

United States Department of the Interior
National Park Service

468

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: John Berger & Son Company Tobacco Warehouse

Other names/site number: Long & Taylor Tobacco Leaf Company Warehouse

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 191 Broad Street

City or town: East Hempfield Township State: PA County: Lancaster

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B C D

<p style="font-size: 1.2em; font-family: cursive;">Andrea MacDonald</p> <hr/> <p>Signature of certifying official/Title:</p> <p><u>Pennsylvania Historical & Museum Commission</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p style="font-size: 1.2em; font-family: cursive;">6/17/2014</p> <hr/> <p>Date</p>
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p> <hr/> <p>Signature of commenting official:</p> <hr/> <p>Title :</p>	
<p style="text-align: right;">State or Federal agency/bureau or Tribal Government</p>	

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Warehouse
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4. 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:)

Joe Edson H. Beall
Signature of the Keeper

8.1.14
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Industry

Current Functions

(Enter categories from instructions.)

Vacant/Not in Use

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7. Description

Architectural Classification

(Enter categories from instructions.)

No Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Limestone; Brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The John Berger & Son Company Tobacco Warehouse, located at 191 Broad Street, occupies five tracts of land totaling approximately 1.63 acres on the north side of Landisville, south of the railroad tracks, in East Hempfield Township, Lancaster County, Pennsylvania.¹ The property consists of one contributing building comprised of four major blocks (Blocks A, B, C, and D) that form an L shape. The brick warehouse was constructed solely for tobacco storage in four parts, with the first blocks (Block A and B) constructed ca. 1903, Block C constructed ca. 1911, and the fourth and final block (Block D) constructed ca. 1917. The majority of the property was acquired in 1914 by what became the John Berger & Son Company, which owned and operated the warehouse as tobacco storage for over half a century (from 1914 until ca. 2000), with relatively few changes to its original appearance; the property retains the majority of original materials, including brick and limestone exterior, double-hung, wood-sash windows, flooring, and wood doors. The property is currently vacant in 2014.

¹ For the purposes of the physical description and narrative, Broad Street is used to denote south and the railroad tracks are used to denote north.

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Narrative Description

The property is bounded by Broad Street to the south and the railroad tracks of the former Pennsylvania Railroad (present-day Amtrak Keystone Service) to the north. The berm and railroad ties of a historic railroad siding that led from the railroad tracks directly to the north elevation of the warehouse remain visible, within the boundary of the property (Photograph 8). The landscape surrounding the warehouse is mainly grass, interspersed with areas of gravel for parking. A curved gravel access road located outside the property boundary extends from Broad Street, at the southeast corner of the property, follows along the south side of Block C and curves to B Street at the east corner of the property. A lumber storage yard abuts the property to the west.

Exterior Description

Blocks B, A, and C (from west to east) form the length of the warehouse, and Block D angles southward off of Block B at a slightly less than 90-degree angle (Photograph 1). The L-shaped four-part warehouse consists of a raised limestone foundation topped by a stone water table in Block D, while Blocks B, A, and C rest on a partially concealed limestone foundation. The walls of each block are brick, laid in common bond. Iron stabilizing rods capped at the exterior by iron stars run the width of Blocks A and C between elevations (Photographs 4 and 5). Blocks A, B, and D are topped by a flat roof, and Block C is capped by a low-pitched gable roof with an extended overhang. The roofs consist of rubber and gravel. Typical windows found throughout the blocks consist of two-over-two light, double-hung, wood-sash types.² Each block is accessed via single-leaf wood doors, except where noted. The majority of the window and door openings in all four blocks includes accentuating stone sills and two- or three-rowed segmental arch brick lintels.

Block A (ca. 1903)

Block A is the earliest block of the tobacco warehouse as well as the tallest, rising three stories above a full basement (Photographs 1 and 4). The warehouse faces south, parallel to Broad Street, between Block B to the west and Block C to the east. The south and north elevations measure approximately 130-feet wide, while the east and west elevations measure 33-feet wide. The parapet of the roof is accentuated by terra cotta flashing.

The south elevation measures eleven bays wide, with bays evenly spaced throughout each floor. The easternmost bay appears to have been a later addition, likely constructed when Block C was completed ca. 1911, as evidenced by the lower roof line and current aerial mapping (Bing Maps 2013; See Site Plan and Photograph Locations [Exterior]). The openings of the basement level and second and third stories consist of ten typical windows and an entry situated in the easternmost bay. The entry consists of a single-leaf, paneled wood door, with the second- and third-story entries surmounted by a single-light transom. A metal fire escape is located at the southeast corner and provides access to the entries. The first story of the south elevation largely consists of typical window openings. The fifth and ninth bays (from west) each feature a single-leaf, four-panel, swinging wood door attached with metal strap hinges. The first story also features an additional window opening, immediately west of the easternmost bay. The easternmost bay in the first story contains a single-leaf, fifteen-light, wood replacement door, accessed via the fire escape. The entry is topped by a single-light transom.

² The term *typical window* used throughout this narrative refers to two-over-two light, double-hung, wood-sash types.

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The west elevation is partially concealed by Block B and measures two bays wide. The elevation contains one single opening: a typical window is located near the southern corner in the basement level. Ghosts of two evenly spaced former window openings are visible in each story, as evidenced by the segmental arch lintel; however, each window opening has been filled in with brick.

The basement level of the north elevation is entirely concealed. The first through third stories each feature eleven evenly spaced former window openings. Some of the basement-level windows have been boarded over or replaced with one-over-one light, double-hung, wood-sash types at an unknown date. In addition, the discoloration of brickwork visible in two of the bays in the first story indicates larger openings that likely accommodated entry doors; however, these were replaced with typical windows at an unknown date.

Block C conceals the basement level and first two stories of the east elevation of Block A; the east elevation of the third story is devoid of openings.

Block B (ca. 1903)

Block B extends from the northwest corner of Block A and faces south, parallel to Broad Street (Photograph 1). Block B consists of a one-story rectangular block atop a full basement. The block measures 78-feet wide by 16-feet deep. The parapet of the roof is accentuated by terra cotta flashing.

The south elevation measures six bays wide. The westernmost bays of the basement level and first story each contain a single-leaf entry consisting of a single-light-over-panel wood door; the first-story entry is accessed via a set of metal steps. A single-light transom surmounts the first-story entry. Five typical windows are evenly spaced in both the basement level and first story, to the east of the entries.

The east and west elevations of Block B are concealed. Dense vegetative overgrowth largely conceals the basement level of the north elevation, although two boarded-over former openings are visible near the center of the elevation. Seven evenly spaced window openings are situated in the first story of the north elevation, parallel to the railroad tracks.

Block C (ca. 1911)

Block C extends from the east elevation of Block A and faces south, parallel to Broad Street (Photographs 1, 5 through 7). Block C measures two stories in height atop a full raised basement. The block measures 141-feet wide by 59-feet deep.

The south elevation measures eleven bays wide (Photographs 9 and 10). Each bay contains a typical window opening, with the exception of the first story, which contains a single-leaf, four-panel, swinging wood door in the fourth and eighth bays (from west). The west elevation is largely concealed by Block A; however, an entry is located in both the basement level and first story at the southern corner. The basement entry contains a set of double-leaf doors consisting of arched lights over single panels (Photograph 24). A set of metal steps provides access to the first-story entry that consists of a single-leaf, single-light-over-wood-panel door surmounted by a single-light transom.

The north elevation largely contains the same sequence of openings and details as the south elevation (Photograph 7). The east elevation measures four bays wide (Photographs 6 and 7). The brickwork of the second story was repointed in the late-twentieth century. Boarded-over former window openings occupy the basement level. Two overhead aluminum replacement cargo doors are situated in the southernmost

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bays of the first story, with two typical window openings located in the northernmost bays. Faded letters are painted above the first-story opening and read "LONG & TAYLOR LEAF CO." A single two-over-two light, fixed, wood-sash window is situated in the gable.

Block D (ca. 1917)

Block D was constructed ca. 1917, to the north of Block B and was designed by Cincinnati architect John F. Sheblessey (*The American Contractor* 1917:51; Photographs 1 through 3). The block faces east, perpendicular to Broad Street. The block measures approximately 200-feet wide by 100-feet deep and rises one story in height atop a full basement. Interior brick chimneys are located at the southeast and northeast corners, as well as centrally near the southern end. Brick pilasters divide the bays of each elevation, which are further accentuated by corbelled brick cornices. Two centrally located and evenly spaced parapets, which denote the three interior rooms, extend from the roof. The southern parapet is brick, while the northern parapet is concrete. Four skylights (described in more detail below) are located in each of the divisions, for a total of twelve skylights.

The east elevation measures eleven bays wide. Typical windows are spaced throughout the foundation. An overhead aluminum cargo door is located in the second bay from the south and extends between the basement level and first story. An underground entry, added in 2004, leads into the basement level, to the north of the cargo door. The modified entry consists of a set of exterior steps and ramp, encased in a concrete block stairwell, that lead to a set of double-leaf steel entry doors. A four-panel wood cargo door is situated in the first story, above the basement entry.

The south elevation measures seven bays wide. A single-leaf steel entry door occupies the westernmost bay in the basement level. Six evenly spaced windows are situated to the east in the basement level. The first story contains one opening: a single-leaf, four-panel, swinging wood door attached with metal strap hinges centrally located in the elevation.

The west elevation of the block is concealed by a post-1985 metal storage building associated with the adjacent lumber yard.

The north elevation of the warehouse illustrates the unevenness of the east and west elevations, so that the elevation is angled. The north elevation measures seven bays wide. Dense vegetative overgrowth largely conceals the basement level. The first story contains two single-leaf, four-panel, swinging wood cargo doors attached with metal strap hinges, with one located in the easternmost bay and the other centrally located. A typical window is located in each bay between the two doors; the westernmost window has been boarded over. A typical window is situated above the central door.

Interior Description

The interior of the John Berger & Son Company Tobacco Warehouse reflects its use for tobacco storage and the growth and evolution of the warehouse throughout the twentieth century. Blocks A, B, and C consist of open spaces divided by the massive post and beam supports as well as the two freight elevators on the upper floors (Blocks A and C). Block D consists of massive open storage spaces, much larger in size and scale than the earlier three blocks of the warehouse. The majority of windows in the basement and first story of the north elevations of each block have been boarded over due to damage caused from railroad ballast and vandalism. Block D is the largest of the four blocks, measuring approximately 20,000 square feet, followed by Block C, which measures approximately 1,248 square feet. Doorways provide access to each block at the interior so that it is possible to travel through each block without having to go outside the warehouse. The warehouse retains many of the original features and finishes that date to its

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circa-1903 to *circa*-1917 construction period. The warehouse retains the massive steel interior doors that separated each block, as well as the interior divisions of Block D (Photograph 17). Also of note, the warehouse retains two original freight elevators: one is located in Block A and the other is located in Block C. These elevators, which retain the electrified cable and pulley system, each feature wood floors, wood sides, and a metal gate (Photographs 10 through 12). Also notable throughout the warehouse is the retention of the original stained, polished wood floor, visible underneath the layers of dust and dirt and sheets of plywood.

First Floor

The first floors of Blocks A, B, and C retain the original wood floor and post-and-beam timber framing, as well as exposed brick walls and ceiling framing; however, the lighting consists of replacement hanging fluorescent light fixtures (Photographs 9 through 11, 13). Removable sheets of plywood cover portions of the original floor in Block A, and a movable metal ramp provides access from Block A to Block C. The first floor of Block D contains three large former tobacco warehouse areas. Each of the three cavernous rooms retains the original wood floor, original wood framing, exposed brick walls, wood exterior doors, steel interior doors, exposed roof framing, and operable skylights (Photographs 14 through 18). The hanging light fixtures were likely installed in the 1960s.

