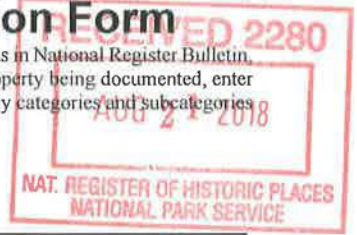


United States Department of the Interior  
National Park Service

# 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: Jacob Schmidt Brewing Company Historic District

Other names/site number: Schmidt Brewery; Schmidt Artist Lofts

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: Roughly bounded by W. Jefferson Avenue to the north, the line between Lots 17 and 18 of Block 1 of Stinson and Ramsey's Subdivision to the east, West James Avenue to the south, and Toronto Street to the west

City or town: St. Paul State: MN County: Ramsey

Not For Publication:  N/A Vicinity:  N/A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  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  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  local

Applicable National Register Criteria:

A  B  C  D

|   |                |
|---|----------------|
|  | <u>8/16/18</u> |
| <b>Signature of certifying official/Title:</b> Amy Spong, Deputy SHPO, MNHS         |                |
| <b>Date</b>   |                |
| <b>State or Federal agency/bureau or Tribal Government</b>                          |                |

|   |  |
|---|--|
| In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria. |  |
| <b>Signature of commenting official:</b>  | <b>Date</b>  |
| <b>Title :</b>  | <b>State or Federal agency/bureau or Tribal Government</b> |

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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:)

*For James H. Sartin*  
Signature of the Keeper

10/5/18  
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>9</u>          | <u>5</u>          | buildings  |
| <u>          </u> | <u>          </u> | sites      |
| <u>4</u>          | <u>5</u>          | structures |
| <u>          </u> | <u>          </u> | objects    |
| <u>13</u>         | <u>10</u>         | Total      |

Number of contributing resources previously listed in the National Register           

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: processing

AGRICULTURE/SUBSISTENCE: storage

COMMERCE/TRADE: warehouse

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: business

INDUSTRY: manufacturing facility

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

VICTORIAN: Italianate

VICTORIAN: Romanesque Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT: Moderne

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: limestone, brick, concrete, wood, terra cotta

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The Jacob Schmidt Brewing Company Historic District straddles W. 7th Street 1.5 miles southwest of downtown St. Paul, Ramsey County, Minnesota. It encompasses 18.1 acres of land in an area of mixed residential, commercial, and light industrial use. Extant buildings and structures historically involved in beer production and packaging are confined to the south side of W. 7th Street. Largest of these are four freestanding buildings: the Main Brewery Complex (1a-r) and Bottling Plant (2a-d) built of load-bearing masonry in a Rhenish Romanesque Revival style, and the Office Building (3) and Keg House (4) of brick-faced steel frame construction in the Moderne style. Other contributing properties south of W. 7th Street are a concrete retaining wall and iron fence (5), a utilitarian brick well house (6), and a billboard (7). Another wellhouse (8), a modern bus shelter (11), and two concrete structures associated with ethanol production (9 and 10) postdate the period of historic significance. There is a network of historic, brick-lined cellars (12) beneath the brewery and office building, the oldest parts visible only in fragments. North of W. 7th Street are five historic properties: a sprawling Moderne style Delivery Vehicle Complex (15a-d) and four brewery-associated residences, ranging in style from Italianate to Craftsman (13, 14, 16, 19). Noncontributing properties north of W. 7th Street include two residences (17 and 18), two garages (parts of 14, 18), a gazebo (part of 13), and an electrical

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utility building (20). The district contains 13 contributing properties and 10 noncontributing properties. Of the latter all are of small scale and/or minimal visual impact except for two houses from the early 1900s. In addition, archaeological components are likely present throughout the historic district. Because investigations conducted to date have been preliminary, archaeology and the potential for intact deposits are discussed as an area of significance for the district, but defined archaeological sites are not currently included in the count of contributing resources. As a whole, the district possesses a high degree of integrity, retaining all of its key buildings from the Schmidt era and several buildings and parts of buildings from the preceding Stahlmann era.

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### **Narrative Description**

(see continuation sheets)

Jacob Schmidt Brewing Company Historic District  
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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

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**Areas of Significance**

(Enter categories from instructions.)

INDUSTRY

ARCHITECTURE

ARCHAEOLOGY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1858-1955

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1858

1882

1902

1934

1940

1948

1950

1955

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Martin Wangen

Bernard Barthel

Walter W. Magee

Charles A. Hausler

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**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 Jacob Schmidt Brewing Company Historic District is of statewide significance during the period of 1858-1955 and within the state historic context of Urban Centers, 1870-1940. It is significant under National Register Criterion A as a leading brewery in Minnesota when the brewing industry rose to national prominence and played a vital role in local and regional economies and locally significant under Criterion C as an outstanding example of the Romanesque Revival Style in an industrial mode and the signature work of a leading brewery architect, Bernard Barthel, and his local follower, Walter W. Magee. Historical archaeology is one area of significance for the Jacob Schmidt Brewing Company Historic District, but it is not as well-known as the above-ground resources. The background research, geophysical survey, and archaeological monitoring conducted for the rehabilitation project in 2012-2013 were collectively a good first step in assessing the archaeological resources of the district, but they were not comprehensive. Because those investigations were preliminary, and limited to selected areas of one project, the district's archaeological significance is best expressed at this time under Criterion D, as the potential to yield important information. It is possible, after more comprehensive investigation occurs, that archaeological components of the district could also contribute to its significance under Criteria A and C.

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

(see continuation sheets)



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## 9. Major Bibliographical References

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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 (certified for the purposes of the Tax Reform Act of 1986)  
 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: Gale Family Library – Minnesota Historical Society  
West 7th Fort Road Federation, St. Paul

**Historic Resources Survey Number (if assigned):** RA-SPC-5318

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### 10. Geographical Data

**Acreege of Property** 18.1

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: 44.930602  | Longitude: -93.125673 |
| 2. Latitude: 44.930573  | Longitude: -93.123249 |
| 3. Latitude: 44.929908  | Longitude: -93.123280 |
| 4. Latitude: 44.930549  | Longitude: -93.122375 |
| 5. Latitude: 44.930578  | Longitude: -93.122047 |
| 6. Latitude: 44.930262  | Longitude: -93.122120 |
| 7. Latitude: 44.930274  | Longitude: -93.122382 |
| 8. Latitude: 44.930048  | Longitude: -93.122634 |
| 9. Latitude: 44.927785  | Longitude: -93.122573 |
| 10. Latitude: 44.927802 | Longitude: -93.125630 |
| 11. Latitude: 44.928339 | Longitude: -93.125637 |
| 12. Latitude: 44.929079 | Longitude: -93.124541 |
| 13. Latitude: 44.929172 | Longitude: -93.124749 |
| 14. Latitude: 44.929191 | Longitude: -93.125644 |

Jacob Schmidt Brewing Company Historic District  
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**Verbal Boundary Description** (Describe the boundaries of the property.)

Beginning at the northwest corner of Toronto Street and Jefferson Avenue and proceeding south along the eastern edge of Toronto Street to Palace Avenue, thence proceeding east following the northern edge of Palace Avenue to the intersection with West 7th Street, thence proceeding southeast across West 7th Street to the southwest corner of the intersection of West 7th Street and Webster Street, thence proceeding southwest along the southeastern edge of West 7th Street to Toronto Street, thence proceeding south along the eastern edge of Toronto Street to James Avenue, thence proceeding east along the northern edge of James Avenue past the closed part of Oneida Street to a point due south of the line between Lots 17 and 18 of Block 1 of Stinson and Ramsey's Subdivision, then proceeding north through the line between Lots 17 and 18 of Block 1 of Stinson and Ramsey's Subdivision to the southeast border of Lots 3-6 of Block 1 of Stinson and Ramsey's Subdivision, thence proceeding northeast along the southeast border of Lots 3-6 of Block 1 of Stinson and Ramsey's Subdivision to the southeast corner of Lot 2 of Block 1 of Stinson and Ramsey's Subdivision, thence proceeding east to Erie Street, thence proceeding north along the west edge of Erie Street to Jefferson Avenue, thence proceeding west along the southern edge of Jefferson Avenue to West 7th Street, thence proceeding southwest along the southeastern edge of West 7th Street to the southwest corner of Oneida and West 7th Street, thence proceeding north along the western edge of Oneida Street to Jefferson Avenue, thence west along the southern edge of Jefferson Avenue to the point of beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of the Jacob Schmidt Brewing Company Historic District encompasses all the remaining property resources directly involved with beer processing and production by the Jacob Schmidt Brewing Company as well as the properties north of W. 7th Street that are closely associated with the brewery through their ownership and/or relationship to the operation of the brewery business. This includes all parts of the contiguous parcel of land historically owned by Jacob Schmidt Brewing Company or Jacob Schmidt and his heirs.



