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NATIONAL REGISTER

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Minneapolis Brewing Company
other names/site number Grain Belt Brewery

2. Location

street & number Marshall St. and 13th Ave. NE not for publication N/A
city, town Minneapolis vicinity N/A
state Minnesota code MN county Hennepin code 053 zip code 55413

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>6</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>1</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>7</u>	<u>1</u> structures
	<input type="checkbox"/> object		<u>1</u> objects
			<u>1</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Ian R. Stewart
Signature of certifying official Ian R. Stewart Date May 16, 1990
Deputy State Historic Preservation Officer
State or Federal agency and bureau Minnesota Historical Society

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Melrose Byron
Entered in the National Register
6/2/90

[Signature] Signature of the Keeper Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Agriculture/Subsistence: processing

Current Functions (enter categories from instructions)

Not in use

7. Description

Architectural Classification

(enter categories from instructions)

Materials (enter categories from instructions)

foundation Limestone

walls Brick

roof Asphalt

other Stone beltcourses

Romanesque

Describe present and historic physical appearance.

The Minneapolis Brewing Company Historic District consists of seven brick buildings located at the corner of Marshall Street and 13th Avenue NE above the east bank of the Mississippi River in northeast Minneapolis. The property occupies about nine acres of land on the edge of a mixed industrial and residential neighborhood north of the city's central business district. Visually striking along the skyline, the complex dates from 1891-1910 and is comprised of the main brew house and associated buildings, an office, warehouse, and bottling plant.

Brewing operations began on this site in 1850 by John Orth, the first brewer in Hennepin County. The Minneapolis Brewing and Malting Company was formed by a merger of four small breweries (including Orth's) in 1890, and within three years the company had finished an extensive building program resulting in an industrial plant capable of producing 300,000 barrels a year. By 1910, several other major buildings had been constructed, with successive additions in the 1950s. The brewery closed in 1975.

Architecturally, the Minneapolis Brewing Company buildings correspond to an eclectic taste that prevailed during the Victorian era, although all are linked through the use of materials and function. While the 1910 Warehouse and 1906 Bottling House are utilitarian in design and appearance, the 1891-92 Brew House and 1893 Office distinctly reflect the Richardsonian Romanesque architectural style. Facades of the latter two buildings are constructed of coursed, rough-faced Platteville (WI) limestone along the high foundation, Mankato (MN) dolomite beltcourses and window trim, and Milwaukee "cream city" brick.

The following description of the Minneapolis Brewing Company Historic District is keyed to the map of the same name.

1) Brew House, 1891-92, contributing. The "L"-shaped brew house fronts on Marshall Street and 13th Avenue NE and stands between five and six stories high. Constructed on a tall limestone foundation, the load-bearing walls are made of cream-colored Milwaukee brick. The Marshall Street facade is two-thirds of a block long and divided into five, unequal-size primary divisions, each several bays wide. Located at the northeast corner is the tallest part of the building, the five bay, six-story fermentation and refrigeration unit with paired towers terminating in two hipped roofs. It features three blind arches on the ground floor with large stone voussoirs; identical stone arches are repeated on first

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floor of the building's facade. The upper stories display a series of blind windows, and a row of five narrow, semicircular windows flanked by two larger windows of the same design at the top of each tower. A variety of decorative stone and corbeled brick enhance both the Marshall Street and 13th Avenue elevations.

The next division is five stories in height and three bays in width, with the central bay capped by the brightly painted logo, "FRIENDLY GRAIN BELT BEER" above which is "18 M 91." The ground level is marked by three large openings which were covered with wood at an unknown date. Fenestration of the upper stories varies on each level: windows on the second and third floors have stone sills and flat lintels; segmental arches mark the fourth story; and semicircular windows pierce the top floor (some openings were enclosed with brick or glass block at an undetermined date). A large semicircular stone arch accentuates the top floor of the central bay.

