

Lancaster Heritage Outlook

Thoughts of Yesterday and Tomorrow
from the Historic Preservation Trust of Lancaster County

VOLUME 9 - NUMBER 8

Winter 2010-2011



Photography: RICHARD GASTON

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Lancaster City Architecture by C. Emlen Urban

A little more than one hundred years ago marked the start of change for Lancaster, PA -- change that came not only from advances in technology, population growth, education, and health, but in the city's character as well. Buildings that are not just piles of bricks laid together in order to provide shelter, but buildings that give the city culture, character, and beauty. Cassius Emlen Urban, born 1863, was not just the architect of Lancaster; he was also the architect of change.

The Historic Preservation Trust of Lancaster County hosted its 2010 architectural history tour October 24 which showcased 18 of Urban's most prominent

by Robert Henry, Penn Manor High School



buildings in the city. Among those buildings were the W.W. Griest Building (c.1932), Fulton Elementary School (c.1925), C. Emlen Urban's home (c. 1914), and The Residences at Stevens School.

The Residences at Stevens School on West Chestnut Street was built in 1904 for the School District of Lancaster. Now a nationally registered historic landmark the building was originally an all-girls school. At the time it was considered to be the most elaborate and expensive high school between Pittsburgh and Philadelphia.

It wasn't long until the student population in Lancaster grew so big the boys had to start attending the Stevens School. 1938 sparked the first change for the school when J.P. McCaskey High School opened. The building then became Thaddeus Stevens Elementary

School. The second big change happened in 1983 when the school district sold the school to OK Properties thus creating the Residences at Stevens School. The building which is now used as a studio and apartments still has remnants of its former self.

Other buildings such as the Bausman Building, the Hager Building, and the Kirk Johnson Building aren't so easily noticed for their history. These three buildings situated in downtown Lancaster are sometimes easily overshadowed by the neighboring buildings. If it were not for the unique, individual pasts of these buildings they might represent nothing more than a background setting in a city.

The Bausman Building was built in 1906 and was named after its long-time owner John Watts Baer Bausman a prominent business man in Lancaster. John Bausman was the president of



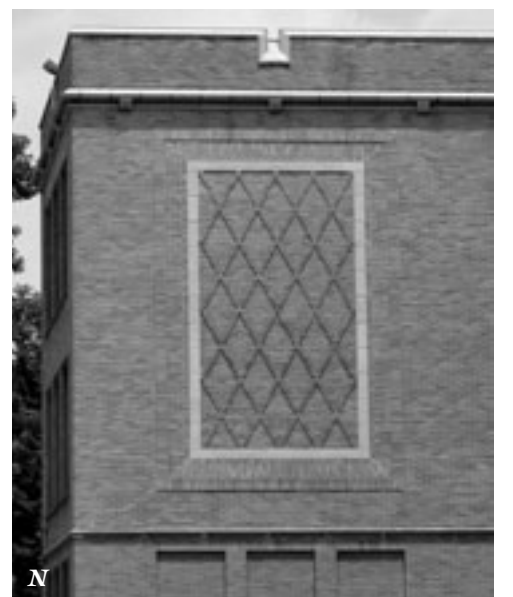
A. Residences at Stevens School
 B. Descendants of C. Emlen Urban
 C. 1009 Buchanan Avenue
 D. Grace Lutheran Church
 E. Unitarian Universalist Church
 F. Harold's
 G. Southern Market Center



Farmer's National Bank then later became the chairman of the board. He also helped form the Hamilton Watch Company then served as treasurer of both the watch company and St. James Episcopal Church. The building has served as a bookstore, drugstore, and office space.

The Hager Building originally served as Hager Bro. Department Store and went through several reconstructions until it was finally finished in 1911. The Hager Building also holds two interesting titles: being the first building in Lancaster to use a structural steel system, and being the oldest department store in the country to be operated under the same name. The Hager Building is another great example of change and progression. In 1978, the upper floors were converted into apartments while the first floor remained retail and restaurant space.

