancaster City in the late nineteenth and early twentieth centuries. Generally, these industrial buildings had many shared characteristics and features, such as being constructed of brick over limestone foundations and being two to five stories in height. Roofs were generally gabled or, to a lesser extent, gambrel or flat. Windows and doors were rectangular, often accented by brick segmental arches; generally, placement of fenestrations was symmetrical. Ornamentation was generally sparse and confined to brick corbelled cornices, and to a lesser degree, brick pilasters; corbeling was almost ubiquitous on buildings built before circa 1920.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   8   Page   3  

**Conestoga Cork Works**  
Lancaster County, PA

The long rectangular shape, multiple bays, and brick construction of the Conestoga Cork Works Building give it a commonalty with other late nineteenth century industrial buildings in the city. Although not constructed as a tobacco warehouse, the building also meets the registration requirements under the "Tobacco Buildings in Lancaster City Multiple Property Documentation Form." The overall integrity of the Conestoga Cork Works Building is good. The only current visible alterations are the stuccoed east wall and the reworked cargo bay.

Notes: \_\_\_\_\_

<sup>1</sup>W. Uhler Hensel, Resources and Industries of the City of Lancaster, Lancaster County, Pennsylvania (Lancaster, PA: Lancaster Board of Trade, 1887), p. 63.

<sup>2</sup>Insurance Maps of Lancaster, Pennsylvania, Sanborn-Ferris Map Co., 1891.

<sup>3</sup>H. M. G. Klein, Lancaster County, Pennsylvania: A History, 4 vols (New York: Lewis Historical Publ., 1924), Vol. II, pp. 551-3, 692.

<sup>4</sup>Armstrong World Industries, "The Story of Armstrong," manuscript, p. 3.

<sup>5</sup>David Gold, "Parachutes Made in Lancaster: The Follmer, Clogg, and Company and the Eagle Parachute Company," Journal of the Lancaster County Historical Society, Vol. 83, No. 3, pp. 97-98; "Follmer, Clogg, and Company Umbrella Company," nomination to the National Register of Historic Places, National Park Service, 1986.

<sup>6</sup>Patrick O'Bannon, Ph.D., "Rose Brothers and Company Umbrella factory," draft National Register Nomination, 1985, Historic Sites Survey Files, Historic Preservation Trust of Lancaster County.

<sup>7</sup>"Tobacco Buildings in Lancaster City Multiple Property Documentation Form," nomination to the National Register of Historic Places, National Park Service, 1990, E-15.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   9   Page   1  

**Conestoga Cork Works**  
Lancaster County, PA

Insurance Maps of Lancaster, Pennsylvania, Sanborn-Ferris Map Co., 1886; 1891; 1897 (updated to 1904); 1912; and 1912 (updated to 1947); on microfilm, and 1897 MS, at the Historical Society of Lancaster County, Lancaster, PA.

Klein, H. M. G. Lancaster County, Pennsylvania: A History, 4 vols. New York: Lewis Historical Publ., 1924.

Lancaster City and County Directories, 1885-1945.

Lancaster County Recorder of Deeds. Deed Book Vol. U-1; Vol. S-57, p. 489; p. 257; Vol. N-89, p. 322; Vol. 3297, p. 345.

National Register of Historic Places, National Park Service, "Follmer, Clogg, and Company Umbrella Company," 1986; "Tobacco Buildings in Lancaster City Multiple Property Documentation Form," nomination to the National Register of Historic Places, National Park Service, 1990.

Roddy, H. Justin. Physical and Industrial Geography of Lancaster County, Pennsylvania. Lancaster, PA: New Era Printing Co., 1916.

U. S. Census of Manufacturers, Federal Decennial Censuses 1850-1880, Microfilm, Lancaster City, Pennsylvania, Rolls #209 and #210, Pennsylvania Historical and Museum Commission, Harrisburg, PA, at Lancaster County Historical Society, Lancaster, PA.

U. S. Department of Commerce and Labor, Bureau of Census. Manufacturers 1905. 2 parts. Washington: GPO, 1907, Vol. 1, pp. 440-441, Vol. 2, pp. 976-977.