The third division, which housed the mixing and cooking kettles, is also five stories high and three bays wide. It terminates in a wide hipped roof capped by a large square, hipped belvedere and an ornamental iron widow's walk. This division, like the previous one, has three arched openings on the first floor. There are rectangular windows on the second and third stories, segmentally arched openings on the fourth floor (all of which were partially infilled with glass block at an unknown date), and nine 2/2 semicircular windows on the top story. The two outer bays project slightly and terminate in parapet walls decorated by finials atop the strip pilasters.

The fourth division of the brew house, which contained the original grain bins, is six stories high with a tall mansard dome that has oculi on all four sides and is capped by a steel lantern. A wide arched entrance is located on the ground level and a series of multi-light windows punctuate the second through the fifth floors, with a wide, semicircular stone arch spanning the fifth story. There are four 2/2 segmentally arched windows on the sixth floor. Attached to the south wall of this division is a six-story malt elevator that was added in 1904 to match the original brew house facade in design and materials. It has a multi-story blind arch reaching five floors capped by a series of five piers and small rectangular windows below the corbeled cornice. The south and west walls have massive diamond-shaped logos and "GRAIN BELT BREWERIES INC." just above a stone beltcourse. Three 4/4 double hung windows are located below the cornice on the south elevation.

The north brew house wall facing 13th Avenue replicates the Marshall Street facade in materials, fenestration, and style. Extending west from the fermentation and refrigeration unit is a narrow, five-story section and four 4 1/2-story

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identical bays that served as stock rooms. The 13th Avenue elevation originally continued west with an eight bay, two-story keg house, but this was removed in 1976.

2) Power Station, 1891-92, contributing. Within the brew house courtyard is a rectangular, two-story brick power plant. It stands on a limestone foundation and has segmentally arched windows (infilled with glass block at an unknown date), a corbeled cornice and a 160'-high brick chimney. A series of tunnels links this building with the other brewery buildings.

3) Wagon Shed, 1893 and Shops, 1913, contributing. In 1893 the one-story steel and brick wagon shed was built directly south of the brew house. Its facade is divided by several strip pilasters and is unbroken except for one door in the south corner and an arched opening in the north side. The stepped parapet wall facing Marshall Street was capped with wood shingles at an undetermined date and obscures the gable roof. In 1913 a pipe and millwright shop was added to the west wall of the wagon shed. It is made of bricks, roughly square in plan, two stories high, and has segmentally arched double hung windows. Attached to the north wall of the pipe and millwright shop is a small, one-story concrete block building of an unknown date.

4) Office, 1893, 1910, contributing. In 1893 the company built a two-story, rectangular office directly across Marshall Street from the 1904 malt elevator. It has a limestone foundation, cream brick walls, and elements of Richardsonian Romanesque design. The three bay facade is dominated by a projecting, one-story portico with a semicircular stone arch supported by two polished granite columns with enriched capitals. Adorning each corner of the stone balustrade are two sets of carved beer steins decorated by circular and floral motifs. The recessed entrance is flanked by two 1/1 double hung sash windows and corner pilasters, while the second story has three pairs of the same windows. An iron "OFFICE" sign in relief is centered below the cornice, which has a wide band of patterned brick and successive corbels terminating in an arcade table. The building is crowned with a small arcaded parapet above the middle bay, which is stabilized by flanking carved consoles and capped by a pair of finials carved in the shape of stylized hop plants. Two similar motifs decorate the corner pilasters. The south wall is pierced by a series of foundation level windows, and seven 1/1 double hung sash aligned on the first and second floors. The same patterned brick and corbeling extend the length of the wall. The north elevation is essentially the same as the south side, but has a small brick extension that provides access to the building's lower level. All windows have stone sills and lintels. In 1910 the office length was doubled with a 1 1/2-story, 85'-long addition, which used identical materials, and incorporated a hipped, leaded glass roof for nearly the entire length of the building.

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The Office interior has original patterned wainscoting in the 1893 section, while the 1910 addition has a tile mosaic floor, dentil frieze, and decorative logos in each gable. There is a walk-in vault on each floor. The basement level of the addition is known as the Friendship Room, a multi-purpose space equipped with dining tables and a bar for annual meetings, informal gatherings, and public parties.