Second Floor

Only Blocks A and C contain a second floor, which exhibits the same overall features and detailing as found in the first floor of each warehouse. The blocks retain the original wood floor, exposed brick walls, exposed ceiling framing, and steel interior doors (Photographs 19 through 21). Notably, the second floor of Block C retains the original interior roof insulation, consisting of horse hair hidden behind synthetic sheeting (Photographs 20 and 21). Portions of the sheeting have deteriorated, causing the horse hair to fall in piles on the floor.

Third Floor

The third floor of Block A retains the wood floor, exposed timber post-and-beam framing, brick walls, roof framing, and freight elevator. Framing that was intended to divide the space into smaller rooms was started in 2004 but was never completed; the studs and portions of drywall remain.

Basement

Each block contains a basement level, which is connected via interior doorways. The basement of each block, except where noted below, contains a concrete floor, walls consisting of a stucco-clad limestone foundation topped by white-washed brick, and massive sawn timber supports (Photographs 22 through 26). Blocks A, C, and D contain built-out closets used for storage; Block A features a closet used as a restroom, while Block C contains a limestone closet used for the storage of coal. The most altered interior space of the warehouse is situated in the southernmost room of Block D (Photographs 27 and 28); this area was altered in 2004 to accommodate offices and storage for Lancaster County Public Library's Book ReSort, so the area includes two ramps as well as a restroom installed at the northeast corner. Industrial carpeting covers portions of the floor (Todd 2007).

Integrity

The John Berger & Son Company Tobacco Warehouse retains integrity from the period of significance (ca. 1903 to 1964). The tobacco warehouse retains its location south of the railroad tracks of the former Pennsylvania Railroad and north of Broad Street. Integrity of setting has been slightly compromised through the construction of post-1964 buildings associated with the lumber yard immediately west of the property and the demolition of buildings associated with a small sausage factory/meat plant situated

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immediately south of the present-day warehouse, as evidenced on early twentieth-century aerials (U.S. Department of Agriculture [USDA] 1940, 1957) and a *circa*-1970 aerial photograph (see attached); however, the property overall retains its industrial setting located within the small town of Landisville, in East Hempfield Township, between the residential area to the south and the railroad tracks to the north. In addition, all of the buildings associated with the 1.63-acre property throughout its history remain. Although the warehouse has undergone some post-1964 alterations, including the application of replacement doors and roofing materials, removal of a water tower, and enclosure of former openings, the warehouse overall retains integrity of materials, workmanship, and design through the retention of original exterior wall cladding, architectural details at the exterior and interior, and footprint. The warehouse also retains integrity of association and feeling as a large industrial warehouse intended for the storage of tobacco, as evidenced through the retention of character-defining features that include the warehouse's location adjacent to the railroad tracks, as well brick construction, high limestone foundation, symmetrical window openings with segmental arch lintels, and raised cargo doors at the exterior; and heavy timber framing, large open spaces, wood floors, exposed brick walls and ceiling, and the two freight elevators at the interior.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)

Industry

Period of Significance
ca. 1903-1964

Significant Dates
ca. 1903
ca. 1911
ca. 1917

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Shebblessey, John F.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The John Berger & Son Company Tobacco Warehouse, East Hempfield Township, is significant at the local level under Criterion A for association with the development of the tobacco industry in Lancaster County. The four blocks of the John Berger & Son Company Tobacco Warehouse, constructed between ca. 1903 and ca. 1917, represents the astounding growth of Lancaster's cigar leaf tobacco industry in the early twentieth century and its continued operation to 2000 reflects the decline and resurgence of Lancaster's tobacco industry. The processing of tobacco for market, storing it for aging, and distributing it to manufacturers became a specialized industry requiring buildings where this work could be conducted efficiently. The John Berger & Son Company Tobacco Warehouse was the first and largest of four tobacco warehouses in East Hempfield Township as well as the last to cease operations. The warehouse is representative of the pattern of the tobacco processing industry in Lancaster and of the system where nationally based companies stored tobacco near its sources.

The period of significance for the property begins ca. 1903, when Block A was constructed; and ends in 1964, as the property continued to function for the processing and storage of tobacco through to 2000, thereby reflecting the importance of the industry within Lancaster County throughout the twentieth century. Therefore, the period of significance extends to the 50-year age consideration.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History of Tobacco Production in Lancaster County, Pennsylvania

The John Berger & Son Company Tobacco Warehouse is located in Landisville, East Hempfield Township, Lancaster County.³ This area is considered part of the "Lancaster Plain" agricultural region as identified in the *Historic Agricultural Resources of Pennsylvania, c. 1700-1960: a National Register Multiple Property Documentation Form* (McMurry et al. 2011). The region extends approximately twenty miles wide and approximately forty miles east-to-west across the northern two-

³ The author attempted to locate specific information regarding the operations and evolution of the John Berger & Son Company Tobacco Warehouse and the company as a whole. The most useful information was graciously provided by Alfred Berger, great-grandson of John Berger, and is cited herein. As noted in the *Tobacco Buildings in Lancaster City MPDF* and confirmed by the author throughout the course of this intensive research, since tobacco industry buildings were utilitarian structures, little or no documentation is available regarding photographs or written physical descriptions. Sanborn maps do not exist for Landisville, and there is neither a comprehensive early twentieth-century Lancaster County history (after 1924) nor government publications providing statistics for the tobacco processing industry during the early twentieth century. Historic newspapers for the Landisville area pre-date the construction of the first block (ca. 1903), and a systematic review of historic newspapers for Lancaster County as a whole provided little information. The author contacted the National Cigar Company (successor of John Berger & Son Company) and has received no responses to date. Therefore, the history presented herein is based on the information extrapolated from the sources identified in Section 9 as well as the information provided by Alfred Berger.

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thirds of Lancaster County. The Lancaster Plain includes all or part of twenty townships, the City of Lancaster, and the towns of Columbia, Lititz, Ephrata, and Marietta (McMurry et al. 2011a:9-10). The shared characteristics and trends of this agricultural region help to explain the emergence and dominance of the cigar leaf tobacco industry between the end of the Civil War and the beginning of World War II and place the John Berger & Son Company Tobacco Warehouse within its historic context.

Throughout the eighteenth century and into the early nineteenth century, Lancaster County farmers generally practiced a more intensive crop-and-livestock system than the colonial-era system of developing high diverse production for diverse uses. Overseas demand for grain was intense, so farmers largely grew wheat and corn crops; however, after 1790, a multitude of factors forced Lancaster County farmers to seek an alternative market crop, thus laying the groundwork for the rise of tobacco in the late-nineteenth century.⁴ Particularly, the completion of the Erie Canal in 1825, and concurrent expansion of the steamboat and railroad network after the Civil War brought strong competition to eastern markets. Wheat, corn, and livestock could now be raised at a cheaper price in the West and shipped eastward (HPTLC and Becker 1990:E-6; Klein 1924:661-663). Furthermore, the Civil War caused a disruption in tobacco supplied from the South, thus further setting the Lancaster County tobacco boom in motion (McMurry et al. 2011a:46).

Lancaster County's tobacco-growing boom was fueled by the demand for the "cheap five-cent cigar." After the Civil War, cigar smoking became extremely popular, and consequently, cigar manufacturing became a major industry in Pennsylvania. The tobacco raised in Pennsylvania was primarily intended for cigars, which consisted of three basic components.⁵ The "filler" or innermost portion consisted of the chopped leaf, a "binder" held the filler together, and both were encased in a single, unblemished wrapper leaf that enveloped the outside of the cigar (McMurry et al. 2011b:11).

Tobacco proved to be an ideal crop choice for Lancaster County farmers, as no other crop generated so much income from so little space. The 1900 census estimated that the average revenue per acre was over \$100, so that on a per-acre basis, tobacco yielded a profitable return that was often higher than the rest of the farm enterprises combined (McMurry et al. 2011b:12-13). The fertile soils and low-relief topography of the Lancaster Plain produced a superior leaf. Tobacco fit into the farmers' existing crop rotation system, and the weather was generally favorable for its growth. In addition, Lancaster County tobacco farmers were able to complement tobacco culture with intensive livestock husbandry, as tobacco required a considerable amount of fertilizers, and farmers were able to use the livestock manure for this purpose (McMurry et al. 2011a:50).

Tobacco production in Lancaster County—and in Pennsylvania—was concentrated in the Lancaster Plain (which included East Hempfield Township) and rose exponentially throughout the nineteenth century. In 1840, Pennsylvania produced 225,018 pounds of tobacco, of which Lancaster County produced 48,860 pounds and York County produced 162,748 pounds. By 1859, however, Lancaster County became

⁴ These factors included the invasion of the Hessian fly in the 1790s, which caused widespread devastation throughout southeastern Pennsylvania; Thomas Jefferson's Embargo in 1807; and the Panic of 1819 that led to depressed land prices (McMurry et al. 2011a:25).

⁵ The U.S. Department of Agriculture (USDA) groups tobacco into six classes: flue-cured, fire cured, air cured, cigar filler, cigar binder, and cigar wrapper. The first three classes are used for the manufacture of cigarettes and grown typically in the South. Pennsylvania-produced tobacco was largely cigar filler and cigar binder leaf, with the many types having names such as *Havana Seed*, *Cuba*, *Glessner*, *Pennsylvania Seed Leaf*, *Connecticut Seed Leaf*, and *Lancaster-Broad Leaf*. Scientists later added their own nomenclature, typically numbers, and the tobacco grown in Lancaster was formerly classified by the USDA as Type 41 tobacco (Bennawit 2007:12).

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Pennsylvania's leading producer, with over two million pounds, or sixty-three percent, of the Commonwealth's total production (Good 1982:194); between 1869 and 1879, Lancaster County's tobacco production jumped from 2.6 million pounds to 23.9 million pounds (Bennawit 2007:29). By 1880, Pennsylvania, led by Lancaster County, had become the nation's third-ranking tobacco state, having increased production from approximately 3.5 million pounds in 1870 to 37 million pounds in 1880 (McMurry et al. 2011a:47). *The New York Times* reported in 1887 that Lancaster County, referred to in the article as a "state within the state," had grown the largest tobacco crop ever raised in any county in the nation. The article further explained that nearly every one of the eighty small towns and villages within the county is "the centre [sic] of a rich tobacco-growing district" (*The New York Times* 1887). By 1900, Lancaster County totaled over ninety percent of the Commonwealth's tobacco production and has since maintained this leading position. In 1936, Pennsylvania produced 32.5 million pounds of tobacco, of which Lancaster County produced 96.4 percent (HPTLC and Becker 1990:E-7).

Of particular note is the role of East Hempfield Township in tobacco production within Lancaster County. A ten-percent sampling of the 1880 agricultural census data for the county illustrates that East Hempfield Township led the county in tobacco production during this time (NARA 1880). Its leadership continued throughout the late-nineteenth- and early twentieth centuries. In 1927, the township ranked third behind adjacent Manor and Rapho townships, claiming 2,155 acres of tobacco, with nine acres per farm (Pennsylvania Department of Agriculture 1927). Thus, the large amount of tobacco being produced in the township necessitated the construction of facilities to accommodate the processing and storage, such as the John Berger & Son Company Tobacco Warehouse.

