Honors 170: Elizabethtown History: Campus and Community   Benjamin Errickson[1]

Professor Benowitz   4 May 2018

Ulrich, Wenger, Zarfoss Building: 2 South Market Street; Elizabethtown, Pennsylvania

Abstract:

This Commercial Colonial Revival facade covers the original Federalist style structure built in 1790. This building has always served as a retail commercial property. It is best remembered as the "Dissinger's Cheap Store" in the 19th century. In the 1920s, William Klein, proprietor of the Klein Chocolate Company, operated a store at this location. In the 1940s, the Wenger Feed Mills had retail space in this building. In the post-World War II era, this was the location for Zarfoss Hardware. The Ulrich family currently owns the property, in the early 20th century this was the location of the John Ulrich Liquor Store.

Property Details:

This property is located at 2 South Market Street, Elizabethtown, Pennsylvania, 17022. The structure is located at the Center Square of Elizabethtown with High Street on the north side of the property and South Market Street on the east side of the property.

Deed Search:

The current community of Elizabethtown is situated between the Conoy Creek and the Conwego Creek along the Susquehanna River. In 1534 French King Francis, I (1494-1547) colonized North America establishing New France with Jacques Cartier (1491-1557) as Viceroy in Quebec.[2] As early as 1615 Étienne Brûlé (1592-1633) explored the Susquehanna River and its tributaries in Lancaster County.[3] Pennsylvania was claimed by Sweden in 1638 and then by the Dutch in 1655. The British claimed the former Dutch holdings in 1674.[4] British King Charles, II (1630-1685) granted William Penn (1644-1718) the Province of Pennsylvania in 1681.[5] The

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[1] Preliminary research conducted by Meghan Kenney.

[2] Robert Jean Knecht, Francis I (Cambridge: Cambridge University Press, 1935), 333-343.

[3] Consul Willshire Butterfield, History of Brulé's Discoveries and Explorations, 1610-1626 Being a Narrative of the Discovery by Stephen Brulé of Lakes Huron, Ontario and Superior, and of his Explorations of Pennsylvania and western New York: Also of the Province of Ontario (Cleveland, OH: Herman-Taylor, 1898), 49-51.

[4] Randall M. Miller, ed., Pennsylvania: A History of the Commonwealth (University Park, PA: Pennsylvania State University Press and the Pennsylvania Historical and Museum Commission, 2002), 50-60.

[5] Jean R. Soderlund, William Penn and the Founding of Pennsylvania, 1680-1684: A Documentary History (Philadelphia: University of Pennsylvania Press and the Historical Society of Pennsylvania, 1983), 39-50.

French and British disputed control of Pennsylvania between 1688-1763.[6] During this time in 1707 French fur trader Peter Bezaillion (1662-1742) established a settlement between the Conoy and Conwego Creeks along the Susquehanna River.[7] In 1719 Peter Bezaillion invited the Piscataway Indians to move from Maryland and settle with him along the Cony Creek and Susquehanna River.[8] Captain Thomas Harris (1695- 1801) settled in Pennsylvania in 1726. In 1730, he builds a log cabin along the Conoy Creek and in 1741 he legally receives the warrant to the land.[9] Then, in 1745 he builds the Sign of the Bear Tavern, which is the first permanent structure in Elizabethtown.[10]

Deeds to the property date all the way back to Samuel Hughes, who owned the property prior to 10 April 1790. The chain of ownership since includes Philip Albert (10 April 1790 – ????),[11] James Mackey (???? – 19 19 December 1819),[12] Adam Gross (19 December 1819 – ????),[13] Henry Ober (???? – 30 March 1826),[14] David Wagner (30 March 1826 – 17 November 1828),[15] Benjamin Ober (17 November 1828 - ????),[16] John Bohn (???? – 20 March 1833),[17] James Bryan (20 March 1833 – 27 March 1857),[18] Henry Dissinger (27 March 1857 – 2 September 1862),[19] Aaron Dissinger (2 September 1862 – 3 March 1904),[20] Mary A. Brubaker (3 March 1904 – 15 August 1906),[21] Samuel G. Ramsey (15 August 1906 – 12 October 1906),[22] William K. Winters (12 October 1906 – 13 September 1907),[23] Catherine Hoover (13 September 1907 – 4 March 1920),[24] William Klein (4 March 1920 – 14 January 1927),[25] Alvin P. Wenger (14 January 1927 – 28 May 1943),[26] Mabel M. Wenger (28 May 1943 – 2 September 1943),[27] Melvin M. Wenger (2 September 1943 – 3 September 1943),[28] James Q. Wenger (3 September 1943 – 27 September 1944),[29] Melvin M. Wenger (27 September 1944 – 1 April 1946),[30] James J. Zarfoss (1 April 1946 – 1 August 1987),[31] John H. Zarfoss and James W. Zarfoss (1 August 1987 – 2 March 1995),[32] Robert L. Gruber and Louis J. Ulrich II (2 March 1995 – 28 October 1998),[33] Louis J. Ulrich III and Louis J. Ulrich, Jr. (28 October 1998 – 16 May 2008),[34] and most recently Louis J. Ulrich III.