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# National Register of Historic Places Continuation Sheet

Accompanying Documentation, Continuation Sheet #1

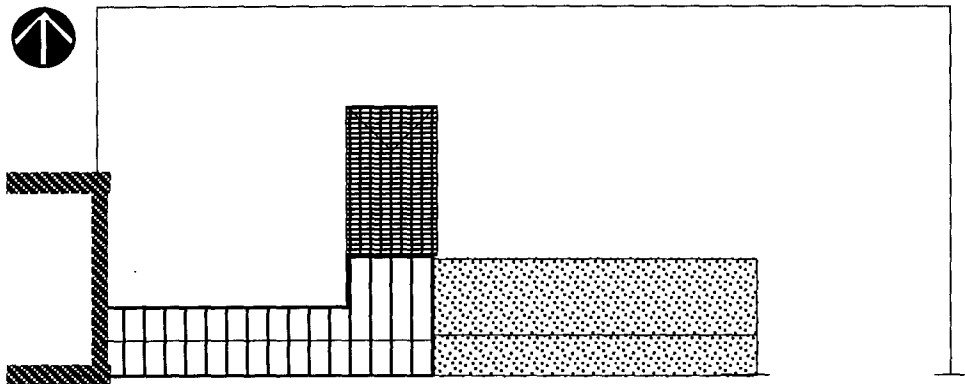
Section number \_\_\_\_ Page \_\_\_\_

**Conestoga Cork Works**  
Lancaster County, PA

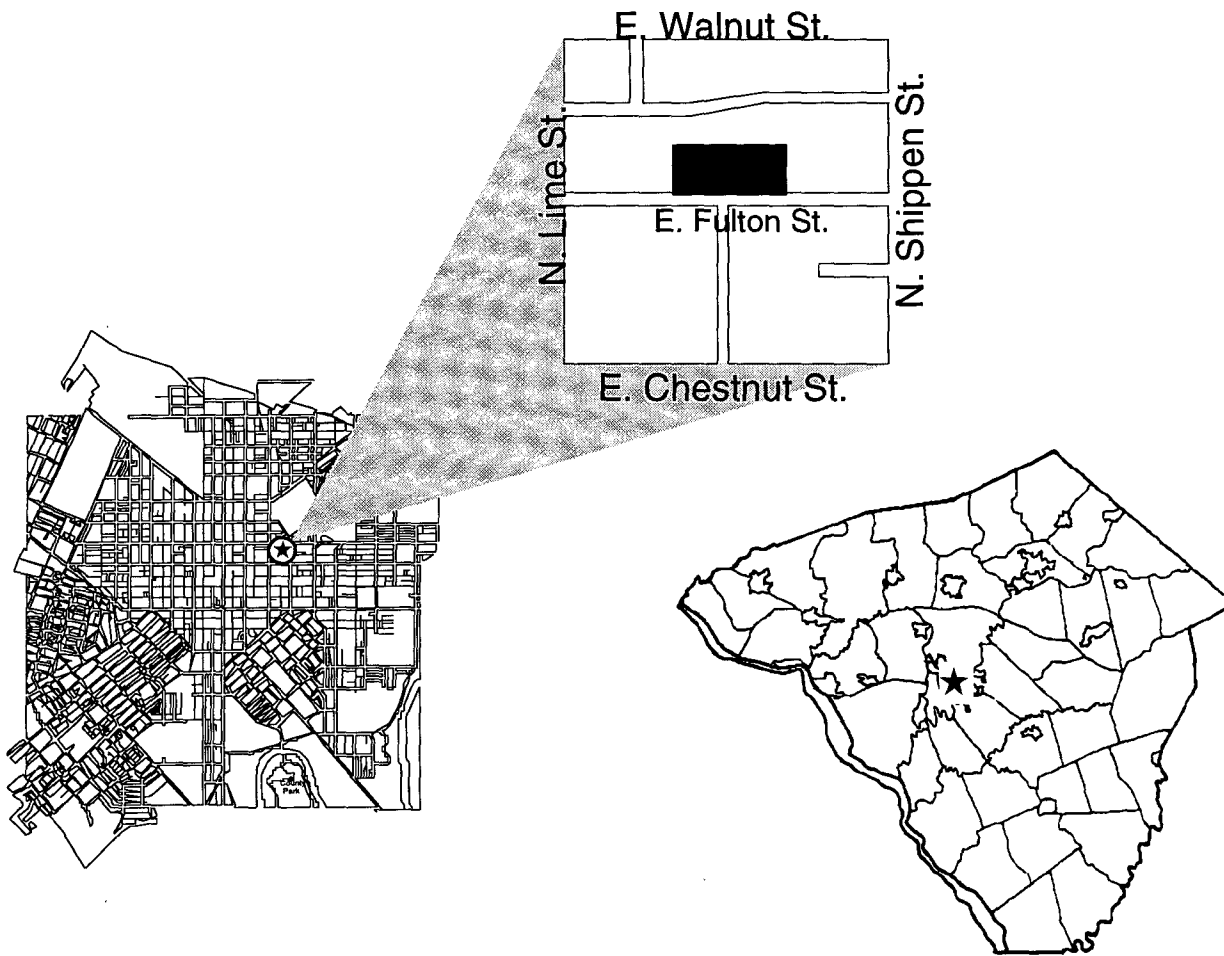
## Conestoga Cork Works

E. Fulton St., Lancaster City, Lancaster County, PA

### Location & Site Plan



E. Fulton St.



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# National Register of Historic Places Continuation Sheet