Between 1914 and 1921, Lancaster County tobacco benefitted from an unusual demand for cigar leaf that exceeded production and was likely caused by multiple factors, including rising immigration, economic growth, and World War I. Conversely, after 1921, cigar consumption began a decline despite more than a doubling of the nation's population. Likewise, tobacco acreage on Lancaster County farms stabilized around 1919, and then also began a long decline (McMurry et al. 2011:170). The shift resulted from the emergence of a new product: the cigarette, which proved more economical to produce and benefitted from aggressive advertisement campaigns.⁶ The onset of World War II solidified the cigarette's appeal over the cigar, as soldiers favored the easily portable "short smoke." Cigarettes were included in GI C-rations, and tobacco companies sent millions of free cigarettes to the GIs overseas (HPTLC and Becker 1990:E-19). Despite the shift towards southern-grown cigarette tobacco, Lancaster County continued a profitable tobacco industry though not at the scale or profitability seen in previous decades. The continuance was due to the use and demand for cheaper cigar brands made from domestic cigar leaves (McMurry et al. 2011a:47). In 1950, cigar leaf tobacco still accounted for \$12 million in sales for Lancaster County. Over fifty years later, in 2002, almost nine-hundred Lancaster County farms raised over 9.6- million pounds of tobacco, the highest yield in the Commonwealth despite decreasing output (McMurry et al. 2011a:47).

Tobacco Warehouse System in Lancaster County

Lancaster County's success in tobacco production was maintained not only by the farmers but also through its long-established market facilities. Buildings related to the tobacco industry were concentrated within the City of Lancaster but were also found in many of the county's rural communities, such as Landisville (Schneider 1997:8-4).

⁶ In the 1930s, approximately 40 cigarettes could be purchased for the price of five or six cigars (HPTLC and Becker 1990:E-18).

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By the mid-1880s, a large number of individuals were employed in the tobacco industry throughout Lancaster County. In addition to the farmers that grew the tobacco and individuals making cigars and cigar boxes, there were inspectors, regulators, tobacco dealers, and those occupied in the preparation and packing of leaf tobacco. The latter two groups, the tobacco dealers and packers, were often combined as one company engaged in the business of marketing tobacco, known as packer-dealers (HPTLC and Becker 1990:E-12). The cigar leaf tobacco industry that flourished in the Northeast differed from the Southern tobacco industry's development of chewing and cigarette tobacco. As such, the Northeastern states never developed the tobacco inspection and auction warehouses that characterized the southern states. Instead, cigar leaf-producing pockets, such as those in the Lancaster Plain, created a distinct system of tobacco marketing that utilized tobacco warehouses as processing and storage facilities and were managed by the packer-dealers (HPTLC and Becker 1990:E-12).

The tobacco warehouse system resulted from the considerable time necessary to store tobacco until it was sufficiently cured or "sweated." Between the farm to the cigar factory, tobacco needed to be stored for proper curing, or "sweating" periods, that ranged anywhere from two months to a year (HPTLC and Becker 1990:E-12). Proper management of the crop sweating was vital to the quality of the finished leaf, so this process was better done at the warehouse than in the tobacco barn (HPTLC and Becker 1990:E-9). After 1860, with the increase of domestic leaf production and cigar consumption, packer-dealer operations in Lancaster County expanded from a few rooms or from small dwellings to rooms headquartered in large warehouses specifically constructed for the packing and storing of leaf tobacco. This lucrative warehouse system provided a key step in the transfer of tobacco from the farm to the market.

In 1867, Isaac H. Kauffman, a local tobacco dealer, is credited as constructing the first building in Lancaster County (Mountville) for the sole intention of processing and storing tobacco. In the decade that followed, permanent brick tobacco warehouses were constructed throughout the county at a dramatic rate, particularly in the City of Lancaster. Between 1877 and 1880, the number of tobacco warehouses in the City of Lancaster doubled from nineteen to forty, with an unreported number of warehouses scattered throughout the county (Bennawit 2007:31).

The dramatic increase of Lancaster County's tobacco production after 1870 solidified the need for immense tobacco warehouses and validated the permanence of the tobacco industry in the county. By 1916, the county included more than two-hundred tobacco warehouses, with the City of Lancaster alone including over one hundred (Roddy 1916:54). As the tobacco industry grew throughout the region, towns and villages outside the city scrambled to secure the local of new tobacco warehouses, which offered an incredible market to local farmers and a substantial boost to local business. Likewise, local and out-of-town entrepreneurs sought locations outside of the city within the existing transportation network to capitalize on crops grown within the larger region, well outside Lancaster City, as merchants benefitted from having their warehouse located close to the source of their tobacco.

The process of the crop from farm to market went as follows: After the farmer spent a year meticulously cultivating and preparing the crop⁷, the farmer then delivered his crop to the tobacco warehouse in return

⁷ After carefully growing and caring for the tobacco crop, the farmer harvested the tobacco typically in early fall. The tobacco was cut in the field before the season's first frost and allowed it to wilt in the sun for about an hour to prevent breakage when handled (known as "stalk harvesting.") Next, the farmer speared the butt end of the tobacco on a lathe, hanging it on temporary portable racks known as "scaffolds" or "tobacco ladders," which were then hung in ventilated barns to cure for a maximum of eight weeks. In the ventilated barn or curing shed, the green ripened leaf, which is harvested full of moisture and therefore difficult to burn, is air-cured to the brown, easy-to-burn,

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for cash payment (Schneider 1997:8-5). A normal crop of tobacco was typically delivered in February/March and ready for sale by the packer-dealer by September/October. Tobacco warehouses were used to process and age tobacco prior to shipment to factories where it was converted into tobacco products, such as cigars. The packer-dealer was responsible for the arduous task of weighing, sorting, packing, processing, and storing the leaf:

The packing houses, of which there are several in each town in York, Lancaster, and adjoining counties, present their greatest activity during the late winter and spring months, when the tobacco is being delivered. After the packing is finished, usually in May, and the cases piled up to undergo the aging process, the packing houses are closed...The sampling, which is usually done during the early fall months, also presents a scene of great activity (Frear et al. 1922:73).

The packer-dealer functioned as follows: after delivery of the tobacco to the warehouse by the farmer, the packer-dealer set about the final preparations necessary to prime the leaf tobacco either for the manufacturers or for resale to other dealers. Upon receipt of the tobacco from the growers, tobacco warehouse workers sorted the tobacco according to the quality of the tobacco leaf, after which it was packed carefully in large pine crates. After packing, or casing, the tightly compressed tobacco underwent the curing, or "sweating," process that allowed the tobacco to ferment and assume its desirable aromatic qualities. This curing process took anywhere from several months to two years to complete in order to improve the flavor and reduce bitterness (Bennawit 2007:46).

The first specialized tobacco warehouses were generally multi-storied buildings constructed of brick since fire was a major concern. Typical exterior features included raised limestone foundations, symmetrical window openings, and raised loading dock doors. The high limestone foundations allowed necessary moisture for curing as well as natural light into the building for sorting tobacco, while the raised loading dock doors accommodated horse-drawn wagons. Elevations were lit by multiple windows, each with a segmental arch. Decorative exterior details, including corbelled cornices, pilasters, and segmental arches, were a testament to the significance of the local tobacco industry (Bennawit 2007:34). Interior characteristics included heavy timber framing creating large open spaces, exposed brick walls, and wood floors. The massive timber framing conveyed the enormity of the buildings, which were built to support the enormous weight of several thousand wooden cases of tobacco (Bennawit 2007:32). Interiors typically also included wooden freight elevators used to transport heavy cases of tobacco between floors. The larger the warehouse, the bigger the capacity for storage. Many tobacco warehouses also included interior divisions separated by a brick firewall and massive steel doors that enabled occupancy by separate tobacco dealers within the same building. These substantially built warehouses attested to the success of the cigar leaf tobacco industry, as pronounced in an 1879 article in the *Lancaster Farmer*, "If any evidence were needed in regard to the appreciation of our nicotine product...it might be found in the large, substantial and costly tobacco warehouses which have been erected in different parts of the county..." (Bennawit 2007:33).

The location of the tobacco warehouse proved critical, as many were constructed adjacent to existing railroad lines. Successful tobacco warehouses depended upon prompt shipment of stored tobacco via the

aromatic, finished cigar tobacco. After drying, the tobacco wilts and is brittle, so the farmers then waited for humid or moist, snowy days to allow the tobacco to draw in some moisture before making the final preparations prior to sale. The moisture softened the leaf and made it pliable so it could be stripped from the stalk leaf by leaf, sorted, and then baled for transfer to the tobacco warehouse (HPTLC and Becker 1990:E-8, E-9).

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railroad network. As such, railroad sidings from main rail lines, such as the Pennsylvania Railroad, conveniently connected to individual tobacco warehouses in order to ship the tobacco onward to manufactories located not only in Pennsylvania but throughout the Northeast (Bennawit 2007:40).

Around 1900, a shift began in Lancaster County from local packers-dealers to out-of-town ownership of the tobacco warehouses. This coincided with the sweeping changes taking place nationally in the tobacco industry. Prior to 1910, the leaf tobacco business was comprised of numerous small competing firms of packer-dealers, buyers, and agents. With so many middlemen, the leaf was bought and sold several times, adding to the price. After 1910, the manufacturers undertook a concerted effort toward concentrating purchases by the leading manufacturers in large quantities (McMurry et al. 2011a:98). This was further fueled by the rise of cigarette consumption and the emergence of national companies, such as the National Cigar Corporation, which acquired the John Berger & Son Company in the 1950s (National Cigar website 2013).

Although tobacco warehouses evolved over time, they retained the same general appearance throughout the twentieth century. The warehousing process required very little equipment and the needs of tobacco warehouses changed little, so the same standards and practices utilized in the first half of the twentieth century persevered throughout the second half. The solidly built buildings were able to withstand the heavy cases of tobacco, and thus, later the heaviness of machinery (such as scales for weighing tobacco and presses for packing tobacco into boxes). In addition, tobacco dust is a natural deterrent for destructive insects and rodents, and the moisture in the buildings preserved the heavy timbers (HPTLC and Becker 1990:F-6). Thus, as the tobacco industry waned throughout the twentieth century and warehouses were closed or demolished throughout the last three decades of the twentieth century, those that remained were easily converted to other manufacturing uses or recently, to offices or apartment spaces.

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The John Berger & Son Company Tobacco Warehouse was constructed in four blocks beginning ca. 1903, after Menno M. Fry & Company acquired a small tract of land adjacent to the Harrisburg, Portsmouth, Mt. Joy, & Lancaster Railroad Company (later the Pennsylvania Railroad) in Landisville, East Hempfield Township, Lancaster County, from Annie W. Root and her husband, Israel F. Root, for \$500 on October 31, 1903 (Lancaster County Land Record F17:312). As tobacco production grew exponentially throughout Lancaster County in the late-nineteenth- and early twentieth centuries, the need increased for specialized processing and storage facilities. In particular, the expansion of tobacco production in the Landisville-Salunga area led to a demand for processing and storage space within East Hempfield Township. Consequently, Fry and his partners recognized a potentially lucrative business opportunity. The land that they acquired was within an existing industrial area in Landisville, immediately adjacent to the railroad tracks; thus, the location of the new warehouse was within an existing rail and road transportation network. The John Berger & Son Company Tobacco Warehouse was the first and largest of four substantial brick tobacco warehouses constructed in the Landisville-Salunga area during the heyday of Lancaster County tobacco (Schneider 1997: 8-2).⁸

Menno M. Fry & Company consisted of local Lancaster County-based businessmen and farmers: Menno M. Fry, Samuel N. Root, Phares W. Baker, Charles Emory Long, and Herbert P. Taylor (Lancaster County Land Record Y18:512). The *Biographical Annals of Lancaster County* detail Samuel N. Root and

⁸ See comparative analysis section for discussion of other tobacco warehouses in East Hempfield Township.