Architectural Style:

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[6] Henry Meclchior Muhlenberg Richards, The Pennsylvania-Germans in the French and Indian War: A Historical Sketch Prepared at the Request of the Pennsylvania-German Society (Lancaster: The Pennsylvania German Society, 1905), 16-22.

[7] David L. Martin, A Clash of Cultures: Native Americans and Colonialism in Lancaster County, Pennsylvania (Morgantown, PA: Masthof Press, 2010), 21-23.

[8] Martin, 21-23.

[9] Richard K. MacMaster, Elizabethtown: The First Three Centuries (Elizabethtown, PA: Elizabethtown Historical Society, 1999), 5.

[10] Ibid., 8.

[11] Book Q, Volume: 3, Page Number: 525.

[12] Book 19, Page Number: 68.

[13] Ibid.

[14] Book: L, Volume: 5, Page Number: 300.

[15] Ibid.

[16] Ibid.

[17] Book: K, Volume: 6, Page Number: 113.

[18] Book: A, Volume: Mis, Page Number: 333.

[19] Ibid.

[20] Book: M, Volume: 18, Page Number: 101.

[21] Ibid.

[22] Book: I, Volume: 18, Page: 482.

[23] Book: X, Volume: 18, Page: 376.

[24] Book: D, Volume: 24, Page: 267

[25] Book: I, Volume: 28, Page: 129.

[26] Book: I, Volume: 36, Page: 355.

[27] Ibid.

[28] Book: I, Volume: 36, Page: 378.

[29] Book: Y, Volume: 36, Page: 371.

[30] Book: X, Volume: 37, Page: 424.

[31] Volume: 2205, Page: 519.

[32] Volume: 4577, Page: 00097.

[33] Volume: 5951, Page: 219.

[34] Instrument Number: 5707572.

Commercial style architecture demonstrates the promotion within the construction development, which allowed the creation of extremely tall buildings in massive populated cities thus creating the first skyscrapers. Another name for this style can be called Chicago style, to give credit to the city of Chicago who was the first city to erect many of the first steel-framed tall commercial buildings during the industrial revolution. However, these advances in early commercial architecture in Chicago were influenced by architectural styles in Philadelphia and New York City who were the soul contributors who founded the groundwork for the rise of Commercial style architecture in Chicago. This style may have been founded in Chicago at the beginning of the 20th century but the style soon spread too many other cities where Commercial architecture was adopted.[35]

While Commercial style buildings heavily relates to introduction of early skyscrapers, shorter structures have been established and they are still considered and described to be Commercial style buildings. These kinds of buildings are often one to four story tall brick buildings and can date back to the turn of the century.[36] In addition, these types of buildings are established with large pane windows located at the ground level as well as having flat roofs.[37]

When the Zarfoss's owned the property, a façade was added to the front of the buildings which connected them. The structure held the symmetry of the building, mostly seen in the windows and doors, but the building now stands as a brick building with very little character or details, which once classified the building as Georgian.[38]

Historical Context and Purpose:

