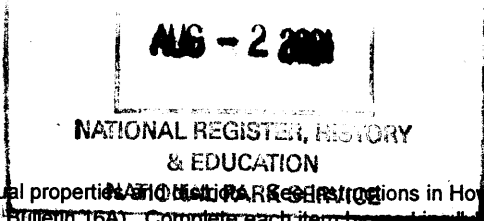


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



987

This form is for use in nominating or requesting determinations for individual properties and historic districts in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name South Bend Brewing Association
other names/site number _____ 24220

2. Location

street & number 1636 Lincolnway West N/A not for publication
city or town South Bend N/A vicinity
state Indiana code IN county St. Joseph code 141 zip code 46628

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
John C. St. D-SHPO /Date 7-23-01
Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:) _____

Signature of the Keeper
Entered in the National Register
Date of Action
9/16/01

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property

(Do not include previously listed resources in the count)

- private, public-local, public-State, public-Federal

- building, district, site, structure, object

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, Total). Values: Contributing (2, 0, 0, 0, 2), Noncontributing (0, 0, 0, 0, 0).

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

INDUST/PROC/EXTR: Manufacturing Facility

INDUST/PROC/EXTR: Manufacturing Facility

COMMERCE/TRADE: Specialty Store

VACANT

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

19th & 20th c. REVIVALS:

foundation CONCRETE

walls BRICK

roof ASPHALT

other STONE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

INDUSTRY _____

Period of Significance

1905 - 1949 _____

Significant Dates

1905 _____

Significant Person

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Unknown _____

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

South Bend Brewing Association
Name of Property

St. Joseph IN
County and State

10. Geographical Data

Acreage of Property 2.2

UTM References

(Place additional UTM references on a continuation sheet.)

1

16	560290	4614900
Zone	Easting	Northing

2

--	--	--

3

Zone	Easting	Northing

4

--	--	--

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Glory-June Greiff, Consulting Historian
organization South Bend & St. Joseph Co. Historic Preservation Commission date 3/22/99
street & number 1753 South Talbott telephone 317-637-6163
city or town Indianapolis state IN zip code 46225

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ethel Anderson
street & number 1636 Lincolnway West telephone 219-232-6360
city or town South Bend state IN zip code 46628

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

South Bend Brewing Association

St. Joseph County IN

NARRATIVE DESCRIPTION

The former South Bend Brewing Association plant, opened in 1905, faces the busy thoroughfare of West Lincolnway in an area of mixed residential, commercial, and light industrial use. Immediately east (see photos 1,3) past a vacant lot are tracks of the former New York Central Railroad. To the west across College Street is the company's former bottling facility (photo 6), constructed in 1910.

The main plant, a large and irregularly shaped brick building, rises approximately four stories at its main north facade (photos 1,2), which features squared corner towers west and east and a crenelated parapet. A corbelled cornice runs along the front, and each of the towers itself has a small tower at the outer corner with a corbelled peak. The window openings, segmental- and flat-arched with limestone sills, are now almost all boarded; a few are bricked. The original facade appears to have been rather plain; today a one-story glass-paneled storefront added in the 1950s dominates. Faded ghost signs from the 1960s are visible on the entire facade above the storefront. The four-story section of the building is trapezoidal, owing to the north side following the parallel of Lincolnway, which angles west northwest out of town. Along the east elevation (photo 3) the building becomes three stories (but essentially the same height), then one; that portion sports a large cylindrical brick smokestack. At the southwest of that section (photo 4) is a somewhat higher one-story section with a post-World War II addition. Within the L formed by the north and east elevations nestles another one-story section with a loading dock; it features some Craftsman details, chiefly a hipped roof with a wide overhang and knee braces.

The area of the original building behind the added storefront has been used for numerous activities over the years and has been remodeled a great deal on the first and second floors. Beyond that, however, the building's interior remains largely untouched. The huge metal tank on the topmost level where the brewing process began remains in place. These areas were not maintained for decades, during which time generations of pigeons have called it home. Virtually all the original window sashes that were removed when the openings were boarded or bricked remain stacked inside.