Out of the three buildings the Kirk



- H. Bausman Building
- I. Elmer E. Steigerwalt Mansion
- J. Ballroom at Residences at Stevens School
- K. W.W. Griest Building
- L. Kirk Johnson Building
- M. Lancaster Municipal Building
- N. John Reynolds Middle School



Johnson Building is the least changed from its original purpose. Kirk Johnson, a man who served as president of the Lancaster Township school board and a real estate man, purchased the building in 1912. The building was used for selling musical instruments and servicing dance lessons. After it was purchased by the Steinman Hardware Company in 1921 they expanded the business and sold furniture and carpet in addition to musical instruments. The building was also involved in radio broadcasting in the 1920s.

C. Emlen Urban's Lancaster still exists today because of these buildings. Preserved within them are important remnants of the past. Progress and change are inevitable. These buildings stand in monument to those changes that made the city what it is today.



O



P



Q



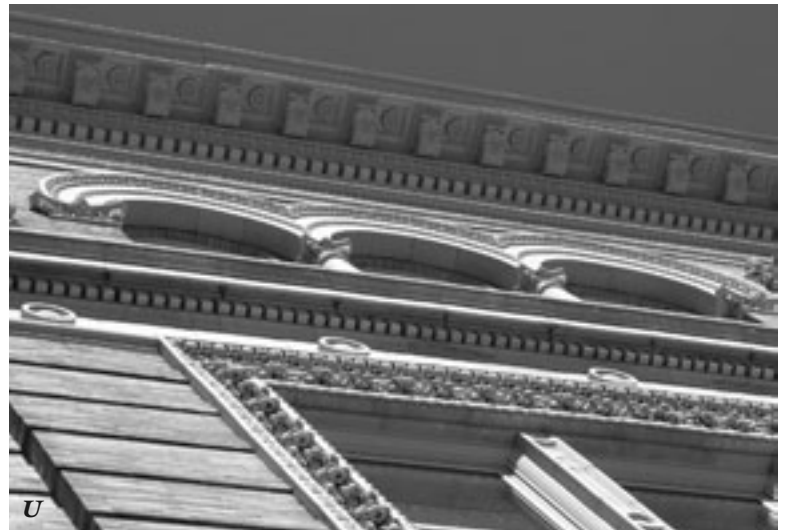
R



S



T



U

- O. Grace Lutheran Church
- P. Charlie Wagner's Cafe
- Q. The Hager Building
- R. Former Watt & Shand ornamentation
- S. Charlie Wagner's Cafe
- T. Fulton Elementary School
- U. Facade of former Watt & Shand





Editors Note: The Trust held its biennial architectural history tour on Sunday, October 24, 2010 and more than 400 guests participated. It featured the work of celebrated local architect C. Emlen Urban and highlighted 18 public and private buildings in the City of Lancaster. A pre-tour reception took place Friday, October 22 at the Lancaster Science Factory. We were pleased to welcome the family of Howard "Pat" Herr as our special guests. Pat is the grandson of C. Emlen Urban. Three of Urban's great-granddaughters also attended. David Schuyler, Ph.D., professor of American Studies at Franklin & Marshall College was the guest speaker and gave a fascinating presentation titled C. Emlen Urban's Lancaster. Lancaster-based Conestoga View, Franklin & Marshall College, and Wohlsen Construction Company were sponsors of this year's tour.

Our beautiful 44-page keepsake tour program is available for \$10. ■



*V. Menno M. Fry Mansion
W. Jeremy Young portrays a young Mr. Urban
X. Tom Englert portrays W.W. Griest
Y. Oz Markey portrays Charlie Wagner*



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Worthy of Praise

Historic Preservation Trust honors diverse projects at 44th Annual Meeting

The Historic Preservation Trust of Lancaster County held their 44th Annual Meeting and C. Emlen Urban Preservation and Honor Awards on Wednesday, November 11, 2010 at the Lancaster Country Club. The Trust is the only organization in Lancaster County solely dedicated to the preservation and protection of historically significant buildings and places in Lancaster County. People, businesses and organizations in the community who have made an impact in preservation over the past year are honored and recognized.