Samuel Hughes was the second son of Barney Hughes. At age twenty, Samuel acquired half of his late father's iron furnace in Washington County, Maryland. Under his management, the iron works made a small profit. Hughes was also a delegate to the Maryland Convention in 1776, a member of the House of Delegates in 1777-1779, and a state senator in 1781-1790. Hughes used his iron works to cast cannons for Congress. The profits he received from the cannon works allowed him to pay off his company's British investors with interest. The money also enabled him buy out his brothers' share of their father's Pennsylvania real estate.[39] In July 1786 Daniel, John, and Barnabas Hughes sold two tracts of land in Donegal and Mount Joy Township to Samuel for 1,500 pounds. The land included the 252- acre tract on which the Bear Tavern and the town of Elizabethtown stood, and an adjacent 145 acres.[40] On March 29, 1787, Hughes deeded Elizabethtown Lot 16 to Jacob Towenberger, William Hog (Haag), Jacob Shaver (Sheaffer), and Peter Shaver (Sheaffer), Elders of the Lutheran Church of Mount Joy Township. The lot of land is claimed to be located where the Church now stands.[41] In 1790, Hughes began to sell Elizabethtown lots as freeholds. This gave purchasers of the lots a clear title to the properties. Peter Shaeffer, Conrad Mayer, Christopher Gamelin, Frederick Byroad, Andrew Gross, John Roetting, Rosanna Jamison, and Philip Albert were all executed deeds by Hughes in April 1790. Fifteen pounds was the standard down payment for lots in Elizabethtown, but these deeds said nothing about an annual ground rent.[42] Hughes made additional sales of Elizabethtown lots in October 1790. Conrad Gross, Peter Bishop, Conrad Meyer, Andrew Gross, and Peter Shaeffer purchased these lots. Hughes also sold the Bear Tavern and the remaining tract bordering Elizabethtown on the northwest as far as High Street to Alexander Boggs of Donegal Township. On October 28, 1790. Hughes sold 230 acres to Boggs for 1,500 pounds. Within the same month, Hughes sold a 145

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[35] "PHMC Commercial Style 1890 - 1920." PHMC Pennsylvania Architectural Field Guide. Accessed July 09, 2018. http://www.phmc.state.pa.us/portal/communities/architecture/styles/commercial.html.

[36] Ibid.

[37] Carol Cragoe, How to Read Buildings: A Crash Course in Architectural Styles. (NY: Rizzoli International Publications Inc., 2008), 119.

[38] Winters Heritage House.

[39] MacMaster, 47.

[40] Ibid., 48.

[41] Ibid., 45.

[42] Ibid., 48.

acres' tract to John Black, Jr. and a 209 acres' tract patented in his own name in four unequal lots. The last of Hughes' land to be sold was a 139 acres' tract in Mount Joy Township. Leonard Negely then bought the land. This tract bordered on land belonging to John Black and David Chambers, and therefore, Hughes disposed of all his land in Donegal and Mount Joy Townships surrounding Elizabethtown on the west, northeast, and east.[43] In June 1791, Hughes signed another series of deeds for lots. These deeds included the one for Lot 1, sold to John Coffman, Andrew Gross, and Henry Eakinroad, and the one for Lot 5, sold to Peter Sheaffer. In April 1792, Hughes and his wife executed a final set of deeds for town lots. Pennsylvania law made the recordings of signed deeds optional. Therefore, many other deeds signed over by Hughes were never recorded in Lancaster County Court House.[44]

Philip Albert served as an elder for the Lutheran Church of Elizabethtown in 1777. Furthermore, he and his family served as communicant members for the Church in 1777.[45] Samuel Hughes, in 1790, sold lots in Elizabethtown as freeholds, which indicates the seller is giving the buyer a clear title to the property. Samuel Hughes and his wife decided to go through with this in April and October of 1790.[46]

In 1798, James Mackey was an Innkeeper in Elizabethtown.[47] Mackey served as a member of the Pennsylvania House of Representative for the years 1831 and 1832. He is most known for his campaign, which led to the removal of Monroe County out of Lancaster, Dauphin, and Lebanon Counties.[48] Mackey was converted to a different church, the Church of God, while he was still working for the state legislature but soon after he moved away and became a preacher.[49]

Adam Gross is the son of Andrew Gross. Adam worked as a wagon maker and followed his father's trade.[50] Henry Ober was the father of Benjamin Ober.[51] After 1831, Ober produced watches and clocks.[52] Later in 1859, Ober made and sold china, glass, and earthenware.[53] Benjamin Ober worked as a Lancaster merchant.[54] John Bohn worked as an Innkeeper and operated the Sign of the Globe, which was located in a log building at the southeast corner of the Central Square. The Redsecker Family owned the tavern.[55] James Bryan served as treasurer for the Union Fire Company in 1836.[56] In 1830, James and William Bryan owned a hardware store in Elizabethtown. However, in 1856, James Bryan died.[57] Bryan was married to Harriet Bryan.[58]