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7,8 Page 2

South Bend Brewing Association

St. Joseph County IN

The same is true of several interior wooden doors. The upper level floors (photo 5) and unused parts of the lower floors presently are strewn with debris and vast deposits of pigeon dung; the current owner is engaged in a lengthy cleanup process. The original part of the former bottling facility (photo 6) at 739 College is a two-and-a-half-story (two stories over a raised basement) rectangular brick building, flat-roofed with a parapet and corbelled corner detail on the main east facade. Centered below the cornice is a limestone tablet on which is carved BOTTLING HOUSE/1910. The flat-arched rectangular window openings have limestone sills; those that are not boarded contain what appear to be original one-over-one wooden double-hung sashes. There is a single (boarded) entrance at the north end of the east facade. On the north side is a small frame shed addition along the alley. In the 1930s a one-and-a-half story L-shaped portion was added to the south and west, creating a larger rectangular building. On that section on the north, along the alley, is a one-story addition. Extending west and to the south from that is a huge plain concrete block addition, about two stories in height.

NARRATIVE STATEMENT OF SIGNIFICANCE

The South Bend Brewing Association is a wonderful example of a turn-of-the-century industrial building specifically designed for its task of brewing beer. An early twentieth-century publicly owned consortium, as opposed to a multi-generational family business, the brewing company was an important contributor to the area's economy. As the former home of a locally produced, regionally distributed product, the South Bend Brewing Association buildings are eligible for the National Register of Historic Places under Criterion A in the area of industry. The main building (1636 Lincolnway West) has been designated a Local Landmark by the Historic Preservation Commission of South Bend and St. Joseph County.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7,8 Page 2

South Bend Brewing Association

St. Joseph County IN

The same is true of several interior wooden doors. The upper level floors (photo 5) and unused parts of the lower floors presently are strewn with debris and vast deposits of pigeon dung; the current owner is engaged in a lengthy cleanup process. The original part of the former bottling facility (photo 6) at 739 College is a two-and-a-half-story (two stories over a raised basement) rectangular brick building, flat-roofed with a parapet and corbelled corner detail on the main east facade. Centered below the cornice is a limestone tablet on which is carved BOTTLING HOUSE/1910. The flat-arched rectangular window openings have limestone sills; those that are not boarded contain what appear to be original one-over-one wooden double-hung sashes. There is a single (boarded) entrance at the north end of the east facade. On the north side is a small frame shed addition along the alley. In the 1930s a one-and-a-half story L-shaped portion was added to the south and west, creating a larger rectangular building. On that section on the north, along the alley, is a one-story addition. Extending west and to the south from that is a huge plain concrete block addition, abo ight.

*poor interior
description and
only one interior
photograph*

NARRATIVE STATEMENT OF SIGNIFICANCE

The South Bend Brewing Association is a wonderful example of a turn-of-the-century industrial building specifically designed for its task of brewing beer. An early twentieth-century publicly owned consortium, as opposed to a multi-generational family business, the brewing company was an important contributor to the area's economy. As the former home of a locally produced, regionally distributed product, the South Bend Brewing Association buildings are eligible for the National Register of Historic Places under Criterion A in the area of industry. The main building (1636 Lincolnway West) has been designated a Local Landmark by the Historic Preservation Commission of South Bend and St. Joseph County.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

South Bend Brewing Association

St. Joseph County IN

The South Bend Brewing Association was one of a triumvirate of local breweries in South Bend-Mishawaka, none of which is still active. The first was the Muessel Brewery, a family operation started in 1852, which by the end of the nineteenth century had constructed a large new plant, still extant (along with decades of additions) in the 1300-1400 blocks of Elwood Avenue. In 1936, after manufacturing non-alcoholic beverages during Prohibition, the brewery became Drewry's, which closed in the 1970s. The second brewery also had origins in the 1850s, in a small operation begun in Mishawaka by a man named Wagner. Adolph Kamm, along with some partners, purchased the brewery in 1870; in the 1880s, Nicholas Schellinger became a partner and it was incorporated as Kamm & Schellinger Brewing Company. By the turn of the century all of its earliest frame buildings had been replaced; today this largely intact brewery complex along the St. Joseph River is known as the 100 Center and is listed in the National Register of Historic Places.