Winners of this year's prestigious C. Emlen Urban Preservation and Honor Awards offer a diverse look at preservation around the county.

WINNERS OF THE C. EMLEN URBAN AWARDS WERE:

- LEONARD J. DROEGE, JR. for Leadership
- ABRAHAM HERR HAUS FAÇADE for Preservation
Mary and John Metzger, Owners
- The GROFF'S FAMILY FUNERAL & CREMATION SERVICES, Inc.
for Preservation *Lisa Groff and Fred Groff III, Owners*
- The INN at BULLY'S RESTAURANT and PUB for Preservation
David Zahm and Sherry Landis, Owners
- MAYTOWN EAST DONEGAL MUSEUM for Preservation
Gordon Nell and Pascale Herzog, Representatives
- MONTGOMERY HOUSE FAÇADE for Preservation
*Penn Square Partners, Lancaster County Convention Center Authority,
Redevelopment Authority of the City of Lancaster*
- PETER MARTIN LOG CABIN for Preservation
Swiss Pioneer Preservation Associates
- REVEREND ROBERT M. LESCALLETTE for Research

WINNERS OF THE PRESERVATION HONOR AWARDS WERE:

- CLIFF KORENY for Master Craftsman
- GREG AND SUSIE HESS for New Construction

WINNERS OF THE COMMUNITY REVITALIZATION AWARDS WERE:

- LANCASTER COUNTY CONVENTION CENTER
*Lancaster County Convention Center Authority, Penn Square Partners,
Redevelopment Authority of the City of Lancaster*
- URBAN PLACE, LLP
Barry and Linda Baldwin



Photography: JON ISEMINER

- A. Leonard J. Droege, Jr.
- B. John and Mary Metzger
- C. Sherry Landis and David Zahm
- D. Pascale Herzog and Gordon Nell
- E. Kevin Molloy, Ken Hammel, Nevin Cooley, Randall Horst, Dennis Getz
- F. Reverend Robert M. Lescallette
- G. Cliff Koreny
- H. Greg and Susie Hess
- I. Barry and Linda Baldwin

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As part of the business session, new board members were voted in along with the slate of officers for the upcoming year. Incoming board members include: Connie Ginder, Barbara Petersen and Georgia Townsend. The assembled group then approved the following slate of officers for 2011: Stephen B. Dietrich, *President*; Beth Herr and Daniel Jenkins, *Vice Presidents*; Peter Faranda-Diedrich, *Treasurer*; Lisa Horst, *Secretary*, and Darlene Colon, *Member-at-Large*.

After a brief review of the years highlights, president of the board, Nancy Bell, presented the Elvin N. Heisey and Nancy J. Haubert Volunteer Awards.



Jeff Druce

The **Elvin N. Heisey Award** is named for one of our former volunteers who exemplified the meaning of the word dedication. The award is not necessarily given annually, but only when the Trust feels that someone deserving has emerged over the past year. The award primarily recognizes volunteer efforts on a single project or service provided.

This year's recipient is Jeff Druce. Jeff is a past board member who served as treasurer from 2006-2007. Even though Jeff's term as a board member ended in 2009, he has still been a major contributor in meetings and discussions with our financial institutions regarding the Trust's financial obligations. He has loyally served the organization and always represents our best interests in these conversations. Jeff is generous with his time and guidance and has served the Trust well through the years as it relates to banking issues.



Steve Funk

The **Nancy J. Haubert Award** is named for Nancy who has loyally served the Trust in various capacities, presently as office manager, for 27 years. This award is presented annually to a friend of the Trust who has served the community with loyalty and devotion over a period of time.

Steve Funk is the winner of this year's Nancy J. Haubert Award. Year after year, Steve contributes to the Trust with his leadership and time as chair person of the Events Committee. His ability to see the big picture, inspire other volunteers and maintain a sense of humor has helped the Events Committee continue to thrive. He also brings his ability to think outside the box to board meetings and planning retreats which has helped the Trust to maintain its role as a leader in preservation for Lancaster County. Steve demonstrates his devotion with his creative thinking and commitment to the rebirth of the Trust.