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Menno M. Fry as prominent tobacco businessmen, noting that Samuel N. Root had recently completed a three-story brick warehouse measuring approximately 102 feet by 40 feet in Lancaster County (likely Block A of the John Berger & Son Company Tobacco Warehouse; *Biographical Annals of Lancaster County, Pennsylvania* 1903:717).⁹ Although the *Biographical Annals of Lancaster County, Pennsylvania* note that Root constructed the warehouse in 1900, it is likely that the warehouse was not completed until after the 1903 conveyance due to the nominal amount paid for the land (\$500). In addition, the 1903 deed does not mention any extant buildings, nor are any buildings illustrated on the 1864, 1875, and 1899 atlases for Lancaster County within or adjacent to the existing property boundaries (Bridgens 1864, Everts and Stewart 1875, Graves and Steinbarger 1899). The *Biographical Annals of Lancaster County, Pennsylvania* also note that Menno M. Fry owned a tobacco warehouse in Landisville, presumably the same tobacco warehouse noted in Root's biography since both men were partners of the Menno M. Fry & Company (*Biographical Annals of Lancaster County* 1903:741). The local company engaged in the leaf tobacco trade at a large scale, providing tobacco to "all of the important cigar manufacturers in the United States" (*Biographical Annals of Lancaster County, Pennsylvania* 1903:741). The warehouse was one of at least three others owned by the company within Lancaster County; the others were located in Lititz and the City of Lancaster (*Biographical Annals of Lancaster County, Pennsylvania* 1903:741).

Block B was constructed shortly after the completion of Block A. Although Block B is of much smaller scale, it is of similar style and detailing as Block A, including the terra cotta roof flashing. Both Blocks A and B included notable features at the exterior that were found on tobacco warehouses throughout the county, including limestone foundations, brick exteriors laid in common bond, symmetrical fenestration, segmental arch lintels, and flat roofs. Interior details included wood floors, exposed brick walls and ceilings, as well as a freight elevator in Block A.¹⁰

The partnership of Menno M. Fry & Company was short-lived, and on November 18, 1907, Menno M. Fry individually acquired the same tract of land, "upon which is erected a brick warehouse" from Menno M. Fry & Company, for \$10,000 (Lancaster County Land Record Y18:512). The increase of value indicates the presence of a substantial building. Menno M. Fry died October 29, 1909, and his estate was sold two years later to his former business partners, Charles Emory Taylor and Herbert P. Long, operating as the firm of Long & Taylor, on April 13, 1911, for \$10,000 (Lancaster County Land Record Q20:254). The conveyance notes the presence of a "three-story brick tobacco warehouse" and also notes the presence of the rail siding, which led from the existing railroad tracks (operating as the Harrisburg, Portsmouth, Mount Joy & Lancaster Railway Company) to the north side of the warehouse (Lancaster County Land Record Q20:254). Shortly thereafter, Long & Taylor constructed Block C, as evidenced by the faint letters that still read "Long & Taylor Leaf Co." on the east elevation of the warehouse. Block C shared some of the same exterior detailing as found in the earlier blocks, including the brick exterior construction, symmetrical fenestration, and segmental arch lintels. The interior included wood floors, massive steel doors, and a freight elevator. Also of note was the use of horse hair for insulation on the second floor. The construction of Block C, as well as the profitability of the firm, can be confirmed

⁹ A seam visible in the roofline of Block A (see Site Plan and Photograph Locations [Exterior] as the seam is only visible in an aerial view) suggests that the easternmost bay was added at a later date, likely with the construction of Block C ca. 1911. When this easternmost bay is removed from the overall dimensions, the building meets the approximate dimensions (+/- 5 feet) as described in the *Biographical Annals of Lancaster County, Pennsylvania* (1903:717).

¹⁰ Research revealed that only processing and storage of tobacco occurred within the building; cigars were not manufactured in the facility. The 1916, 1919, and 1935 Pennsylvania Industrial Directories do not include any cigar or tobacco manufacturing facilities in Landisville or neighboring Salunga (Commonwealth of Pennsylvania 1916, 1919, and 1935; Berger 2014).

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through tax records, which note a considerable jump in the assessment of Long & Taylor from \$5,100 in 1912 to \$25,000 by 1915 (Lancaster County Tax Assessment Records).¹¹

On June 8, 1914, Long & Taylor conveyed Blocks A and B to George M. Berger and John Eckerle, who were trading and doing business as John Berger & Son Company of Cincinnati, Ohio, for an undisclosed amount (Lancaster County Land Record B22:19). The conveyance included 28.95 perches (0.18 acre) of land as well as the “right and privilege to the use of the railroad siding” (Lancaster County Land Record B22:19).

The purchase of this warehouse by the John Berger & Son Company transformed the warehouse’s regional role into an element of a nationally based business. John H. Berger founded the company in 1858, in Cincinnati, Ohio, as a cigar-making enterprise. He soon grew the business to include the brokerage of tobacco, and over the next forty years, became a revered leader among the tobacco merchants of Cincinnati (Berger n.d. 10). After John H. Berger’s death in 1894, his second son, George Berger, acquired the business from his mother for \$20,000 and sought to expand his business dealings. In 1895, he joined with John Eckerle, and George bought the tobacco, while John was tasked with selling the tobacco. John Eckerle contracted with Diesel-Wemmer Cigar Company in Lima, Ohio, securing a deal for supplying them with all of their tobacco needs. As Diesel-Wemmer grew throughout the twentieth century, consequently so too did John Berger & Son Company.¹² In 1914, the company expanded the business to include the buying and warehousing of Pennsylvania cigar tobacco in Lancaster County as well as tobacco grown and stored in Ohio, Connecticut, Cuba, and Sumatra (Berger n.d.:21). In addition to the warehouse in Landisville, the company owned and operated three other tobacco warehouses: Germantown, Ohio; Southwindsor, Connecticut; and, Havana, Cuba (Berger 2014). By the 1940s, the company established a cigar-making factory in Frankfort, Indiana (National Cigar website 2013).¹³

Notably, the 1914 conveyance between Long & Taylor and John Berger & Son Company states that Long & Taylor retained ownership and use of the two-story brick tobacco warehouse (Block C) adjoining the southeast side of the deeded property and, as such, maintained access right to and from the two-story brick warehouse over and through the first floor of the three-story brick warehouse to the railroad siding “for the purpose of loading and unloading” (Lancaster County Land Record B22:19). Thus, the steel doors between blocks were likely employed not only for the purposes of curing the tobacco but also for security reasons, particularly after the completion of Block D ca. 1917.

After the company acquired Blocks A and B in 1914, the John Berger & Son Company soon sought to expand their business. A 1917 article in *The American Contractor* noted completion of a one-story plus basement, roughly 200-foot-by-100-foot tobacco warehouse designed by architect (and John Berger’s

¹¹ Research did not reveal any other information regarding the size and scale of Long & Taylor’s tobacco business; thus, indicating the company was likely relatively small and of minor importance.

¹² At the height of its production, Diesel-Wemmer produced 300 million cigars per year. By 1956, Diesel-Wemmer was the fifth-largest cigar manufacturer in the United States, producing approximately fifty-six million cigars per year. The company went out of business in 1967, after which their cigar brands were split up, with National Cigar Corporation acquiring two of the popular brands and R.G. Dun Corporation was formed and took over the former Diesel-Wemmer plants and offices. Carl Berger served as president for National Cigar Company, while also sitting as chairman of the board for R.G. Dun Corporation (Bluffton University website, accessed January 2014; Berger 2014).

¹³ John Berger & Son Company took over a second cigar manufacturing factory in Wheeling, West Virginia, after the company acquired M. Marsh & Son, America’s oldest cigar manufacturer, in 1988.

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son-in-law) J.F. Shelbessey of Cincinnati, Ohio, who also designed many churches and schools throughout Ohio and the surrounding states (*The American Contractor* 1917:51). The new warehouse was Block D, the last block to be constructed. The massive warehouse shared similar exterior details as the earlier blocks, including a raised limestone foundation, brick exterior, and flat roof; however, the warehouse also employed decorative detailing, including a corbelled cornice and brick pilasters, illustrating the growth and importance of tobacco particularly during this time, as the block was completed during the major boom in cigar leaf tobacco that preceded the end of World War I. At the interior, Block D included the wood floor; massive timbers; exposed brick walls and ceiling; and operable skylights, as natural light was considered the best for the sorting and grading of tobacco (HPTLC and Becker 1990:F-3).

On January 16, 1928, Long & Taylor conveyed several tracts totaling approximately 1.45-acres of land and included two-story brick tobacco warehouse (Block C) as well as the railroad siding to John Berger & Son Company (Lancaster County Land Record X28:331). Thus, by 1928, the John Berger & Son Company, or agents operating as such, owned all four blocks of the tobacco warehouse and the associated 1.63-acre lot that comprise the property in 2014. As such, the warehouse was the only in Pennsylvania utilized by the Cincinnati-based company as part of its international network of storage, shipment, and cigar manufacturing facilities (Berger 2014).

The company continued to use the warehouse for the processing and storage of Lancaster County-grown tobacco throughout the twentieth century.¹⁴ The warehouse not only received local tobacco from Lancaster County farmers but also held cured tobacco leaves grown elsewhere, such as Connecticut, Cuba, and Sumatra (Berger 2014). The size and scale of the warehouse relative to other extant tobacco warehouses within the community, particularly concerning Block D (which was constructed during the company's ownership), suggests that the company operated at a larger scale than its local contemporaries. Tobacco was cured in cases within the warehouse or later by piling the tobacco bales in Block D for at least one year. From this warehouse in Landisville, the tobacco was sent to leaf tobacco customers and to the Berger cigar factory in Frankfort, Indiana (Berger 2014).

John Berger & Son Company was acquired ca. 1950 by the National Cigar Corporation as part of the national trend toward the consolidation of the cigar leaf tobacco industry and the acquisition of smaller firms by larger national and international companies during this time; however, the company continued operations under the name of John Berger & Son Company until the early 2000s (Berger 2014). Several *Lancaster Farming* articles dating to 1977 note the acquisition of local Lancaster County tobacco by the firm of "John Berger & Son Company, Landisville" (Spahr 1977a; Spahr 1977b; Spahr 1977c).

The John Berger & Son Company Tobacco Warehouse continued to be used for the storage and processing of tobacco until 2000, after which the company ceased the tobacco storage business in Pennsylvania. After this time, the company contracted with Domestic Tobacco in Lancaster County to purchase, process, and store all of the Pennsylvania-grown tobacco that was utilized as cigar filler for the company. John Berger & Son Company continued operations for a short time thereafter, eventually ceasing as a business entity in the mid 2000s; however, the vestiges of the company still remain under the operations of the National Cigar Corporation in Frankfort, Indiana (Berger 2014; National Cigar website 2013).

¹⁴ Research efforts did not reveal any additional details as to the scale and operation of the company aside from what is noted herein.

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On May 26, 2000, the John Berger & Son Company Tobacco Warehouse and the associated five tracts of land (totaling 1.63 acres) were sold to Two Forty Associates for \$300,000 (Lancaster County Land Record 6649:469). The warehouse was mainly used for storage of various items, but was also used by the Lancaster County Public Library as the location and offices of their book resorting facility for three years, from 2004 to 2007. As such, the southernmost room in the basement of Block D was converted for this purpose, with a restroom and the exterior ramp and steps visible at the southeast corner of the block added to the structure (Todd 2007). On January 15, 2003, the property was conveyed to the current owners, Tobacco Road Associates, L.P., for \$500,000 (Lancaster County Land Record 5152917). The property is currently vacant but remains in good condition as a physical representation of the importance of the tobacco industry during the height of its operations in Lancaster County.

