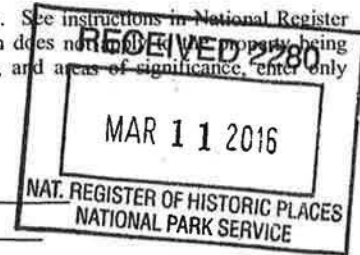


United States Department of the Interior
National Park Service

203

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: Hotel Lykens

Other names/site number: _____

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: 600 Main Street

City or town: Lykens State: PA County: Dauphin

Not For Publication: Vicinity: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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>Andrea McDonald</u>	<u>2/12/2016</u>
Signature of certifying official/Title:	Date
<u>Pennsylvania Historical & Museum Commission - State Historic Preservation Office</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Hotel Lykens
Name of Property

Dauphin County, PA
County and State

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:) _____

Patrick Andrus

Signature of the Keeper

4/25/2016

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

Hotel Lykens
Name of Property

Dauphin County, PA
County and State

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> </u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Hotel

Current Functions

(Enter categories from instructions.)

Vacant/not in use

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th century revivals

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

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 Hotel Lykens is a four-story, L-shaped red brick building at the corner of Main (S.R. 209) and Market Streets in Lykens Borough, Dauphin County. The building is bordered by Main and Market Streets to the north and west, an abutting commercial building to the east, and a small paved parking area to the south. The surrounding area is comprised of two- and three-story commercial and mixed-use buildings, dating largely from the late 19th to mid-20th centuries. The Colonial Revival-style hotel building was constructed between 1924 and 1926 as a community hotel. The Hotel is simple in its design and reflects its historic function as a domestic and commercial property with retail stores and a bank on the first floor and hotel units on the upper floors. The two primary facades, along Main and Market Streets, are faced with vitrified red brick with cast stone details over a concrete foundation. The secondary elevations, the east and south elevations, are painted concrete block. The building has a flat roof. On the interior, the building is characterized by spaces typical of a community hotel, including a lobby, bank, retail space, dining room, kitchen and coffee shop on the first floor. The upper floors are comprised of hotel rooms situated along two double-loaded corridors. Much of the interior of the property has suffered from years of deferred maintenance and deterioration, and is in poor condition. The Hotel Lykens retains integrity of location, setting, materials, and association, but has lost integrity of design, workmanship, and feeling.

Narrative Description

The building's footprint occupies the majority of the .2-acre site, which is defined by Main Street to the north, Market Street to the west, South 3rd Street to the south, and a residential/commercial property to the east. A small parking area is located to the south. The four-story building is sited with two primary facades (the north and west along Main and Market Streets, respectively) and rear and side facades to the south and east. The north and west wings of the building are built flush to the sidewalk and create the building's "L" shape.

The exterior of the building is simple in its design and reflects the historic function as a domestic and commercial property with retail stores and hotel public space on the first floor and private hotel rooms on the upper floors. The two primary facades (Photos 1, 2, & 3) are faced with vitrified red brick set in a running bond with narrow, flush-pointed mortar joints. These facades are characterized by the simplified adaptation of the classical revival style. The south façade at its west end and the east façade at its north end are also faced with hard vitrified brick. (Photo 5) Portions of the east and south facades, those within the "L", are not faced with brick, leaving the walls as painted concrete block. (Photo 6) The building has a flat rubber roof with a concrete block elevator penthouse near the center of the roof. The building's cornice and parapet wall were removed several years ago due to safety and water issues. The upper walls were rebuilt on the primary facades.

The north façade is seven bays wide. The first level has a concrete foundation with three entrances leading to the hotel lobby and the retail spaces. There are regular bays of three-over-one wood windows on the upper floors. A wide beltcourse provides the transition between the marked horizontal brick coursing of the first floor and the flat, unadorned upper floor walls. The west façade is eight bays long and continues the design and arrangement of the north façade, with four large wood windows and transoms lining the first floor and regular bays of three-over-one wood windows on the upper floors. (Photo 1)

The hotel's main entrance is located in the center of the north façade, flanked on either side by the retail entrances. (Photo 10) The main entrance itself is a set of paired wood and glass doors set in a slightly recessed bay with a transom opening above. (Photo 7) To either side of, but not adjacent to, the main entrance doors are two tall wood windows in a vertical tripartite arrangement. Wood transoms were originally located above the windows and the door and are now infilled with aluminum siding, however, the original openings remain intact. Historically, a large decorative metal and stained glass marquee was attached to the main (north) façade, protecting the hotel entrance. It extended from the face of the building to the outside edge of the sidewalk. The marquee was removed in 2014 due to structural and safety issues after heavy snowfall.

The east retail entrance is located at the east corner of the north façade. The entrance consists of a storefront with a single recessed wood and glass door set between two modern plate glass windows. A flat sheet metal panel extends across the entire opening below the three fixed glass windows above. (Photo 9) The west retail entrance leads to the former bank, and is located at the west corner of the north façade. This entrance is more detailed than the others and features a thick cast stone door surround with a heavy cornice and decorative metal panel flanked by scrolls. The door itself has been boarded over. The transom window above the door is missing and the opening has been covered with plywood. Like the hotel entrance, the bank entrance is flanked by tall wood tripartite windows with three-light transoms above. A side entrance to the former coffee shop is located at the south corner of the west façade within a narrow, unarticulated opening. The original door has been replaced with a modern wood door, and the

tall wood transom above has been infilled with aluminum siding and an air conditioning unit. The window to the south of the entrance has also been removed and replaced with aluminum siding.

The secondary elevations of the building face south and east and include the construction within the “L” created by the north and west wings. This construction is one-story tall, surrounded by the four-story “L” legs. The walls of the first floor kitchen area and the rear walls of the north and west wings are exposed concrete block walls. The walls do not exhibit architectural detailing or finishing beyond a header course of brick used for the windowsills. Within the first floor kitchen, the windows that punctuated the south and east walls have been removed or covered by aluminum siding. Like the primary facades, these walls are marked by regular bays of windows on the second through fourth floors. The original three-over-one wood windows survive in most of the regularly spaced window bays; in others, the sashes have been removed and the openings infilled with plywood. At the south end of the west wing, nine-light metal windows are located in the southernmost bay; these relate to the location of the building’s secondary stair. (Photo 6)

The interior spaces are organized around the hotel’s entrance lobby, with internal doorways between rooms to create a flow of spaces rather than distinct circulation patterns. The first floor includes the lobby in the center of the building, a retail space to the east, a bank to the west, formal dining rooms to the east behind the retail store, the kitchen to the southeast, and an informal coffee shop to the southwest. The basement held the ballroom and service spaces. The mezzanine level above the lobby includes a lounge in the northeast corner and access to the bank president’s office near the southwest corner. The upper floors originally held 50 hotel rooms.

The building’s structural system is a combination of steel, concrete, and gypsum block. Intended as a fully fireproof building, the only wood used in the hotel was for the entrance doors and windows. The building is constructed of masonry load-bearing walls with steel for the floors, roof, stairs, and internal load bearing walls. The internal partition walls are all of thin gypsum block with a gypsum/plaster coating over wire lath to accept a finish.

The building’s original design and finishing were very simple and restrained; it was not a flamboyant display of wealth like some hotels in larger boroughs and cities. The historic photographs from the building’s early history reflect a modestly finished hotel without the grandeur of scale or décor found in similar period hotels in larger communities. Historic photographs taken shortly after the hotel opened show rooms with simple detailing; for instance, the door openings in the lobby are not highlighted with decoration or substantial trim, and there are no monumental chandeliers, ceiling ornamentation, or desks. Please see Figures 3.0-3.5 for comparisons between these historic photographs and the current condition of the hotel.

The building’s first floor, which houses the hotel’s main public areas, is largely intact. The lobby, which is entered from the center entrance on Main Street, is defined by plaster walls, a plaster ceiling, and decorative ceramic tile floor. The space stands a story and a half tall to accommodate the open mezzanine that lines the south and east sides of the space. Within the lobby, a single large opening leads to the east into the retail space, and another single arched opening on the west wall leads to the bank. Plaster crown molding remains on the front (north) wall of the lobby, but is in poor condition on the other walls. At the rear (south) side of the lobby, the original elevator opening is located in the southwest corner. In the center of this wall, a short run of tiled steps lead to the main stair and the rear dining rooms and coffee shop. (Photos 13-16) The mezzanine section of the lobby is reached from the main stair or the elevator. The space is defined by plaster walls, concrete floors, and plaster ceilings. A modest metal picket railing encircles the space that overlooks the lobby. (Photo 33) In many locations, the building’s steel construction is visible through deteriorated or missing plaster.

The retail store and the bank that flank the lobby are of similar construction and condition. The retail store is a narrow, one-story space defined by plaster walls, plaster ceiling and a concrete floor. In this room, an opening in the side wall leads to the lobby and an opening in the rear wall leads to the hotel's main dining room. (Photo 20) The bank (Photo 21-22) is a larger one-and-a-half story space at the building's prominent northwest corner. With the same types of materials and finishes, the bank space is more impressive than its retail counterpart because of the large wood windows that line the north and west walls and the multi-light wood windows at the south end of the room that indicate the bank president's office on the mezzanine level. Plaster details, including crown molding and scroll details, have survived within the bank space. The bank also includes smaller spaces at the south end below the mezzanine for the vault and an office. The vault itself was dismantled in 1937, when the bank vacated the space, leaving an empty room with exposed concrete block walls. Post-1937, the bank was used as a second retail space, occupied by a liquor store most recently. The stair from the first floor bank office to the president's office on the mezzanine level was removed. The president's office is defined by plaster walls, a concrete floor and a plaster ceiling.

The hotel's main dining room (Photo 25-27) is located near the center of the building adjacent to the kitchen in the southeast corner. Like its counterparts, high plaster ceilings, concrete floors, and plaster walls define this space. Three tall windows originally lined the east wall of this room. Only one – a transom – survives today, however the original openings still exist and are covered with plywood. Wood baseboard, door surrounds and plaster crown molding survive in the dining room in pieces. Within this room, three sets of doorways lead to the kitchen (to the south), to the coffee shop seating area (to the west), and to the retail store (to the north). The coffee shop seating area (Photo 23), positioned between the main dining room and coffee shop, is finished with modern paneled walls and a decorative ceramic tile floor. The coffee shop (Photo 28-29) is located in the building's rear southwest corner, and is accessible from the exterior entrance on Market Street and from the kitchen and seating area. This room is finished with plaster walls, a concrete floor with remnants of mosaic tile, plaster ceiling and a plaster crown molding.

The hotel's ballroom and additional entertainment and service spaces were located in the basement below the lobby (Photo 11-12). These rooms are accessed from below-grade entrances on the south and west facades and from internal stairs in the kitchen and main lobby. The rooms are collectively defined by low plaster ceilings, concrete and decorative ceramic tile floors, and plaster walls. Large round structural columns are located throughout the spaces.

The upper floors contain hotel rooms and each floor is accessible by the main stair, a secondary stair, and an elevator. The main stair (Photo 17) is a metal staircase with the same type of decorative metal picket railing used around the mezzanine. The secondary stair is a utilitarian metal stair provided as a second means of egress. Both stairs are original to the building. The plan of the upper floors is arranged around two double-loaded corridors, one along the north side of the building (along Main Street) and one along the west side of the building (along Market Street). The main stair and elevator are positioned in the center of the building at the intersection of the two wings. Partitions for the individual hotel rooms and corridors survive in fragments on all of the upper floors. Originally, rooms of various sizes lined the corridors. Suites included two bedrooms with a shared bath and closets, while single rooms used a communal bathroom. The rooms were simply finished with concrete floors (most likely covered with rugs), plaster ceilings, plastered and wallpapered walls, and wood wall and window trim. The bathrooms had tile floors, plaster walls and ceilings, window trim, tubs, toilets, sinks, and ceramic tile floors. The upper floors were repetitive in plan and function and are in similar condition. The images provided of the 2nd floor are representative of all of the upper hotel room floors (Photos 35-38).

The Hotel Lykens survives in poor condition but retains integrity of location, setting, materials, and association. It has lost integrity of design, workmanship, and feeling. Since its opening in 1926, the

Hotel Lykens has seen minor exterior changes and significant interior alterations. Changes to the exterior of the building since construction include the removal of transom windows and infilling of the openings with siding, ca. 1970s windows in the retail storefront, the removal of the cornice and rebuilding of the parapet, and most notably, the loss of the hotel marque.

The interior of the building has seen the most change since construction. Vacant since the mid-1990s, and poorly maintained in the decades leading up to vacancy, the interior has been subject to deferred maintenance and exposure to the elements, all of which hastened its deterioration. The hotel was originally modestly decorated, typical of economical community hotels, and retains some of these details, including plaster cornices, wood baseboards, and wood door and window surrounds. On the first and mezzanine floors, there has been a moderate deterioration of these features, including deterioration of the plaster cornices in the lobby, mezzanine and bank, and the loss of door and window trim in the main dining room and coffee shop, and the failure of plaster and lath ceilings due to water leaks, particularly in the bank and the coffee shop. In the lobby, the main and secondary stair, and the original elevator opening, survive without alteration in fair condition. The relatively high level of integrity of the public spaces on the first and mezzanine floors, when compared with the deterioration in the rest of the building, is important in communicating the hotel's significance as a community meeting space. The upper floors, which encompassed the "private" spaces of the hotel, have experienced more change than the first two levels. Large sections of corridor and internal walls, particularly in the west wing, have been removed on all three floors due to structural stabilizations and the replacement of a large section of roof. In some locations, the individual hotel rooms are more intact than in others; these rooms retain their original plan and materials, such as closets, wallpaper, and wood trim. The hotel rooms were originally plainly decorated, with carpeted concrete floor, wood baseboards & trim, and wallpaper. The bank and retail spaces within the hotel survive in poor condition, subject to the same deferred maintenance and deterioration as the rest of the hotel. However, the bank retains portions of original finishes and decorative details, including plaster cornices, decorative tile floors, wood baseboards, and decorative plaster details including scrolls and molding above the main entrance. On all floors, recent engineering investigations in to the condition of the steel structure required the removal of flat plaster ceilings in several areas. The decorative plaster features, including crown molding and scrolls, survive.

While the hotel is in a deteriorated state, it is one of the only historic buildings remaining from Lyken's vibrant past. Modern infill, demolition due to vacancy and natural disasters, and contemporary alterations have created a lack of cohesion within the borough. There is no identified historic district and no evidence that an eligible district exists.

