

United States Department of the Interior  
National Park Service

56-1966



### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" 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 ZIEGELE-PHOENIX REFRIGERATION HOUSE AND OFFICE

other names/site number \_\_\_\_\_

name of related multiple property listing N/A

#### 2. Location

street & number 835 Washington Street [ ] not for publication

city or town Buffalo [ ] vicinity

state New York code NY county Erie code 029 zip code 14203

#### 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 as set forth in 36 CFR 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.)

*Roger Daniel Mally*  
Signature of certifying official/Title

11/17/17  
Date

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

date of action

*[Signature]*

1/14/2018

**Ziegele – Phoenix Refrigeration House & Office**

**Erie County, New York**

Name of Property

County and State

**5. Classification**

**Ownership of Property**

(check as many boxes as apply)

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

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
_____	_____	buildings
1	_____	sites
_____	_____	structures
_____	_____	objects
1	0	<b>TOTAL</b>

**Name of related multiple property listing**

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

NA

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(enter categories from instructions)

COMMERCE/TRADE/warehouse/office

INDUSTRY/PROCESSING/MANUFACTURING/

Manufacturing facility

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

COMMERCE/TRADE/business

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN/Romanesque Revival

**Materials**

(Enter categories from instructions)

foundation Limestone/Medina Sandstone

walls Medina sandstone; brick

roof membrane

other

**Narrative Description**

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

**Ziegele – Phoenix Refrigeration House & Office**

**Erie County, New York**

Name of Property

County and State

**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 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 that 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 boxes that apply.)

- 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

**Narrative Statement of Significance**

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

**9. Major Bibliographical 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. **NPS # 31,377**
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance:**

(Enter categories from instructions)

Commerce

Architecture

**Period of Significance:**

1888 – 1920

**Significant Dates:**

1888, 1899, 1916, 1917, 1920

**Significant Person:**

N/A

**Cultural Affiliation:**

N/A

**Architect/Builder:**

Otto C. Wolf

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: \_\_\_\_\_

Name of Property

County and State

**10. Geographical Data**

**Acreeage of Property** 0.46 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>117</u>	<u>673958</u>	<u>4751526</u>	3	<u>117</u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

2	<u>117</u>	<u>          </u>	<u>          </u>	4	<u>117</u>	<u>          </u>	<u>          </u>
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**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 Kerry Traynor [Edited by Jennifer Walkowski, NYSHPO]

organization kta preservation specialists date 8/3/2017

street & number 422 Parker Avenue telephone 716.864.0628

city or town Buffalo state NY zip code 14216

**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 SHPO or FPO for any additional items)

**Property Owner** (Complete this item at the request of the SHPO or FPO)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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, D.C. 20503

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National Park Service

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Ziegele – Phoenix Refrigeration House & Office

Name of Property

Erie County, New York

County and State

Section 7 Page 1

Narrative Description

The Ziegele-Phoenix Refrigeration House & Office, located at 845 Washington Street in Buffalo, Erie County, New York, is one building composed of three attached sections: the refrigeration house and the office of the Ziegele-Phoenix Brewing Company, both built in 1888, and a small wing constructed in 1917.<sup>1</sup> Founded in 1850, the Ziegele (later Phoenix) Brewing Company at one time occupied a several block parcel on both sides of Washington Street. However, as a result of the fires common in the brewing industry, the nominated building is the sole surviving resource representing the company's history. Nevertheless, the centerpiece of the building, the refrigeration house, exemplifies one of the most significant innovations in Buffalo's brewing industry.

The red brick and Medina sandstone building is located at the southeast corner of Washington and Virginia Streets. Ulrich's Tavern, a National Register eligible property, is located to the east along Virginia Street, at the corner of Ellicott Street. Rochevot Alley, a short cobblestone street, runs north-south between Ulrich's and the nominated property. A parking lot and Burton Street are located immediately to the south. The National Register-listed Trico Plant No. 1 occupies the remainder of the block between Ellicott Street to the west and Goodell Street to the south. The city's central business district is visible to the south along Washington Street. The Allentown National Register Historic District, which includes the portion of Main Street visible across Washington Street, is located to the north and west, and the National Register eligible Washington-Ellicott Streets Residential Historic District is located to the north adjacent to the Buffalo Medical Campus. To the east the neighborhood is residential, with a combination of subsidized housing, and late nineteenth and early twentieth century workman cottages.

The largest portion of the building, the Ziegele-Phoenix Refrigeration House & Office, was designed by Otto C. Wolf in the German style known as the *Rundbogenstil*, which features a combination of Romanesque and Gothic motifs, including round arched windows, drip-eared moulding, and a corbelled, scalloped frieze. The style of architecture was noted for being able to functionally accommodate the programmatic requirements of brewing lager in a style that reflected the heritage of German immigrants. The building consists of three internally connected sections that reflect their historic functions: a two-story office block and single-story shipping and receiving department (1888), which is located to the north and extends around the corner on Virginia Street; a three-story refrigeration house (1888), which is the large center section, and a single-story brew house/garage (1917), which is the southernmost piece.<sup>2</sup> The building has recently undergone a historic

<sup>1</sup> Date is noted on an inset panel centrally located on the upper floor of the west elevation. Also *Industrial Refrigeration*. Vol. 50-51, (Chicago: Nickerson & Collins, 1916), 131. *Brewers' Journal*. Vol. 41. (New York, 1916), 26. Both sources cite the construction of a new brew house.

<sup>2</sup> *Industrial Refrigeration*. Vol. 50-51, (Chicago: Nickerson & Collins, 1916), 131. *Brewers' Journal*. Vol. 41. (New York, 1916), 26. Both sources cite the construction of a new brew house.

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Ziegele – Phoenix Refrigeration House & Office

Name of Property

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preservation rehabilitation tax credit project, and now the two-story office block currently houses commercial and residential space. The three-story refrigeration house is now primarily residential and the single-story garage provides vehicular access into the building and into a basement parking garage.

**Exterior**

The exterior of the building has not been significantly altered and retains a high level of integrity related to its historic function as an office, refrigeration house, and malt house/garage. Although differentiated by variations in the number of stories, which reflect the historic uses of the interior spaces, the fenestration, repetition of materials and masonry detailing unifies the composition. These elements include the raised, quarry-faced Medina sandstone basement, with a continuous watertable; Medina sandstone sills and lintels; blind arches with inset windows and panels; brick and sandstone beltcourses and a corbelled and a scalloped frieze supporting a decorative cornice. The windows on the primary elevations facing Washington and Virginia Streets are all one-over-one aluminum clad wood units, while those facing Rochevot Alley to the east and Burton Street to the south are industrial metal sash units.

Office Block and Shipping & Receiving Department

The office block was described in an 1888 newspaper article as a “neat two-story structure commanding a full view of the Shipping and Receiving Departments located in the rear.”<sup>3</sup> One bay of the office runs along Washington Street and three extend along Virginia Street, with the entrance bay occupying the chamfered corner facing the intersection. The third bay along Virginia Street is a single story, marking the transition from the office to the shipping & receiving department. The two-story office block is raised on the quarry-faced Medina sandstone basement, with glass block windows. A Medina sandstone watertable extends across the west and north elevations, except where it is interrupted by the entrance door. Paired one-over-one new aluminum-clad wood windows, with brick mullions sit on top of the Medina sandstone watertable along Washington Street, while the windows on the first floor along Virginia Street do not extend to the watertable and feature a Medina sandstone sill above a brick inset panel. The windows at the first floor are detailed with a continuous Medina sandstone lintel and drip eared molding, a reference to the Gothic style. Paired one-over-one windows with arched transoms define the second story of each bay, except at the entrance bay, where there is a single round headed window. The masonry arches are defined by brick voussoirs and rope molding, reminiscent of Romanesque detailing. A brick beltcourse extends across the second floor of both elevations in line with the Medina sandstone sills. The beltcourse continues across the north elevation of the single story shipping & receiving part of the building, unifying the composition. At the corner, Medina sandstone stairs with decorative

<sup>3</sup> "Beer and Malt: A River of Beer Flowing Freely at All Seasons of the Year," *The Buffalo Express*, September 1, 1888, (Buffalo: The Buffalo Express, 1888).

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Ziegele – Phoenix Refrigeration House & Office

Name of Property

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cast iron rails ascend to the main entrance. Above the entrance door is an eight-light transom headed by a Medina sandstone lintel with drip ear moulding. A corbeled frieze and ornamental cast-iron cornice extend across the two-story block completing the composition.

The single story shipping & receiving portion of the building is six bays along Virginia Street. A Medina sandstone sill runs the length of the wing at grade. A door, with a Medina sandstone sill and lintel, and six-light transom is located to the west. The windows are all one-over-one aluminum clad wood windows with Medina sandstone sills and lintels. At the second and fifth bays from the east is a segmentally arched vent with Medina sandstone sill. The arch is continuous with the brick beltcourse that extends from the two-story portion of the building to the west. The east elevation of the Shipping & Receiving wing, facing Rochevot Alley has a small loading bay to the north of center and two segmental window openings that have been infilled with concrete block.

Refrigeration House

The three-story refrigeration house, which is located to the south of the office block, extends six bays along Washington Street and runs the depth of the property to Rochevot Alley. Paired window openings with segmental heads mark each bay at the raised basement, except at the two middle bays where a door and loading bay door are located accessing the ground floor. In response to the functional requirements of refrigeration a number of the windows are blind, infilled with sandstone, which would have helped to maintain a uniform temperature in what was originally the basement chip cask room.<sup>4</sup> Each bay at the first and second stories is recessed, giving the illusion of brick masonry pilasters, with flared capitals that are actually continuous with the wall plane. The flared capital is a result of the trapezoidal shape of the recessed bay. Within each bay at the first and second floor are one-over-one aluminum clad wood windows. Above each window is a blind transom, set back within the plane of the bay. The transoms at the first floor are rectangular, while those on the second floor are arched, with brick voussoirs springing off the Medina sandstone at the window head. At the first and second floors a brick beltcourse extends across the bay, in line with the Medina sandstone sills, and at the sandstone head above the blind transom on the first floor. Within each bay the spandrels at the first and second floors are recessed within the plane of the wall.

A Medina sandstone beltcourse separates the lower stories from the third story, which is organized into three equal bays defined by corbelled masonry piers that continue above the engaged pilasters at the first and second floors. The middle bay is taller than the bays to the north and south and features three arched windows. The outer windows are one-over-one arched aluminum clad wood units, with Medina sandstone skewbacks. The

<sup>4</sup> Cask means container. The unfiltered and unpasteurized lager is stored in chip casks, where it is conditioned and undergoes secondary fermentation. The temperature needs to be uniform and cold.

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Ziegele – Phoenix Refrigeration House & Office

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middle window opening is blind, with a sandstone header and arched transom above. Darker bricks denote “1888” in the central blind transom; the date of construction. A scalloped corbelled frieze runs between the pilasters at the middle bay, supporting an entablature, cornice and parapet above. Two one-over-one sash windows are located in each bay, north and south. A corbelled frieze below a simple cornice terminates the composition.

Industrial steel windows, located on the second and third stories of the north and south elevations of the refrigeration house, are visible from the street. The windows at the first floor are also industrial steel sash; however, the single story garage prevents these from being visible from the street. The industrial sash windows were added after the brewery closed down, ca. 1920, and would not have been consistent with the “refrigeration” function of the building. Ghosts on the masonry wall of the south elevation mark the locations where beams and structural elements from the 1899 brew house tied into the refrigeration house.<sup>5</sup>

The south elevation along Rohevot Alley is also six-bays wide and features relatively embellished fenestration, with a variety of arched and rectangular masonry openings. Historically blind, arched masonry openings define each bay. Interrupting the blind arch pattern are industrial steel windows added after the brewery closed down in 1920. The second and fifth bay feature a raised two-story masonry arch that continues to grade. Centered above each large arch is a brick masonry pier, supported by a corbelled base.

Brew House/Garage

To the south of the refrigeration house is the single-story brew house/garage constructed around 1917. There are three overhead doors along the Washington Street elevation, with a pedestrian door located between the first and second bays. The doors provide access to the parking garage. Medina sandstone, suggestive of a “raised basement,” ties the garage visually to the refrigeration house to the north. There are no windows on the south elevation of the brew house/garage although ghosts in the masonry suggest that there was a door to the west and two windows to the east. The east elevation of the brew house/garage has a large loading bay to the south and paired window openings with brick sills to the north. All of the openings have been infilled with concrete block.

**Interior**

The Ziegele-Phoenix Refrigeration House and Office has been rehabilitated into a mixed-use commercial and residential apartment building with two commercial spaces and thirty apartments in a combination of one and two bedroom units. The building consists of a basement and ground floor, with three floors above. Cast iron columns support iron and concrete framing on the lower floors and wood framing on the third floor. A masonry

<sup>5</sup> The 1899 Brew House was destroyed by fire in 1916.



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load bearing wall runs east-west centrally located at the basement, ground and first floor of the refrigeration house. Masonry load bearing walls are also located to the north and south where the refrigeration house connects to the office block and garage. The masonry is exposed, as it was when the building functioned as a brewery. The columns and framing are also exposed in the units and corridors throughout. Interior partition walls at the corridors are frame with simple baseboard and chair rail. The concrete floors have a polished finish. On the third floor is a square cupola, which is visible in the corridor, and triangular monitor lights are located in some of the apartments.

There are two main entrances into the building: one at the corner of Washington and Virginia Streets leads into a vestibule at the first floor and provides access to commercial spaces. The second entrance is centrally located at grade along Washington Street. This entrance leads to a vestibule, with an open metal stairway to the north and an elevator to the east; these provide the main vertical circulation within the building. The basement consists of a parking garage and storage, with vehicular access from the ground floor via the garage doors at the southwest corner of the building. Commercial and residential spaces are located on the ground floor and first floor, while the upper floors are all residential.