Accompanying Documentation, Continuation Sheet #2

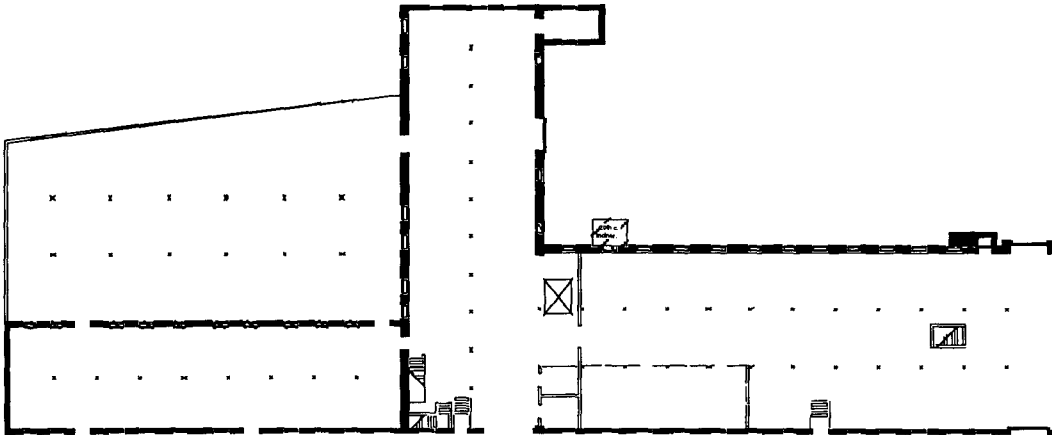
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**Conestoga Cork Works**  
Lancaster County, PA

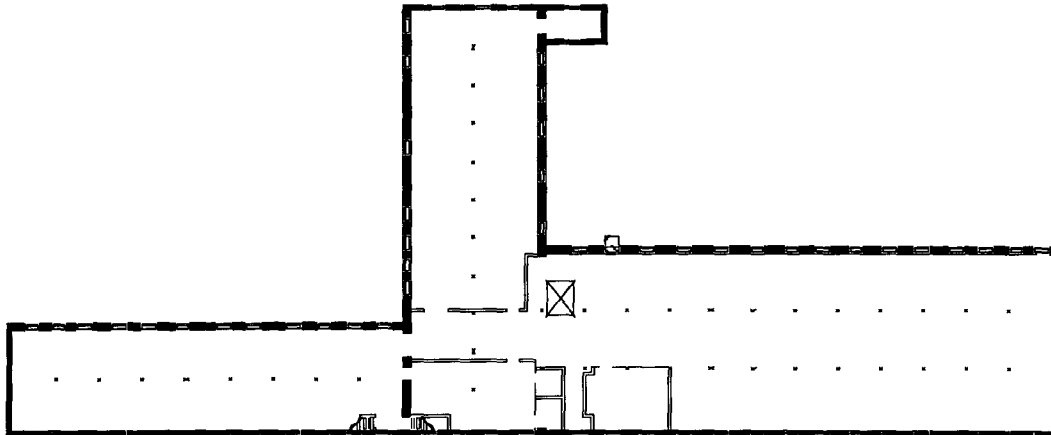
## Conestoga Cork Works

E. Fulton St., Lancaster City, Lancaster County, PA

### First Floor Plan (Prior to 1992 Rehabilitation)



### Second Floor Plan (Prior to 1992 Rehabilitation)



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# National Register of Historic Places Continuation Sheet