Comparative Analysis

The *Tobacco Buildings in Lancaster City MPDF* did not specifically identify tobacco warehouses outside the City of Lancaster; however, a review of the Pennsylvania Historical and Museum Commission's Cultural Resources Geographic Information System (CRGIS) revealed a total of twelve documented tobacco warehouses outside of the City of Lancaster, four of which (including the John Berger & Son Company Tobacco Warehouse) are located within East Hempfield Township: ca.1910 Phares Nissley & Company Tobacco Warehouse; ca. 1910 United Cigar/General Cigar Company Tobacco Warehouse, and; ca. 1914 Samuel Mumma Tobacco Warehouse (PHMC 2013). Field inspections of these warehouses note that all, including the National Register-listed Samuel Mumma Tobacco Warehouse, are considerably smaller than the John Berger & Son Company Tobacco Warehouse, suggesting smaller scales of operation since specific and detailed information regarding the size, scale, and operations of tobacco warehouses outside of the City of Lancaster is scant (see attached continuation sheet for photographs). Although two of these three warehouses reflect the pattern of national companies maintaining warehouses in Lancaster County close to the source of production, all ceased operations prior to John Berger & Son Company Tobacco Warehouse and as such, were converted to other uses. Consequently, all three have undergone extensive alterations when compared to the John Berger & Son Company Tobacco Warehouse.¹⁵

The Phares Nissley & Company Tobacco Warehouse, located on Main Street in Salunga, was an earlier building adapted for combined tobacco storage and processing ca.1910. The *circa*-1850 stone block measures 50-feet long by 38-feet wide, with the brick *circa*-1910 section measuring approximately 80-feet long by 50-feet wide. The warehouse continued under local, independent ownership until the death of Phares Nissley in 1956, after which it was acquired by the Mann Tobacco Company. The warehouse ceased operations in the late 1970s, after which it was converted to non-tobacco related storage and, in 2014, serves as offices for Preferred Technologies, Inc. (Schneider 1997).

The United Cigar/General Cigar Company Tobacco Warehouse located on Main Street in Salunga, was constructed ca. 1910 as tobacco storage and processing warehouse for the national company. The warehouse measures approximately 120-feet long by 50-feet wide. The building was used as a tobacco warehouse until 1968, when it was sold to a shoe manufacturer. In 2014, the warehouse houses Susquehanna Valley Woodcrafters, Inc. (Schneider 1997).

¹⁵ The *Tobacco Buildings in Lancaster City MPDF* also noted that of the 131 known buildings or complexes once associated with the tobacco industry in the City of Lancaster (including tobacco warehouses and cigar manufactories), only two complexes in 1990 remained in use for the processing and storing of tobacco, with at least sixty-six of the former buildings demolished.

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The Samuel Mumma Tobacco Warehouse, located on Elizabeth Street in Landisville, measures approximately 110-feet long by 50-feet wide and was constructed ca. 1914. The warehouse continued under use for tobacco storage by the Lancaster County-based Mumma family until 1947. After this time, the warehouse was sold to the Philadelphia-based Columbia Realty, Inc., who manufactured White Owl brand cigars, and later became Bayuk Cigars, Inc. The property ceased operations for tobacco storage in 1975, after which it was used as a warehouse for building supplies. In 1998, the property was adapted into a four-story apartment building (Schneider 1997).

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2007 "Book ReSort Returns to City," Lancaster Online, http://lancasteronline.com/article/local/211370_Book-ReSort-returns-to-city.html, accessed December 24, 2013.

John Berger & Son Company Tobacco
Warehouse

Lancaster, Pennsylvania

Name of Property

County and State

U.S. Department of Agriculture (USDA)

1940 "Historic Aerial Imagery, AHG-103-55," April 29, 1940. Available at
www.pennpilot.psu.edu, accessed September 12, 2013.

1957 "Historic Aerial Imagery, AHG-2R-12," September 27, 1957. Available at
www.pennpilot.psu.edu, accessed September 12, 2013.

U.S. Geological Survey (USGS)

1979 *Columbia East, PA 7.5'* Quadrangle. U.S. Geological Survey, Reston, Virginia.

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 # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Lancaster County Historical Society

Historic Resources Survey Number (if assigned): N/A

John Berger & Son Company Tobacco
Warehouse
Name of Property

Lancaster, Pennsylvania
County and State

10. Geographical Data

Acreege of Property 1.6 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: NAD 1983

1. Latitude: -76.413593 Longitude: 40.098103

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated boundary includes the warehouse and associated lot known as 191 Broad Street, shown as Property Account Number 2906317400000 in the Lancaster County Tax Assessor's Records (2013) and recorded as "Purpart B" in Lancaster County Deed Number 5152917 (recorded January 15, 2003).

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the John Berger & Son Company Tobacco Warehouse includes the entire portion of the 1.63-acre tax parcel that is historically associated with the warehouse during its period of significance (ca. 1903-1964). This boundary follows the tax parcel lines and includes the warehouse that has occupied the lot since its completion ca. 1917 and maintains historical integrity. The boundary encompasses all of the significant resources and features that comprise the property.

11. Form Prepared By

name/title: Emma Diehl/Sr. Architectural Historian
organization: A.D. Marble & Company
street & number: 3913 Hartzdale Drive, Suite 1302
city or town: Camp Hill state: PA zip code: 17011
e-mail: ediehl@admarble.com
telephone: 717.731.9588
date: January 7, 2014

John Berger & Son Company Tobacco
Warehouse

Name of Property

Lancaster, Pennsylvania

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

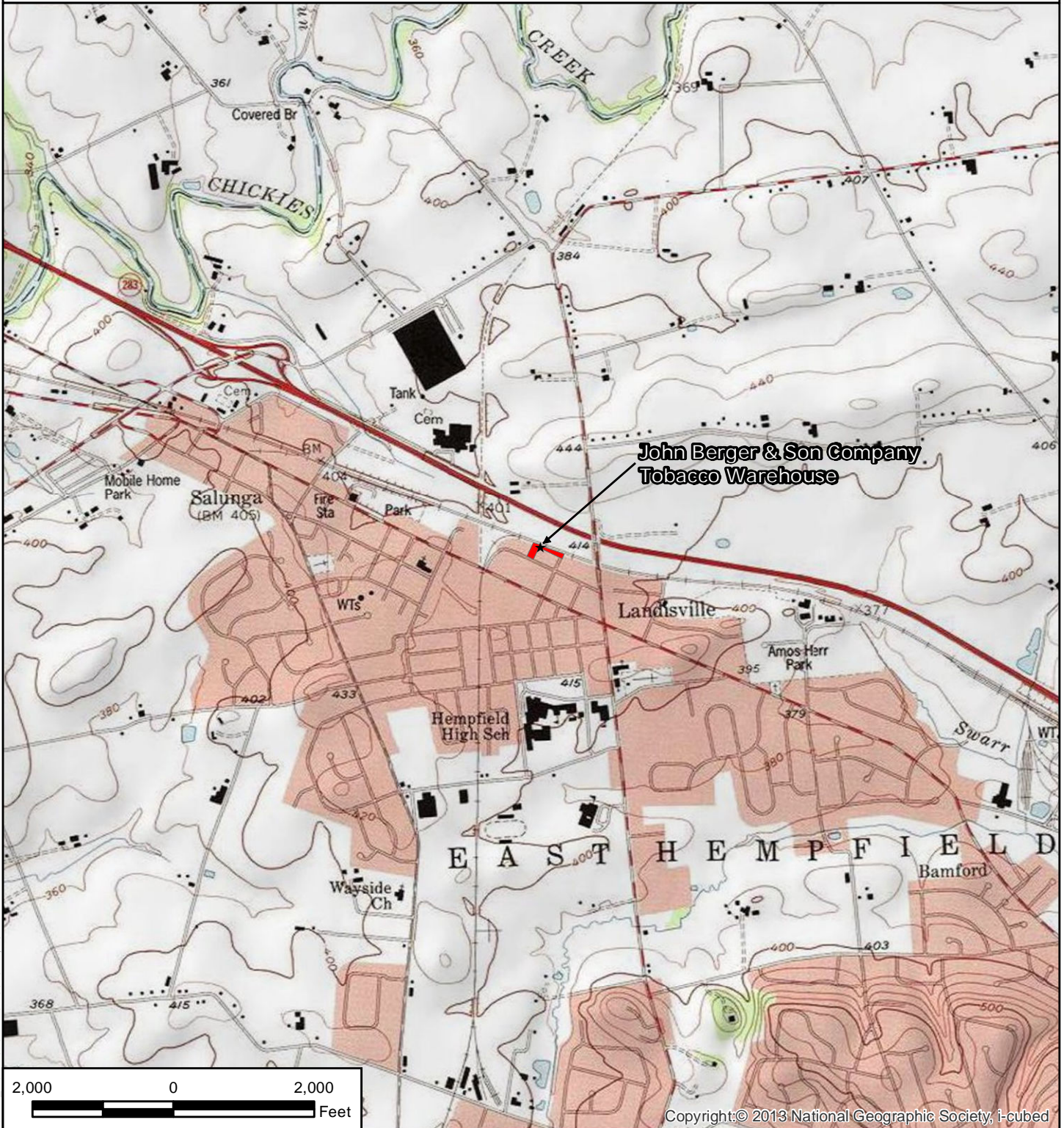
Photo Log

See Attached

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Location Map
John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania



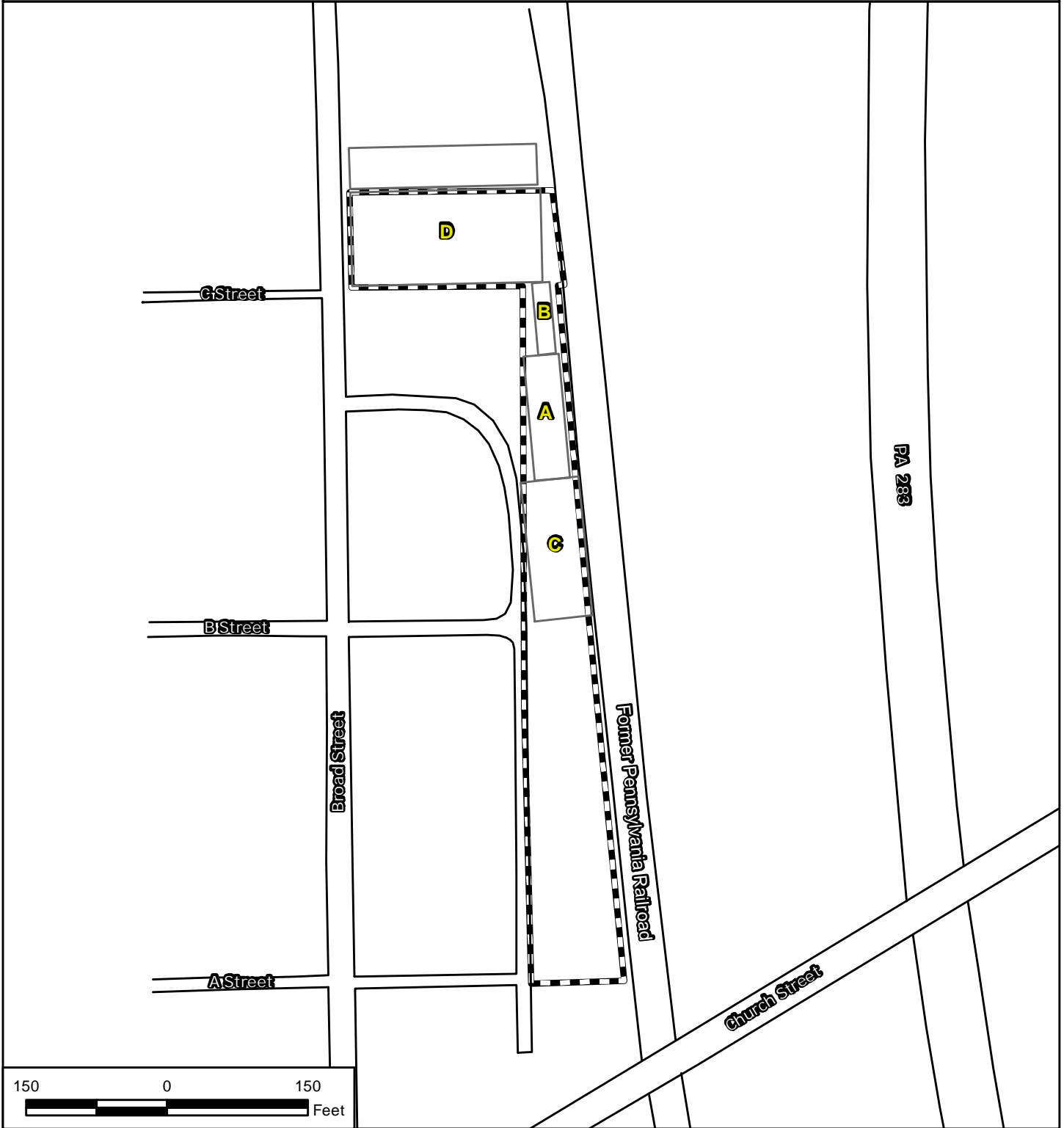
P:\GIS\Projects\IP1408M\XD\IP14M_Nomination.mxd - June 12, 2014