In 1859, Elizabethtown only had four general stores. Henry Dissinger owned one of these four store and it was located in a brick building on the southwest corner of Center square, which is currently Barry's Trains and previously Zarfoss Hardware. His sons, Henry and Aaron, worked for him.[59] Aaron Dissinger was a part of a committee whose main goal was to discover and report on a fire engine, which was for sale. They were able to find a fire engine for sale, in 1858, in Baltimore by the Friendship Fire Company. This led to the purchase of the

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[43] Ibid., 49.
[44] Ibid., 50.
[45] Ibid., 44.
[46] Ibid., 48.
[47] Ibid., 55.
[48] Ibid., 84.
[49] Ibid., 102.
[50] Ibid., 70.
[51] Ibid., 59.
[52] Ibid., 89.
[53] Ibid., 108.
[54] Ibid., 59.
[55] Ibid., 90.
[56] Ibid., 89.
[57] Ibid., 93.
[58] Ibid., 110.
[59] Ibid., 108.

Friendship Engine in 1859.[60] In 1864, inflation due to war affected Dissinger's store who received shipments of good from Philadelphia. The name of his store was "Dissinger's Cheap Store" which was located on Center Square.[61] Sometime in the 1869, Aaron Dissinger worked for the Farmers' Bank of Elizabethtown.[62] Dissinger still owned a general store in the 1870s.[63] In 1890, Aaron Dissinger was running a hardware store in the location where the Mellon Bank was once located. In 1886, Dissinger became president of the Elizabethtown National Bank.[64] On September 17, 1879, Aaron Dissinger became the treasurer for the Fidelity Beneficial Society of Elizabethtown.[65]

C. B. Stevens had a business in Atlantic City, which was managed by Sam Ramsey.[66]

In 1909, William K. Winters was the owner of a general store.[67] Around 1905, was the date he purchased the building where his general store was located.[68] He advertised his general store as a place, which serves modern fountain drinks, as well as a luncheonette, which was located on 45 South Market Street.[69] In 1974, a new fire station for Friendship Fire and Hose Company No. 1 was established on North Mount Joy Street, between Snyder Avenue and East Willow Street. The organization was able to move their headquarters into the new fire station in March of 1976 and formal dedication of the new facility was hosted on April 6, 1976. The building of the new facility could not have done without the support of William K. Winters' wife who funded the renovation of the building as well as the addition of a social hall. The company named the new facility after the late William K. Winters.[70]

J. Harvey Buch served as a board member for the Elizabethtown Exchange Bank, which was newly built and first, opened on March 8th, 1887 and was located on 244 South Market Street. Before the bank was erected, 244 South Market Street was once the office of the Farmer's Bank.[71] J. Harvey Buch purchased the Alwine Farm at an auction sale on December 19, 1908, for $18,400. Buch wasted no time in developing the Alwine Farm.[72] Isaac W. Hoffman and J. Harvey Buch initiated the Buch-Hoffman Reality Company for this purpose.[73] Buch received the title to the farm on March 1909 and instantly spoke with borough council about his plan to annex the ninety-four acres of the Alwine farm and create a subdivision with 440 building lots, streets, and alleys. Buch lived long enough to witness the last lot in his development be sold. When the land was surveyed in 1909, 220 houses, an apartment house, and the Mennonite and Brethren in Christ churches had been constructed on these lots.[74] In May 1926, J. Harvey Buch introduced another subdivision within Elizabethtown, which would be sixty building lots along East Bainbridge Street between South Spruce and South Chestnut Streets. Another subdivision in Elizabethtown would not be established until 1946. This was due to a national decline of building trades and their suppliers, which began in 1926. When the great Depression hit in 1929, it almost completely froze real estate and home building until the economy was in better condition.[75] In 1906, citizens of Elizabethtown attempted to introduce a sewer system and J. Harvey Buch served as a passionate advocate for the adoption of this new system. However, the plan was turned down and failed in both 1906 and in 1916. The reform was not adopted until

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[60] Ibid., 113.

[61] Ibid., 118.

[62] Ibid., 121.

[63] Ibid., 122.

[64] Ibid., 133.

[65] Ibid., 140.

[66] "For Those Who Remember," *Elizabethtown Chronicle*, July 9, 1970.

[67] Macmaster, 189.

[68] "Local Landmarks: 1 Centre Square," Alethia White, *Elizabethtown Chronicle*, November 27, 1980.

[69] MacMaster, 224.

[70] Ibid., 276.

[71] Ibid., 139-140.