Basement & Ground Floor

The entrance vestibule, centrally located along Washington Street enters the building at grade and leads to a metal stair to the north and elevator to the southeast. The basement level is located under the two-story portion of the building at the northeast corner and under the three-story refrigeration house. Vehicular and pedestrian access into the basement occurs at grade from the single story garage to the north. Internally the garage is accessed via the stairs and elevator at the main entrance vestibule, and from the metal stairs at the northeast corner of the building. The basement is utilitarian with mechanical space, storage space and an area for parking. The floors are concrete and the structure features steel columns and beams.

First Floor

The first floor level is raised above grade. A commercial retail space is located at the northeast corner of the building, facing Washington and Virginia Streets. A corridor running east-west to the south of the bearing wall is centrally located within the refrigeration house. The corridor connects the main stair and elevator, centrally located to the west, with the stair located at the northeast corner. Apartments are located on either side of the corridor. The red brick bearing wall with engaged brick pilasters remains exposed and features a limestone course just above head-height at the pilasters, giving the wall human scale. An overhead freight door remains at an apartment entrance; fixed open above the door. The concrete floors have been polished and the concrete beams and ceilings remain exposed.

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Second & Third Floors

The second and third floor structure shifts from bearing walls supporting concrete beams to iron columns and girders on the second floor and iron columns supporting heavy timber framing on the third floor. Both levels have polished concrete floors. The shift in structure reflects the historic use of the space where lager was stored in tall, vertically oriented vats on the first floor; fermenting tubs housed on the second floor, where the temperature had to be controlled, and hops stored on the third floor, which was open and well ventilated. The columns, beams, ceilings and floors remain visible on both floors. Despite the change in structural system, the organization remains similar to the first floor with a corridor connecting the stairs to the northeast and west. On the third floor an open vestibule space is formed below a square cupola. The cupola is supported by heavy timber forming a ring beam.

Residential Units

Historic fabric is retained and exposed in the residential units, which feature exposed brick walls, columns, framing members and polished concrete floors. Monitor lights at the roof provide light into some of the third floor apartment units, as they would have into the hops storage space. There are minimal partitions in the units except as needed for bathroom and bedroom spaces. The units facing south at the first floor each have a patio on the roof of the single story garage.

Stairs

There are two main sets of stairs providing vertical access through the building. The main stair is located to the south of the entrance centrally located on the Washington Street elevation. The stair features pipe rails, metal pan treads connected to metal stringers and open risers. The result is that the open metal stair, which is structurally attached to the masonry wall, floats vertically through the space. The open metal stair at the northeast corner is similarly detailed and also floats vertically within the space.

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Ziegele-Phoenix Refrigeration House & Office

Name of Property

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Statement of Significance:

*Summary*

The Ziegele-Phoenix Refrigeration House & Office, the last surviving component of the once-sprawling Ziegele (later Phoenix) Brewing Company, is significant as a rare extant example of brewery-related architecture in Buffalo, associated specifically with refrigeration house technology, one of the most important innovations in the lager beer industry. The building, which also includes an office and later wing, is also significant for its association with one of Buffalo's most important brewing companies and for its illustration of German *Rundbogenstil* style architecture, which was popular for German-owned breweries and became a symbol of German culture. With the region's significant German and eastern European immigrant population, brewing beer and lager has a long history in the city of Buffalo.

The Ziegele-Phoenix Brewery began as the Ziegele Brewing Company in 1850. Founded by a German immigrant, it was one of the first breweries in the city, carving out a niche in the industry by specializing in producing lager beer.<sup>6</sup> Lager is a German tradition that requires cold temperatures during fermentation and storage, and resulted in technological advancements in artificial refrigeration that were perfected and used by the Ziegele Brewery. At its height, the brewing company occupied a several block area; however, the storage of grain and the processes used in its fermentation make fire an inherent danger to breweries. Thus, the Ziegele Brewery lost various portions of its production facility, some of which were rebuilt only to burn again, at various times during its history. The ashes of these fires gave rise to construction of a new, state of the art, fire-proof building for the newly christened "Phoenix Brewery" in 1888. Two-thirds of the 1888 building survives, including the office and the innovative refrigeration house, which was perhaps the most critical component of the entire facility, given that the brewery specialized in lager beer production.

In addition to importing the taste and craft of lager brewing, German immigrants also brought with them the German style of architecture known as the *Rundbogenstil*. This "round arched" Romanesque style became widely associated with German immigrants in the United States and became particularly associated with breweries. The style "symbolized the German impact on American culture, ethnically, socially, and technologically," while accommodating the programmatic requirements of brewing lager, specifically the requirements of refrigeration.<sup>7</sup> Designed by Otto Charles Wolf, a nationally known brewery engineer and architect, the refrigeration house and office of the Ziegele-Phoenix Brewery exhibit the Gothic and Romanesque detailing characteristic of the *Rundbogenstil*. As early as 1911, the Ziegele-Phoenix Brewery was already hailed as one of five historic breweries remaining in the city. Much of what was left in the city was

<sup>6</sup> Henry Perry Smith, *History of the City of Buffalo and Erie County: With Biographical Sketches of some of its Prominent Men and Pioneers*, (Syracuse: D. Mason & Co., Publishers, 1884), 248.

<sup>7</sup> Lynn Pearson, "Ale and Farewell: the German Style of Brewery Architecture", *The Journal of the Brewery History Society*, 123 (2006), 36.

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Ziegele-Phoenix Refrigeration House & Office

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altered or demolished in the wake of Prohibition. Today only a small handful of brewery-related buildings in various conditions remain extant in Buffalo. For its associations with the brewing industry and the Ziegele Brewery, the Ziegele-Phoenix Refrigeration House & Office is eligible under criterion A in the area of Commercial History. As a good representative example of the Rundbogenstil style as applied to a lagering refrigerated warehouse, the building also merits consideration under criterion C in the area of Architecture. The period of significance begins with the construction of the refrigeration house and office in 1888 and ends in 1920, when the Ziegele-Phoenix Brewery closed after passage of the Volstead Act.

### Brewing in Buffalo

The business was inaugurated synchronously with the incorporation of the city, and consequently is the city's oldest industry. With the rapid growth of Buffalo the brewing business kept pace, and some comprehension of this is gained when it is known that previous to 1840 there were, in the city, but five breweries with a capacity of but from one to nine barrel kettles each. Today there are several with yearly capacity each of more than one hundred thousand barrels of fine product.

*A History of the City of Buffalo, 1908*

Brewing beer was an important industry for Buffalo's early settlers. Initially production was on a relatively small, local scale. The first brewery in the Buffalo area was likely the tavern-brewery advertised by its proprietor, Joseph Webb, in an 1811 Black Rock newspaper.<sup>8</sup> Rudolph Baer, a Swiss settler, began brewing German lager around 1826, which he sold out of his hotel at Cold Springs.<sup>9</sup> Others, including Jacob Roos, were pioneers in the industry that grew from five breweries in 1840, to thirty-five breweries in 1863.<sup>10</sup> By 1896 the number of breweries had decreased to nineteen; however, the production had increased significantly to 652,340 barrels, "an illustration not only of the survival of the fittest but of the steady, normal growth of the trade."<sup>11</sup>

A number of factors combined in the nineteenth century to help make Buffalo a successful brewing town. In the first half of the nineteenth century a large influx of German immigrants, including Albert Ziegele, brought with them generations-old techniques and skills in the art of beer and ale production, specifically lager (see next section). In the second half of the nineteenth century a flood of central European immigrants brought a taste for

<sup>8</sup> Truman C. White, *Our County and Its People: A Descriptive Work on Erie Count, New York, Volume 2*, (Boston: The Boston History Company, 1898), 183; Stephen R. Powell, *Rushing the Growler*, (Buffalo: Apogee Design, 1996), 6-7. Black Rock, which was a rival neighboring village became part of the city of Buffalo in 1853.

<sup>9</sup> Cold Springs is a neighborhood of Buffalo just north of the Ziegele-Phoenix Brewery and roughly forms the north end of the German settlement area in Buffalo.

<sup>10</sup> Joseph Nelson Larned, Hon. Charles E. Fitch, and Hon. Ellis H. Roberts, *A History of Buffalo: Delineating the Evolution of the City, Volume 1*, (New York: The Progress of the Empire State Company, 1911), 18-19.

<sup>11</sup> Buffalo Evening News. *A History of the City of Buffalo, Its Men and Institutions, Biographical Sketches of Leading Citizens*. (Buffalo: Buffalo Evening News, 1908), 128.

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quality beer and ale. The raw materials necessary for beer production are grain and water. Lager requires ice for fermentation and storage. Buffalo, an important port on the Great Lakes, was a major grain center and malt producer, and had a readily available supply of ice, harvested off Lake Erie. The city led “most other similar cities as a malting center. The malting capacity of the city is not less than 4,000,000 bushels.”<sup>12</sup> Water, grain and malt were inexpensive and readily available in Buffalo.<sup>13</sup> The 1880 census report gave “the amount of capital invested in the production of malt-liquors in Buffalo as \$1,859,975, and the value of products as \$1,636,020.39.”<sup>14</sup> The brewing industry was an important component of Buffalo’s economy.

Most of the breweries in Buffalo in the first half of the nineteenth century were small concerns, typically consisting of a brewery and tavern. It was not until modern refrigeration that beer would be produced and shipped to distant markets. The tavern-brewery catered primarily to the surrounding neighborhood. Germans drank beer in a “growler,” which would be filled daily at a local tavern for consumption at home. By 1850 there were eighteen breweries listed in the city directory. A trend toward larger, corporate breweries began after the 1840s. The industrial revolution and an influx of immigrants into Buffalo spurred the growth of dedicated facilities for the mass-production of beer. “By 1857, some 1.5 million gallons of beer was produced by Buffalo brewers, and most of it was consumed locally.”<sup>15</sup> The 1860 city directory lists twenty-two breweries. An 1897 publication by the Buffalo Brewers’ Association claimed that in 1863, thirty-five breweries in Buffalo were producing 152,000 barrels of beer and ale per year.<sup>16</sup>

After the Civil War, the small tavern-breweries continued their decline as large corporations were formed to mass-produce beer for saloons and the retail market. The Buffalo Brewers’ Association was formed around 1872 in response to rising prices for raw materials and financial losses by the remaining breweries. The goals of the association included establishing fixed prices and other industry-protecting measures. There were three national beer conventions held in Buffalo in the nineteenth century: 1868, 1880, and 1900.<sup>17</sup> In 1896 there were only nineteen breweries but they produced 652,340 barrels of beer and ale per year, making Buffalo a major producer of beer in the United States.<sup>18</sup> Within the next decade “a total production of upwards of one million barrels was marketed.”<sup>19</sup>

<sup>12</sup> Henry Perry Smith, *History of the City of Buffalo and Erie County: With Biographical Sketches of some of its Prominent Men and Pioneers*, (Syracuse: D. Mason & Co., Publishers, 1884), 250

<sup>13</sup> *The Buffalo News*, February 24, 1980, p.E-12, (Buffalo: Buffalo Evening News, 1980).

<sup>14</sup> Henry Perry Smith, *History of the City of Buffalo and Erie County: With Biographical Sketches of some of its Prominent Men and Pioneers*, (Syracuse: D. Mason & Co., Publishers, 1884), 251.

<sup>15</sup> Stephen R. Powell, *Rushing the Growler*, (Buffalo: Apogee Design, 1996), 8-10, 52.

<sup>16</sup> Buffalo Brewers' Association, *Souvenir of Buffalo, on occasion of the 37th Annual Convention at Buffalo, N.Y., June 1897*, (Buffalo: Matthews-Northrup Co., 1897).

<sup>17</sup> *The Buffalo News*, February 24, 1980, p.E-12., (Buffalo: The Buffalo News, 1980)

<sup>18</sup> Buffalo Evening News. *A History of the City of Buffalo, Its Men and Institutions, Biographical Sketches of Leading Citizens*. (Buffalo: Buffalo Evening News, 1908), 128.

<sup>19</sup> Ibid.

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By 1900 technology and demand drove the construction of ever-larger breweries. Many of the smaller brewers could no longer compete with the larger breweries, which typically consisted of malt houses, a refrigeration house, a bottling department, stables and a business office. Refrigeration and bottling were major innovations in the industry that also kept the smaller brewers out of the market. As documented in 1911, “thus far, the twentieth century has made no addition to the brewing establishments of the city.”<sup>20</sup> This situation would remain unchanged in the years leading up to 1920, when the 18<sup>th</sup> Amendment to the Constitution and the Volstead Act were passed prohibiting the production, transport and sale of alcoholic beverages. The Volstead Act lasted thirteen years and brought down many of the local breweries. Some brewers adapted by selling pop and malt products. The smaller breweries that survived prohibition came back to find their equipment antiquated; only “mega-brewers” with funds to update their equipment and who had regional or national reach would thrive in the new marketplace.<sup>21</sup> Only seven or eight Buffalo breweries survived prohibition and, by the 1950s, only five were left.<sup>22</sup> In 1972 two surviving breweries, the Iroquois and William Simon, ceased their operation and an industry that was “inaugurated with the incorporation of the city” perished with them.<sup>23</sup> Brewing returned to Buffalo in the 1990s along with the national return to popularity of the brewpub and micro-brewing industry.<sup>24</sup> Today there are a number of small, microbreweries in Buffalo and the surrounding region.

