

Heritage Outlook

News from the Historic Preservation Trust of Lancaster County

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Preservation Trust to Document Mayer-Hess Farmstead History

The Historic Preservation Trust of Lancaster County will collaborate with Manbel Devco to document the buildings and history of the Mayer-Hess Farmstead (c. 1870-1874) at 1580 Fruitville Pike. The farmstead is across the street from the 71 acres that has been approved by Manheim Township for the Shoppes at Belmont. The farmstead's mansion and surrounding area have been separated from the development and will be protected.

"While we have had concerns about this property for many years, we are pleased to know that developer Phil Frey and his team are conscientious about saving the mansion and carefully documenting those buildings that are being saved but in a new location," said Lisa Horst, president of the Preservation Trust Board of Directors. "We were hoping all buildings would remain on the farmstead. That could have been a possibility many years ago before Fruitville Pike became a commercial area so we agree that relocating the barn and other buildings to the Ironstone Ranch, 17 miles away in West Donegal Township, is an acceptable alternative."



The Mayer Mansion (c. 1870-1874)

Plans for the development include interpretive trails that will explain the farm's history and the significance of the lime kilns, the cemetery and the wet lands. The Shoppes at Belmont is a mixed-use development that will feature single-family homes, town homes and 370,000 square feet of retail space.

"We are pleased to be working with the Historic Preservation Trust and its archivists as we strive to maintain the historical character of the mansion and open the property to the general public with interpretive trails," said Phil Frey, principal owner of Manbel Devco. "Our goal is to work with Ironstone Ranch as the barn and other buildings are disassembled and then reconstructed on the ranch."

The last remaining farmstead off Route 30, before entering downtown Lancaster, is best recognized for the distinguished Italianate style mansion built by David Mayer in the 1870 to 1874 time period. The mansion is a three-story, five-bay residence complemented by a central cupola with a bracketed cornice.

"Since the neighboring Red Rose Commons Shopping Center was opened in 1998, the buildings on the farmstead have been in decline," Mrs. Horst said. "Phil Frey plans to restore the mansion as a priority and to add iron fencing typical of that used in gardens in the 19th century. Adaptive reuse of historic buildings is something that the Preservation Trust encourages, and that is what will be happening at this Lancaster landmark."

Mrs. Horst added, "The Preservation Trust hopes our collaboration with Manbel Devco demonstrates how a positive outcome is possible when developers, builders and property owners work together to find acceptable solutions to historical preservation challenges."

Documentation compiled by the Preservation Trust will be added to its archives of more than 10,000 historic structures - the largest descriptive files of historic properties in Lancaster County.

About the Shoppes at Belmont

A project of Manbel Devco, the Shoppes at Belmont will be a mixed-use development that incorporates retail and residential uses, preservation of historic elements, traffic improvement and multimodal accessibility and provides for farmland preservation. The mixed-use development will feature single family homes, town homes and 370,000 square feet of retail space. In partnership with Manbel Developers are R. J. Waters & Associates and Charter Homes & Neighborhoods. Phil and Nick Frey are partners in Manbel Devco, and their family has been active residents of Lancaster County since 1758. View www.shoppesatbelmont.com for additional information.

Monthly English High Teas Set for Preservation Trust

English High Teas have proven to be a perfect fit for the house where Andrew Ellicott taught Meriwether Lewis navigational skills in 1803, prior to the Lewis & Clark Expedition.

"The house and its courtyard make such a beautiful and historic setting for teas," said Donna Lussier, owner of La Petite Patisserie and hostess for the teas. "We are very pleased to be in partnership with the Historic Preservation Trust to expand what we started in May. Our first tea at the Preservation Trust on May 10 was popular with those who attended, and we have been asked when we would have another."

Themed teas scheduled through the end of 2014 are:

September 20 - Afternoon Tea at the Trust

October 19 - Breast Cancer Awareness Tea

November 15 - Downton Abbey Tea

December 13 - Tea with Santa (children's tea)

December 14 - Holiday High Tea (adult tea)



Tea at 123 North Prince Street

Chef Lussier said to check petitedessert.com for information about tea times, seatings, pricing and reservations.

Depending on weather, Lussier said the teas can be held in the courtyard adjoining the historic house or in the house itself or a combination of both spaces. "It is nice to have flexibility of indoor and/or outdoor settings," she added.