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### 11. Form Prepared By

name/title: Paul Clifford Larson, with David Mather/ National Register Archaeologist  
organization: \_\_\_\_\_ (DM): Mn/SHPO, david.mather@state.mn.us  
street & number: 1400 2<sup>nd</sup> Street, PO Box 177  
city or town: Keosauqua state: Iowa zip code: 52565  
e-mail: historyhere@gmail.com  
telephone: 319 288-0776  
date: August 14, 2018

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### 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.)

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### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Jacob Schmidt Brewing Company Historic District

City or Vicinity: St. Paul

County: Ramsey

State: MN

Photographer: Paul Clifford Larson

Date Photographed: photos 42, 52, 53 September 2008; remaining January 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 68: brewery viewed from northeast on W. 7th St., north and east elevations, camera facing south

2 of 68: brewery viewed from west southwest on W. 7th St., west and south elevations, camera facing east

3 of 68: brewery viewed from southwest on Toronto Ave. and James St., west and south elevations, camera facing northeast

4 of 68: streetscape up Oneida Street north of James Ave., showing south and east elevations of Main Brewery Complex (left) and west elevation of Bottling Complex (right), camera facing north

5 of 68: streetscape down Webster St. from W. 7th St., showing west elevation of New Wash House and Racking House (left) and east elevation of Keg House, camera facing south

6 of 68: streetscape up Webster St. up from James Ave., showing east elevation of Keg House (left) and west elevation of Racking House and New Washhouse (right), camera facing north

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60 of 68: Stahlmann Stable, south elevation (left) and east elevation (right), camera facing northwest

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

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**CHARACTER OF THE LANDSCAPE, STREETScape, AND SITE**

The brewery and its neighborhood occupy a large parcel of nearly flat terrain diagonally split by W. 7th Street.<sup>1</sup> The land south of it falls steeply to the river from the railroad that skirts the southern edge of the property, making the Main Brewery Complex a prominent landmark from the river. The Main Brewery Complex is also highly visible from distant approaches up and down W. 7th Street and retains visibility from close approaches in all directions as well (archival image A15; photos 1-3). It rises so far above its neighbors that a 5th floor vantage point has a clear view of downtown St. Paul. On the brewery plats themselves, the brewery buildings in silhouette form a classic urban pyramid, with the tallest at the center, and a fall-away to two-story buildings on the front and both sides (archival image A15).

The earliest parts of the extant brewery are three, connected, limestone-faced malt houses on the west side of Oneida Street built in 1882 for Christopher Stahlmann. His architect was Martin Wangen of Chicago. The Main Brewery Complex, designed by Bernard Barthel for Jacob Schmidt, grew up around this core between 1902 and 1909. After Prohibition, this complex expanded to the west to accommodate larger and more modern production. Across Oneida Street, Schmidt constructed the beginnings of the Bottling Complex in 1917, again with Barthel (photo 4). Later additions to the Main Brewery Complex and the post-Prohibition Keg House line either side of Webster Street one block to the west (photos 5 and 6). An early, partly fanciful rendering shows significant plantings on the brewery site, but the branching railroad spur, the constant need for wagon and trucking access to nearly all of the buildings, and the expansion of the Main Brewery Complex likely rendered any kind of significant planting plan impracticable (archival image A6).

On the north side of W. 7th Street from the brewery site, the Delivery Vehicle Complex fills the rear 3/5ths of the block west of Webster, while residential buildings are confined to the eastern, triangular block and the southern edge of the western block (archival image 14). The earliest houses are evenly scattered on the eastern triangle but for a broad lot occupied by the Stahlmann-Schmidt-Bremer House. Stahlmann's residential parcel originally embraced the entire triangular city block bounded by W. 7th Street, Webster Street, Jefferson Avenue, and Oneida Street.<sup>2</sup> The first division of the parcel occurred with the building of his son's residence in 1879. Shortly prior to Schmidt ownership of the brewery, an additional parcel was split off for houses built for the last brewery manager before Schmidt. All of these buildings remain, with additions to but no subtractions from their original footprints. Successive Sanborn insurance atlas maps provide a clear picture of the evolution of the block (maps M6, M8, M10, and M14). The lawns and surface parking lots between these structures indicate good potential for intact archaeological components in this area related to Stahlmann, Schmidt and later residential use.

The city block immediately to the west (part of the same platted block 17) has a more complicated history. During the mid-1880s, when Stahlmann's Brewery was at its peak, the northern 3/5 of the block across Webster Street from his residential estate was occupied by barns for Stahlmann's horses and delivery vehicles and two houses.<sup>3</sup> The stone Stahlmann Stable (15a) survives, while the 20th-century expansion of the Delivery Vehicle Complex north and west of it has removed all traces of its non-brewery use. From the late 1870s through the entire lifespan of the Schmidt Brewing Company, the

<sup>1</sup>To simplify this discussion the area northwest of W. 7th Street is described as north and the area southeast of W. 7th Street is described as south.

<sup>2</sup> Specifically lots 6-18, Block 17, Stinson, Brown, & Ramsey's Addition.

<sup>3</sup> Lots 25-36, Block 17, Stinson, Brown, & Ramsey's Addition.

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south 2/5 of that same block held a two-story, stone commercial building on the short W. 7th Street front.<sup>4</sup> Frederick Schade operated a saloon on the ground floor and built a beer garden with bowling alley and associated outbuildings and structures behind the saloon. Schade's early ownership of this large parcel is presumably the reason that Stahlmann failed to locate his expanding collection of barns nearer the brewery. During the early Schmidt years the beer garden and its buildings (chiefly a small pavilion and a bowling alley) were replaced by two residences, while the brewery retained the saloon building as a carpentry shop and general store. This last structural remnant of Schade's enterprise disappeared under Pfeiffer ownership in 1960, but there is good potential for archaeological components of this earlier use to be preserved in the southern half of this block. The two early 20th-century houses facing Palace Avenue remain, and each possesses a good degree of integrity.

The close geographical and commercial relationship between the brewery and the Chicago, St. Paul, Minneapolis and Omaha Railway (commonly known as the Omaha Road) line and yards to the south is evident on the brewery site, particularly in the tracks embedded on the part of Oneida Street now serving as a private drive and swinging west from Oneida Street to the Malt Elevator. In addition, the size, proportions, and placement of the Keg House doors witness to their use in the loading of rail cars.

Irregularly shaped blocks on either side of the brewery on W. 7th Street add prominence to the main gateways to the brewery district. At the east gateway is a small green space on either side with an historic billboard on the south; at the west gateway is a small park abutting the Keg House. The absence of other signage or urban clutter along the street emphasizes the stature and singularity of the brewery.

### **Overview of Architectural Character**

Most of the Main Brewery Complex throughout its long building history is of bearing-wall, masonry construction above a native Platteville limestone foundation. Over a nearly 30-year period of building and rebuilding from the 1860s through 1883, Stahlmann consistently used limestone for his superstructures. Schmidt's rebuild of the Main Brewery Complex in 1902-05 (1a-r) utilized most of the old Stahlmann foundations and reused a portion of the original native limestone Oneida Street façade and interior walls. However, his new exterior walls were of reddish orange brick trimmed with Bedford limestone and endowed with a strong period character, drawing on Romanesque Revival themes common to American breweries at the turn of the twentieth century. The style was reiterated for the Bottle House (2a). After the repeal of Prohibition in 1933, upward and outward expansions of the Main Brewery Complex's functional units continued the Romanesque Revival idiom, achieving even greater heights and visual prominence. The architectural significance of the Jacob Schmidt Brewing Company Historic District attaches to the buildings designed and constructed in this manner.

The architect's presentation drawing of the Schmidt Brewery in a 1901 trade publication is extraordinarily accurate in depicting the Main Brewery Complex after its first construction phase of 1901-03. Early photographs show close adherence to the architect's conception except for minor details such as chimney hoods and grainery fenestration (archival images A4 and A7).<sup>5</sup> As in all early photographs, the point of view is looking toward the northwest corner, which has the dual advantage of exposing the lower parts of the complex and showing off the new architectural features uncompromised

<sup>4</sup> Lots 21-24 and 37-40, Block 17, Stinson, Brown, & Ramsey's Addition.

<sup>5</sup> The earliest known photographs (archival images A7-A9) show a few early structures not in Barthel's rendering, most conspicuously a trestle-supported conveyor connecting Stock House 1 to the old grainery (demolished).



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by the incorporation of 1880s construction on Oneida. This raises problems for the historical interpretation of the building, as neither the rendering of 1901 or any archival photographs provide clues to the incorporation of material from the lower stories of the Stahlmann Brewery's east (Oneida Street) façade. Perhaps there was a selling point in showing the prospective building from the northwest rather than the northeast, for the Oneida Street façade deviates considerably from the purity of the Schmidt Brewery's Romanesque Revival idiom. This issue will be discussed in detail with the Old Stock Houses (1a, b, and c).