Accompanying Documentation, Continuation Sheet #3

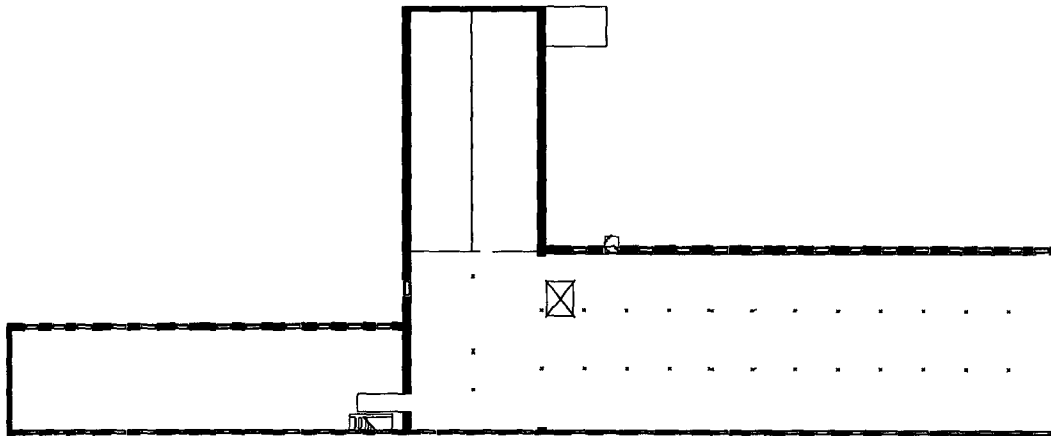
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**Conestoga Cork Works**  
Lancaster County, PA