The hotel retains strong integrity of location, setting, materials, and most importantly, association. It has lost integrity of design, workmanship, and feeling. The hotel has seen deterioration due to extended vacancy and lack of regular maintenance. However, it continues to communicate its historic use as a hotel. Because the loss of integrity is due primarily to deterioration, and not alteration, the original use and significance of the hotel is still evident throughout the building. Major architectural features such as rooms, circulation patterns on the first level, and window and door openings still remain even where deterioration has caused loss of the original design. Localized areas retain intact features and finishes, such as the lobby flooring and the ornamental wood door trim in the dining room. These details, though lost in other areas of the building, communicate the original appearance of the hotel, which was sparsely decorated and modest. The association with the community hotel movement is still evident through the intact arrangement of the first floor spaces. The hotel derives its significance from its use as a community meeting place as well as a hotel, so the relatively intact public spaces on the first level contributes greatly to the overall integrity of the building. Despite a greater level of deterioration in the private areas of the hotel, on the upper floors, fragments of hotel room floor plans and finishes still convey the original use. The arrangement of spaces, localized areas of intact finishes, and relatively unaltered state of the building make it highly recognizable as a community hotel, even in its neglected state.

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

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1924-1975

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

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 Hotel Lykens, located in the small borough of Lykens, Dauphin County, is locally significant under National Register Criterion A, in commerce, for its connection with the community hotel movement and the Hockenbury System of financing. The hotel was begun in 1924 and funded through community shares and subscriptions, utilizing a nationally advertised method known as the Hockenbury System. The hotel opened to the public in 1926 as Lykens' newest and most modern fireproof building. The hotel, and other community hotels like it, was intended to be a new way to generate, attract, and maintain businesses in depressed communities. Unlike their big city counterparts, community hotels were modest in design and served not only the needs of visitors but also provided communal space for local residents. The period of significance for the Lykens Hotel corresponds with years it operated as a community hotel and social meeting place, beginning in 1924 and ending in 1975. Though it suffered from decreased visitation after mid-century, it continued to operate as a venue for organizational and community meetings until its closing in the mid-1970's.

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

The Borough of Lykens is located in upper Dauphin County at the southern tip of the anthracite coalfields that extend from the Wyoming to Lykens-Williams valleys. Coal, particularly the red ash coal, was discovered on Short Mountain in 1825 and spurred settlement at the base of the mountain almost immediately. At this time, the Ferree family was the principal developers of the area and named the growing village Lykenstown in honor of Andrew Lycans, the valley's first settler in the mid 18th century. Coal was successfully mined from Short Mountain in 1831, and by 1834, the Lykens Valley Railroad and Coal Company was completed to distribute coal throughout the Commonwealth.¹

The 1840's and 1850's were boom years for Lykens as the "center of the coal trade for the Upper End."² The coal from Short Mountain provided the town with a sound economic base. The Lykens Breaker was built in 1845-47 and employed most, if not all, of the men and boys in Lykens. In 1848, Daniel Hoffman, a civil engineer, redrew and laid out the town in the arrangement of streets and land parcels used today. By the end of the 1850s, Lykens would have several taverns, a rail station, newspaper, post office, a brewery, and two fraternal lodges, American Mechanics (a nativist organization) and the Sons of Temperance. Lykens was incorporated as a borough in 1871.³

At the turn of the twentieth century, Lykens was a well-developed community like many across Pennsylvania. Located on Route 209, Lykens was the largest community between Pottsville and Harrisburg. It had a diverse and successful Main Street with thriving commercial and retail businesses, banks, and hotels. The town was serviced by two major rail lines, and was home to industries such as paper milling, box making, brewing, and the manufacturing of charcoal briquettes.⁴ Lykens also had a regional trolley, paved roads, recreational facilities and other amenities that were quickly becoming expected parts of everyday twentieth century life. By the early 1920s, however, Lykens was beginning to see the end of the coal mining industry. After almost a century of mining, the easily accessible coal veins

¹ Bi-Centennial History, Lykens-Williams Valley Historical and Pictorial Review. (Harrisburg, PA: The Telegraph Printing Company, 1922) 29, 101-105.

² Bi-Centennial history, 103.

³ Bi-Centennial History, 114-115.

⁴ Bob Fromme, Jr. The Rattling Creek Encourager, Spring 2008, downloaded from <http://www.lykenspa.com/RCE%20spring%2008.pdf>.

were disappearing. Harvesting the coal in the deeper veins was expensive, labor-intensive, and unlikely to generate enough money to cover expenses. With a population of 3,000, approximately 90% of which depended on the coal industry either for direct employment or indirect revenue, it was important that the community look to new ways to generate, attract, and maintain businesses in Lykens. It was within this context that the Hotel Lykens was built. The Hotel was conceived and marketed by the borough's leading citizens as an economic investment that would help to keep Lykens thriving.⁵

The impetus for the Lykens Hotel is connected to Lyken's declining coal industry, but the larger community hotel movement was playing out in similar communities across Pennsylvania and the country. The 1920s are recognized as the age of the automobile in the United States, with cars beginning to influence all aspects of American life. Hotels and other amenities associated with auto travel quickly became big business during this era; by 1923, it was estimated that there were 25,000 hotels in the United States. As John Jakle and Keith Sculle note in their study of community hotels, *America's Main Street Hotels: Transiency and Community in the Early Auto Age*, with the freedom of the automobile, even small towns in pre-Depression America could prosper with a good hotel.⁶ Chambers of Commerce, Rotary groups, and local booster clubs were quick to grasp the idea of a "modern hotel", hoping to draw well-to-do travelers and new business to the area.

These hotels were referred to as "community hotels," a term coined by trade journals of the 1920s to represent hotels that were the creation of civic-minded groups that engaged the entire community in the hotel's financing and vision. They were intended to be the center of the community for both travelers and residents by providing high quality and sophisticated amenities like a bar, formal and informal dining rooms, banking or similar professional services, shopping, and nearby parking. Geared toward the quickly rising affluent middle class, community hotels were distinguished from other similar establishments by the number of rooms, types of amenities, the quality of the building and the traveler's experience there. Advocates of the community hotel movement fought to separate legally and in the public's mind the community hotel from a tavern, inn, motel, and hotel/boardinghouse.

The architecture and programming for the community hotel model was based on urban skyscraper hotels in cities like New York and Chicago. However, community hotels were unlike their urban counterparts in their typical financing and mission. While urban hotels were generally business ventures by partnership and entrepreneurs, community hotels were cooperative enterprises, supported and organized by local civic organizations, like Rotary Clubs. Because of this, community hotels catered not only to travelers, but also to local residents. A development program usually included a minimum of two first floor retail/commercial spaces, which would provide rent to cover the hotel's mortgage costs and raise profits for investors, but also provide services for local residents. Additional hotel spaces, such as ballrooms, dining rooms, and convention halls, served not only hotel guests but also the community. Public spaces in community hotels quickly became "the most coveted public spaces in most locales,"⁷ serving as unconventional community centers. Community hotels were not intended to stand as "high-rise architectural symbols" like those in metropolitan areas, but they still needed to reflect an air of sophistication if they were to be successful.⁸ Cosmopolitan décor, services, and architectural design were emphasized in the trade journals for community hotels.

Community hotels provided obvious social and economic benefits to small communities, but financing the construction and operation of a hotel in these small communities required a unique funding structure.

⁵ Community Hotel Corporation of Lykens, "The Pride of the Valley", circa 1924. Photocopy provided by Lykens Chamber of Commerce.

⁶ John Jakle and Keith Sculle. *America's Main Street Hotels: Transiency and Community in the Early Auto Age*. (Knoxville, TN: University of Tennessee Press, 2009), 5.

⁷ Jakle, 55

⁸ Jakle, 53.

A community-based form of financing, The Hockenbury System, was employed by the Lykens' leading citizens to fund the Hotel Lykens. The Hockenbury System was developed by Edson Hockenbury in the early 1920s. The system financed community hotel construction and operation through the sale of stock and subscription to local community members.

Edson Hockenbury was born on June 21, 1879 in High Bridge, New Jersey. He spent his early career working for regional Y.M.C.A. branches in Pennsylvania; by the late 1900s, he worked as the membership drive coordinator for the State Y.M.C.A. of Pennsylvania. This job allowed Hockenbury to travel throughout the Commonwealth, visiting communities and understanding their culture and opportunities. In 1911, Hockenbury left state employment to establish a private fundraising firm, which he called The Hockenbury System, Inc. Hockenbury established the firm headquarters not far from Lykens, in Harrisburg. Throughout the 1910s, Hockenbury's firm facilitated fundraising for hospitals, YMCAs, and other similar philanthropic and non-profit groups. In the early 1920s, Hockenbury moved from non-profit based fundraising to focus exclusively on hotel financing, a quickly growing and lucrative financial niche.⁹

Recognizing the wave of hotel development moving quickly across the country, Edson Hockenbury devised a systematic approach to raising local capital to pay for community hotels. Mona Lange McCroskey summarizes the process through which community hotels were developed in her article "Arizona's Community Built Hotels":

"City fathers would ballyhoo the need for and the benefits of a community-owned hotel and then call in the Hockenbury System of Harrisburg, Pennsylvania. The Hockenbury Company made feasibility studies on building a hotel and the size and cost that would best suit the community. Hockenbury had a solid reputation and a virtual monopoly on this unusual service. The company would send an employee to determine a city's hotel requirements and make recommendations. The company then would oversee a fundraising drive to get the project off the ground."¹⁰

The fundraising for the Hockenbury System focused on selling stock in the new hotel to the local community and was handled almost exclusively by volunteers. The civic group spearheading the campaign would incorporate as the Community Hotel Corporation. The corporation would then organize into a "Campaign Executive Committee" and "Citizens Organization." The Hockenbury System, Inc., trained and organized local volunteers to implement the fundraising campaign. The citizen's arm of the corporation was divided into teams that would travel through the community knocking on doors and raising funds for construction. The teams competed for prizes awarded by the Hockenbury System for selling the highest value of shares and the highest number of shares. These subscription campaigns for townspeople's investments "embodied a civic esprit de corps."¹¹ The Williamsport Board of Trade, when describing the subscription drive for the Lycoming Hotel, wrote "During the period of this campaign it has been gratifying to note the enthusiasm with which men will give of their time and often at considerable personal sacrifice in order to work for a community project which they believe in."¹²

The success rate and portfolio of the Hockenbury System was touted in the dozens of advertisements, run in places like *The Rotarian*, *Business*, *Architectural Forum*, and *Hotel Monthly*. Hockenbury

⁹ Marts, A.C. "Historical Sketch of the Fund Raising Profession", transcript of presentation, 1948. Downloaded from www.martsandlundy.com/pdf/history/ML_Historical_Sketch.pdf on August 31, 2011.

¹⁰ McCroskey, Mona Lange. "Arizona's Community-Built Hotels," (The Cornell Hospitality Quarterly, May 1990: Vol 31, No 1, 26-33), 26.

¹¹ Jakle, 51.

¹² "Williamsport's New and Modern Hotel, a community enterprise," *The Chamber of Commerce and Board of Trade Journal for North Eastern Pennsylvania*, May 1920, 36.

advertisements from the period suggest that towns with inadequate hotel facilities were “handicap.” A Hockenbury advertisement run in *The Rotarian* in 1927 stated that “No city does justice to itself unless it builds an exceptionally attractive hotel.”¹³ Proponents of the Hockenbury System claimed that the system was a success primarily due to its community roots. Hockenbury hotels were locally driven enterprises, and they fostered pride in community. Additionally, because so many people held stock in the system, shareholders could purchase shares for fairly small amounts, and didn’t mind going for long periods of time without significant returns.¹⁴ The system simultaneously provided funding for the project, while generating support from the local community by giving many community members a personal stake in the hotel’s success. Once the hotel construction was completed, its operation was often turned over to a professional hotel management company. This company would distribute dividends to the stockholders once the operation became profitable.

In Lykens, the Campaign Executive Committee was charged with financing the Hotel Lykens project through the Hockenbury System. The Committee was lead by Reuben Coble, president of Lykens’ First National Bank and former treasurer of the Knitting and Manufacturing Company of Lykens. The Citizen’s Arm included a general manager and three division managers. These division managers oversaw 85 volunteers who canvassed the community promoting the hotel and selling stock. The membership of this committee reads like a Who’s Who of Lykens, many of whom had businesses that would benefit from an increased tourist trade. Fundraising for the Hotel Lykens quickly became a unifying force in Lykens. It was touted as “The Pride of the Valley” in a brochure printed by the Community Hotel Corporation of Lykens. It was promoted as a necessity not only for Lykens but also for the surrounding communities of Wisconsico, Williamstown, Gratz, and others. The language of the promotional brochure identifies the Hotel Lykens project as a true “community hotel” campaign. It states that “the coming of this distinctive hotel does not merely mean a place for the housing of our guests; it means more than that. It means that this entire community will have a real civic, social, and commercial center, for in the new hotel will be held the many functions which take place in our community.”¹⁵ After only two weeks of fundraising, the Community Hotel Corporation had raised a total of \$151,300.00 to finance the construction of the hotel.¹⁶

Construction for the Hotel Lykens began in 1925 and was completed in 1926.¹⁷ The Hotel Lykens was completely fireproof, a characteristic that was an important feature of early 20th century hotels, including community hotels. The structural skeleton of the building is steel and concrete block, with the primary facades faced in Murphy brick. All of the interior walls (with the exception of the bank vault) are built of fireproof gypsum block produced by the Niagara Gypsum Company.

The Hotel Lykens opened in July 1926 with a grand opening ceremony, including a celebration parade and an opening banquet. Edson Hockenbury himself spoke at the opening reception, which was attended by over 300 Lykens community members and Hockenbury System proponents.¹⁸

¹³ “The Hotel Ad that Forbes Wrote,” Advertisement for The Hockenbury System, Inc., *The Rotarian*, Feb 1927: 40.

¹⁴ Jakle, 52.

¹⁵ “The Pride of the Valley”, n.p.

¹⁶ Lykens Area Bicentennial Committee, “Lykens Celebrates”, Jun 1976, n.p. and “Lykens’ New Community Hotel to Be Opened Formally Tonight” *The Evening News* (Harrisburg), July 9, 1926, accessed December 17, 2015, <https://www.newspapers.com/image/57729545>

¹⁷ See also “Hotels Make or Mar Your Town!”, Advertisement for The Hockenbury System, Inc., *The Rotarian*, September 1925: 45 and “How Big Is This Hotel?”, Advertisement for The Hockenbury System, Inc., *The Rotarian*, December 1926: 45 for reference to Lykens Hotel.