★ **John Berger & Son Company Tobacco Warehouse**
40.098103, -76.413593 (NAD 1983, State Plane PA South)
Columbia East, Pennsylvania Quadrangle

Copyright © 2013 National Geographic Society, i-cubed

Site Plan
John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania



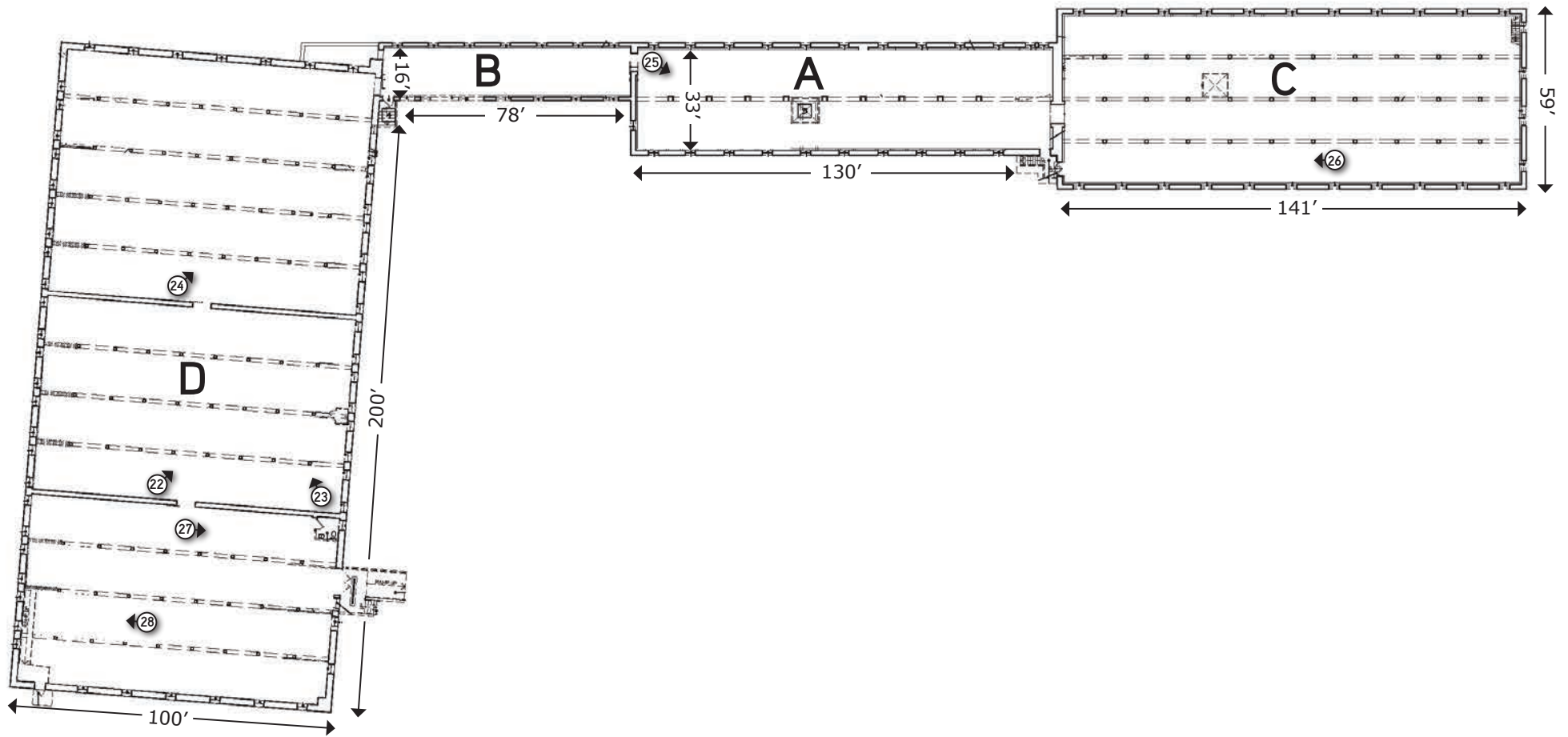
National Register Boundary

Site Plan and Photograph Location Map (Exterior)

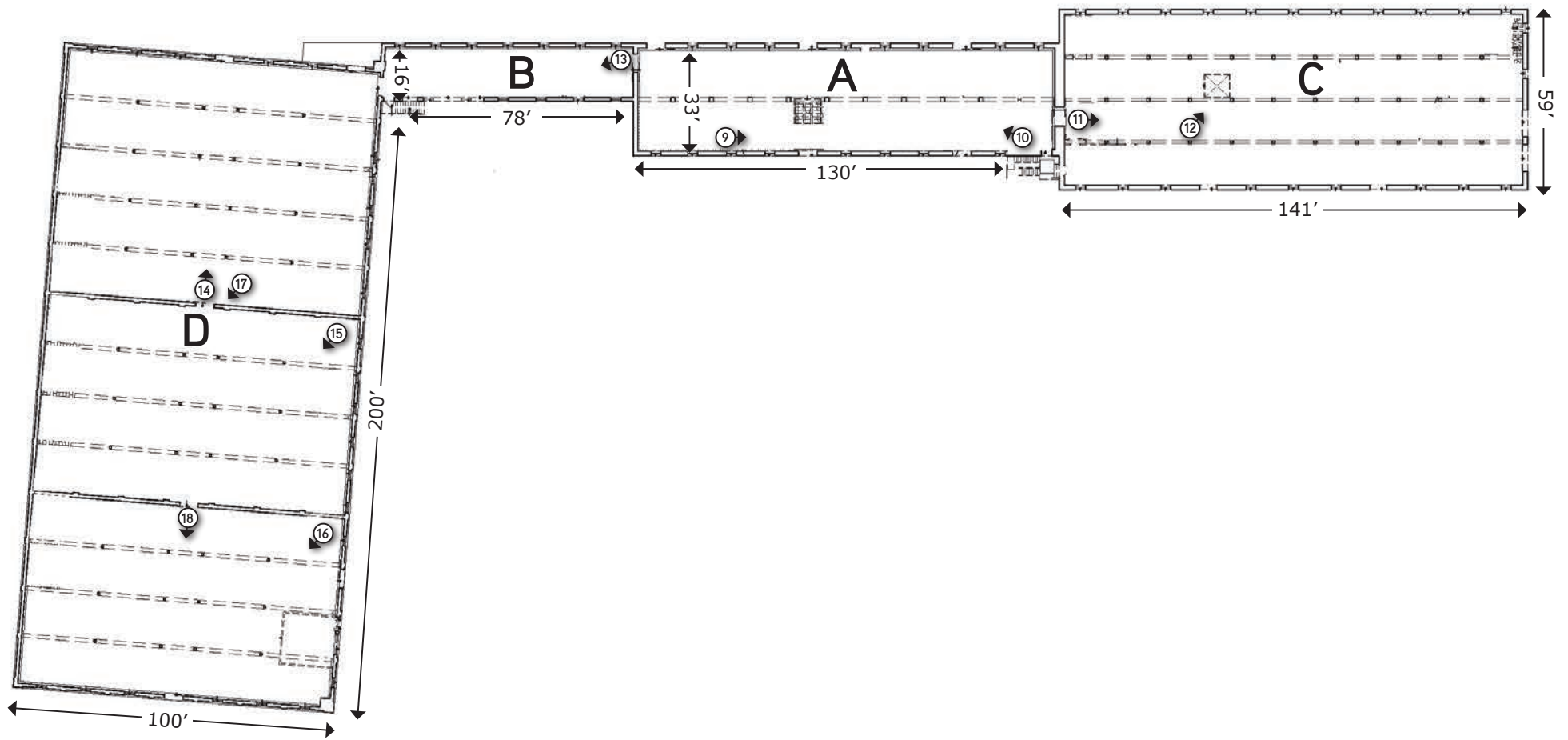
John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania



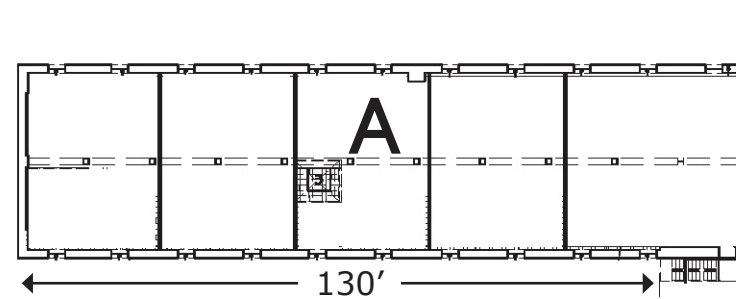
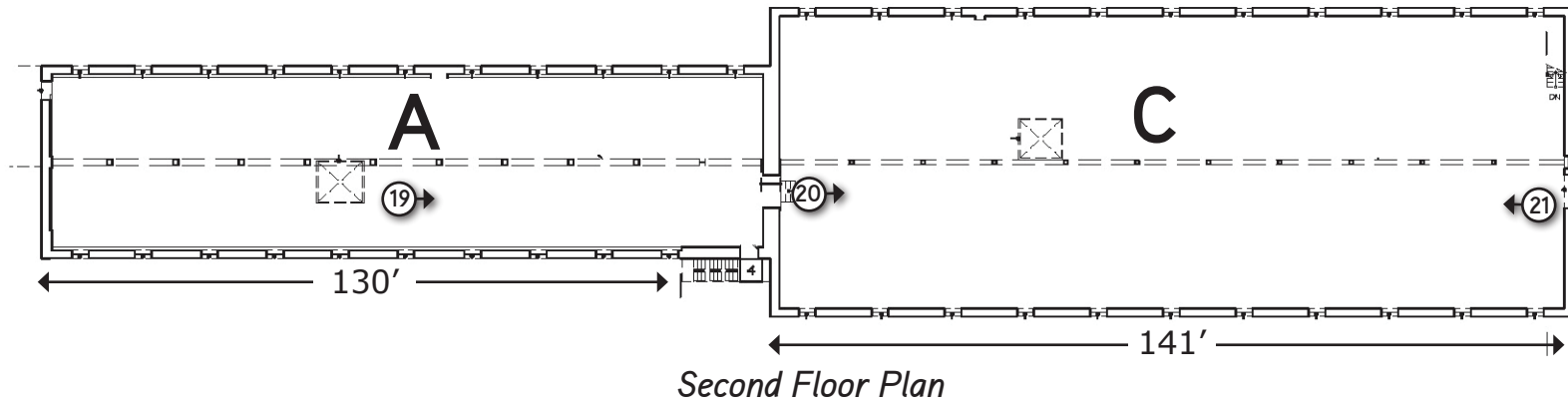
National Register Boundary