5) Bottling House, 1906, 1969, contributing. Located across 13th Avenue, the bottling facility is a two-story cream brick building constructed on a raised basement of rock-faced, coursed limestone. Its facade faces south and is divided by strip pilasters into five bays, with vertically aligned, double hung windows in groups of three in the two end bays, and four in the central bay. Lower story window openings have segmental arches and upper story windows are round arched (the latter were infilled with glass block at an unknown date). The neoclassical central entry has simple engaged piers supporting a formed steel pediment, and the aluminum and glass door is set within a monolithic arch. A simple metal cornice protrudes slightly and is surmounted by a broken parapet at each corner and above the middle bay. A segmentally-headed pediment originally capped the central parapet but was removed at an undetermined date. The east and west walls have the same fenestration as the facade, but the east side also has three large garage-type doors, one of which is enclosed with brick. In 1969 a two-story, steel frame and concrete block addition was attached to the rear of the bottling house. While it is considered a non-contributing addition, its location and scale are such that it does not significantly detract from the architectural quality of the original building.

6) Warehouse, 1910, 1949, 1957, contributing. Immediately west across Ramsey Street and the railroad tracks is the Warehouse, a building similar in size, materials, and design to the Bottling House. The Warehouse originally housed bottle and case storage in the basement and first floors, with saloon fixture storage and a woodworking/cabinet shop on the second story. The five bay facade mimics the fenestration of the Bottling House but retains the original segmental-headed pediment with the date "1910." The east and west walls are thirteen bays long, each bay being pierced by a pair of double hung windows on both floors. A pair of two-story additions (1949, 1957) made of concrete block and brick extend from the back of the building, but like the addition to the Bottling House, they do not compromise the architectural integrity of the original Warehouse.

7) Railroad Spur, ca.1895, contributing. A railroad spur line within the district boundary is located immediately south of the Power Station. It curves to the west joining the former Northern Pacific Railroad tracks that parallel Ramsey Street.

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8) Vacant lot, non-contributing. There is a vacant lot just north of the Office. Documentation indicates that this area may have served historically as an open lot.

A bottling house formerly stood south of the Wagon Shed but it was razed in 1929. This area was later maintained in a park-like setting and continues to be linked with the brewery.

Three other buildings erected after the period of significance stand in close proximity to the brewery complex, but have not been included within the district because of their recent date of construction. They are a one-story cinder block warehouse (ca.1960) northeast of the Office; a one-story brick warehouse (1939, 1967) at the northwest corner of Marshall Street and 13th Avenue NE; and a one-story steel frame, brick veneer building (ca.1965) just south of the 1910 Warehouse.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Industry

Period of Significance

1891-1927

Significant Dates

1891-92
1893
1906

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Wolff, Frederick W., architect
Lehle, William L., architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

In the context of Minneapolis industrial development, the Minneapolis Brewing Company Historic District is significant under National Register Criterion A for its representation of an important agricultural product processing industry that has been, and continues to be associated with the Upper Midwest. The brewery was one of the leading industries in the city around the turn of the century, and the Minneapolis Brewing Company is the only identifiable property associated with such a business in Minneapolis. The brewery complex gains architectural significance as a prominent expression of the Richardsonian Romanesque style, and as a distinctive form of industrial architecture that is functional in character and reflective of the strong ethnic identity of the building's architects.

In 1850, German immigrant John Orth established a brew house near the Mississippi River at the corner of Marshall Street and 13th Avenue NE in the rapidly expanding lumber city of St. Anthony (later Minneapolis). By the time Minnesota achieved statehood in 1858 eleven breweries were conducting business around the state. Two of these were located very close to Orth's company and became his major rivals: Gluek's Brewery had opened just one-half mile north on Marshall Street, and the Krazlein and Mueller Brewery was in business across the river. The establishment of these and other breweries (such as the Sugar Loaf Brewery in Winona, 1860, NRHP, the August Schell Brewing Company in New Ulm, 1860, NRHP, and Wolf's Brewery in Stillwater, 1872), reflected the industry's regional growth throughout the Upper Midwest. Expansion of the brewing industry was largely due to an influx of German immigrants who brought a strong brewing tradition and the requisite skills to such cities as Milwaukee, St. Louis, and Minneapolis.