¹⁸ “Lykens’ New Community Hotel to Be Opened Formally Tonight”

The hotel featured all the characteristics of a Hockenbury financed community hotel: high-profile location, pedestrian friendly in its scale and design, car-friendly with nearby parking, fireproof construction, 50 rooms (half of which had en suite bathrooms), a bar, billiard room, coffee shop, mezzanine lounge, formal dining room, and barber shop. Typical of community hotels, the Lykens Hotel included both traditional hotel spaces and retail storefronts to generate additional income. The Hotel Lyken's first retail tenants were the First National Bank and the Community Men's Shop.¹⁹ In addition to these new retail spaces, the community could take advantage of the Hotel's common spaces, including the bar, coffee shop, dining room, lounge, ballroom, and barber shop.

Hotels like the Hotel Lykens were part of the new automobile-focused economy that was developing across the nation. The Hotel Lykens immediately positioned itself as a daytrip destination for automobile tourists from Harrisburg and the surrounding area. As early as 1926, the Hotel Lykens ran advertisements in the *Harrisburg Telegraph* and the *Harrisburg Evening News* touting the "all improved roads," "beautiful scenery" and short travel distance between Harrisburg and Lykens (Figure 4.0-4.3) The first hotel manager, Irving Berry, hoped to appeal to day trippers by providing special deals on holiday and Sunday dinners.²⁰ Harrisburg residents were encouraged to take a Sunday drive to Lykens, enjoy a meal at the hotel, and then return to Harrisburg in the same day. Berry catered to distance travelers as well. He ran advertisements in major east coast cities, suggesting routes of expedient travel to points west and south – all of which conveniently ran through Lykens. Unlike older nineteenth century hotels, community hotels were well adapted for automobile travel. By 1946, the Hotel Lykens included parking, a service station, and a garage at the rear of the building. The hotel provided guests with dedicated parking, fuel, and auto repair in addition to lodging.²¹

In addition to being a travel destination, the Hotel Lykens was a community social center. Local organizations held meetings and banquets at the Hotel. Reunions, wakes, rallies, banquets and wedding receptions regularly occupied the hotel dining and ballroom. The Dauphin County commissioners held sessions at the hotel annually to hear appeals of real estate assessments.

The Hotel Lykens was among several other Hockenbury-financed community hotels in Pennsylvania. Many small and mid-sized communities in the Commonwealth jumped at the chance to develop their own local hotel, both to attract new business but also to support nascent tourism industries. Other Hockenbury hotels in Pennsylvania include the Hotel Corry (Figure 5.2), Hotel Easton, Lycoming Hotel in Williamsport (Figure 5.1), Yorktowne Hotel (Figure 5.0), Pennsylvania Wells in Wellsboro (Figure 5.3), Hotel Berwick, and possibly many others.²² By the late 1920s, The Hockenbury System, Inc., claimed new community hotels across the country, in 123 towns and small cities from California, Arizona, the Midwest, South, and Pennsylvania.

Hockebury projects ranged in size from 35 to 200 rooms and in cost from \$114,000 to \$1,150,000. Compared to other Hockenbury-financed community hotels in Pennsylvania, the Hotel Lykens was a fairly small undertaking, with only 50 rooms. The Lycoming Hotel, the Hotel York, and the Hotel Easton all had over 100 rooms. The Hotel Corry and the Hotel Berwick were located in communities slightly larger than Lykens, and had between 75-85 rooms each. The Penn-Wells Hotel, located in Wellsboro, Tioga County, is most similar to the Hotel Lykens. Like Lykens, Wellsboro had a population of around 3,000 in 1920, and was largely dependent on coal and other local industries. However, Wellsboro also

¹⁹ Lykens Area Bicentennial Committee, "Lykens Celebrates", Jun 1976, n.p.

²⁰ See various Hotel Lykens advertisements between 1926 and 1940.

²¹ "\$40,000 is Paid for Lykens Hotel" *The Evening News* (Harrisburg) May 16, 1946, accessed December 18, 2015 <http://www.newspapers.com/image/58670467/?terms=Hotel%2BLykens>

²² See various Hockenbury advertisements. Most of the larger Hockenbury hotels in Pennsylvania are located in larger towns and cities (based on population and physical size) and are substantially larger with upwards of 100 rooms or more.

benefited from a regular flow of tourists who came to see the Pine Creek Gorge, popularly known as the Pennsylvania Grand Canyon. This steady tourist industry meant that Wellsboro could also support a larger hotel. The Penn-Wells, originally a hotel, reopened in 1926 as a renovated, Hockenbury-financed hotel. The Penn-Wells was four-stories and had 85 rooms, making it almost twice the size of the Hotel Lykens.²³

Shortly after the Hotel Lykens opened, Lykens was impacted by a series of unlucky events. In 1933, the last of the coal mines, which had supported the financial and economic health of Lykens for over a century, closed. The red ash coal could no longer be easily, affordably, and safely mined. This, coupled with the Great Depression, significantly affected the Lykens community. Another local industry, the Reiff and Nestor company (manufacturers of metal airplane parts), replaced the coal mines as the principal employer in Lykens. Only a few years later, in 1936, floods wiped out a portion of the community. Also in 1936, the original investors, the Community Hotel Corporation, lost the hotel in a sheriff's sale. The Berks County Trust Company bought the building and continued to operate it as a hotel. The First National Bank, one of the hotel's anchor retail tenants, succumbed to the Great Depression in 1937.²⁴

Despite these bleak years, the Hotel Lykens continued to be a bright spot for the community. In 1937, the new management of the hotel, under Fred Roberts, paid its first dividends to the original investors.²⁵ As the area suffered from the effects of the Great Depression, the hotel became a meeting place for relief organizations, fundraisers and rallies.²⁶ Welfare campaigns held rallies at the hotel and the Welfare Federation met there regularly with workers. Around the same time, the hotel became a regular stop on the Big Band circuit because of its convenient location along Route 209 between Pottsville and Harrisburg. One of the most frequent acts in the late 1930s and 1940s was Les Brown and his Band of Renown.²⁷ Brown was born and raised in nearby Reinerton and attended Lykens public school. He frequently returned to Lykens to give free concerts, benefits, and fundraisers for the community, including the dedication of the new ballroom in the Hotel Lykens in 1955.²⁹

The Hotel Lykens continued to function as a hotel through the second half of the twentieth century, though it became less associated with its community hotel roots. While small local retailers continued to rent its first floor spaces, the upper floors were converted to a boardinghouse hotel, once eschewed by community hotel activists. In 1972, many of Lykens' buildings, particularly along Main and Market Streets were lost to the floods of Hurricane Agnes. The Hotel Lykens survived, but fell into disrepair. Throughout the end of the 20th century and the beginning of the 21st century, modern development has encroached on what is remaining of the historic community in Lykens. After being used as an independent living facility for a few years in the late 1980s, the hotel closed in the 1990s and has remained vacant. The hotel is one of a handful of buildings that survive from the borough's heyday. There is no identified historic district in Lykens as modern infill, demolition, and modern alterations has created a lack of cohesion in the remaining historic areas of the borough. Other historic hotel buildings in the local area, all from the late 19th century and predominantly frame construction, survive as apartments or vacant buildings in surrounding communities like Gratz, Wiconisco, Millersburg, and Tower City.

²³ National Register of Historic Places, Wellsboro Historic District, Wellsboro, Tioga County, Pennsylvania, National Register # 04001458.

²⁴ Lykens Area Bicentennial Committee, "Lykens Celebrates", Jun 1976, n.p.

²⁵ Godcharles, Frederic A. "Fred N. Roberts," in *Biographical and Genealogical Sketches from Central Pennsylvania*, (excerpt from *Chronicles of Central Pennsylvania* Volume IV Personal and Family History. New York: Lewis Historical Publishing, Inc, 1944), 407.

²⁶ See various articles in the Harrisburg Evening News and the Harrisburg Telegraph through 1940.

²⁷ Interview with Larry Jordan, August 18, 2011.

²⁹ 2007 Chamber of Commerce calendar.

While the decline of the Lykens Hotel is directly linked to the economic struggles of the surrounding Main Street, it is characteristic of the disintegration of the community hotel movement across the state and country after World War II. Community hotels faced growing competition from roadside motels and “tourist courts” along highway roadsides in the post-war, automobile-centered society. These conveniences meant that fewer travelers embarked into city centers, rendering Main Street business districts and community hotels almost obsolete.³⁰

Other Hockenbury System hotels in Pennsylvania suffered from the same challenges the Hotel Lykens faced, struggling to survive as hotels through the second half of the twentieth century. Larger community hotels, those with over 100 rooms, such as the Yorktowne, Lycoming Hotel, and Hotel Easton, largely escaped extinction by renovating and upgrading their facilities. Today, the Yorktown, the Lycoming Hotel and the Hotel Easton remain hotels after suffering from numerous financial hardships, and in the case of the Hotel Easton, periods of closure. Smaller Hockenbury System hotels throughout Pennsylvania often did not fare so well. Like the Hotel Lykens, most were abandoned, demolished or adapted for a new use. Today, the Hotel Corry has been rehabilitated into an educational center, while the Penn-Wells Hotel continues to operate as a hotel. Like the Hotel Lykens, the Hotel Berwick was vacant for many years before being demolished.³¹

The Hotel Lykens is significant for Commerce under National Register Criteria A, as an example of a community hotel that was financed through the Hockenbury System. Unlike the skyscraper hotels of more urban areas, community hotels were driven primarily by the desire to improve local economies and modernize America’s small towns. The Hockenbury System of financing embodies a community-driven spirit, drawing on the civic pride of the local citizens to finance the project. Though the hotel has suffered from neglect and deterioration in recent years, its association with the community hotel movement is preserved through its sparsely decorated spaces, central location within Lykens, exterior architecture and interior arrangement of spaces. The period of significance for the Hotel begins in 1924 and extends through the years it functioned as a community hotel to the mid-1970’s when the hotel closed.

³⁰ Jakle, 137.

³¹ Berwick Historical Society, *Walk Berwick* (Berwick, PA: 2012), 4.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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National Register of Historic Places. Wellsboro Historic District. Wellsboro, Tioga County, Pennsylvania. National Register # 04001458.

“Williamsport’s New and Modern Hotel, a community enterprise.” *The Chamber of Commerce and Board of Trade Journal for North Eastern Pennsylvania*. May 1920, 36.

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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property .2

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 40.566788 | Longitude: -76.700317 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The .2 acre property is bounded by Main Street to the north, Market Street to the west, South 3rd Street to the south and a residential/commercial property to the east. The Building is positioned on the northern ¾ of the property, with a small parking area to the south. Please see attached site plan.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property boundaries were selected to include the historic building and the original building parcel.

11. Form Prepared By

name/title: Rebecca Zeller - Preservation Specialist

organization: LSC Design

street & number: 320 North George Street

city or town: York state: PA zip code: 17401

e-mail bzeller@lscdesign.com

telephone: 717-815-8513

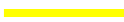
date: 02/04/2016


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.)

Figure 1.0 Location Plan

Property boundary: 

North: 