[72] Ibid., 177-179.

[73] Jean-Paul Benowitz, Images of America: Elizabethtown, (Charleston, SC: Arcadia Publishing, 2015), 41.

[74] MacMaster, 177-179.

[75] Ibid., 207.

December of 1925 which the entire project costed a half of a million dollars.[76] Serving as a Councilman in Elizabethtown, J. Harvey Buch convinced the founders of both Elizabethtown College and the Masonic Village to locate their businesses in Elizabethtown. He stated the location of the town was ideal since "eighteen miles from Harrisburg, eighteen miles from Lancaster, eighteen miles from Lebanon, eighteen miles from York, six miles from the Susquehanna River and on the Pennsylvania Railroad."[77] Once J. Harvey Buch received the sale of the Alwine Farm, he established a reality company, which became known as the Buch-Hoffman Company. Surveyor H. K. Ober was approached to survey and plot a section of land, which began, from College Avenue and south to Plum Street. He then estimated this first plot of land could be divided up into 265 lots with the dimension of 30 feet front and 150 feet deep. The 94-acre farm was purchased by the late J. Harvey Buch at the sale Saturday, December 19, 1908 for $18,400- almost $200 per acre with was considered a fair price for farmland. He and several citizens provided "free gratis" which was necessary for the officials to follow through with the proposed idea the institution originally created. The section where the college is built now was once farmland.[78] College officials started developing on the tract of land donated by J. Harvey Buch and alpha hall was completed. This launched the development of a survey by the "College Heights Development Company." This led to the creation of six streets and the planning of 265 lots, which was completed under the control of H. K. Ober who, at the time, was conducting substantial engineering projects within the borough. In 1909, a survey was made, as lots began to sell immediately with lot number one, which was located, the south corner of Cherry Alley and College Avenue. Thirty-two lots were established which fronted on College Avenue, between Cherry Alley and Mount Joy street. J. Harvey. Buch was one of the supported the progress of this work and continued supporting the cause by approaching the borough council to accept this territory between College Avenue and Ridge Road. The accepted area was then plotted between Mount Joy and Market Streets to the Ridge Road thus creating 460 lots. The majority of what was once the Boyer and Groff farms now served as a residential section.[79]

The parents of William Klein and Frederick Klein immigrated to America from Germany and settled in Lancaster. Gottfried Klein, William and Frederick's father, was able to find work first as a bricklayer and then later in a dye works. Both of the boys attended public schools until they were the age of thirteen and then they both went to work for Milton S. Hershey. William Klein began with Hershey in 1898. He did not leave the company until 1912 when he began to start his own business with his brother, Fredrick. William later married Ray, who was the daughter of Dr. A. C. Treichler. They lived at Arch and South Hanover Street. In 1913, William and Frederick Klein began to produce milk chocolate in Elizabethtown. In the early years of the company, they could only buy small quantities of cocoa beans and sell the chocolate before they could buy more. This production started in a small rented building, which was, once located at the site of the present-day Hardee's restaurant is on located on South Market Street. The company would not move for another until two years to a three-story modern factory located on Brown and Bainbridge streets. [80]

William Klein sold the building to Alvin P. Wenger who decided, once under his control, to make a quite a few modifications to the building itself. He began by demolishing and removing the frame section, which faced on West High Street and then he extended the structure along the alley and replaced the area with a brick structure.[81]

When Aaron Dissinger terminated his operating business, William K. Winters, Sr., father of William K. Winters, who was the proprietor of Central Rexall Drugs, then carried on the store. Harry Huntzberger, who was followed by Edger Hoover, later on, managed the general store. William Klein purchased the property from Edger Hoover and rented the storeroom to Trimmer's 5 & 10. Alvin. P. Wenger bought the property from William Klein.

