

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only
received _____
date entered _____

1. Name

historic A.B. Hess Cigar Factory, R.H. Brubaker Tobacco Warehouse, Franklin H. Bare Tobacco
and/or common North Shippen Place Ltd. Warehouse

2. Location

street & number 231 North Shippen Street N/A not for publication
city, town Lancaster N/A vicinity of _____ congressional district 16th
state Pennsylvania code 042 county Lancaster code 071

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: condo/offices

4. Owner of Property

name North Shippen Place Ltd.
street & number Box 128
city, town Birchrunville N/A vicinity of _____ state Pennsylvania 19241

5. Location of Legal Description

courthouse, registry of deeds, etc. Lancaster County Courthouse
street & number 50 North Duke Street
city, town Lancaster state Pennsylvania

6. Representation in Existing Surveys

title Architectural Survey of Lancaster City has this property been determined eligible? yes no
date 1978-80 federal state county local
depository for survey records Historic Preservation Trust of Lancaster County
city, town 123 North Prince Street, Lancaster state Pennsylvania

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date N/A

Describe the present and original (if known) physical appearance

The R.H. Brubaker Tobacco Warehouse (c.1880-81), the Franklin H. Bare Tobacco Warehouse (c.1880-81), and the A.B. Hess Cigar Factory (c.1905-08), comprise a group of three brick factory/warehouse-type structures occupying an approximately rectangular plot at the southeast corner of E. Walnut and N. Shippen Streets in Lancaster. The buildings are arranged in two separate rows oriented along the east-west axis of a former railroad right-of-way. The Hess factory occupies the northern side of this right-of-way, now utilized as a landscaped courtyard, while the two warehouses lie to the south of the former tracks, facing Tobacco Avenue.

The three buildings are visually united by means of their structural materials, similar form, and overall arrangement on the site. All of the buildings are constructed of red brick, laid in common bond with light mortar joints, and range between three and five stories in height. They are basically rectangular structures, with flat rooflines and generally rectangular fenestration accentuating a feeling of sharply defined masses.

The four-story A.B. Hess Cigar Factory presents a three-bay facade to N. Shippen Street and a nine-bay facade to E. Walnut Street. The Shippen Street facade exhibits a stepped brick parapet at the roofline. Window openings are segmental brick arches, with windows including both metal-framed sash and six-over-six wooden sash.

The R.H. Brubaker Tobacco Warehouse evolved to its present form over a period of years, reaching its four-story height along Shippen Street prior to 1920. The six-bay Shippen Street facade has a pressed metal cornice, two first-floor doorways, and late-19th century wooden shutters on the first floor windows. Window openings throughout the building are segmental brick arches with either four-over-four or six-over-six sash. The building's north facade, facing the former railroad right-of-way, is generally five stories in height, with an irregular roofline denoting an interior variation in floor levels.

The Franklin H. Bare Tobacco Warehouse, the easternmost of the three buildings, is a gable-roofed structure oriented along a north-south axis. The building is two stories tall on its south facade and three stories on its north. Both north and south facades consist of three bays separated by pilaster-like strips of raised brickwork. The eaves at the gable ends are decoratively treated with corbelled brickwork. Window openings are segmental arches with six-over-six wooden sash.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c.1880-81, c. 1905-08 Builder/Architect unknown

Statement of Significance (in one paragraph)

This assemblage of warehouses and factory buildings comprises the largest intact concentration of structures associated with Lancaster's important tobacco industry. The Brubaker and Bare buildings are amongst the oldest tobacco warehouses extant in Lancaster, while the Hess factory was one of the largest locally-owned cigar factories. All the buildings are associated with individuals who held prominent positions within the local business community.

Lancaster County traditionally led the state of Pennsylvania in the production of tobacco, and the city of Lancaster served as the center of this important industry. In 1886 over 80 tobacco warehouses operated within the city limits. The Hess, Brubaker, and Bare buildings comprise the most concentrated and diverse group of these structures still standing in Lancaster. The buildings' long continuous use as tobacco warehouses, the Brubaker and Bare buildings serving solely in this capacity from 1880 until at least 1912, enabled the structures to avoid the alterations and demolition that destroyed the integrity of other groupings of tobacco-related buildings in the city.