Not to Scale



Figure 1.1 Building Dimensions

Not to Scale

North: ↓

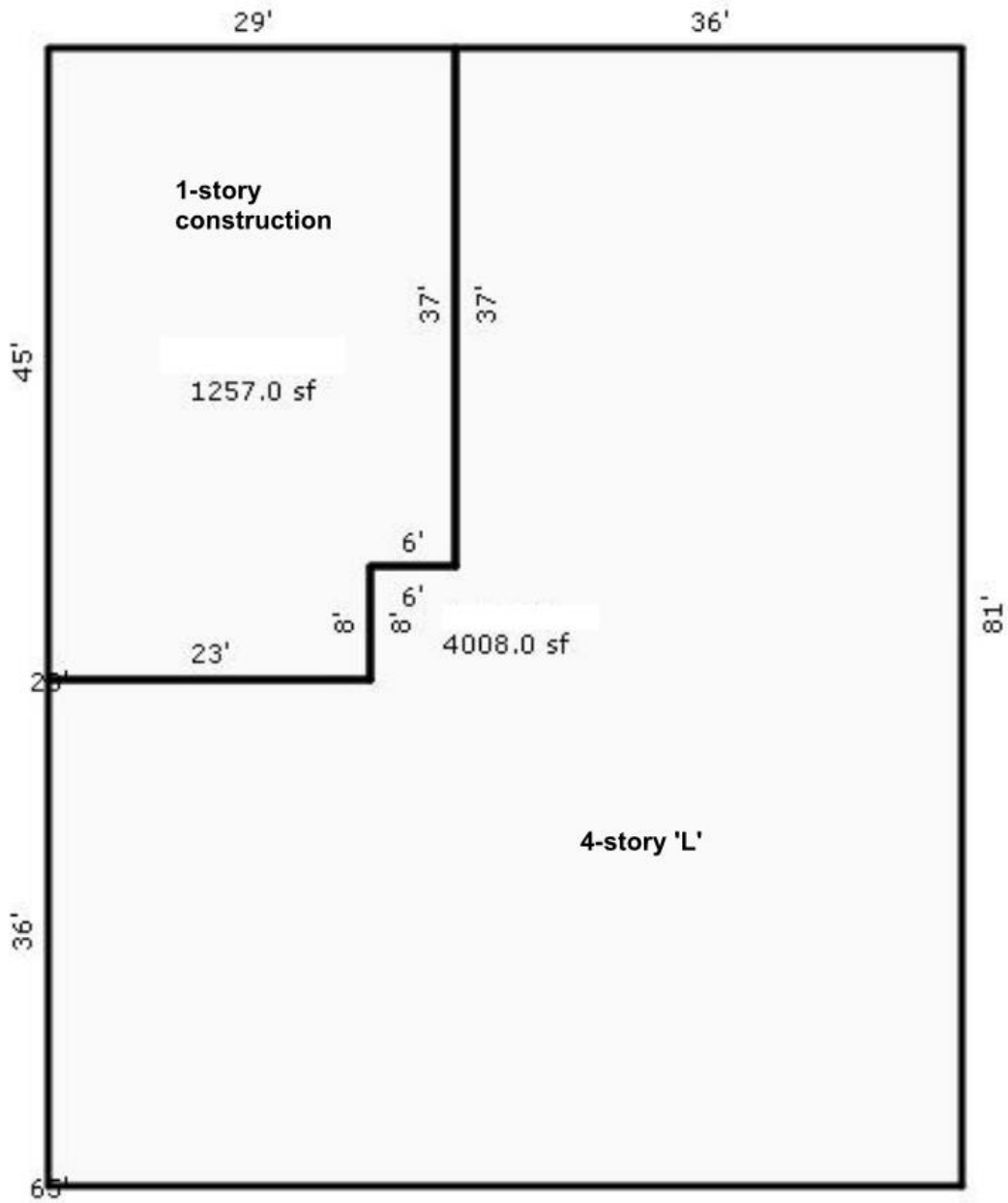
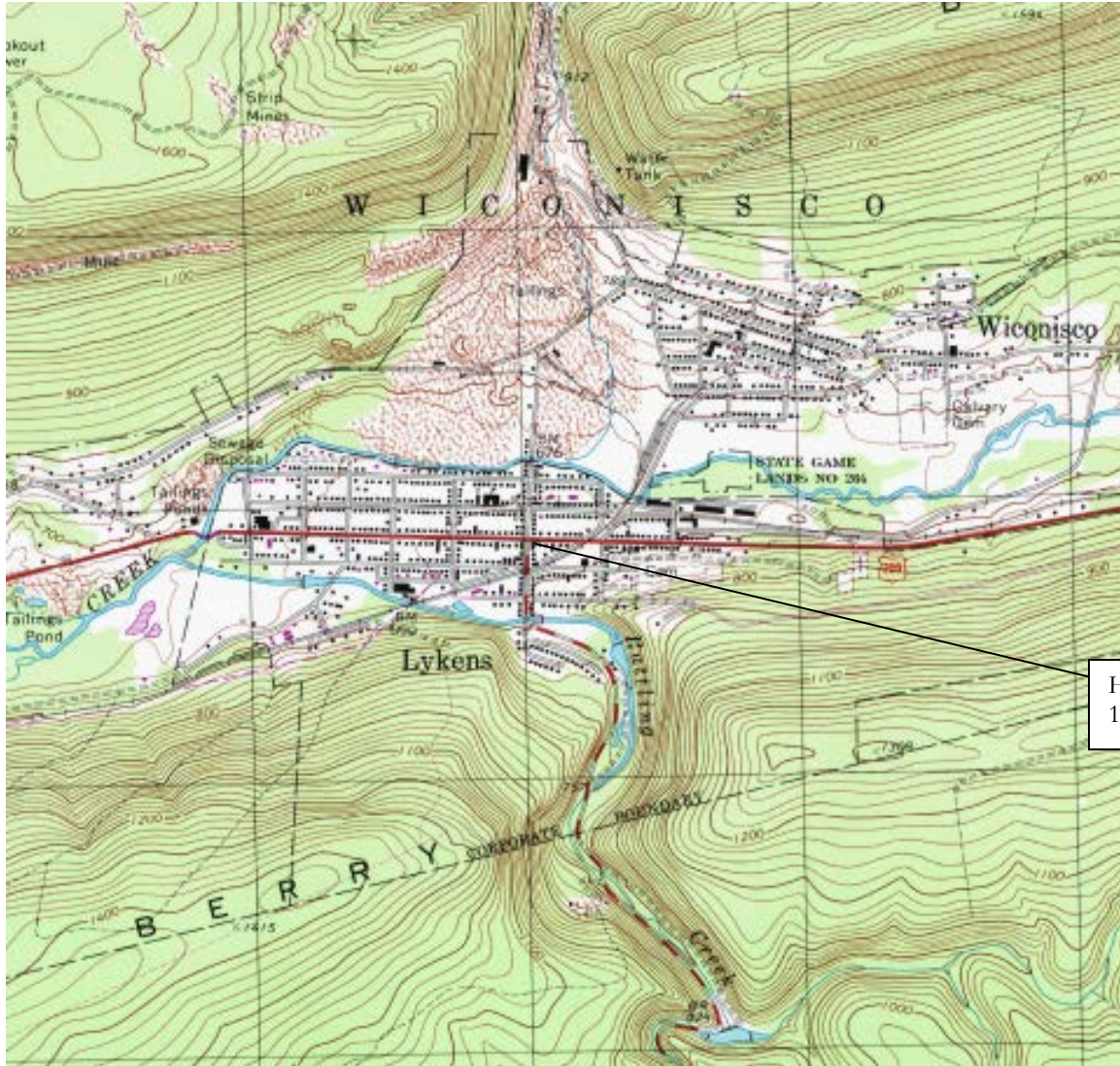


Figure 1.2 USGS Map (cropped)

Downloaded as .pdf on August 31, 2011 from store.usgs.gov
Lykens, PA Quad

Not to Scale

North: ↑



Hotel Lykens
18 356065 4492056

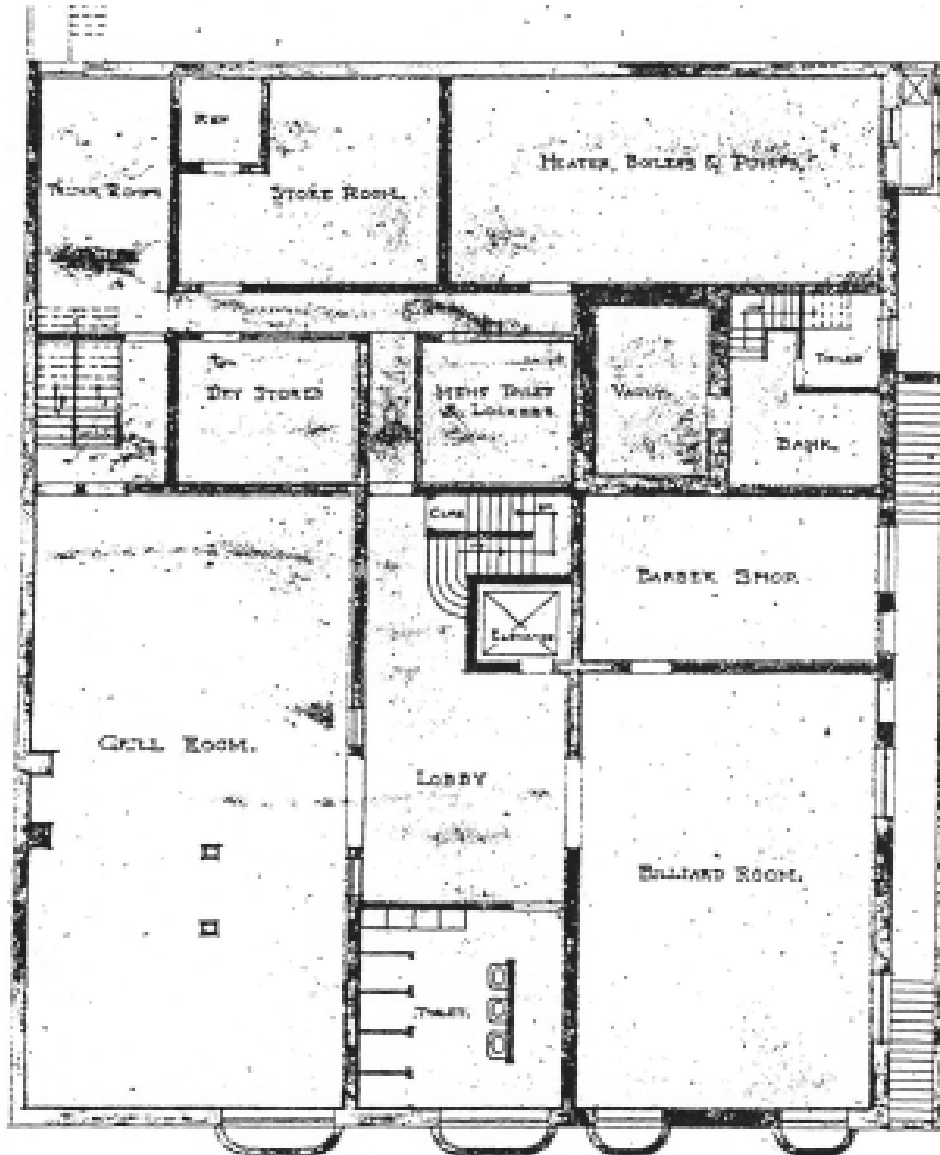
Figure 2.0 Floor Plans - 1925

These plans of the hotel were included in the promotional brochure used to sell subscription shares to finance the hotel. The plans shown in these ca. 1925 drawings are very similar to the building's current plan.