Teas, believed to have been started by English Duchess of Bedford Anna Maria Stanhope (1783-1857) as a social gathering for her friends, date back to the 1800s. Typical tea fare includes finger-sized sandwiches, scones and a selection of cakes - all are served on tiered cake stands. "A variety of teas make the occasion relaxing and enjoyable. A great way to spend an afternoon with friends," Chef Lussier said.

The headquarters for the Historic Preservation Trust at 123 North Prince Street in downtown Lancaster was built in 1787 by Gottlieb Sehner. It became the working office and residence of famed surveyor Andrew Ellicott from 1801 to 1813. President Thomas Jefferson, in 1803, instructed U. S. Army Captain Meriwether Lewis to go to Lancaster in the spring to meet Ellicott who was then serving as the Secretary of the Land Office of the Commonwealth of Pennsylvania. Here for a month, Lewis learned how to use the compass, sextant and chronometer - all important tools for the pending expedition west. The Lewis & Clark Expedition began in 1803 and ended in 1806 - opening up unexplored land west of the Mississippi River.

Downtown Tour Stops for October 18 History Tour Named

Historic Lancaster WALK & TALK

Presented By Historic Preservation Trust of Lancaster County & Fig®

Twenty sites with ties to Lancaster's industrial and commercial past have been identified for the 2014 Historic Walk & Talk Tour on Saturday, October 18, in downtown Lancaster. The tour is a joint effort of the Historic Preservation Trust of Lancaster County and Moxie House, publisher of *Fig Lancaster*, a guide to local shopping, dining, arts, and entertainment in the City of Lancaster.

"The focus of the tour is on buildings that contributed to Lancaster's economic growth in the 19th century," said Lisa Horst, president of the Historic Preservation Trust Board of Directors. "The tour route includes where the city's railroad station once stood on North Queen Street and where the tracks ran along North Prince Street past what used to be tobacco warehouses - buildings that have been restored for use as offices, residences, restaurants and hotels. The Preservation Trust encourages adaptive reuse, and we are pleased to showcase on the tour excellent examples of this."

"At Fig, we believe part of knowing where our City is going comes from an understanding of where we come from," said Deborah Brandt, owner of Moxie House and creator/editor of Fig® Lancaster. "By partnering with the Historic Preservation Trust of Lancaster County for the Historic Walk & Talk Tour, we're able to tell the stories of those that came before us - the women and men who paved the way for the thriving Downtown we celebrate today."

Sites on the tour are:

1. **Sehner-Ellicott-von Hess House** (1787) - *123 North Prince Street* - office and home for surveyor Andrew Ellicott (1754 - 1820) who taught Meriwether navigational skills prior to the Lewis & Clark Expedition (1804-1806) Today: Headquarters for the Historic Preservation Trust of Lancaster County
2. **H. Doer Tobacco Warehouse** (1886) - *118 North Water Street* - H. Doer warehouse and then J. Kleaman's Tobacco Warehouse and followed by the Lancaster Stogie Company, Consolidated Cigar Corp. warehouse and retail store for Radel & Stauffer. Today: Steeple View Lofts (senior apartments), Miesse Candies, the Friendship Heart Gallery and The Arch (creative work spaces)
3. **Fulton Theatre** (1852)- *12 North Prince Street*- nation's oldest continuously operating theatre and one of only eight theatres to be named a National Historic Landmark (Not open for tour due to performance. Open house planned for November 7, 2014)
4. **Hirsh & Brother Tobacco Company Warehouse** (1869-1874)- *42-44 North Water Street* -initially a tobacco warehouse and then a warehouse for Conestoga Delivery followed by the Conestoga Restaurant Supply Company and Mack the Coffee Man Coffee Makers. Today: Fulton Theatre costume shop
5. **Brunswick Hotel site** (1915-1920) - *26 East Chestnut Street* - original structure razed in 1967 and replaced by a Hilton Inn and then the Hotel Imperial. The hotel was renamed the Brunswick Hotel before closing in 2012. In its day, the Brunswick was Lancaster's finest luxury hotel. Today: The Hotel Lancaster
6. **Pennsylvania Railroad Station site** (1834) - first of two passenger stations with the second being built in 1857 and a third in 1929. Train service here ended in 1929. Today: Red Rose Transit Station and Federal Taphouse restaurant
7. **Keppel's Wholesale Confectionery** (1913) - *323-325 North Queen Street* - built to house a hard candy factory and offices. Today: The Candy Factory - a group of independent artists and business studios
8. **Lancaster Storage Company Garages** (c. 1808-09; storefront c. 1920) - *342 North Queen Street (rear)* - two story brick structure originally Jacob Sherer House and later the Washington Inn and then offices for Lancaster Storage Company. Today: Building Character
9. **Edison Electric Illuminating Company** (c. 1886 and 1892) - *333 North Arch Street* - first site in city where commercial electricity was produced. Later became the Medical Arts Center, Kelly Michener Inc. (advertising) and then Cimbrion (advertising). Today: SouthEast Lancaster Health Services
10. **Wacker Brewing Company** (c. 1799) - *201 West Walnut Street* - site of Lancaster's last brewery following Prohibition; the brewery was owned by Joseph Wacker and his sons; became the Little Dutch Cafe (saloon) after most of the brewery was demolished in 1959. Today: Rachel's Cafe and Creperie
11. **S. R. Moss Cigar Factory** (1896; rebuilt 1907) - *401 North Prince Street* - original building largely destroyed by devastating fire in 1907; enlarged when rebuilt. Today: The Press Building - a condominium project
12. **High Welding Company** (c. 1820) - *27 West Lemon Street* - originally the livery stable and carriage house for the adjacent John S. Rohrer Mansion (today The Belvedere Inn). In 1931, it was the birthplace of the High companies. Today: Zeller Travel
13. **Swisher Tobacco Warehouse** (c. late 800's to early 1900's) - *400 block of North Prince Street* - initially Swisher Tobacco Warehouse and later Buckwalter Warehouse and then Stadel Volvo and numerous row houses. Today: a multi-use development known as Prince Street Centre that includes The Brickyard Sports Bar, offices and residential apartments.

14. **G. Falk and Bro. and A. S. Rosenbaum Tobacco Warehouse** (1881) - 300 *Harrisburg Avenue* - one of eight tobacco warehouses; was used for storing tobacco to about 1945. Over next 40 years, the building was occupied first by a wholesale paper and twine business, presumably United Paper and Twin, and then by an electronic business. Today: Lancaster Arts Hotel, a member of Historic Hotels of America
15. **John DeHaven Tobacco Company Warehouse** (c. 1876) - 626 *North Charlotte Street* - tobacco warehouse through 1900s and was then converted to painting facility for Henry Martin Brick Machine Manufacturing Company. Today: Gilbert Architects Inc. and Tower Marketing
16. **Stevens High School** (1906) - 335 *West Chestnut Street* - initially a high school for girls that became co-ed and eventually became an elementary school. It was sold in 1983 to OK Properties which developed the school into apartments. Today: The Residences at Stevens School
- 17: **The Walter Schnader Tobacco Warehouse** (c. 1900-) - 417 *West Grant Street* - After Walter Schnader, the tobacco warehouse was operated by R. K. Schnader and Sons and then Horwitz Brothers. Operated as greeting card company in 1990. Today: Thistle Finch Distillery
18. **Robison, Blair and Company Factory** (c. 1906) - 352 *North Prince Street* - two and one-half story, 14 bay brick factory, stone foundation; segmental arches; corbelled cornice; originally built by Samuel Flick for Robinson, Blair and Company as a caramel factory. Today: City Crossings, an office complex that includes the headquarters for the Isaac's Deli restaurant chain.
19. **Central Market** (1889) - 23 *North Market Street* - the oldest continuously operating farmers market in the United States and nationally recognized by the American Planning Association, winning its 2013 National Planning Excellence Award for Urban Design
20. **Old City Hall** (c. 1795-1798) - 1-3 *West King Street* - built as a "public office house" and housed the Commonwealth offices when Lancaster was the capital from 1799 to 1812. It has also housed city and county offices, a Masonic lodge, a [post office](#), and [library](#). Today: the Lancaster Visitor's center and the Lancaster Office of Promotion

Mrs. Horst invited the public to send information, stories and photos about any of these tour stops to the Preservation Trust so it can be incorporated into tour information that is being developed for October 18. Sponsors for each tour stop also are being sought. The sponsorship fee is \$300 and includes a one year membership in the Preservation Trust and recognition at the Annual Historic Preservation Awards Banquet on November 11.