Basement Plan and Photograph Locations (Interior)
 John Berger & Son Company Tobacco Warehouse
 East Hempfield Township, Lancaster County, Pennsylvania



First Floor Plan and Photograph Locations (Interior)
 John Berger & Son Company Tobacco Warehouse
 East Hempfield Township, Lancaster County, Pennsylvania



Second and Third Floor Plans and Photograph Locations (Interior)
 John Berger & Son Company Tobacco Warehouse
 East Hempfield Township, Lancaster County, Pennsylvania

John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania
Photographer: Emma Diehl
Date Photographed: September 11, 2013 and December 18, 2013
Location of Original Digital Files: A.D. Marble & Company, Camp Hill, Pennsylvania

Photo File Name	Photo Description	Photo Sequence
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0001	Overview of tobacco warehouse (from left to right, Blocks D, B, A, and C), facing northeast.	1 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0002	Overview of tobacco warehouse, Blocks D and B, south and east elevations, facing north.	2 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0003	South elevation of Block D, facing east.	3 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0004	South elevation of Block A, facing north.	4 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0005	South elevation of Block C, facing east.	5 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0006	South and east elevations of Block C, facing northwest. Note "Long and Taylor Leaf Co." painted on east elevation, above cargo doors.	6 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0007	East and north elevations of Block C, facing . Note railroad tracks immediately to right.	7 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0008	Detail of former railroad siding leading from railroad main line to tobacco warehouse (Block D), facing southeast. Note berm and railroad ties.	8 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0009	Interior, Block A, first floor, facing northeast. Note existing functional freight elevator to left.	9 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0010	Interior, Block A, first floor, facing northwest. Note interior brick walls, massive post-and-beam framing, and existing functional freight elevator.	10 of 28
PA_Lancaster County_John Berger	Interior, Block C, first floor, facing northeast.	11 of 28

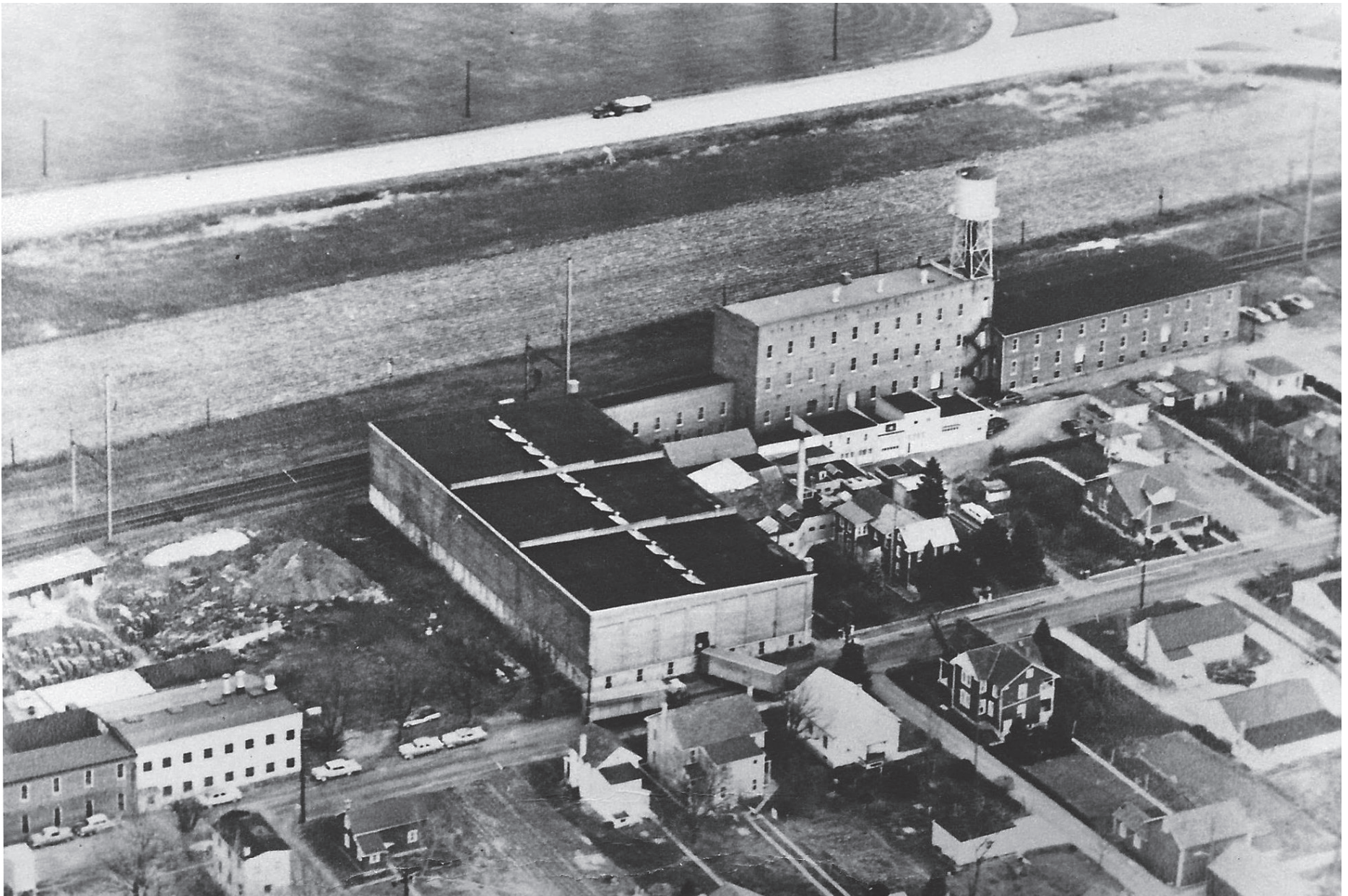
John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania
Photographer: Emma Diehl
Date Photographed: September 11, 2013 and December 18, 2013
Location of Original Digital Files: A.D. Marble & Company, Camp Hill, Pennsylvania

& Son Company Tobacco Warehouse_0011		
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0012	Interior, Block C, detail of functional freight elevator, facing north.	12 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0013	Interior, Block B, first floor, facing southwest.	13 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0014	Interior, Block D, first floor, facing northwest.	14 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0015	Interior, Block D, first floor, facing south.	15 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0016	Interior, Block D, first floor, facing south.	16 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0017	Interior, Block D, first floor, facing south. Detail of interior steel doors that separate blocks within tobacco warehouse.	17 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0018	Interior, Block D, first floor, facing southeast. Detail of original skylights in Block D.	18 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0019	Interior, Block A, second floor, facing northeast. Note interior brick walls.	19 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0020	Interior, Block C, second floor, facing northeast. Note functional freight elevator (to left) and ceiling insulation.	20 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0021	Interior, Block C, second floor, facing southwest. Note ceiling insulation.	21 of 28
PA_Lancaster County_John Berger & Son Company Tobacco	Interior, Block D, basement , facing north. Note massive supports and white-washed limestone foundation.	22 of 28

John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania
Photographer: Emma Diehl
Date Photographed: September 11, 2013 and December 18, 2013
Location of Original Digital Files: A.D. Marble & Company, Camp Hill, Pennsylvania

Warehouse_0022		
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0023	Interior, Block D, basement, facing west.	23 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0024	Interior, Block D, basement, facing north.	24 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0025	Interior, Block A, basement, facing east. Note massive supports and functional freight elevator (background-right).	25 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0026	Interior, Block C, basement, facing southwest.	26 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0027	Interior, Block D, basement, facing northeast. This is the most altered interior space within the building. The room was altered in 2004 to accommodate offices and storage for the Lancaster County Public Library's Book ReSort, so the area includes two ramps as well as a restroom installed at the northeast corner.	27 of 28
PA_Lancaster County_John Berger & Son Company Tobacco Warehouse_0028	Interior, Block D, basement, facing southwest. Detail showing the restroom that was installed as part of the 2004 alterations to accommodate offices and storage for the Lancaster County Public Library's Book ReSort.	28 of 28

John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania



John Berger & Son Company Tobacco Warehouse, ca. 1970 (Photograph courtesy of Alfred Berger).

John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania



Phares Nissley & Company Tobacco Warehouse (ca. 1910), Main Street, Salunga.
Note the replacement windows and altered entrances (Source: Google Earth, July 2013).



United Cigar Company/General Cigar Company Tobacco Warehouse (ca. 1910), Main Street, Salunga.
Note the replacement windows and altered entrances (Source: Google Earth, July 2013).

John Berger & Son Company Tobacco Warehouse
East Hempfield Township, Lancaster County, Pennsylvania



Samuel N. Mumma Tobacco Warehouse (ca. 1914), Elizabeth Street, Landisville.

The property was listed in the National Register of Historic Places in 1997. The rear of the building has been altered through the replacement of windows and the construction of a substantial addition to accommodate apartments (Source: A.D. Marble & Copmany, September 2013).