Basement Plan, 1925

Not to Scale

North: ↓



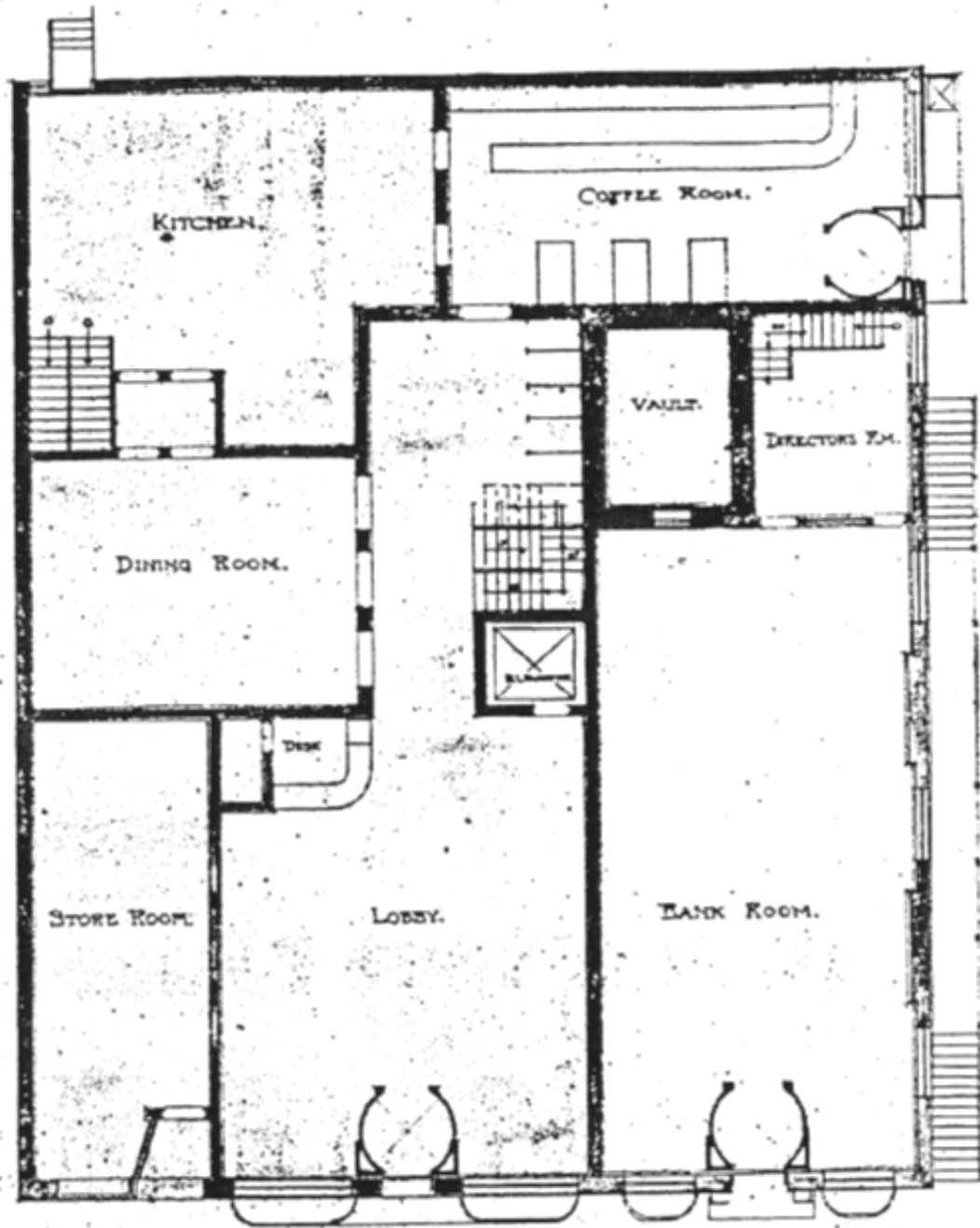
BASEMENT PLANS

First Floor Plan, 1925

Not to Scale

North: ↓

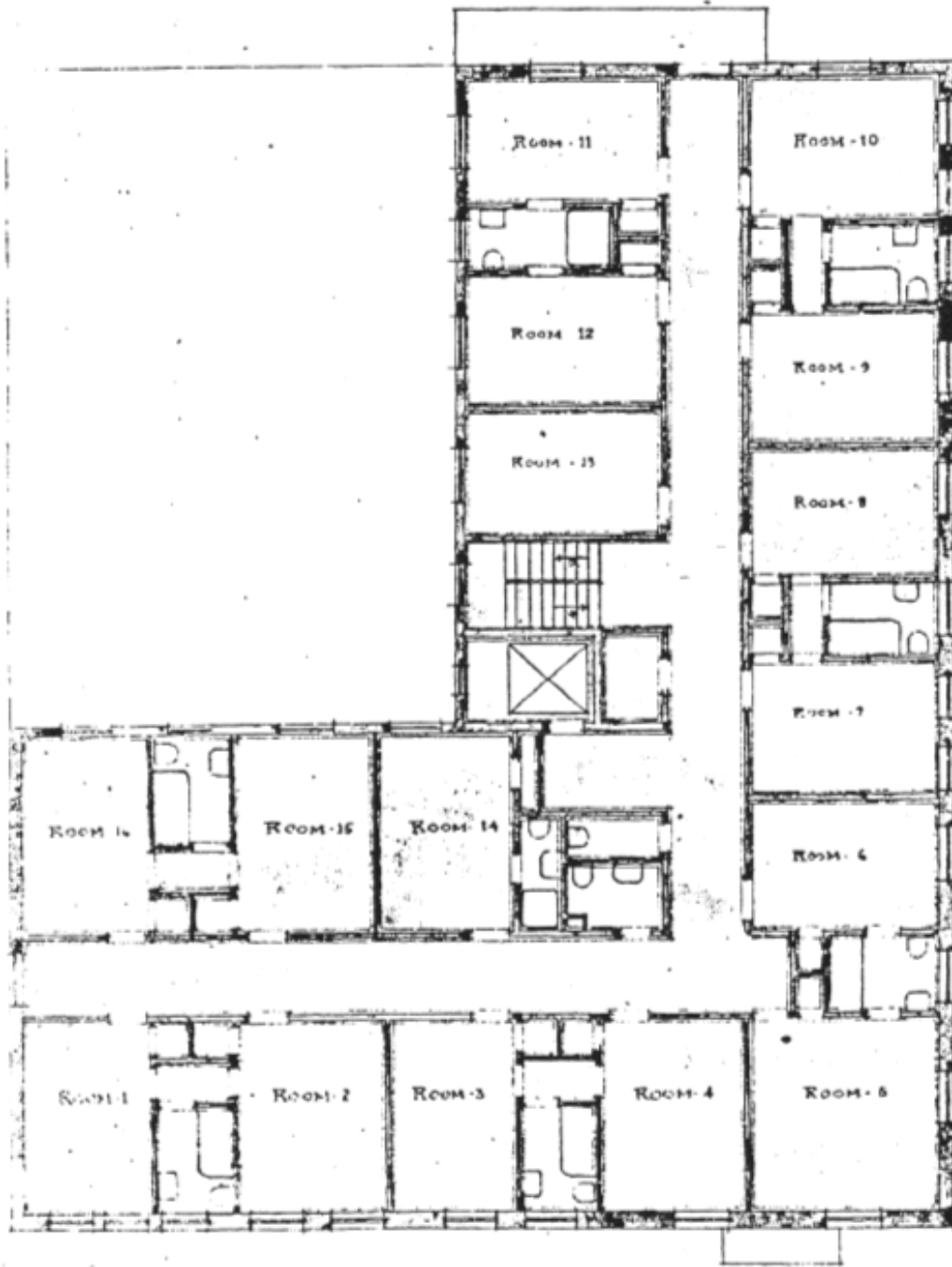
GROUND FLOOR PLANS



Second, Third and Fourth Floor Plans, 1925

Not to Scale

North: ↓



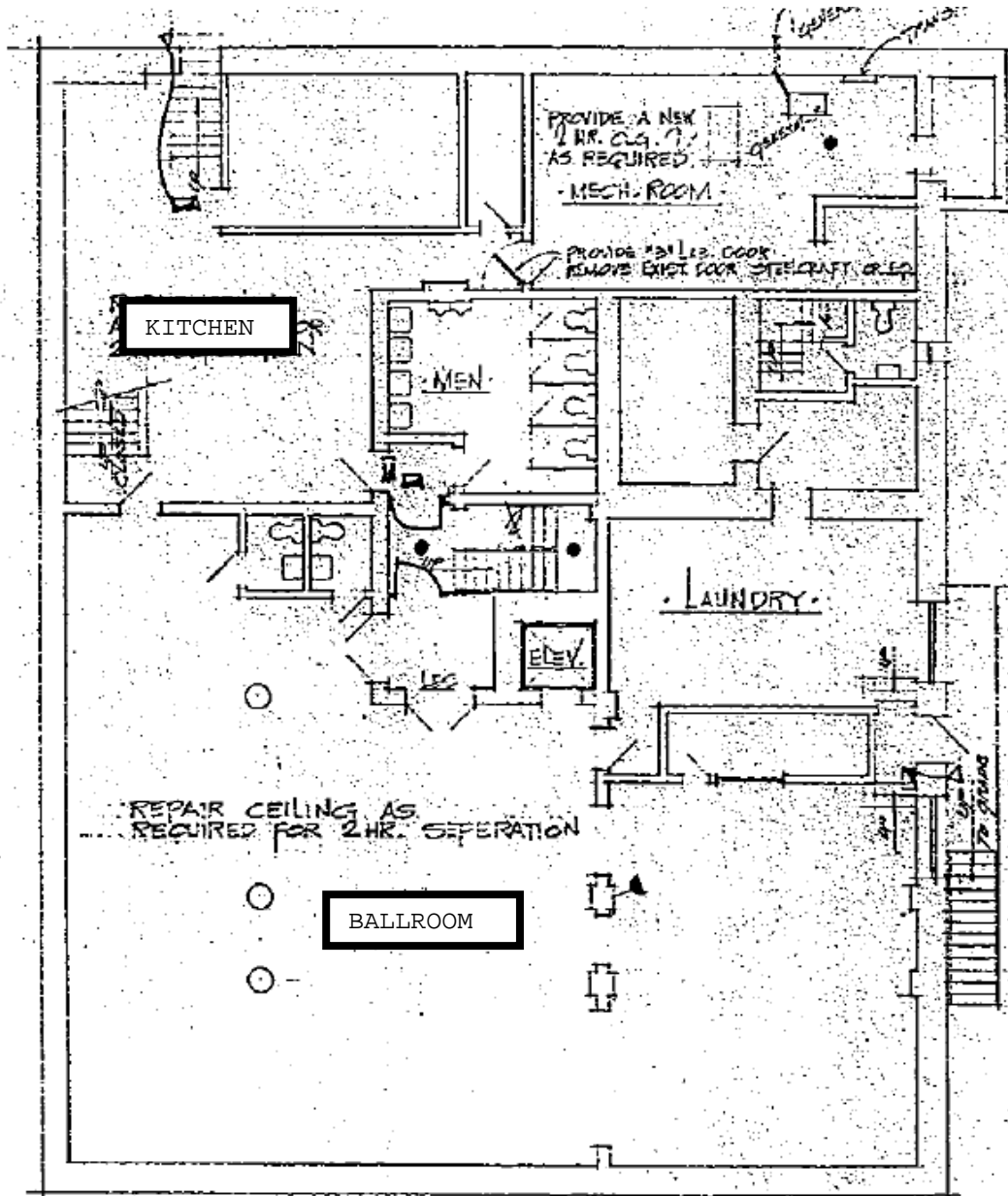
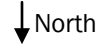
TYPICAL FLOOR PLAN

Figure 2.1 Floor Plans – 1976

These floor plans, dated 1976, represent the general plan of the building prior to the removal of some of the walls on the upper floors. The arrangement of spaces in the basement and first floor has not been altered. The alterations to the upper floors include the removal of the corridor and room walls in the west wing.

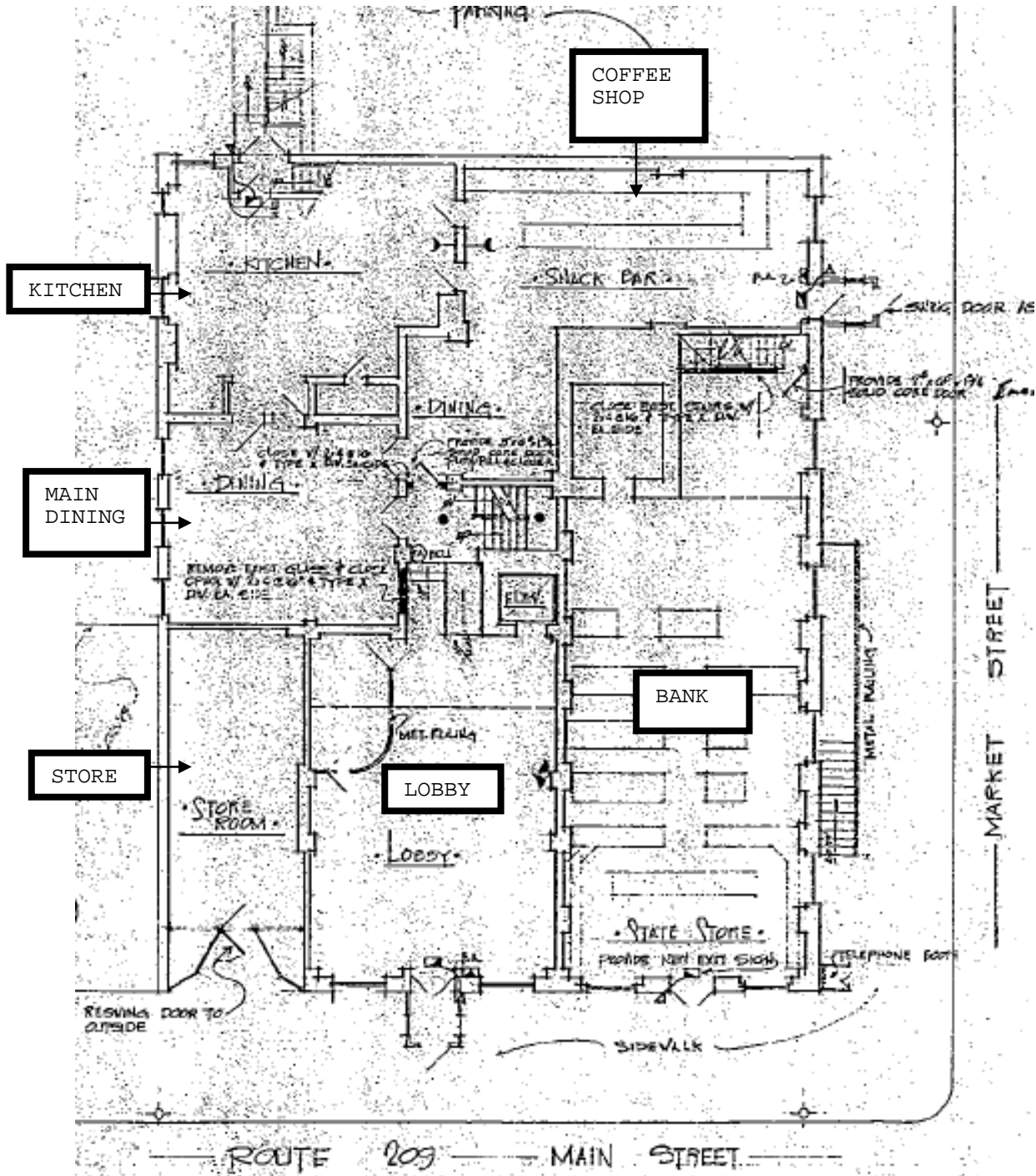
Basement Plan, 1976

Not to Scale; length along north façade is 65', length along west façade is 81'



First Floor Plan, 1976

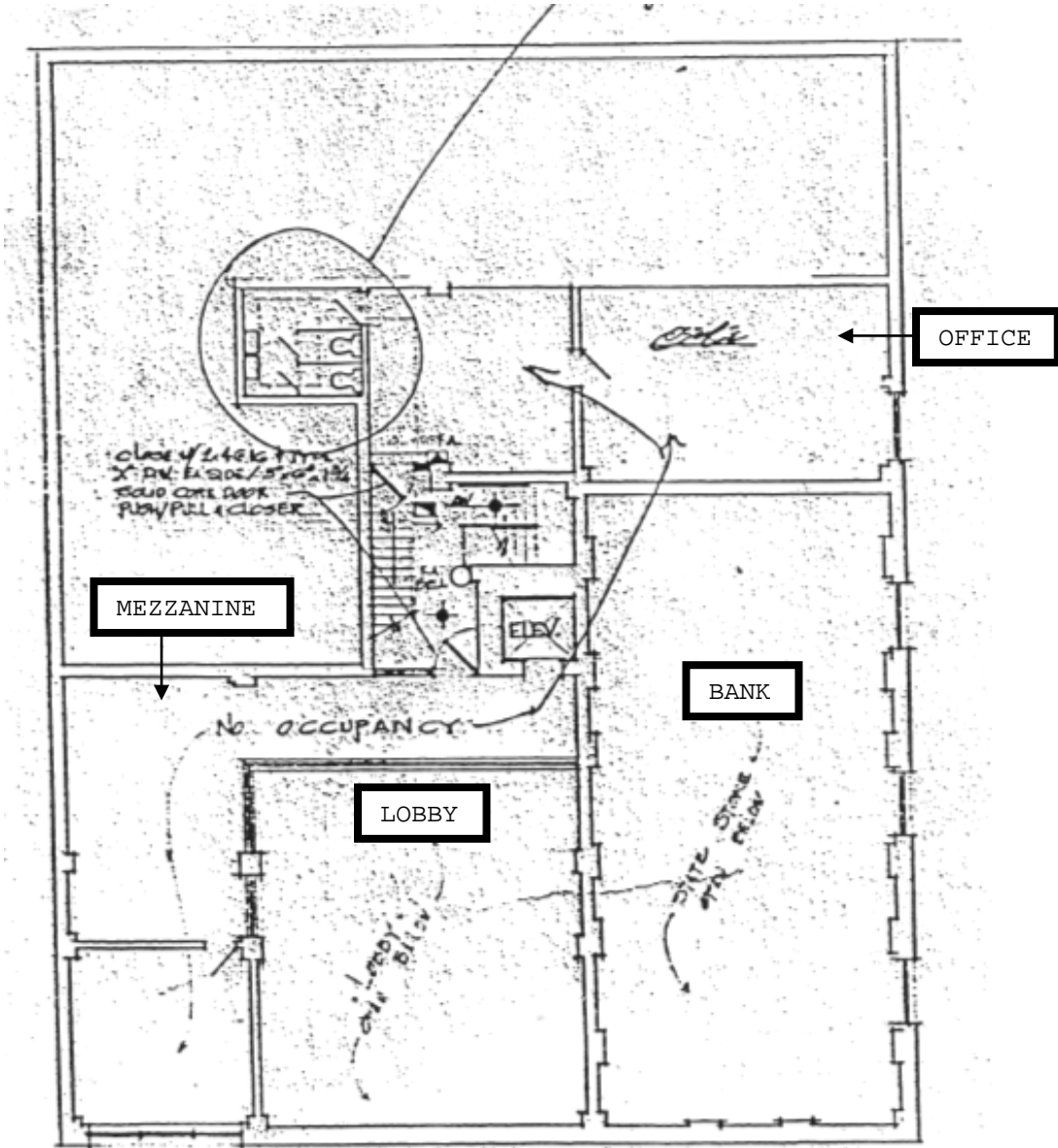
Not to Scale; length along north façade is 65', length along west façade is 81'



Mezzanine Plan, 1976

Not to Scale; length along north façade is 65', length along west façade is 81'