Many of the post-Prohibition rebuilds and expansions of the Main Brewery Complex broke cleanly with the stylistic past as a mark of major operational and technological advances. In these properties, a Moderne style more suited to period fashion as well as better adapted to newly developed technologies replaced Barthel's historicizing mode. Arising in quick succession were the Racking House addition to the southwest corner of the Main Brewery Complex (1n), a new Office Building on W. 7th Street (3), a Truck Garage addition to the Vehicle Delivery Complex across W. 7th Street (15d), a free-standing Keg House (4), and the Shipping House addition to the Bottling Plant (2c). All Moderne buildings were of steel frame construction with brick and stone facings, roughly matching the red and pale gray color-scheme of the Romanesque Revival work but with a more orange cast of brick.

Two large-scale additions to the Main Brewery Complex substantially departed from both the Romanesque Revival and Moderne modes in favor of a utilitarian treatment that is distinctly modern without possessing a distinctive Modernist character. These are the New Wash House (1l) appended to the old Wash House (1j) at the northwest corner and the New Stock House (1o) appended to the Old Stock houses (1a-c) at the southeast corner.

The contributing resources that lie outside the brewery grounds display a variety of period styles. Stahlmann's three contributions to the historic district are particularly noteworthy. His own house of native limestone (the Stahlmann-Schmidt-Bremer House (13), is a fine example of the Italianate style. It is an industrialist's version of the Alexander Ramsey House (1872, NRHP) in Irvine Park built of the same materials just two years earlier. The Henry C. and Angela Stahlmann House (14) built for his eldest son next door is a frame version of the style in smaller scale and affixed to a side-hall plan. The city once abounded in mid-sized houses of this character, but only a score remain in anything approaching original condition. Both houses have lost their original verandas and added rear wings but are otherwise in a good state of preservation. Finally, Stahlmann's Brewery Stable (15a), located in the midst of the area of the district north of W. 7th Street, is a rare (for St. Paul) surviving non-residential building in the Italianate style. Its roof replacement after a turn-of-the-century fire altered the profile and eliminated the probable detail (e.g., brackets or modillions) of the original, but the small, arched window openings continue to express a vernacular adaptation of the Italianate style to a horse barn.

The turn-of-the-century houses on either side of the Stahlmann houses lack their panache but clearly attest to the brewery's continuing mark on the development of the neighborhood and city. All but one were owned at one time by the brewery or its officers. They also express the evolution of tastes and styles during the early years of the brewery under Schmidt ownership. The Nicolin House and Rental Duplex (17 and 18) express the simplified Queen Anne style in its final decade in American practice. Strong Craftsman elements mark the Aubele and Leirich Houses on Palace Avenue (19 and 20), as they do the remodelings of the Stahlmann-Schmidt Bremer House on W. 7th Street.

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**Overview of Archaeological Investigations**

Archaeological studies of the district related to the rehabilitation project included an assessment of potential based on historical research, geophysical survey of four areas within and immediately adjacent to the district boundary, and limited monitoring of construction trenching.<sup>6</sup> These investigations provide a preliminary look at the archaeological potential of the district, but it is important to remember that they were not intended to be comprehensive in scope. Rather, they were focused in areas that would be potentially impacted by construction related to the rehabilitation project, with consultation between the designers and the archaeologists to minimize impacts to potentially significant areas.

The assessment studies for the rehabilitation project documented the high potential for significant industrial and residential archaeology within the brewery complex. Geophysical survey indicated the potential presence of archaeological features (such as, for example, cisterns or privies), interspersed by intrusive disturbances from utility trenches and other more recent disturbance. Four areas were studied in 2012, designated Areas 1-4 (locations indicated on Map 2). Of these areas, Areas 2 and 3, on the north side of Palace Street at the intersection with Oneida, were considered to have particular significance:

Within the oldest segment of this district, Areas 2 and 3 appear to have the highest levels of integrity and the best possibility to inform our understanding of the daily lives of nineteenth century brewery workers. Possible features identified in the GPR [ground-penetrating radar] survey indicate that the soils are relatively undisturbed and that archaeological features linked to both Stahlmann's Cave Brewery and the Brewer's Headquarters/Hotel appear to be intact.<sup>7</sup>

These areas are within the main entry plaza of the Schmidt Brewery Development, but the developers (St. Paul Leased Housing Associates IV and BKV) committed to preservation of the archaeological remains. To the extent possible, utility work for the development was rerouted to avoid the archaeological features, or limited to disturbed layers above the level where the GPR survey indicated the potential for intact archaeological remains. Archaeological monitoring was conducted in 2013 for a water line through this area. Structural debris was encountered south and west of Area 2, along with bottle fragments and sherds of historical ceramics (white-glazed china and brown-glazed stoneware). In the southeastern part of Area 2 (near the intersection of Palace and Oneida) ...

A concentration of broken bottles and white-glazed china was exposed in the northern wall of the water pipe trench as it cut into the southeastern part of Area 2 approximately 30 feet south of the western entrance to the office building. The embossed labeling on two fairly well preserved bottles as well as on more than half a

<sup>6</sup> S. Arnott, C. Harrison and G. Jones, *Report on Phase IA Archaeological Assessment of Proposed Rehabilitation of the Schmidt Brewery, City of St. Paul, Minnesota* (Archaeological Research Services, Minneapolis, 2012); C. Harrison, *Report on Archaeological Monitoring of Rehabilitation Activities at the Schmidt Brewery, City of St. Paul, Minnesota* (Archaeological Research Services, Minneapolis, 2013)

<sup>7</sup> Arnott et al. (2012:5).

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dozen fragmentary ones indicates that they were made for the Stahlmann Brewery. Ten fragments of white-glazed china cups, plates and smaller bowls include the bottom of a plate with the word "HOTEL" embossed on it. Mixed in with the glass and china were fragments of stoneware, the bottom of a heavy glass serving bowl and a piece of saw-cut steak bone.<sup>8</sup>

This find was interpreted as a layer of debris from when the Brewer's Headquarters/Hotel was demolished. This location within the district was determined to have been previously disturbed by older utility trenching, so the artifacts were not in primary context (although they are clearly connected to the historic district). This monitoring was done in a small area, where the trench was designed to minimize impacts to significant archaeological deposits. Also near this area, the rehabilitation project was designed to avoid impacts to the brewery tunnels.

These preliminary investigations within the brewery complex add to previous exploration (perhaps to a surprising extent) of the tunnels and underground cellars by spelunkers.<sup>9</sup> And recently, in 2018, surface examination throughout the district was undertaken by the Minnesota SHPO to assess the archaeological potential of areas not addressed in the earlier studies. In the residential areas on the north side of W. 7th Street, the lawns and surface parking lots suggest that there has been relatively little recent disturbance. This indicates that there is good potential for residential archaeology related to the brewery owners' family homes in the yards surrounding the houses. In the northwesternmost lot, north of Palace Avenue, there is potential for archaeological remnants to be preserved of the mid-nineteenth century Schade's saloon complex, originally associated with the Stahlmann Brewery. There is also potential at the northeast corner of the district for residential archaeology in the backs of several lots that were once occupied by brewery workers. The houses themselves, facing Erie Street, are outside the district, but portions of lots are inside the boundary to the southeast of the curved retaining wall, south of the billboard.

#### **DESCRIPTION OF CONTRIBUTING PROPERTIES**

The first eleven numbered properties occur on the south side of W. 7th Street, the site of the brewery proper. The remaining accessible parts of the 12th numbered property (the subterranean cellars) also lie south of W. 7th Street, though the oldest parts of the cellars, now blocked or collapsed, lie under the north side. The last eight numbered properties occur north of W. 7th Street. Within these three locational categories, the properties are generally numbered in chronological sequence of their earliest date of construction.

**1 Main Brewery Complex** (archival image A4; photos 7-9)  
Southwest corner of Oneida Street and Palace Avenue (both now vacated)  
900 W. 7th St (historical address 405-425 Oneida)<sup>10</sup>

<sup>8</sup> Harrison (2013:6).

<sup>9</sup> Greg Brick, *Subterranean Twin Cities* (Minneapolis: University of Minnesota Press, 2009), 93-97.

<sup>10</sup> The modern address is a generic address for both the Main Brewery Complex and the Bottling Plant, which together form Schmidt Artist Lofts. The historical addresses given here and elsewhere are taken from Sanborn atlases of 1903 and

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1881-1950 (span of construction episodes during the period of significance; later remodeling dates are given in the descriptions of components a-r below)

1 contributing building

The Main Brewery Complex is built up of connected but functionally, chronologically, and in some cases stylistically distinct entities. These are traditionally identified in brewery construction documents as separately numbered and named buildings however completely they are joined. We are adhering to the historic nomenclature but treating the named entities as parts of a single building complex.<sup>11</sup> The components historically identified as buildings by brewery architects and owners are indicated by letters a-r in order of their initial construction. These components are here listed in alpha order except for the Boiler House (1m), whose attachment to the old power house (now the Generator House) calls for a deviation from the usual order of listing.