Jed Levin

The evening ended with a presentation by Jed Levin, Chief of History Branch for Independence National Historical Park. Mr. Levin spoke about the 2007 excavation of the President's House Site in Independence National Historical Park. In the 1790s Presidents George Washington and John Adams lived and worked in a large house on the site.

Our thanks to the event sponsors for the evening – Bowmansville Roller Mill, High Industries and Lancaster Newspapers. ■

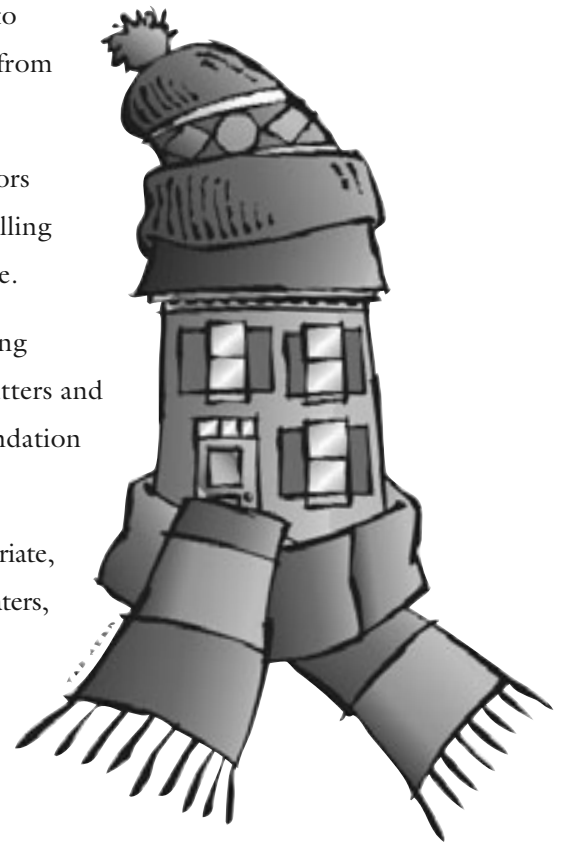
Get an Audit... the Good Kind

So what can you do to weatherize? For starters, consider a whole-house approach.

When you weatherize a home, you are equipping it with everything it needs to be more energy efficient. Focusing on just windows will not solve the problem. Instead, most heat loss in a building goes through the roof and other gaps in the walls and foundation. Identify these problem areas by conducting an energy audit. Local utilities and state energy agencies now frequently offer audits – for free or at minimal cost – to help homeowners target leaks and identify cost-effective options for sealing them. If the primary source of heat loss is air leaking through an attic hatch or a poorly-fitted fireplace damper, replacing your windows is not going to help and could actually cost you thousands more.

Weatherizing a home does not have to cost a lot of money to be effective. There are plenty of low-cost projects that can be done to save energy, including:

- Sealing cracks, holes, and gaps, especially around windows, doors, and other areas with high potential for heat loss.
- Checking for proper ventilation to unconditioned spaces to protect from the effects of condensation.
- Repairing older windows and doors with new glazing, including installing storm windows where appropriate.
- Ensuring water is properly draining away from a building through gutters and downspouts, combined with foundation waterproofing and drains.
- Installing insulation, where appropriate, around ducts, pipes, and water heaters, as well as near the foundation and sill.
- Maintaining water-tight roofing and siding.



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Illustration: TAD HERR, Stephan and Herr ■

2011 SCHEDULE OF EVENTS

GOURMET GALA
May 22

LANCASTER HISTORIC HOME SHOW
by Historic Restorations
June 10-12
Lancaster County Convention Center

HARVEST SOCIAL
October



What are Ten Common Mistakes People Make When Working on Their Older Building?

Before: Mid 20th Century crisis



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Laura and Ron



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Charles Groshong fits transom built by Historic Restorations into Old Main at Franklin & Marshall College.