North ↓

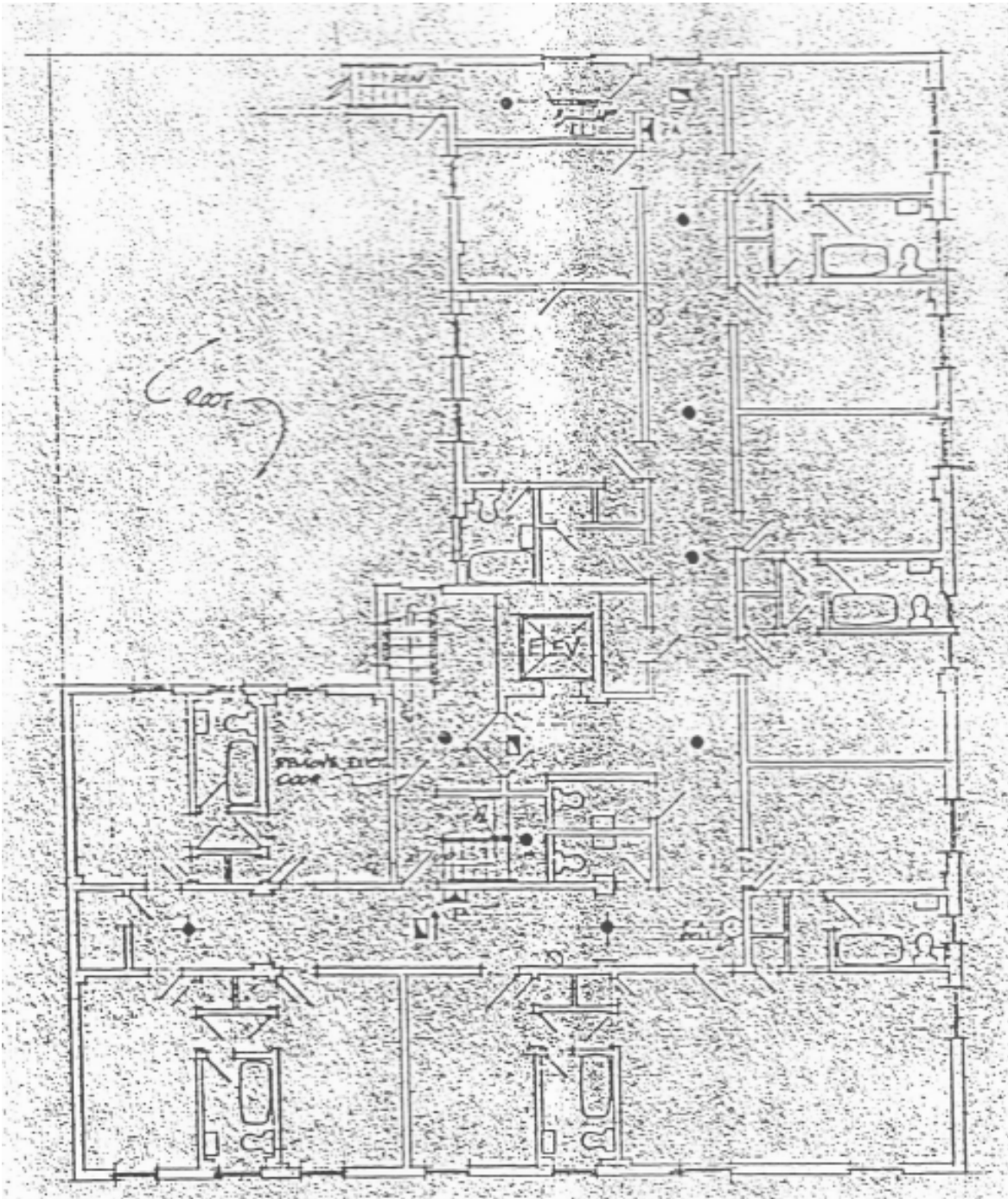


Second Floor Plan, 1976

Not to Scale; length along north façade is 65', length along west façade is 81'

Note: Plan of second floor is identical to the third floor plan with the exception of the NW corner room.

North ↓



Third/Fourth Floor Plans, 1976

Not to Scale; length along north façade is 65', length along west façade is 81'

North ↓

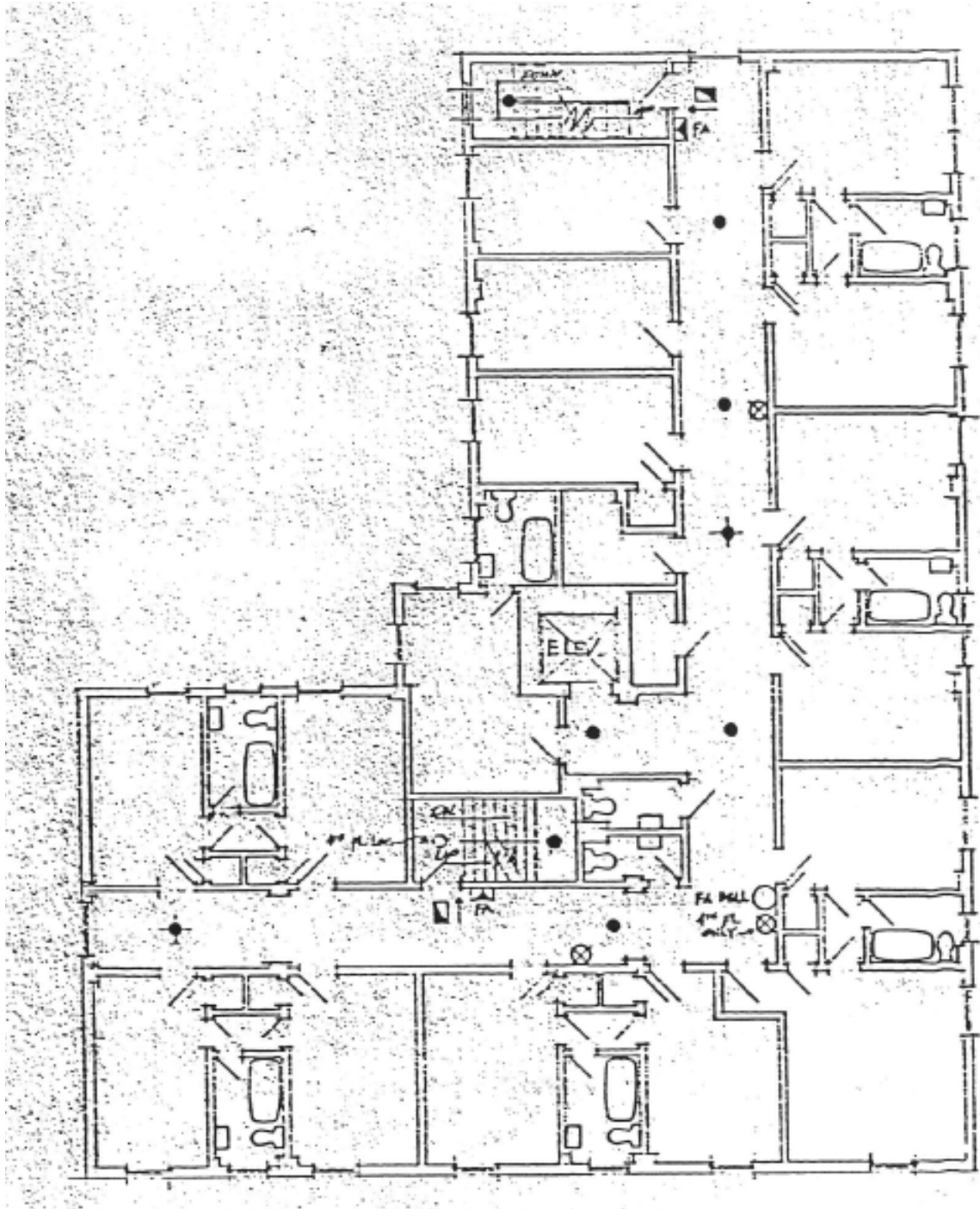
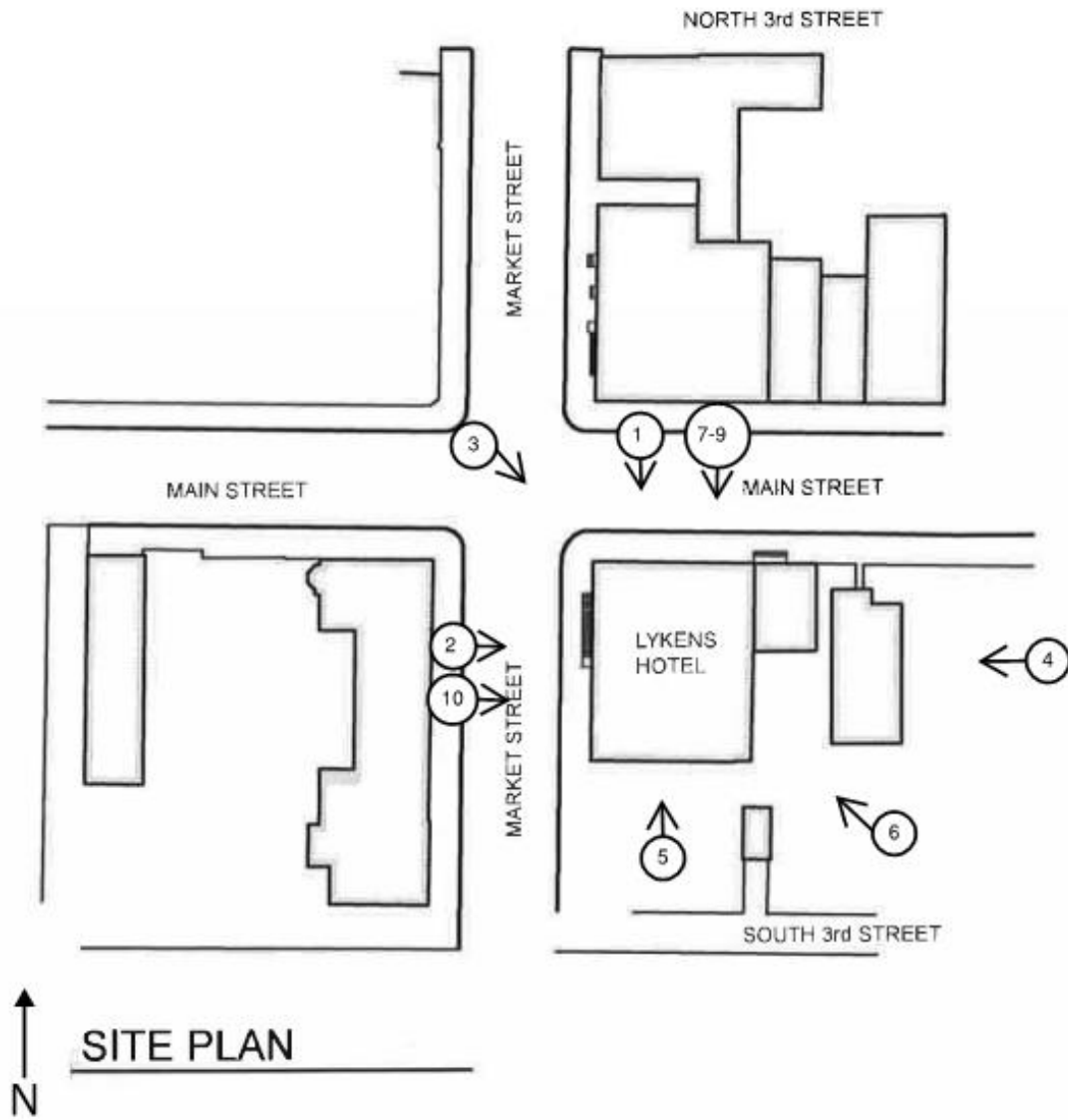


Figure 2.2 Existing Plans & Photo Keys- 2015

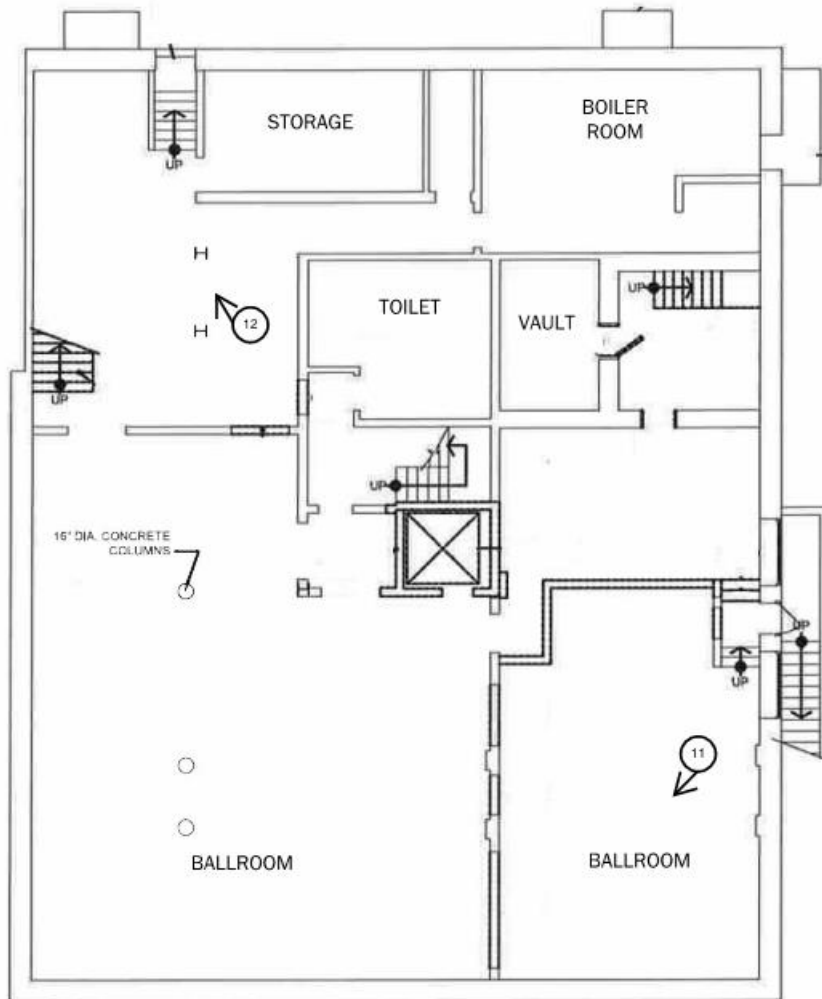
These plans represent the current condition of the building, including the removal of some of the walls on the upper floors.