The Main Brewery Complex as a whole has excellent exterior integrity. Numerous incompatible additions and exposed utility runs were constructed in the final years of the brewery between 1972 and 2004, but these were removed and the original surfaces and windows restored during an extensive 2012-14 rehabilitation of the complex. The creation of new window openings and replacement of old window sashes was done under the guidelines of the Historic Preservation Tax Credit program and was therefore reviewed by the National Park Service.<sup>12</sup> No changes were made to the character-defining Romanesque Revival facings or fenestration, and the damaged ornamental elements were repaired or replaced with new materials matched to old.

Apart from bare walls, staircases, and a scattering of mechanical components, very little of the historic interior fabric survived the radical changes in brewery production and storage technologies that tore into the Main Brewery Complex after the period of historic significance. The interior design of the stock houses, old (1a, 1b, and 1c) and new (1o), was entirely determined by the size, proportions, rhythmic placement, and plumbing of the stock tanks. Upon the removal of the tanks, the only architectural details remaining were the iron staircases between the floors. Removal of massive brew kettles as well as stock tanks also enlarged and/or severely damaged openings between the building components. The most noticeable interior alteration made in adapting the building complex to a new use as artists' lofts in 2012-14 was the construction of partition walls around the housing units, especially in the Stock Houses (1a, 1b, 1c, and 1o), the Brew Houses (1f and 1g), the New Wash House (1l) and the Keg House (4), which are the main residential components. Corridors have also been built to connect the residential units, further altering spatial relationships within and between the original building components. However, many of the original, rough masonry wall surfaces have been respected and restored both within the units and in public areas to retain and honor the building's industrial history.

Known alterations during the period of historic significance will be noted under the individual components, as will more specific treatment of surviving historic fabric during the 2012-14

1956. They are useful for accurately locating the building on the street, though the post office and building permit address was the company office at 820 W. 7th Street.

<sup>11</sup> The historic names of the buildings and building components are taken from working drawings for the brewery expansions in 1933-40. For the most part, these names were retained into the 1990s, or as long as the brewery continued to operate exclusively as a brewery.

<sup>12</sup> The Jacob Schmidt Brewing Company Historic District was certified for the purposes of the Tax Reform Act of 1986 on September 29, 2011.

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rehabilitation.

The 1901 building permit gives the original dimensions of the Main Brewing Complex as 151 x 164, whereas Barthel's plans called for dimensions of 151 x 229. The discrepancy is probably a result of a decision not to add a stock house to the south, where the New Stock House now stands. In 1908, Barthel made fresh plans for this fourth stock house, intended to be 8 stories, but again, the expansion was deferred.<sup>13</sup>

**1a), 1b), 1c) The Old Stock Houses (photos 9-11)<sup>14</sup>**

1881-82, rebuilt 1902, 1934-37, 1972-73, 1991, 2012-14

The Old Stock Houses have native Platteville limestone foundations, with the single exposed wall facing Oneida Street built of crudely coursed, rock-faced ashlar of the same material, though successive remodelings have introduced brick in some of the vertical additions. Historic alterations to the original material scheme will be detailed in the descriptions of the three building divisions a, b, and c.

The third stone course above existing grade protrudes into a water table. It was originally of the same materials as the walls, only hammer-dressed to a flat surface. Window sills were given the same treatment. The partial rebuild of the Oneida street façade in 1902 switched to Bedford stone for the water table and a mix of Platteville and Bedford limestone for the window sills (see below). The exposed walls on both east and west sides have low parapets terminated by wide limestone copings. The roofs are flat.

The Old Stock Houses had their origins in malt houses built by Christ Stahlmann in 1882-83. The malting process was the first and by far the most space-intensive stage of the 19th-century brewing operation, as the grain had to be soaked in large steeping tubs, spread out on floors until ready to sprout, then dried on racks to produce malt. Cave Brewery architect Martin Wangen's original design of Stahlmann's malt houses in 1882 gave them two distinct façades, each with its own architectural character, in spite of the fact that three malt houses lie behind them. This peculiarity is clearly illustrated in the Stahlmann letterhead of the early 1890s when it is paired with atlas footprints prior to the 1901-03 rebuild. All of these documents show the front wall of the middle malt house (1b) to step back from Oneida about 20 feet near its midpoint, the setback continuing to the end of the north malt house (1c). The south half was originally the tallest and most elaborate, being crowned by a projecting modillioned cornice. Like the rest of the malt house group, it was three stories in height, terminating at around 30' (archival images A2 and A3).<sup>15</sup>

How these early malt houses melded into Bernard Barthel's rebuild for Schmidt can only be speculatively worked out from atlas footprints, Stahlmann's letterhead, a visual inspection of the extant wall, and a single historic photograph (archival image A1). Unfortunately, the three other sources of information are not entirely consistent. At the very least, it can be said that Barthel's rebuild for Schmidt in 1902 converted all but the south malt house to stock houses, and all the original façades lost their cornices and whatever symmetries and other regularities their fenestration possessed. In addition, the

<sup>13</sup> See "Modern Brewery in St. Paul, *The Western Brewer* 27 (Nov. 1, 1901), 453. The basic permit information was reported in *Improvement Bulletin* 23 (Aug. 17, 1901), 17.

<sup>14</sup> Schmidt's term for the old malt houses is used throughout the document, as most of the extant exteriors derive from his rebuilding of the old malt houses for reuse as what, in the parlance of the day, were known as stock houses. The modern term for stock houses is resting cellars.

<sup>15</sup> Archival image A3 is particularly useful, as it names the uses of the various buildings.

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northernmost half of the façade was taken down and brought forward so that the new malt house/stock house façade was on a single plane (photo 9).<sup>16</sup>

Schmidt's rebuilding of the malt houses at first continued to utilize locally quarried Platteville limestone ashlar throughout the vertical extension of their façades, leading to the popular modern misapprehension that most or all of the limestone wall is a survivor from Stahlmann's Brewery. However, Schmidt's malt and stock houses doubled the height of Stahlmann's. In addition, the left-to-right break between old and rebuilt wall is clearly demarcated by the transition from a Platteville limestone water table on the south to one of cut Bedford stone on the north. Putting these two considerations together with changes in basement window construction (segmental arches on the south, lintels on the north) and a clear masonry break on a vertical line with the water table break, it can be concluded that the only part of the existing limestone wall that has any likelihood of dating to Stahlmann's Cave Brewery is the lower three stories of the south half, a little to the left of the midpoint of the middle stock house. Schmidt's introduction of periodic strip pilasters above the third floor for the first time expressed from the outside the division of the malt and stock houses into three units (photos 9).<sup>17</sup>

Except for the window openings, the Oneida Street façade of the Old Stock Houses is largely unchanged since Schmidt's rebuild of Stahlmann's malt houses. The most significant alterations have been to the window openings. A 1925 photograph shows that Schmidt blocked in six of the windows that he had retained from Stahlmann's malt houses (archival image A11). Two processes motivated the early blocking and moving of windows, both attending the conversion of malt houses to stock houses. First was the introduction of mechanical dryers, obviating the need for the cross ventilation provided by Wangen's dense fenestration. Second was the change in the ceiling heights in 1913, when Schmidt took the opportunity to create fireproofing by replacing the old wooden floors with reinforced concrete slabs. On the second, third, and fourth floors, the level of the floors originally descended from the southernmost to the middle to the north malt house, requiring each passage to have a half-flight of steps. This was all part of the gravity process required for transferring the brew from one stage to another. The invention of pumping apparatuses and changes to the brewing process rendered the multiple ceiling heights obsolete. By making them uniform, Schmidt rendered many of the remaining windows useless. The 1925 photograph shows only five remaining functioning windows.

Between the period of historic significance, 1858-1955, and the 2012-14 rehabilitation of the Main Brewery Complex, only the fourth floor window opening on the south end was significantly modified, being first enlarged and then partially paneled in to accommodate a vent. In connection with the 2012-14 rehabilitation and adaptive reuse, several of the other window openings blocked prior to Prohibition have been reopened. These include two windows with arched openings that, on stylistic grounds, likely date to the Stahlmann malt houses. In all, 26 blocked-up windows were reopened in the old stock houses, and 12 new windows were added. The new window openings were matched to the existing, and new sashes were installed throughout, again matched in design to the original windows and reviewed and approved by the National Park Service.

The largest surviving components of the Cave Brewery malt houses are the internal walls. Laid up in a mix of crude ashlar and rubble construction, they underwent numerous new piercings and infillings

<sup>16</sup> The transition from two planes to one is clearly indicated in the Sanborn atlases of 1885 and 1903.

<sup>17</sup> For the transition from basement window arches to lintels, see photos 19 and 20. See also archival image A1, for an early view of Martin Wangen's typical window treatment for Stahlmann.

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during remodelings and repurposings by Schmidt's Brewing Company as well as by its successors. But the survival of joist pockets for Stahlmann's old wood floors shows that much of the walls remain as they were in Stahlmann's day (photo 11).