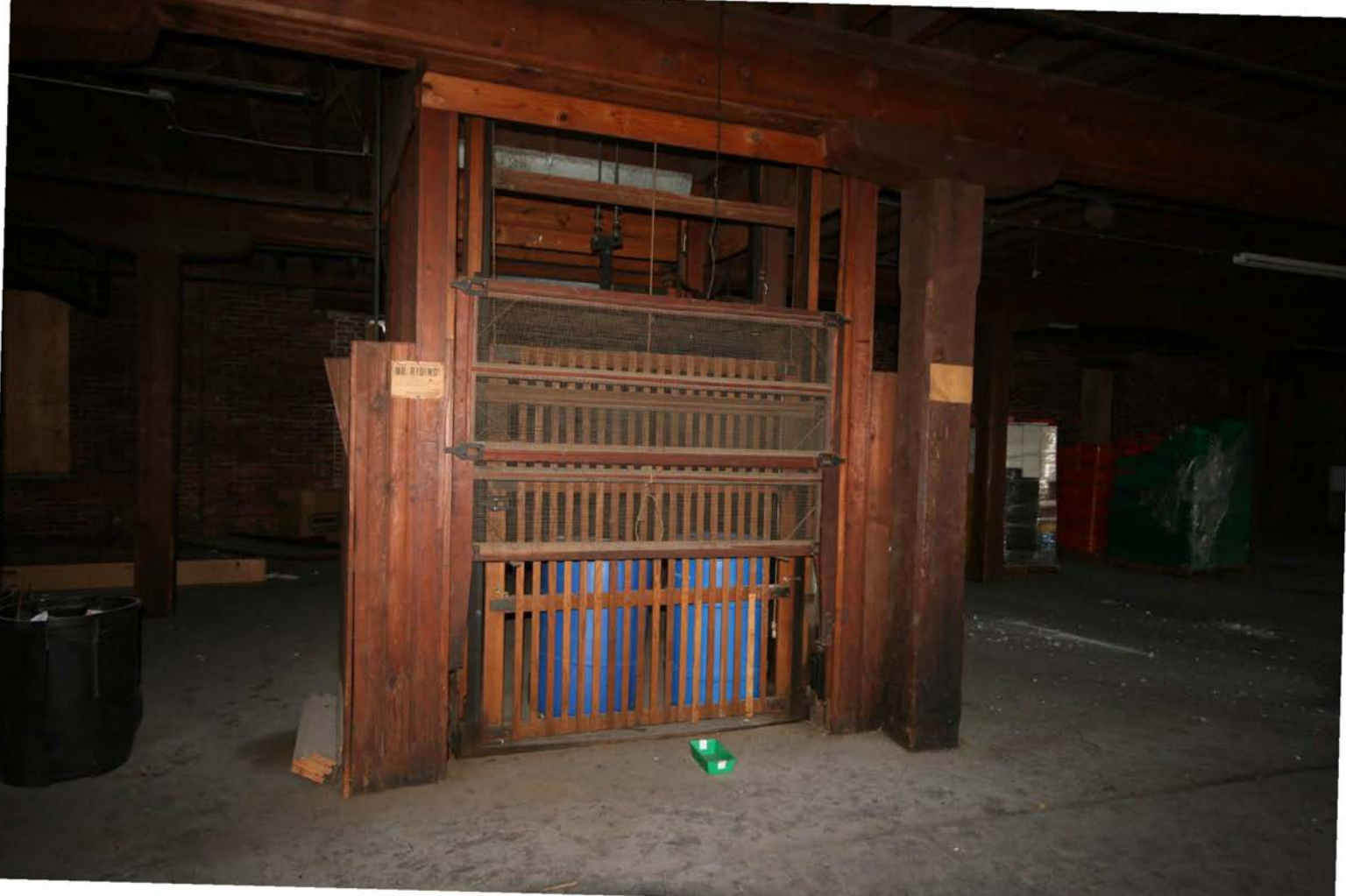












NO RIDING





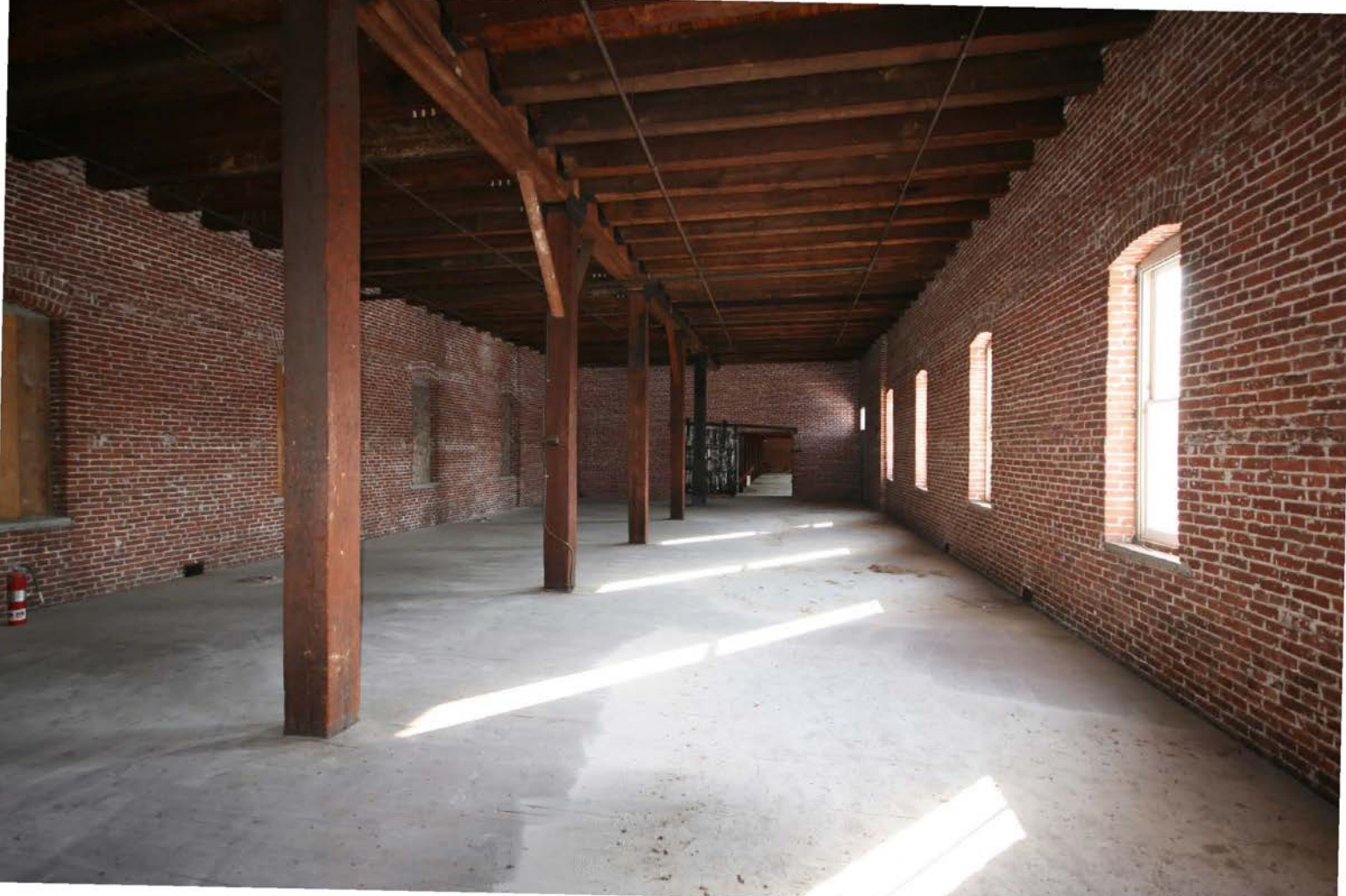




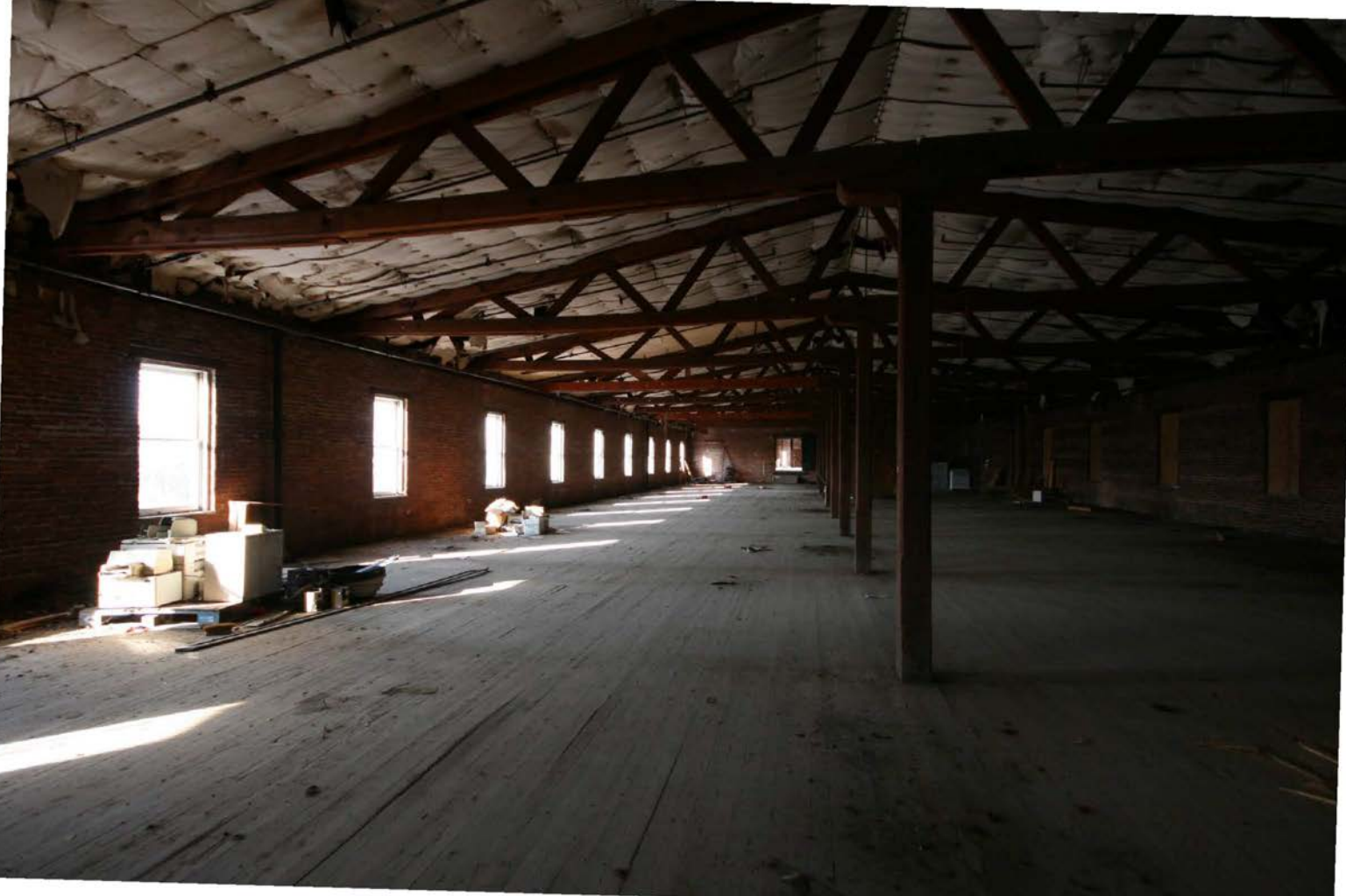


KEEP CLOSED























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Berger, John & Son, Company Tobacco Warehouse

MULTIPLE NAME:

STATE & COUNTY: PENNSYLVANIA, Lancaster

DATE RECEIVED: 6/20/14 DATE OF PENDING LIST: 7/11/14
DATE OF 16TH DAY: 7/28/14 DATE OF 45TH DAY: 8/06/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000468

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8.1.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

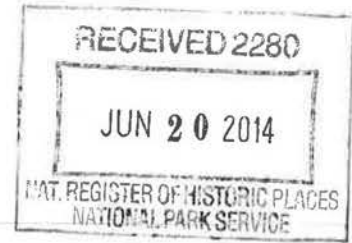
TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Pennsylvania
Historical & Museum
Commission



June 17, 2014

Carol Shull, Keeper
National Register of Historic Places
National Park Service, US Department of Interior
1201 "I" (Eye) Street, NW, 8th Floor
Washington D.C. 20005

Re: National Register Nominations

Dear Ms Shull:

The following National Register nominations are being submitted for your review:

1. **Bangor Historic District**, Northampton Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination and correspondence, and a second CD with tif images.
2. **Henry F. Ortlieb Company Bottling House**, Philadelphia Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination and correspondence, and a second CD with tif images.
3. **John Berger & Son Company Tobacco Warehouse**, Lancaster Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination and correspondence, and a second CD with tif images.
4. **Nantmeal Village Historic District**, Chester Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination, and a DVD with tif images.
5. **William Penn Memorial Museum and State Archives Building**, Dauphin Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination and correspondence, and a second CD with tif images.

The proposed action for each of the above nominations is listing in the National Register. Our staff and Board fully support each nomination, with one exception. Please note that our Board has a differing opinion regarding the eligibility of the Ortlieb Company Bottling House, and rejected that nomination. Our staff continues to support the nomination; our opinion for the Ortlieb building and relevant draft minutes from the recent Board meeting are enclosed for your reference.

Historic Preservation Services
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us
The Commonwealth's Official History Agency

Also, please note that notarized objection letters have been received from Nantmeal Village Historic District property owners. The original copies of those letters are also enclosed with the nomination materials for your reference. We have spoken with several of those owners, and their opposition appears to be based on property-rights concerns, not the merits of the proposed district or nomination.

If you have any questions regarding the nominations please contact me at 717-783-9922 or afrantz@pa.gov. Thank you for your consideration of these properties.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Frantz', with a long, sweeping horizontal line extending to the right.

April E. Frantz
National Register Reviewer/Eastern Region

enc.