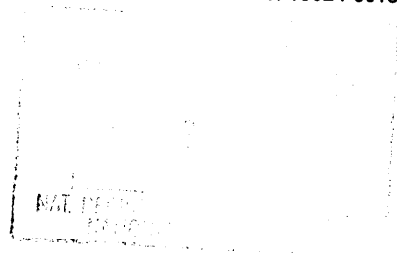


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1543



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 Muessel/Drewry's Brewery
other names/site number Omniplex

2. Location

street & number 1408 Elwood Avenue N/A not for publication
city or town South Bend N/A vicinity
state Indiana code IN county St. Joseph code 141 zip code 46628

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 11/2/00
Signature of certifying official/Title Date

Indiana Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:)

Signature of the Keeper

Date of Action

[Signature] 12/29/00
Edson H. Beall

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in the count)

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

- building, district, site, structure, object

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, Total). Values: 7, 1, 0, 0, 2, 2, 0, 0, 9, 3.

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

INDUST/PROC/EXTR: Manufacturing Facility

COMMERCE/TRADE: Business

COMMERCE/TRADE: Warehouse

COMMERCE/TRADE: Department Store

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

19th & 20th c. REVIVALS:

foundation STONE: Limestone

19th & 20th c. AMER.:

walls BRICK

roof TERRA COTTA

other CONCRETE

ASPHALT

Narrative Description

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

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance (Enter categories from instructions)

INDUSTRY

Period of Significance

ca. 1865-1949

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

n/a

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Historic Preservation Commission of South Bend & St.

Muessel/Drewry's Brewery
Name of Property

St. Joseph IN
County and State

10. Geographical Data

Acreeage of Property approx. 11 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

16	560510	4615600
Zone	Easting	Northing

3

16	560510	4615900
Zone	Easting	Northing

2

16	560510	4615600
----	--------	---------

4

16	560720	4615900
----	--------	---------

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Glory-June Greiff, Consulting Historian
organization _____ date 05/07/99
street & number 1753 South Talbott telephone 317-637-6163
city or town Indianapolis state IN zip code 46225

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Charles Derr c/o Omnplex
street & number 1408 Elwood Avenue telephone 219-287-2191
city or town South Bend state IN zip code 46628

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

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

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 5,7 Page 1

MUESSEL/DREWRY'S BREWERY COMPLEX

ST. JOSEPH COUNTY IN

CLASSIFICATION

There are 7 contributing buildings: the office/brewery complex; the connected keg storage and washing buildings that once were connected to the brewery; the bottling works/warehousing/shipping complex; the 1930s warehouse on the south edge of the property; the mechanics building; the earlier bottling works/spent grain drying building; the small brick building south of the three silos.

There are 2 contributing structures: the single grain silo and the three contiguous grain silos.

There is one non-contributing building: the concrete block warehouse building once connected to the bottling works.

There are 2 non-contributing structures: the concrete foundation that was once a warehouse connected to the bottling works and the power substation.

NARRATIVE DESCRIPTION

The former Muessel Brewery predated virtually everything that stands around it. (The original Muessel property contained over 136 acres, with the brewery located at the far north end near the west boundary.) To the north, west, and south, the area is mostly residential. Immediately west is Muessel Park, where a pond was once located from which the brewery harvested ice. The pond and surrounding low land was drained in the 1930s as a Works Progress Administration project. To the east is a commercial district strung along Portage Avenue. The earliest (1860s) brewery buildings on the site, most of which were brick, gradually were replaced, although there appears to be one section--almost completely surrounded--remaining that may date to that initial period. Otherwise, the brewery's oldest surviving buildings date from the turn of the century. Additions and new buildings continued to be constructed into the 1960s under Drewry's. Nearly all the historic buildings are red brick. While there are technically over twenty buildings and structures on the site, the majority are linked one to another and are actually serial additions. What was once a thriving manufacturing and distributing facility is only partially occupied today with a variety of small businesses, offices, and warehousing.

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Section number 7 Page 2

MUESSEL/DREWRY'S BREWERY COMPLEX

ST. JOSEPH COUNTY IN

The entire complex lies south of Elwood Avenue (photos 1,2), with the exception of the former bottling house (1401 Elwood), which is on the north side at the west edge of the present parking lot and dates to the turn of the century. Sited on the location of an earlier cooper shop, the two-story brick building (photo 3) replaced an earlier bottling works that had stood just to the east. After a new bottling house was constructed in the 1930s on the south side of Elwood (photo 2), the building was used for drying spent grains and for storage. It features segmental-arched window and entrance openings; the windows are boarded. East of the building is a T-shaped parking lot. During the first several decades of the brewery a dwelling occupied this space; it remained as late as the 1920s.

Strung along Elwood Avenue on the south is a nearly solid wall of brick buildings; starting at the east end (photo 2) is what appears as a flat-roofed, two-story tripartate building of six, two, and two bays, respectively. It has a raised concrete basement and stringcourse. The easternmost portion (today occupied by a thrift store) is a ca.1955 addition to the rest, which was constructed as a new modern bottling works (replacing the bottling house on the north side of Elwood) in the early 1930s. Stretching from the south elevations are two contiguous series of warehouses that once held the finished products (cases of beer). They date from the 1930s through the 1960s the farther from the original building they are. Between the two rows is an overgrown railroad spur. The easternmost extension is a large (over 200 feet) clear-span building on which to the south is another one-story sheet metal structure probably dating from the 1960s. The northernmost part on the westernmost extension has several loading docks (photos 4,5) on the west elevation; extending from the south is a raised concrete slab foundation and floor--all that remains of a huge warehouse structure (260 by 110 feet) that had been built in the early 1930s. Extending south from that is a postwar concrete block structure that is part one-story and part two-story. All the interiors of these buildings are large open spaces, with nothing remaining from the bottling works.

Back along the south side of Elwood, there is a small space between the former bottling works and the limestone-trimmed brick office building with its hipped roof covered in curved tile (photos 2,6). One-and-a-half stories over a raised basement, the building has a crenelated parapet trimmed with limestone and flat-arched windows. Above the entrance "DREWRY'S" is carved into the limestone. The interior, while

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Continuation Sheet

Section number 7 Page 3

MUESSEL/DREWRY'S BREWERY COMPLEX

ST. JOSEPH COUNTY IN

mostly unchanged from its last days as the Drewry's office, has been remodeled over the years (photo 7). An addition to the south and one on the west that connects the office to the brewery (photo 8, right side) date to the early 1930s.

Westward from the office building is the main brewery (photos 1,9) itself, a huge structure built in 1911 that wraps around the much older malt house, which may date to the 1860s. This older section is gabled, three-and-a-half stories high. The later sections are flat-roofed and descend from six to two stories (east to west), reflecting the brewing process within, which depended on gravity flow. The building is a visual representation of the procedure. A round concrete smokestack soars upward from the two-story north facade. At the northeast corner is a large limestone-trimmed entrance (photo 6), above which the letters "DREWRY'S" are affixed. The round-arched window openings have limestone sills; those on the lower stories have been bricked up; the remainder are boarded. A ghost sign proclaiming this to be the "home of Drewry's" is visible on the upper stories of the east elevation.

In actuality there are fewer floors than the exterior would suggest; the interiors have exceptionally high ceilings (photo 10) that accommodated the vats and machinery. None of the brewery proper has been rehabilitated and the interior is a tangle of collapsed or discarded building parts, power supply lines and pipes, from many of which hang shreds of asbestos. Part of the south wall of the brewery (photo 8) was demolished in the 1970s to facilitate the removal of the huge copper vats. The three-story-high round openings that remain testify to their size. One vat, evidently of a less valuable metal, remains in place. Fascinating faded painted signs label several of the interior doors, such as "Hops Room" and "Brewmaster's Office."

Connected to the brewery on the south is the foundation and framework of an older brick building (part of it had been added on in 1947) that had been used to store kegs of beer. South of it (photo 11, photo 12 on right) is a three-story red brick building built for the same purpose in 1950; a one-story section on the south (built the same year) was used for washing out the kegs. To the south, along the south boundary of the historic property, is a large one-story warehouse building dating to the 1930s that was used to store empty cases and bottles.

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Section number 7.8 Page 4

MUESSEL/DREWRY'S BREWERY COMPLEX

ST. JOSEPH COUNTY IN

Along the west side of the brewery (photo 12) are small brick additions that for the most part had housed grain receiving facilities; they are adjacent to what remains of a double railroad siding. Immediately west of the brewery proper near the northwest corner is a large metal silo; three more stand in a contiguous row to the south, west of the tracks. Along the western edge of the property, is a non-descript long, flat-roofed "mechanics building" sided with corrugated metal (photo 13) that once housed the brewery's maintenance shops: the electricians, pipe, carpenter, and paint shops, as well as additional storage. There is an electrical power substation immediately north of this building that was erected a few decades ago.

NARRATIVE STATEMENT OF SIGNIFICANCE

The Muessel/Drewry's Brewery complex visually represents the transformation of a locally owned, family-operated brewery into part of a large, outside-owned brewing corporation, Drewry's, Limited, and, much later, the closing of the facility when a still-larger corporation took over. Such a story is all too typical and hardly limited to the brewing industry or South Bend. The Muessel Brewery is eligible for the National Register under Criterion A, for its significance in the area of industry.

Begun as a family operation in 1852, the Muessel Brewery was the first of a triumvirate of local breweries in South Bend-Mishawaka, none of which is still active. The second brewery also had origins in the 1850s, in a small operation begun in Mishawaka by a man named Wagner. Adolph Kamm, along with some partners, purchased the brewery in 1870; in the 1880s, Nicholas Schellinger became a partner and it was incorporated as Kamm & Schellinger Brewing Company. By the turn of the century all of its earliest frame buildings had been replaced; today this largely intact brewery complex along the St. Joseph River is known as the 100 Center and is listed in the National Register of Historic Places. Finally, in 1903, a group of local tavern owners formed the South Bend Brewing Association to manufacture and distribute beer. Two years later the association completed a large brick building on present-day Lincolnway West. It closed in the 1950s, and today the partly abandoned former brewery houses a few local businesses.

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Section number 8 Page 5

MUESSEL/DREWRY'S BREWERY COMPLEX

ST. JOSEPH COUNTY IN

Himself a brewer's son born in Arzberg, Germany, Christopher Muessel (1812-1894) arrived in South Bend in 1852 or 1853 (sources vary). Initially he set up his brewery on Vistula at St. Joseph Street, but the business soon outgrew that location. In 1865 Muessel purchased just over 136 acres of land northwest of town west of what became Portage Avenue and erected a larger complex of brick structures. His sons Ludwig (who died in 1884), William, and Edward all assisted their father in the business.

It was not until 1893 that the brewery was incorporated as the Muessel Brewing Company, with patriarch Christopher Muessel as president. He died the following year at the age of 82, and his son Edward succeeded him as president. William Muessel became secretary, and Ludwig's sons, Walter and Adolph, became treasurer/manager and assistant manager, respectively. They brewed *Standard* and *Bavarian* beers and sold it in barrels to taverns; and bottled *Arzberg Export* for home consumption. Expansion of the plant followed incorporation, including a new bottling house almost on the site of the old one on the north side of Elwood. An attractive new one-and-a-half-story brick office building with limestone trim and a hipped roof covered in curved tile was constructed right after the turn of the century. It sits in the shadow of the mammoth brewing building to the west of it, constructed in 1911.

Prohibition shut down the manufacture of beer. Muessel briefly attempted to keep going by producing non-alcoholic beverages but was forced to close about 1922. Before the plant reopened after the repeal of Prohibition, the company enlarged the facilities and constructed a new bottling plant to the east of the office building. But, owing largely to management problems, the Muessel Brewing Company faltered.

Following an announcement at their stockholders meeting in August 1936, Muessel Brewing Company reorganized and became a significant part of a Canadian company, Drewry's, Limited, which had just begun distribution in the United States. Drewry's was Canada's first brewing company, started in Winnipeg (Manitoba) in 1877. By the time of its absorption of Muessel, the company had plants in Moosejaw and Saskatoon. Its newly acquired South Bend plant became its first in the United States, headquarters for nationwide distribution as well as manufacture. The company indicated as well that major ingredients used in this plant were to be purchased mostly in the United States, all of which news surely boded well for the region gripped by the Great Depression.

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MUESSEL/DREWRY'S BREWERY COMPLEX

ST. JOSEPH COUNTY IN

Drewry's also announced that the plant would be completely unionized; there was "a spirit of good fellowship and cooperation in South Bend." Clarence Budd of Muessel was named as executive vice-president of Drewry's new plant.

Since this was to be the center for nationwide distribution, the plant was further remodeled and enlarged, mostly to the south, adding more truck terminals and case storage facilities as needs required. Among the Drewry's brands (besides *Drewry's* itself) produced were *Pfeiffer*, *Schmitt*, and *Old Dutch*. Drewry's later merged with Associated Brewing Company out of Detroit, but continued to keep its own identity and its ties with South Bend.

But in June 1972, Associated sold Drewry's to the G. Heileman Brewing Company of LaCrosse, Wisconsin. The new owner elected to phase out the South Bend plant, and brewing ceased in the fall of that year. After 120 years, the city no longer had a local brewery. There were efforts to maintain local distributorship of Drewry's beer, but not unexpectedly, there was a good deal of local backlash against the product. A few years after the brewery closed, the present owner acquired the site and named it "Omniplex," intending it to be a startup facility for small businesses. The complex is less than half occupied with various enterprises.

The Muessel/Drewry's Brewery is eligible for the National Register under Criterion A, for its significance in the area of industry. The sprawling complex of buildings constructed over a hundred-year period is a visual representation of the transformation of a locally owned, family-operated brewery into part of a large, outside-owned brewing corporation, and, decades later, the closing of the facility when a still-larger corporation took over. Such a story is all too typical of nineteenth century industries and is certainly not limited to brewing or to the city of South Bend.

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Continuation Sheet

Section number 9,10 Page 7

~~MUESSEL/DREWRY'S BREWERY COMPLEX ST. JOSEPH COUNTY IN~~

MAJOR BIBLIOGRAPHIC REFERENCES

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

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Government Plan Service. "Plans for Drewry's Limited U.S.A., Inc."
St.Louis, Missouri, n.d. [ca.1955]

Kaab, Oscar R. "The South Bend, Indiana Home of Drewrys." Watercolor
rendering of aerial view, 1940.

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

Portage Township Assessor's Office Records, South Bend, Indiana.

Sanborn Insurance Maps of South Bend, Indiana. New York 1885, 1893,
1899, 1917, 1934/45.

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Inc., Evansville, 1979.)

GEOGRAPHICAL DATA

Verbal Boundary Description

Starting at Elwood Avenue and Anderson Street, proceed east on Elwood to the alley perpendicular to the street on the eastern edge of the property. Proceed south along the west edge of the alley about 700 feet (a utility pole marks the point), then proceed due west from that point to the west property line, then north along it to Elwood Avenue and across, continuing due north 145 feet, then due east approximately 110 feet to follow the property line (which follows the perimeter of the parking lot) north 135 feet, then east 174 feet, then south 155 feet, then east to the west edge of Anderson Street, then south to the point of origin.

Boundary Justification

Encompasses all remaining historic resources of the Muessel/Drewry's Brewery.

MUSSEL/DREWRY'S BREWERY COMPLEX

Supermarket
and parking lot



RESIDENTIAL

alley

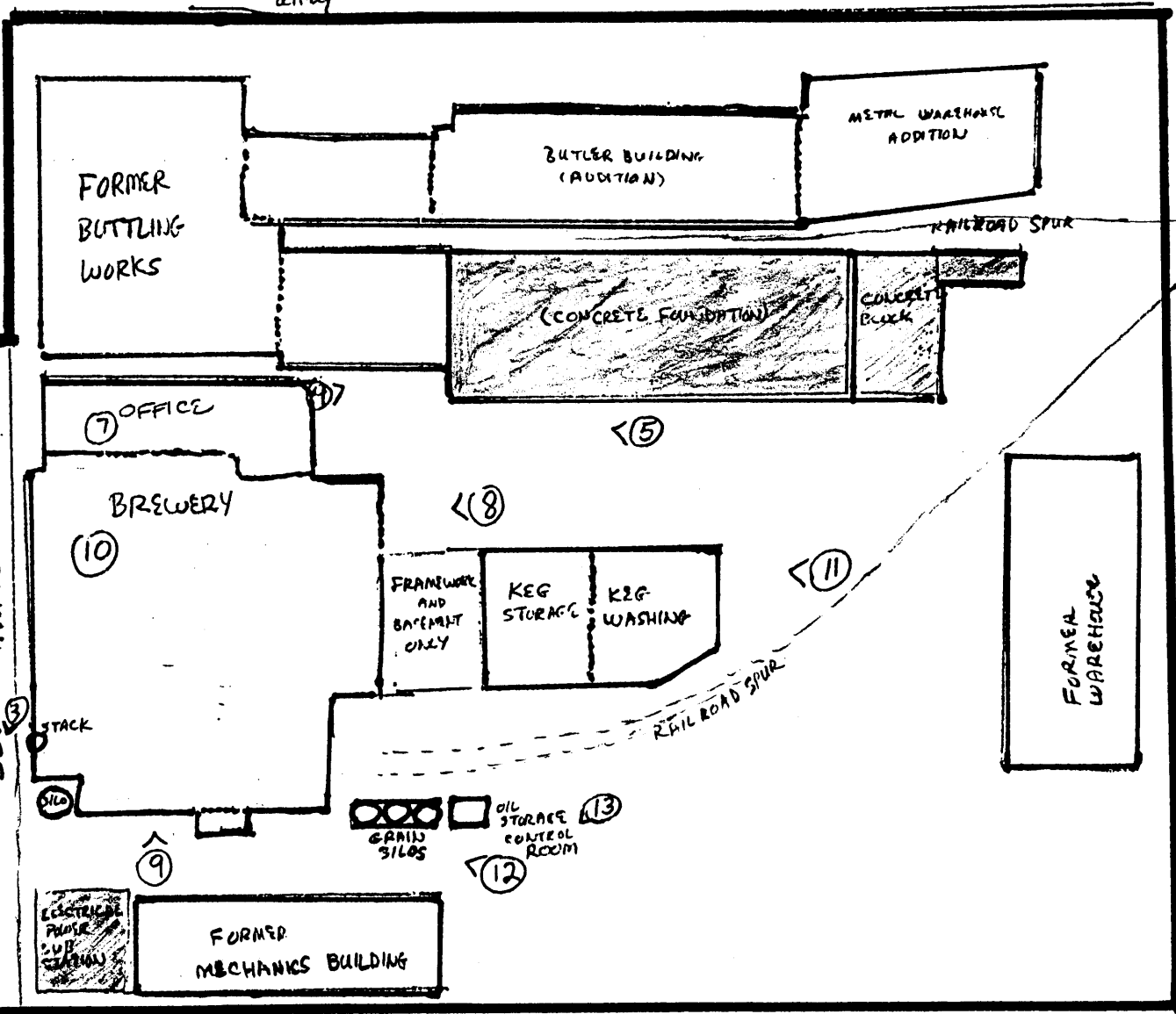
ANDERSON STREET

PARKING LOT

ELWOOD AVENUE

MEDORA STREET

Mussel Park



Butler building

RAILROAD SPUR

(CONCRETE FOUNDATION)

CONCRETE BLOCK

RAILROAD SPUR

FORMER WAREHOUSE

FORMER BOTTLING WORKS
FORMER SPENT
GRAIN DRYING

ELECTRICAL
PANEL
SUB
STATION

FORMER
MECHANICS BUILDING

GRAIN
SILOS

OIL
STORAGE
CONTROL
ROOM

(10)

(7) OFFICE

(8)

(5)

(11)

(9)

(12)

(13)

(2)

(1)

(2)

(17)

RESIDENTIAL