### German “Lager” & Artificial Refrigeration

Lager is the German term for “storage.” When used in the context of beer it refers to a type of beer that is bottom-fermented, stored, and conditioned at cool temperatures. This style of beer was commercially produced at Pilsen in Bohemia and in neighboring Bavaria in Germany. Immigrants to the United States and Buffalo brought with them a taste for beer brewed in the Pilsner, Bohemian, or Bavarian style.<sup>25</sup> Previously beer and ale had been produced in the “English” style, which uses top-floating yeast that is fermented at warm temperatures. “German” style beers use bottom-floating yeasts, where the beer is produced, stored and served at cool temperatures. The German-style required “lagering,” an extended period of rest or conditioning in a cool storage area before being consumed. Too much heat would affect the quality of beer and result in an acidic or cloudy product. Lager became the primary type of beer produced in the United States due to the “huge number of German immigrants who first provided a market for it to the general population.”<sup>26</sup> The increased popularity

<sup>20</sup> Joseph Nelson Larned, Hon. Charles E. Fitch, and Hon. Ellis H. Roberts, *A History of Buffalo: Delineating the Evolution of the City, Volume 1*, (New York: The Progress of the Empire State Company, 1911 ),20

<sup>21</sup> *Ibid.*, 44.

<sup>22</sup> *The Buffalo News*, February 24, 1980, p.E-12, (Buffalo: The Buffalo News, 1980).

<sup>23</sup> Portions of the William Simon brewery remain extant at 161 Emslie Street and the Iroquois one of the pioneer breweries, located at 212-250 Pratt Street, was demolished ca. 2013.

<sup>24</sup> Stephen R. Powell, *Rushing the Growler*, (Buffalo: Apogee Design, 1996), 51-52, 83, 111-115.

<sup>25</sup> Lynn Pearson, *Ale and Farewell: The German Style of Brewery Architecture*, 123 (2006), 36.

<sup>26</sup> Susan K. Appel, “Artificial Refrigeration and the Architecture of 19<sup>th</sup>-Century American Breweries,” *Journal of the Society of Industrial Archaeology* 16 (1990), 21.

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of lagers and the requirement for cool production temperatures resulted in breweries with large, cool storage facilities to accommodate lagering and in technological innovations, notably in artificial refrigeration. Breweries were the first industry that required artificial refrigeration on a large scale. Prior to artificial refrigeration, lager was cooled in underground cellars, or stacked vertically above ground in an “ice-house” with a large ice chamber occupying the upper floor.<sup>27</sup> The architectural implications were that a large area had to be designated for ice storage, with significant structural requirements to support the weight of ice stored floor to ceiling in the top floor. Artificial refrigeration eliminated the need for large, ice storage spaces and resulted in a less massive building.<sup>28</sup> The refrigeration house became a “significant architectural element in the brewery complex and one which did not appear until the adoption of artificial refrigeration.”<sup>29</sup> The refrigeration house consisted of distinct cellars stacked vertically on top of one another. Wort that had been cooked in the brew house entered the refrigeration house at the lower level and was pumped to settling tubs at the top of the house.<sup>30</sup> From the settling tubs the beer flowed downward by gravity to the fermenting vats and then to the “ruh” or resting cellar(s) on the floor(s) below and finally to the chip cask cellar for clarification and maturation.<sup>31</sup> Each cellar, or floor, required steady, near-freezing temperatures.

The brewing industry’s demand “for constant improvement of refrigeration equipment did more than any other industry to stimulate the artificial refrigeration industry.”<sup>32</sup> The refrigeration house, a specialized building in the brewery complex, was developed in response to artificial refrigeration and it is the refrigeration house where the “impact of fully developed artificial refrigeration on American brewery architecture is most apparent.”<sup>33</sup> Artificial refrigeration would allow breweries to produce beer all year in a constant, cold environment. The result was an increase in production capacity and product quality predictability. The Phoenix-Ziegele Refrigeration House, designed by Otto Wolf, who specialized in the design of the machinery and facilities to maintain the necessary cold environment for brewing lager, was considered “cutting-edge” in 1888.

### The Ziegele Company History

Albert Ziegele & Co.

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<sup>27</sup> Ibid., 25.

<sup>28</sup> Ibid., 29.

<sup>29</sup> Ibid., 29.

<sup>30</sup> During the brewing process cracked grain is mixed with hot water and steeped. The cracked grain is then mashed and the resulting liquid is called wort.

<sup>31</sup> Ibid., 29.

<sup>32</sup> Ibid., 33.

<sup>33</sup> Ibid., 34.

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We find that in the production of Malt Liquors a single success has been achieved, and that the annual product in this direction has grown, especially during the last decade to proportions which should be fully recognized in this work. Of those who have distinguished themselves in this vocation we are under obligation to note the firm of Albert Ziegele & Co., as having had no small share in the development of trade in this department, and the manufacture of a product that will bear favorable comparison with any in the United States.<sup>34</sup>

In the nineteenth century Germans made up a large portion of the population of Buffalo and beer, specifically lager, was at the center of their culture.<sup>35</sup> Albert Ziegele was a German immigrant, born in Stuttgart, Württemberg in 1818. Ziegele learned the art of malt liquors and their successful brewing during “extensive travels in different parts of Germany and France [where] he acquired a thorough practical knowledge of the business, as conducted in a land where it forms one the greatest industries.”<sup>36</sup> He moved to Buffalo in 1849 and his first job was at the brewery of Jacob F. Schantzlin. He worked there for two weeks and then worked at Jacob Scheu’s until October 1850, when he went into business for himself. He rented a brewery and attached saloon from Gottlieb Boadamer on Genesee Street near Fillmore Street and made claim that it was “the first in Buffalo with tables and chairs that could be used for casual socializing and meetings.”<sup>37</sup>

In 1853 Ziegele bought the lot at 821 Main Street and began digging what he described as “the first lager beer cellar.”<sup>38</sup> Ziegele’s business was successful and in 1855 he gave up the rented brewery on Genesee and built one on Main Street, between Burton and Virginia Streets, facing Washington Street. His saloon and brewery were busy and became well-known for political discussions and for the quality of his lager style beer. By the early 1870s, Ziegele bought the adjoining lots on Washington Street to expand all aspects of the operation, including a malt house, horse-stable, more cellars, and a larger saloon.<sup>39</sup> The buildings were described as “splendid facilities for the manufacture of malt, to the extent of forty-five thousand bushels yearly... and an equipment throughout which involves the finest machinery in the chemistry of malting and beer

<sup>34</sup> *Commerce, Manufactures and Resources of Buffalo and Environs a Descriptive, Historical and Statistical Review: Industry, Development, Enterprise.* (Buffalo: Commercial Pub. Ltd.), 1880, 106.

<sup>35</sup> Stephen R. Powell, *Rushing the Growler*, (Buffalo: Apogee Design, 1996), 51-52, 83, 111. Appendix B of this book includes “My Remanences” The Autobiography of Brewer Albert Ziegele.

<sup>36</sup> Henry Perry Smith, *History of the City of Buffalo and Erie County: With Biographical Sketches of some of its Prominent Men and Pioneers Volume 2*, (Syracuse: D. Mason & Co., Publishers, 1884), 119.

<sup>37</sup> *Ibid.*, 119. Stephen R. Powell, *Rushing the Growler*, (Buffalo: Apogee Design, 1996), 83, 123. Historic documents also spell Ziegele as “Ziegle;” Schantzlin as “Schanzlin” and Boadamer as “Bodamer.”

<sup>38</sup> *Ibid.*, 124-125.

<sup>39</sup> *Ibid.*, 127-128. Ziegele’s expansion is also documented on historic *Sanborn Fire Insurance Maps*.



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manufacturing.”<sup>40</sup> Ziegele’s operation was always at the forefront of innovation, which was necessary to be competitive in the production of lager, which was dependent on technology, specifically refrigeration.

Ziegele was the first brewer in Buffalo to install an engine and an ice machine in his brewery.<sup>41</sup> He improved on ice technology for beer brewing. “The introduction of direct gas circulation or expansion as a refrigerant began with the installation of the first Silas Merchant ammonia compressor at the brewery of A. Ziegele, of Buffalo, N.Y. in the fall of 1877.”<sup>42</sup> Brewers from Buffalo and other cities visited his brewery to view his innovations. The technology revolutionized the beer-making industry, especially in the manufacture of lager, which requires particularly cold brewing and storage conditions. “The ice machines and the employment of trained chemists for breweries have helped more than anything else that today, no matter what weather prevails, it is possible to brew a uniformly good beer.”<sup>43</sup> In the past brewers had been dependent on below grade cellars and ice harvested from Lake Erie, which was not always a predictable source.

The 1870s and 1880s saw the Ziegele brewery’s production expand dramatically. “From the years 1869-1870 the brewery sold 9,306 barrels of beer. By 1887-1888 there were 80 men employed and they sold 80,000 barrels...”<sup>44</sup> Ziegele gave up day-to-day management of the brewery to his sons, Albert Jr. and Wilhelm, and son-in-law Hermann Grau in 1879 and settled in California.<sup>45</sup> Albert Jr. and Wilhelm had been educated at the College of Applied Sciences, at Stuttgart, Württemberg, with an emphasis on a practical education that would provide them with the tools to take over the family business. Wilhelm controlled the brewing and contingent departments; Albert Jr. ran the business office, and Hermann Grau supervised the cellars and shipping/receiving aspects of the business.<sup>46</sup> A joint stock company, the Ziegele-Phoenix Brewing Corporation, controlled the brewery after 1887, although Albert Jr. and Wilhelm remained involved in the running of the business.<sup>47</sup> Albert Ziegele was considered “one of the pioneers of the brewing industry in Buffalo, and up to the time of his retirement from business, was one of the foremost brewers of the state.”<sup>48</sup> Period publications suggest that he

<sup>40</sup> Henry Perry Smith, *History of the City of Buffalo and Erie County: With Biographical Sketches of some of its Prominent Men and Pioneers*, (Syracuse: D. Mason & Co., Publishers, 1884), 120.

<sup>41</sup> *The Buffalo News*, Obituary, June 22, 1909, (Buffalo: The Buffalo News, 1909).

<sup>42</sup> *One Hundred Years of Brewing; a Complete History of the Progress Made in the Art, Science and Industry of Brewing in the World, Particularly during the Last Century*, (Chicago: H.S. Rich &, 1901).

<sup>43</sup> Stephen R. Powell, *Rushing the Growler*, 131-132. Appendix B: “Remanences” The Autobiography of Brewer Albert Ziegele.

<sup>44</sup> *Ibid*, 83.

<sup>45</sup> Albert Ziegele Jr. who was secretary of the company died on April 22, 1902 of acute kidney trouble. “United States Brewers’ Association”, *American Brewers’ Review*, (1902), 521.

<sup>46</sup> *Commerce, Manufactures and Resources of Buffalo and Environs a Descriptive, Historical and Statistical Review: Industry, Development, Enterprise*, (Buffalo: Commercial Pub. Ltd., 1880), 106.

<sup>47</sup> Henry Perry Smith, *History of the City of Buffalo and Erie County: With Biographical Sketches of some of its Prominent Men and Pioneers*, (Syracuse: D. Mason & Co., Publishers, 1884), 120; *History of the Germans in Buffalo and Erie County, N.Y.*, 1898; “United States Brewers’ Association,” *American Brewers’ Review*, (1902), 521. Albert Jr remained as secretary until his death in 1902.

<sup>48</sup> Henry Perry Smith, *History of the City of Buffalo and Erie County: With Biographical Sketches of some of its Prominent Men and Pioneers*, (Syracuse: D. Mason & Co., Publishers, 1884), 120

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was the first person to brew lager style beer in Buffalo, although other texts claim the first lager was produced by Rudolph Baer in 1826.<sup>49</sup> In addition to his industrial accomplishments, Ziegele was one of the founders of the German Bank and German Insurance Company. He had a prominent role in the erection of the Music Hall in Buffalo, being the first to donate \$1,000 for the purpose, and was a member and former director of the Buffalo Fine Arts Academy. In his personal life, Ziegele married Catherine Schneider in 1846 and they had four children: Albert Jr., Wilhelm J., Pauline, and Bertha.<sup>50</sup> Ziegele was a member of the Buffalo Historical Society when he passed away in 1909.<sup>51</sup>

#### The Ziegele-Phoenix Brewing Company

The Ziegele-Phoenix Brewing Company was formed as a joint stock company in 1887 and remained in the family until 1897 when it was sold; although Albert Jr. remained treasurer and then secretary of the company until his death in 1902.<sup>52</sup> Two devastating fires at the brewery, both in 1887, led to the erection of “fire-proof” replacement buildings on the northeast corner of Washington and Virginia Streets in 1888. The new buildings contained the most modern equipment available and were designated the “Phoenix Brewery,” named for the mythical bird that rose to life from the burning ash.<sup>53</sup> They were designed by noted brewery architect and engineer Otto Charles Wolf, of Philadelphia, using the most advanced technology in refrigeration and bottling.<sup>54</sup> At this time the company owned almost all of the block bound by Washington Street, Main Street, Virginia Street, and Burton Alley. The company also owned the entire block bounded by Washington Street, Virginia Street, Burton Alley, and Rochevot Alley, where the new “Phoenix” buildings were constructed.<sup>55</sup>

The office is situated on the corner of Washington and Virginia Streets, and is an artistic two-story structure, commanding a full view of the shipping and receiving departments located in the rear. Next to the office, with a frontage of 80 feet, is the refrigerated storage building, where beer is fermented and aged...Adjoining the refrigerated storage is the brew house, which has a frontage of 40 feet and a height of 90 feet above the curb. In the rear of the brew house is the milling

<sup>49</sup> Accessed online, August 20, 2014: <http://www.buffalospree.com/Buffalo-Spree/March-2011/The-Brewed-Two-centuries-of-beer-in-Buffalo/>

<sup>50</sup> *Memorial and family history of Erie County, New York biographical and genealogical*, (New York: Genealogical Pub. Co., 1906), 178-179.

<sup>51</sup> Severance, Frank H. Severance, *Publications of the Buffalo Historical Society. Volume IV*. (Buffalo, N.Y.: Buffalo Historical Society, 1910), 414.

<sup>52</sup> “United States Brewers’ Association,” *American Brewers’ Review*, (1902), 521.

