

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: L. Hoster Brewing Company

Other names/site number: City Brewery

Name of related multiple property listing: N/A

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

2. Location

Street & number: 477 S. Front Street

City or town: Columbus State: OH County: Franklin

Not For Publication: n/a Vicinity: n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<i>Barbara Power</i>	
DSHPO Inventory & Registration	April 19, 2019
Signature of certifying official/Title:	Date
Ohio Historic Preservation Office, Ohio History Connection _____	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

6/17/19
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>7</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u>1</u>	<u> </u>	objects
<u>8</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: Processing

Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

COMMERCE/TRADE: Professional

RECREATION/CULTURE: Theater

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Romanesque

LATE VICTORIAN: Queen Anne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

Narrative Description

Summary Paragraph

The L. Hoster Brewing Company is a small historic district, comprised of a complex of 19th century brewery buildings. The historic district is situated just south the central downtown in Columbus, Ohio. The nominated historic district has seven contributing buildings, one contributing object, and one noncontributing building. Due to the industrial nature of the buildings' original use, they are generally utilitarian in appearance, although one building has Richardsonian Romanesque elements and one has Queen Anne elements. The brick, cast iron, and concrete buildings vary in size according to their original use, ranging from one to six stories. The L. Hoster Brewing Company maintains historic integrity, continuing to reflect the district's industrial heritage and brewery function.

Narrative Description

Setting and District Overview

The L. Hoster Brewing Company is a complex of buildings, located in the Brewery District neighborhood of downtown Columbus, just south of the core business and governmental center. The historic district is visually and physically separated from the downtown by Interstate 70, which cuts through Columbus' center below grade. The Brewery District is adjacent to the residential and commercial German Village Historic District, and both neighborhoods share a 19th century German heritage. The nominated L. Hoster Brewing Company is situated among a mix of building types, including other industrial buildings from the 1800s, as well as late 20th century apartment buildings. Additionally, there are a few remaining late 19th century houses in the neighborhood. Most of the buildings in the vicinity are of brick construction, and the area has an overall late 19th century industrial quality.

The L. Hoster Brewing Company complex is historically designated within a local district – the Brewery District Historic District. The local historic district extends roughly one mile from W. Livingston Avenue south to Greenlawn Avenue and from the east bank of the Scioto River west to the alley just east of S. High Street. High Street is Columbus' primary north-south street, and the German Village Historic District (local and NRHP) abuts the Brewery District to the east.

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Front Street is two blocks to the west of High Street. The local Brewery District Historic District contains two other 19th century brewery complexes (Schlee and Born), additional industrial buildings, and historic commercial buildings along S. High Street.

The L. Hoster Brewing Company called the brewing facility itself, City Brewery. That name does appear on historic maps, but the Hoster company name typically accompanied it and seems to have been more commonly used. The L. Hoster Brewing Company contains seven brick contributing buildings, most of which face onto South Front Street, one contributing object, and one noncontributing building. (Photos 1-5)

The primary building (referred to in the nomination as the Beer Production Block) for the L. Hoster Brewing Company consists of eight individual additions/sections (Sections A-H, See Photo Keys - page 1) that were constructed at differing times, all forming one large building, where the brewing functions primarily took place. A 1967 addition (Wasserstrom) was attached to the east elevation of the brewery block, along South Front Street, after the original eastern section of the building was torn down.

Behind the Beer Production Block is a cluster of three buildings that supported the brewery function. These buildings include the Racking House/Stock House, the Ice Plant, and the Ice Machines Building with the attached Blacksmith/Oil House (Buildings 2-4, Sections I-M). The Beer Production Block and the support block are separated by South Ludlow Street. Ludlow is a narrow street essentially serving as an alley for the complex. It is paved with a combination of new and old brick pavers. The two building blocks and the alley create a dense industrial space that is typically not seen in downtown Columbus. A sloped grass lawn separates the Beer Production Block's north elevation from Livingston Ave., and a stone retaining wall frames the lawn along Ludlow St. The remnant of a massive chimney stack (Object N) is near the northwest corner of the Ice Machines Building. It is a free-standing object.

The Bottling Plant (Building O) for the L. Hoster Brewing Company is across S. Front Street from the main brewery building. An annex to the Bottling Plant (Building P), also facing S. Front Street, is just to the south of it. The two bottling buildings are separated by West Brewers Street. The L. Hoster Brewing Company had a fleet of delivery wagons and a large building was constructed to house the horses. The Stables (Building Q) are south of the main brewing building and located at the northwest corner of Front and Liberty streets.

An entertainment venue, called Brewmaster's Gate, faces S. Front Street, between the Beer Production Block and the Stables (Photo 3). This 2003 building is noncontributing, but does not detract from the setting of the historic district. An alley separates it from the brewery. A large parking lot is south and west of the Racking/Wash House. Another parking area is on the north end of the Ice Machines Building. The L. Hoster Brewing Company had its own railroad spurs, and the parking areas are in the location of the tracks. A small one-story railroad car shed once sat roughly where Brewmaster's Gate is, but otherwise these open areas were largely undeveloped as they were dedicated to the railroad spurs. The parking lot at the southwest

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corner of the L. Hoster Brewing Company complex is being excluded from the nomination, because it is a separate parcel and the area was undeveloped by the company.

Evolution of the Property

During the late 19th century, the L. Hoster Brewing Company was in a constant state of construction. As the business grew, older buildings were torn down and newer, larger ones were constructed. The new buildings were a result of increased brewing capacity – L. Hoster Brewing Company expanded from 1,600 barrels a year in 1850 to 100,000 barrels by the 1890s. And, some new buildings were likely the result of improved technology, such as the c.1895 Ice Machines Building, which contained new refrigeration equipment. The bulk of the extant L. Hoster Brewing Company buildings were constructed c.1890 to c.1895. Despite the evolving nature of the complex, the materials are cohesive throughout the buildings. Arcaded brick ceilings, cast iron or steel I-beam construction, rowlock segmental arches, stone sills and trim, limestone foundations, and brick exteriors are commonly seen in all of the buildings.

Brewery/Beer Production Block (Building 1: Sections A-H)

The primary beer production facility is composed of nine separate sections, connected on the interior to form one large building. Because the brewery block is a complex building, the sections will be described individually one-by-one, rather than describing the entire building floor-by-floor. There is a 12' difference in grade on the site, descending from north to south, resulting in interior inconsistencies of floor levels. In some places, the floor levels do not align between building sections (see Attachment B – Section Drawing). Additionally, some floor levels are double-height, further complicating the floor alignments from section to section. Because of the way the floor levels do line up, the building has been designated as having the following floor levels: basement, ground, first, second, third, fourth, fifth, and sixth.

The Beer Production Block is situated at the southwest corner of West Livingston Avenue and South Front Street. The building extends along Front Street for an entire city block. (Photo 6) Presently, a 1967 two-story addition, constructed by the Wasserstrom Company, faces onto S. Front Street. It took the place of part of the original brewing facility, which was demolished when this addition was constructed. At the north end of the 1967 addition, the grade elevation is at the first floor, while the primary entrance on the south end of the addition is at the ground floor. This flat-roof addition has a store front display window across the width of its north elevation, an entrance at the northern end of the façade, and an entrance at the southern end of the façade. (Photos 1, 6) The addition is faced with stacked bond brick, which has been painted, altering the mid-20th century characteristic of the original glazed white brick. The southern entrance on the façade, and wrapping around to the first few feet of the south elevation, is emphasized with polished granite panels. The panels have been painted at the first floor level, further diminishing the mid-20th century characteristic materials. The south elevation is a solid wall, without openings. On the interior, the 1967 addition has a vestibule with a floating staircase at the southern entrance. (Photo 7) This is the primary mid-20th century feature of the addition, on the interior or exterior. What appears to be decorative marble facing in the vestibule is actually a laminate rather than stone, and the floor is also laminate tiles, mimicking terrazzo. The first floor of this addition is a linear open space with dry wall columns, a drop ceiling, and

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carpeted floor. (Photo 8) The second floor of the 1967 Wasserstrom addition is also an open linear space with the same materials.

The historic sections of the Beer Production Block, mostly dating to the 1890s, are behind the Wasserstrom addition. The Franklin County Auditor assigns a construction date of 1890 for the entire brewery building. This is fairly accurate as five of the eight additions/sections were constructed between 1887 and 1891. The 1899 Baist Property Map indicates that the Beer Production Block had gained its current footprint by that year (see Attachment A - Maps). On the east elevation, the historic buildings are largely visible from above the first story. They present a varied roof line, corresponding to the individual building sections, and the comprehensive brewery building overwhelms the 1967 addition in scale (see Attachment D – Image D).

Filling Rooms (Section A)

At the northwest corner of the Beer Production Block, the two-story Filling Rooms building was constructed 1890-91. It shows up between publication of the 1887 and 1891 Sanborn maps (see Attachment C). The 1891 Sanborn indicates filling rooms in the basement and 1st floor (currently designated ground level) and a lobby on the 2nd floor (currently designated 1st floor). The westernmost portion of the Filling Rooms' north elevation originally connected to another building, and this section of the elevation would not have been visible. This part of the elevation has a blind, stepped parapet wall facing Livingston Ave. (Photos 1, 9) The easternmost portion of the Filling Rooms historically faced north into a courtyard between the Beer Production Block's projecting wings. This part of the Filling Rooms building contains the lobby and this area likely served as one of the primary public entrances. The façade features a parapet wall with heavy brick corbeling and a round decorative window emphasized by header courses. (Photo 9) It has a grouping of three one-over-one wood windows with stone sills. A slightly recessed entrance is west of the window grouping. It has a wood door with a diamond-shaped leaded glass window and wrought iron hardware. This part of the building is slightly above grade, on a stone foundation, and stone stairs access the door. A Mansard-type roof canopy, which appears to be a later alteration, covers the windows and doors. On the west elevation, the high stone foundation of the ground level is exposed. It has a segmentally arched door and window openings, with brick rowlock headers. The door opening, now containing an overhead garage door, retains the arched, multi-light wood transom. This elevation is divided into three panels by brick piers, topped with corbeling. An infilled rectangular area, with stone sill, was the location of an enclosed walkway that connected this building to the Ice Machines Building, when it was completed a few years later. Additionally, a window opening was infilled with brick. The east and south elevations abut other additions/sections and are not visible.¹

On the interior, the basement and ground floor levels are utilitarian spaces, each consisting of an open room that occupies the entire footprint. Four centered cast iron columns support an east-west steel beam, which is stamped 'Carnegie 1886.' The brick arched ceilings and walls are finished with a cementitious material and painted, and the floors are poured concrete.

¹ Some Narrative Description text for the Beer Production Block was prepared by Judith B. Williams, Historic Preservation Consultant.

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The first floor level contains the lobby, denoted on the 1891 Sanborn. Located in the eastern portion of the Filling Rooms building, it is an ornate, distinctive room. The lobby features a recessed inglenook, with wood benches on either side of a fireplace. (Photo 10) The variegated brick fireplace has an arched opening, with a stone keystone. The fireplace surround has decorative stone bands and a stone panel with the Hoster H logo in relief. The lobby has varnished wood trim, wood-beamed ceiling, and wainscot. (Photo 11) Entries into the room are round-arched, with one historic wood door remaining into the attached bathroom, which has wood paneling and trim as well. Ceilings and walls are likely plaster, and the floor is covered with carpet, except in the bathroom. To the west of the lobby is a small entry vestibule that was remodeled c.1960s. The paneling here matches that found in the room to the west, which appears to have served as office space for Wasserstrom. This room has a carpeted floor and a dropped acoustical panel ceiling with painted bead board visible above (Photo 12). There are two partitioned offices at the west end of the space.

Grain Dryer Room (Section B)

At the northeast corner of the Beer Production Block, the three-story Grain Dryer Room was constructed c.1890. It is indicated on the 1899 Baist map, and a building first appears in this location on the 1891 Sanborn Map with the notation *2 Condensers, 1 Brine Tank*. But, it is denoted as a 1-2 story building. By 1901, the present three-story building is shown, and the building was labeled as *Grain Dryer Room*. The first floor level is a double height space, and this may be the reason that the 1891 Sanborn shows it with the notation *1-2*.

The three-story Grain Dryer Room faces north onto S. Livingston Ave. (Photos 1, 9) It has four bays separated by slightly projecting brick piers. Given that this elevation was publicly visible, it has the decorative element of brick corbeling above the third story windows. The window openings throughout this building have been bricked-in. The openings feature stone sills, rowlock arches on the upper story windows and flat stone lintels at the first story windows. At the first floor, three of the four bays have overhead garage door openings. The east and west openings have been infilled with concrete block. The Grain Dryer Room has two window bays on the east elevation at the third floor and the same window opening configuration is present on the west elevation. This building is shown with a clerestory monitor on top of the hipped roof.

On the interior, the Grain Dryer Room has two floor levels, although it appears as a three-story building from the exterior. The first floor level is a double-height space. The first floor is a loading dock in the east half of the building with exposed brick walls, acoustical panel ceiling, and concrete floor lowered to grade. In addition to the exterior loading door openings in the north wall, there is a loading dock-sized opening in the south wall into the Beer Storage Section (C). In the west half of the first floor, drywall partitions and drop ceilings have been added for kitchen, restroom, and office use, at the original floor height.

A metal spiral stair is at the southwest corner of the Grain Dryer Room, providing access from the first floor to the third floor level. (Photo 13) The room at the third floor is a distinctive double-height volume space with exposed wood roof truss structure (painted), exposed brick walls (currently painted), and concrete floor. (Photo 14) The original historic wood windows are intact behind the brick infill. They are paired 12-light windows with a fanlight transom.

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Evidence of the clerestory location is seen where there is more recent wood infill. The space is accessed by the spiral stair and also by an opening to the elevator at the southeast corner. The elevator shaft is within the Beer Storage Section (C).

Beer Storage Section (C)

The Beer Storage Section is in the middle of the Beer Production Block, south of the Grain Dryer Room. It was constructed c.1885. A two-story section is shown at this approximate location, with the notation of *Fermenting* on the 1887 Sanborn Map. By 1891, it had reached three stories with the notation *Storage Cellar B & 1st* in the north half and *Fermenting Cellars B & 1st, Storage Cellars Below*. On the 1887 and 1891 Sanborn maps, it is depicted as having an east-west dividing wall, and a vertical seam in the exterior masonry (on both the east and west elevations) appears to correspond with the location of this interior dividing wall. It was remodeled between 1891 and 1901. The 1901 Sanborn Map shows the Beer Storage Section in its current size and configuration, including a dashed line displaying the location of the clerestory at the roof, with the labels *Arched Cellars, Beer Storage 4th, Iron Posts B 1st 2nd & 3rd, Cement Floors*. The freight elevator is clearly shown in the northeast corner on this map, and the interior dividing wall was eliminated.

The Beer Storage Section is four-stories in height and an elevator penthouse extends another floor level above the flat roof, at the northeast corner. (Photos 1, 6) This large-scale brick addition contains four stories above grade and two levels below grade. It appears as a much taller building than four stories, due to the fact that several of its levels are double height spaces. Small segmentally arched openings, with rowlock lintels and stone sills, are at the second and third floors, while the fourth floor has larger window openings. The windows have all been replaced on the east, S. Front St. elevation with vinyl windows. The elevator windows have been partially infilled with brick and smaller, metal windows installed. A brick enclosed opening at the fourth floor, near the elevator, was the location of an enclosed walkway to the eastern block of buildings. The north elevation is largely obscured by the adjoining buildings, except for at the fourth floor where bricked-in segmentally arched window openings are visible. A circular window is on the north elevation of the elevator penthouse, above the roofline. The Beer Storage Section has a monitor roof, which is just visible above the north elevation roofline. It is presently faced with standing seam metal. The west elevation is also mostly only visible at the fourth floor above adjacent building sections. Of the six window bays at this location, half have been brick infilled, while the others have metal multi-light windows.

On the interior, the floor levels are all predominantly open spaces within a grid of columns. (Photo 15) In some places, drywall partitions create smaller room separations, but despite their occasional appearance, each floor still reads as an open space. Cast iron columns in this space have large, flanged capitals. Other typical materials include exposed I-beams, brick arched ceilings and brick walls (both mostly covered with a cementitious material that is painted), and concrete floors. Along the west wall, a staircase extends from the basement up to the sixth floor. At the lower floor levels, it is enclosed, but it is open at the higher floor levels. The ground floor has openings to the Filling Room (Section A) and Fermentation Storage (Section H). From the first floor there are openings to the loading dock in Section B, the former offices in the Filling

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Room (Section A), and the Fermentation Storage Cellars (Section H). The second floor is a double-height space, and as a result, there is no third floor. From this space, there is an opening to the top floor room of the Fermentation Storage Cellars (Section H), however this room is located above the floor level of the Beer Storage Section and is reached by a door at the mid-point of the west wall stair (Photo 16), halfway up the wall. Small segmental-arched window openings are high on the east wall. The fourth floor is also a double-height space, and as a result, there is no fifth floor. Small segmental-arched window openings exist high up on the east, west, and north walls. From this space, there is an opening into the Malt House (Section D) on the south wall (Photo 17).

The sixth floor is different from the other floors in this section (Photo 18). It has painted wood posts supporting wood beams, instead of the cast iron and steel I-beam structure. It has exposed painted wood ceiling structure, and the framing for the monitor roof is intact. (Photo 19) This floor level has asphalt-covered flooring. Window openings exist on the east, west, and north elevations, however no historic windows remain. The metal stairs, beside the elevator, provide access to the roof, and the blocked-in, elevated walkway opening was accessed from this stair landing.

Between 1891 and 1901, a four-story brick addition was constructed in an open air passageway between the Malt House/Granary (Section D) and the Fermenting/Storage Cellars (Section H). It connects to the southwest corner of the Beer Storage Section. (Photo 20) The original purpose of this room is not known, and it is only accessible from the Beer Storage Section. It has paired segmental-arched window openings on the south, exterior wall, which have been infilled with concrete block. It is a tall, or double-height space, on most interior floor levels, and a metal staircase is attached to the north and east walls at the fourth floor and above. Ceilings are brick arched at the lower floor and wood roof structure at the top floor.

Malt House/Granary (Section D)

Continuing south, the next addition is the Malt House, which is in the middle of the Beer Production Block. It was constructed c.1890. The 1887 Sanborn indicates that a two-story granary and malt house, as well as some adjacent storage buildings were in the rough location of the present Malt House. It was completed, in its current configuration, by publication of the 1891 Sanborn, which denoted *Fermented Growing Floors, Storage Cellar in Basement*. Connected to the Malt House, but clearly marked by different column lines, is the Granary, which is described in 1891 as containing *8 Iron Steep Tubs* and *8 Hoppers*. The Malt House performed an important function for the brewery, as it was the location where cereal grain was converted into malt by soaking it in water.

The Malt House is a large-scale section containing five floors, plus attic, above grade and one double-height space below grade. (Photos 1, 6) Adjacent and connected on the interior is the Granary, a narrow seven-story brick structure that projects above the roofline with a gabled asphalt roof. The Granary is between the Malt House and Beer Storage sections, with its gable ends on the east and west elevations. Windows on the east elevation are vinyl replacements within segmentally arched openings that have rowlock lintels and stone sills. The Granary

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windows on the south elevation have similar window openings. Small attic windows that have stone lintels and sills are tucked under the eave. A door opening on the Granary's gable end was the location of an elevated walkway to the eastern block of buildings, and Sanborn maps denoted the walkway as being on the fifth floor. The west elevation of the Malt House has the same fenestration pattern as the east elevation, with some of the original 6-over-6 windows remaining.

On the interior, the ground and first floors were renovated for offices and warehousing in the 1960s by the Wasserstrom Company. These floors have drywall partition walls, dropped ceilings, and carpeted floors, although the cast iron column grid is present. (Photo 21) In this section, the columns have simple Doric capitals. The second, third and fourth floors are similar, retaining their historically open industrial space, with minimal partitions, defined by cast iron columns at support beams, brick arched ceilings, painted brick walls, and concrete floors. (Photos 22-23) The bay that defines the Granary has larger columns that are more closely spaced together than the rest of the Malt House. Beginning at the third floor, there is evidence of the specialized function of the Granary, with circular floor and ceiling connections for the tubs and hoppers that existed in this space (Photo 24). At the fourth floor, the Granary is a double-height space (Photo 25). The steel grid construction system is exposed within the volume space. The interior wall construction above the grid appears to be painted ceramic blocks. An opening in the north Granary wall, with a ramp, accesses the abutting Beer Storage Section.

Malt Kiln (Section E)

The Malt Kiln is in the southeastern corner of the Beer Production Block. It was constructed c.1890, at the same time as the Malt House. The 1887 Sanborn indicates that storage buildings, a wash house, and a small kiln building were in the rough location of the present Malt Kiln. It was completed, in its current configuration, by publication of the 1891 Sanborn, which denoted a *Furnace and Malt Kiln Drying Rooms*.

The Malt Kiln is four stories in height. (Photos 4, 6, 26) It has very few window openings on the east, south, and west elevations. They have all been infilled with brick, but the rowlock segmental arch of the opening is evident. A six-light fixed window is on the east elevation, near the parapet wall of the freight elevator shaft. At the ground level, the south elevation has a covered dock that has a shed roof and simple metal posts. The Malt Kiln has a steeply pitched hip roof, and originally, the building had a large chimney at the peak of the roof. Historic renderings depict differing images of what the chimney looked like, but it was removed and capped off by the late 20th century. An adjoining elevator and engine/equipment room was also built at the same time as the Malt Kiln. Located on the east side of the Malt Kiln, it has a flat roof and is a story shorter in height.

On the interior, the Malt Kiln does not have a basement level, although the freight elevator does extend to that level. It is connected to the interior of the Malt House at each floor level. The ground floor contains remnants of the former brick kiln. (Photo 27) The east and west walls remain, each painted brick with a pair of round-arched openings into the kiln, but the north and south walls of the kiln have been removed. Brick perimeter walls are exposed and painted, with some drywall partitions added at the east and west ends of the space. Situated in the middle of

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the Malt Kiln Section, the first floor also has the masonry construction of the kiln present. (Photo 28) Although all surfaces are currently covered with later materials, the kiln's brick walls and metal ceiling can be seen above the drop ceiling. There are a number of partitions in the southeast corner of this space, the ceiling is lowered acoustical panels, and the floor is carpeted. The second floor is a two-story volume space with a grated metal ceiling above. The walls and ceiling are covered with c.1970 paneling and dropped acoustical panels, and there is one partitioned room in the southeast corner. The floor is concrete. The fourth floor is uninterrupted space with grated metal floor, ceiling with flat metal panels between exposed I-beams, and exposed and painted brick walls. Window openings are visible at this level, filled with concrete block. There is an arched opening into the freight elevator section and wood-stair access to the attic level at the east side of the space. The fourth floor has a low ceiling height compared to other floor levels in the Malt House. The engine room has a wood floor, exposed and mostly unpainted brick walls, and a wood truss ceiling. The attic space constitutes the fifth floor (Photo 29). It is an open room with metal grate floor, brick walls, and a wood ceiling that angles up, conforming to the hipped roof, and the former chimney opening is visible in the center.

Ramp/Connector Addition (Section F)

Initially, an open passageway was between the Malt House and Malt Kiln and the sections to their west. A small two-story structure was later added in this area between the Malt House and the Wash House (Section G), but the rest of the passage was open. From the Baist map, it appears that the passageway was enclosed north of the two-story structure by 1910, but a bit of exterior space remained between the Malt Kiln and the Wash House. The rest of the passageway was filled in between the 1922 Baist map and the 1937 Plat map. The 1951 Sanborn map indicates that the two-story structure was gone, and the one-story connector had its current configuration by then. The south wall, which is painted brick, has an overhead metal garage door. (Photo 26) A covered loading dock is at the door, where a concrete dock is located above grade. The interior of this addition has exposed building walls, with original arched openings to the Wash House to the west, blocked door openings to the Malt Kiln to the east, and blocked windows to the Malt House to the east. (Photo 30) This interior space has a concrete floor and exposed metal roof structure.

Wash House for Shipping (Section G)

The one-story Wash House was completed c.1892. It is shown as *Wash Ho. for Shipping* on the 1891 Sanborn map, with the notation *to be built*. The 1901 Sanborn refers to it as *Barrel Wash House No. 4* and *Cooper Shop*.

Resting on a raised stone foundation, the Wash House is at the southwest corner of the Beer Production Block. (Photos 26, 32, 39) The south elevation features a gable end that has a round window within the pediment. The infilled window is emphasized by header course bricks. The wood eave features carved brackets. The three windows on the south elevation are segmentally arched with two-over-two wood windows. A large opening at the east end of the south elevation has been infilled with a more contemporary door and store front configuration. As this was a shipping facility, the opening probably once contained a large door. The door is accessed by a flight of stairs with metal railings. The door, stairs, and dock are all covered underneath the dock

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canopy of the adjacent Malt Kiln. The Wash House for Shipping has recessed two-over-two wood windows with fan-light transoms on the west elevation. The west elevation is nine bays wide, with a door in the northernmost bay and a door in the fifth bay. The northern doors may be original, but the middle doors are replacements. The doors are paired wood doors with four-light windows. The exterior of this building has been painted.

The interior of the Wash House is an open volume space with exposed brick walls, exposed wood truss roof structure, exposed mechanicals, and concrete floors. (Photo 31) There are raised floor areas that correspond to the loading dock height along the south and east sides of the space, with contemporary railings and steps to the lower level. The exposed exterior wall and stone foundation of the abutting Fermenting/Storage Cellars section forms the north wall of the Wash House addition. The Ramp/Connector Addition (Section F) provides additional interior space for the Wash House.

Fermenting Room & Storage Cellars (Section H)

This section was completed c.1890. It was not on the 1887 Sanborn map and is first shown on the 1891 Sanborn map as *Fermenting Rm* and *Storage Cellars*. It is marked on the map as having 3 floors plus basement.

The three-story Fermenting/Storage Cellars is on the west side of the Beer Production Block, between the Filling Rooms and the Wash House. (Photos 9, 26, 32, 39) Although only three stories high, it appears to be much taller, due to double-height spaces on the interior. This section rests on a raised stone block foundation, which is a full story in height. Within the foundation on the west elevation (Ludlow Alley), there is a metal entry door with concrete stoop and steps. This section largely has solid walls, with only a few window openings present. At the west elevation, there are four small segmental-arched window openings at each of the three levels, some with original 8-pane windows remaining. The gable ends also display small window openings, including two rows of three on the south elevation and one row of two on the north elevation, along with a louvered window at both gable peaks. The window openings are segmentally arched with rowlock lintels and stone sills.

On the interior, the ground floor consists of a volume space that is open in the south portion, but subdivided by later partitions into corridors and restrooms in the northern portion. This level has two rows of cast iron columns, brick arched ceilings, and concrete floors. (Photo 33) The limestone foundation is visible on the east wall of the space, with exposed brick above. Toward the rear of the space is a corridor leading to an egress door. There are openings connecting this space to the adjacent Filling Rooms and Beer Storage at this level. The first floor is a double-height volume space, eliminating a second floor. (Photo 34) There are two rows of tall cast iron columns at support beams, brick arched ceilings, and walls covered with paneling. There are two openings from this space into the Beer Storage to the east. The third floor is an open space with concrete floors, brick walls with a deteriorated cementitious covering, and exposed wood joists with a view to the attic level above. (Photo 35) Window openings on the north, west and south walls are infilled with concrete block.

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Basement Storage Cellars & Vaults

Although the basement does not constitute a separate section, it does not fully align with the building above and only partially follows the overall footprint of the Beer Production Block. Moving from north to south, there is a rectangular east-west space that occupies the basement level below the Fermenting/Storage Cellars on the west and the Beer Storage on the east. This is a tall open space with two rows of eight cast iron columns at support beams, brick arched ceilings, walls with cementitious parging, and concrete floors. Along its south wall are segmental-arched openings to five stone-arched vaults that run north-south below the Beer Storage and the Malt House. The vaults are several feet higher than this room, so steps are located within these openings, (with the exception of the eastern vault where there is a ramp). The vaults themselves have either exposed stone or stone covered with a cementitious parging that is painted. (Photo 36) The vaults open into the basement level of the Malt House, which was historically a tall double-height space, however a metal floor was inserted to serve the modern office and warehouse use, creating two separate levels. (Photo 37)

The irregularity of alignment and presence of the stone vaults suggests that some of the basement rooms date from earlier eras of brewery construction. In fact, vaulted stone cellars were a particularly Germanic architectural building tradition. The cellars allowed for year-round temperate storage, and the feature was frequently utilized by German immigrants. Noteworthy 18th century examples of vaulted cellars are found in Germanic houses, particularly in Pennsylvania and Maryland. As German immigration spread westward in the 19th century, architectural traditions immigrated too. In the 1817 German utopian settlement of Zoar, Ohio, at least eighteen buildings have vaulted stone cellars, constructed through the mid-1800s. They were contained in buildings of varying size and function, including smaller residential houses, larger commercial buildings such as the hotel, and industrial buildings such as the brewery.

Racking/Wash House-Stock House (Building 2: Sections I-J)

The Racking/Wash House (Section I) was constructed in 1900, as an addition to the c.1895 Stock House (Section J). Although they are denoted as separate buildings on historic maps, they always had interior connections and are being counted as one building.

Racking/Wash House (Section I)

The 1891 Sanborn map illustrates that a row of houses was on the west side of Ludlow St. (then called Bank Alley), and the brewery's stables were at the approximate location where the Racking House would be constructed. The Stock House is seen on the 1899 Baist map, north of the smaller stables building. The 1901 Sanborn labels the Racking/Wash House with *Racking 1st, Wash House 2nd, 3rd, 4th floors*, and that *openings to be bricked up 2nd and 3rd floors into the abutting Stock House*. The Sanborn notations are noted as being 'from plans.'

The Racking/Wash House is a four-story brick addition, with some elements of the Richardsonian Romanesque style. (Photos 4, 32, 38-39) The south façade is the primary elevation of the building. The façade is symmetrical with eleven bays. The central three bays are grouped together and set within an arched stone rowlock. The middle window of this central grouping at the fourth floor also has a stone rowlock. An arched panel of bricks laid in header courses is in between the two stone arches. A stone date plaque is attached to the keystone with

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the year 1900 vertically carved. The central bays are topped by a stepped parapet with stone coping. A stone relief panel is centered in the parapet wall. It is deteriorated, but appears to once have had the Hoster 'H' logo. Two stone rosettes are also in this section and a row of arched brick corbeling further defines the cornice of the parapet. The cornice for the remainder of the façade is lower in height, but also features corbeled brick underneath a stone stringcourse. A brick turret is at the southeast corner of the façade. The turret has a copper pyramidal roof with finial. The building's stone water table is visible on all three elevations. The windows have been bricked-in on the façade, except on the third floor where they have been boarded over from the interior. However, the window pattern is evident with rectangular windows in the far end bays at the second and third floor, as well as the central bay. Segmentally arched windows are at the second floor and round arched windows at the third and fourth floors. All of the window openings have brick header course lintels and stone sills. The second floor windows, as well as the fourth floor windows, rest on a continuous stringcourse. Three door openings are at the ground floor level. The west elevation of the Racking/Wash House is five bays wide. It has a pedestrian and vehicular entrance at the ground level. The upper floors contain roughly the same fenestration pattern as the façade, and the windows are mostly bricked-in on this elevation as well. A metal fire escape stair is attached to this elevation. The parapet wall stringcourses and corbeled brick cornice all continue around from the façade onto the west elevation. The east elevation of the Wash House is six bays wide and has roughly the same appearance as the west elevation. Here too windows have been bricked-in or boarded over. The north elevation is largely obscured by the adjacent Stock House.

Because the Racking/Wash House was an addition to the Stock House and they are nearly identical, the interior of both is being described together (see Stock House description below).

Stock House (Section J)

The Stock House was constructed in c.1895. The 1891 Sanborn map illustrates that a row of houses was on the west side of Ludlow St. (then called Bank Alley), and the brewery's stables were at the approximate location where the Racking House building would be constructed. The Stock House is seen on the 1899 Baist map, north of the smaller stables building. The 1901 Sanborn labels the Stock House as *Beer Storage*, although the building is designated as the Stock House on the exterior. Openings on the south wall of the 2nd and 3rd floors were filled-in, when the Racking/Wash House addition was constructed in 1900.

The three-story, brick Stock House is on the north side of the Racking/Wash House. (Photos 4, 32, 38-39) The buildings have interior connections and function as a single building, although the floor levels do not always align. The Stock House has a parapet wall in the center of the east and west elevations, with a stone name plate carved with the building name, 'Stock House.' The east, north, and west elevations have a heavy brick corbeled cornice. The elevations are divided into bays, which are separated by embedded pilasters. The walls are mostly solid, with only a few small windows sporadically puncturing the wall. The window openings are segmentally arched, with header course lintels and stone sills, and fixed four-light windows. Some of the window openings on the east elevation have been infilled. An over-head garage door is on the east elevation, and an over-head door and a pedestrian door are on the west elevation. The west

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elevation has a metal shed roof canopy over the garage door. The Stock House also has a stone water table.

The Stock House and Racking/Wash House have an interior connection at the basement, first, and fourth floor levels. Both interiors are characterized by largely open floor plans. (Photos 40-45) Each section's construction materials are evident with exposed steel I-beams, poured concrete floors, brick walls (some exposed, some with cementitious covering), and brick arched ceilings. The first floor of both sections is an open floor plan, and the western third of the Stock House has a raised dock area accessed by a concrete ramp. A metal utilitarian stairwell is in the northeast corner of the Stock House and the southwest corner of the Racking/Wash House. An elevator core is roughly in the middle of the Stock House, and an elevator core is along the west elevation of the Racking/Wash House. The Racking/Wash House has a basement and sub-basement level. Both are open floor plans with steel I beams and brick arched ceilings. The sub-basement has a double height boiler room. The fourth floor of the Racking/Wash House has brick partition walls at the eastern end of the building, which form smaller office or storage rooms. Otherwise, the upper story floor levels for each building are open floor plans. Within the Racking/Wash House building, the original wood sash are intact in some areas behind the brick infill, making the original window pattern visible.

Ice Plant (Building 3: Section K)

The Ice Plant was constructed in c.1895. The 1891 Sanborn map illustrates that a row of houses was on the west side of Ludlow St. (then called Bank Alley). The linear Ice Plant is seen on the 1899 Baist map. The 1901 Sanborn labels the Ice Plant as being the *Tank Room*.

The one-story Ice Plant abuts the north elevation of the Stock House. There is no interior connection between these two buildings. The façade of the Ice Plant faces into Ludlow Street. (Photos 46-47) It has three bays, a stone water table, and corbeled brick parapet wall. A stone stringcourse is at the base of the parapet wall and stone coping is on the top of it. A stone name plate is in the central bay of the parapet wall, with the words 'Ice Plant' in relief. The corners of the parapet wall have a carved stone pediment decoration. Windows on the façade have a heavy stone beltcourse sill and heavy stone lintels. The Franklin County Auditor notes that the building was remodeled in 1999, and the windows and door on the façade were likely replaced at that time. A blind, recessed panel is in each bay, above the openings. The 1901 and 1922 Sanborn maps illustrate a two-story section near the western end of the building, with the west façade again being one-story. The 1951 Sanborn indicates that the entire western third of the building was two-stories. The west elevation of the Ice Plant is plainer in detail, than the east façade. (Photo 38) It has new windows and three blind decorative panels near the parapet. The original one-story portion of the building extended to the just beyond the elevation of the Stock House, and this part of the building has been removed, resulting in a smaller footprint. The Ice Plant's west elevation appears to have been rebuilt, likely when the building was remodeled in 1999. A stone foundation is visible, which corresponds with the original transition of the one and two story spaces in the building. The three-story Ice Machines Building sits roughly three feet north of the Ice Plant, and there were no historic interior connections between the buildings.

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The interior of the Ice Plant features exposed timber framing original to the building. (Note: the interior was viewed, but at this time, permission was not granted for photography) Although a one-story building, the Ice Plant features a double-height space at its western end. The building is occupied by a landscape architecture firm and partition walls have been placed into the space, creating office and work areas. The partitions do not extend to the ceiling, keeping the open flow of space intact. In 1999, when the Ice Plant and the Ice Machine Building were remodeled, the outdoor space between the two buildings was partially enclosed, with concrete block walls (faced with brick on the exterior). A roof with skylights encloses the top of the connector. The landscape architecture firm also occupies the first floor of the Ice Machine Building. The interior connection was made at the location of extant window openings, and a contemporary metal staircase provides a walkway between the two buildings and also makes allowance for the change in floor level.

Ice Machines and Blacksmith & Oil House (Building 4: Sections L-M)

At the same time that the Ice Machines Building was constructed, a Boiler House and Pump House were built to its west. These buildings were double-height, one-story buildings, and the five-bay Boiler House had two monitor roofs. A covered railcar dock was along the west elevation of the Boiler House and Pump House. An L-shaped Blacksmith & Oil House (Section M) was built on the north side of the Ice Machines Building. These building sections all had interior connections to each other, except the Pump House, which was only connected to the Boiler House. The Boiler House, Pump House, dock, and the northern section of the Blacksmith & Oil House were demolished, likely in 1999.

Ice Machines Building (Section L)

The Ice Machines Building was constructed c.1895. The 1891 Sanborn map illustrates that a row of houses was on the west side of Ludlow St. (then called Bank Alley). The Ice Machines Building is seen on the 1899 Baist map. The 1901 Sanborn labels it as having *Dynamo & Refrigerating Mach.*

The Ice Machines Building has a heavy stone water table, which is visible on all four elevations. The primary elevation of the building faces into Ludlow Street. (Photos 1, 46) This façade is three bays wide, with the central bay being taller than the other two. The central parapet wall encloses a 10' high monitor roof that extends the length of the building. A substantial corbeled cornice encircles the entire building, and carved stone pediment ornaments are at the corners of each elevation, as well as the parapet wall. The building has decorative stone trim over the arched window openings, as well as stone lintels and sills. A carved stone name plate is on the façade, below the monitor window, with the name 'L. Hoster Brewing Company.' A second name plate is beneath the middle third-story window, with the words 'Ice Machines' in relief. A decorative band of geometric shapes within the brick courses is in the spandrel underneath the third story windows on the façade and south elevation. Window bays around the building are separated by embedded pilasters. Windows throughout the building have been replaced with compatible windows within the original opening. A brick three-story addition was added to the west elevation, where the Boiler House was removed. (Photo 5) This addition created a new entrance lobby for the building, and it was likely completed when the neighboring Ice Plant

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building was remodeled in 1999. The addition is simple in form with materials and decorative patterns influenced by the original building, such as brick corbelling at the roof line, a third story arched window, and blind arched panels in the end bays.

In 2019, an addition was constructed on the north elevation of the building, at the second and third floors. It is on top of the adjacent one-story Blacksmith & Oil House (Section M). (Photo 48) Faced with corrugated metal, it has large, fixed multi-light windows on its east, north, and west elevations, at the second floor. At the third floor, the addition has a parapet wall enclosing a rooftop deck. The third floor has a slight cantilever, which is supported by steel I-beams at the corners. The I-beams do not connect to the Blacksmith & Oil House, providing some visual separation between the it and the addition. The construction project also included an elevated steel parking deck, with covered parking below, to the northwest of the Blacksmith & Oil House. Approaching from the east, a ramp is between the north elevation of the Blacksmith & Oil House and the Chimney (Object N). Neither the ramp nor the parking deck physically touches the Blacksmith & Oil House or the Chimney. An elevated catwalk at the second floor of the Ice Machines Building's west elevation provides direct access to the upper level of the parking deck.

On the interior, the first floor of the Ice Machines Building is a volume space. (Note: the interior was viewed, but at this time, permission was not granted for photography) The wood and steel construction materials are exposed. The walls are faced with white glazed ceramic bricks, which are a remnant of the building's original use as a refrigeration facility. The second and third floors of the Ice Machines Building are accessed via a lobby addition, on the west end of the building. Historic materials remain intact at the second floor, including steel I-beams, steel columns with Corinthian capitals, and pulley mechanisms still attached to the ceiling. Contemporary partition walls within this space do not extend all the way to the ceiling, in most areas, providing a visual open flow of space as the building probably originally had. The ceiling is the same brick arcaded vaults as seen in the other buildings. An ornate steel staircase is in the southeastern corner of the building, accessing all floor levels. It would have served as the original primary entrance into the Ice Machines Building from Ludlow Street. The staircase was reportedly made by Carnegie Steel.

Blacksmith & Oil House (Section M)

Although the one-story brick Blacksmith & Oil House was designated a separate building, it historically had an interior connection to the Ice Machines Building, to its south. (Photos 5, 48) As noted above, these sections were also constructed at the same time, c.1895, and they are being counted as one building. On the east elevation, it has a brick corbeled cornice, two segmentally arched window openings, and a concrete water table. The southernmost window opening was slightly enlarged to accommodate a door. The west elevation was rebuilt, where the Boiler House was removed. It is simple in form with materials and decorative patterns influenced by the original building. Additionally, where the north wing of the formerly L-shaped building was removed, a new, blank brick wall was constructed. As noted above, an addition to the Ice Machines Building was constructed over this section, and an elevated parking deck was constructed northwest of it. Neither the approach ramp nor parking deck touch or connect to the

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Blacksmith & Oil House. See Ice Machines Building (Section L) description for further detail on the 2019 addition. (Note: interior access to the Blacksmith & Oil House was not granted)

Chimney (Object N)

The 204' brick chimney was constructed c.1895, at the same time as the Ice Machines, Blacksmith, Pump House, and Boiler House buildings. It was situated behind the Pump House and at the north wall of the Boiler House. Although the smokestack itself has been removed, its massive base remains intact. (Photos 5, 48) The base features decorative horizontal raised courses, a stone cap on the square base, an octagonal section with recessed vertical courses, and a stone capital. A contemporary art piece is on top of the chimney base. Although once directly abutting the neighboring buildings, it is now a free standing object. Although the chimney has been truncated, it contributes to the district through the decorative workmanship of the masonry and remnant as a functional component of the brewing process.

Bottling Plant (Building 5: Section O)

Examination of historic maps indicates that the Bottling Plant was constructed in 1900. A smaller bottling facility had been located on the site since 1876. It is indicated on the 1887 and 1891 Sanborn maps, as well as the 1899 Baist map. Its more current form is shown on the 1901 Sanborn map. In 1988-89, the Bottling Plant was converted from industrial/warehouse use to commercial use on the lower levels and residential condos on the upper floors.

The Bottling Plant is on the east side of South Front Street, across from the main brewing complex. (Photos 2, 49) The Bottling Plant is a four-story brick building, with a raised basement, creating a ground floor level, two stories above at the western end, and three stories above at the eastern end. It has a flat roof. Windows throughout the building have been replaced with compatible industrial style windows. In the front portion of the building, the window openings are large, rectangular openings, while at the rear elevations, they are segmentally arched. The Bottling Plant has a stone block foundation, which is more exposed at the south end of the building due to the parcel's slope.

The façade faces west onto South Front Street. The façade is nine bays wide, with entrances in the northernmost bay, fourth bay, and the sixth bay. The entrance at the sixth bay was the original entrance. It is emphasized with a simple limestone surround. This entrance is at grade, but due to the slope of the site, the other entrances are accessed by stairs. These entrances, along with the stairs, date to 1989 and were installed into original window openings. Each window bay is separated by brick piers, and the window openings all have stone sills. A decorative band of angled bricks is above the first story windows, while the second story windows have corbeled bricks within each bay. A header stringcourse is above the second story windows, and the roofline has a simple stone cornice.

The Bottling Plant is U-shaped, and the open part of the U comprises the north elevation, facing Livingston Ave. (Photo 50) The building is much closer to the street than it was historically, as Livingston Ave. was slightly reoriented, likely when I-70 was constructed in the 1960s. The western block of the building is five bays wide on the north elevation. The decorative corbeling and brick detail from the façade wraps around to the first bay on Livingston Avenue, but the

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remaining four bays are plainer in appearance only having stone sills. The Livingston Ave. elevation contains the rear elevations of the three wings of the building. Windows on these rear elevations are segmentally arched with rowlock lintels and stone sills. The window openings on the rear of the southern wing have brick hoodmolds. The Livingston Ave. elevation of the eastern wing has the same window pattern as the courtyard, with segmentally arched window openings and stone sills. A balcony, with French doors, is at the first floor in the easternmost bay. Originally, a loading dock was located in this door opening. A parking lot is in the courtyard of the building, accessed from Livingston Ave. The parking area is enclosed by a low brick wall and metal gate, possibly dating to 1989.

The east elevation of the eastern wing faces onto Wall St., a defunct alley. (Photo 51) It has segmentally arched window openings with rowlock lintels and stone sills. This elevation has heavy brick corbeling at the roofline. A massive chimney is incorporated into this elevation. It has a rectangular base that is nearly the full height of the building. The chimney base has recessed blind panels, ornamented with brick corbeling, and an arched opening is at the ground level. A decorative stone cap is on the base and then a round chimney stack rises several feet above the roofline. The chimney is the dividing point between the eastern and southern wings of the building. The east elevation of the southern wing has the same window pattern at the third story and a grouping of three small windows within a rectangular opening at the second story. The ground floor level has two large arched openings that are double-height in configuration. The arches are emphasized by three courses of rowlock bricks. Contemporary doors are in each of these arched openings, surrounded by multi-light, fixed windows. Historically, two boilers were at this location inside the building, and solid wood doors with multi-light transoms filled the arched openings.

The south elevation of the southern wing faces onto West Brewer Street, which is a narrow, defunct alley. (Photos 51-52) A brick corbeled cornice is present on this elevation, except at the three westernmost bays. The eastern section of this wing is one story higher in height than the front three bays of the building. The eastern end of the south elevation has three round windows emphasized by raised rowlocks at the eastern end of the elevation at the second floor. These openings were originally for pipes that connected into the adjacent Annex building. Next to them, a door and balcony are present, both of which were added in 1989. An enclosed, elevated walkway connected this building to the Annex at the 2nd floor, where the balcony is now. The eastern half of this elevation has segmentally arch window openings with brick hoodmolds and stone sills. In the western half of this elevation, the window openings are rectangular, without lintels but having stone sills. On this elevation, the building is accessed with doors at the ground and first floor levels. A stone patio is present at the eastern end of the elevation. At the western end of this elevation, closer to S. Front Street, the foundation is exposed due to changes in grade. The foundation has a heavy stone water table, and windows within the raised foundation have heavy stone sills.

In 1988-89, the Bottling Plant was converted to commercial and residential uses on the interior. At that time, it was still largely open, undivided spaces on each floor level. The conversion created commercial office spaces on the ground floor (Photo 53), at the west end of the building

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along Front Street. A restaurant space in the middle of the building, facing W. Brewers Alley, is also on the ground floor. On the first floor, the area along Front Street also contained retail or office space, while restaurant/bar space is in the middle and rear portion of the building. The first floor restaurant space has remnants of an industrial wood block floor. The condo lobby on the first floor is off of Wall Street. It has exposed brick walls and timber posts. (Photo 54) A tin ceiling is present within the lobby and adjoining mail room. It is unknown at what time period the tin ceiling was installed. The historic elevator shafts were converted to stairwells, which have exposed brick walls and wood ceilings. (Photo 55) Condos are on the second and third floors. Because the residential condo units are individually owned, evidence of historic materials varies from unit to unit. (Photos 56-57) However, most units have at least some timber framing visible. Some units have exposed timber posts and wood ceiling structure, while other units have a drop ceiling concealing the wood ceiling. Exposed brick is seen within condo units, as well as inside the common corridors. (Photo 58) On the third floor, the chimney's decorative stone cap is visible in the corridor, and a condo unit contains a round chimney wall. Large timber roof supports are also present in this eastern corridor. In a ground floor commercial space, the limestone foundation walls are visible, as well as the brick arcaded ceiling and cast iron columns. (Photo 53) The largest alteration to the building – the division of the formerly open floor plan – is relegated to the interior, leaving the streetscape relationship of this support building to the brewery complex intact. While partitions do change the historic floor plan, the interior retains sufficient materials to convey its industrial past.

Bottling Plant Annex (Building 6: Section P)

The Bottling Plant Annex was constructed c.1915, showing up between the 1910 and 1920 Baist maps. It is a long linear building on the south side of West Brewers Street, opposite the Bottling Plant. (Photo 49) It is a narrow building that is only one bay in width. The western half of the building is one-story in height, while the rear portion is two stories. A rooftop patio, with wood supports and lattice work, is on top of the one story section. A corbelled cornice projects outward from the building on all elevations. The parapet wall is topped with ceramic tile coping. Windows throughout the building have been replaced. The west elevation, facing onto S. Front Street, is in the one-story portion of the building. Images from 1988, show that an overhead garage door was in the Front Street elevation. It was infilled with a projecting wooden bay window that is a late 20th century alteration. Bays on the north and south elevations are separated with brick piers, with the wall surface recessed behind the piers. The north elevation faces into W. Brewers St. (Photo 52) The one-story portion has a single door with canvas canopy and windows within two bays. The fixed windows have heavy wood muntins and mullions, the profile matching that of the front bay window. A large wood door, with multiple lights, is present, and it appears to be original to the building. A small window opening, with stone sills, is east of the wood door. The first bay of the two-story portion has a single door with window above, both of which likely correspond to an interior stair. The eastern end of the north elevation has large two-story aluminum window systems. One of the windows is a bay window. This bay window configuration may be original, as it rests on a concrete foundation that matches the rest of the building's foundation. The east elevation has a door slightly below grade, otherwise the elevation is blank, and only distinguished by the central portion of the elevation being set within a recessed panel. (Photo 51) The south elevation has fewer door and window

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openings than the north elevation, and it is largely obscured by ivy. A single window opening is in the two-story section of the building, and it retains the 6-over-6 wood sash. An elaborate two-tiered concrete patio abuts the south elevation. The east end of the patio is on a large concrete pad, several feet higher in grade than the front façade. Aerial views intimate that the patio apparatus is an addition to the building, but it is not connected to it.

An enclosed walkway, which was suspended over W. Brewers Street, originally connected the Annex to the Bottling Plant at the 2nd floor. Brick infill indicates the location of the elevated bridge, which was demolished in 1989. Additionally, large pipes transferred steam between the buildings. The last of the piping was removed in 1989.

The Bottling Plant Annex is currently vacant, and interior access has not been granted. On the interior, it does retain exposed brick walls, volume space, and exposed ceiling framework.

Stables (Building 7: Section Q)

The Stables Building was constructed between 1891 and 1899, and according to *Brewing Beer In The Capital City*, it was completed in 1893. Originally, stables were closer to the brewing facility, at the location of the present Racking House. They were relocated to this site, when the Racking/Wash House was built.

The Hoster Stables is a massive two-story brick building, located south of the main brewing complex. (Photo 3, 59) The building is very ornate with turrets at the north and south corners of the Front Street façade. The corner turrets extend above the roofline and each one has a third-story level. The turrets are ornamented with stone lintels and sills, as well as alternating recessed header course bricks in the spandrels and at the cornice. The turrets have slate roofs and metal finials. At the ground level, there are massive double-height door openings that were large enough for horses and wagons to pull through to the interior of the building. There are two of these openings on the Front Street façade. They are emphasized by a pedimented, projecting wall section. The pediments have small turrets, with acorn-like finials, along with a finial at the apex of the pediment. The pediments are further defined with brick corbeling and a circular stone panel. The wagon entrances are segmentally arched with rowlock headers and stone keystones. A stone stringcourse is in line with the keystone above the first floor and the base of the corner turrets. Another stone stringcourse forms a continuous sill for the second story windows. The second story windows are arched, with rowlock lintels and stone keystones. The building has replacement windows and doors within the original openings. It has a sandstone foundation. Four monitor roof sections are on the roof of the building. They are slightly visible from across Front Street. The south elevation of the Stables building has segmentally arched windows at the first floor level. They have hood molds with stone keystones, while the second-story windows are round arched. They also have hoodmolds with stone keystones. A continuous stringcourse forms the sill for the windows on the both floor levels. There are two entrance bays on this elevation configured for horse and wagon entrance. These bays are emphasized with the same wall pediment as the façade. The only difference is that the second floor has a segmentally arched opening rather than a round arched opening. The north elevation of the Stables building is the same as the south elevation. The brick corbeling continues on both

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of the side elevations, wrapping around from the façade. A covered brick patio extends out from the building on the north elevation. A small, one-story corrugated metal addition is at the rear corner of the north elevation. Both additions date to 2011. The rear, west elevation lacks the ornamentation of the rest of the building. It has segmentally arched window openings at the first floor and rectangular openings at the second floor. The openings have stone sills and header or soldier course lintels. Two over-head doors are on the rear elevation.

The interior of the Stables retains open volume, double-height spaces. (Note: the interior was viewed, but at this time, permission was not granted for photography) The first floor is mostly occupied by Shadowbox Live, a rock n' roll cabaret venue. The brick walls remain exposed and the stone window sills are intact. The southeast corner of the first floor is occupied by a restaurant, and historic materials in this space are less visible. The front half of the second floor is occupied by professional offices, while the rear half is offices, studios, and storage for the cabaret. Double-height spaces, exposed beams, and the monitor roofs can be seen on the second floor.

Brewmaster's Gate (Building 8) [Noncontributing]

Known as Brewmaster's Gate and constructed in 2003, this two-story steel-framed building is clad with brick, corrugated metal, and glass. (Photo 3) The front portion of the building, facing S. Front Street, is only one story in height, but rises to two stories several feet behind the façade.

The façade has a brick wall segment in the center, with large paired wood doors. The doors are set within a segmentally arched stone opening, with the name etched into the stone. The brick segment has a curved parapet and a circular metal emblem above the doors. Corrugated metal walls flank the central brick segment, each containing large door openings. Constructed as an entertainment venue, the side and rear elevations consist of massive, multi-light, overhead doors that when opened allow for the building to function as an open-air pavilion. On the side elevations, the doors are separated by brick piers with a concrete water table. The rear elevation is clad with corrugated metal. The interior is a large open volume space, with exposed construction materials. The venue is presently closed, and the building is used for parking. Brewmaster's Gate is situated between the Beer Production Block (Building 1) and the Stables (Building 7). An alley is on the north and south side of the building, separating it visually and physically from the adjacent brewery buildings. It was constructed after the Period of Significance and is noncontributing.

Historic Integrity

The L. Hoster Brewing Company Historic District maintains historic integrity. Illustrating the seven elements of integrity, the district retains its location, setting, feeling, and association as a late 19th century industrial brewing complex. It is in its original location, and the setting is intact within a neighborhood that still exhibits industrial characteristics. The neighborhood still contains a varied urban streetscape with a mix of buildings from the late 19th and early 20th centuries. Other adjacent industrial buildings, late 19th century houses, as well as the Schlee Brewery, combined with the Hoster City Brewery all provide a sense of time and place, reflecting late 19th and early 20th century industrial development in Columbus' German

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neighborhood. Additionally, commercial buildings and residences related to the city's German immigrant population are largely intact to the east of the L. Hoster Brewing Company Historic District.

Although a portion of the brewery was removed along S. Front Street and replaced with an addition, the bulk of the brewery is intact. Given the overall scale of the primary Beer Production Block, the 1967 addition does not detract from the historic building. From the street, they almost read as separate buildings (see Attachment D – Historic Images). The 1967 addition post-dates the Period of Significance (c.1885-1920) and is not an essential component of the brewery building. Only having marginal mid-20th century materials, and no real design aesthetic from the era, it has not gained its own significance.

Other subordinate buildings in the Hoster Brewery complex, including the Stock House, the Ice Plant related buildings, the Bottling Plant, and the Stables, are all also intact. As a result, the district as a whole conveys the various complicated functions of its original use as an industrial brewery from the late 19th century. Overall materials on all the buildings are intact and represent craftsmanship from the late 1900s. Intact exterior materials include brick, decorative stone detailing, and stone foundations. Although some windows have been replaced on the buildings, many are intact, either visible from the exterior or underneath later coverings. Replaced windows tend to be within the original window openings and of a type that is compatible with the historic building.

Though converted to a different use, the Bottling Plant retains sufficient integrity to contribute to the overall historic district. Only minimal changes have occurred on the exterior, including window replacements within original openings, two window openings converted to doors on the façade, and the new brick wall enclosing the parking area in the rear courtyard. Despite the interior transformation to residential and office condo units, the interior does retain several historic features. In most locations, the full ceiling height is intact or evident, and in the southeast corner where the boilers were located, the room remains a double-height space. The elevator shafts now contain stairwells, but still convey the location of original circulation patterns. Interior historic materials include remnants of industrial wood block flooring, exposed brick walls, exposed timber posts and roof trusses, and the stone foundation wall and the brick arcaded ceiling are visible in the basement. These combined features allow the building to express its original industrial function. In conjunction with the neighboring Annex (Building 6), the Bottling Plant continues to reflect the various components associated with late 19th century breweries, and the two buildings continue to maintain the presence of the L. Hoster Brewing Company on both sides of S. Front Street.

An addition to the Ice Machines Building was constructed in 2018-19 over the Blacksmith & Oil House. The addition's corrugated metal is a compatible industrial material, but it is different than the rest of the Hoster complex and distinguishable as new construction. The addition is small in scale in comparison to the Ice Machines Building, therefore its presence does not impact the scale or integrity of the Ice Machines Building. It does minimize the scale of the Blacksmith & Oil House. However, the Blacksmith & Oil House was historically an attached section of the

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Ice Machines Building and not a standalone building. When viewed as a whole, the new addition does diminish the integrity of the comprehensive building. The 2018-19 construction project also included an elevated parking deck northwest of the Blacksmith & Oil House. Neither the ramp nor parking deck directly touch or connect to the Blacksmith & Oil House or Chimney, allowing the resources to remain as separate entities. Additionally, the parking deck falls within the footprint of buildings that were previously on the site.

On the interior of the respective buildings, the historic materials are also evident. These include wood roof truss systems, the brick arched ceilings, cast iron columns and I-beams, exposed brick walls, and concrete floors. Evidence of the industrial brewing function of the complex can be seen through intact materials, such as the glazed bricks in the Ice Machines Building. Additionally, an ornate lobby with fireplace inglenook, wood wainscot, wood-beamed ceiling, and arched doorways remains inside the Beer Production Block. The buildings also largely contain their original configurations, including double-height spaces and open volume rooms. Many of the floor levels in the individual buildings have their exposed column grid intact, easily conveying the industrial character of the buildings. Elevator and stairwell circulation patterns are also intact, including multiple sets of historic stairs. Within the Beer Production Block, other intact brewery features include the brick kiln within the Malt Kiln Section and the circular ceiling and floor connectors for the bins in the granary area of the Malt House. The basement vaults, which very likely pre-date most of the Beer Production Block, potentially served as temperate storage areas in the early years of the brewery before the advent of mechanized refrigeration. Vaulted basements were a common Germanic architectural device, constructed across the eastern United States as Germans immigrated westward, to create year round storage areas. The Schlee Brewery on the east side of S. Front St. also contained vaulted basements in some of its buildings.

The 2003 noncontributing Brewmaster's Gate does not detract from the overall historic integrity of the district. Alleys separate it from the flanking brewery buildings, and it is setback a little deeper from the sidewalk, both serving to give the brewery buildings visual dominance. Because the front portion of Brewmaster's Gate is only one story in height, it reads as a smaller building and does not impact the brewery complex's streetscape. The scale of the building is harmonious with the surrounding L. Hoster Brewing Company buildings. Additionally, the brick and metal cladding give the building a compatible, but differentiated, industrial appearance.

Cumulatively, the seven contributing buildings and the contributing chimney base express a multitude of late 19th and early 20th century materials, configuration, and design details. The L. Hoster Brewing Company property conveys a sense of time and place with its largely intact industrial urban setting, evident design and architectural detail, historic exterior and interior materials, and workmanship.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE: European
INDUSTRY
ARCHITECTURE

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Period of Significance

c.1885-1920

Significant Dates

c.1885

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Maetzel, George H.
Glaser, Emile Fred

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The L. Hoster Brewing Company is being nominated at the local level of significance under Criterion A for local German ethnic heritage and for its important representation of the brewing industry in Columbus. The Period of Significance is c.1885, the construction date of the oldest extant brewery building, to 1920, when Hoster ceased production, as a result of Prohibition. The L. Hoster Brewing Company reflects Columbus' significant 19th century German immigration patterns and subsequent industries, such as breweries. It is also being nominated under Criterion C, for its significance as a brewery complex property type.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The historic name 'L. Hoster Brewing Company' is being used for the nomination as it's the most comprehensive name for the property. The name changed slightly during the 19th century, with changes in business partners, but 'L. Hoster' was always present, until a 1904 consolidation. The nominated buildings were constructed during the era when the company was called L. Hoster Brewing Company. The brewing facility was referred to as City Brewery, but the Hoster company name was more commonly used and the beer itself was advertised as Hoster's.

Criterion A

L. Hoster Brewing Company – Background History

Louis Hoster died on July 4, 1892, at the age of 85. Ironically, it was a July 4th celebration in Columbus that had originally impressed him with the city. A native of southern Germany, he immigrated to the United States around 1831, meandering about the country for a couple years, and his July 4, 1833 presence was by happenstance during those travels. In early 1835, he was relocating from southern Ohio to Canton, when enroute he met a fellow German who suggested that Columbus would grow to be a better business place. Remembering the July 4th events then, and always recalling it later in life, Hoster was easily convinced and settled in Columbus instead.

Hoster quickly got a position at the Converse Brewery and learned the brewing trade. The following year, Hoster found a silent partner, George Herancourt, and established L. Hoster & Company. Opened for business on May 6, 1836, the company called its brewing facility the City Brewery. It was located off S. Front Street, on a small stream that flowed to the Scioto River just to the west and roughly in the location of the present-day Brewmasters Gate (Building 8). Producing about 300 barrels annually for the first few years, Hoster did everything at City Brewery, including the accounting, deliveries, and the actual brewing. Although the physical plant was referred to as the City Brewery, the company name of Hoster tended to be used more often, and the beer itself was generally referred to as Hoster's.

In January 1838, Louis Hoster married Philippine Ambos, who was also a native of the Rheinpfalz region. The following year the newlyweds bought a brick house at 29-31 Livingston Avenue, around the corner from the City Brewery. Also, in 1839, the L. Hoster & Company purchased two lots to the north of the small brewery, at the location of the present Beer Production Block. In 1840, George Herancourt married Philippine's sister, Louise. Being the daughters of a successful Columbus businessman, the sisters had dowries, which enabled Hoster and Herancourt to build a larger brewing facility in 1840, on their recently purchased lots.

Sadly, Louise Herancourt died in childbirth in 1842, which prompted George Herancourt to place half of his shares in a trust for his infant daughter until the age of eighteen and sell the other half to Jacob Silbernagel in 1843. Hoster's new business partner had been in Columbus for a little over a year, also arriving from Rheinpfalz, and had brewing experience. In 1848 and 1856, they purchased additional lots around the brewery. Around the same time, they also

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purchased property on the southeast corner of S. Front and Livingston streets. By November 1858, Louis Hoster and Jacob Silbernagel had decided to part ways, and Silbernagel went on to form a competing business, Capital Brewery, with Conrad Born.

In 1860, the firm name of L. Hoster and Company was changed to Hoster, Son & Company, as Hoster's son, Louis P., had joined him in the business. Also at this time, his niece Louise Herancourt had come of age and received the quarter share of the business that her father had given her. Another restructuring occurred on August 18, 1864, when Louise Herancourt sold her shares to Hoster, and his sons, Louis P. and George, bought half of the enterprise from him. The firm name then became Louis Hoster & Sons.

Hoster, working with differing partners, had steadily grown the business for nearly three decades before his sons joined him. In 1850, City Brewery had eight employees, using horse-drawn machinery, and was producing 1,600 barrels annually. By the time that the Hoster sons joined the company, Hoster had increased the brewery's value from \$6,600 in 1843 to \$36,000 in 1864.²

The City Brewery was greatly expanded during the late 1870s and early 1880s. The 1870s brought advanced technology in the brewing industry, and the Hosters invested in new machinery and new buildings to house it. After attending the 1876 Centennial Exposition in Philadelphia, George J. Hoster became interested in bottling technology. He returned home and quickly constructed the company's first bottling plant. Located on the lot on the east side of S. Front Street, it was in operation by September 1. Like other parts of City Brewery, the Bottling Plant was expanded numerous times. Initially, the Bottling Plant was George Hoster's private investment, but he sold it to the L. Hoster Brewing Company in 1888.

The 1880s also brought large expansions to the business itself, when the L. Hoster Brewing Company was incorporated with \$500,000 in capital stock. *Lager and Liberty* describes the change:

In October 1885 the business was incorporated with the following officers: Louis Hoster, president; Louis P. Hoster, treasurer; George J. Hoster, general manager; Carl L. Hoster (a nephew of Louis), secretary. Directors, in addition to the Hosters, were Adam Lauckhaupt, Ernst G. Seufer [Bottling Plant Superintendent], and Joseph Bernhard. Authorized capital of the corporation was five hundred thousand dollars. Capacity of the brewery grew from about 8,000 barrels per year in 1872 to about 15,000 barrels in 1877 and 100,000 barrels in 1892. Hoster's was far and away the largest brewery in the city, with about twice the capacity of its closest competitor, and was one of the largest breweries in the state of Ohio.³

² Schlegel, Donald M. *Lager and Liberty: German Brewers of Nineteenth Century Columbus*, Second Edition, (Columbus, Ohio: D.M. Schlegel, 2014), p.17.

³ Schlegel, *Lager and Liberty: German Brewers of Nineteenth Century Columbus*, p.18.

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Though his family was conducting the daily brewery business, Louis Hoster was still in charge and still working daily at the brewery upon his death in 1892. At the time, he was “reported to be the oldest brewer in the United States in active service on the original brewery site.”⁴ The L. Hoster Brewing Company was willed to his two sons, and the rest of his estate to his daughter, Lina (his wife preceded him in death three years earlier). George J. Hoster then became president of the company, Louis P. became vice president, and their cousin Carl L. Hoster, treasurer. The loss of the family patriarch also resulted in the third generation of Hosters becoming involved in the business. George’s two sons, Carl J. and Louis Ph., became involved with management, as secretary and assistant manager and general superintendent, respectively.

The 1890s was an enormously successful decade for the L. Hoster Brewing Company. There were two other large-scale, thriving German breweries in Columbus in the late 1800s. They were the Capital Brewery, run by the Born family, and the Bavarian Brewery, operated by the Schlegel-Schlee family. Additionally, the Columbus Brewing Company, formed in 1898 by a group of 50 investors, joined the pack. However, the prosperous City Brewery was the leading Columbus industrial brewery. *Lager and Liberty* describes the status of the L. Hoster Brewing Company at the turn of the 20th century.

When George J. Hoster became president in 1892, the plant’s capacity stood at 100,000 barrels per year. The plant was expanded so rapidly that annual production reached 175,000 barrels in 1896 and over 300,000 barrels in 1901. Advertising in 1902 claimed a half million barrels brewed and sold annually. The plant moved up from twenty-first largest in the state in 1877 to third largest in 1897.⁵

Technology continued to advance, and the company was in a constant state of construction during the 1890s, improving the City Brewery facility to house new machinery and increase brewing capacity. Aside from the c.1915 Bottling Plant Annex, this decade represented the last major era of construction at the plant, and it was during this time that the brewery complex gained its present day configuration. In addition to the brewers, bottlers, and delivery personnel, the L. Hoster Brewing Company employed many people to keep the brewery running. Support staff included engineers, firemen, machinists, mechanics, plumbers, carpenters, blacksmiths, and general laborers. The newly constructed stables housed 125 horses, also requiring stablemen.

During this peak era, the L. Hoster Brewing Company was distributing its product to over 500 local saloons.⁶ It had also greatly increased its regional presence, distributing in Indiana, Kentucky, Pennsylvania, Maryland, New York, and Virginia. West Virginia, in particular, accounted for a large volume of Hoster’s customer base.

By the first decade of the 20th century, breweries began to follow the trend of combining small, independent entities, just as the railroad and steel industries had been doing. In Ohio, brewery

⁴ Lee, Alfred E. *History of the City of Columbus, Volume 1* (New York and Chicago: Munsell & Company, 1892), p.916.

⁵ Schlegel, *Lager and Liberty: German Brewers of Nineteenth Century Columbus*, p.53.

⁶ Schlegel, *Lager and Liberty: German Brewers of Nineteenth Century Columbus*, p.53.

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combines of smaller plants formed in Springfield, Cincinnati, and along Lake Erie. The largest of these was the Cleveland & Sandusky Brewing Company, which in 1898 combined fourteen breweries on Lake Erie's shore. Henry Boehmke, one of the men behind this consolidation, began to take an interest in the four Columbus breweries, believing that they were under-capitalized and would benefit from the formation of a combine. He proposed that the four businesses incorporate together, selling their individual properties to the new entity.

Boehmke at first met with resistance to the idea, but by the end of 1904, all had agreed. The formation of the new combine paid the owners more than the value of their respective properties and enabled them to save money by reducing advertising, purchase of raw materials, and transportation costs. The differing beers of the respective companies would still be produced at the individual plants, keeping the original names identified with the product. The public sale of stocks and bonds funded the sale of the property.

The assets of the four companies totaled just 1.7 million dollars. However, the new combine's capital was \$2.7 million in preferred, 6% shares; \$1.65 million in common stock; and \$5.25 million in gold bonds backed by the mortgages on the physical assets of the new company. Based on the sales and income of the four individual companies, it was estimated that the bonds could be retired on schedule, the interest payments on the bonds and preferred stock could be paid, and a dividend of 5% could be paid on the common stock. The Hosters and Borns reportedly owned considerable stock in the new company, whereas the Schlees and most of the Columbus Brewing Company stockholders were said to have sold outright, for cash.⁷

When the transaction was completed on December 30, 1904, a new company was established: the Hoster-Columbus Associated Breweries Company. The company's leadership placed Columbus' three steadfast family brewers at the top. Carl J. Hoster was the president and general manager, C. Christian Born was the first vice president and assistant general manager, and Theodore Schlee was the second vice president. Louis Ph. Hoster served as the general superintendent. Additionally, George J. Hoster and Carl L. Hoster served on the Board of Directors, along with C. Edward Born. Although the Hoster-Columbus Associated Breweries Company was small in comparison to the brewery giants of Cincinnati or Milwaukee, the consolidation advanced Columbus' presence within the brewing industry nationally. By the close of the first decade of 1900, Carl J. Hoster was president of the U.S. Brewer's Association.

By the 1910s, the high of the prosperous 1890s and the optimistic promise of the combine had begun to fade. When the consolidation occurred in 1904, the four Columbus breweries comprised 100% of the industry in the city, but the Hoster-Columbus Associated Breweries Company increasingly faced competition within and outside of Columbus. Around the same time, local competition began to arrive in the form of newly established breweries, such as the 1904 Franklin Brewing Company; the 1906 Gambrinus Brewing Company; the 1907

⁷ Schlegel, *Lager and Liberty: German Brewers of Nineteenth Century Columbus*, p.61.

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Washington Brewing Company; and the 1910 Ohio Brewing Company. Additionally just as the L. Hoster Brewing Company enjoyed a regional presence, shipping its product out to neighboring cities and states, other breweries were now sending their product to Columbus. As a result, revenue predictions at the time of the consolidation did not come to pass, and the newly consolidated company struggled to meet its financial obligations.

The bigger challenge and crisis, however, was the rapidly rising influence of the Temperance movement. Although the movement had begun early in the 19th century, it began to have significantly more power in Ohio after 1900. Laws began to be passed that impacted the financial well-being of saloons and that made some areas dry. For example, in 1908, Ohio's Rose Law was approved. This law allowed Ohio's counties a local option to become dry, and 57 of Ohio's 88 counties chose to do so. Many of the counties enacting local prohibition were located in the southeastern quadrant of the state, which was prime territory for the L. Hoster Brewing Company. As a result, Hoster's beer suffered a dramatically palpable loss in sales, decreasing 40% between just 1905 and 1909.⁸ In response to the loss, the Hoster-Columbus Associated Breweries Company sought to streamline its functions, closing the Capital Brewery, associated with the Born family, and the Schlee bottling plant in 1908. The Hoster-Columbus Associated Breweries Company also refocused its energies on advertising and expansion into new territories.

An even bigger Temperance-related loss occurred in 1914 that had tremendous consequences for the L. Hoster Brewing Company product line. In July of that year, West Virginia enacted a Prohibition law, closing its breweries and saloons statewide. "West Virginia had been a particular stronghold for Hoster over the years, accounting by some reports for as much as half of company's sales, and the loss of this large market was devastating to the company. Net earnings dropped dramatically from \$450,000 in 1913 (one of its best years ever) to around \$150,000 in 1914."⁹

Accompanying the streamlining measures and increased sales expansion, the Hoster-Columbus Associated Breweries Company also wagered on a new product line. Introduced in 1914, Gold Top Beer mostly replaced the brand names that had been produced by Hoster and Schlee for decades, relegating them to history as had happened with the Born brands in 1908. Gold Top Beer simplified production and was produced in the three plants remaining in operation. Perhaps most symbolic of all in 1914, Nicholas Schlee died that year. He was the last of Columbus' German immigrant brewers still living, and his loss was a blow to the company.

By the end of 1914, the Hoster-Columbus Associated Breweries Company was faced with mounting financial disaster. In the decade since it had formed, the company had operated at a deficit for four years and had paid no dividends on the common stock and only five quarterly dividends on the preferred stock.¹⁰ The company was placed into receivership, with Carl J.

⁸ Musson, Robert, M.D. *Brewing Beer in the Capital City: A History of the Brewing Industry in Columbus, Ohio*, (Medina, Ohio: Zepp Publications, 2014), p.25.

⁹ Musson, *Brewing Beer in the Capital City: A History of the Brewing Industry in Columbus, Ohio*, p. 26.

¹⁰ Musson, *Brewing Beer in the Capital City: A History of the Brewing Industry in Columbus, Ohio*, p. 27.

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Hoster and C. Christian Born appointed as receivers. The Schlee branch was immediately closed. In hopes of salvaging the enterprise, a new entity was established in 1915 to purchase and operate the two remaining breweries. Called the Hoster-Columbus Company, it retained Carl J. Hoster and C. Christian Born as president and vice president, but much of the board of directors were out-of-towners and local control was diminished.

As additional areas continued to go dry, the Hoster-Columbus Company followed the path of other brewers around the country and introduced a near beer. Advertised as a non-alcoholic cereal beverage, Bruin made its debut in February 1917, and it was heavily marketed. A July 1917 ad in the *Cleveland Plain Dealer* declared that Bruin was “Good for Kiddies – Good for Grown Folks.”¹¹

The United States had entered World War I in 1917, which presented other complications for breweries. For example, the war caused grain shortages, leaving less raw materials available for brewers. The war also generated a backlash towards people of German heritage, which had a direct link to the brewing industry. The march of Temperance continued on, sometimes even vilifying the German brewery community, in an effort to draw a line between breweries and the war.

On the federal level, the 18th Amendment banning the manufacture, transport, and sale of alcohol, was passed by Congress in December 1917. The states were given a seven-year window to ratify the amendment, but it was ratified by three-fourths of the states in just over a year, on January 29, 1919. The 18th Amendment would go into effect on January 29, 1920. In the interim of the pending legislation, thirty-three states had enacted their own prohibition laws. In late 1918, Ohio authorized statewide prohibition, which would take effect on May 27, 1919. Beer on hand could be sold during that time period.

By 1918, the Hoster-Columbus Company was down to the Hoster plant being the only one in operation. Although the Bruin cereal beverage had mediocre sales, the company attempted production of three soft drinks in 1919-1920. They too floundered, and by the end, the plant was only making ice for home and industrial use. In 1920, the Hoster-Columbus Company ceased all operations and began the process of liquidating the entire property, which took nearly two years. The buildings, after liquidation, were primarily used for light manufacturing and warehousing. In the late 20th century, some of them were converted to commercial office space.

Columbus' German History

German immigrants to Columbus, Ohio, in the 1810s settled on the south side of the newly forming downtown. Beginning in the 1830s, the city witnessed a more dramatic increase in its German immigration population. Over the course of the next few decades, a large German neighborhood developed on the south side. As with other ethnic immigrant groups coming to America during the era, they brought their cultural traditions with them, such as food, entertainment, recreation, and a variety of societies. One of these many German traditions was

¹¹ Musson, *Brewing Beer in the Capital City: A History of the Brewing Industry in Columbus, Ohio*, p. 30.

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the brewing of beer. "While the Americans of English and Scottish descent brewed and drank beer and ale, to the Germans, with their strong social customs, the brewery was not a convenience or a luxury but a necessity for the continuation of their society and traditions."¹²

It was within this context of German immigration that the L. Hoster Brewing Company was established. In 1834, Bernhard Buerck was the first German to start a brewery in Columbus, although it was a small home brewery-tavern style business. In 1838, he enlarged the facility, which became the Washington Brewery. However, Louis Hoster is considered the first German immigrant in Columbus to start a large, commercially oriented brewery. The Schlee Brewery Historic District nomination details the importance of the breweries to the German population of Columbus.

In the 19th century, Germans composed the largest ethnic group, and the breweries were the most important German-enterprises in the city of Columbus. Peak years of German immigration to Columbus spanned the period from the 1830s to the 1870s, and it was concentrated almost exclusively in the southern part of the city. The entire south end of the central business district and the neighborhood immediately south of downtown was a German enclave from the mid-19th century to World War I... The breweries were located along the Scioto River valley immediately west of the German residential area in the south end of Columbus. They were all established by Germans, who lived in the neighborhood among the breweries and their workers, and they served as the major employers for the newly-arrived German immigrants. The peak period of expansion and production among the old German breweries was during the decade of the 1890s, when the three largest breweries (Schlee, Hoster and Born Breweries) were expanding their facilities, employed over 200 people, and produced over 200,000 barrels a year. An 1890 publication entitled *The City of Columbus and Her Resources* described the city as a "brewing center" with a market that encompassed central and eastern Ohio, West Virginia and eastern Kentucky.¹³

Lager Revolution

English style beer was the predominantly available beer in the United States, from the Colonial era until the 1840s. Around the 1820s, it was starting to lose out in popularity to French wine, Caribbean rum, and whiskey. In fact, due to the abundance of corn and its long shelf life, whiskey was starting to take over as the main alcohol-related industry. Initially, Louis Hoster brewed a concoction that was one half a common German beer and half ale. He had learned how to brew at the Converse Brewery, which was owned by an Englishman. Therefore, like other German brewers of the early 19th century, Hoster brewed beer of the English ale variety.

Lager originated in the mountainous region of Central Europe, encompassing the areas of Austria, Bavaria, and Bohemia, and it was first commercially produced there in 1840. Although English ale and porter have the same basic ingredients as lager beer, they are chemically

¹² Schlegel, *Lager and Liberty: German Brewers of Nineteenth Century Columbus*, p.2.

¹³ Recchie, Nancy. Schlee Brewery Historic District National Register of Historic Places Nomination, 1988, p.8-2.

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different. The yeast in English beers ferments on the top, while lager yeast sinks to the bottom. Additionally, lager ferments at colder temperatures and it stays in the fermentation process longer.

Although German immigrant brewers had been in the United States for many years, lager was not commercially produced in America either, until 1840. It is believed that the first lager yeast came to the country with German immigrant John (Johann) Wagner, a brewmaster from Bavaria.¹⁴ Settling in Philadelphia, he began production of lager, and it became popular in the city. Significantly, Wagner shared his lager yeast, and the German-style beer began to make its way to other cities in America, including Cincinnati in 1844. Subsequent English generations who had lost interest in the beer of their forefathers, quickly developed a preference for the newly introduced lager. “Coincidentally, the beer that revived the brewing industry in America takes its name from the German word meaning ‘to store.’”¹⁵

The social and economic upheaval in Europe during the 1840s – especially in the patchwork of German-speaking principalities in 1848 – turned the trickle of German immigration to America into a flood. Awaiting the immigrants was not only a handful of lager brewers, but profitable business opportunities for would be lager brewers. Though lager was by then universally favored, it was nearly always brewed by the hands of Germans. For the next century, German immigrants and their families would dominate 90 percent of the brewing industry in the United States.¹⁶

In 1856, Louis Hoster began brewing lager. Although he had been brewing for twenty years, dedicating operations to the distinctly German-style beer was a successful business move. Lager was much more preferred among the German community, and its popularity for City Brewery coincided with Columbus’ rapidly increasing German immigrant population.

Criterion C

Brewery Architecture

The L. Hoster Brewing Company Historic District is an intact turn of the 20th century brewery and is a good representative of an industrial property type. As described in Section 7, most of the company’s buildings associated with the brewery remain in place. Historic publications list the typical buildings, or building sections, contained in a c.1900 brewery operation: refrigeration house, boiler house, wash-house, stock house, brew house, machine house, and a malt kiln. A smaller brewery might contain the operations in one building, with each ‘house’ being a separate section in the building. A larger brewery, like Hoster, would have multiple buildings, as well as building sections, to house the differentiated separate brewing functions. As seen in some brewery examples, the stock house and racking house might be located within the same building

¹⁴ Yenne, Bill. *The American Brewery: From Colonial Evolution to Microbrew Revolution* (St. Paul, MN: MBI Publishing Company, 2003), p.30.

¹⁵ Yenne, *The American Brewery: From Colonial Evolution to Microbrew Revolution*, p.29.

¹⁶ Yenne, *The American Brewery: From Colonial Evolution to Microbrew Revolution*, p.31.

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as the brew house. The racking house is where the finished beer “is racked off, that is, run into the trade packages (barrels, kegs, etc.)”¹⁷ Due to its large-scale operations, the L. Hoster Brewing Company had a separate building for the racking process.

Most breweries of the era were “arranged on the gravity plan. This means that in each department, the materials or beer are elevated but once to the highest floor of the building, from where they fall or flow downward by their own weight or gravity from floor to floor as they progress from stage of manufacture to the next.”¹⁸ This necessitated multi-story buildings and resulted in a building having multiple sections of differing heights. This vertically oriented gravity plan is clearly illustrated in the Beer Production Block’s silhouette (Photo 6).

Section drawings of a typical c.1900 brewery layout show a number of characteristics that can be seen at the Hoster Brewery, particularly in the Beer Production Block (See Attachment B). The various floor levels, within a given section, range in height according to the function and associated equipment size. For example, the variation of floor heights within a typical grain elevator is seen on the 1902 *American Handy-Book of the Brewing* sketch. A double-height space at the fourth floor of the Hoster Granary (Section D) corresponds to the need to house massive storage bins. A 1892 *Columbus Dispatch* article, reporting on the death of a man who’d fallen into a bin, described just the cone-shaped hole at the bottom of the bin as being nine feet deep. Additionally, the 1900-1905 sketch shows that depending upon the machinery present windows in a double-height space would be located high up on the wall. One example of this configuration, in the Beer Production Block, is seen on the 4th floor of the Beer Storage Section (C) (See Attachment B and Photo 1).

The Malt Kiln (Section E) illustrates another brewing function within the Beer Production Block. As barley was processed and had reached the desired state of growth, then referred to as green malt, it was placed in the malt kiln to dry. It was laid out on upper floors, with the kiln furnace on a lower level. Hoster’s intact Malt Kiln retains the brick kiln on the ground (partial) and first floors, while the upper floors are open for the spreading out of green malt to dry, and the fifth floor retains the angled roof line that formed the base of the former chimney (Photos 27-29).

Historic properties associated with the three major German breweries operating in Columbus at the beginning of the 20th century remain along S. Front Street. The sole surviving building associated with the Born Capital Brewery is its 1895 3-story brick Bottling Works (NR09000442) located at 570 S. Front Street. Also stretching along the 500 block of S. Front is the Nicholas Schlee Bavarian Brewery Historic District (NR88000208). The 19th century Schlee complex includes Nicholas Schlee’s house and carriage house (1865); Bavarian Brewery (1875); Malt House (1883, 1891); Stable (1891); and Bottling Plant (1896). All of these properties, as with the L. Hoster buildings, have had 20th century alterations or recent rehabilitation conversions into new uses. Both the Schlee Brewery and the L. Hoster Brewing Company

¹⁷ Wahl, Robert, Ph.D. and Max Henius, Ph.D. *American Handy-Book of the Brewing, Malting and Auxiliary Trades*, Second Edition (Chicago: Wahl & Henius, 1902), p.766.

¹⁸ Wahl, *American Handy-Book of the Brewing*, p. 647.

L. Hoster Brewing Company

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complexes are the most intact collections of historic brewing buildings in Columbus. The Hoster district with its Stock House, Ice Plant, Bottling Plant, Stables, and Beer Production Block significantly adds to an understanding of the operation of the 19th-20th century German beer industry in the city. The relationship of the various buildings to one another and the spaces within the buildings articulate their functions and process of beer-making associated with a highly productive brewery operation.

Architects

The consistency in construction materials throughout the L. Hoster Brewing Company's various buildings may be attributed to an associated architect or engineer. Two architects are connected with Hoster's City Brewery, however, research to date has not determined which architect worked on which buildings.

George H. Maetzel, an architect born in the Saxony region of Germany, immigrated to the United States in 1863. He worked for the Pan Handle Railroad, first as a machinist and then as a draftsman. He transferred from Dennison, Ohio, to Columbus about 1870. In 1871, he resigned in order to start an engineer's and architect's office. The 1892 *History of the City of Columbus* notes that Maetzel completed plans for both the Schlee and Hoster breweries. He also designed a number of courthouses and jails around Ohio. Maetzel died in 1891, and his business partner, Joseph Dauben another German immigrant, then formed his own firm.

In the 1910 *Brewers and Bottlers Universal Encyclopedia*, Emile Fred Glaser had a full-page advertisement for his services. Based in Cincinnati, he was a 'brewery architect and engineer.' The ad listed 25 breweries that Glaser had executed work for, including the L. Hoster Brewing Company. A Swiss born architect and practicing since about 1878, Emile Glaser had completed designs for breweries and warehouses in Europe and the United States. He worked for the Cincinnati firm, L. Schreiber & Company Ironworks beginning in c.1890, overseeing the brewery engineering branch of the company. In 1908, he formed his own company, additionally specializing in ice plants, cold storage, meat-packing, and grain elevator buildings. In the late 1920s, Glaser formed a series of partnerships through the 20th century, with his grandson eventually joining him. Today, the Cincinnati architectural firm operates under the name Glaserworks Inc.

Summary

Founded by Louis Hoster in 1836, the L. Hoster Brewing Company was Columbus' largest brewery by the end of the century. The company and its City Brewery fall within the broad pattern of Columbus' 19th century German immigration and its associated brewery industry. All of the city's large breweries were German owned and operated, established by proprietors who lived and worked in the neighborhood. Louis Hoster, and subsequent generations, grew the business into the third largest in Ohio and a dominant regional player. The family became leaders within the industry. The extant buildings of the L. Hoster Brewing Company illustrate this important chapter in local history.

L. Hoster Brewing Company
Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Atlas of Franklin Company and of the City of Columbus Ohio, Columbus: Ohio, J.A. Caldwell & H.T. Gould, 1872.

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Darbee, Jeffrey T. and Nancy A. Recchie. *German Columbus*, Charleston, SC: Arcadia Publishing, 2005.

Lee, Alfred E. *History of the City of Columbus, Volume I*, New York and Chicago: Munsell & Company, 1892.

Musson, Robert, M.D. *Brewing Beer in the Capital City: A History of the Brewing Industry in Columbus, Ohio*, Medina, Ohio: Zepp Publications, 2014.

Plat Book of Columbus and Vicinity, 1937.

Potterfield, Thomas T. and Nancy Recchie. *Columbus Brewery District National Register of Historic Places Nomination [Draft]*, 1988.

Recchie, Nancy. *Schlee Brewery Historic District National Register of Historic Places Nomination*, 1988.

Sanborn Fire Insurance Maps: 1891, 1901, 1922, 1951.

Schlegel, Donald M. *Lager and Liberty: German Brewers of Nineteenth Century Columbus*, Second Edition, Columbus, Ohio: D.M. Schlegel, 2014.

“Suffocated! In A Grain Bin At Hoster’s Brewery,” *Columbus Dispatch*, April 29, 1892, p.6.

Taylor, William Alexander. *Centennial History of Columbus and Franklin County, Ohio*, Chicago-Columbus: S. J. Clarke Publishing Company, 1909.

Tebben, Alex. *Prohibition in Columbus, Ohio*, Charleston, S.C.: American Palate, a division of The History Press, 2017.

L. Hoster Brewing Company
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Wahl, Robert, Ph.D. and Max Henius, Ph.D. *American Handy-Book of the Brewing, Malting and Auxiliary Trades*, Second Edition, Chicago: Wahl & Henius, 1902.

Yenne, Bill. *The American Brewery: From Colonial Evolution to Microbrew Revolution*, St. Paul, MN: MBI Publishing Company, 2003.

Websites

<https://www.history.com/topics/roaring-twenties/prohibition>, Accessed August 29, 2018.

Columbus Metropolitan Library - Columbus Memory Online Archive: <http://digital-collections.columbuslibrary.org/>

Franklin County Auditor: <http://www.franklincountyauditor.com>

Historic Images (Attachment D):

- A. Hoster Brewery rendering, c.1895. From: Google Images.
- B. L. Hoster Brewing Company, 1893. From: <https://digital-collections.columbuslibrary.org/digital/collection/ohio/id/3563>.
- C. Lithograph view, c.1895. From: Musson, Robert, M.D. *Brewing Beer in the Capital City*, p.7.
- D. Beer Production Block and Racking/Wash House, c.1970. Found at the property.
- E. Bottling Plant, c.1900. From: Ohio Memory.
- F. Stock House and Racking/Wash House construction, 1901. From: Ohio Memory.
- G. Delivery truck, 1915-1920. From: Google Images.
- H. Hoster Brewery, 1872. From: 1872 Bird's Eye View of Columbus, Ohio.
- I. Racking/Wash House, 1927. From: Google Images.
- J. L. Hoster Brewing Company advertisement, April 10, 1895. From *Columbus Dispatch*.
- K. L. Hoster Brewing Company advertisement, October 21, 1897. From *Columbus Dispatch*.
- L. Hoster-Associated Breweries Company, 1904-1915. From Ohio Memory.

L. Hoster Brewing Company
Name of Property

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.69

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

L. Hoster Brewing Company
Name of Property

Franklin, Ohio
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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 328935 | Northing: 4424233 |
| 2. Zone: 17 | Easting: 329154 | Northing: 4424250 |
| 3. Zone: 17 | Easting: 329183 | Northing: 4424058 |
| 4. Zone: 17 | Easting: 328968 | Northing: 4424031 |

Verbal Boundary Description (Describe the boundaries of the property.)

The L. Hoster Brewing Company includes thirty-nine (39) parcels designated by the Franklin County Auditor, and the nominated boundary includes only the parcels that the buildings rest on (see Attachment A - Maps). The Stables building is divided into seven commercial condo units, with seven different parcels. The Bottling Building has a range of addresses on Livingston and Front and 26 total units divided into 19 residential condos and 7 commercial condos. The parcel also includes W. Brewers St., between the Bottling Building and the Bottling Warehouse Annex. Although the Stock House and Racking/Wash House comprise a single interconnected building, they have separate parcels. The two ice-related buildings, Blacksmith/Oil House, and Smokestack Base are all one parcel. See Owner Information spreadsheet for further detail on the buildings and associated parcels.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundaries for the L. Hoster Brewing Company include the extant buildings historically associated with the property during the Period of Significance (c.1885-1920). The L. Hoster Brewing Company had its own railroad spurs, and currently parking lots are in the location of the tracks. These open areas were largely undeveloped as they were dedicated to the railroad spurs. Although the parking lot area was owned by the L. Hoster Brewing Company, it is being excluded from the nomination, because it is a separate parcel and the area was undeveloped by the company.

L. Hoster Brewing Company
Name of Property

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11. Form Prepared By

name/title: Nathalie Wright
organization: Historic Preservation Consultant
street & number: 1535B Lafayette Dr.
city or town: Columbus state: OH zip code: 43220
e-mail nwright66@yahoo.com
telephone: 614-447-8832
date: January 25, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photo Log

Photographer: Nathalie Wright

Date Photographed: June 13-14, August 16-17, August 26, and April 2, 2019

Streetscape Views

1. Streetscape, looking west along Fulton Street: Beer Production Block is in front, West Brewing Block is in the back
2. Streetscape, looking south along Front Street: Beer Production Block is on the right, Stables are on the right in the distance, and Bottling Building is on the left
3. Streetscape, looking northwest along Front Street: Stables, Brewmaster's Gate (noncontributing), and Beer Production Block in the background
4. Streetscape, looking northeast from Second Street/parking lot: West Brewing Block is in the foreground, Beer Production Block is on the right
5. Streetscape, looking southeast from Second Street: West Brewing Block is in the foreground, Beer Production Block is on the left

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Beer Production Block (Buildings A-H)

6. Front Street elevation, looking northwest
7. 1967 Wasserstrom addition, ground floor, looking south
8. 1967 Wasserstrom addition, ground floor, looking north
9. Filling Rooms & Grain Dryer Room, north elevation, looking southeast
10. Filling Rooms, 1st floor, lobby, looking south
11. Filling Rooms, 1st floor, lobby, looking north
12. Filling Rooms, 1st floor, office, looking west
13. Grain Dryer Room, 1st floor, stairs, looking west
14. Grain Dryer Room, 3rd floor, looking east
15. Beer Storage, 1st floor, looking northwest
16. Beer Storage, 2nd floor, looking southwest
17. Beer Storage, 4th floor, looking south
18. Beer Storage, 6th floor, looking east
19. Beer Storage, 6th floor, looking north
20. Beer Storage, addition, 4th floor, looking north
21. Malt House/Granary, ground floor, looking south
22. Malt House/Granary, 2nd floor, looking west
23. Malt House/Granary, 2nd floor, looking south
24. Malt House/Granary, 3rd floor, looking west
25. Malt House/Granary, 4th floor, looking west
26. Wash House and Malt Kiln, looking northeast
27. Malt Kiln, ground floor, looking southwest
28. Malt Kiln, 1st floor, looking southeast
29. Malt Kiln, 5th floor, looking southwest
30. Ramp/Connector Addition, ground floor, looking south
31. Wash House for Shipping, ground floor, looking south
32. Wash House and Fermenting Room/Storage Cellars, looking north
33. Fermenting Room/Storage Cellars, ground floor, looking southwest
34. Fermenting Room/Storage Cellars, 1st floor, looking north
35. Fermenting Room/Storage Cellars, 3rd floor, looking south
36. Basement, vaulted stone cellar, looking north
37. Basement, Malt House and vaulted stone cellars, looking northwest

Racking/Wash House and Stock House (Buildings I & J)

38. Ice Plant, Stock House, Racking House (on the right), west elevation, looking southeast
39. Fermenting Storage Cellars and Wash House (on left), Stock House and Racking House (on the right), Stables (center, in the distance), looking south
40. Racking/Wash House, 1st floor, looking east
41. Stock House, 1st floor, looking west
42. Racking/Wash House, 2nd floor, looking southwest

L. Hoster Brewing Company
Name of Property

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- 43. Racking/Wash House, 3rd floor, looking southeast
- 44. Stock House, 3rd floor, looking northeast
- 45. Racking/Wash House, 4th floor, looking east

Ice Plant and Ice Machines Building (Buildings K-M)

- 46. Ice Machines Building and Ice Plant, looking southwest
- 47. Ice Plant, Ludlow St. elevation, looking west

Smokestack/Chimney Base (Object N)

- 48. Ice Machines Building, Blacksmith & Oil House, and Smokestack Base, looking west

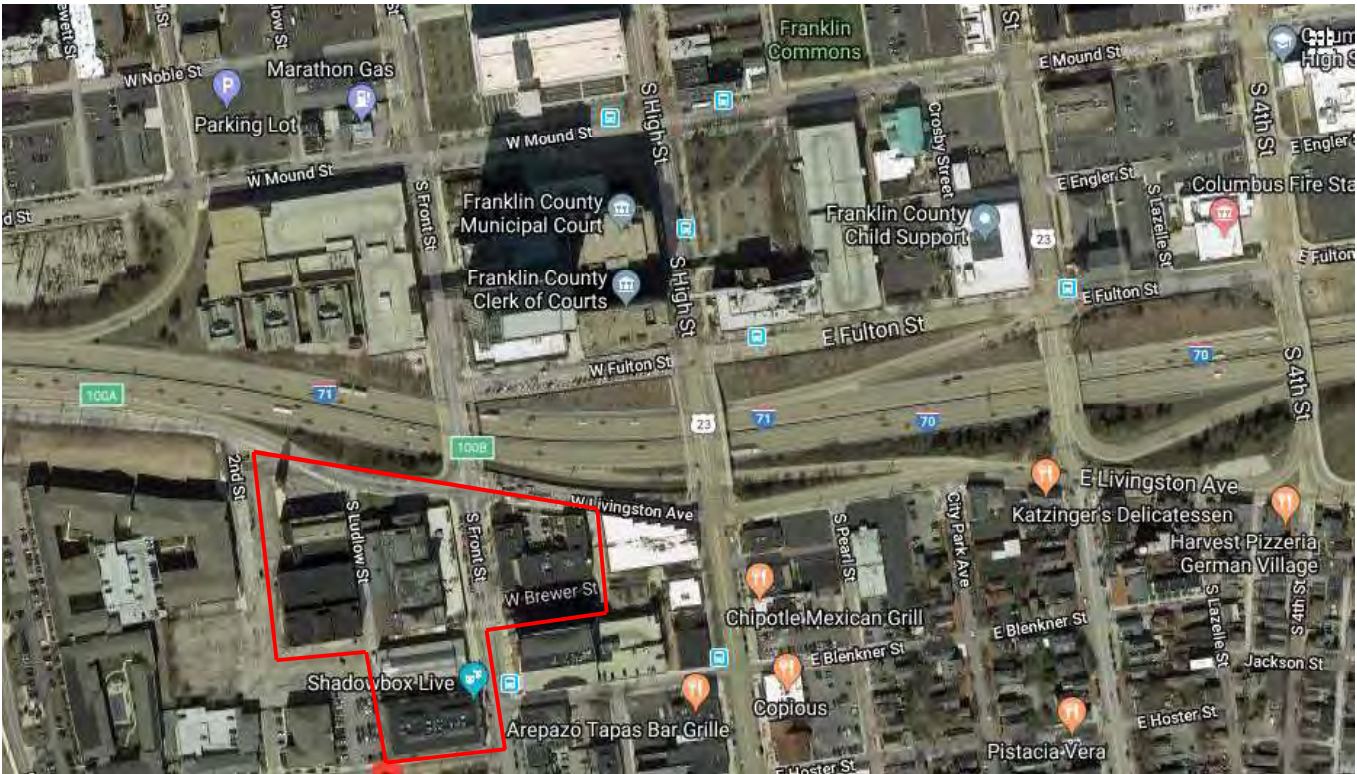
Bottling Plant (Building O)

- 49. Bottling Plant and Bottling Plant Annex (on right), west elevation, looking northeast
- 50. Bottling Plant, north elevation, looking south
- 51. Bottling Plant, east elevation, looking northwest
- 52. Bottling Plant, south elevation, looking west
- 53. Bottling Plant, ground floor, commercial space, looking east
- 54. Bottling Plant, 1st floor, condo lobby, looking west
- 55. Bottling Plant, 1st floor, stairs, looking north
- 56. Bottling Plant, 2nd floor, condo, looking east
- 57. Bottling Plant, 2nd floor, condo, looking west
- 58. Bottling Plant, 2nd floor, corridor, looking south

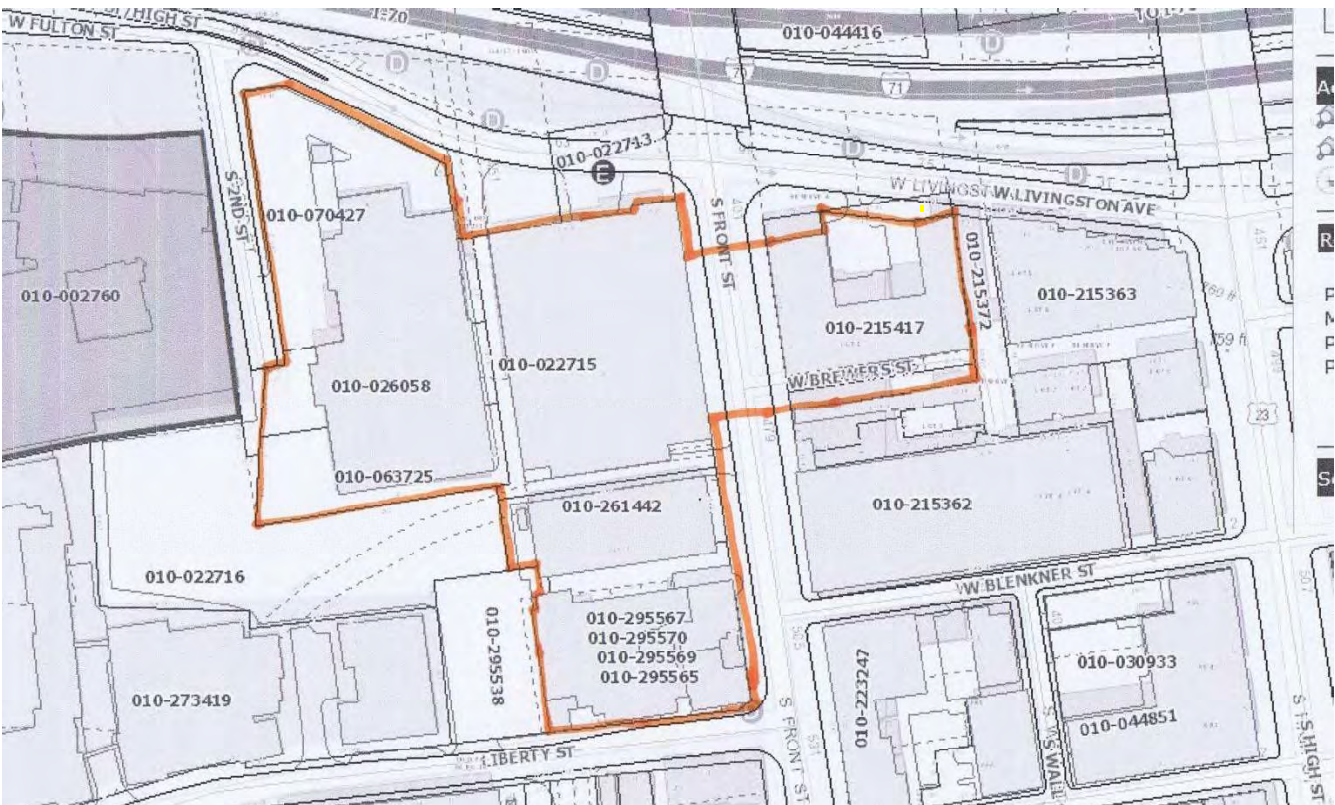
Stables

- 59. South and west (rear) elevation, looking northeast

Attachment A - Maps

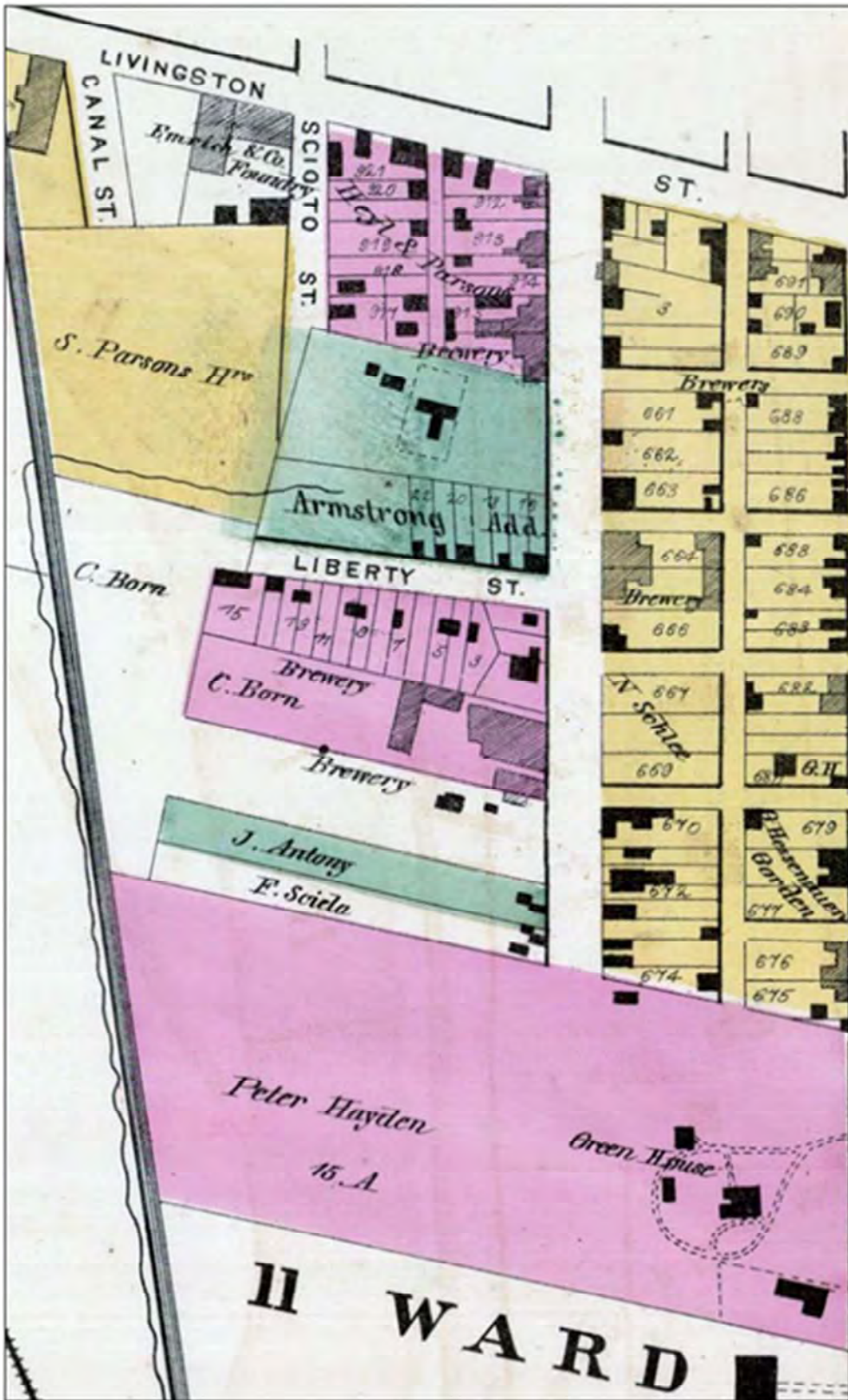


Aerial View. From Google Maps

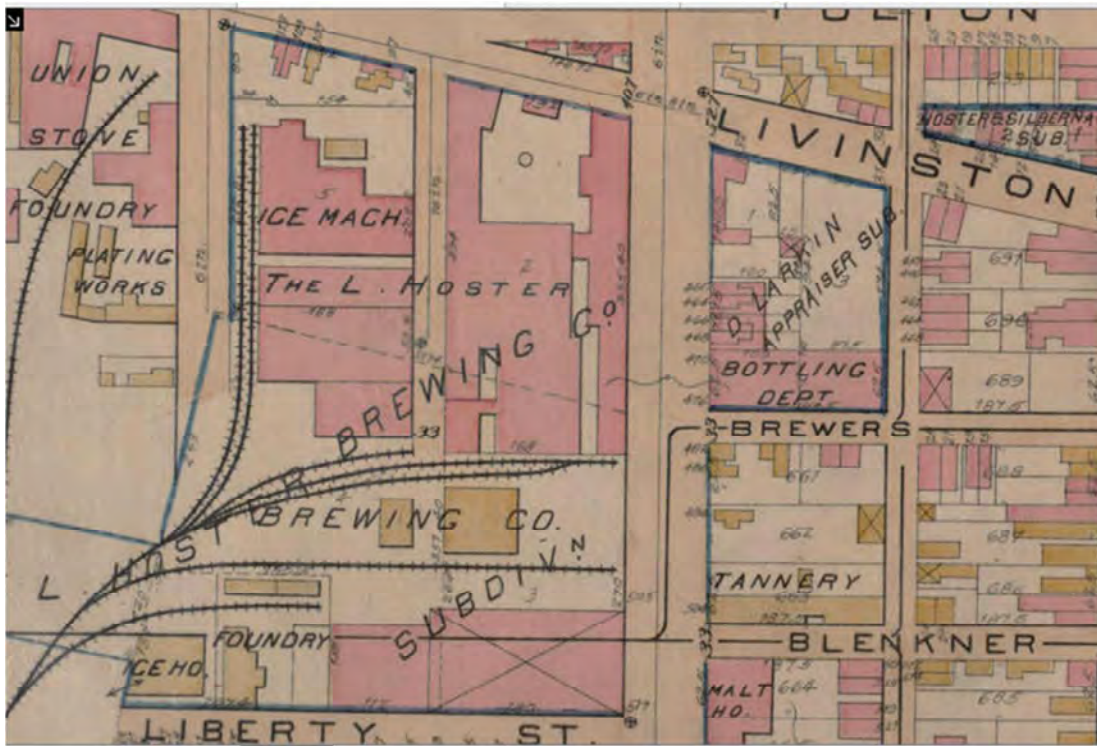


District boundary. From Franklin County Auditor.