In 1903 a group of mostly German, Polish, and Hungarian (the three largest immigrant groups in South Bend at the time) tavern owners formed the South Bend Brewing Association to manufacture and distribute beer. They immediately offered stock to the public and soon began to lease saloons around the city, most of which were on the city's heavily ethnic west side. The association built a large brick building on what was then called Michigan Avenue (for the old Michigan Road), later renamed Lincolnway when the Lincoln Highway was routed on it. A former plumber, Jerry Voelkers, became the manager and served until his death in 1911. Opened in 1905, the imposing castle-like structure housed a complete manufacturing facility, with power, heating and cooling, and loading docks on the south and southwest. The process of brewing depended on gravity flow, and the building, four stories high in the front (north) and descending in tiers to one story in the rear, is a visual representation of the procedure. The chief products were Tiger Beer and Hoosier Beer. A separate bottling facility was built in 1910 immediately to the west across College Street. The brewery later enlarged this building and moved its offices into it.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 4

South Bend Brewing Association

St. Joseph County IN

As with the other local breweries, Prohibition, effected in 1919 by the Volstead Act, forced the South Bend Brewing Association to change its line of manufacture. About this time the Voedisch family's long association with the company began, continuing until the brewery closed. George Voedisch (formerly employed with the Muessel Brewery) became President and General Manager of the renamed South Bend Beverage and Ice Association in 1922, replacing Thomas Hoban. The firm made non-alcoholic beverages (among them Hoosier Root Beer and Hoosier Sweet Cider), candy, ice cream, and in the non-food line, denatured alcohol for industrial purposes and, of course, ice. When Prohibition ended the company resumed brewing beer for regional sales, producing around fifty thousand barrels yearly. After World War II business declined, at least in part because of a hefty federal excise tax on each barrel brewed that placed smaller breweries at a disadvantage. While the firm continued its ice manufacturing section, Polar Ice and Fuel, for a few additional years, the brewery closed in November 1950.

Various businesses have used the building over the past decades: the White Way Glass Company in the 1950s; the I.W. Lower Company (paints) in the 1960s; a Harley-Davidson service and showroom facility in the 1970s and early 1980s. At present a resale shop occupies the storefront, and a glass manufacturer, Indiana Glass Company, uses much of the first floor level along College.

The South Bend Brewing Association is representative of a turn-of-the-century industrial building specifically designed for its task, in this case, the brewing of beer. As the former home of a locally produced, regionally distributed product--an important contributor to the area's economy--the South Bend Brewing Association buildings are eligible for the National Register of Historic Places under Criterion A in the area of industry.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9,10 Page 6

South Bend Brewing Association

St. Joseph County IN

MAJOR BIBLIOGRAPHIC REFERENCES

Anderson and Cooley, comp. South Bend and the Men Who Have Made It. South Bend 1901.

Ogle, George A. and Company, comp. Standard Atlas of St. Joseph County, Indiana. Chicago 1911.

Portage Township Assessor's Office Records, South Bend.

Sanborn Insurance Maps of South Bend, Indiana. New York 1917, 1934/45.

South Bend: World Famed. South Bend 1922. (Reprinted by Unigraphic, Inc., Evansville 1979.)

GEOGRAPHICAL DATA

Verbal Boundary Description

Rupel's Outlot and Rupel's 2nd Addition, Lots 7-9, 30 feet Lot 10. (Key numbers 18-2018-0536 and 18-2018-0528.)

Boundary Justification

Encompasses the historic resources of the South Bend Brewing Association.

PROPERTY OWNER

Owner of 739 College: Spin-Cast Plastics, Ed Strom, President, 3300 North Kenmore Street, South Bend IN 46628. 219-232-8066.