The Hess, Brubaker, and Bare buildings can hardly be considered architectural monuments, however their design strongly reflects their utilitarian origins and is characteristic of tobacco industry structures in Lancaster. The exteriors of the buildings are nearly intact, with few alterations obscuring their original appearance.

The three buildings all have strong historical associations with individuals important to Lancaster's economic development. In the last two decades of the 19th century both Roland H. Brubaker and Franklin H. Bare were counted among the city's six leading tobacco merchants. Both men also held important positions with other local firms, as did Aaron B. Hess. In addition to his other business interests and activity in state politics Hess played a major role in both the state and national tobacco industry, serving, at different times, as president of the Lancaster Leaf Tobacco Board of Trade Inspection Company and the National Cigar Leaf Tobacco Association.

The significance of these buildings encompasses both events and individuals important to the economic development of Lancaster. The structure's geographic concentration, general form, and architectural detail are typical of Lancaster's tobacco industry while displaying a level of integrity not found elsewhere in the community.

9. Major Bibliographical Reference

SEE ATTACHED

10. Geographical Data

Acreeage of nominated property approximately one acre

Quadrangle name Lancaster

Quadrangle scale 1:2400

UMT References

A	1 8	3 8 9 1 6 0	4 4 3 3 2 2 0
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
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D			
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E			
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F			
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G			
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H			
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Verbal boundary description and justification Situated on SE corner of N. Shippen Street and E. Walnut Streets in Lancaster; it extends 190' along Shippen Street, 170' E along Tobacco Ave., and 95' along Walnut Street. Former railroad right-of-way between warehouses and factory is now a courtyard area.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
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state	N/A	code	N/A	county	N/A	code	N/A
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11. Form Prepared By

name/title: John J. Snyder, Jr. (Consulting Architectural Historian)

organization Historic Preservation Trust of Lancaster Code April 1982

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

city or town Lancaster state Pennsylvania

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

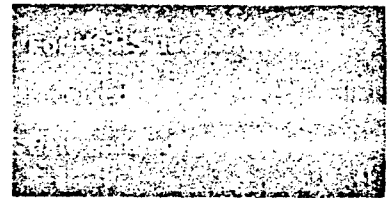
title Larry E. Tise, State Historic Preservation Officer date 7/8/82

For HCERS use only
I hereby certify that this property is included in the National Register
date
Keeper of the National Register
Attest:
date
Chief of Registration

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

A. B. Hess Cigar Factory, Lancaster County



Continuation sheet

Item number 9

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Old Lancaster - Historic Pennsylvania Community from its beginnings to 1865. Frederich Shriver Klein, Early American Series, Inc., Lancaster, Pa. 1964.

Lancaster County, Pennsylvania - A history Ed. HMJ Klein, Ph. D. Vol. II, pg. 662 Lewis Historical Publishing Co., Inc., New York and Chicago 1924.

The Heritage of Lancaster, John W. W. Loose, pgs. 90, 1929. Windsor Publications, Woodland Hills, CA 1978.

History of Lancaster County - Franklin Ellis and Samuel Evans - 1885

Atlas of the City of Lancaster, Pennsylvania - J. L. Smith Publisher, 27 South Sixth Street, Philadelphia - 1886.

**United States Department of the Interior
National Park Service**

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For NPS use only
received
date entered

A. B. Hess Cigar Factory, Lancaster County
Continuation sheet

Item number 10

Page 1

Starting at a point on the northeast corner of North Shippen Street and Tobacco Avenue moving north along the east side of North Shippen Street for 190 ft.; then east along the southside of East Walnut Street for 95 ft.; then south 110 ft.; then east 75 ft.; then south 80 ft.; then west along north side of Tobacco Avenue for 170 ft. to starting point.



GREENLAND 1.4 MI.
PHILADELPHIA (CIVIC CENTER)

SOUDERSBURG 5.2 MI.
COATESVILLE 23 MI.

4431

4430

4433100

389110

LANCASTER, PA.
SE/4 LANCASTER 15' QUAD.
N 4000 - W 7615 / 7.5
1956
PHOTOREVISED 1969