[76] Ibid., 213-214.
[77] Benowitz, Images of America: Elizabethtown, 71.
[78] H. E. Reem, Sr. *Elizabethtown Chronicle*, January 14, 1960
[79] H. E. Reem, Sr. "Elizabethtown 125 Years Old Sunday," *Elizabethtown Chronicle*, April 11th, 1952
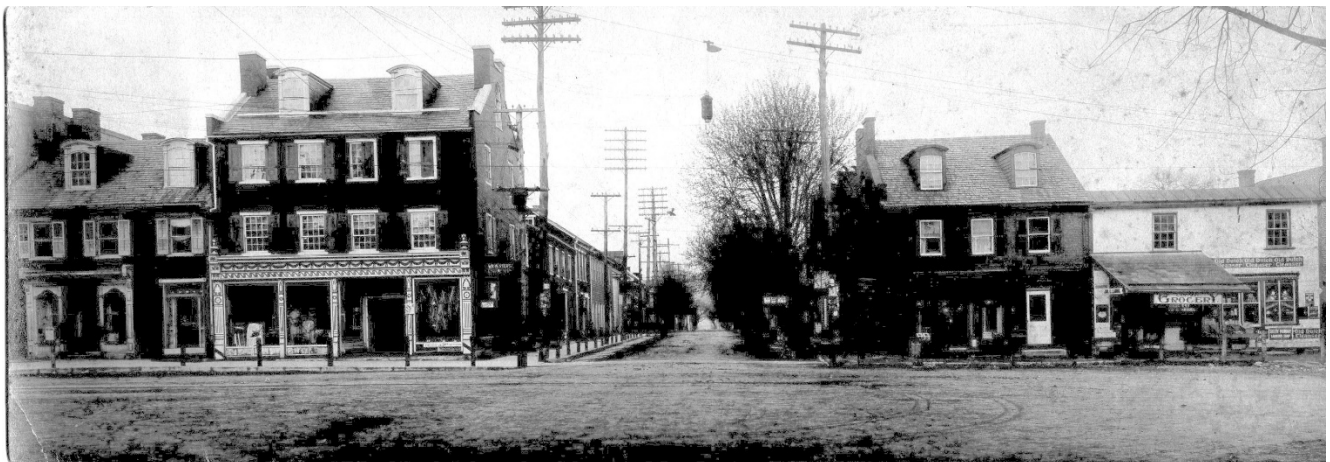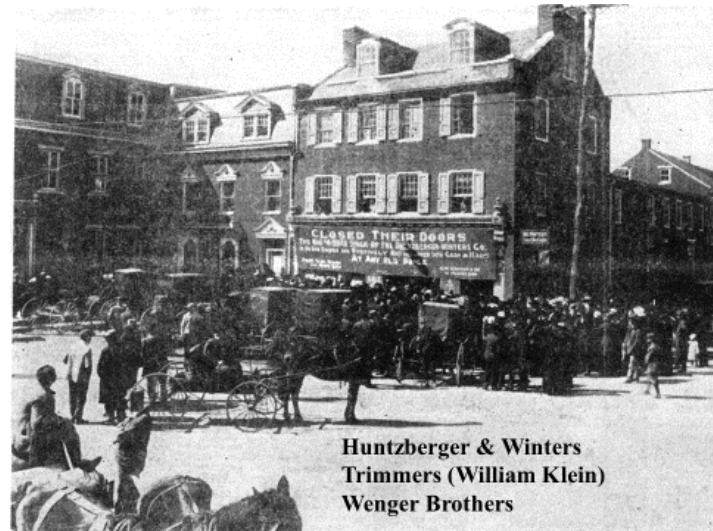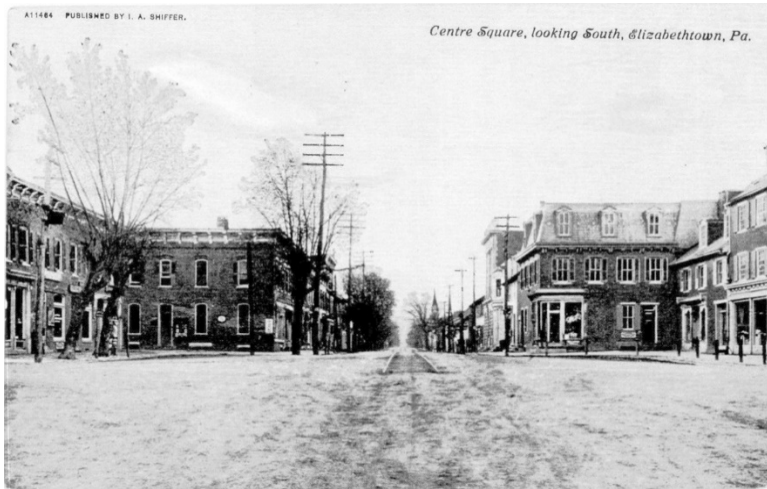[80] MacMaster, 172.
[81] "Local Landmarks: 1 Centre Square," Alethia White, *Elizabethtown Chronicle*, November 27, 1980

The Zarfosses purchased the building from Alvin P. Wenger's son, Melvin, and later added the Ulrich property, after the death of John Ulrich.[82]

Appendix: Historical Photos:

Centre Square, looking South, Elizabethtown, Pa.