<sup>53</sup> In classical mythology the phoenix was a bird that “lived for five or six centuries in the Arabian desert, after this time burning itself on a funeral pyre and rising from the ashes with renewed youth to live through another cycle.” (Oxford Dictionary)

<sup>54</sup> Otto C. Wolf, *Breweries and Allied or Auxiliary Buildings*, (Philadelphia: 1906). Accessed online, August 20, 2014: [http://www.philadelphiabuildings.org/pab/app/pj\\_display\\_alldates.cfm/169685;](http://www.philadelphiabuildings.org/pab/app/pj_display_alldates.cfm/169685;)  
[http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/23431.](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/23431)

<sup>55</sup> Sanborn Map Company, *Fire Insurance Map of Buffalo, New York* (Pelham, New York: Sanborn Map Company, 1889).

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department...On the opposite side [of the brew house] is the boiler house...The bottling occupies a building, 40 by 25 feet, on Burton Alley. A storage elevator on site has a capacity of 50,000 bushels of grain. This group of imposing buildings extends from Virginia Street to Burton Alley, representing an expenditure of over \$250,000.<sup>56</sup>

The new building was considered modern, noted for its refrigeration technology, and use of electricity and bottling. "The bottling department is managed in a neat and sanitary manner, even to a remarkable degree, and all work possible is performed through the medium of electricity. ... from the time the beer is brewed until the bottle is opened it is not touched by air."<sup>57</sup> The Refrigeration House, which was a product of innovative technology, did not appear as a type until the adoption of artificial refrigeration.

In 1897 the brewery made "Lager" and "Bohemie" style beers for Buffalo and adjacent towns.<sup>58</sup> In 1908 they produced Pilsner and Wurtzburger. The Phoenix was also known for its high quality malt extract. By 1908 the brewery was enjoying a large trade in all of western New York.<sup>59</sup> In 1916 a devastating fire destroyed the Malt House and Grain Elevator portions of the building and a new single story malt house was constructed. The Ziegele-Phoenix Brewery closed its operations down in 1920 at the start of Prohibition, suffering a similar fate as numerous other breweries in Buffalo.<sup>60</sup> The Buffalo City directory notes eleven former breweries in 1920 and in 1921, however they are now beverage or malting companies as opposed to breweries.

## The Architecture

### History & Evolution of the Ziegele-Phoenix Brewery Complex

Development in the area around the Ziegele-Phoenix Brewery began in the 1830s as German immigrants and others moved into the neighborhood. Initially they used the area for fruit orchards and vegetable gardens. They began building homes by the middle of the 1840s as population pressures pushed residential development out from the core of the city. The neighborhood acquired the name "Fruit Belt" because of the early orchards, and it became densely settled by the end of the nineteenth century with a mix of residential, commercial and light

<sup>56</sup> Buffalo Brewers' Association, *Souvenir of Buffalo, on occasion of the 37th Annual Convention at Buffalo, N.Y., June 1897*, (Buffalo: Matthews-Northrup Co., 1897).

<sup>57</sup> Buffalo Evening News, *A History of the City of Buffalo, Its Men and Institutions, Biographical Sketches of Leading Citizens*, (Buffalo: Buffalo Evening News, 1908), 134.

<sup>58</sup> Buffalo Brewers' Association, *Souvenir of Buffalo, on occasion of the 37th Annual Convention at Buffalo, N.Y., June 1897*, (Buffalo: Matthews-Northrup Co., 1897).

<sup>59</sup> Buffalo Evening News, *A History of the City of Buffalo, Its Men and Institutions, Biographical Sketches of Leading Citizens*, (Buffalo: Buffalo Evening News, 1908), 133.

<sup>60</sup> Stephen R. Powell, *Rushing the Growler*, (Buffalo: Apogee Design, 1996), 83.

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industrial components.<sup>61</sup> Expanding residential development in the 1850s brought with it small neighborhood breweries and saloons. Albert Ziegele established a brewery and saloon at 831-841 Main Street in 1855. As documented on the 1872 Hopkin's *Atlas of the City of Buffalo* his operation expanded to include the northern half of the block bounded by Washington Street, Main Street, Virginia Street and Burton Alley. Charles Gerber's Brewery was located to the south. The rest of the neighborhood was primarily residential in nature, with Ziegele listed at the house on the southeast corner of Virginia and Washington Streets.<sup>62</sup>

In the mid-1870s Ziegele expanded his operations to include a malt house, horse-stable, cellars and a larger saloon to a site across Washington Street, between Virginia Street to the north, Burton Alley to the south and Rochevot Alley to the east. The operation still maintained a presence at the southeast corner of Main and Virginia Streets. The residence at the southeast corner of Virginia and Washington Streets was replaced with a masonry stable at this time. The brewery property is illustrated on the 1880 Hopkin's *Atlas of the City of Buffalo*, and on the 1881 *Sanborn Map*.

On July 21, 1887, at 12:35 pm "fire broke out in the top floor of the northwest corner of Ziegele's brewery at Main and Virginia streets," causing over \$100,000 in damage to the building, stock and equipment.<sup>63</sup> A period illustration shows the arched entry into the court space and the three-story Empire Brewing Co. to the south, with ".....G. Co." visible on the building. It was thought that the fire started "from a spark which fell on the roof of the ice house," likely from the fire that had just started at the Buffalo Eastside Railway Company car stable to the north. The Empire Brewing Company to the south and the portion of the Ziegele Brewery located in the block to the east of Washington Street were not damaged by the fire.<sup>64</sup>

#### Brewery Construction, 1889 - 1916

A second, more devastating fire occurred in November 1887 destroying the four-story Malt Floor & Grain Storage, and five-story Ice House, in addition to secondary storage facilities in the block to the east between Washington Street and Rochevot Alley. The loss of this portion of the complex did not deter the Ziegele

<sup>61</sup> Horatio N. Walker, *Buffalo city directory, containing a list of civil, naval and military officers ... in the county of Erie, with the names, residence, and occupation of the business population, heads of families, & c. in the city of Buffalo on the 1st of June, 1842* (Buffalo: Steele's Press, 1842); Thomas Jewett & Co., *Commercial Advertiser Directory for the City of Buffalo* (Buffalo: Jewett, Thomas & Co., 1848); Truman White, *Our County and It's People: A Descriptive Work on Erie County, N.Y.* (Boston: Boston History Company Publishers, 1898); James Napora, *Houses of worship : a guide to the religious architecture of Buffalo, New York*. (Thesis, State University of New York at Buffalo, 1995).

<sup>62</sup> Stephen R. Powell, *Rushing the Growler: A History of Brewing in Buffalo* (Buffalo.: Apogee Design, 1996), Appendix B; Griffith Morgan Hopkins, *Atlas of the City of Buffalo, Erie Co., New York: from actual surveys & official records* (Philadelphia: G.M. Hopkins, 1872).

<sup>63</sup> "Destructive Fire at Ziegele's Brewery and the Street Car Barns This Afternoon," *Buffalo Evening News*, July 21, 1887, 4<sup>th</sup> ed.

<sup>64</sup> "Gone Up in Smoke - Lang's Malt House Burns After Ziegele's Brewery and the Car Barns are Destroyed," *Buffalo Evening News*, July 22, 1887, 1<sup>st</sup> ed.

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Brewery Company and, by 1888 they had constructed “fire-proof” replacement buildings, including the refrigeration house and office, designating them the “Phoenix Brewery” (Figure 1). The name Phoenix referenced the mythical bird that rose from the ashes of fire. At this time the joint stock company became known as the Ziegele Brewing Company – Phoenix Brewery.

The “Ziegele Brewing-Phoenix Brewery,” illustrated on the 1889 *Sanborn Map*, transferred all of the major brewery functions including offices; a single story loading shed for shipping and receiving; a three-story refrigeration house, and a three-story area for malt storage, a small space with a kettle and mash for malting and bottling works into the newly constructed “state of the art,” fire-proof building fronting Washington Street designed German brewery architect Otto C. Wolf.<sup>65</sup> The 1888 construction did not include a “malt kiln” as noted on the 1889 *Sanborn Map*; a Malt House would not be constructed until 1899. This is significant as it illustrates that the refrigeration house, and the need for controlled, cold storage was more important in the successful brewing of lager than the Malt House (malting kiln), which did not require the same level of advanced technology. The area of the brewery that had been damaged in the July 1887 fire was now used as storage space, with no major brewery functions.

<sup>65</sup> Sanborn Map Company, *Fire Insurance Map of Buffalo, New York* (Pelham, New York: Sanborn Map Company, 1889).

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Erie County, New York

County and State

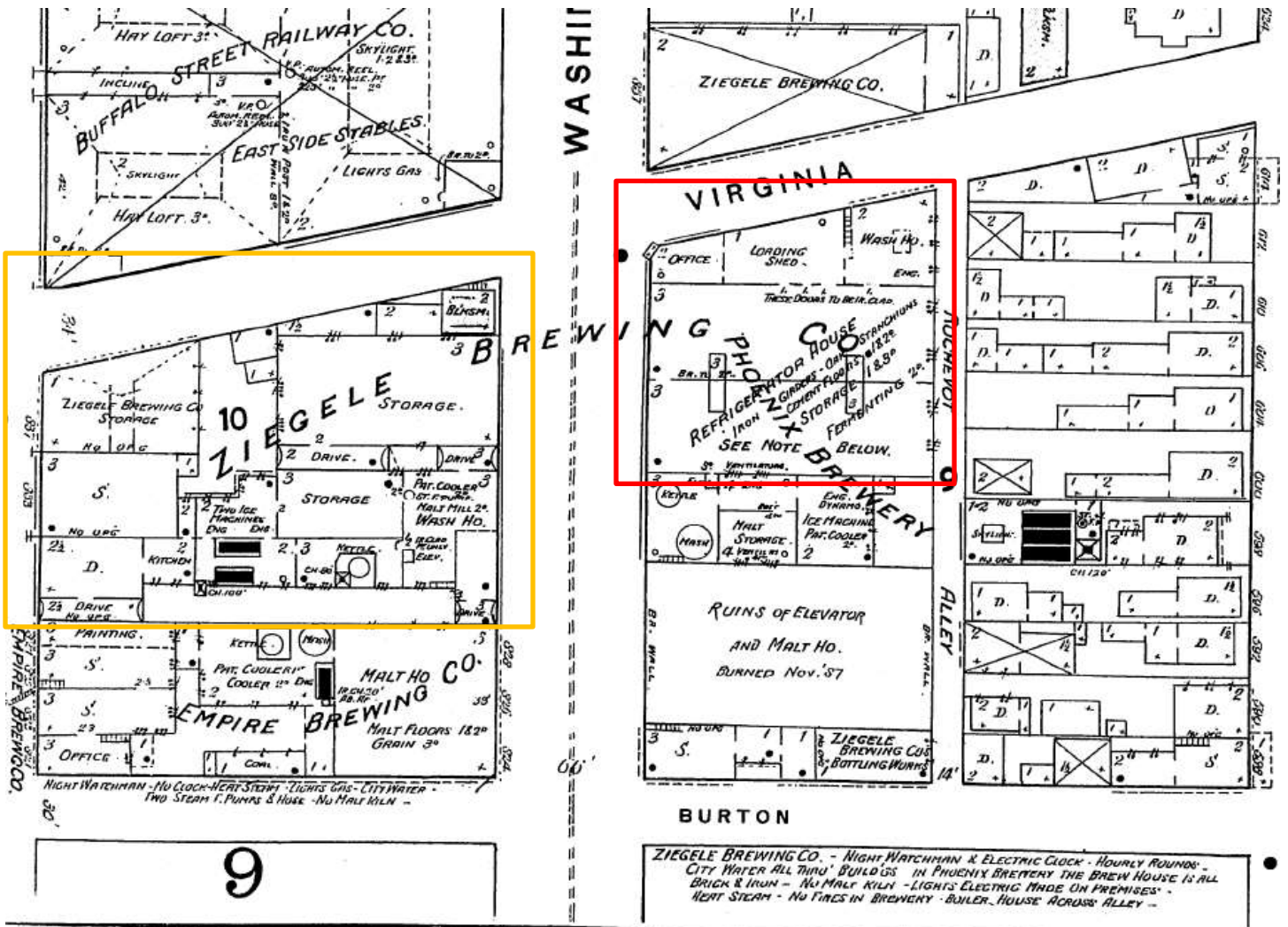


Figure 1. Detail of 1889 Sanborn Map, vol. 1, Sheet 10\_a showing extent of Ziegele Brewing Co. Note reference to “Ruins of Elevator and Malt Ho. Burned Nov. ’87.” Area outlined in yellow was damaged in July fire, 1887. Area outlined in red remains extant. The map also notes in the bottom right hand corner that there is “No Malt Kiln.” This was not to be constructed until 1899.