An 1862 federal brewing tax, however, adversely impacted the industry, forcing many smaller breweries to close or become absorbed by more successful companies. Between 1880-90, beer production nationwide increased 81%, yet the number of breweries decreased 43% from 2,191 to 1,248. Consistent with this trend, the Minneapolis Brewing and Malting Company was established in 1890 by the merger of four small Minneapolis breweries: the John Orth Brewing Co., the Heinrich Brewing Association, the Germania Brewing Co., and the F.D. Norenburg Brewing

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and Malthouse. By 1893, the Minneapolis Brewing and Malting Company adopted the "Grain Belt" beer label in reference to "...the golden fields of Minnesota ...the tall corn of Iowa...the vast reaches of the Dakotas...the green acres of Wisconsin!...America's Grain Belt." Construction of the brewery complex on Orth's property dramatically boosted the firm's production capacity around the state and region. The company was brewing 500,000 barrels annually by 1900, far greater than Gluek's output of 70,000, and quite respectable in comparison with the nation's leading producers -- Milwaukee's Pabst and Schlitz -- which had surpassed one million barrels a year.

Following Orth's death in the mid-1890s, corporate leadership was assumed by W.W. Eastman, a prominent venture capitalist who guided the company's growth into the early twentieth century. Eastman directed construction of the 1904 malt elevator, 1906 Bottling House, Office addition, and 1910 Warehouse. Expansion was consistent with a nationwide pattern of controlling a regional market which, for the Minneapolis Brewing Company, was centered in the Upper Midwest and northern Great Plains.

With the passage of the Eighteenth Amendment in 1919, however, the Minneapolis Brewing Company was forced to drastically curtail its activities. It remained open for several years in the 1920s producing "near beer" and soft drinks, but closed in 1927 until the repeal of Prohibition in 1933. The company resumed brewing beer after investing \$300,000 in new equipment, and soon attained its previous production levels, reaching a sales peak in 1957. In an effort to expand its regional market the company acquired the Storz Brewery in Omaha, which pushed Grain Belt beer up to 22nd in national sales. However, Storz closed in 1972, forcing Grain Belt to cease local operations in 1975. The brewery has remained vacant since then, and was purchased in late 1987 by the City of Minneapolis in order to thwart demolition threats by the previous owner.

Architecturally, the Minneapolis Brewing Company is significant as a fine example of industrial architecture that reflects the architectural tastes of the period, as interpreted by prominent national and local architects who were either German-born or of German parentage. The Brew House and Office both represent the German motifs commonly employed in major midwestern Victorian period breweries, characterized by a repetitious use of Richardsonian Romanesque devices. In both buildings, the heavy limestone foundation and overall volume are linked through the use of interlocking systems of multi-story arches and attic arcades. The brick exterior is highlighted with an occasional enrichment of protruding piers, and beltcourses, and the facade is punctuated with large arched entries and windows set deeply into the wall. While the bottling plant and warehouse do not replicate the earlier buildings in style, they nevertheless complement the brewery complex through the use of common materials and sympathetic design.

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The Minneapolis Brewing Company Brew House is a major work of the nation's most reputable brewery architects, Frederick W. Wolff and William L. Lehle. Wolff was educated in Germany as an architect and engineer before establishing a business in Chicago in 1867. He introduced the Lind ice machine, which revolutionized the brewing industry by allowing mass production of beer through artificial cooling. Wolff designed at least two other large scale brew houses in Wisconsin, the Schlitz Brewery in Milwaukee (1890, NRHP), and the Waukesha Imperial Springs Brewery (ca.1895, demolished), which both had German Renaissance Revival domes similar to that of the Minneapolis brew house. In addition, he designed the 1886 Stock House for the Fitger Brewing Company in Duluth (NRHP). By 1905, Wolff had designed or reconstructed 150 breweries and malt houses in the United States.