Huntzberger & Winters
Trimmers (William Klein)
Wenger Brothers

[82] pp. 51, H. B. Bower. M. D., Winters Heritage House.

ELIZABETHTOWN HISTORY

26 -- The MERCHANDISER — November 17, 1976
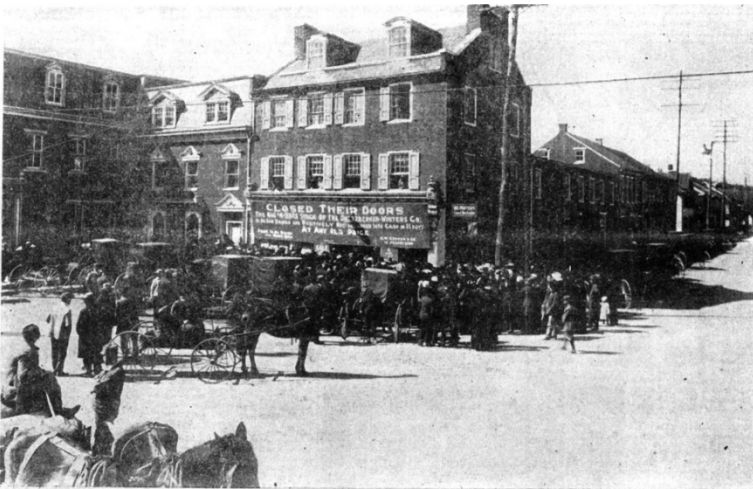
LOOKING BACK

The Square Elizabethtown, Pa.

OVER

J.C.S.?
H.L.
H.T. Horst standing at front of
Horst's Store, Center Square, Elizabethtown, Pa., built before 1878
    later Gladall's Dress Shop, then Fear Knot Martial Arts
1890-1945   store facade later changed
    Note: Flowers in the Kitchen restaurant building at far left.
Many social organizations met in its third floor hall
1884- First electric lights in Elizabethtown installed here, by J.C.S. Horst
    Gift of
    Daniel J. Summers, May 2007   Digital photo
                    with reproduction rights

Elizabethtown buildings
Elizabethtown businesses
Elizabethtown organizations

2007.007.109

E-TOWN - BUSINESSES

HOW IT WAS . . . Late Walter G. Detra, 244 Arch street, Elizabethtown, had this old picture of southwest corner of Elizabethtown's Center Square, taken, he said, about 1912 or 1913. Event that drew crowd of people was liquidation sale of stock of Huntzberger-Winters Company, general store, later to become Huntzberger's store. Subsequently building was bought by late William Klein and was occupied by Trimmer's store; then it was sold to Wenger brothers, who opened grocery store, later it was used by Silco store, and in 1925 it was purchased by Zarfoss Hardware, the late John Zarfoss, who moved his store from East High street and Cherry alley corner, the Fisher building to present location of hardware store. Examination of photo shows no trace of street car tracks in Square. This may change date picture was supposedly taken, for Lancaster trolley line was completed to Elizabethtown (from Mount Joy) in 1908. First car arrived at end of line in Center Square on Sunday, August 30, 1908. Line was dismantled starting June 13, 1932, starting in Square, and tracks were removed from South Market street within several weeks. Detra said he worked in grocery department of Huntzberger's general store after his family moved to Elizabethtown in 1913.

2006.004.24

HALLOWEEN, BYGONE DAYS . . . Photo above was of Center Square, facing west, day after Halloween, 1923. Pranksters brought old buggies, wagons, dump wagon, variety of other items and placed them in center of Square. Pictured with assortment are Harry Hefflefinger (left) and Victor Ney (right). Youngsters 45 years ago apparently out in force, and police didn't see everything they did. Assortment of items decorating square remained there for several days until owners good-naturedly removed them. Seemed the pranks afforded amusement for young and old in those days. Boys most likely could not get away with it today. At time picture was taken street car tracks ran through center of square. Lancaster and Hershey trolley cars met every hour at terminus. Waiting room for Lancaster car users was in Henry Horst's restaurant, location now occupied by Gladell Shop.

—Photo courtesy H. R. Barnhart

Appendix: Current Photos: