

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received MAR 11 1986

date entered APR 10 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Union Brewery

and/or common

2. Location

street & number 127-31 North Linn, 221-27 East Market not for publication

city, town Iowa City vicinity of

state Iowa code 019 county Johnson code 103

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Towncrest Investment Associates

street & number 2405 Towncrest Drive

city, town Iowa City vicinity of state Iowa 52240

5. Location of Legal Description

courthouse, registry of deeds, etc. County Recorder's Office

street & number Johnson County Courthouse

city, town Iowa City state Iowa 52240

6. Representation in Existing Surveys

title North Side Commercial Survey has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Iowa HPO

city, town Des Moines state Iowa 50 319

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The building which housed Union Brewery was built as a series of components beginning about 1856.* The complex was complete by 1879. Simeon Hotz (1819-1881) and Anton Geiger (? -1876) built the structure for their business which was also known as Hotz and Geiger. Builders' names for the various component parts are unknown.

A system of stone cellars remains extant under the brewery. One cellar, located approximately beneath 227 East Market Street, was known as the Racking Room. Ceilings are arch vaulted. Floor (like ceiling) is stone.

Two other cellars are located approximately beneath 225 and 223 East Market Street. Ceilings are arch vaulted and stone as is the floor.

Yet another cellar system remains extant beneath the above mentioned one. One cellar runs lengthwise north to south, then bends to the west. Considerable water accumulates here. There are no electric lights available. A second cellar runs at right angles to the former. These cellars have not been used since at least 1916.

Union Brewery rests on a stone foundation. Stucco presently covers the stone and is painted. The building has brick, load-bearing walls. Brick is painted a salmon shade. Roof is hipped with standing metal seams. A non-extant cornice with wood brackets and dentils surrounded the building except on south where there were cornice returns on each end. Brackets were removed in the 1940s by order of the City of Iowa City. The city feared ice would fall from the brackets and injure pedestrians. Metal now covers the cornice area.

The above elements are common to the entire building. What follows is a description of its component parts.

127, 129, 131 NORTH LINN STREET (MAIN BLOCK)

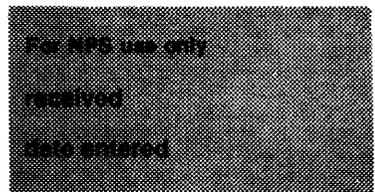
Hotz and Geiger constructed this two story block in 1868/69.# It measures 37' x 49' 2-1/2". The block contains the width of three commercial rooms and faces east. Northerly portion was used as a saloon. The block has two primary facades, the east and north elevations. A corner entrance to the saloon stands at North Linn and East Market and accents the double facade. Doorway is now boarded up and stone steps removed.

First Floor has a stone water table on east and north elevations. Water table also functions as base for door and window cavities. North facade features three windows with stone sills and segmental arches. Sash are double-hung, 2/1, and probably original.

Second Floor has six windows symmetrically placed. Windows have round arches. Window sash are modern aluminum.

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227 EAST MARKET STREET

Hotz and Geiger constructed this component in 1868/69.# It has a one commercial room width with three stories. Measurements are 2'8" x 49'2-1/2". The third story is low.

The first floor has a stone water table which also functions as base for one door and two window cavities. Structural system is pier and lintel. There are two brick piers and a timber lintel. Lintel also ties into brick of 131 North Linn Street. Door is centrally placed and double-leaved. There is a transom with single horizontal muntin. Each door has a full pane; the east door has a single vertical muntin of latter day origin. Windows flank door symmetrically. Window panes are full with single horizontal muntin. There are four wood panels beneath the glass.

The second floor has three windows symmetrically placed. Window sash are double hung, 2/2, and modern. Windows have segmental arches. Window sills are wood.

The third floor has three windows symmetrically placed. Sash are 1/1 and modern. windows have segmental arches. Sills are wood.

Second and third floor employ a running brick bond.

225 EAST MARKET STREET

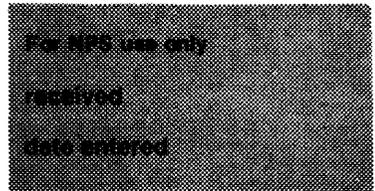
This commercial room was constructed circa 1856*. It is the core component of the complex. It measures 20'4" x 41'9". The room now has three stories but originally it had two stories. The third story is low.

First Floor has a stone water table which also functions as base for one door and two window cavities. Structural system is pier and lintel. There are four brick piers and a stone lintel. Piers have simple, stone capitals. There are two tie rod stars on the stone lintel directly above the central piers. Door is centrally placed and double-leaved. There is a transom above it. Each door has a full pane. Windows flank door symmetrically. Window panes are full with sigle horizontal muntin. There are four wood panels beneath glass.

Second Floor has three windows symmetrically placed. Window sash are double-hung, 2/2, and modern. Windows have stone lintels and stone stills. Lintels and sills appear original. The fourth brick course above lintels is a header course. Bonding below this header course is running. Above this header course, brick bonding is common. Brick on second floor shows a cleavage between 225 and 227 East Market. Brick on second floor also shows a cleavage between 225 and 221 East Market. Both cleavages are present below the above mentioned header course. There is a tie rod star above the westerly window.

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Third Floor has three windows symmetrically placed. Central window has been bricked-in. Sash are 1/1 and modern. Lintels appear to be wood. There are segmental arches.

Second floor employs a running brick bond. Third floor employs common brick bond.

223 EAST MARKET STREET

Hotz and Geiger constructed this component in 1868/69.# It has a one commercial room width with three stories. Room measures 22'8" x 41'9". The third story is low.

First floor is without water table. Structural system is load-bearing wall with lintel. Lintel is timber and rests on westerly brick pier of 225 East Market. A double-leaved door was centrally placed originally. It is now bricked-up. Two windows flank symmetrically the closed entryway. Windows are double-hung, 2/2, and modern.

Second floor has three windows symmetrically placed. Sills are wood. Sash are double-hung, 2/2, and modern. Sills and lintels appear original. The fourth brick course above lintels is a header course. Bonding below this header course is running. Above this course brick bonding is common. Brick on first floor and second floor show a cleavage where they abut 225 East Market.

Third floor has three windows symmetrically placed. Sills are wood. There are segmental arches. Sash are double-hung, 1/1, and modern. Brick bonding is common.

221 EAST MARKET STREET

Hotz and Geiger constructed this component between 1870-1879.## It comprises a 1-1/3 commercial room with and measures 34'8" x 41'9". The component has three stories. The third story is low.

First floor is without water table. Originally there was a central entryway flanked symmetrically by two windows in the one room width and an original window in the partial room width. Each opening has changed over the years. Entryway is now bricked-up with a new window installed near ground level. Window east of entryway has new sash. Window west of entryway is bricked-up with new sash near ground level. Most westerly window has bottom one-half bricked-up and new sash installed in top half. All openings feature double segmental arches.

Second floor has four windows symmetrically placed. Sills and lintels are wood. Sash are double-hung, 2/2, and modern. Brick bonding is common, 7 stretcher to 1 header. There is a tie rod "5" above each of the two central windows.

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Third floor has four windows symmetrically placed. Sills are wood. There are segmental arches. Sash are double-hung, 1/1, and modern.

LEAN-TO (NO STREET NUMBER, EAST MARKET STREET)

Economy Advertising Company constructed this component circa 1940. It was badly damaged in the 1970s when an automobile ran into it. Economy rebuilt the lean-to. The present owner plans its removal.

Union Brewery stand close to the street. The neighborhood is urban. East Market Street rises as it climbs to the east bluff of the Iowa River. North Linn Street is level. Saint Mary's Roman Catholic Church (1867/National Register of Historic Places) stands immediately south. Commercial buildings and parking lots occupy the corners opposite Union Brewery.

Anton Geiger built his home directly west of Union Brewery in 1870. It still stands at 213 East Market Street. The building is a two story brick and is known locally as the Wesley Foundation House. This building has been very much altered on its southern (rear) face by the addition of a large campus ministry complex.

10. Geographical Data: Verbal Boundary Description.

Beginning at the northeast corner of Lot 1 of Block 67 of the Original Town Plat of Iowa City, thence south approximately 68 feet 10 inches, thence west approximately 57 feet along a brick wall, thence south approximately 20 feet along a brick wall, thence west approximately 22 feet along a brick wall, thence north approximately 5 feet along a brick wall, thence west approximately 24 feet along a brick wall, thence north approximately 6 feet along a brick wall, thence west approximately 20 feet along a brick wall, thence south approximately 11 feet along a brick wall, thence west to the west boundary line of Lot 2 of Block 67, thence north to the northwest corner of Lot 2, thence east to the northwest corner of Lot 1, the point of beginning.

Includes subject property only, a free-standing building. Includes a small parking area along west end of property. Excludes any and all of the Wesleyan Campus Ministry Building (the former Brewer's House), the bay window of which is said to protrude into and be a part of the above legal description) which adjoins the parking lot to the west.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	<input checked="" type="checkbox"/> architecture	___ education	___ military	___ social/
___ 1700–1799	___ art	___ engineering	___ music	___ humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900–	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Commerce: 1868–1916

Specific dates Arch: 1868, c. 1879 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Union Brewery is a fine example of a vernacular, industrial cum commercial building with Italianate stylistic details. The brewery is a composite of buildings and additions successfully unified by similar scale, materials, and roof mass. Historical significance obtains. Brewing was an important Nineteenth Century industry both nationally and in Iowa. In Iowa City there were at least four breweries in the third quarter of the century. Three of them had notable, brick buildings; but, of these, only Union Brewery remains extant.

The core building is 225 East Market Street. Built circa 1856, this room is in the vernacular tradition of a commercial row unit. It has a windowed shopfront framed by posts and lintels which supported a second story living quarters. Decorative elements are restrained and consist of stone capitals on the brick posts. The long, stone lintel attests to fine quarrywork and was probably cut from local stone. Iowa City had many of these commercial row buildings prior to the Civil War but few remain intact in themselves. Some can be seen, like 225 East Market Street, incorporated into larger buildings.

The Hotz and Geiger construction of 1868/69 engulfed the core building. Portions of the new building at 223 and 227 East Market repeated the basic post and lintel system. The North Linn Main block echoes this structural system on first floor but clearly embraces Italianate detailing: tall windows on second floors, double-setmental arches over windows, and dressed quoins on the corner posts.

Hotz and Geiger constructed their "malt house" by throwing a low, third floor across 227, 225, and 223. Technically, a header course runs across these second floor rooms slightly above their windows. This course marks where cornice area of 225 was removed when the third story added. A tower was built on souther elevant of Union Brewery to provide ventilation to the third floor. Malt grain was spread out in this area and allow to sprout. The tower which provided ventilation is non-extant.

The 1868/69 construction successfully unified its various components through use of similar materials, brick, wood, stone, and particularly the massive roof. Brackets and dentils further increased interest at the roof level.

A later addition between 1870–79 illustrates the success of Union Brewery. Located at 221 East Market Street, it blends into the total building by once again employing similar building materials, scale, and tying into the roof mass.

Alcoholic beverages have maintained popularity in America since colonial times. A major redirection of the brewing industry occurred in the 1840s–60s when many German emigrants settled in the United States. By the 1850s it was evident that their lager beer would outsell the stout and ale commonly drunk in America up until that time.

9. Major Bibliographical References

Refer to Continuation Sheet 9-2

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Iowa City West

Quadrangle scale 1/24,000

UTM References

A

1	5	6	2	2	2	4	0	4	6	1	3	2	1	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

Refer to Continuation Sheet 7-4

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

Form: James E. Jacobsen, National Register Coordinator
name/title Text: William Page, Public Historian, Richland, Iowa

Office of Historic Preservation

organization Iowa State Historical Department date February 27, 1986

street & number E. 12th Street and Grand Avenue telephone 515-281-4137

city or town Des Moines state Iowa 50319

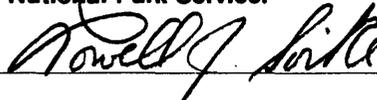
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

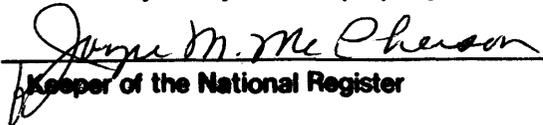


title Deputy State Historic Preservation Officer

date February 28, 1986

For NPS use only

I hereby certify that this property is included in the National Register


Keeper of the National Register

Entered in the
National Register

date 4/10/86

Attest:

date

Chief of Registration

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The 1850s through 1870s were a golden era for small, local breweries across America. This was also true here in Iowa as amply demonstrated in Iowa City. Simeon Hotz was a native of Baden, Germany. After emigration to America, he settled in Iowa City and engaged in shoemaking. Later he worked in partnership with Louis Englert of the City Brewery in Iowa City before launching a brewing operation of his own. By 1865, Hotz had entered partnership with Anton Geiger, his son-in-law, to produce lager beer. At this time there were at least four local breweries in Iowa City including Atlantic Brewery (F. Kielmeyer, prop.); Union Brewery; Great Western Brewery (George L. Ruppert, prop.); and City Brewery (Louis Englert/Inglert; after 1873 J. P. Dostal, prop.). There were approximately 85 local breweries operating in Iowa at time.

Prohibition laws plagued the brewing industry in Iowa during much of the latter half of the Nineteenth Century. In 1855 the state legislature decreed the sale of alcoholic beverages illegal. Unofficial local options widely prevailed, however, and removed teeth from the law.

The Women's Christian Temperance Union was a powerful force in the 1870s and, together with the Prohibition party, were able to successfully lobby for a prohibitionist amendment to the state's constitution in 1882. The Iowa Supreme Court later struck down this amendment.

By 1884 forces of prohibition were again sufficiently strong to lobby a stringent prohibition law (the Clark Law). Iowa was "bone dry" by the 1880's and firms like Union Brewery attempted to survive by bottling mineral and carbonated waters.

Finally in 1894 the state legislature passed the Mulct Law. This legislation gave to each county the right to decide for itself what option to take towards prohibition. By 1906, three-quarters of Iowa's counties allowed taverns to operate.¹

The pendulum continued to swing concerning alcohol in Iowa. In 1915 the Mulct Law was repealed. In 1919 Iowa joined the rest of the nation under the Eighteenth Amendment's prohibition, but the non-availability of grain during wartime effectively ended beer production two years earlier. The state remained dry until 1934 when prohibition ended. After the repeal of national prohibition in 1933, Iowa enacted in 1934 the Iowa Beer and Liquor Control Act which continues to regulate the sale of alcoholic beverages in the state.

Hotz and Geiger's operations proved successful as the rapid expansion of their building witnesses. In addition to lagerbeer, the company also bottled distilled,

¹Nelson, Julie E.; "Liquor Legislation in Iowa; The Palimpsest; Volume 62, Number 6; November/December 1981; pp. 190-91.

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mineral, and soda water. When Hotz died in 1881, another son-in-law, Conrad Graf bought the business and continued operations. When Conrad Graf died in 1894, one son, William R. Graf bought his other two brothers' inherited interests in the company.

In 1916 the State of Iowa initiated prohibition of alcoholic beverages. To avert a mortal blow, William R. Graf tried making near-beer for a while. The product competed unsuccessfully with real beer which was widely imported into the state from Illinois (in wooden crates with "Crockery--Handle With Care!!"). William R. Graf sold the brewery building and in 1917 built a new works to bottle soda water. Robert W. and William A. Graf inherited this business from William R. Graf, their father. In 1966 William A. Graf retired from the business. When William R. Graff died, his widow sold the business which remains in operation today as Graf Beverage, a wholesale bottling operation.

To return to the brewery building from the beverage business, Mississippi Valley Rubber Company bought the brewery in 1917. The company manufactured automobile inner tubes. The operation was also rumored to be a "front" for bootlegging. Economy Advertising Company bought the building in 1923, erected a new building directly south, and has used both facilities to the present day for its printing operations. In 1985 Towncrest Investments Associates of Iowa City bought both the Economy and Union Brewery buildings. Towncrest Investments Associates plans to convert the buildings to multi-commercial purposes through a rehabilitation program employing the investment tax credits available through the ERTA of 1981.

In summary, brewing was a major industry in Nineteenth Century Iowa City. The largest brewery in town, the Great Western Brewery was also noted as having one of the largest production capacities in Iowa.@@ Local statistics witness that Union Brewery had a comparable capacity to Great Western's.## The Union Brewery is the only extant building in Iowa City to call attention to this industry although there were at least three notable, brick breweries in the city. Union Brewery is a large composite of buildings and additions successfully unified by similar scale, materials, and roof mass.

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Bibliography

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P R I M A R Y

- Abstract of Title; property Economy Advertising Company; Iowa City, IA.
@@Iowa State Gazetteers; 1865 (Hair's), pp. 45, 51, 409, 493; 1880/81 (Polk and Danser). 624; 1882/83 (Polk & Danser), p. 1077.
- "Bird's Eye View of Iowa City, Johnson County, Iowa;" Drawn by A Ruger; 1868; Manuscript Collection; Office of Historical Society, Iowa State Historical Department; Iowa City, IA.
- ##Sanborn Fire Insurance Maps; 1879, 1883, 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933, 1933 updated to 1944, 1933 updated to 1970. Map for 1879 shows addition at 221 East Market Street.
- "Simeon Hotz" (biographical); Portrait and Biographical Record of Johnson, Poweshiek, and Iowa Counties, Iowa; Chicago; Chapman Brothers; 1983; pp. 263-64.
- "Frank X. B. Geiger (biographical; son of Anton Geiger); Portrait and Biographical Record of Johnson, Poweshiek, and Iowa Counties, Iowa; Chicago; Chapman Brothers; 1893; p. 699. Includes lithographic portrait of Anton Geiger.
- ##Combination Atlast Map of Johnson County, Iowa, Compiled, Drawn, and Published from personal Examinations...; Geneva, IL; Thompson; 1870.
- ##"Simeon Hotz" (biographical); History of Johnson County, Iowa 1836-1882; Iowa City; No publisher, no author; 1883; p. 847.
- "The City Brewery;" "The Great Western Brewery" (Business histories) History of Johnson County, Iowa 1836-1882; Iowa City; No publisher, no author; 1883; p. 674, 688-89.
- "Conrad Graf" (biographical); History of Johnson County, Iowa 1836-1882; Iowa City; no publisher, no author; 1883; p. 832.
- Direct building measurements; Koffron, Nagle, Voigtman, Architects and Planners; Iowa City; 1985.
- Samuel Calvin Photographic Collection; Geology Department; Trowbridge Hall; University of Iowa; Iowa City. Contains several views of St. Mary's Church c1910 with brewery included i streetscape.
- Fred Kent Photographic Collection; The Libraries; University of Iowa; Iowa City. Contains several exterior photographs of Economy Advertising Company which also show portions of Union Brewery in 1927 and 1936.
- Aurner, Charles Ray; Leading Events in Johnson County, Iowa History; Cedar Rapids; Western Historical Press; 1912; p. 468.
- Iowa City City Directories; 1868/69 (Holland's); 1875/76, p. 81; 1878/1879 (Owen's, p. 12).
- "Iowa City, Iowa;" (map); Compiled and drawn by J. H. Millar, Illustrations by G. H. Yewel; Pittsburgh, PA: W. Schuchman Lithographing; 1879.

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@Baron, Stanley; Brewed in America; The History of Beer and Ale in the United States; Boston; Little, Brown & Company; 1962; pp ix, 177, 189, 227, 257.

Weber, Irving; "Saloons in Iowa City;" "Iowa City Breweries" Irving Weber's Iowa City; Vol. 1; Iowa City; Privately published by Lions Club; 1979; p. 9-14, 203-08, 119-121.

Federal Writers' Project, Work Projects Administration; Johnson County File Folder #3; Box 27; Special Collections; The Libraries; University of Iowa; Iowa City. Johnson County History; Iowa Writers' Programs; Work Projects Administration; Iowa City; Iowa City School System; 1941.

"Site 36-1919-20" (Great Western Brewery); "Site 52-010-1384" (City Brewery); "Site 52-010-1365" (Union Brewery); North Side Commercial District Survey; Office of Planning and Program Development; City of Iowa City;

*Property Records; Iowa City City Assessor's Office; Iowa City, IA.

O R A L H I S T O R Y

Raymond Bywater, President, Economy Advertising Company; with W. C. Page; September 1985.

William A. Graf (great-grandson of Simeon Hotz and great nephew of Anton Geiger); with W. C. Page; September 1985.

Herbert Gartzke (son of Union Brewery brewmaster); with W. C. Page; 16 January 1986. Excellent informant concerning technical procedures for brewing at Union.