Existing Site Plan and Photo Key

Not to scale

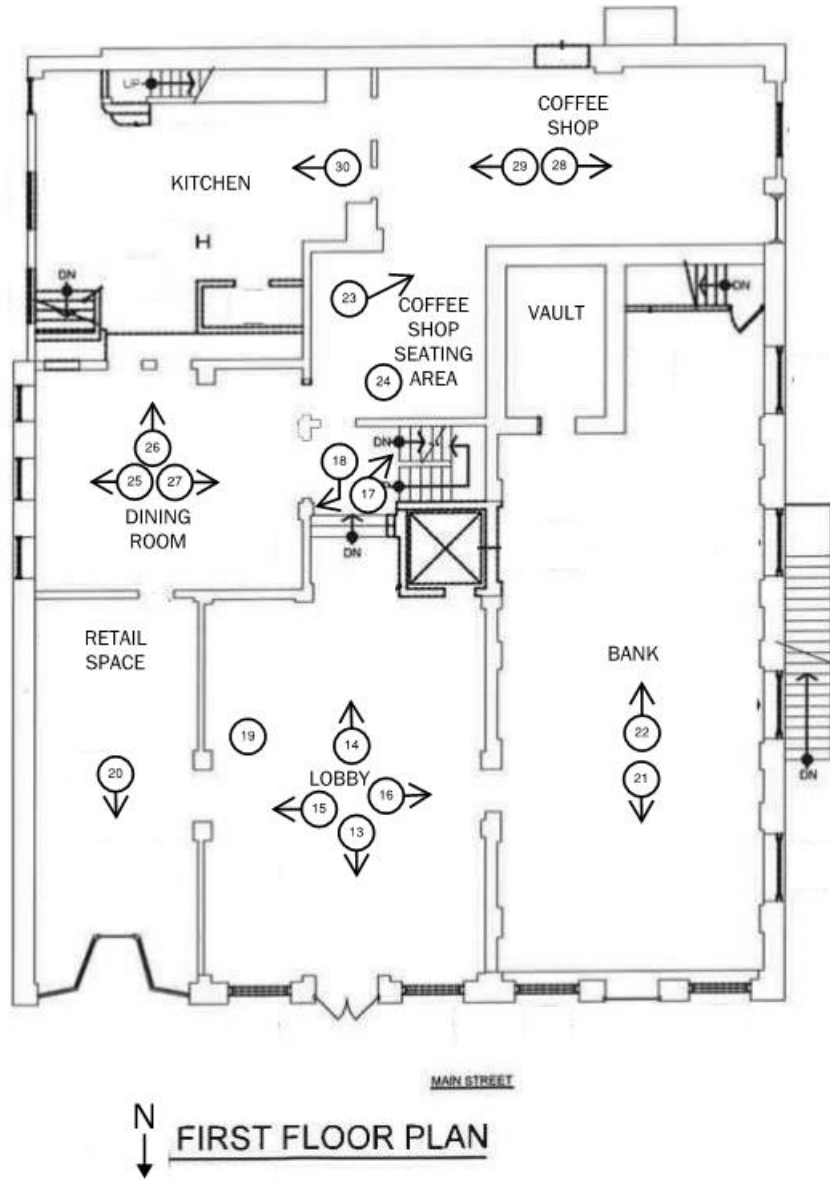


Existing Basement Plan and Photo Key
Scale: 1/16" = 1'-0"



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BASEMENT FLOOR PLAN

Existing First Floor Plan and Photo Key
Scale: 1/16" = 1'-0"

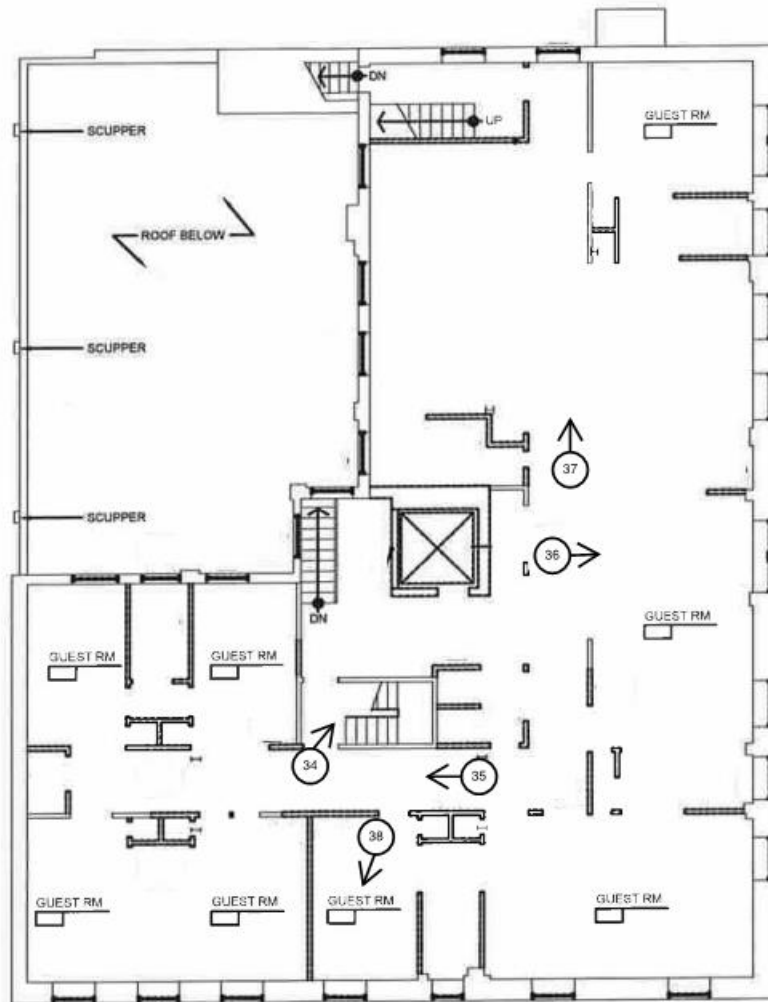


Existing Mezzanine and Photo Key
Scale: 1/16" = 1'-0"



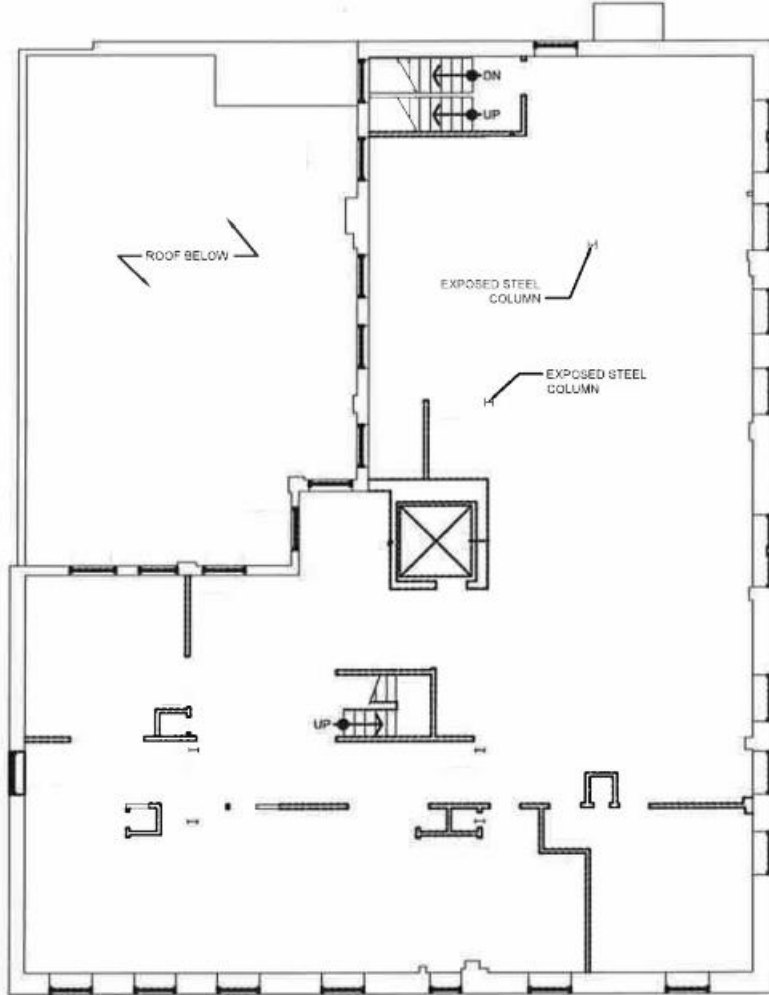
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MEZZANINE FLOOR PLAN

Existing Second Floor and Photo Key
Scale: 1/16" = 1'-0"



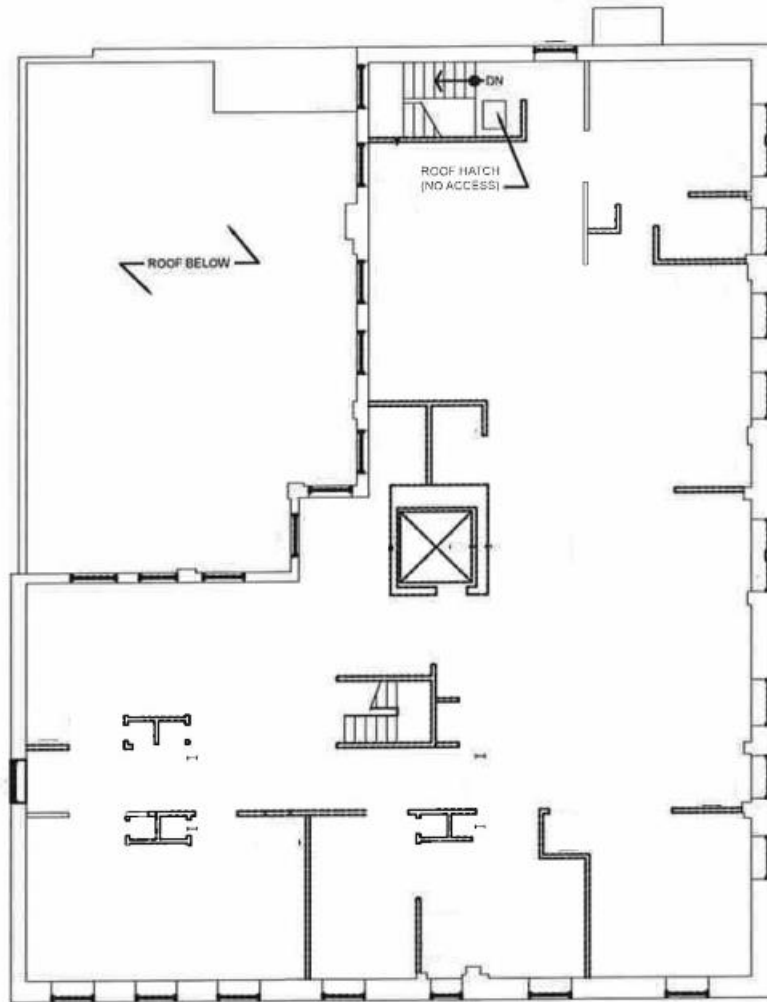
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SECOND FLOOR PLAN

Existing Third Floor and Photo Key
Scale: 1/16" = 1'-0"



N THIRD FLOOR PLAN
↓

Existing Fourth Floor and Photo Key
Scale: 1/16" = 1'-0"



N
↓
FOURTH FLOOR PLAN

Figure 3.0 Hotel Lykens, ca. 1930



Hotel Lykens, 2015.



Figure 3.1 Hotel lobby looking south, ca. 1926



Hotel lobby looking south, 2015



Figure 3.2 Dining room looking east, ca. 1926



Dining room looking east, 2015



Figure 3.3 Coffee Shop looking west, ca. 1926



Coffee Shop looking west, 2015



Figure 3.4 Mezzanine looking north, ca. 1926



Mezzanine looking north, 2015



Figure 3.5 Typical hotel room, 1926



Typical hotel room, 2015



Figure 4.0 Hotel Lykens Newspaper Advertisement, *Harrisburg Telegraph*, July 17, 1926

HAVE YOUR SUNDAY DINNER AT THE HOTEL LYKENS

Pleasant Environment—Good Food

Servings 12 Noon to 8 P. M.



IT TAKES New York City folks one hour and twenty minutes to ride from Lower Manhattan, New York City, to the Upper Bronx in the subway. This is a daily routine.

WHY not take an hour and twenty minute auto drive —along the beautiful Susquehanna River to Millersburg (26 miles); turn right over the Lykens Valley Trail to Lykens (14 miles). All improved roads. Dine in the new Hotel Lykens' beautiful dining room. Spacious lobby in which to lounge, comfortable rest rooms for ladies.

Irving Berry
Boniface

Figure 4. 1 Hotel Lykens Newspaper Advertisement, *The Evening News* (Harrisburg) August 6, 1927

**No Trip Over the Susque-
hanna Trail Is Complete
Without a Pleasant Stop
at the Hotel Lykens**

Situated at an advantageous point for your dinner or for stopping over for the night. We invite tourists to enjoy our comfortable lobby for a mid-day rest. A model of comfort and convenience.

HOTEL LYKENS
Irving Berry, Manager
LYKENS, PA.

Figure 4.2 Hotel Lykens Newspaper Advertisement, *The Brooklyn Daily Eagle*, Sunday, August 7, 1927

HOTEL LYKENS
LYKENS, PA.
New—Modern—Fireproof
IRVING BERRY, Mgr.

THE DIRECT ROUTE FROM NEW YORK TO THE WEST
LYKENS VALLEY TRAIL
Saves 65 miles of travel.

TO PITTSBURG
TO WILLIAMSPORT
TO MILLERSBURG
TO HARRISBURG
RIFE
ELIZABETHVILLE
LYKENS
WILLIAMSTOWN
TOWERCITY
JOLIET
TREMONT
NEWTON
BRANDDALE
POTTSVILLE
HAZELTON
WILKESBARRE
TAMAQUA
LEIGHTON
MAUCH CHURCH
POCONO MT. REGION
& SCRANTON
STROUDSBURG
TO PHILA.
TO EASTON
TO NEW YORK
MILFORD

For Booklet, Address Hotel Lykens, Lykens, Pa., or Brooklyn Eagle Resort Bureau.

Figure 4.3 Hotel Lykens Newspaper Advertisement, *Harrisburg Telegraph*, Saturday July 13, 1940

HOTEL LYKENS
SUNDAY DINNERS!

After church, drive 40 minutes from Harrisburg, to see the beautiful Lykens Valley and dine at the cool Hotel Lykens.

LYKENS, PA.

Where the finest Dutch food is being served all day.

Figure 5.0 Yorktowne Hotel, ca. 1940



Postcard from <http://www.amazon.com/Yorktowne-Pennsylvania-Original-Vintage-Postcard/dp/B00P3LHNMO>, accessed September 23, 2015.

Yorktown Hotel, 2015



From <http://www.yorktowne.com/>, accessed September 22, 2015.

Figure 5.1 Lycoming Hotel, ca 1930



Postcard from <http://www.amazon.com/Lycoming-Hotel-Williamsport-postcard-1930/dp/B00EV7UC1A>, accessed September 22, 2015.

Lycoming Hotel (now the Genetti Hotel) 2015



From www.genettihotel.com, accessed September 22, 2015.

Figure 5.2 Hotel Corry, ca 1940



Postcard from <https://www.etsy.com/listing/235063022/hotel-corry-corry-pennsylvania-linen>, accessed September 22, 2015.

Hotel Corry, 2015 (now the Corry Higher Education Council)



From Google Maps Street View, accessed September 23, 2015.

Figure 5.3 Penn Wells Hotel, date unknown



Postcard from http://www.amazon.com/Old-Postcards-Wellsboro-Pennsylvania-Postcard/dp/B00R1HRXGC/ref=sr_1_15?ie=UTF8&qid=1443020051&sr=8-15&keywords=penn+wells+hotel, accessed September 22, 2015.

Penn Wells Hotel, 2015



From https://commons.wikimedia.org/wiki/File:Penn-Wells_Hotel_Wellsboro_PA_Apr_11.jpg, accessed September 22, 2015.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Hotel Lykens

City or Vicinity: Lykens

County: Dauphin

State: PA

Photographer: Becky Zeller

Date Photographed: June 18, 2015 and July 29, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo # 1 PA_DauphinCounty_HotelLykens_0001
The primary (north) elevation, along Main Street.