Louis Lehle was a German-born architect who also established an architectural practice in Chicago, specializing in industrial buildings. His expertise is noted in both the design of the buildings and in the incorporation of innovative technological advancements for the benefit of the brewing industry. When Wolff began to concentrate on mechanical engineering and manufacturing in 1895, Lehle took over much of his practice. Lehle was responsible for the design of the Blatz Brewery buildings in Milwaukee (1904, NRHP), and four of the major buildings of the Fitger Brewing Company in Duluth (1904, NRHP).

The design of the 1904 malt elevator is attributed to H. Peter Henshein, who was a Chicago architect during the first two decades of the twentieth century. His specialty was storage buildings, of which the Twin City Cold Storage Company (300 N. Fifth Street) is an important example.

The architect for the original Office building, Carl F. Struck, was born and educated in Norway. After immigrating to New York in 1865, he worked in several architectural offices in Chicago before moving to Minneapolis in 1881. Struck worked here for twenty years, designing many public and commercial buildings such as North High School (1895, demolished), Normanna Hall (1887, demolished), the Norwegian-Lutheran Seminary (ca.1890, demolished), and the Brown County Courthouse in New Ulm (1887, altered). Other major commissions were for commercial buildings and brick store fronts in Minneapolis including the Pracna Building (1890, NRHP) and Dania Hall (1885-86, NRHP); apartment buildings and townhouses (1291 Marquette, 1891); and numerous residences such as the Hobe House (1897, NRHP) and the Emil Ferrant remodeling (1890, NRHP). Although the brewery Office is not as grand in scale as some of Struck's other commissions, its attractive masonry construction and detailing distinguish the building from his extant designs.

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Charles Boehme was born into a German-American family in Minneapolis and opened his own architectural office in 1896. In 1902, he hired the Polish-born and trained architect Victor Cordella as a partner. Together they designed the bottling plant and warehouse, as well as cellar enlargements and shop and office additions. The also designed the company's tavern in downtown Minneapolis (1907), although their most notable commission was for Swan Turnblad's Park Avenue mansion (1903-07, NRHP).

The Minneapolis Brewing Company is one of the city's most striking industrial buildings from the turn of the century. Despite the loss of the stock rooms and recent additions to the Bottling House and Warehouse, the entire complex retains very good historic architectural integrity. As a whole, the property continues to convey a strong identity with the industrial history of Minneapolis.

9. Major Bibliographical References

Annual directories of architects registered in the State of Illinois, 1903, 1910.
Atwater, Isaac and John Stevens, eds. History of Minneapolis and Hennepin County. Minneapolis and Chicago: Munsell and Co., 1895.
Baron, Stanley. Brewed in America: A History of Beer and Ale in the United States. Boston: Little Brown Co., 1962.
Grain Belt Breweries, Inc. Annual Reports, 1956-69.
Illustrated Minneapolis. Souvenir Edition of the Minneapolis Journal, 1891.
Larson, Paul C. Draft National Register form for the Minneapolis Brewing Company, 1 October 1986.
Minneapolis Tribune newspaper clippings on the Minneapolis Brewing Company, 1930-1960; Grain Belt Brewery files in the Minneapolis History Collection of the Minneapolis Public Library.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property 9.2 acres

UTM References

A

1	5	4	7	8	7	0	0	4	9	8	2	7	6	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The boundary of the Minneapolis Brewing Company Historic District is shown as the hashed line on the accompanying map entitled "Minneapolis Brewing Company Historic District," and drawn to a scale of 200 feet to the inch.

See continuation sheet

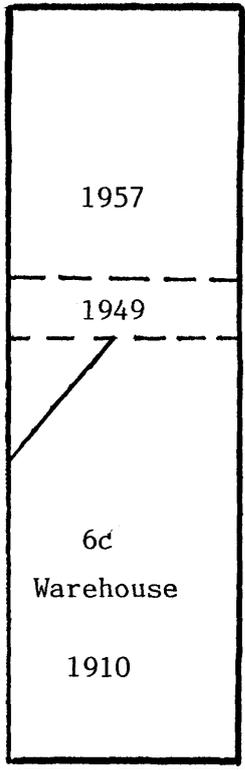
Boundary Justification

The boundary includes the Brew House, Power Station, Office, and related buildings that have historically been part of the Minneapolis Brewing Company and that maintain historic integrity.