In Schmidt's rebuild, Stahlmann's wooden staircases were replaced by iron stairs. Some of these stairways survived into the 21st century, but their structural deterioration and non-ADA-compliant width made them unsuitable for modern use, and they have been replaced by staircases with pipe railings.

The first floor of the stock houses has been converted to residential units against the east wall and offices and common spaces on the west wall, each accessed by a corridor bisecting the stock house from north to south. All of the remaining stories have been converted to residential units, again with a central north-south corridor. Though the ceiling heights of the individual stock houses were regularized when the reinforced concrete floors were installed, the floors did not align between stock houses. In order to create code-compliant access between the stock houses, the 2012-14 rehabilitation used a combination of two devices: raising floors through structural infilling and ramping between floors.

**1a) Stock House 1.** After Schmidt's rebuilding, the south stock house acquired a rectangular footprint approximately 30 feet wide by 75 feet deep. In his 1913 remodeling, the height grew from three to seven stories, counting a mezzanine. All but the top floor carry to the Oneida Street front and are faced in Platteville limestone matched to the lower stories. A tall additional floor of brick rises from the rear three fourths of the stock house. The facings of this rear vertical addition have the same combination of red brick with Bedford stone copings and trim as the rest of the Main Brewery Complex.

**1b) Stock House 2.** The middle stock house has a rectangular footprint measuring 35 feet wide by 72 feet deep. In the first phase of construction (1901-03), Schmidt raised the height from 28 to 45 feet. By Prohibition it had grown an additional two stories on the east side, still about eight feet short of catching up to the south malt house. The post-Prohibition expansion of the plant added five additional feet. During successive changes, Platteville limestone continued to be used for some sills and lintels, suggesting salvage, as Bedford limestone was used elsewhere. The parapet coping, a belt course at the base of the fourth floor, and the new water table are all of dressed Bedford limestone. A modern cooling plant now sits on the roof.

This is the only stock house with a part of its pre-Prohibition rear (west) elevation remaining visible. Tucked well behind the additions to the west, its many Romanesque touches and brick-with-stone-trim facings echo those of the showier elevations of the Main Brewery Complex. Most prominent are paired arched windows at either end of the fourth floor and a heavy belt course surmounted by a crenellated parapet.

**1c) Stock House 3.** The north stock house, also has a rectangular 35' x 72' footprint. The entirety of its three-story façade was brought forward to the street and a floor added in the 1901-03 rebuild. Window and ventilation openings and their trim appear to be unaltered from the way they appeared in the 1926 photograph (archival image A11), though there may have been some block-ins prior to that. A mid-1930s remodeling of the brewery added a tall fourth floor of brick to accommodate a rice cooker. Its recessed panels and geometrical frieze hint at the Moderne sensibility of the contemporaneous Racking House addition at the rear of the complex.

A broad, brick-lined heat and utility tunnel runs from the North Stock House northeast beneath Oneida Street to the Bottle House. Its construction attended the remodeling of the basement of the Bottle House

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in 1937. Rehabilitation of the Main Brewery Complex and Bottle House opened the tunnel to human circulation between the two buildings. (Photo 29 shows it from the Bottle House side.)

**1d) Generator House** (archival images A4 and A7; photos 7 and 9)

1901-03 (previously the boiler house or power house), remodeled 1934-37, 1972-73, 2012-14

Abutting the north end of the Old Stock Houses, the 59 foot by 50 foot Generator House also has a rectangular, native limestone foundation, but continues the limestone above grade for four rather than two courses topped by a water table. The superstructure above is of slightly variegated reddish-brown brick with Bedford stone trim. It rises to five stories with a single-story tower and terminates with a crenellated parapet and a flat roof.

The only visible elevation faces Oneida street and has three window bays. The south bay, which rises to six stories in the front, forming a tower, is simply designed, with a simple entry and single, plain rectangular openings on the first five stories. Only the tower element of this bay carries historicizing detail, with a triple window on each side ornamented in the same fashion as the Machine House and a parapet matching that of the main roof. Ornamental turrets anchor the four corners.

The middle and north bays rise to five stories and are more consistently in stylistic tune with the architect's original conception of the complex. On the ground floor are two large semicircular-arched windows with staggered stone-and-brick voussoirs forming a checkered pattern. Double windows on the upper four stories are united in each bay by being set back from the wall in the manner of a relieving arch, but with a flat top.

A sub-basement supported by massive Chaska brick piers connects via tunnel to the cellar complex running from W. 7th Street to the Wash House. A small wing of the cellar extends under Oneida from the basement. Accessed by a half-flight of steps, this wing once held the pump room.

Originally called the power house, this segment of the Main Brewery Complex anchored the northeast corner of an extensive run of one-story construction wrapping the north and west elevations of the complex and forming a platform from which the chimney stack, the Engine House, and the Brew House rose. Remodeled into the Generator House in stages between 1934 and 1937, it was expanded upward, with the limestone frieze that originally initiated its cornice becoming a belt course between the first and second stories.

The most conspicuous exterior alteration to the power house in 1934 was the addition of four stories, with a partial fourth forming a tower on the southeast corner. The vertical addition at once hid the once-iconic Machine House tower from an eastern approach to the brewery complex. Two of the monumental arches facing Oneida Street were retained, but Magee replaced the south bay arch with two smaller, conventional openings so that an elevator could be accommodated behind it. He copied the corner turrets of Barthel's engine tower design but simplified his built-up cornices into a crenellated parapet rising above a coved belt course. As with Barthel's work, the trim mixes sheet metal (the cornice belt course) with Bedford stone (copings, sills, lower belt course, and window trim).

The finials of the two northernmost turrets of the main roof are the only significant missing components of the 1934 exterior. The only modern alteration visible from Oneida is the conversion of one of Magee's double openings on the ground floor of the south bay to an entry, providing the only remaining means of entry and egress to the Main Brewery Complex on the east, Oneida Street side.



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In the 1934-37 remodeling, Magee lined the interior walls of both the rebuilt Generator House and the Boiler house with glazed ceramic tile, presumably to facilitate cleaning and the removal of condensation. The many changes to the use and machinery of the rooms damaged or destroyed some of the original walling. What remained in 2012 was retained and restored (photos 14 and 15).

The open space of the Generator House has been retained in its conversion to a commons area identified by the developers as a multi-purpose room. Two bathrooms have been inserted against the west wall. The four upper stories have been converted to residential units accessed by new staircases and short hallways.

**1m) Boiler House** (archival images A4 and A7; photos 7 and 13)  
1933-35, 1972-3, 1990s, 2000-2002, 2012-14

Immediately north of the Generator House is the 40 foot by 59 foot two-story Boiler House added by Magee in 1933-35. The rectangular foundation is of concrete, but four courses of Bedford limestone ashlar above grade continue the rock facings of older parts of the complex. The brick exterior walls reiterate the arched openings and material brick and dressed stone combinations of Generator House but stretch the relieving arches of the windows to a full two-story height. Two bays face Oneida Street to the east, and three face Palace to the north. Though showing two levels of windows, the Boiler House is a single story, with a double-high interior ceiling.

The roof is flat. From its northeast corner rises the brewery's signature brick chimney, which doubled the height of the original. Four feet below its termination, brick corbels support an outward projection, which returns abruptly above to the plane of the chimney. Capital letters spelling out "SCHMIDT'S" are laid in dark brick down the northeast side of the stack, where they are the most visible from the north end of the Oneida Street drive.

The roof parapet immediately adjacent to the stack is crenellated and, at the corner, turreted. The remainder of the exterior walls terminate in a simple limestone coping. Two thin limestone belts cross over the engagement of the turrets in the wall. Projecting sans serif letters convey the message "BOILER HOUSE" in the frieze between the belt courses.

Except for the blocking of some of its windows, the exterior of the Boiler House remained intact through the multiple changes to brewery operations in the 1972-2004 period. All window openings were restored during the 2012-14 rehabilitation except for concrete block infill of the ground floor windows on the west elevation. The windows carry their original multilight configuration, though the new mullions are of aluminum rather than wood. A narrow vertical mullion divides the windows in half, and a wider mullion crosses the second-story windows at the springing of the arches.

A full basement continues the large engine room under the Generator House. As with the Generator House, a sub-basement with massive brick piers lies below, inaccessible from the Boiler House itself.

Rehabilitation of the interior restored its remaining ceramic tile walls and retained its open space, now identified as a club house. The double height of the ceiling has been retained; with a loft area added using the historic iron staircase.

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**1e) Machine House** (archival images A7-A9; photos 17)  
1901-03, 2012-14

Also known as the mill house, this 48 foot by 22 foot component with a rectangular footprint was the tallest part of the Schmidt Brewery in its 1901-03 incarnation, rising to four stories above grade. Approximately centered on the north elevation of the Main Brewery Complex, the exposed first floor of the Machine House reiterated the native limestone foundation and water table, brick facings, and Bedford limestone trim of the power house (now the Generator House).

The Machine House has a single wide bay at the base, with a double bay of windows rising from the second through the third floor and a window triptych on the fourth floor. Centered above the first-floor arch is a black sign with sans serif lettering spelling out "MACHINE-HOUSE".

The fourth floor, added in the 1934-35 remodeling, is set off from the other stories by an arcaded corbel table and broad, coved belt course, both of Bedford limestone. The sans serif lettering "JACOB SCHMIDT BRG. CO." still stands out from the cornice frieze. At the top of the engine house wall is a built-up cornice of dentils, belt course, projecting brick, and machicolations. Narrow turrets once engaged each of the corners. The easternmost turrets were removed to accommodate the vertical expansion of the powerhouse in 1934. The west side turrets remain, though they have lost their finials.

Stone quoining on either side of the now-closed doorway served to announce its importance as the principal entrance to the brewery prior to the post-Prohibition remodelings. The old entry and all of the windows above have semicircular-arched heads. Two narrow belt courses run the length of the north elevation above the door.

In the 1970s, the second- and third-floor windows were infilled with brick and/or glass block and some of the openings altered. The 2012-14 rehabilitation reopened the windows and restored their surrounding masonry to its original dimensions and appearance. Ornamental detail of the façade is intact except for loss of the finials noted.

The interior of the first-story Machine House space remains clear of partition walls, being used as a lobby or gathering area between the clubhouse and multipurpose room to the east and the main entrance lobby to the west. An historic iron staircase has been retained but capped at the second floor (photo 12). Second, third, and fourth stories have been converted to residential units.

**1f) Brew House 1** (archival images A4 and A7; photos 16 and 17)  
1901-03, 1972-73, 1934, 1991, 2012-14

This 47 foot by 29 foot three-story brewery component, rectangular in plan, stands immediately west of the Machine House, with its only exposed wall facing north. It was constructed without a basement. Two bays wide, its ground floor has a door and window, both under heavily trimmed arches. Centered above the first-floor openings is a black sign with sans serif lettering spelling out "BREW-HOUSE." Two tall, segmental-arched windows are set into bays on the second floor, and two double windows are set into bays on the third floor. The exposed elevation has the same kind of native limestone foundation and water table, brick facings, and Bedford limestone trim as the Machine House. Apart from the treatment of the second-story window heads, the brickwork, ornamentation, and fenestration resemble that of the Machine House.

On the flat roof is a glass-walled cupola, whose primary initial function was ventilation for the two

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floors of kettles below. A tall ventilation stack rises from the center of the cupola. Two additional ventilation stacks, initially shorter than the cupola stack, once rose in front of and behind the cupola. The first vertical expansion of Brew House 2 in 1908 (see 1g below) necessitated a lengthening of these latter stacks, and the second expansion in 1934 led to the elimination of the rear stack altogether. The front stack and cupola stack, however, remain much as they were in 1908 (archival images A7-A9; photo 17).

Rehabilitation in 2012-14 removed all traces of the invasive and incompatible alterations and additions made to the Brew House in the 1990s and early 2000s. These include removals of a steel air-lock vestibule installed ca. 1991 in front of the arched entry opening, a glass block infill of its tympanum, and a modern, concrete addition attached to the right (west) half of the west bay, concealing most of the openings and terminating just beneath the cornice.

With all the openings now restored to their original dimension and materials, Brew House 1 has excellent exterior integrity. The original wall facings, window openings and cornices are restored, in some cases rebuilt to match existing or conform to early drawings. The restored entrance in the bay to the left (east) is now the main entry to the complex. The windows above it, like those on the second floor have been restored to their original multilight configuration, with vertical and horizontal mullions dividing them in the manner of the Boiler House.

Most of the ground floor is occupied by the entry lobby. Stairs to the upper stories were not code-compliant and have been replaced by stairs of industrial design with pipe railings. The second and third stories have been converted to residential units.

**1g) Brew House 2 (photos 1 and 7)**

1901-03, expanded vertically 1908 and 1935, remodeled 1970s, 2000s, and 2012-14

Surrounded on all sides by other brewery components, the base floor of this, the tallest tower of the brewery, is the eastern, 42 foot by 32 foot leg of an L-shaped space that Barthel originally designed as the racking room. Three bays wide on the north and south and four bays wide on the east and west, it rises to nine stories (ten by a modern count; see below) with a flat roof and sits precisely behind (west of) the northernmost of the Old Stock Houses (property 1c).

When a new racking room was constructed in the southwest corner of the brewery in 1908, part of the old racking room expanded to the four-story height of the engine room and became another brew tower and the base of Brew House 2. The fourth floor, which was the first to be exposed above Brew House 1, is detailed in much the same fashion as the fourth floor of the Machine House (property 1e) except for its termination in a simple Bedford limestone belt. When Magee added another five stories in 1935, the second brew tower became the anchoring element of the brewery complex as a whole and dominated its skyline in much the same way that the engine house had done in 1902.

The first four of the additional stories are designed simply, with tall, rectangular windows and barely protruding pilasters running uninterrupted between them. The top floor is fenestrated with round-arched windows displaying the same checkered pattern as the older parts of the brewery. The frieze between window arches and cornice carries the painted inscription "SCHMIDT'S" on all sides.

Brew House 2 has excellent exterior integrity, being relatively untouched by the successive remodelings of other parts of the Main Brewery Complex. The most conspicuous alteration was the blocking of several of the windows on the top five stories. These were reopened by the 2012-14 rehabilitation, which

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also brought about numerous changes to the interior spaces. The ground floor interior extends the entry lobby from Brew House 1 and includes management offices. The second floor is now connected to the residential unit at the west side of Brew House 3 and the third floor contains a single residential unit. Stories 4 and 5, originally designed as a single floor, comprise a single residential unit and loft, and the same treatment combines what are now stories 6 and 7. The remaining three stories are closed because of the difficulty of meeting code requirements.

**1h) Lautering Room** (archival image A4; photo 18, building component with a triple window)  
1901-03, remodeled 1934-35, a number of undatable interior remodelings 1957-2001, 2012-14

This building component is surrounded by other parts of the Main Brewery Complex but for the brick-faced west elevation of its second floor. Its interior, now spatially continuous with the store room to the south, once hosted one of the most impressive sites of Stahlmann's brewery: a monumental spark cap topping a square flue arising from his barley kiln. The kiln nearly filled a 37 foot by 26 foot space at the rear of the middle malt house.<sup>18</sup> Barthel's rebuilding of the malt houses in 1902-04 retained both kiln and flue, but in the presence of much taller building elements, they lost their visual dominance.

After Prohibition, as the nation's brewers increasingly outsourced the work of the malt house, kilns became dispensable. The building component once holding the kiln was divided horizontally, the lower level turned into an extension of the engine room and a floor added to hold lauter tubs for draining and filtering the clear wort from the grain mash. This upper floor, visible from the exterior, retains its unornamented, pale brick facings, thin limestone coping, and, at the south end, its simple triple window with divided lights. The lower area of the building is now common space, with a vertical art gallery extending to the second floor. There are also living quarters on the second floor.

**1i) Store Room** (photo 18, building component with a gray wall)  
1901-03, remodeled ca. 1935, 1972-74, possibly 1990s-2001, 2012-14

Filling a space originally occupied by Stahlmann's 1884 wood-frame ice house, this 40 foot by 23 foot, three-story building component, plain brick-faced where exposed, was for the most part used for general storage since its construction in 1902. Because of the New Stock House at its southeast corner, even less of the Store Room than the Lauter Room is visible from the exterior. On the interior, the Store Room and Lautering Room spaces have been united for many years. The ground floor is common space, and the second floor remains unused.

**1j) Old Wash House** (archival images A4, A7, and A9; photos 13 and 17)  
1901-03, remodeled 1908, 1917, ca. 1934, 1982, 2012-14

Schmidt's original keg wash room and racking room, this 100 foot by 46 foot rectangle, was a single-story, flat-roofed wing attached to the west side of the Brew House, its north wall continuing the arch-windowed and double-belted composition of the Boiler House, Machine House, and Brew House. Three bays wide and six bays deep, it was the largest component of the single-story base from which the brewery towers arose. Centered above the western-most arch is a black sign with sans serif lettering spelling out "WASH HOUSE."

In the northern part of the building, which held the original wash room, four large monitors lit the room from above. The south half, which extended east to Brew House 1, served as the racking room until the

<sup>18</sup> See archival image A2.

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construction of the New Racking Room (1k) in 1908 allowed conversion of the entire building component to a wash house. In the mid-1930s, two penthouses were added, one on the north side connecting to Brew House 1 and housing the brewmaster's office and the other a row of offices on the south side.

The Old Wash House has lost its western wall to expansion but the 3-bay north wall retains a high degree of integrity. A machicolated and pinnacled cornice over the westernmost window bay was removed early in the brewery's history, most likely when the addition of the New Wash House took out the old west wall.

Beneath the Old Wash House is a sub-basement on approximately the same level as Stahlmann's caves to the north. Carved into the sandstone, its principal architectural expression is massive Chaska brick piers supporting the north-south walls above. Each row of piers has a cellar carved around it, forming two long vaults with a shorter mid-vault against the south end. The cellars extend irregularly east and west, as much as thirty feet under the brew house and the wash house addition to either side. The west vault also extends both west under the north wall of the wash house addition and north to an as yet undetermined termination.

The 2012-14 rehabilitation converted the interior spaces to residential units accessed by a central corridor and utilizing the historic skylights. The original entry under the "WASH HOUSE" sign lost its original use during the massive alterations to the north side of the Main Brewery Complex and was converted to a window matched to the others in the recent rehabilitation. Access to the Old Wash House is now gained through the New Wash House.

**1k) New Racking Room** (archival image A9, right side; photo 22)  
1908, 1934, 1970s, 2012-14

After only five years of operation, Schmidt's Brewery added a 73 foot by 67 foot New Racking Room to the southwest corner of the complex, where it replaced the old store rooms behind the middle and south stock houses and extended to the west beyond the plane of the Old Wash House wall. Its exposed walls on the north and west reiterated the original washroom/racking room's limestone foundation, brick walls, Bedford limestone belt courses and copings, and sequence of high arches. However, the exterior walls of the New Racking Room rose three feet higher than its predecessor (from 21' to 24'), which together with a lower ceiling height allowed for an attic floor. It also had a full basement for barrel storage.

The only part of the New Racking Room now visible from the exterior is a plain, two-story Chaska brick wall on the south side. This was originally fronted on the ground floor by the Pipe House, a masonry shed dating to 1955. The Pipe House was removed during the 2012-14 rehabilitation after some back and forth between the developers and the National Park Service, and the State Historic Preservation Office. Removal of the Pipe House allowed restoration of two round-arched openings replicating the size and proportions of those on the original west wall but lacking stone trim or other architectural elaboration. Unlike the original west elevation, the north elevation also has two segmental-arched windows centered above those below. A third opening on each floor of the north elevation was half cut off by the stairway and elevator wing of the New Stock House in 1949, and the exposed half was bricked in.

All the openings but the two cut off by the New Stock House were restored during the 2012-14 rehabilitation, with anodized aluminum frames and multilight configurations derived from the

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deteriorated remains of one old window. The westernmost opening of this elevation appears to have been infilled at the base to create a shorter window, while the central (now easternmost) opening is a doorway a half floor (8 steps) above grade. The original cornice has been missing for many years. As its appearance and materials are unknown, the recent restoration of the upper part of the wall crowned it with a simple limestone coping.

The original wood-frame roof was deteriorated beyond repair and replaced by a steel roof matched in profile and height to the original. Open to the elements in the center, it brings light into a courtyard that fills the ground floor. Residential units fill the mezzanine level surrounding the courtyard, and light wells in the courtyard bring natural light into artists' studios in the basement level.

**11) New Wash House** (archival image A12; photo 17)  
1917, remodeled 1930s, 2012-14

This steel and reinforced concrete wing has a 99 foot by 82 foot rectangular footprint nearly doubling that of the original Wash House. Its surface materials replicate the limestone foundation, brick walls, and high limestone belt course of its predecessor, but that is where the similarities end. Extended upward to a full second floor, it includes a full basement as well. The principal entry, which serves both wash houses, is at the east end of the north elevation.

The New Wash House is the only example of the original architect departing from the medieval Rhenish idiom in street-front construction at the Main Brewery Complex. The straightforward exterior design could house any number of functions requiring full natural light, from classrooms to printing plants, with nothing to suggest its relationship to the operation of a brewery.

Five bays face west and four face north and south, the lower floor of the easternmost south bay is obscured by the northwest corner of the New Racking Room. The windows are grouped in threes, each bay set within a slight recess. The center window opening is lacking in the two corner bays at either end of the west elevation, and the right-hand window opening is also missing in the lower floor at the west end of the north elevation. All the windows are rectangular and multilight 6 over 6. They originally had wood sashes. These were replaced with steel as early as the 1930s remodelings, and finally, in the 2012-14 rehabilitation, replaced again with aluminum sashes. Their new muntins are designed to replicate as closely as possible the originals as shown in historic photographs.

When the New Wash House expanded to the west, the west wall of the Old Wash House was removed to create a continuous ground floor space. The second floor originally had lockers and a bathroom against the east wall and a cooper shop on the west end. The large space between was used for distilling the beer for specialty drinks or medicinal purposes. During Prohibition, medicinal distillation was still approved, but the 1927 Sanborn atlas notes only a dealcoholizer, which was used to reduce the alcoholic content to its permissible level of .5%. During the reoutfitting of the brewery after Prohibition, the shops grew to three—machine shop, carpenter shop, and electrical shop.

In 1987 the New Wash House was veneered with steel and refenestrated. However, the new windows simply lessened the number and size of the old, as the original openings were still clearly perceivable under the steel paneling. After removing the paneling, the 2012-14 rehabilitation of the brewery brought the New Wash House back to its original exterior appearance.

The 2012-14 rehabilitation installed residential units along the perimeter walls with a central corridor continuous with the corridor in the Old Wash House on each floor. As the ceiling heights on both floors

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permitted it, each unit has a loft, with the living area of each unit extending to the height of the original ceiling.

**1n) Racking House** (photo 20)

1934, 1970s, 2012-14

Magee's first great departure from Barthel's Romanesque Revival design scheme was a blocky, two-story, 81 foot by 67 foot Racking House built behind and expanding the function the New Racking Room. Of steel-frame construction on a concrete foundation, the Racking House echoes the red brick and gray Bedford Stone color scheme, along with the checkered-arch motif, of Barthel's original designs for the complex. It also has a flat roof. But its composition and ornament show Magee's transition from the Rhenish Romanesque of his master to a more straightforward industrial style in Moderne dress.

Wide, shallow piers are engaged in each wall, two on the south and three on the west, each terminating abruptly ten feet from the top with an arcade table surmounted by a row of concentric rectangles. A Bedford stone belt separates the two rows of ornament, and a coping of similar width caps the piers. A much wider belt and the terminating coping run around the Racking House above the top of the piers. In a reversal of the usual order of things, the arched openings at the base are centered in the piers rather than the recesses.

Though for many years unaltered on the exterior except for window closure and a run of exposed ductwork, the exterior walls of the building were allowed to deteriorate in the last few decades of the 20<sup>th</sup> century. The continuous concrete loading docks were also allowed to deteriorate.

Rehabilitation in 2012-14 made repairs to the brick facings and ornament and removed the ductwork, returning the building to a high degree of exterior integrity. However, the rehabilitation also introduced some changes to the wall openings. The most significant was the addition of three modern rectangular windows to bring natural light into the second floor. Each is positioned in the middle of a blank wall between the piers, one centered on the west elevation and two on either side of the south. False doors were installed on the three original arched openings on the west side, and the two south-side entries were given new aluminum doors matched to the original. The loading dock on the west and south sides was repaired and extended eastward along the front of the New Racking Room, creating ready exterior access between the two buildings.

The 2012-14 rehabilitation also restored the floor of the interior, which had been broken through in the center for the removal of equipment. New two-story residential units were installed along the south and west sides, with the first floor in the basement. Additional single-story units were placed elsewhere on the first floor. The second floor was built out in the same manner as the New Wash House, with loft-style units and living areas rising to the original ceiling height.

**1o) New Stock House** (photos 21, 22, and 24)

1948-49, 2005, 2012

Erected on the site of Schmidt's grain elevator, this 50 foot by 95 foot addition was the last large-scale component of the Main Brewery Complex to be built prior to Heilemann's ownership in the 1970s. Resting on a concrete foundation and constructed of structural tile and reddish brick facings on a steel frame, it is the only streetside part of the Main Brewery Complex to lack stone trim or facings. It also has the simplest skyline, a blank parapet wrapping three sides of the flat roof. Approximating the old malt houses in height and size, it varies their simple rectangular footprint with a rear wing housing a

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stairway and elevator shaft. In spite of its historic name, the New Stock House was used for fermentation throughout its life.

Originally, the building was without surface elaboration other than a sequence of recessed panels forming shallow bays between periodically placed piers. There are seven bays on the south face, and two on the east and west. The south bays were unpierced by windows; on the east and west elevations, the vertical expanse at the middle, rather than being recessed into a bay, was punctured by small windows set into each floor level. In order to remove stainless steel fermentation tanks in 2005, a broad opening was broken out at the base of the southwest corner. This was, sensitively restored during the 2012-2014 rehabilitation.

In adapting the New Stock House to a new use for artists' lofts, a vertical array of windows has been set into the two recesses on the east elevation and four of the seven on the south elevation, leaving a blank recess between each vertical window array on the south. Other than extensive masonry repair to the rear wall, no other alterations were made to the exterior.

On the west side of the New Stock House is a tall stairway and elevator wing set back from the south wall. Each elevation contains two banks of three to five windows of various sizes and placement. The openings are unchanged from original construction.