Photo#2 PA_DauphinCounty_HotelLykens_0002
The west elevation, along Market Street.

Photo #3 PA_DauphinCounty_HotelLykens_0003
Looking southwest at the north and west elevations.

Photo #4 PA_DauphinCounty_HotelLykens_0004
The east elevation with adjacent commercial buildings.

Photo #5 PA_DauphinCounty_HotelLykens_0005
The rear (south) elevation.

Photo #6 PA_DauphinCounty_HotelLykens_0006
The rear (south) and east elevations, including the four-story 'L' legs and the one-story construction within the 'L'.

Photo #7 PA_DauphinCounty_HotelLykens_0007
Detail, hotel lobby entrance and remaining marquee fragments on the primary (north) elevation, along Main Street.

Photo #8 PA_DauphinCounty_HotelLykens_0008
Detail, bank entrance along Main Street.

Photo #9 PA_DauphinCounty_HotelLykens_0009

Detail, retail entrance on the primary (north) elevation, along Main Street.

Photo #10 PA_DauphinCounty_HotelLykens_0010

Detail, first floor window along Market Street (west elevation)

Photo #11 PA_DauphinCounty_HotelLykens_0011

Basement: Looking northwest in the former ballroom.

Photo #12 PA_DauphinCounty_HotelLykens_0012

Basement: Looking south toward the secondary stairs to the kitchen.

Photo #13 PA_DauphinCounty_HotelLykens_0013

First Floor: Looking north in lobby to main hotel entrance on Main Street (north elevation).

Photo #14 PA_DauphinCounty_HotelLykens_0014

First Floor: Looking south to the rear of the lobby, toward elevator and opening to main stair.

Photo #15 PA_DauphinCounty_HotelLykens_0015

First Floor: Looking east in lobby to the retail space and mezzanine level.

Photo #16 PA_DauphinCounty_HotelLykens_0016

First Floor: Looking west in lobby toward the bank space.

Photo #17 PA_DauphinCounty_HotelLykens_0017

First Floor: Main stair from the first floor to the mezzanine.

Photo #18 PA_DauphinCounty_HotelLykens_0018

First Floor: Detail, ceramic tile baseboard and tiled step to main stair, from the rear of the lobby.

Photo #19 PA_DauphinCounty_HotelLykens_0019

First Floor: Detail, lobby floor.

Photo #20 PA_DauphinCounty_HotelLykens_0020

First Floor: Looking north in the retail space at the east corner of the building.

Photo #21 PA_DauphinCounty_HotelLykens_0021

First Floor: Looking north in bank space toward entrance on Main Street.

Photo #22 PA_DauphinCounty_HotelLykens_0022

First Floor: Looking south in bank space; bank office behind windows in the upper section of the wall, the vault is through the door on the left, and the former private stair to the office (now removed) to the right.

Photo #23 PA_DauphinCounty_HotelLykens_0023

First Floor: Coffee shop seating area, looking into the coffee shop.

Photo #24 PA_DauphinCounty_HotelLykens_0025

Detail, decorative ceramic tile floor in the coffee shop seating area.

Photo #25 PA_DauphinCounty_HotelLykens_0026

First Floor: Looking east in main dining room; retail storefront is located to the left and the kitchen to the right.

Photo #26 PA_DauphinCounty_HotelLykens_0027

First Floor: Looking south in the dining room toward the kitchen.

Photo #27 PA_DauphinCounty_HotelLykens_0028

First Floor: Looking west in the dining room toward the café seating area.

Photo #28 PA_DauphinCounty_HotelLykens_0029

First Floor: Looking west in the coffee shop, toward Market Street.

Photo #29 PA_DauphinCounty_HotelLykens_0030

Looking east in the coffee shop, toward the kitchen.

Photo #30 PA_DauphinCounty_HotelLykens_0031

First Floor: Looking east in the kitchen, toward the secondary stair to the mezzanine and upper levels.

Photo #31 PA_DauphinCounty_HotelLykens_0032

Looking west in the bank office; location of the original private stair from 1st floor (no longer present) to the left.

Photo #32 PA_DauphinCounty_HotelLykens_0034

Mezzanine: Main stair to upper floors.

Photo #33 PA_DauphinCounty_HotelLykens_0035

Mezzanine: Looking northeast in mezzanine toward the lounge.

Photo #34 PA_DauphinCounty_HotelLykens_0036

Main Stair: Typical condition of the main stair on floors 2 through 4.

Photo #35 PA_DauphinCounty_HotelLykens_0037

Second Floor: Looking east along the north corridor.

Photo #36 PA_DauphinCounty_HotelLykens_0038

Second Floor: Looking west toward Market Street. Typical condition of upper floors.

Photo #37 PA_DauphinCounty_HotelLykens_0039

Second Floor: Looking north at remnants of west corridor. Typical condition of upper floors.

Photo #38 PA_DauphinCounty_HotelLykens_0041

Second Floor: Looking west toward Market Street. Typical hotel room.

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.



DEVELOPMENT OFFICE
GOLDWEL
BANKER
COMMERCIAL
777-441-21
ONE BEATT BLDG.



NO
TURN
ON RED

STOP
HERE
ON
RED

708

11
↑

POSTED



STOP
HERE
ON
RED

SUBWAY

OVERSTAY 100



NO PARKING
VIOLATORS
TO BE TOWED
AT OWNER'S RISK

ATM

25







WV
Wetzel County
111-913-0220





ABSOLUTELY
NO
TRESPASSING









REDEVELOPMENT OPPORTUNITY
COLDWELL BANKER COMMERCIAL
Beau **Williams**
717-441-2037
Call BEAU BROWN or RICK MCGINNIS

Shelving unit with boxes and debris.



















































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hotel Lykens
NAME:

MULTIPLE
NAME:

STATE & COUNTY: PENNSYLVANIA, Dauphin

DATE RECEIVED: 3/11/2016
DATE OF 16TH DAY: 04/21/2016
DATE OF WEEKLY LIST:

DATE OF PENDING LIST: 04/06/2016
DATE OF 45TH DAY: 04/26/2016

REFERENCE NUMBER: 16000203

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 4/25/2016 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A

REVIEWER Patrick Ardum Discipline Historian

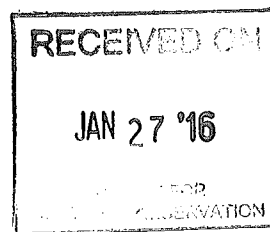
DATE 4/25/2016

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



DAUPHIN COUNTY
PENNSYLVANIA
INDUSTRIAL DEVELOPMENT
AUTHORITY



January 20, 2016

Andrea MacDonald
Acting Director
State Historic Preservation Office
400 North Street
Harrisburg, PA 17120

RE: Hotel Lykens and Israel Building National Register Nominations

Dear Ms. MacDonald:

We understand that the Hotel Lykens and the Israel Building, located in Lykens Borough, Dauphin County, are being individually nominated for listing on the National Register of Historic Places. The Board of County Commissioners is writing to express Dauphin County's strong support for these nominations.

The Hotel Lykens and the Israel Building are significant historic buildings within upper Dauphin County. The Hotel Lykens is a unique community hotel, financed through community shares and support, a method known as the Hockenbury System. The Israel Building, located directly across Main Street from the Hotel, is an example of a two-part commercial building which functioned as commercial space on the first two floors and a fraternal lodge on the third floor. Throughout its history, the Israel Building was a primary retail location in Lykens, as well as an incubator space for social organizations.

The Hotel Lykens and the Israel Building are also important parts of Lykens' current revitalization. The buildings are two of only a handful of historic buildings which remain in Lykens. Lykens has no eligible historic district and only one other building listed on the National Register. As such, the Hotel and Israel Building are a source of pride for local citizens. In recent years, the buildings have suffered from prolonged vacancy. Much like the surrounding community, they have become the victims of trying economic times. Lykens' citizens have invested untold amounts of time and resources into promoting and protecting these historic buildings. They have organized clean-ups and beautification projects while waiting for the buildings to be returned to their former glory. The importance of these buildings to the local community cannot be overstated. The listing of these buildings to the National Register would provide formal recognition of this importance, and ensure that these buildings can be valued in Dauphin County for years to come.

Sincerely,

George Connor
Deputy Director
Dauphin County Community & Economic Dev.

**Office of Mayor
Lykens Borough
Lykens, Pennsylvania**

15 January, 2016

Andrea MacDonald
Acting Director
State Historic Preservation Office
400 North Street
Harrisburg, PA 17120

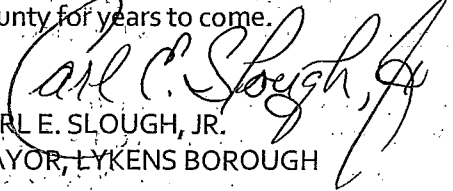
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CARL E. SLOUGH, JR.
MAYOR, LYKENS BOROUGH

628 North Second Street
P.O. Box 62
Lykens, PA 17048
January 19, 2016

Andrea MacDonald, Acting Director
State Historic Preservation Office
400 North Street
Harrisburg, PA 17120



Dear Ms. MacDonald,

I understand the Lykens Hotel and the Israel Building in Lykens have been nominated for acceptance to the State Historic Preservation National Register. As president of the Lykens and Wiconisco Historical Society, I am writing in support of this action for these two buildings. These two buildings on the town square represent the very essence of this small town. I have been documenting the history of these buildings for many years.

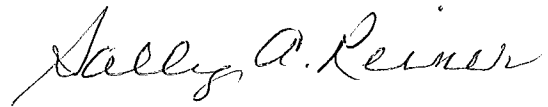
The Israel building, built after a wood frame building on the site burned down in 1901, was a building of splendor representing the growth of Lykens after the discovery of coal in the mountain to the north. Mr. Israel rented the top floor to the Patriotic Order of the Sons of America, who later purchased the building. They remained owners of the building until 1971 when their last two surviving members sold it. There was always a business or two on the first floor, apartments and offices on the second floor, and occasionally a business in the basement. This building was a vital part of the community of Lykens for over one hundred years. In fact, in 1985 during the celebration of the 200th anniversary of Dauphin County, a quilt was made containing a patch representing each municipality of Dauphin County, and the patch representing Lykens has an applied picture of the Israel building on it. This quilt now hangs in the Court House in Harrisburg.

The Lykens Hotel although younger than the Israel building also played an important part in the history of our town. The business people of town got together to build a magnificent hotel that was suitable for the rapid growth of the town and the many people who were in and out of Lykens over the coal and train businesses that were booming. They sold stock to build it and accomplished their goal. Once built, they held a contest to name the building, and each week the new names suggested were printed in the local newspaper. It was an exciting time for everyone. Finally "The Lykens" was chosen, the marquee went up giving it a look of elegance, and "Lykens" hung on the front of the marquee in opaque glass, making the citizens of the town proud. It was a high class hotel for the time. Along with the hotel lobby and rooms it had a coffee shop on the ground level

and businesses in the basement. A bank once occupied the front corner, and later that section was the home of the Pennsylvania Liquor Store in Lykens for many years. And I am proud to tell you that Les Brown, leader of the Band of Renown, ate in the dining room of the Lykens Hotel.

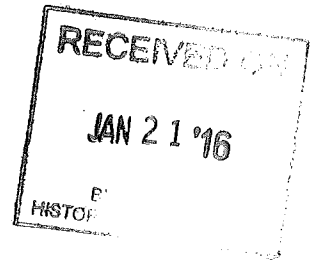
I am writing to tell you of the importance of these two buildings to Lykens. Much of our town was torn down after the 1972 flood. Please help us to preserve the glorious past of Lykens with the preservation of these two buildings.

Respectfully,

A handwritten signature in cursive script that reads "Sally A. Reiner". The signature is written in dark ink and is positioned above the printed name and title.

Sally A. Reiner

Pres., L&W Historical Society



January 18, 2016

Andrea MacDonald
Acting Director
State Historic Preservation Office
400 North Street
Harrisburg, PA 17120

RE: Hotel Lykens and Israel Building National Register Nominations

Dear Ms. MacDonald:

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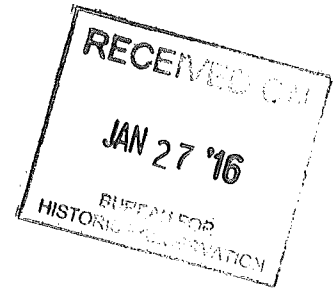
Sincerely,

Colin J. Same, Lykens PA

717-453-1002



David A. Norris
134 Reiners School Rd.
Tower City, PA 17980



January 18, 2016

Andrea MacDonald
Acting Director
State Historic Preservation Office
400 North Street
Harrisburg, PA 17120

RE: Hotel Lykens and Israel Building National Register Nominations

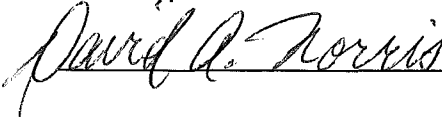
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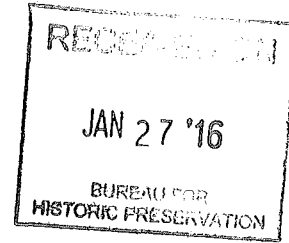
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Sincerely,

 Lykens, PA

January 18, 2016



Andrea MacDonald
Acting Director
State Historic Preservation Office
400 North Street
Harrisburg, PA 17120

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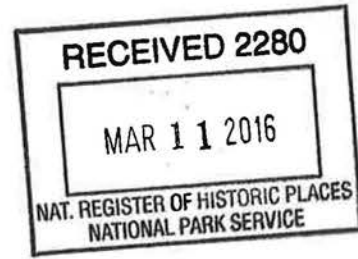
Sincerely,

 _____ Lykens, PA



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION



March 1, 2016

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Program
National Register of Historic Places
U.S. Department of the Interior
National Park Service
1201 "I" (Eye) Street, NW, 8th floor
Washington D.C. 20005

Re: NR nomination discs

Dear Mr. Loether:

The following nomination forms are being submitted electronically per the "Guidance on How to Submit a Nomination to the National Register of Historic Places on Disk Summary (5/06/2013)":

Israel Building, Dauphin County
Hotel Lykens, Dauphin County

The enclosed discs contain the true and correct copy of the nominations for the Israel Building, and the Hotel Lykens. The proposed action is listing in the National Register of Historic Places.

If you have any questions regarding the nominations please contact David Maher at 717-783-9918

Sincerely,

David Maher
National Register section
Preservation Services