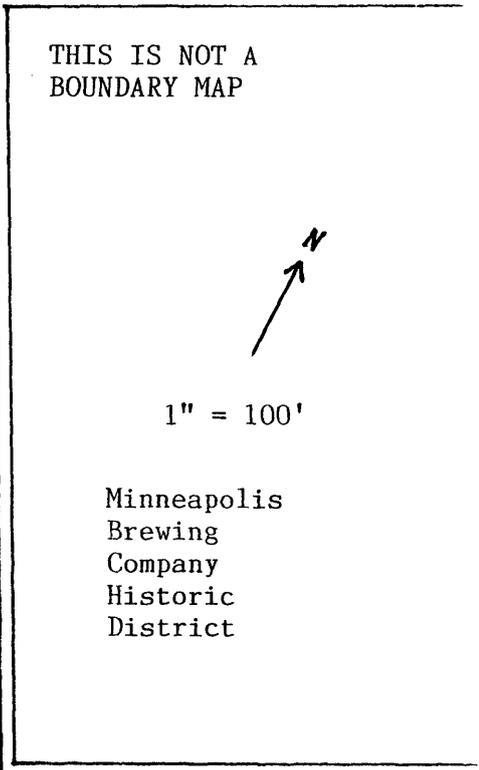
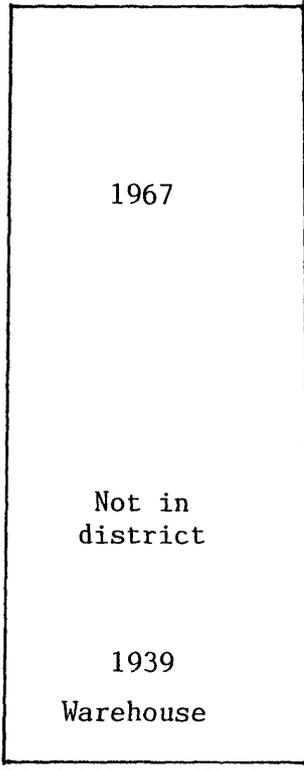
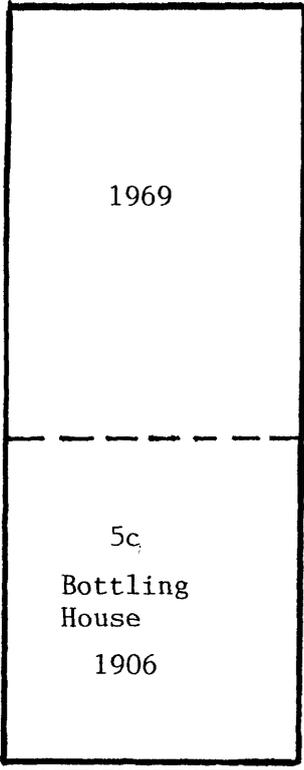
See continuation sheet