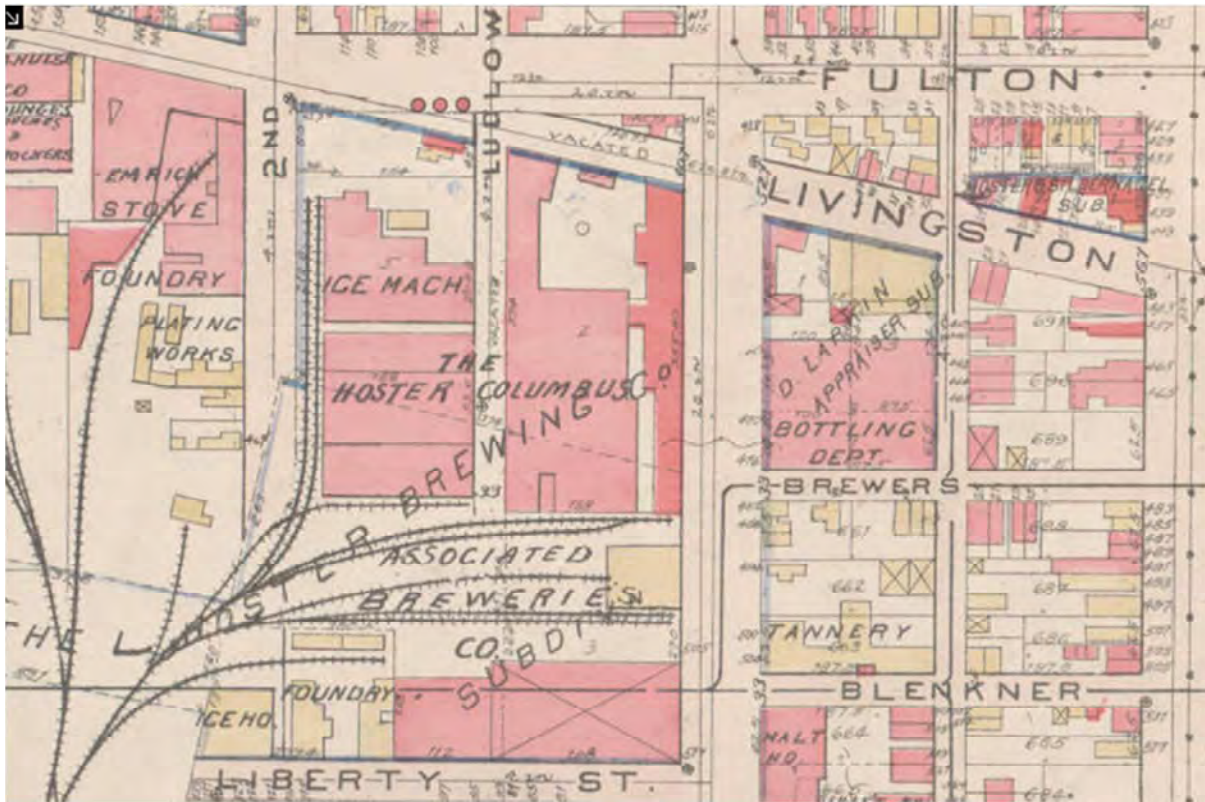
Attachment A - Maps



1872 Franklin County Atlas

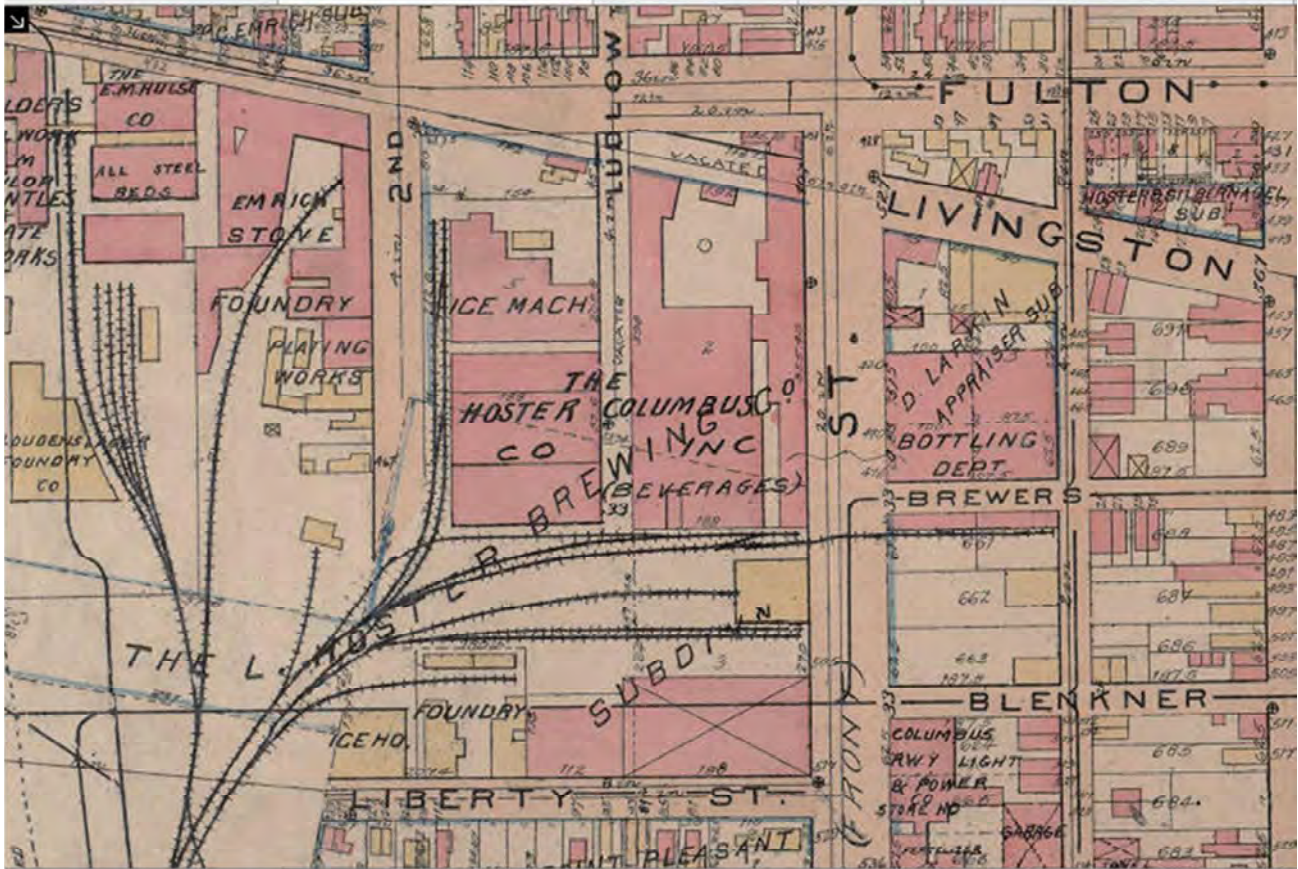


1899 Baist Map



1910 Baist Map

Attachment A – Maps



1920 Baist Map

Attachment B – Section Drawing



1 Section Matching Existing Section C
1" = 20"

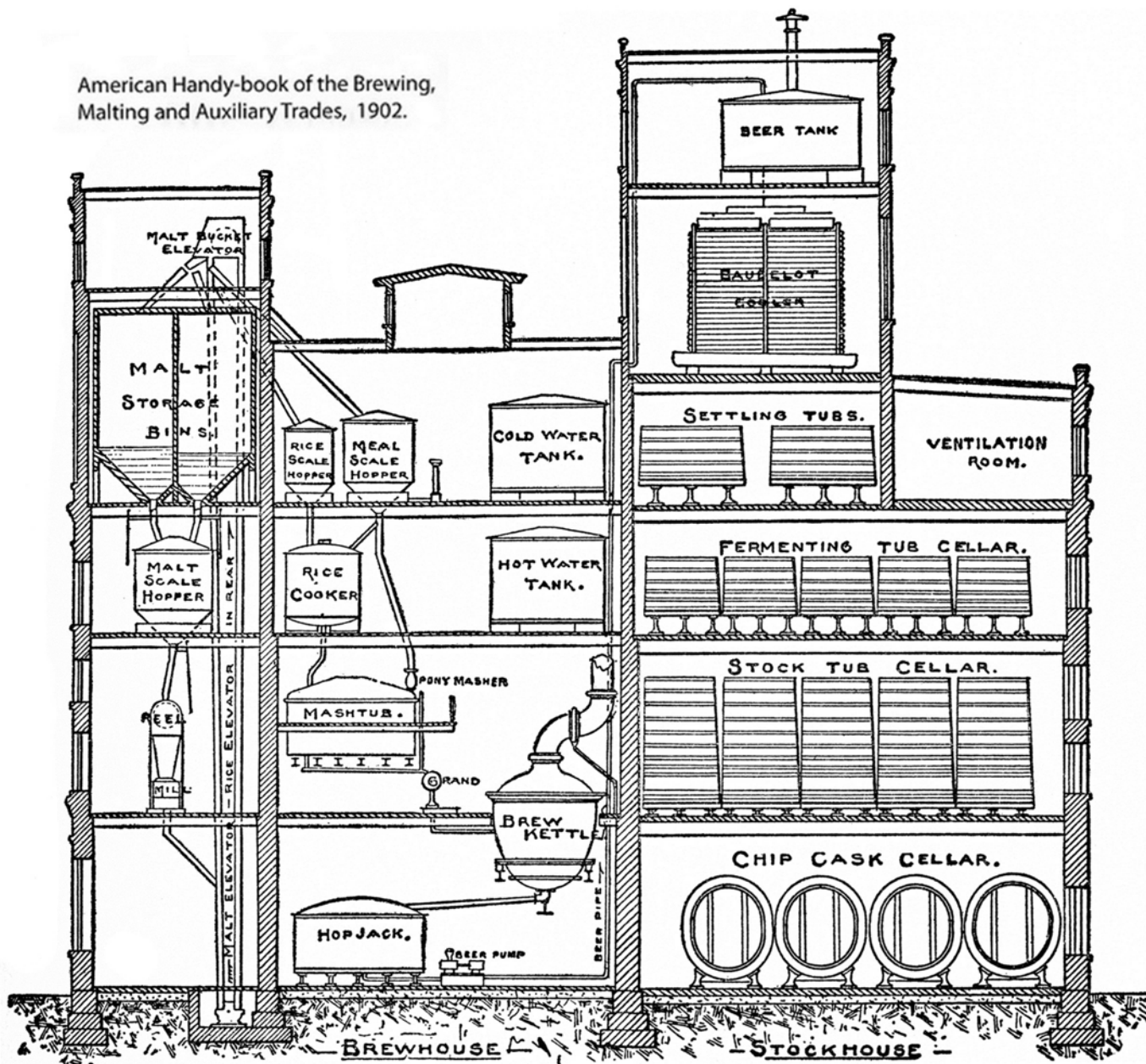
L. Hoster Brewing Co. - 477 S. Front St.
Section Matching Existing Section C

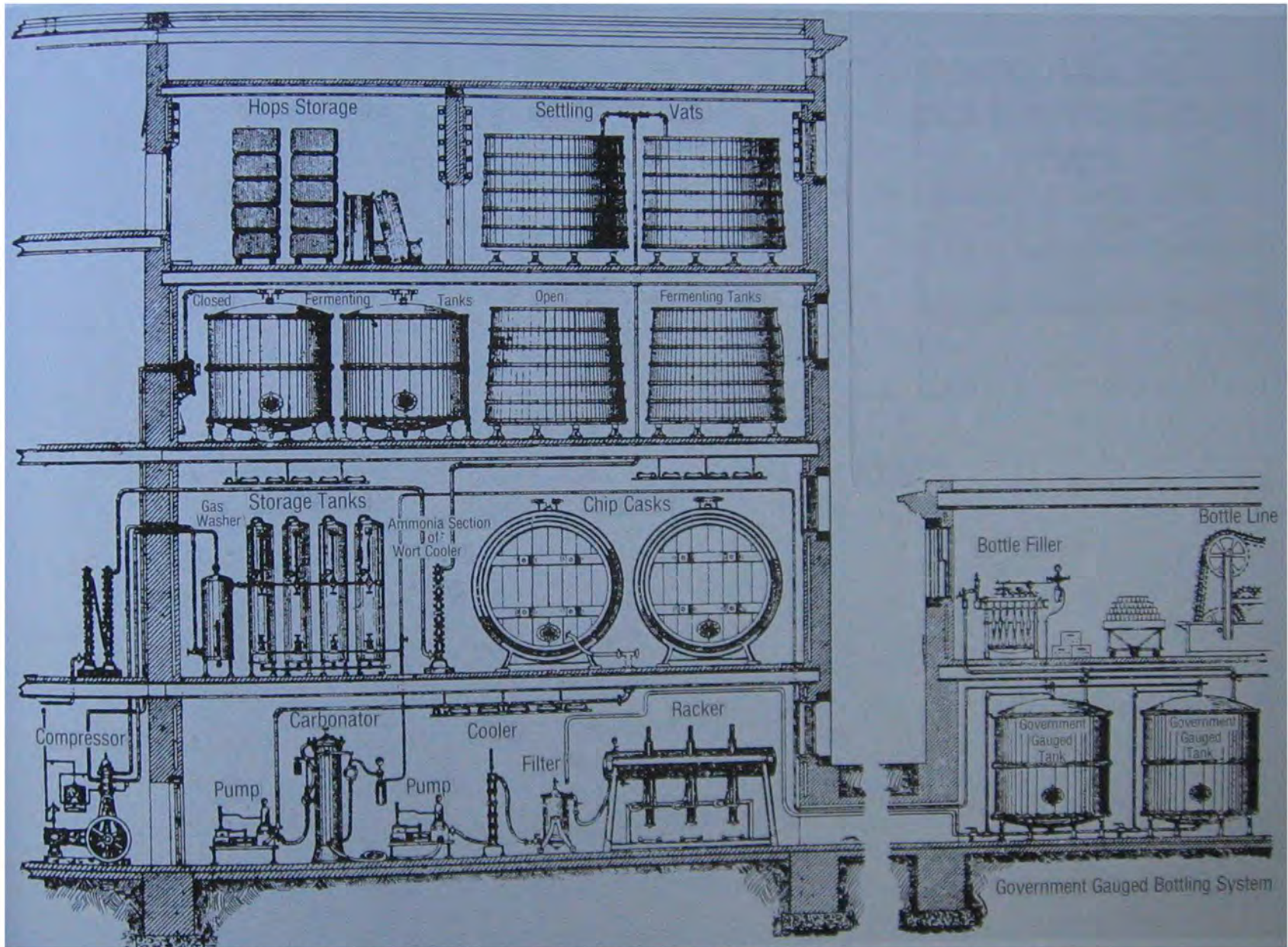
11/6/2018



ARCHITECTS

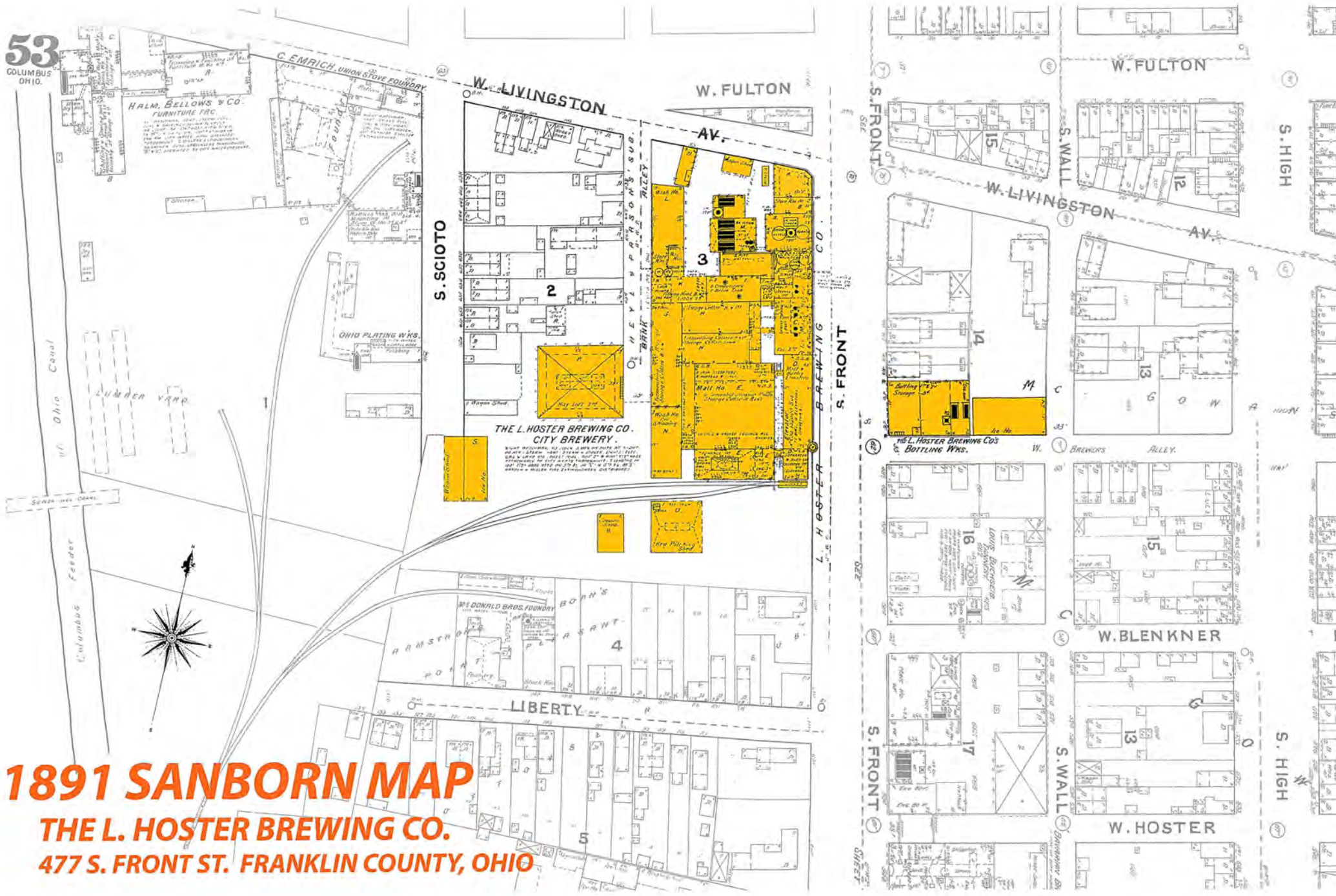
American Handy-book of the Brewing,
Malting and Auxiliary Trades, 1902.





Typical American brewery from the 1900 to 1905 period. From *The American Brewery*, p.69.

53
COLUMBUS
OHIO.

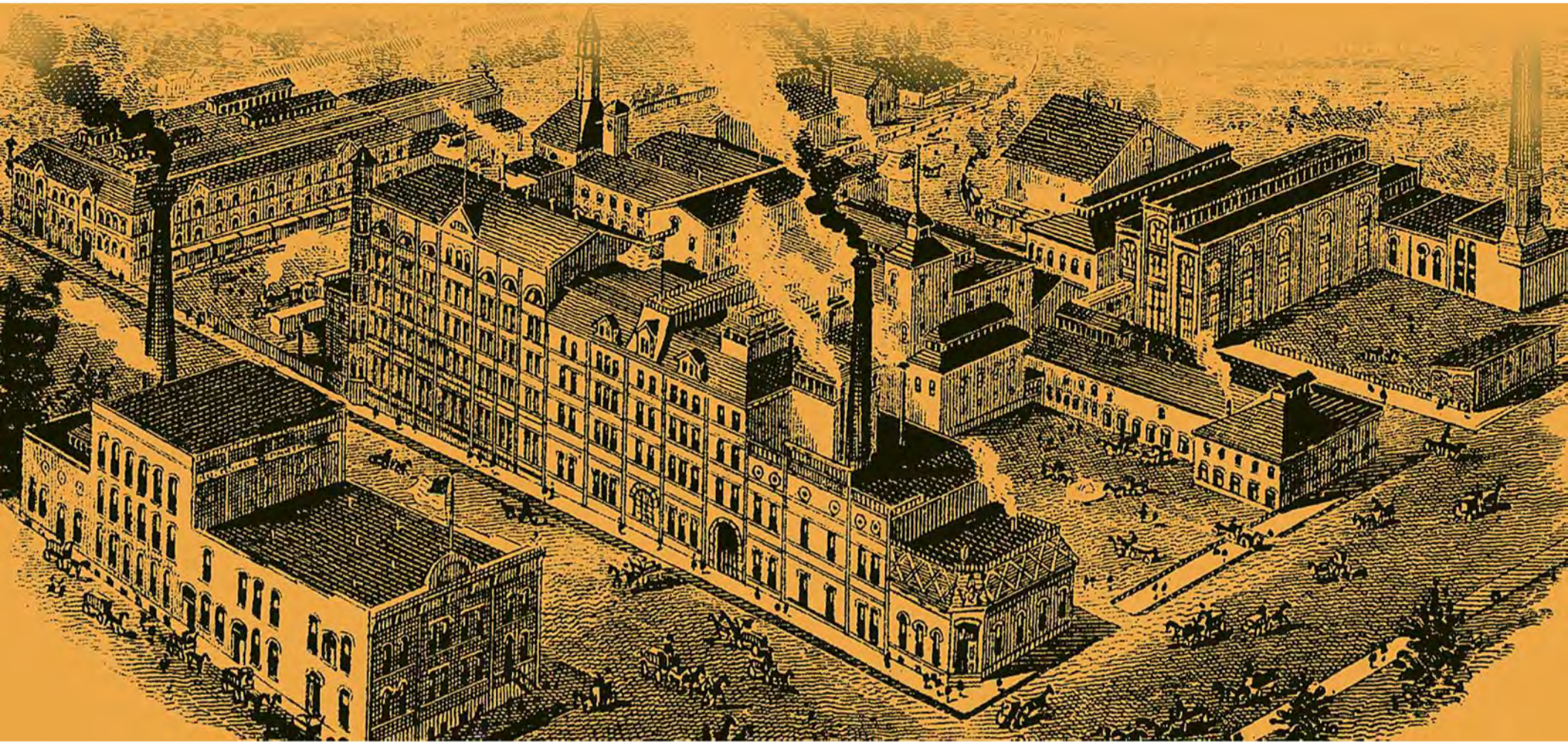


1891 SANBORN MAP
THE L. HOSTER BREWING CO.
477 S. FRONT ST. FRANKLIN COUNTY, OHIO

National Register of Historic Places Nomination L. Hoster Brewing Co., Franklin County, OH



1901 SANBORN MAP
THE L. HOSTER BREWING CO.
477 S. FRONT ST. FRANKLIN COUNTY, OHIO



L. Hoster Brewing Co.

*477 S. Front Street
Franklin County, OH*

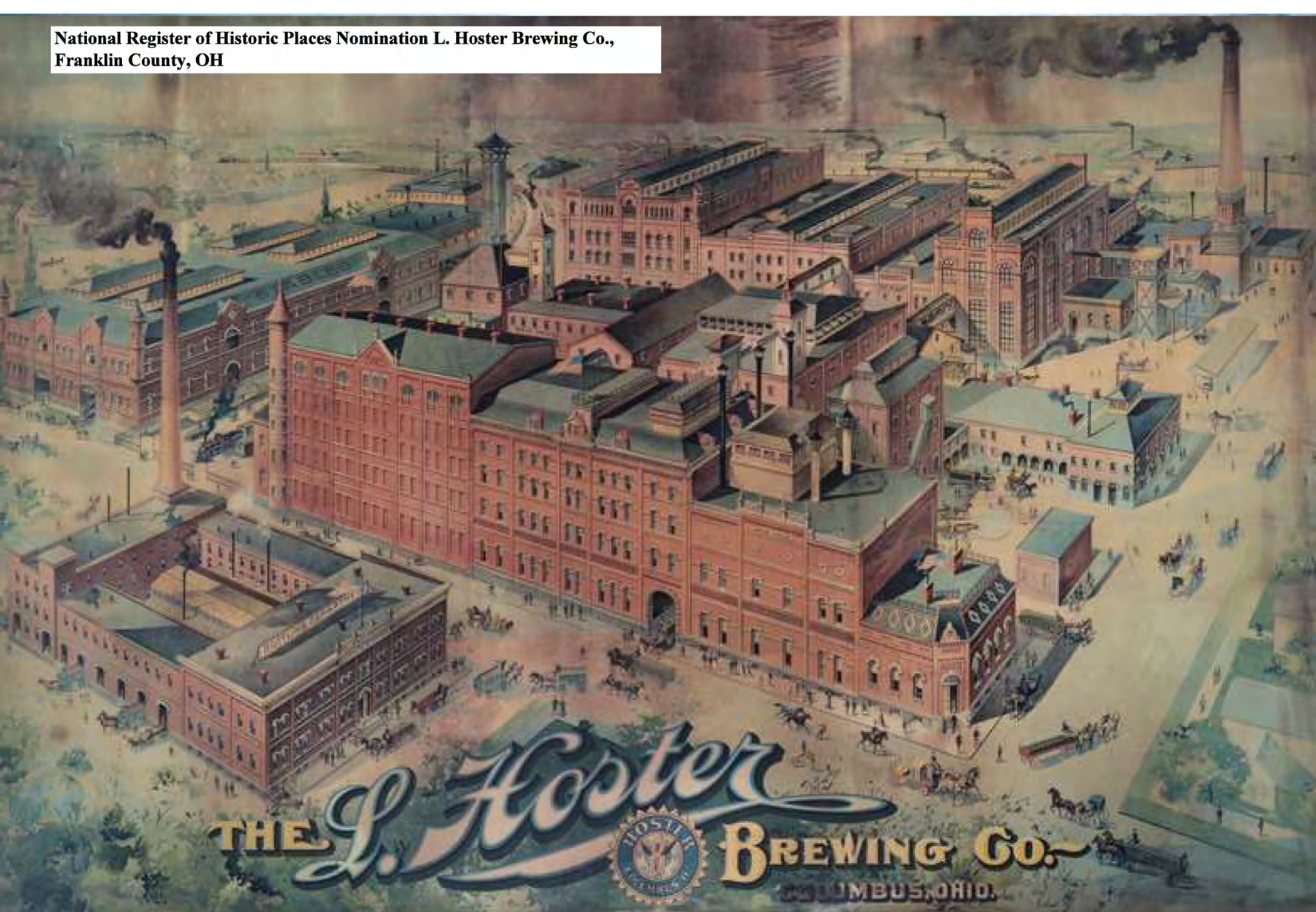
Historic Image A



L. Hoster Brewing Co.

*477 S. Front Street
Franklin County, OH*

Historic Image B



L. Hoster Brewing Co.

*477 S. Front Street
Franklin County, OH*

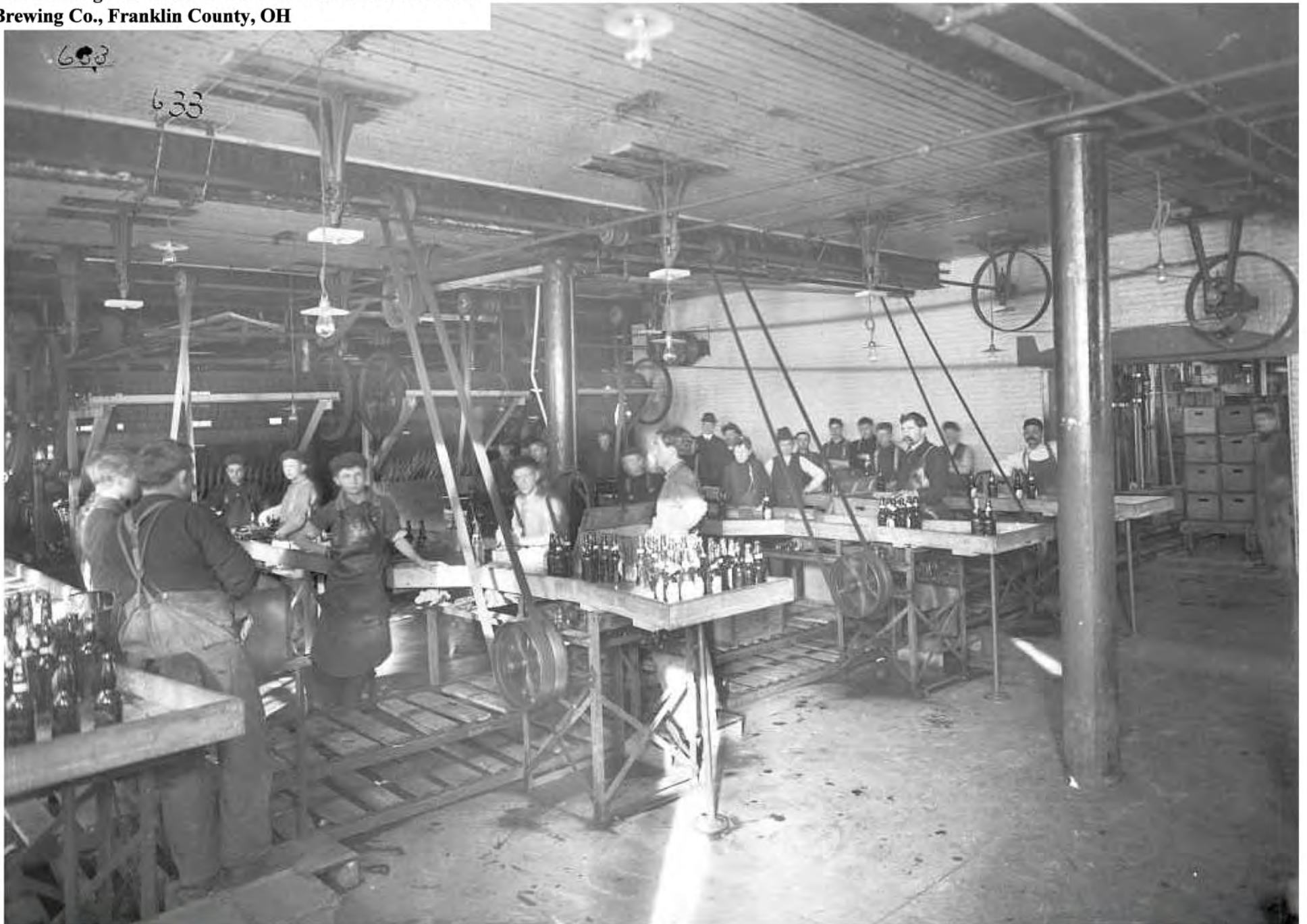
Historic Image C



L. Hoster Brewing Co.

*477 S. Front Street
Franklin County, OH*

Historic Image D



L. Hoster Brewing Co.

*477 S. Front Street
Franklin County, OH*

Historic Image E

**National Register of Historic Places Nomination L. Hoster
Brewing Co., Franklin County, OH**



L. Hoster Brewing Co.

*477 S. Front Street
Franklin County, OH*

Historic Image F

National Register of Historic Places Nomination L. Hoster
Brewing Co., Franklin County, OH



L. Hoster Brewing Co.

477 S. Front Street
Franklin County, OH

Historic Image G



L. Hoster Brewing Co.

*477 S. Front Street
Franklin County, OH*

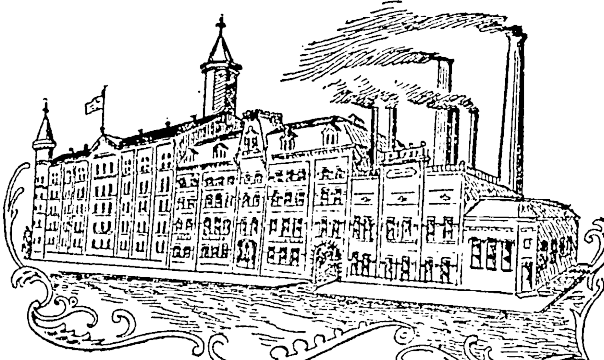
Historic Image H



L. Hoster Brewing Co.

*477 S. Front Street
Franklin County, OH*

Historic Image I



THE ..
L. HOSTER
BREWING CO.

COLUMBUS, OHIO.

... BREWERS OF ...

CHOICE WIENER AND LAGER BEER

BOTH IN KEGS AND BOTTLES.

... HOSTER ...

The shades of night were falling fast
As through a Buckeye City passed
A youth, who bore, 'mid snow and ice
A Banner, with the strange device,
Hoster!

His brow was bright; his eyes beneath
Shone like diamonds in their sheath.
Then, in a silv'ry voice there came
The accents of that well known name,
Hoster!

In happy homes he saw the light
Of household fires gleam warm and bright,
While round the festal board there shone
Crystal glasses--and on them blown,
Hoster!


"Cheer's in the glass," the old man said,
As he raised it towards his hoary head,
"Its Life and Strength and Health beside!"
While loud the clarion voice replied,
It's Hoster's!

"'Tis true," the maiden said--"Its test
Eclipses all the rest."
The youth then casting up his eyes
Toward the vision, loudly cries,
Vive la Hoster!

Then on he sped--This trusty lad;
His mission filled--His heart full glad--
While to the maiden's sweet good-night,
His voice replied, far up the height,
Drink Hoster's!

A PURE MALT AND HOP BEVERAGE.
A DELIGHTFUL DRINK. UNIVERSALLY
PRESCRIBED BY PHYSICIANS BECAUSE THEY
HAVE LEARNED ITS USEFULNESS.
FEEDS THE NERVES AND BUILDS UP THE CONSTITUTION.
FOR FAMILY AND TABLE USE IS RECOGNIZED
AS WORTHY OF THE HIGHEST RANK.

THE ACME OF BEERS.

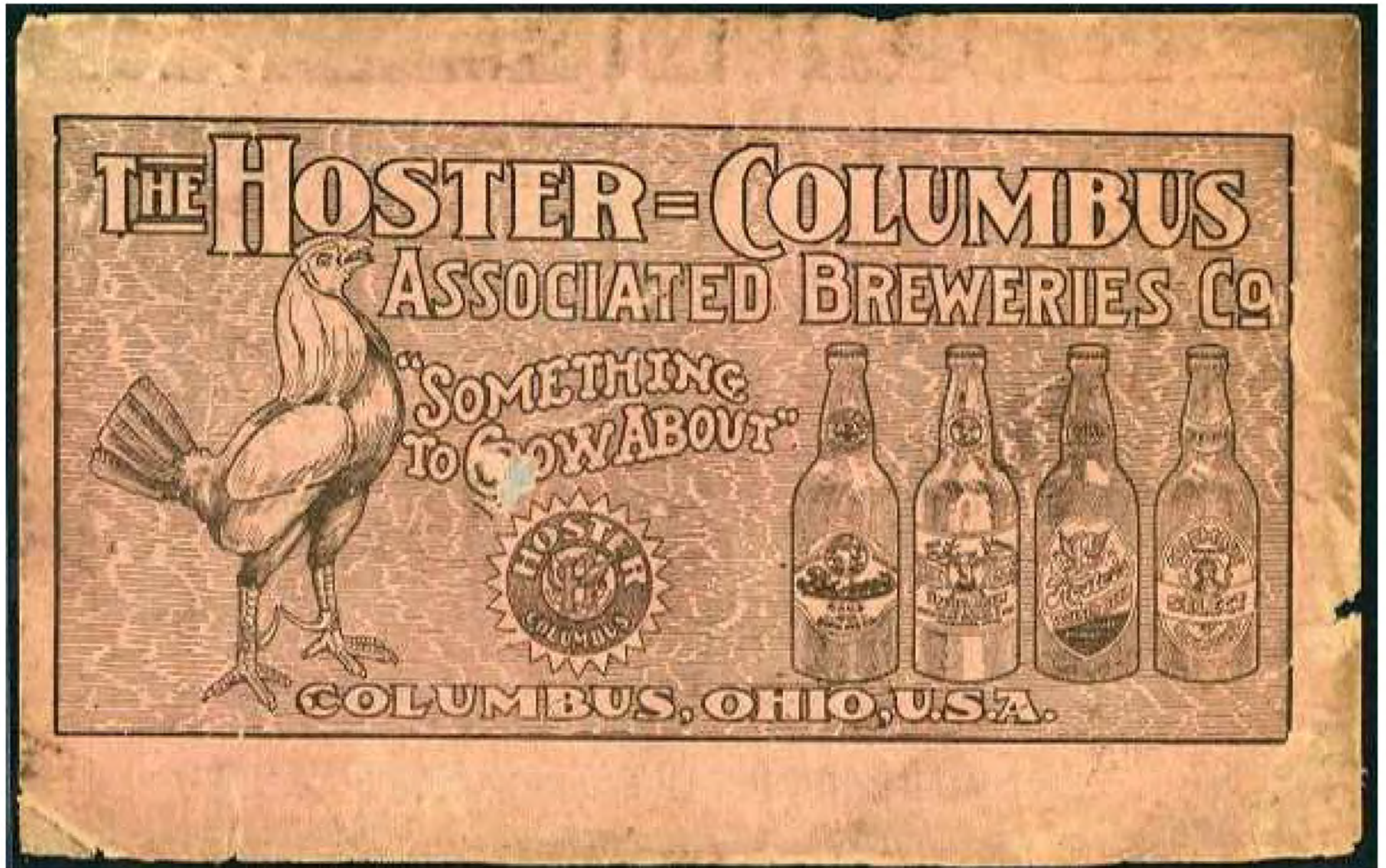




L. Hoster Brewing Co.

477 S. Front Street
Franklin County, OH

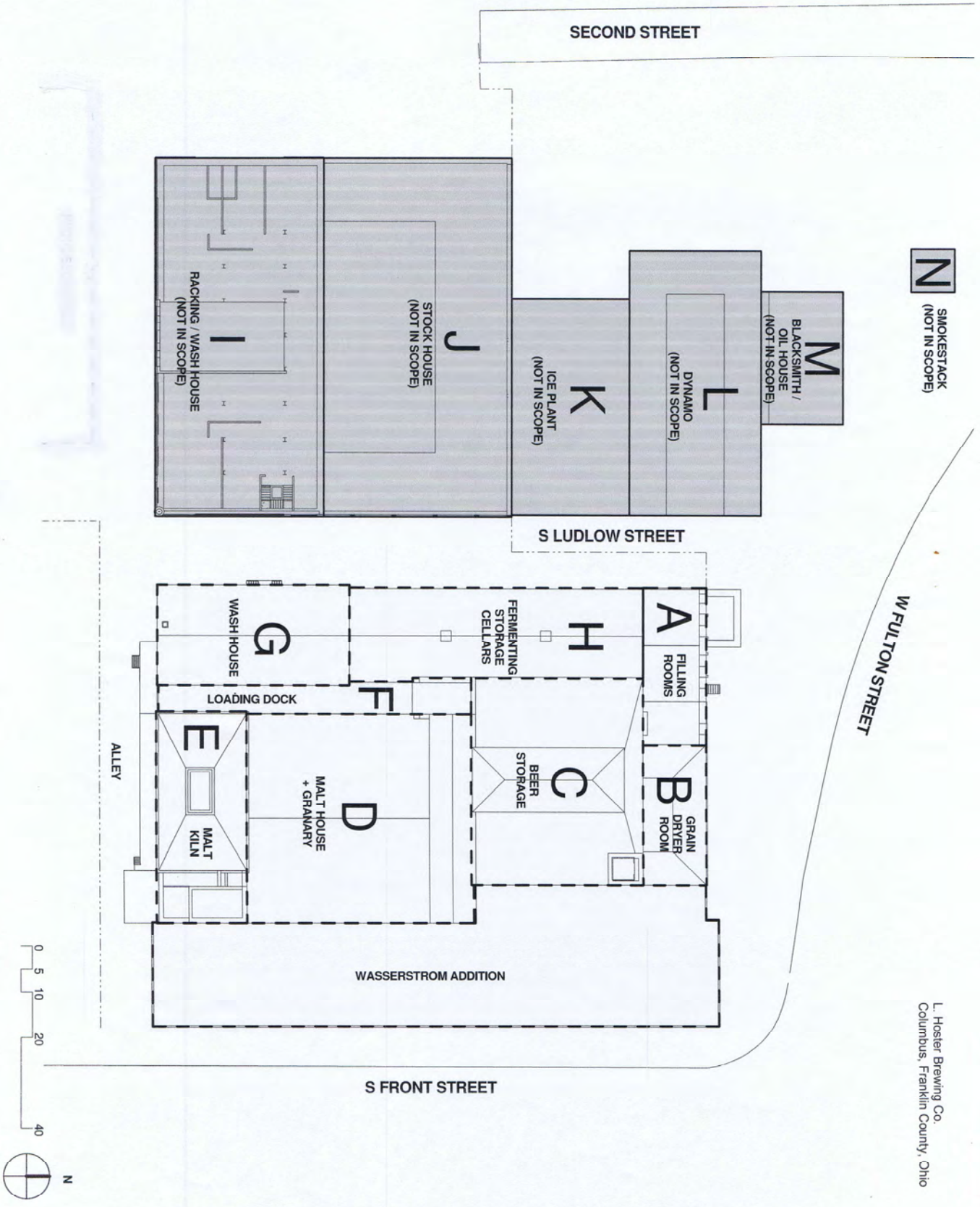
Historic Image K



L. Hoster Brewing Co.

477 S. Front Street
Franklin County, OH

Historic Image L

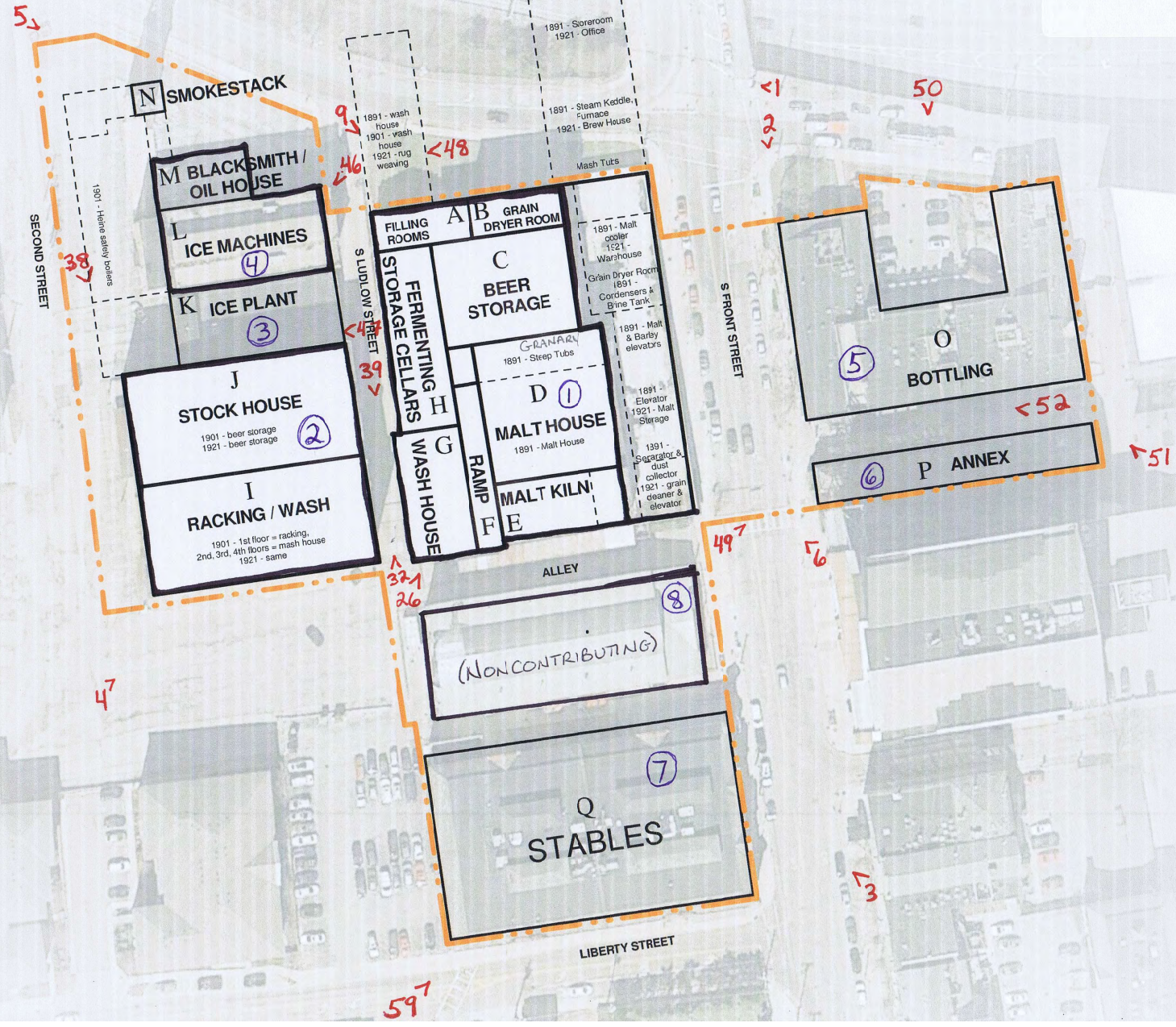


N
SMOKESTACK
(NOT IN SCOPE)

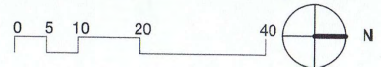
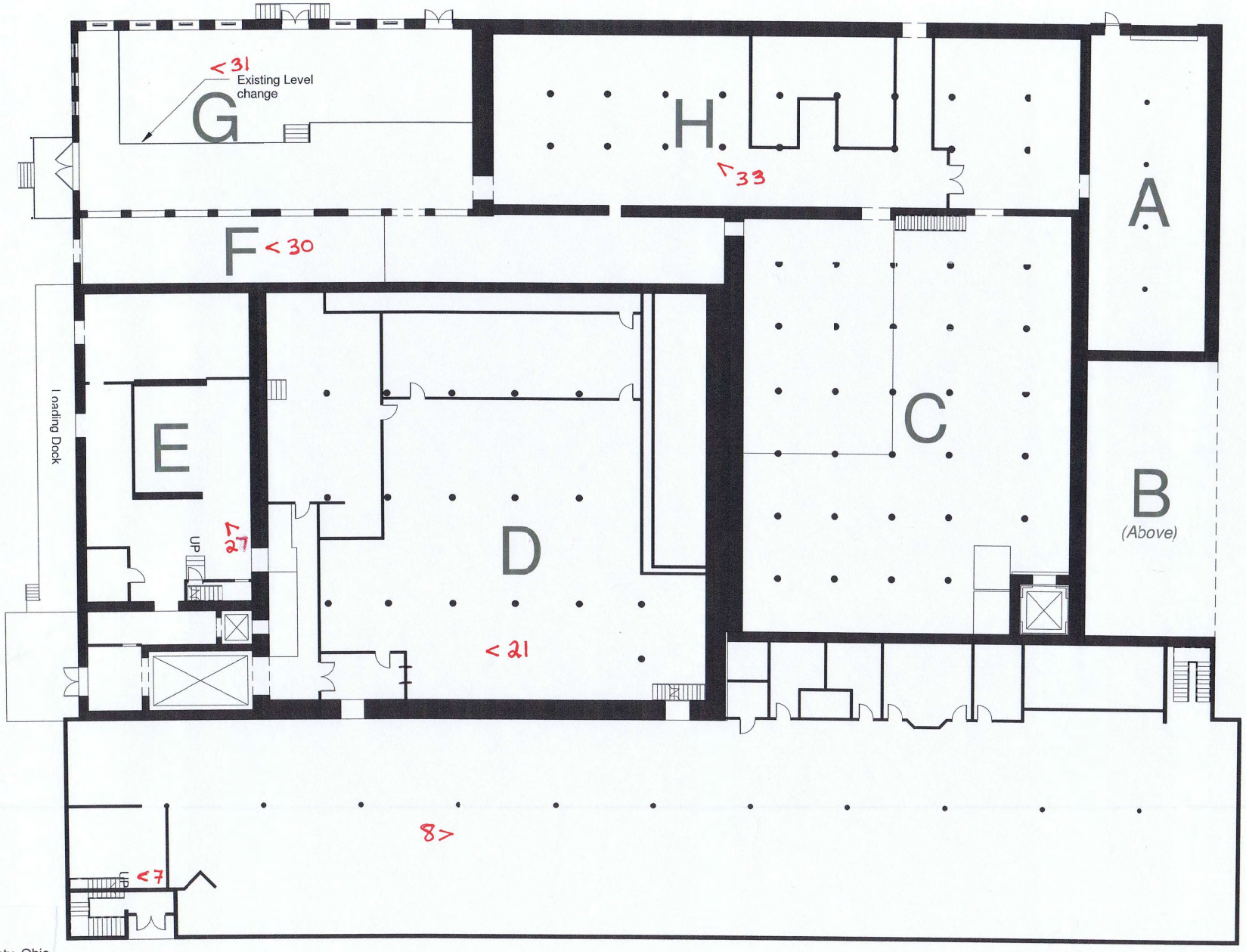
L. Hostler Brewing Co.
Columbus, Franklin County, Ohio

W FULTON STREET

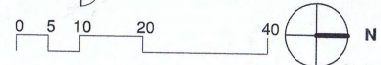
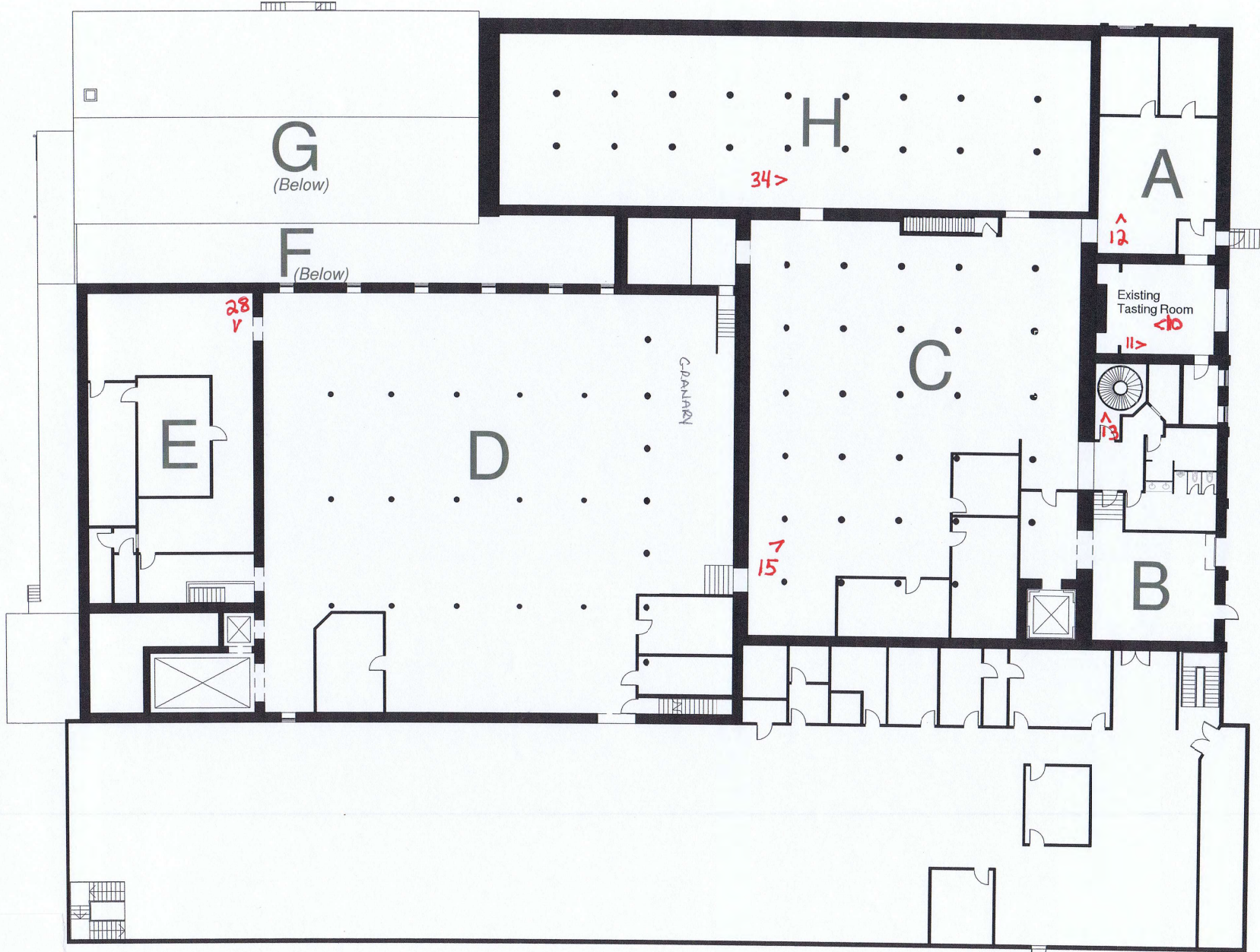
L. Hoster Brewing Co.
Columbus, Franklin County, Ohio



L. Hoster Brewing Co.
Columbus, Franklin County, Ohio



... Hoster Brewing Co.
Columbus, Franklin County, Ohio



70

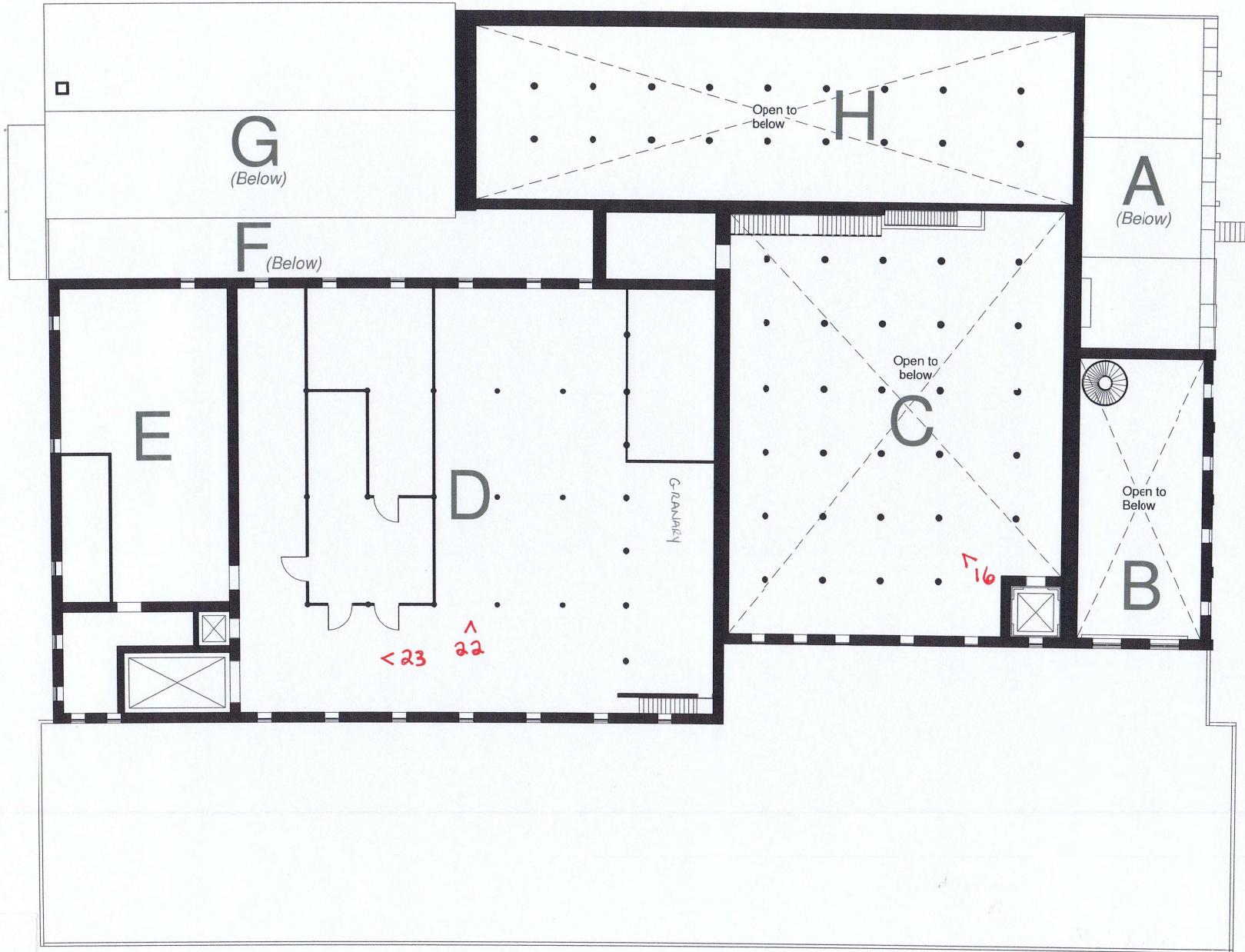
**SCHOOLEY
CALDWELL**

300 Market East
Columbus, Ohio 43215
T 614.828.0300
F 614.828.0311
schooley@cdwell.com

Date | 08/31/2018
Job # | 18010.00
Drawing # | PK3

477 S. Front St.
Drawing Name | First Floor Plan - Existing Photo Key
Issued With | HPTC - Part 2 Application

PK3



L. Hoster Brewing Co.
Columbus, Franklin County, Ohio

SCHOOLEY CALDWELL

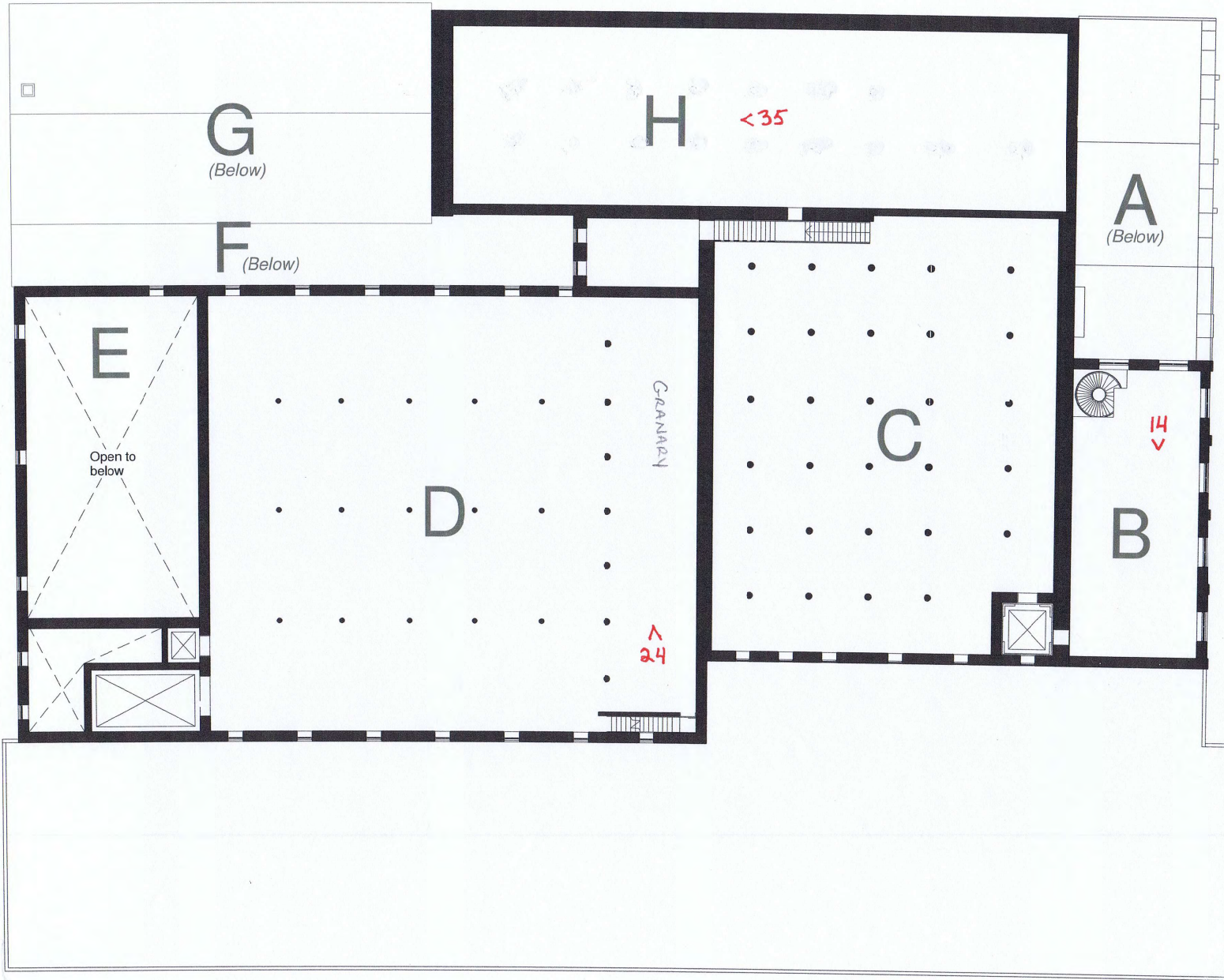
300 Muesel Building
Columbus, Ohio 43215
T 614.628.0300
F 614.628.0311
schooley Caldwell.com

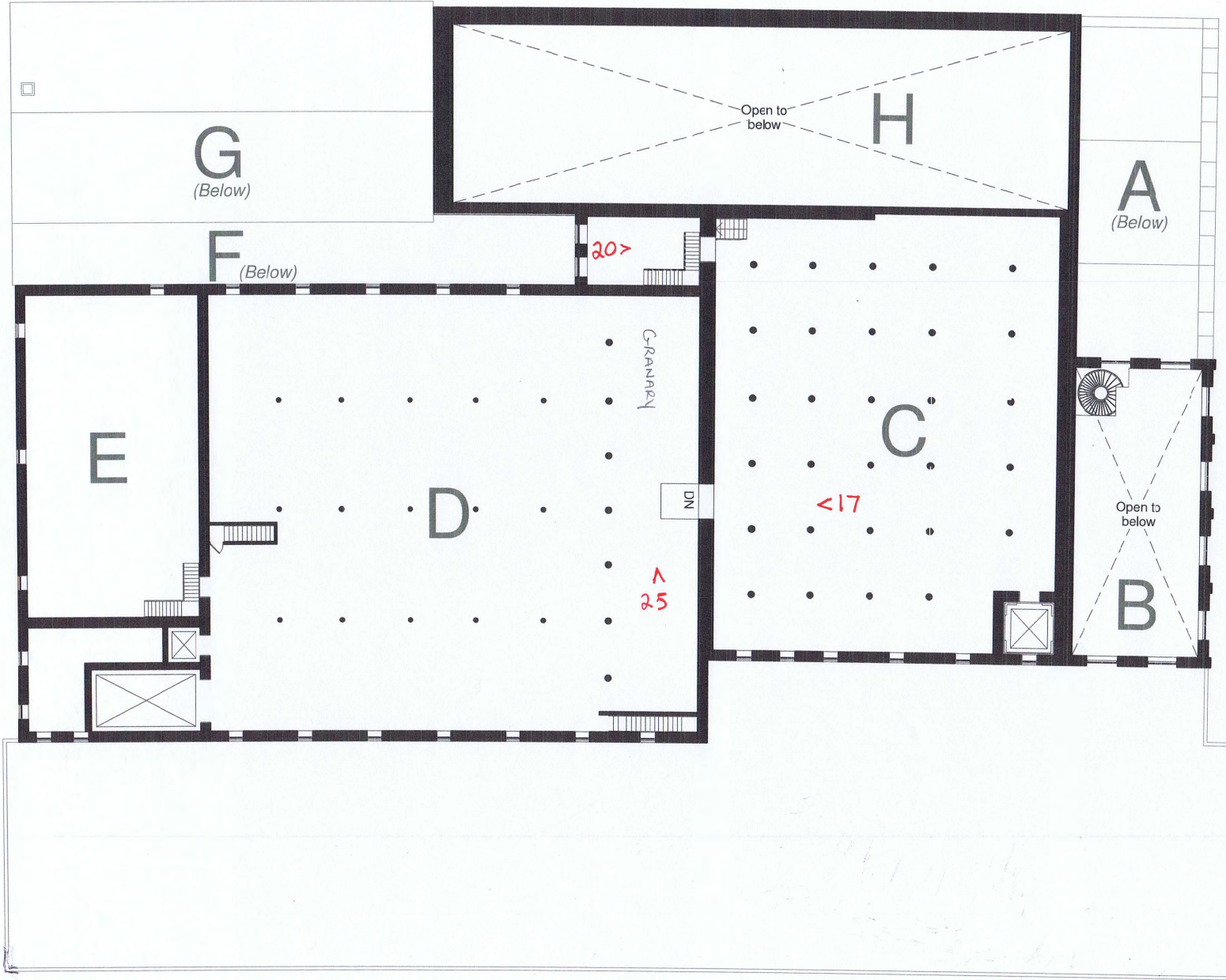
Date | 09/31/2019
Job # | 18010.00
Drawing # | PK4

477 S. Front St.
Drawing Name | Second Floor Plan - Existing Photo Key
Issued With | HPTC - Part 2 Application

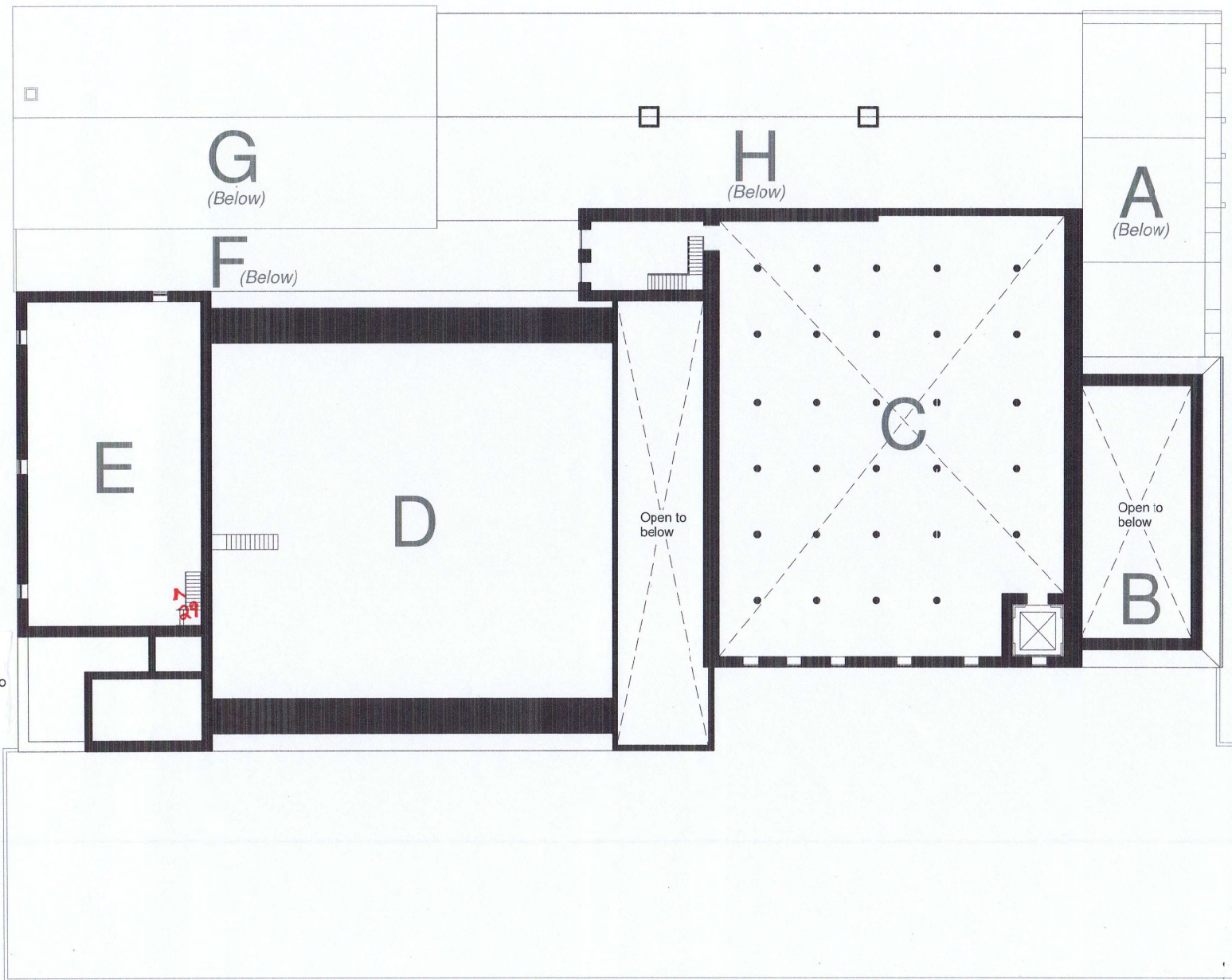
PK4

L. Hoster Brewing Co.
Columbus, Franklin County, Ohio

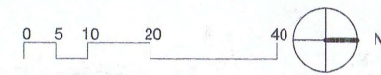
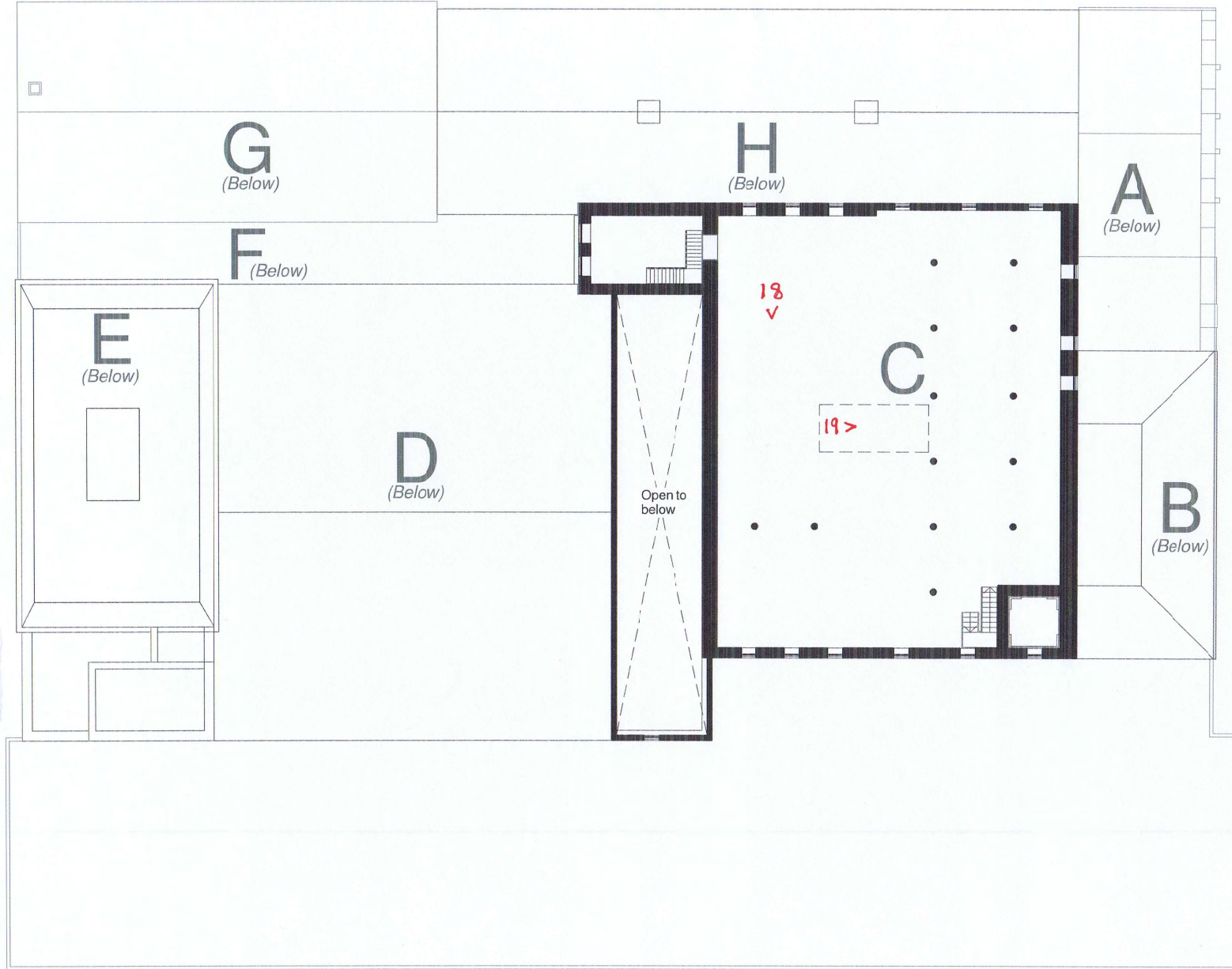




L. Hoster Brewing Co.
Columbus, Franklin County, Ohio



L. Hoster Brewing Co.
Columbus, Franklin County, Ohio



75

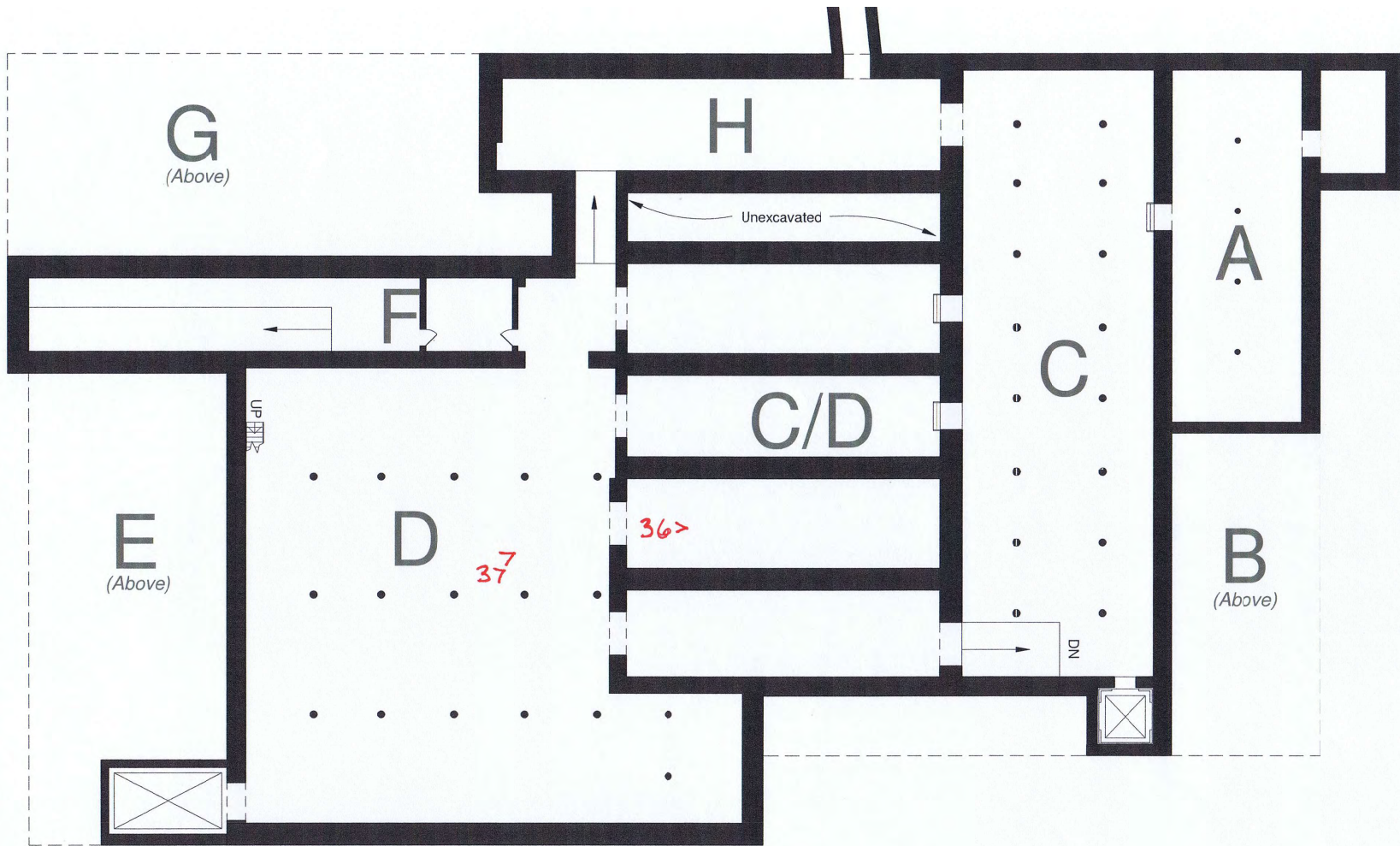


300 Marconi Boulevard
Columbus, Ohio 43215
T 614.628.0300
F 614.628.0311
schooleyandcaldwell.com

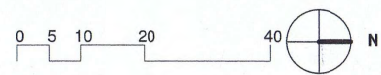
Date | 08/31/2018
Job # | 18010.00
Drawing # | PK8

477 S. Front St.
Drawing Name | Sixth Floor Plan - Existing Photo Key
Issued With | HPTC - Part 2 Application

PK8



L. Hoster Brewing Co.
Columbus, Franklin County, Ohio



76

477 S. Front St.

Drawing Name | Basement Plan - Existing Photo Key
Issued With | HPTC - Part 2 Application

Date | 08/31/2018

Job # | 18010.00

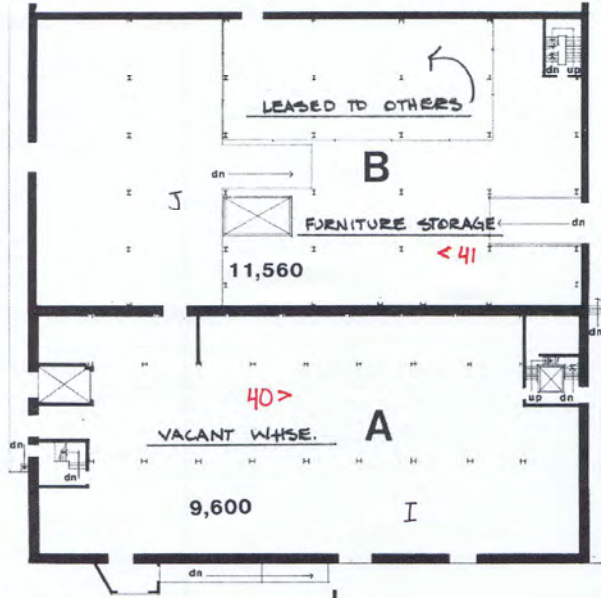
Drawing # | PK1

300 Marconi Boulevard
Columbus, Ohio 43215
T 614.628.0300
F 614.628.0311
schoolscaldwell.com

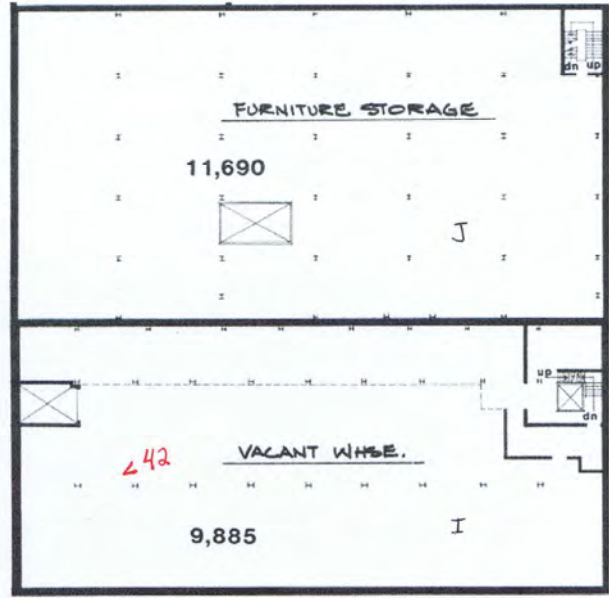
**SCHOOLEY
CALDWELL**

PK1

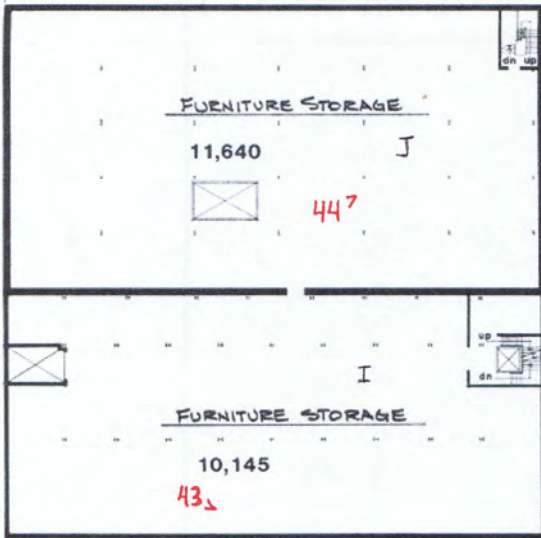
Building 2 - Interior Photo Keys
Racking/Wash House (Section I) and Stock House (Section J)



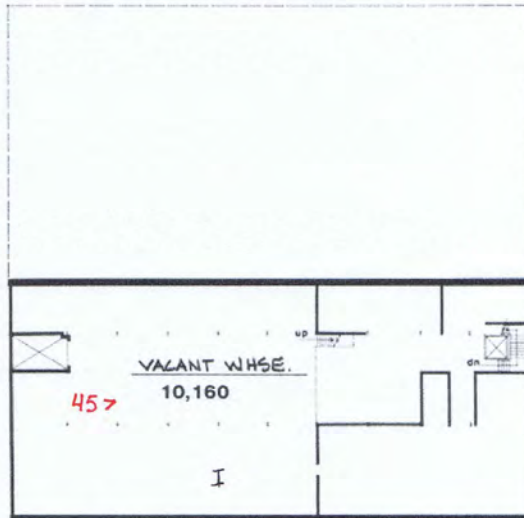
First Floor



Second Floor

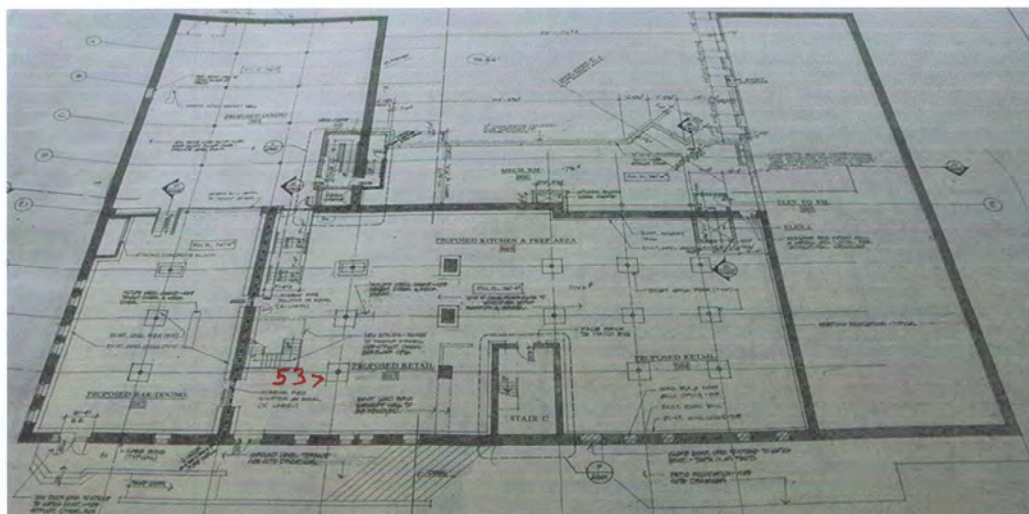


Third Floor

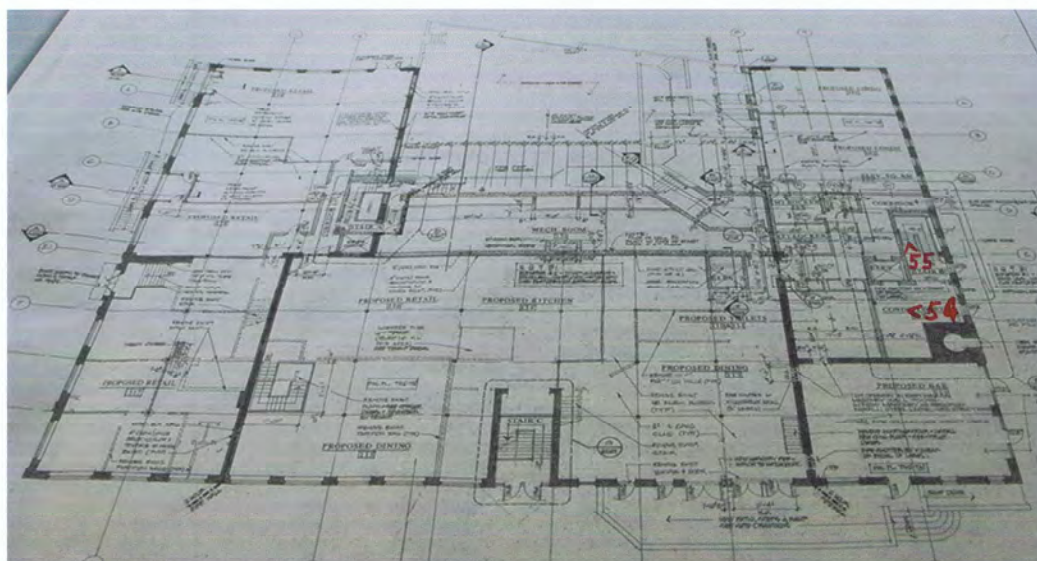


Fourth Floor

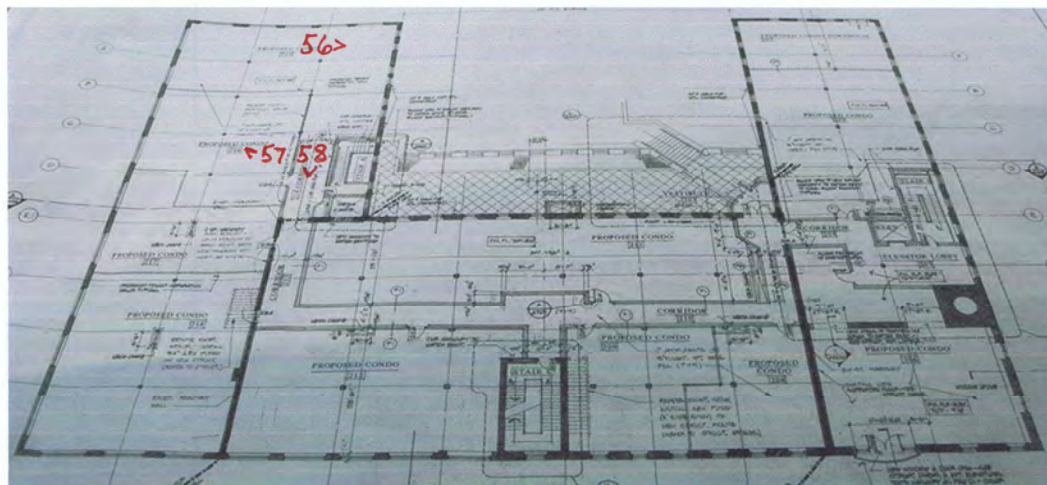
Bottling Plant (Building 5) - Interior Photo Keys



Ground Floor



First Floor



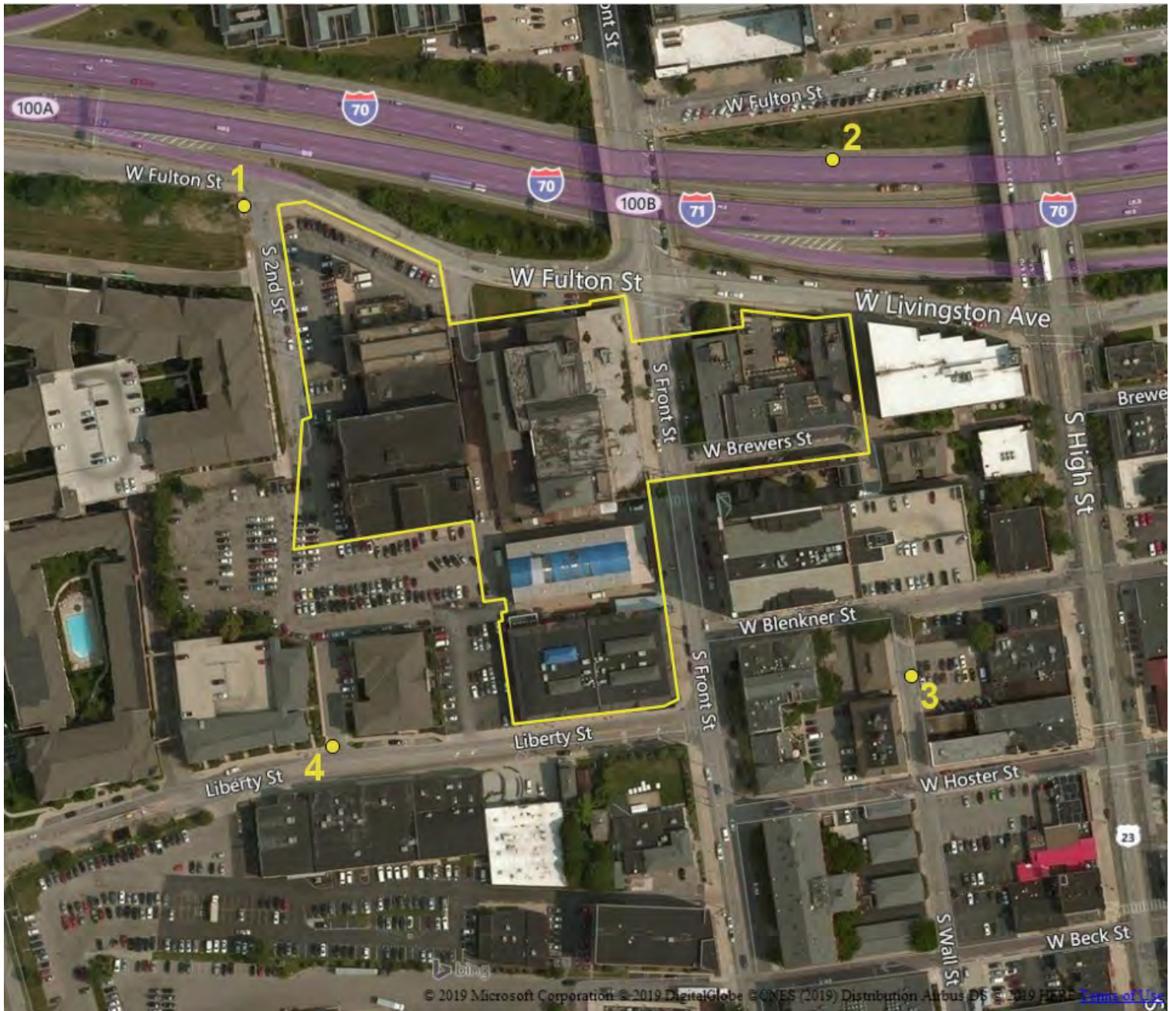
Second Floor

L. Hoster Brewing Co. 477 S. Front St., Columbus, Franklin Co., Ohio				
Parcel ID	Acres	Property Address	Historic Resource	Owner/Business/Owner Address
010022715	1.2402	477 S Front St Columbus OH 43215	Brewery Building	477 Columbus LLC 501 Morrison Rd Ste 100 Gahanna OH 43230
010026058	.4216	471 S Ludlow St Columbus OH 43215	Stock House	477 Columbus LLC 501 Morrison Rd Ste 100 Gahanna OH 43230
010063725	.4769	479 S Ludlow St Columbus OH 43215	Racking House	477 Columbus LLC 501 Morrison Rd Ste 100 Gahanna OH 43230
010070427	.9799	445-455 S Ludlow Columbus OH 43215	Ice House Buildings, Blacksmith, Smokestack	Ice House Ventures LLC 107 S. High St., Ste 300 Columbus, OH 43215
010215370	.0808	476-482 S Front St Columbus OH 43215	Bottling Warehouse Annex	Brewery District Owners Association C/O COLLIERS INTERNATIONAL 8800 LYRA DR STE 650 COLUMBUS OH 43240-2107
010215399	.42	59 W Livingston Ave Columbus OH 43215	Bottling Building	Kathryn Koch 59 W LIVINGSTON AVE COLUMBUS OH 43215
010215400	.42	63 W Livingston Ave 1B Columbus OH 43215	Bottling Building	David A Battocletti 63 W LIVINGSTON AVE #1B COLUMBUS OH 43215
010215403	.42	444 S Front St STE 201 Columbus OH 43215	Bottling Building	Barbara R Sears 444 S FRONT ST STE#201 COLUMBUS OH 43215

010215404	.42	Wall Street Condo 2B	Bottling Building	Keshav Deshpande WALL STREET CONDOMINIUM 55 Livingston Ave., Unit 2 B Columbus, Ohio 43215
010215405	.42	2C	Bottling Building	Carrie K King 378 NORTHRIDGE RD COLUMBUS OH 43215
010215406	.42	55 W Livingston Ave #204 Columbus OH 43215	Bottling Building	Nabil Habash 55 W LIVINGSTON AVE #204 COLUMBUS OH 43215
010215407	.42	444 S Front St STE 205 Columbus OH 43215	Bottling Building	Goldie Rae Burkhart John Thompson Evans 55 W LIVINGSTON AV UNIT 2E COLUMBUS OH 43215
010215408	.42	55 W Livingston Ave #206 Columbus OH 43215	Bottling Building	Aaron C Mack 55 W LIVINGSTON AVE, Apt. 206 COLUMBUS OH 43215
010215409	.42	55 W Livingston Ave #207 Columbus OH 43215	Bottling Building	Janet M Myers WALL STREET CONDOMINIUM 55 W. Livingston Ave., UNIT 2G Columbus, Ohio 43215
010215410	.42	2H	Bottling Building	Louise R Polan WALL STREET CONDOMINIUM 55 W. Livingston Ave., UNIT 2H Columbus, OH 43215
010215411	.42	2I	Bottling Building	Kara & Michael Okane 735 S 5th St Columbus, OH 43206
010215412	.42	55 W Livingston Ave # 210 Columbus OH 43215	Bottling Building	Lynda & Richard Ayish 55 W LIVINGSTON AVE #210 COLUMBUS OH 43215
010215413	.42	55 W Livingston Ave #301 Columbus OH 43215	Bottling Building	Jason B Wade 55 W LIVINGSTON AVE #301 COLUMBUS OH 43215

010215414	.42	55 W Livingston Ave #302 Columbus OH 43215	Bottling Building	Dean Thomas Allemang 55 W LIVINGSTON AVE, Unit 302 COLUMBUS OH 43215
010215415	.42	55 W Livingston Ave #303 Columbus OH 43215	Bottling Building	Lisa Edge 55W. Livingston Ave., #3C Columbus, Ohio 43215-7605
010215416	.42	55 W Livingston Ave #304 Columbus OH 43215	Bottling Building	Aaron & Amy J Albert 55 W LIVINGSTON AVE #304 COLUMBUS OH 43215
010215417	.42	55 W Livingston Ave #305 Columbus OH 43215	Bottling Building	Elisabeth TR McKivergin 55 W LIVINGSTON AVE UNIT 305 COLUMBUS OH 43215
010215418	.42	444 S Front St #306 Columbus OH 43215	Bottling Building	Michael D & Denise M Brenner 444 SOUTH FRONT ST UNIT 3F COLUMBUS OH 43215
010215419	.42	55 W Livingston Ave STE 307 Columbus OH 43215	Bottling Building	Byung C & Dolores C Kim 55 W LIVINGSTON AVE STE 307 COLUMBUS OH 43215-7605
010254256	.42	430 S Front St Columbus OH 43215	Bottling Building	430 Investments LLC 430 S FRONT ST COLUMBUS OH 43215-7601
010254257	.42	444 S Front St Columbus OH 43215	Bottling Building	Ghendo Real Estate LLC 6632 Blue Church Rd Sunbury OH 43074
010254258	.42	1-F	Bottling Building	ForeFront LLC 155 W MAIN ST APT 1602 COLUMBUS OH 43215
010289319	.42	456 S Front St Unit 1G Columbus OH 43215	Bottling Building	Dennis Willard PNM Properties LLC 395 E Broad St STE 200 Columbus OH 43215

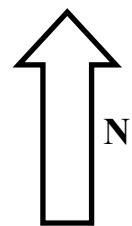
010289320	.42	450 S Front St Ste 125	Bottling Building	Maclean Investment LLC 495 S High St STE 150 Columbus OH 43215
010289321	.42	450 S Front St	Bottling	Beneprop LLC 3864 Mountview Rd
010289322	.42	Columbus OH 43215	Building	Columbus OH 43220
010295565				Shadowart Productions INC Stacey Boord
010295566		503 S Front St STE 100		503 SOUTH FRONT STREET SUITE 100
010295567	.73	Columbus OH 43215	Stables	COLUMBUS OH 43215
010295568				503 S Front LP
010295569		503 S Front St		107 S High St STE 300
010295570		Columbus OH 43215	Stables	Columbus OH 43215
010295571				
010261442	.349	495 S Front St Columbus OH 43215	Brewmasters Gate (Noncontributi ng)	Brewery District Entertainment LLC 107 S High St Columbus OH 43215



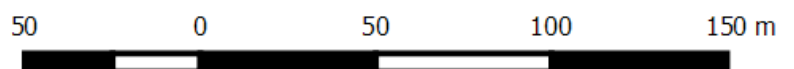
L. Hoster Brewing Company
Columbus, Franklin County, Ohio

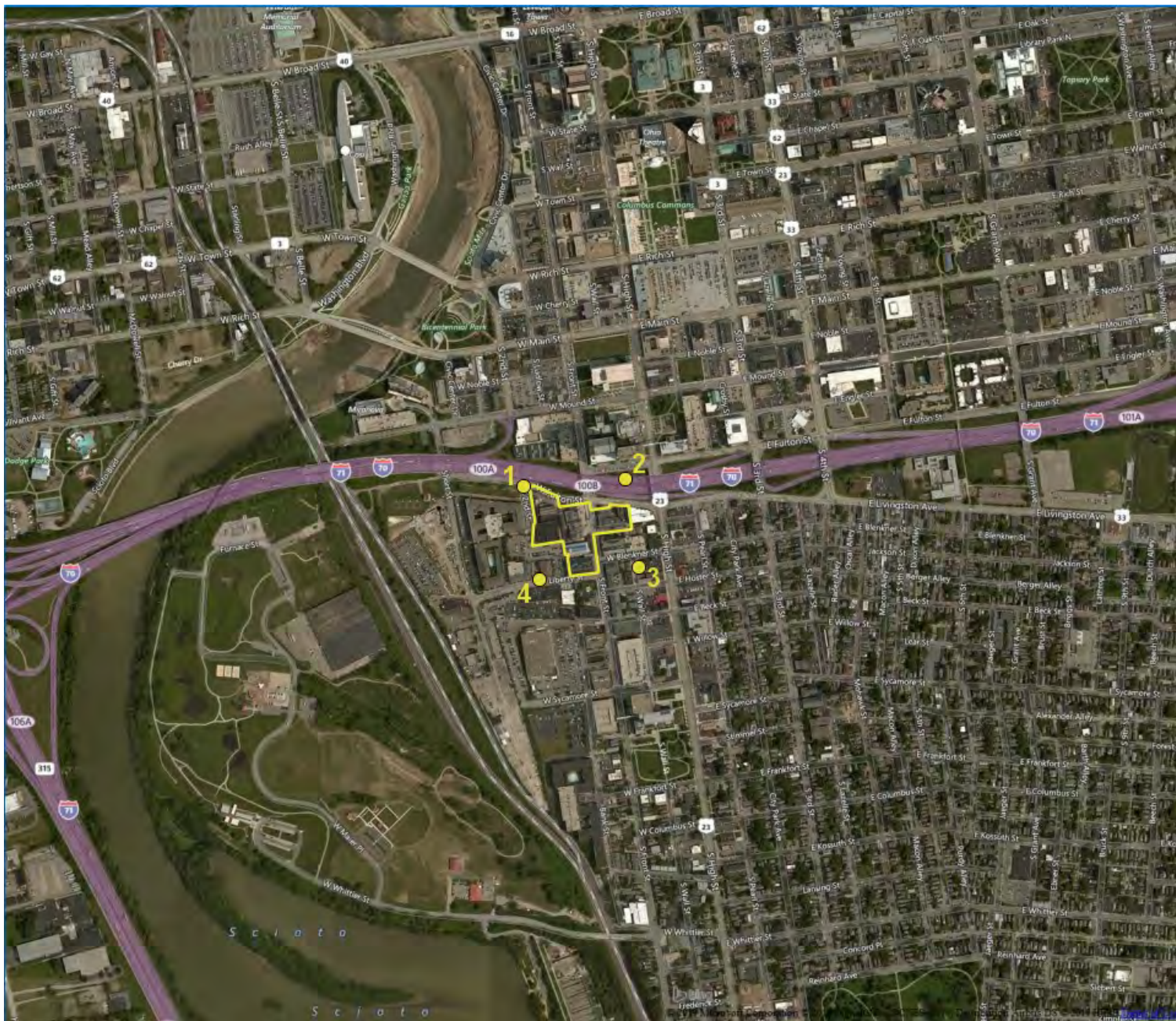
NAD 27

- UTM: 1. Z 17 E 328935 N 4424233
- 2. Z 17 E 329154 N 4424250
- 3. Z 17 E 329183 N 4424058
- 4. Z 17 E 328968 N 4424031



Map 1





L. Hoster Brewing Company
Columbus, Franklin County, Ohio

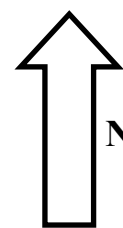
NAD 27

UTM: 1. Z 17 E 328935 N 4424233

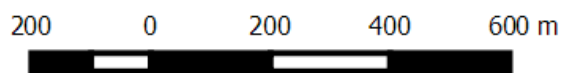
2. Z 17 E 329154 N 4424250

3. Z 17 E 329183 N 4424058

4. Z 17 E 328968 N 4424031



Map 2





WASSERFROM

Front

Water

20071

STOP





DURING SPECIFIC FIELD TO PEDESTRIAN

Front St

Livingston Ave

5

ROAD CLOSED

35

S E R S T R O M



ROCKMILL TAVERN

503

Shadowbox

S. Zentgraf

BOOKS & MORE

Bike symbol





OFFICE /
TAIL SPACE

OFFICE /
TAIL SPACE



STATE LAW
YIELD TO PEDESTRIANS

W A S S E R S T







LUDLOW ST

PRIVATE ROAD NO THROUGH TRAFFIC

PRIVATE ROAD NO THROUGH TRAFFIC

















EXIT
EXIT













ELEVATOR
NOTICE
PLEASE DO NOT
ENTER THIS ROOM
UNLESS YOU ARE
A MAINTENANCE
PERSONNEL

NO
SMOKING

NOTICE
PLEASE DO NOT
ENTER THIS ROOM
UNLESS YOU ARE
A MAINTENANCE
PERSONNEL

NO
SMOKING

152

NOTICE
PLEASE DO NOT
ENTER THIS ROOM
UNLESS YOU ARE
A MAINTENANCE
PERSONNEL

152







VIA VECCHIA WINERY

485













Old
Building
Club













A modern, two-story brick extension of the main building. It features three large, arched glass windows and a glass entrance door. The brickwork is uniform and well-maintained. A blue circular sign is visible near the entrance.

The main, older brick building, approximately four stories high. It has a weathered appearance with significant peeling paint and exposed brickwork, particularly on the lower levels. The upper floors have several small, rectangular windows. A fire escape is attached to the right side of the building. A utility pole stands in front of the building.





PRIVATE
No parking
No standing
No loading
No unloading
No stopping
No waiting
No idling
No smoking
No drinking
No eating
No sleeping
No sitting
No lying
No leaning
No standing
No sitting
No lying
No leaning
No standing
No sitting
No lying
No leaning



CO.
WAREHOUSE
#3













WINE & BEVERAGES

TIC'S MACHINES

PRIVATE ROAD
NO STOPPING
OR TRAFFIC



MKSK PARKING



HUSTON & PROWSE

WATKINS

WATKINS

sp

sp

STATE LAW
YIELD TO PEDESTRIANS





MBP

University
Library
Student Center
Faculty Center
Engineering Center

NO STOPPING ANY TIME

LANG

NO STOPPING ANY TIME















<EXIT





FOR LEASE
Call Bob
614.621.2137
LION'S

OR LEASE
Call Bob
614.621.2137
LION'S

Handicap Accessible

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: L. Hoster Brewing Company

Multiple Name:

State & County: OHIO, Franklin

Date Received: 5/1/2019 Date of Pending List: 5/16/2019 Date of 16th Day: 5/31/2019 Date of 45th Day: 6/17/2019 Date of Weekly List:

Reference number: SG100004060

Nominator: SHPO

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 checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 6/17/2019 Date

Abstract/Summary Comments: AOS: Industry, Ethnic Heritage: European/German, Architecture; LOS: local; POS: c. 1885-1920.

Recommendation/ Criteria: NR Criteria A & C.

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 6/17/19

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.

Dwight R. McCabe
477 S. Front St.
Columbus, OH 43215



Re: Support of Pipeline Pilot Initiative Application for Historic Hoster Brewery Complex

Dear Dwight McCabe,

The Wall Street Condominium Association, an Ohio corporation, not for profit (the "**Condominiums**"), by its Board of Trustees by unanimous vote of said Trustees, as the governing body of the property located at the southeast corner of the intersection of West Livingston Avenue and Front Street, in Columbus, Ohio (the "**Wall Street Condominiums**") understands that an application may be submitted to the Ohio Historic Preservation Tax Credit Pipeline Pilot Initiative for funding assistance to nominate a potential historic district, including the Wall Street Condominiums property, to the National Register of Historic Places. The Condominiums understand that a local goal for seeking this funding is to assist in qualifying properties for redevelopment using historic preservation tax credits. The Condominiums have been provided information about the National Register of Historic Places. At this time, The Condominiums support the application to apply for funding to nominate the Wall Street Condominiums to the National Register.

The Wall Street Condominiums

Signature:

A handwritten signature in blue ink that reads "Michael G. O'Kane" written over a horizontal line.

Printed Name: Michael G. O'Kane, President of the Board of Trustees

Date: October 5, 2018



ARSHOT
INVESTMENT
CORPORATION

REC'D BY SHPO FEB 15 2019

107 South High Street • Third Floor • Columbus, Ohio 43215 • (614) 463-9730 • Fax (614) 463-1896

William J. Schottenstein
Thomas H. Schottenstein
Principals

February 14, 2019

VIA FEDERAL EXPRESS

State Historic Preservation Office
Attn: Ms. Susan M. Tietz
800 E. 17th Avenue
Columbus, Ohio 43211-2474



Re: L. Hoster Brewing Company, Columbus, Franklin County

Dear Ms. Tietz:

Pursuant to your instructions, enclosed herein are notarized letters of objection from the owners of the following nine (9) parcels of private property in the City of Columbus, Franklin County, Ohio:

1. Parcel #010-070427; Ice House Ventures, LLC
2. Parcel #010-261442; Brewery District Entertainment, LLC
3. Parcel #010-295565; ShadoArt Productions, Inc.
4. Parcel #010-295566; ShadoArt Productions, Inc.
5. Parcel #010-295567; ShadoArt Productions, Inc.
6. Parcel #010-295568; 503 South Front Street Limited Partnership
7. Parcel #010-295569; 503 South Front Street Limited Partnership
8. Parcel #010-295570; 503 South Front Street Limited Partnership
9. Parcel #010-295571; 503 South Front Street Limited Partnership

As stated in the enclosed letters, each of the above owners is opposed to the nomination of its property to the National Register of Historic Places. Should you require any further information in regard to the same, please do not hesitate to contact the undersigned.

Sincerely,

Joseph A. Sugar,
General Counsel

cc: Ice House Ventures, LLC
Brewery District Entertainment, LLC
ShadoArt Productions, Inc.
503 South Front Street Limited Partnership



State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211-2474

Re: L. Hoster Brewing Company, Parcel #010295565, Columbus, Franklin County

Dear Sir or Madame:

ShadoArt Productions, Inc. (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,

ShadoArt Productions, Inc.

By: Stacie Boord
Stacie Boord, its authorized representative

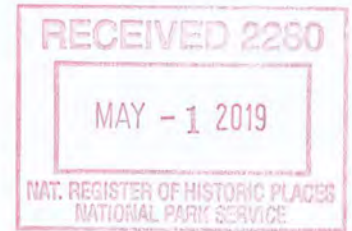
STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 13th day of February, 2019, by Stacie Boord, authorized representative of ShadoArt Productions, Inc., an Ohio non-profit corporation, on behalf of the corporation.



ANDREW J. ANKROM
Notary Public, State of Ohio
My Commission Expires
August 11th, 2021

State Historic Preservation Office
800 E. 17th Avenue



Columbus, Ohio 43211-2474

Re: L. Hoster Brewing Company, Parcel #010295566, Columbus, Franklin County

Dear Sir or Madame:

ShadoArt Productions, Inc. (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,

ShadoArt Productions, Inc.

By: Stacie Boord
Stacie Boord, its authorized representative

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 13th day of February, 2019, by Stacie Boord, authorized representative of ShadoArt Productions, Inc., an Ohio non-profit corporation, on behalf of the corporation.



ANDREW J. ANKROM Notary Public
Notary Public, State of Ohio
My Commission Expires
Aug. 11, 2021



State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211-2474

Re: L. Hoster Brewing Company, Parcel #010295567, Columbus, Franklin County

Dear Sir or Madame:

ShadoArt Productions, Inc. (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,

ShadoArt Productions, Inc.

By: Stacie Boord
Stacie Boord, its authorized representative

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 13th day of February, 2019, by Stacie Boord, authorized representative of ShadoArt Productions, Inc., an Ohio non-profit corporation, on behalf of the corporation.



ANDREW J. ANKROM
Notary Public, State of Ohio
My Commission Expires
Aug. 11, 2021

Andrew J. Ankrom
Notary Public



ARSHOT
INVESTMENT
CORPORATION



107 South High Street • Third Floor • Columbus, Ohio 43215 • (614) 463-9730 • Fax (614) 463-1896

William J. Schottenstein
Thomas H. Schottenstein
Principals

State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211-2474

Re: L. Hoster Brewing Company, Parcel #010261442, Columbus, Franklin County

Dear Sir or Madame:

Brewery District Entertainment, LLC (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,

Brewery District Entertainment, LLC

By: William J. Schottenstein
William J. Schottenstein,
its authorized representative

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 13th day of February, 2019, by William J. Schottenstein, authorized representative of Brewery District Entertainment, LLC, an Ohio limited liability company, on behalf of the company.



Gail M. Kelley
Notary Public



ARSHOT
INVESTMENT
CORPORATION



107 South High Street • Third Floor • Columbus, Ohio 43215 • (614) 463-9730 • Fax (614) 463-1896

William J. Schottenstein
Thomas H. Schottenstein
Principals

State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211-2474


Re: L. Hoster Brewing Company, Parcel #010295568, Columbus, Franklin County

Dear Sir or Madame:

503 South Front Street Limited Partnership (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,

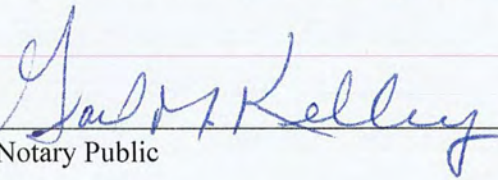
503 South Front Street Limited Partnership

By: 
William J. Schottenstein,
its authorized representative

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 12th day of February, 2019, by William J. Schottenstein, authorized representative of 503 South Front Street Limited Partnership, an Ohio limited partnership, on behalf of the partnership.




Notary Public



ARSHOT
INVESTMENT
CORPORATION

107 South High Street • Third Floor • Columbus, Ohio 43215 • (614) 463-9730 • Fax (614) 463-1896

William J. Schottenstein
Thomas H. Schottenstein
Principals



State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211-2474


Re: L. Hoster Brewing Company, Parcel #010295569, Columbus, Franklin County

Dear Sir or Madame:

503 South Front Street Limited Partnership (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,

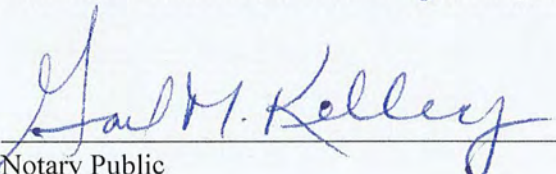
503 South Front Street Limited Partnership

By: 
William J. Schottenstein,
its authorized representative

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 13th day of February, 2019, by William J. Schottenstein, authorized representative of 503 South Front Street Limited Partnership, an Ohio limited partnership, on behalf of the partnership.




Notary Public



ARSHOT
INVESTMENT
CORPORATION



107 South High Street • Third Floor • Columbus, Ohio 43215 • (614) 463-9730 • Fax (614) 463-1896

William J. Schottenstein
Thomas H. Schottenstein
Principals

State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211-2474


Re: L. Hoster Brewing Company, Parcel #010295570, Columbus, Franklin County

Dear Sir or Madame:

503 South Front Street Limited Partnership (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,

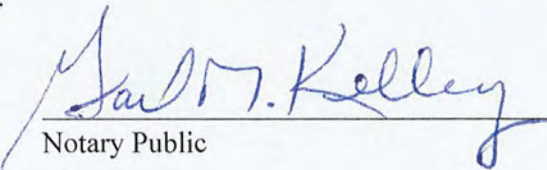
503 South Front Street Limited Partnership

By: 
William J. Schottenstein,
its authorized representative

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 13th day of February, 2019, by William J. Schottenstein, authorized representative of 503 South Front Street Limited Partnership, an Ohio limited partnership, on behalf of the partnership.




Notary Public



ARSHOT
INVESTMENT
CORPORATION

107 South High Street • Third Floor • Columbus, Ohio 43215 • (614) 463-9730 • Fax (614) 463-1896

William J. Schottenstein
Thomas H. Schottenstein
Principals



State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211-2474


Re: L. Hoster Brewing Company, Parcel #010295571, Columbus, Franklin County

Dear Sir or Madame:

503 South Front Street Limited Partnership (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,


503 South Front Street Limited Partnership

By: 
William J. Schottenstein,
its authorized representative

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 13th day of February, 2019, by William J. Schottenstein, authorized representative of 503 South Front Street Limited Partnership, an Ohio limited partnership, on behalf of the partnership.




Notary Public



ARSHOT
INVESTMENT
CORPORATION

107 South High Street • Third Floor • Columbus, Ohio 43215 • (614) 463-9730 • Fax (614) 463-1896

William J. Schottenstein
Thomas H. Schottenstein
Principals

State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211-2474


Re: L. Hoster Brewing Company, Parcel #010070427, Columbus, Franklin County

Dear Sir or Madame:

Ice House Ventures, LLC (the "Owner") is in receipt of your letter dated January 17, 2019, regarding nomination of the above-referenced property (the "Property") to the National Register of Historic Places (the "National Register"). Please allow this letter to serve as the Owner's notice of **objection** to any listing of the Property on the National Register.

Respectfully,

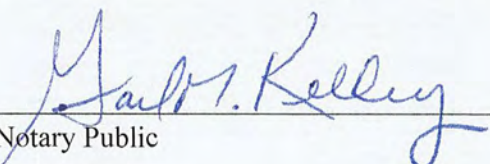
Ice House Ventures, LLC

By: 
William J. Schottenstein,
its authorized representative

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing letter was acknowledged before me this 13th day of February, 2019, by William J. Schottenstein, authorized representative of Ice House Ventures, LLC, an Ohio limited liability company, on behalf of the company.




Notary Public



NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE
800 E. 17th Avenue
Columbus, OH 43211
(614)-298-2000

The following materials are submitted on April 23, 2019
For nomination of the L. Hoster Brewing Co., to the National Register of
Historic Places: Franklin County, OH

- Original National Register of Historic Places nomination form
___ Paper PDF
- ___ Multiple Property Nomination Cover Document
___ Paper ___ PDF
- ___ Multiple Property Nomination form
___ Paper ___ PDF
- Photographs
___ Prints TIFFs
- CD with electronic images
- Original USGS map(s)
___ Paper Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
___ Paper PDF
- Piece(s) of correspondence
 Paper PDF
- ___ Other _____

COMMENTS:

- ___ Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do ___ do not
Constitute a majority of property owners
- ___ Other: _____