Traditions

By Lois Groshong, Vintage Productions

“A man, who works with his hands, is a laborer, a man who works with his hands and brain, is a craftsman, but; a man who works with his hands, and his brain and his heart is an artist.”

Louis Nizer – American Lawyer

The Lancaster Historic Home Show was created last year by Vintage Productions (a division of Historic Restorations) to shine light on and celebrate traditional building trades. Harsh winter weather didn't dampen its success. More than 1,500 people attended and interacted with 78 distinguished exhibitors. However, this year we decided not to fight Old Man Winter and scheduled the event for June 10-12 at the Lancaster County Convention Center.

Post World War II America has shown a steady decline in skilled trades people. There is something fundamentally wrong when a “carpenter” cannot build or repair a window. Our current culture encourages the short-term idea of just replacing with new. Not only do we lose pieces of our built environment, we come dangerously close to losing any future hope of sustaining the talented trades people who could save us.

The heart of the Lancaster Historic Home Show is sharing the art and science of traditional building trades. Skilled trades people create and bring beauty and a sense of permanence to our lives. It is a calling that deserves high regard from the rest of us.

The Lancaster Historic Home Show invites you to spend the weekend of June 10, 11, 12, 2011 at the Lancaster County Convention Center. Meet artists from all over the country, who eat, drink and live for the purpose of creation. ■



“Sun Burst” was created by Historic Restorations for a custom kitchen remodel in a city row house.



A hand-bewn wood bowl by Shaavi Horowitz and Alistair Jones.

Lancaster Historic Home Show at the Lancaster County Convention Center, June 10, 11, 12, 2011 invites local traditional tradespersons and traditional artists to join us in this one-of-a-kind showcase. Contact: Lois Groshong, 717-606-5417 or www.lancasterhistorichomeshow.com





Ask the Electrician

By Stephen M. Daniels
Stephen M. Daniels Electrical Contractors, Inc.

There is great mystery about the first generation of house wiring called knob & tube. This wiring system used single wires that were run through holes in the joist inside porcelain tubes. When running along the joists, porcelain knobs were used to secure the wire and hold it away from the wood. When one wire needed to connect to another, the joining wire was twisted onto the main wire and soldered together. The finished splice was then wrapped in tape. This wiring system started to be installed over a hundred years ago. Before the modern convenience of electric lighting, homes were lit by gas fixtures (where gas was available), or kerosene and candles.

The problem with knob & tube wiring today is that the insulation is old, brittle, and has been exposed to years of wear and tear. The solder joint is a weak point in the system. Each receptacle, switch and light has been connected to the wires in the walls, floors and ceilings. They are not enclosed in junction boxes as is done today. Therefore, if there is a problem it is not confined to a non-flammable junction as modern practice.

Replacing knob & tube wiring with modern Romex wiring provides a grounded circuit that is required by all three-prong appliances and new flexible insulation. All connections are in accessible junction, switch or receptacle boxes. This keeps the junctions safe and easily reached if there is a problem.

Next month I will explore going green: compact fluorescent light bulbs, LED light bulbs and other ways of lighting efficiently. ■

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Looking Ahead

A Message from the Incoming President

By Stephen Dietrich

It has been a very long and winding road for the Trust these past few years. Successfully completing Phase I of the Stevens & Smith Historic Site with the exterior restoration of four historic buildings took a lot of energy. As we enter 2011, the same amount of

energy, if not more, will be required to re-invent ourselves and return to our core mission to preserve and protect Lancaster County's rich historic and architectural character through education, advocacy and direct action.

This is a critical and exciting time. It is our opportunity to present the public with a Trust they can trust. Since it is the season for list making I want to share some priorities on our list:

- Search for a new executive director. It is vital that we find a strong fund raiser who can also faithfully do the work of the Trust. This person will be our face for new members. They will also need high energy levels to keep up with this group! Our current interim executive director, Ron Funk, has been a gift to us these past four months. It's time to allow him the retirement he deserves.

Thank you, Ron.

- Make a concerted effort to create a strong public image.

This will be an image of our choice, no one else's – not any more!