About Moxie House

Moxie House, based in Downtown Lancaster's progressive Historic East Side neighborhood, is led by founder and principal, Deborah Brandt. Moxie House is the creator and producer of *Fig Lancaster*. *Fig* showcases local arts, dining, shopping, entertainment and learning opportunities in distinctive towns and small cities. Anchored by a print publication with free distribution four times per year, each new issue of *Fig* features new businesses coming to town and people doing innovative things in their city, with special attention paid to those who give back and make a difference. Learn more at <http://figlancaster.com>

Appeal Made to Save Christian Herr II House (1734)

On July 14, representatives of the Historic Preservation Trust joined representatives from the Hans Herr House, the Lancaster Mennonite Historical Society and other groups in expressing concerns to the West Lampeter Board of Supervisors about plans to demolish the Christian Herr House (1734), a private residence. The owners are considering options including an example provided by the Preservation Trust about a similar situation where a portion of a historic structure was incorporated into the design of a new home, preserving a significant portion of the original 1841 farm house.



Christian Herr II House (1734)

Just prior to the Conditional Use Hearing, Preservation Trust Board President Lisa Horst's opinion piece on stewardship ran in the *Lancaster Intelligencer-Journal*. See [Preservation Trust Encourages Stewardship to Save Lancaster County's History by Lisa Horst](#)

The West Lampeter Board of Supervisors will make a decision about demolition in September.

Preservation Ordinance Best Practice - East Hempfield

Prior to a Historic Feature being demolished or removed in order to permit a proposed Subdivision and/or Land Development to be constructed, review and approval by the Board of Supervisors shall occur. The Applicant must provide the Board of Supervisors with an evaluation by a qualified historic preservation professional of the historic and/or architectural significance of the Historic Feature.

- excerpt from East Hempfield Township's new Subdivision and Land Development Ordinance adopted August 6

Volunteers Move Color Copier at Preservation Trust



The color copier that the Preservation Trust has had in storage has been moved to the Trust offices in the lower level of 123 North Prince Street.

Doing the heavy lifting were (l-r) Carl Gibbs, Dana Clark and Wayne Moody.

Office hours for the Preservation Trust are 9 am to 3 pm, Monday through Thursday.

It is a good idea to call before coming over:
717-291-5861

Opportunities

- Mark your historic house, barn, bridge, store or other structure with a **historic preservation site marker plaque**. In addition to designating a historic structure, the plaques program encourages historic preservation and gathers information on historic properties for the Preservation Trust's extensive archives -- the largest descriptive archives on historic properties in Lancaster County.
- Volunteer to help with surveying historic properties countywide or interacting with public officials. This is the work of the **Preservation Action Committee** which meets on the third Tuesday of each month at 5 p. m. at 123 North Prince Street in downtown Lancaster.



Rent the beautiful **courtyard at 123 North Prince Street** for special functions. Already a popular spot for teas, it is an ideal setting for business or social gatherings. It opens onto the busy North Prince Street arts and dining corridor.

- Volunteer to help organize, promote and implement the Gourmet Gala on May 18, the historic architectural tour on October 18, and the annual preservation awards banquet on November 11. Events and education programs are the work of the **Education and Communication Committee** which meets on the second Tuesday of each month at 5 p.m. at 123 North Prince Street in downtown Lancaster.
- **Join.** The Preservation Trust depends upon memberships, sponsorships and contributions to sustain its mission of encouraging and facilitating historic preservation throughout Lancaster County. Business members received recognition for their support online: [Resource Directory for businesses](#)

For information on any of the opportunities listed above, call 717-291-5861 or send an e-mail to joepatterson@hptrust.org.

About the Historic Preservation Trust of Lancaster County

Founded in 1966 to "stem the rapid destruction of historic properties in Lancaster County," the Historic Preservation Trust of Lancaster County's mission is to encourage and facilitate historic preservation countywide. The trust has been directly involved in preserving important Lancaster County landmarks and has provided advice, assistance and guidance in the protection of others. The trust is a member-supported, 501(c)3 non-profit organization located in the historic Sehner-Ellicott-von Hess House (1787) at 123 North Prince Street in downtown Lancaster. Visit www.hptrust.org for additional information.

The Historic Preservation Trust of Lancaster County
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