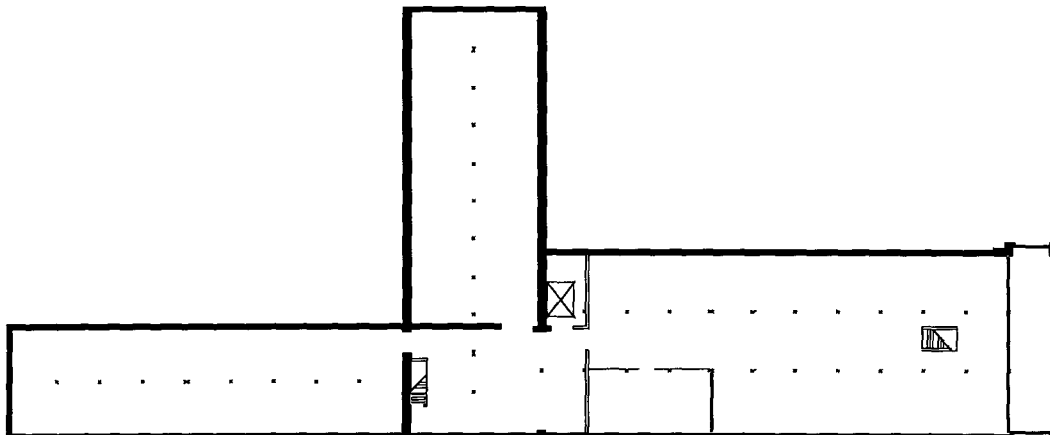
## Conestoga Cork Works

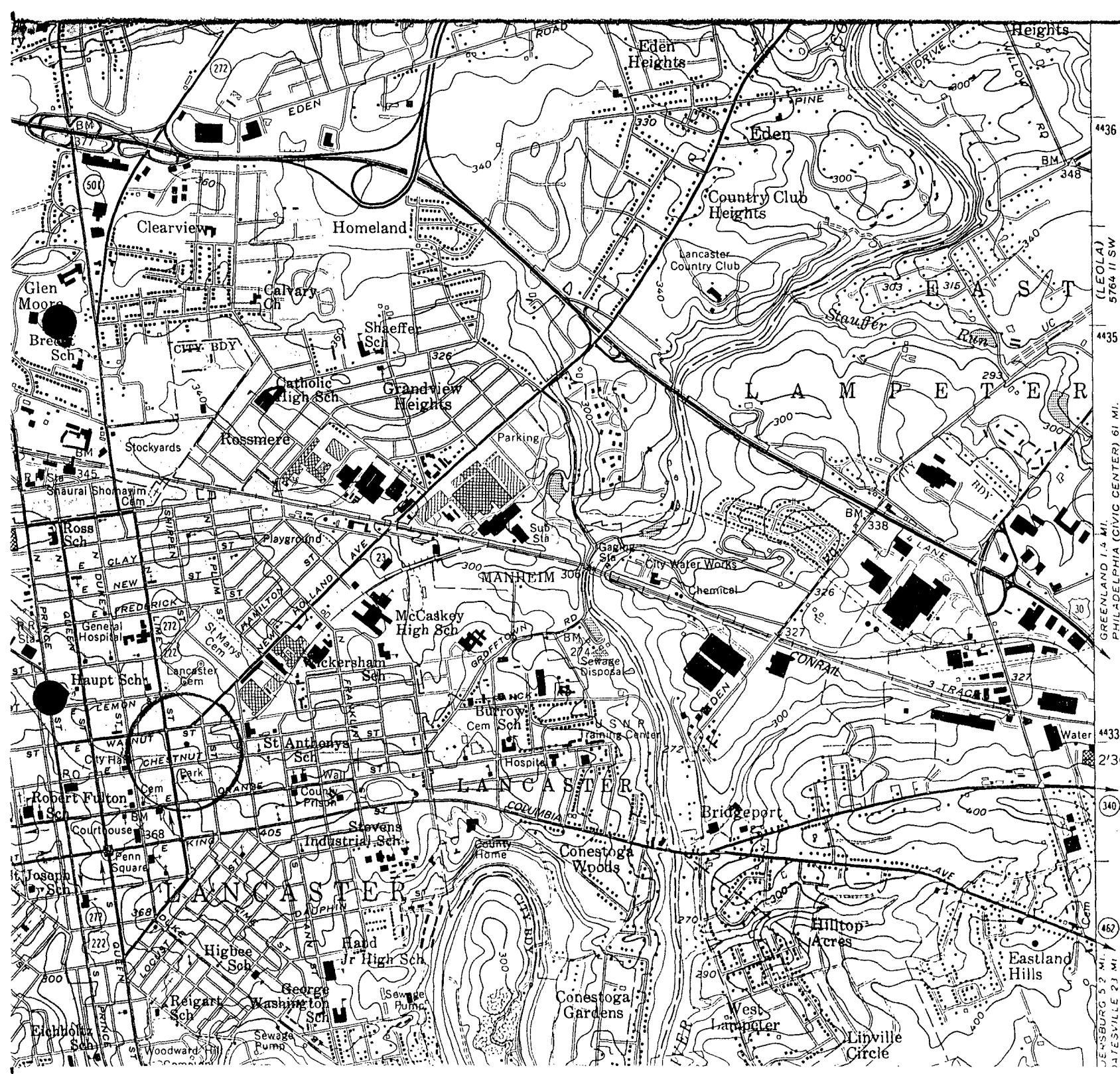
E. Fulton St., Lancaster City, Lancaster County, PA

### Third Floor Plan (Prior to 1992 Rehabilitation)



### Basement Floor Plan (Prior to 1992 Rehabilitation)





4436  
 5764 11 SW (LEOLA)  
 4435  
 GREENLAND 1.4 MI.  
 PHILADELPHIA (CIVIC CENTER) 61 MI.  
 4433  
 2'30"  
 SMOKE TOWN 2.5 MI.  
 INTERLOUSE 7.6 MI.  
 462  
 JENKINSBURG 5.2 MI.  
 HATESVILLE 2.3 MI.

LANCASTER QUAD

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 WORKS  
 LANCASTER CO., PA  
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