The Ziegele-Phoenix Brewing Company transferred its production operation away from the buildings to the west, between Main Street and Washington Streets, by 1899 and, as documented on the *Sanborn Map*, occupied the entire block bounded by Washington Street, Virginia Street, Rochevot Alley and Burton Alley. At this time the area noted on the 1889 *Sanborn* as “elevator and malt house ruins,” located to the south of the refrigeration house, was developed as a three-story brew house, single story copper shop and bottle storage. As seen in early

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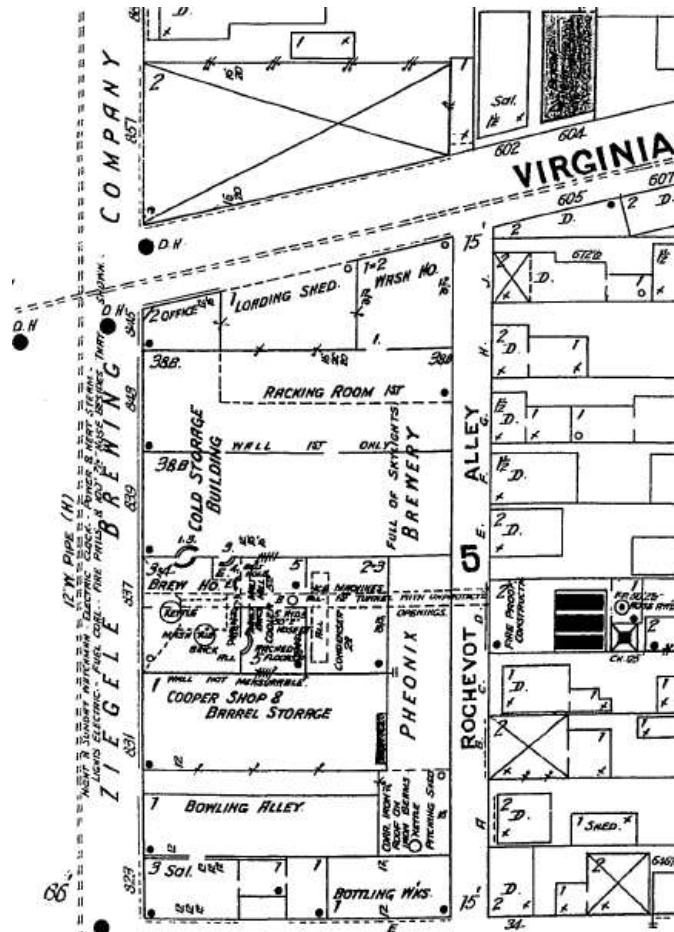
Ziegele-Phoenix Refrigeration House & Office

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twentieth century photographs and as documented on the 1899 Sanborn map, the brew house featured a large, heavily embellished gable.<sup>66</sup> (Figure 2).



**Figure 2.** Portion of 1899 Sanborn Map, vol.3, Sheet 255. By 1899 Ziegele no longer has a presence on the block to the east where flats and shops have been built.

<sup>66</sup> The brewing house is mentioned in period descriptions and renderings of the Ziegele – Phoenix Brewery located on east side of Washington Street. It is not documented on the 1889 Sanborn Map but is documented on the 1899 Sanborn Map, indicating that it had not been constructed until after 1889. “Brewing in Buffalo,” published in *The Western Brewer* in April 1899 describes the buildings, including the brew house, at the Ziegele Brewing Company complex. The article publishes an architectural rendering and section and notes that the Malt House and Elevators illustrated in the drawings had not been constructed. The rendering also appeared in “Beer and Malt,” published in *The Buffalo Express* in 1888. The Malt House and Elevator were not constructed as designed as evidenced by a 1908 photograph published by the Buffalo Evening News in *A History of the City of Buffalo, Its Men and Institutions, Biographical Sketches of Leading Citizens*, which shows single story buildings adjacent to the Brew House. This one story building is also shown on the 1899 Sanborn Map.

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Ziegele-Phoenix Refrigeration House & Office

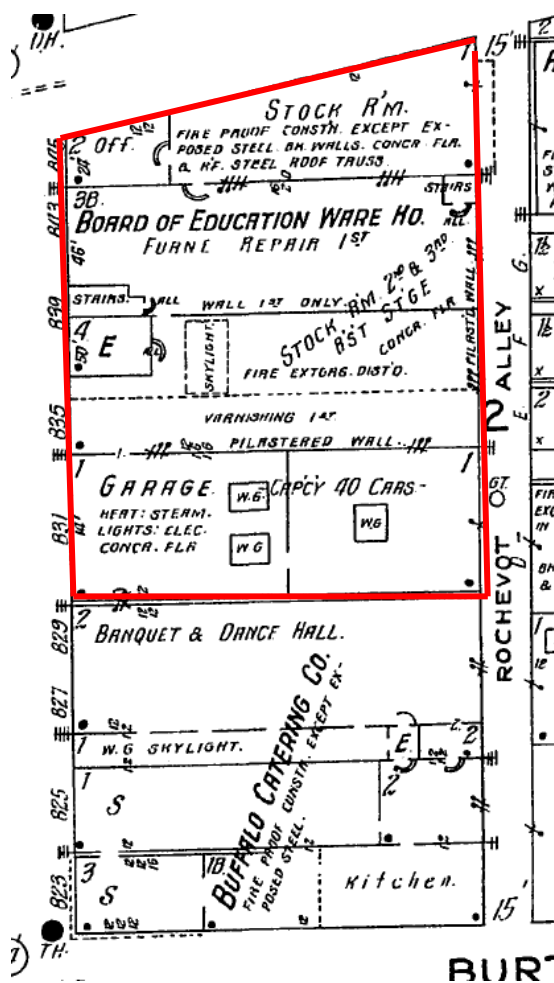
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Fire was a part of the brewing industry and was very much a part of the Ziegele-Phoenix Brewery history. In 1916 the brew house and cooper shop/barrel storage burned down. Notices in the 1916 editions of *Industrial Refrigeration* and the *Brewers' Journal* document the construction of a new, single story brew house to the south of the refrigeration house.<sup>67</sup> This suggests that the functional requirements, where wort that had been cooked in the malt house and entered the refrigeration house at the lower level before being pumped to settling tubs in the top, could be accommodated in the existing refrigeration house and new single story malt house. The new construction is documented on the 1925 Sanborn Map (Figure 3).



**Figure 3.** Detail of 1925 Sanborn Map, vol. 1, Sheet 25 showing Ziegele-Phoenix Refrigeration House & Office, outlined in red. Building is outlined in red. Note single story “Garage” shown on map functioned as a brew house when constructed in 1916.

<sup>67</sup> *Industrial Refrigeration*. Vol. 50-51, (Chicago: Nickerson & Collins, 1916), 131. *Brewers' Journal*. Vol. 41. (New York, 1916), 26. Both sources cite the construction of a new brew house.



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Otto Charles Wolf, Brewery Architect & the *Rundbogenstil* Style

Otto Charles Wolf was a nationally known brewery architect and engineer. He was born in Philadelphia on November 11, 1856 and died on December 19, 1916. Wolf's father, Charles, was "one of the pioneer lager beer brewers of America."<sup>68</sup> Wolf did not enter into the family business, rather he attended the University of Pennsylvania, where he received a B.S in architecture and mechanical engineering. Upon graduation in 1876 he worked as a mechanical engineer for the United States government and then as a supervising engineer with Fred W. Wolf Co. in Chicago, where he learned the science and practice of mechanical refrigeration.<sup>69</sup> He established his own firm in Philadelphia in 1883. Wolf specialized in industrial buildings, specifically breweries, cold storage buildings, grain elevators, ice-making and refrigeration plants, and lighting and power plants.<sup>70</sup> In addition to designing the buildings, he also designed the complete machinery equipment. His 1888 sections of the Ziegele-Phoenix Brewery illustrate the state of the art technology used in both the brew house and refrigeration house (Figures 4 & 5). However, despite its fire-proof construction, the brew house caught fire in 1916. Fire was not uncommon in the brewery industry, where kettles malt, wood barrels and high temperatures were a part of the manufacturing process. The refrigeration house, likely due to the type of construction required by its function, did not catch fire.<sup>71</sup>

<sup>68</sup> "Otto C. Wolf, Deceased," 1917.

<sup>69</sup> Fred W. Wolf had acquired the American rights to the Linde refrigeration machine, a German invention, in 1882.

<sup>70</sup> Sandra Tatman. "Wolf, Otto Charles (1856 – 1916)" and "Otto C. Wolf, Deceased", 1917

<sup>71</sup> The structure of the Refrigeration House consists of iron girders, columns and cement floors. The basement housed chip storage casks, where the lager was conditioned and secondary fermentation occurred. Lager was stored in tall, vertically oriented vats on the first floor. A bottle "racking room" was located in northeast portion of the first floor. On the second floor were fermenting tubs. The temperature had to be maintained constant and cold for fermentation and storage, otherwise the lager would turn acidic and become cloudy. Hops were stored on the third floor, which was well ventilated and lighted by cupolas at the roof. The first floor is taller in height than the second and third floors, a function of the large storage vats that were housed in this space. The fermenting tubs and hops storage did not require the same vertical clearance.

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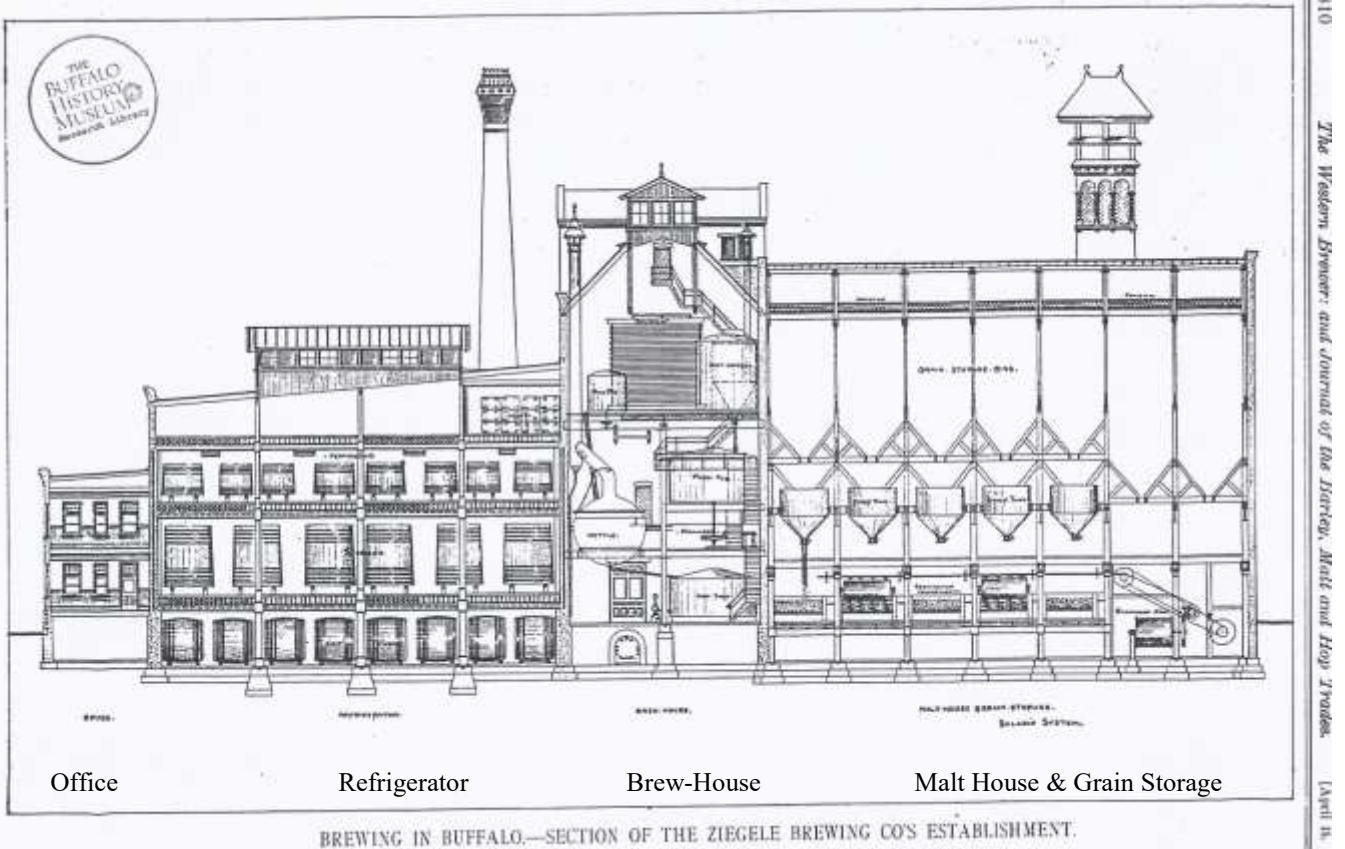
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**Figure 4.** 1888 rendering by architect Otto Charles Wolf published in *The Western Brewer: and Journal of the Barley, Malt and Hop Trades* in 1899. The Malt House & Grain Elevator portion shown in the rendering were not constructed as illustrated; a single story “cooper shop and barrel storage” were built instead.

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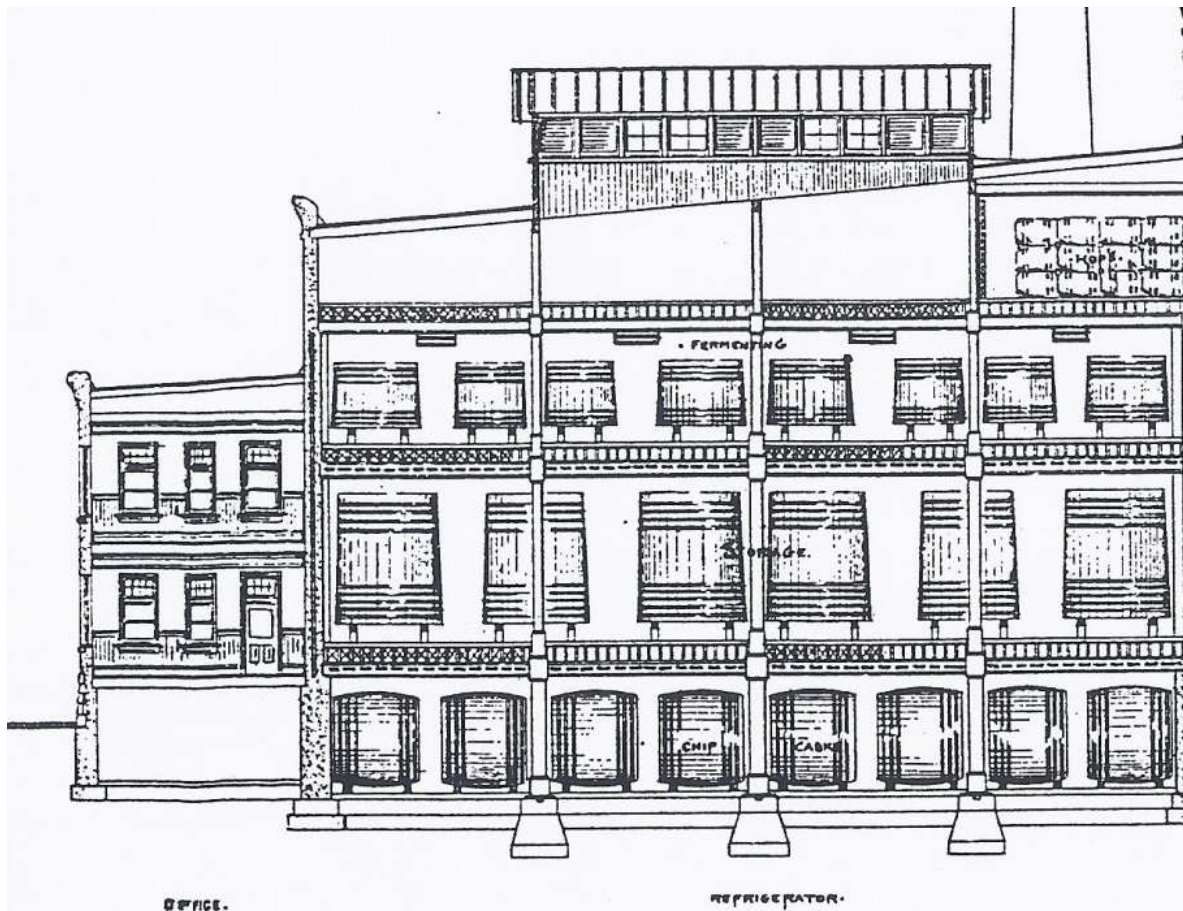


Figure 5. 1888 rendering by architect Otto Charles Wolf published in *The Western Brewer: and Journal of the Barley, Malt and Hop Trades* in 1899. Detail of “office” and “refrigerator.”

Wolf was also involved in the beer industry. He was president of the Philadelphia Yeast Manufacturing Company; president of the Consumers Brewing Company of Philadelphia; trustee of the United States Brewers' Association and served on the board of directors of the Bergner & Engel Brewing Company, which had been the Wolf & Engel Brewing Company before his father's retirement in 1870. Wolf was also a member of the American Institute of Architects and the American Association of Mechanical Engineers.

Despite his reputation as a brewery architect, Wolf did not design many breweries or associated buildings in Buffalo. In addition to the Ziegele–Phoenix Brewery, Wolf also designed the Schreiber Brewery, which remains extant at 664 Fillmore Avenue.

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Breweries tended to be more ornamental than other factories, “their elaborate detailing serving to emphasize the good taste and importance of the owner” as opposed to the technically advanced components of the facility.<sup>72</sup> Brewery architects, who were often trained in Germany, engaged in an architectural style known as the *Rundbogenstil*, a combination of Gothic and Romanesque styles that was “able to cope with the new building types required by industrialization” and technological advancements, including artificial refrigeration.<sup>73</sup> The style is characterized by round-headed window or louver openings, Gothic towers, battlements and a picturesque roofline.<sup>74</sup> The German-styled architecture served a multitude of purposes: functionally it accommodated the programmatic requirements of a specialized complex of buildings; aesthetically it expressed the pride of brewers who were often of German descent and “who took pride in making their buildings attractive additions to the urban environment” and it “symbolized the German impact on American culture, ethnically, socially, and technologically.”<sup>75</sup> The German influence on early American brewing can be found in the city of Buffalo (New York State), where many of the leading businessmen, including Albert Ziegele, were of German origin.

### Brewery Buildings in Buffalo

In 1911 the five oldest breweries remaining in Buffalo were “the Magnus Beck and Gerhard Lang establishments [founded in 1840]; the Broadway Brewing and Malting Company’s plant, founded in 1852; the Consumers’ (known formerly as the Lion Brewery), founded by George Rochevot in 1857, and the Ziegele Brewing Company’s (Phoenix Brewery), founded by A. Ziegele in the same year.”<sup>76</sup> Of these only two remain extant today: Consumers’, located at 993 Jefferson Street, and the Refrigeration House and Office of the Ziegele Brewing Company (Phoenix Brewery) located at 835 Washington Street.<sup>77</sup>

In addition to Consumers’ and the Refrigeration House & Office at the Ziegele-Phoenix Brewery, the icehouse of the Christian Weyand Brewery, founded in 1867, remains extant on Ellicott Street, although it was incorporated into the Trico Plant No. 1 (NR listed) day-light factory construction.<sup>78</sup> The Simon Pure Brewery at Clinton and Emslie Streets was founded in 1900 by William Simon. The first floor level of the brick masonry building has been altered with later brick infill and construction. The Buffalo Brewing Company at 1575 Clinton Street was founded ca. 1910. The lower portion of the building has been covered with corrugated metal

<sup>72</sup> Lynn Pearson, “Ale and Farewell: the German Style of Brewery Architecture”, *The Journal of the Brewery History Society*, 123 (2006), 36.

<sup>73</sup> Ibid.

<sup>74</sup> Ibid.

<sup>75</sup> Ibid.

<sup>76</sup> Joseph Nelson Larned, Hon. Charles E. Fitch, and Hon. Ellis H. Roberts, *A History of Buffalo: Delineating the Evolution of the City, Volume I*, (New York: The Progress of the Empire State Company, 1911),19.

<sup>77</sup> Magnus Beck was located at 468 North Division Street; Gerhard Lange was at 400 Best Street and the Broadway Brewing & Malting Plant was located at 797 Broadway Street.

<sup>78</sup> Trico Plant No. 1 was listed to the National Register on February 2, 2001.

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and the windows have been replaced. The Schreiber Brewery at 664 Fillmore Avenue was designed by Otto C. Wolf and began production in 1900. The buildings that remain extant have varying degrees of integrity, with infilled windows and alterations to the primary elevations being the most common. Of the remaining buildings associated with the brewing industry in Buffalo, the office and refrigeration house at the Ziegele-Phoenix Brewery embody both the typical *Rundbogenstil* style and the technological advances of artificial refrigeration that revolutionized the production of lager. The buildings also retain a high degree of integrity, which enhances their ability to convey historic meaning and function.

### After the Period of Significance

The Ziegele-Phoenix Brewery closed down in 1920 at the start of Prohibition, marking the end of the period of significance.<sup>79</sup> In 1925 the Board of Education warehouse, stockroom, furniture repair and garage occupied the refrigeration house and office. The 1925 *Sanborn Map* notes the one-story brew house as a garage for the Board of Education, with a forty-car capacity. Buffalo Catering Company had a banquet and dance hall, shops, and kitchen in the portion of the block located to the south. The neighborhood was losing its residential character to commercial and industrial interests. Warehouses, garages and a roller skating rink/bowling alley dominated the neighborhood. By 1951 the only residential structures remaining were the flats on the east side of Washington Street. Trico Products, who had constructed a plant in the block to the south bounded by Washington, Goodell, Ellicott and Burton Streets was a big property owner in the mid-1950s and was using the Ziegele-Phoenix Refrigeration House and Office for warehouse storage. Today the neighborhood is dominated by parking lots, the Buffalo Medical Campus and the Trico buildings complex. The Phoenix Brewery Refrigeration House and Office is now a mixed use, residential-commercial building.

### Summary

Today only a handful of buildings associated with Buffalo's history in the brewing industry remain extant, and many of the brewery buildings have been altered to varying degrees. As early as 1911, the Ziegele-Phoenix Brewery was hailed historic as one of five historic breweries remaining in Buffalo, a city that considered brewing beer to be its oldest industry. The Refrigeration House and Office of the Ziegele-Phoenix Brewery retains the same features that it had in 1911. The brewery received accolades for its pioneering use of modern machinery, including refrigeration, which is essential in the fermenting and storage of lager. The refrigeration house is a product of its function as an artificially refrigerated fermenting and storage facility. The refrigeration house and office were designed by nationally recognized brewery architect Otto Charles Wolf in the German *Rundbogenstil* style, a style that was able to accommodate the physical requirements of new building types required by technological advances in the brewing industry. Despite the technological advancements and fire-

<sup>79</sup> Stephen R. Powell, *Rushing the Growler* (Buffalo: Apogee Design, 1996)

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proof construction, fire was a part of the brewery industry, and the Ziegele-Phoenix Brewery suffered losses as a result, including the Malt House, which burned in 1916, and replaced with a single story malt house in 1917. The property retains a sufficiently high level of integrity to convey historic meaning and an understanding of the brewery industry, and meets Criterion C in the area of architecture as a good example of the *Rundbogenstil* style and as a rare surviving example of a brewery building in Buffalo. The Refrigeration House and Office of the Ziegele-Phoenix Brewery meet criterion A for their contribution to the history of commerce in the city of Buffalo that resulted from the beer brewing industry and its innovations. The period of significance begins in 1888 when the existing Ziegele-Phoenix Brewery building was constructed, includes the construction of the malt house in 1917, and ends in 1920 when Prohibition and the Volstead Act made the production and consumption of alcohol illegal.

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Name of Property

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**Ziegele-Phoenix Refrigeration House & Office**

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Verbal Boundary Description

The boundary is indicated with a heavy line on the attached boundary maps with scale.

Boundary Justification

The boundary encompasses all the surviving resources associated with the Ziegele-Phoenix Brewing Company.

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Ziegele-Phoenix Refrigeration House & Office

Name of Property

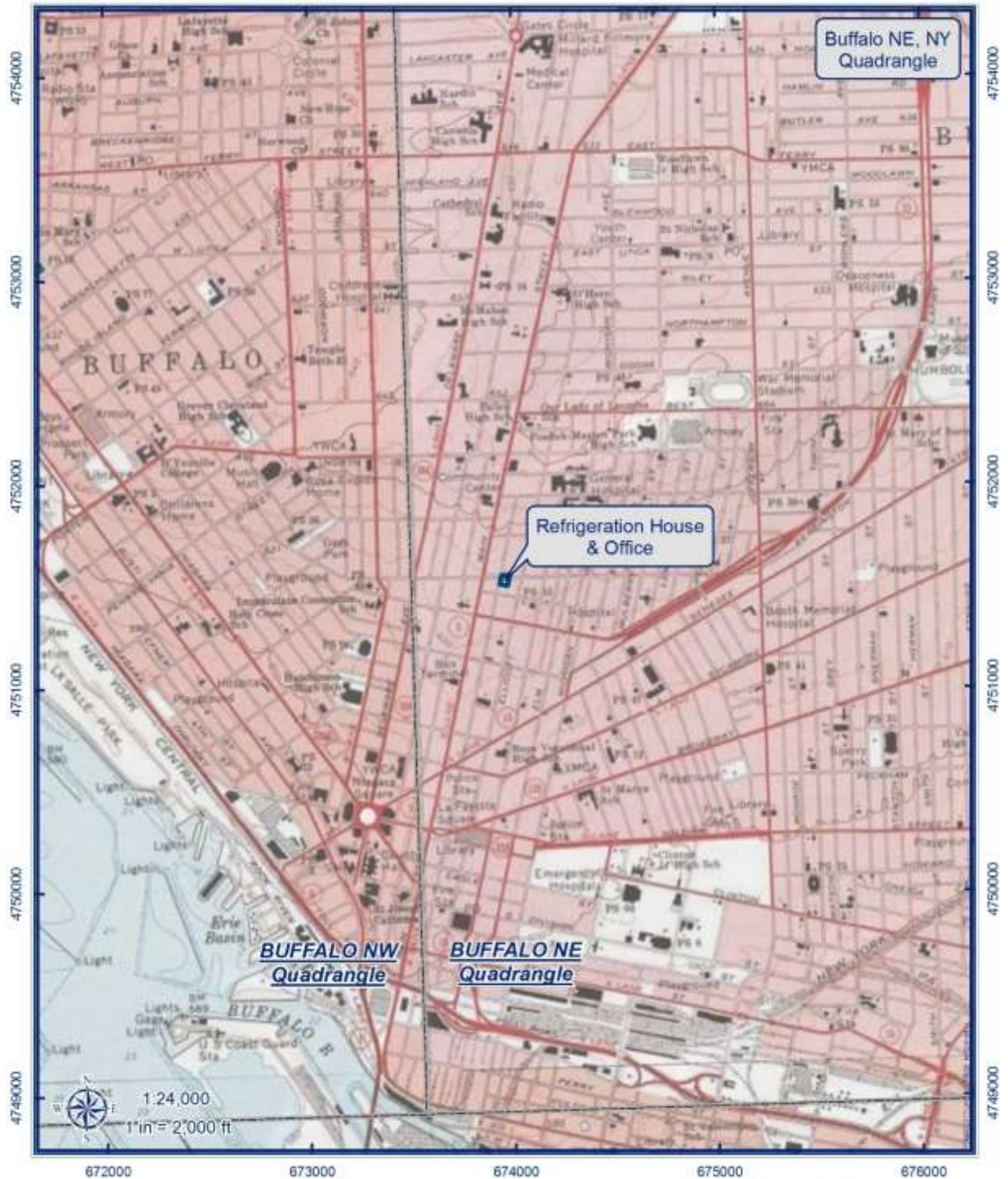
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Ziegele-Phoenix Refrigeration House & Office  
City of Buffalo, Erie Co., NY

835 Washington Street  
Buffalo, NY 14203



Coordinate System: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



Refrigeration...



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Ziegele-Phoenix Refrigeration House & Office

Name of Property

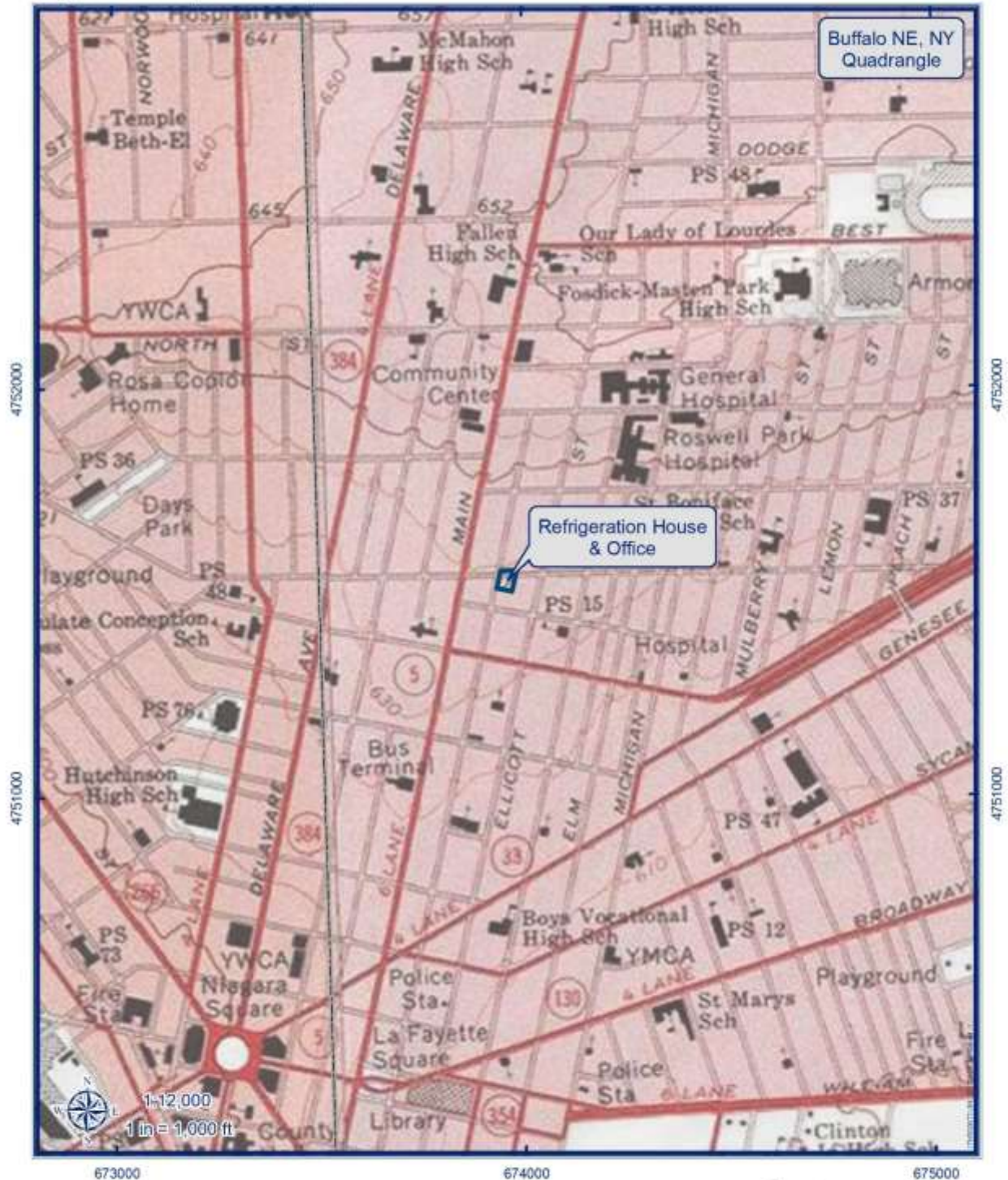
Erie County, New York

County and State

Section 10 Page 3

Ziegele-Phoenix Refrigeration House & Office  
City of Buffalo, Erie Co., NY

835 Washington Street  
Buffalo, NY 14203



Coordinate System: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



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Ziegele-Phoenix Refrigeration House & Office  
Name of Property  
Erie County, New York  
County and State

Ziegele-Phoenix Refrigeration House & Office  
City of Buffalo, Erie Co., NY

835 Washington Street  
Buffalo, NY 14203



Coordinate System: NAD 1983 UTM Zone 17N  
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Units: Meter



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Continuation Sheet

Ziegele-Phoenix Refrigeration House &  
Office

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Name of Property

Erie County, New York

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Additional Information

Photo Log:

Name of Property: Ziegele-Phoenix Refrigeration House & Office  
City or Vicinity: Buffalo  
County: Erie  
State: New York  
Name of Photographer: Carmina Wood Morris, DPC  
Date of Photographs: September, 2016  
Location of Original Digital Files: Carmina Wood Morris, DPC, Buffalo, NY 14203

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0001  
West and south elevations looking northeast from Washington Street.

Name of Property: Ziegele-Phoenix Refrigeration House & Office  
City or Vicinity: Buffalo  
County: Erie  
State: New York  
Name of Photographer: Carmina Wood Morris, DPC  
Date of Photographs: August, 2016  
Location of Original Digital Files: Carmina Wood Morris, DPC, Buffalo, NY 14203

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0002  
Detail of corbelled frieze at parapet. Note date of construction "1888" in blind arch.

Name of Property: Ziegele-Phoenix Refrigeration House & Office  
City or Vicinity: Buffalo  
County: Erie  
State: New York  
Name of Photographer: kta preservation specialists  
Date of Photographs: November, 2017  
Location of Original Digital Files: kta preservation specialists, Buffalo, NY 14216

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0003  
View looking southeast from the intersection of Washington and Virginia Streets showing west and partial north elevations.

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Name of Property: Ziegele-Phoenix Refrigeration House & Office  
City or Vicinity: Buffalo  
County: Erie  
State: New York  
Name of Photographer: kta preservation specialists  
Date of Photographs: August, 2017  
Location of Original Digital Files: kta preservation specialists, Buffalo, NY 14216

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0004

View looking southeast from the intersection of Washington and Virginia Streets showing partial west and north elevations.

Name of Property: Ziegele-Phoenix Refrigeration House & Office  
City or Vicinity: Buffalo  
County: Erie  
State: New York  
Name of Photographer: Carmina Wood Morris, DPC  
Date of Photographs: August, 2016  
Location of Original Digital Files: Carmina Wood Morris, DPC, Buffalo, NY 14203

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0005

Looking south along Rochevot Alley showing east elevation.

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0006

Looking north showing south elevation.

Name of Property: Ziegele-Phoenix Refrigeration House & Office  
City or Vicinity: Buffalo  
County: Erie  
State: New York  
Name of Photographer: kta preservation specialists  
Date of Photographs: August, 2017  
Location of Original Digital Files: kta preservation specialists, Buffalo, NY 14216

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0007

View along corridor, 1<sup>st</sup> floor, showing masonry piers, concrete beams and concrete floors.

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0008

View along corridor, 1<sup>st</sup> floor, showing steel columns, concrete beams and concrete floors.

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Name of Property

Erie County, New York

County and State

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0009

View along corridor, 3<sup>rd</sup> floor, showing steel column, wood framing and concrete floors.

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0010

View showing monitor lights at 3<sup>rd</sup> floor skylight and wood framing.

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0011

View showing metal stair at northeast corner.

Name of Property: Ziegele-Phoenix Refrigeration House & Office  
City or Vicinity: Buffalo  
County: Erie  
State: New York  
Name of Photographer: Carmina Wood Morris, DPC  
Date of Photographs: August, 2016  
Location of Original Digital Files: Carmina Wood Morris, DPC, Buffalo, NY 14203

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0012

View showing metal stair adjacent to entrance off Washington Street.

NY\_ErieCounty\_Ziegele-Phoenix Refrigeration House & Office\_0013

View into apartment, typical. Note original brick walls, concrete ceilings and concrete floors.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Ziegele-Phoenix Refrigeration House &  
Office

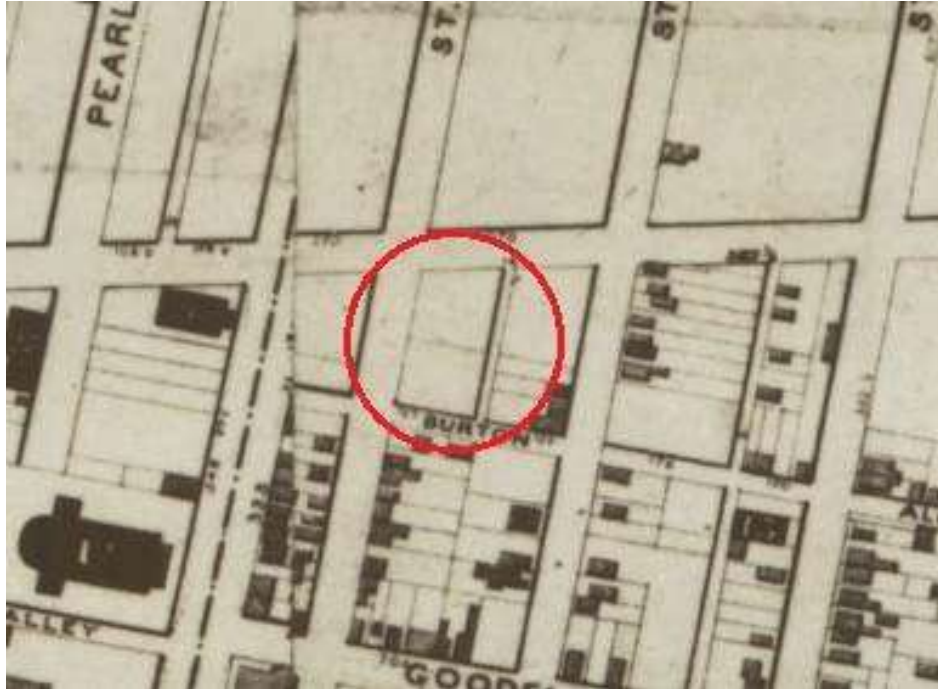
Section 11 Page 4

Name of Property

Erie County, New York

County and State

Historic Maps:



**1849 Map of the Project Area.** Main Street runs up-down in left portion of the red circle while Virginia Street runs left-right in the top of the red circle. Source: Jewett, Thomas, *Commercial Advertiser Directory for the City of Buffalo*, (Buffalo: Jewett, Thomas & Co., 1848).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

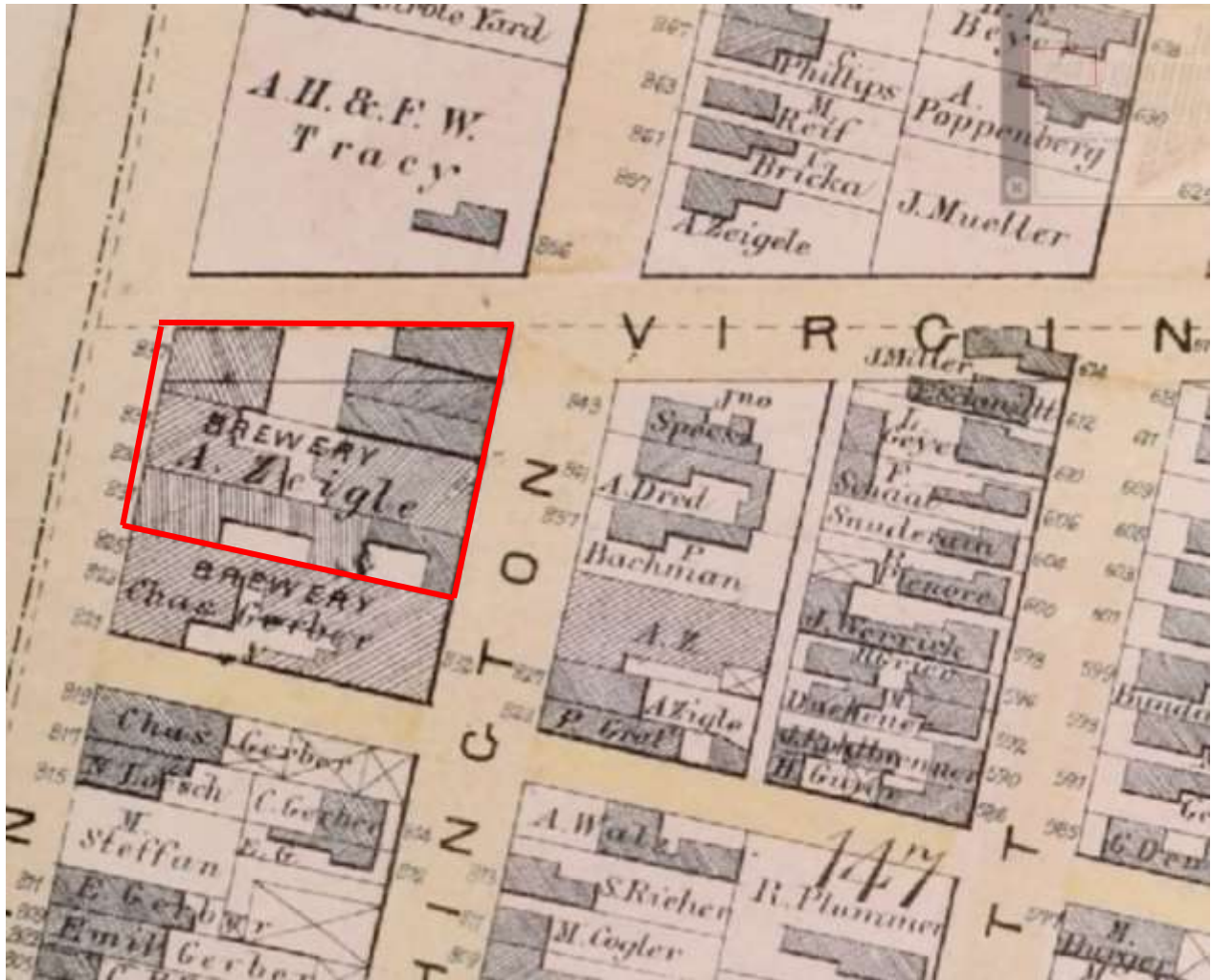
Section 11 Page 5

Ziegele-Phoenix Refrigeration House &  
Office

Name of Property

Erie County, New York

County and State



**1872 Map of the “A. Zeigle” Brewery.** Source: Hopkins, Griffith Morgan, *Atlas of the City of Buffalo, Erie Co., New York: from actual surveys & official records*, (Philadelphia: G.M. Hopkins, 1872). “A. Zeigle” Brewery is outlined in red.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 6

Ziegele-Phoenix Refrigeration House &  
Office

Name of Property

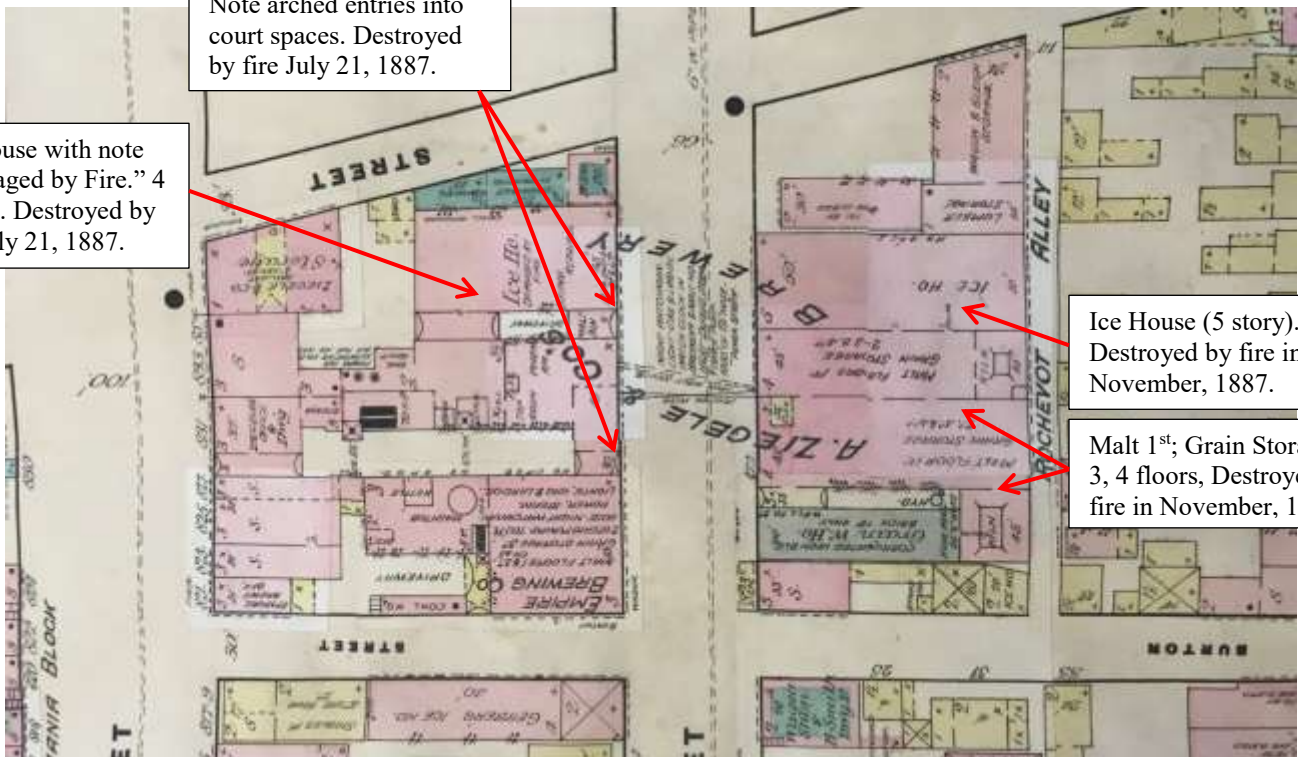
Erie County, New York

County and State



Tap Room – 3 ½ stories.  
Note arched entries into  
court spaces. Destroyed by  
fire July 21, 1887.

Ice House with note  
“Damaged by Fire.” 4  
stories. Destroyed by  
fire July 21, 1887.



Ice House (5 story).  
Destroyed by fire in  
November, 1887.

Malt 1<sup>st</sup>; Grain Storage 2,  
3, 4 floors, Destroyed by  
fire in November, 1887.

**1881 Sanborn Map Ziegele Brewing Co** showing extent of Ziegele Brewing Co. Note the Empire Brewing Company is located to the south in the block to the east of Main Street. Two arched openings access court spaces at the Tap Room. The stables to the north of Virginia Street are drawn on Sheet 9. Source: Sanborn Map Company, *Fire Insurance Map of Buffalo, New York*, (Pelham, New York: Sanborn Map Company, 1881-1951), Buffalo 1889-1893 vol. 1, 1881, Sheet 10. And Sanborn Map Company, *Fire Insurance Map of Buffalo, New York*, (Pelham, New York: Sanborn Map Company, 1881-1951), Buffalo 1889-1893 vol. 1, 1881, Sheet 9 (stable)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

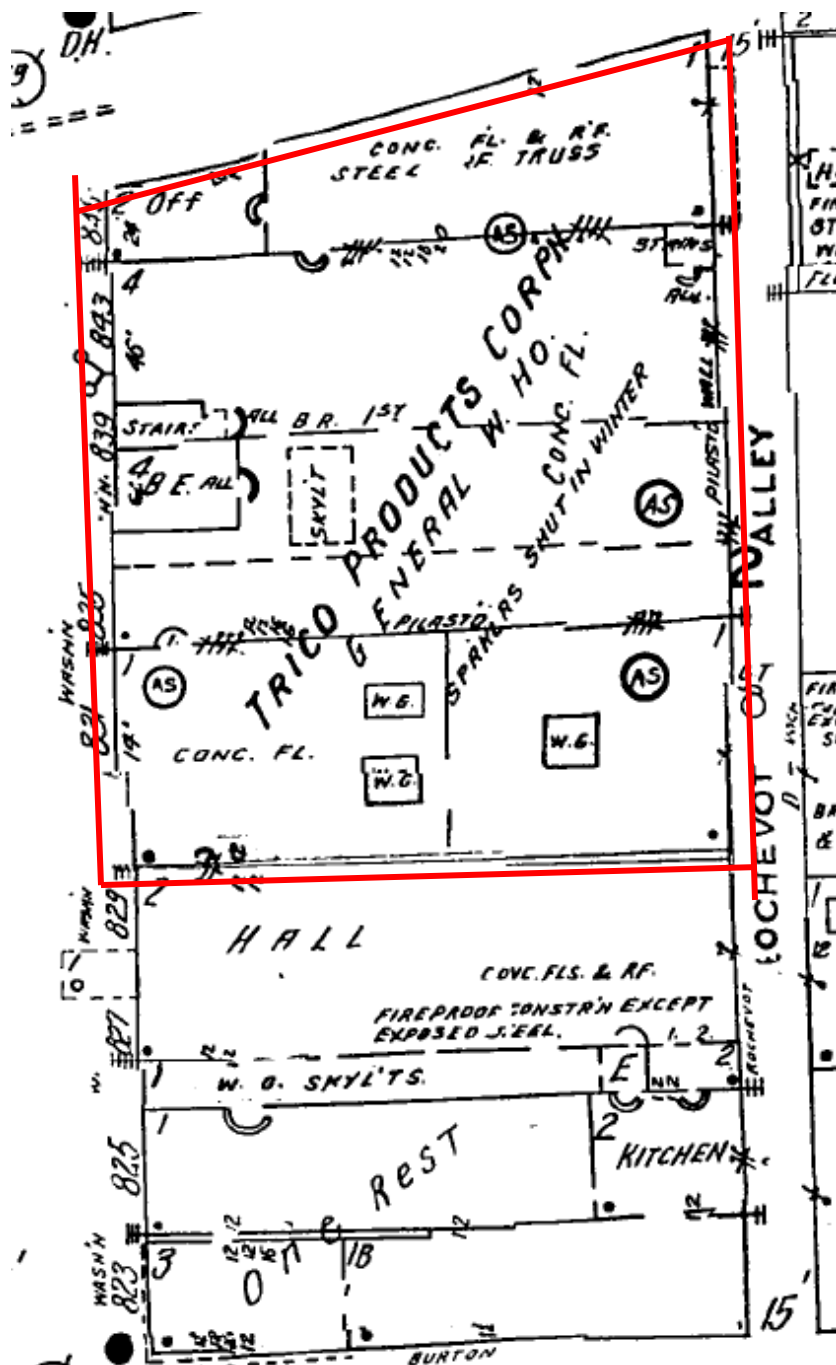
Ziegele-Phoenix Refrigeration House &  
Office

Name of Property

Erie County, New York

County and State

Section 11 Page 7



1951 Sanborn Map showing Ziegele-Phoenix Refrigeration House & Office building in Context. Building is outlined in red. Note Trico has moved part of their facility (located to the south) into the building. Source: Sanborn Map Company, *Fire Insurance Map of Buffalo, New York*, (Pelham, New York: Sanborn Map Company, 1889-1951), Buffalo 1916-1940vol.1, 1951, Sheet 25.





1893









NO PARKING  
NO LOADING  
NO UNLOADING  
NO STANDING  
SEE NEW YORK  
STATE TRAFFIC  
LAW







CONTENTS

PH  
G  
BOC

DESIGNED & BOTTLED BY PHO





EXIT

PHOENIX  
BEER

EXIT  
EXIT  
EXIT

EXIT

EXIT











UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/1/2017      Date of Pending List: 1/2/2018      Date of 16th Day: 1/17/2018      Date of 45th Day: 1/16/2018      Date of Weekly List: 1/19/2018

Reference number:

Nominator:

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      1/17/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Alexis Abernathy      Discipline Historian

Telephone (202)354-2236      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

DEC -1 2017

28 November 2017

Alexis Abernathy  
National Park Service  
National Register of Historic Places

Mail Stop 7228

1849 C Street NW  
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following three nominations, all on disc, to be considered for listing by the Keeper of the National Register:

St. Casimir's Roman Catholic Church Complex, Albany, Albany County  
Temple Beth Zion, Buffalo Erie County  
Ziegele-Phoenix Refrigeration House and Office, Buffalo, Erie County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office

THE SENATE  
STATE OF NEW YORK



**TIMOTHY M. KENNEDY**  
SENATOR, 63<sup>RD</sup> DISTRICT

**RANKING MINORITY MEMBER**  
COMMERCE, ECONOMIC DEVELOPMENT  
AND SMALL BUSINESS  
INFRASTRUCTURE AND CAPITAL  
INVESTMENT

**COMMITTEES**  
BANKS  
CULTURAL AFFAIRS, TOURISM, PARKS  
AND RECREATION  
ENERGY AND TELECOMMUNICATIONS  
FINANCE  
INSURANCE  
RULES  
TRANSPORTATION  
STATE-NATIVE AMERICAN RELATIONS  
SELECT COMMITTEE

**ALBANY OFFICE:**  
ROOM 506  
LEGISLATIVE OFFICE BUILDING  
ALBANY, NEW YORK 12247  
(518) 455-2426 OFFICE  
(518) 426-6851 FAX

**DISTRICT OFFICE:**  
2239 SOUTH PARK AVENUE  
BUFFALO, NEW YORK 14220  
(716) 826-2683 OFFICE  
(716) 826-2793 FAX

**E-MAIL ADDRESS:**  
KENNEDY@NYSENATE.GOV

December 4, 2017

**Paul Loether**  
National Register Chief  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Dear Mr. Loether:

I write to offer my strong support for the Ziegele-Phoenix Building in Buffalo, New York to be added to the National Register of Historic Places. The Ziegele-Phoenix Building was designed by Otto Wolf, a noted brewery architect from Philadelphia who was known internationally for his work.

The Ziegele-Phoenix Building was constructed in 1887 as the new Ziegele Brewery, and later became the Phoenix Brewery. The Ziegele-Phoenix was later used as a gym, a skate park, an antiques dealership, and the Lay-Z-Boy furniture warehouse. In 2014, the Ziegele-Phoenix was purchased by Sinatra and Company Realty. More than \$7.5 million has since been invested through renovations including the most recent work to restore the exterior brick work to its original condition. This 130 year old building has become a landmark in the burgeoning Buffalo-Niagara Medical Campus neighborhood.

I respectfully request that the Ziegele-Phoenix Building in Buffalo, New York be named to the National Register of Historic Places. Thank you for your consideration. Should you have any questions, please contact me in my district office at (716) 826-2683.

Sincerely,

A handwritten signature in black ink that reads "Timothy M. Kennedy". The signature is written in a cursive style with a large, sweeping flourish at the end.

Timothy M. Kennedy  
New York State Senator, 63rd District

H32(2280)

DEC 12 2017

Alexis Abernathy  
12/12/17  
J. Paul Loether  
12/12/17

The Honorable Timothy M. Kennedy  
United States Senate  
Washington, DC 20510

Dear Senator Kennedy:

Thank you for your letter of December 11, 2017, supporting the nomination of the Ziegele--Phoenix Refrigeration House and Office, in Buffalo, New York, to the National Register of Historic Places.

The National Park Service, which administers the National Register of Historic Places, received a nomination for Ziegele--Phoenix Refrigeration House and Office on December 1, 2017 for listing in the National Register. An action will be taken on the nomination on or before January 16, 2018.

If we can provide further information on the National Register process or other assistance, please contact Alexis Abernathy of the National Register staff at 202-354-2236, or at alexis\_abernathy@nps.gov. We appreciate your interest in the historic preservation programs of the National Park Service.

Sincerely,

**J. Paul Loether**

J. Paul Loether, Chief  
National Register/National Historic Landmarks, and  
Keeper of the National Register

cc: New York SHPO

bcc: 7228 Loether  
Basic File Retained in 7228  
FNP:AAbernathy:OP:12/12/2017:S//nr/Letters/ New  
York/Ziegele\_Phoenix\_building\_NY\_StSen\_Kennedy\_Letter