- Recruit fresh faces. Membership recruitment, retention and recognition is vital to our success. What a great time to connect with the younger generation.

- Most importantly, we must keep doing what we do so well – our events. The Gourmet Gala, Architectural History Tour, and Annual Meeting and Preservation Awards are all mission driven activities. Of course, we're always interested in new ideas. (For instance, this year's open house for members is going to be an ice cream social in the Trust's garden.) The sky is the limit with the creative efforts of this organization.

That should keep us busy for a while. We need your time and talents now more than ever. Although these last several months have been difficult and eye opening, they have also presented us with a glorious opportunity. We must seize it. Consider this a call to arms for the Historic Preservation Trust of Lancaster County. ■





By Nancy C. Bell
President, Board of Directors

Happy Holidays from your friends at the Preservation Trust

One of the delightful additions to the rigors of Black Friday and Cyber Monday is the movement to Small Business Saturday. Encouraging people to support local businesses and enjoy Main Street America complements the efforts of the Trust to preserve and protect Lancaster County's rich historic and architectural character. Without the tireless efforts of our members over the years, we would not have the opportunity to experience the historic fabric of the many charming small towns in the county or the vibrancy of the City of Lancaster as we begin our holiday shopping. It serves as a reminder of the importance of the Trust's mission.

And speaking of mission – this fall has been a terrific example of the staff and board's commitment to the Trust. We had a wonderful First Friday in October where we welcomed the public to tour the Sehner-Ellicott-von-Hess House while we hosted a book signing for Scott Butcher. His book, "Lancaster County Reflections" is a Lancaster keepsake – and would make a great holiday gift. We quickly followed up with our Tom Sawyer Day where board members met on a chilly Saturday morning to paint the fences and gates surrounding the Sehner-Ellicott-von Hess House. This treasured property is the identity of the Trust and Steve Dietrich and Ville Painters have done so much to help us maintain it – including volunteering their time to paint the windows - a task best undertaken by professionals.

Following Tom Sawyer Day, we hosted the Fall Architectural History Tour which focused on the architecture of C. Emlen Urban. The Tour Committee arranged spectacular weather for the many

guests who participated. Wrapping up our fall activities was the 44th Annual Meeting and C. Emlen Urban Preservation and Honor Awards. We had an exceptional turnout and a record number of awards. The strong community support and interest in these awards gives the staff and board the much appreciated reinforcement that we are fulfilling our mission.

As I wrap up my two-year term as president of the board, I want to thank the entire board of directors for the hard work and unwavering support they've given to the Trust. They provided leadership the Trust needed in turbulent times and I have every confidence that Steve Dietrich, our next board president, will have continued success with this committed group of community leaders.

I've also learned about dedication and loyalty to the Trust by witnessing the daily activities of Nancy Haubert and Amy Gaston. A few words that come to mind are hard working, dedicated, organized, patient, friendly, creative – and a 'class act.' They work so well with volunteers – bringing out the best in all of us and making sure our events are extraordinary. It has been an honor to get to know and work with Nancy and Amy and I cannot thank them enough.

Ron Funk, our interim volunteer executive director, deserves a big thank you for stepping in to help. He will continue to offer his support until we hire a new executive director. So here's wishing everyone a happy and healthy 2011 – and please remember us in your annual giving so that we can continue to fulfill our mission for the community. ■

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The man encircled within our logo is Andrew Ellicott (1754-1820), renowned astronomer, mathematician, philosopher, cartographer, land planner, civil engineer and surveyor. Appointed Secretary of the Pennsylvania Land Office in 1803, he settled in the Lancaster townhouse at 123 North Prince Street now occupied by the Historic Preservation Trust.

In his lifetime, Ellicott's dedication to observation, and his love of science and culture, directly contributed to the formation and stability of our emerging nation – enduring proof of the impact that one individual can have on shaping a society. Guided by curiosity, inquiry, and knowledge, each of us can today study the past in order to improve our future. We hope the Lancaster Heritage Outlook will serve as a lens as we visualize and shape tomorrow.