11. Form Prepared By

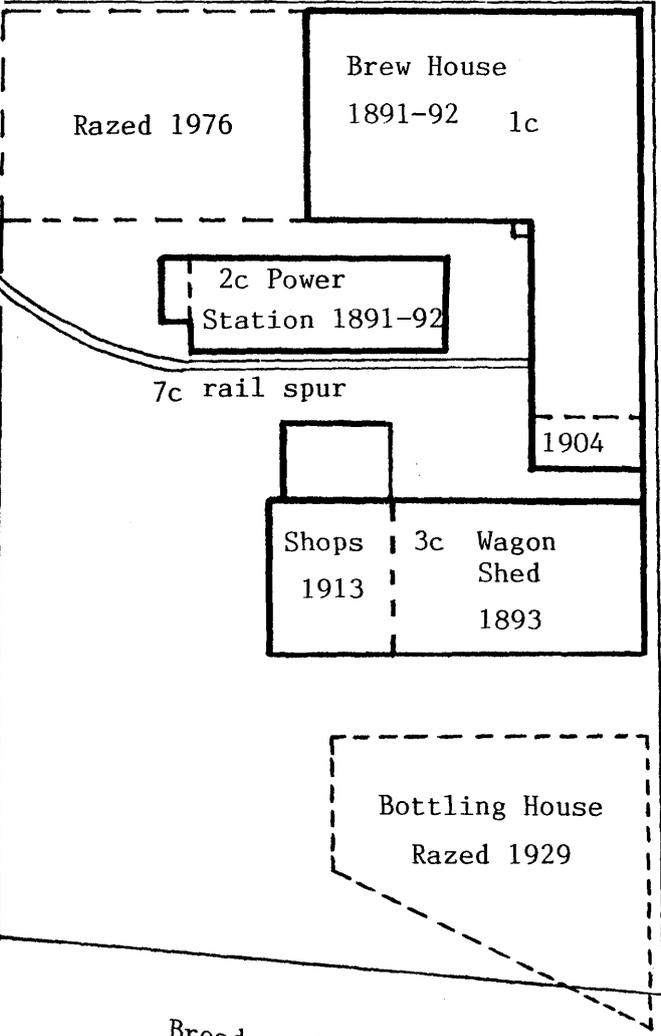
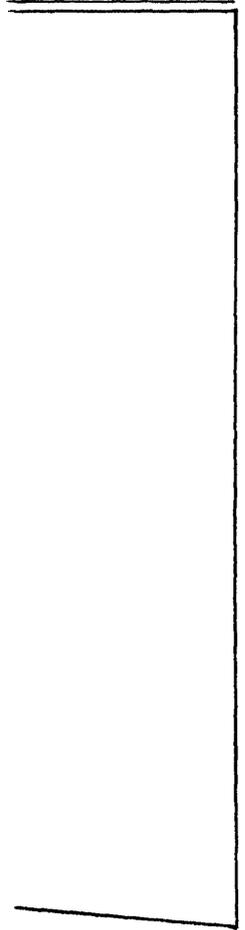
name/title Michael Koop/Preservation Consultant
organization N/A date March 1988
street & number 615 Jackson St. NE telephone 612-623-8356
city or town Minneapolis state MN zip code 55413



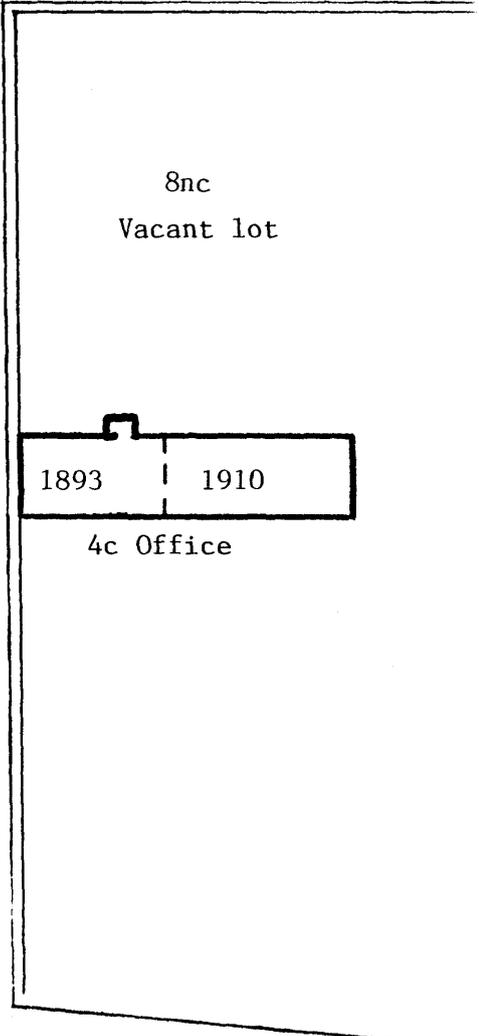
Ramsey Street



13th Avenue N.E.



Marshall Street



Broadway Street

MISSISSIPPI RIVER

Minneapolis Brewing Company
Historic District
Minneapolis, Hennepin Co., MN
Boundary Map
1" = 200'
14 February 1990