The 2012-14 rehabilitation converted the interior of the New Stock House to residential units in much the same manner as the Old Stock Houses. The first floors was structurally infilled as necessary to allow code pedestrian access to the remainder of the Main Brewing Complex, much of it utilizing existing concrete catwalks. An additional floor was installed at the mezzanine level of the first floor, the only case of this being done in the stock house rehabilitations. The second through fifth floors needed structural infill only where they were damaged from equipment removal. Loft-style residential units line the east and south walls, with living areas capturing the full height of the original ceilings. A corridor connects to the central north-south corridor running through the Old Stock Houses.

**1p) Malt Elevator** (photo 23)  
1948, 2012-14

The malt elevator, measuring 84 foot by 37 foot, has nine cylinders of reinforced concrete construction. It is canted on the lot to address the railroad spur leading from Oneida Street to the keg house. The construction of new fermentation cellars (property 1o) necessitated demolition of the original grain elevator just south of the Main Brewery Complex. Its purpose had long passed because of the outsourcing of malt manufacture from barley. The new facility filled a need for storage of the malt rather than the raw grain. Storage for secondary grains such as wheat was relegated to a cluster of smaller tanks held up on metal scaffolds between the Malt Elevator and the New Stock House. These tanks were removed several years prior to the 2012-14 rehabilitation of the Main Brewery Complex. The malt elevator is in unaltered condition.

**1q) Conveyor** (photos 24)  
1948, 1991, 2014

This covered walkway and conveyor belt connects the malt elevator with the top floor of the brew house tower via an upward slope. It was originally built at the time of the malt elevator, to convey the malt on the first stage of its journey into the mill room. Nearly 200 feet long, it is supported at midpoint by a metal trestle anchored on the roof of the New Stock House. Clad in steel on all sides with four small



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windows on the north and south elevations, it supports an iconic "Schmidt Brewery" sign. In 1991 this sign was replaced by a sign reading "Landmark," but a new sign matching the design of the original was put back into place during the 2012-14 rehabilitation.

**1r) Train Shed** (photo 25)  
1948, 1970s, 2014

This low, 20 foot by 50 foot corrugated steel shed attaches to the south side of the malt elevator. Built on a concrete foundation with a gable roof, it is the only historic building of the brewery to lack masonry facings. A 1970s 20' addition to the west has been removed. A branch of the rail spur from Oneida Street originally entered the large door in its east end. Its metal-clad shed roof slopes away from the elevator, and three small windows perforate the south side.

**2 Bottling Plant**

West side of Oneida Street between W. 7th Street and James Avenue

900 W. 7th Street (historical address 396-440 Oneida)

1915-1950 (later remodeling dates are given in descriptions of components a-d below)

1 contributing building

After many years of getting by with Stahlmann's old bottling plant at the rear of his office building on W. 7th Street, Schmidt hired Barthel in 1915 to design a new bottleworks across Oneida from his stock houses. Ten years later, it was extended to the south, probably without benefit of the original architect or any architect at all, in order to warehouse cases of the near-beer and soda produced during Prohibition. Finally, the increasing size and frequency of truck uploads mandated a shipping facility on the north end in 1940. The conversion of the building to artists' lofts in 2012-14 has broken up its once-open interiors, though the flow of them is somewhat captured by a long transverse hallway embracing a long march of original columns. More specific alterations to the interiors will be taken up with the Bottling Plant component descriptions below.

**2a) Bottle House** (archival image A10; photos 26, 27-29)  
1915, remodeled 1950s, 1970s, and 2012

This original segment of the Bottling Plant measures 239 foot by 80 foot, with a wide notch at the rear left (northeast) corner, creating an L-shaped plan (map M9). It is a bearing-wall brick building rising from a native limestone foundation and terminating in a flat roof. The façade is divided into fourteen bays of irregular placement and horizontal dimension. Three of the bays and one double bay are framed with strip pilasters and terminate in ornamental cornices.

Faced with the same reddish-tan brick and Bedford stone as the 1901-03 brewery complex, the Bottle House is also ornamented in much the same fashion. Each of its high, broadly arched openings has checkered voussoirs, and a Bedford stone belt course unites the windows at the level of the arch spring stones. Above the windows is a protruding, coved belt course surmounted with a blank frieze and thin coping. In the four enframed bays, a corbel table runs beneath the upper belt course, their parapets are crowned with machicolations, and turrets identical to those on the brewery towers rise from either side. The frieze of the left middle bay extends upward to carry the sans serif inscription "BOTTLING DEPARTMENT." These ornamental details survived the multiple alterations to the lower parts of the

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façade.

The Bottle House has a raised basement to allow light to transfer through windows on Oneida Street. The rear elevation has been absorbed into the large Soaker Room and Government Cellar addition (2d). The side elevations were originally much more prominent, each of them sharing the materials and ornamentation of the Oneida Street façade. As a 1916 real estate atlas shows, the south end of the building originally rose straight up from the northern edge of Cascade Avenue (map M9).<sup>19</sup>

Most of the openings on the main façade are windows with high stone sills. The four bays on the north end of the façade, however, are given distinctive treatment. The main entry pierces the left (northern-most) bay through a door separated from the arched window above by a brick spandrel, and the next three bays have sills dropped to foundation height (photo 26). A heavy horizontal mullion divides the windows of these latter bays at about the same height as the other window sills, allowing an opening below for loading. Two widely separated bays in the south half of the façade originally received identical treatment (archival image A10).

Originally, pent roofs protruded from the bays that had the lowered sills already noted, providing weather protection for the loading operation. Many, if not all, of the basement windows had drop sills to facilitate loading and unloading into the cellar. With the transfer of all loading operations to a new addition at the north end in 1940, the shed roofs were removed and most of the basement windows bricked up.

The front half of the 18 foot northern bay, though the same height as the remainder of the building, was divided into two stories to house the bottling department offices in a mezzanine. As the bottling operation expanded, this mezzanine was extended to the back of the building and connected via a west-side hall and row of offices to a much larger mezzanine floor covering most of the southern half of the building. The mezzanine grew further after 1955, creating in effect a two-story building for much of its footprint. The offices were altered at least two additional times, first by moving their location to the enlarged mezzanine in the south end of the building and then by remodeling them to the configuration surviving until the recent rehabilitation.

A brick-lined tunnel from Stock House 3 (1c) enters the southwest corner of the basement of this part of the bottling house. Originally constructed to convey heat and electricity from the Main Brewery Complex, it grew a massive array of ducts and piping. Now cleared of all obstructing elements, it has become a walkway between the Main Brewery Complex and the Bottling Plant (photo 29).

The basements of the north and south parts of the building are divided by a 2 foot-6 inch masonry wall, leading the 1970s Heileman numbering system to assign two building numbers to the Bottle House. The only apparent purpose of the wall was to allow construction of a basement mezzanine in the south half. The lower level originally housed the government cellar, and the upper housed a machine shop and a storage room.

In 1917, a wood-frame 136 foot by 16 foot addition was built into the notch of the footprint already noted at the northeast corner of the original building, filling out the rectangle and is identified as a case and bottle shed in the 1927 Sanborn Atlas (map M 10). This shed was torn down in 1940, the intervening wall removed, and a projecting, brick-faced concrete addition appended to that part of the

<sup>19</sup> Hopkins, G. M., *Plat book of the City of Saint Paul, Minn. and Suburbs* (Philadelphia: G.M. Hopkins, 1916).

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rear of the Bottle House, tripling the depth of the original addition by running to the lot line (2b). Because of the steep fall-off from Oneida to the rear of the property, the rear elevation of the addition exposes two stories below the Oneida Street grade.

In 1950 a new, brick-faced government cellar was built behind the southern end of the bottling plant and, like the build-out of the storage "shed", it ran to the lot line. Rising significantly higher than the 1940 addition to the south, the latter grew two additional stories to create a continuous roof line. These additional stories rise several feet above the original Bottling Plant, which retains its 1917 roofline. The new upper stories have seven bays of tall, multilight windows divided by shallow piers. A step-corbelled frieze still marks the top of the 1940 addition, clearly showing the break between that addition and its 1950 successor. When completed, this addition had large, nearly square, multilight factory-type windows on its upper two stories and rectangular windows on the ground floor on grade with the basement of the front elevation.

In the interior, the limits of the original shed are indicated by two ranks of I-columns, distinct from the iron posts that support the original part of the Bottle House. Behind it is a rank of thinner I-columns resting on high concrete piers; these mark the centerline of the footprint expansion.

The 2012-14 rehabilitation rectified numerous alterations made to both front and rear façades as early as the 1960s. In 1968 all the window openings were filled with glass block. The rehabilitation reopened the street-facing openings to their original dimensions, replacing glass block with aluminum windows matched in appearance to the original wood sashes. False doors were placed in the multiple original loading doors, retaining only the entry at the north end for non-emergency entrance and egress. The fourteen original basement windows were reopened and restored, and the sills of ten of them were dropped to bring light into the basement level. Window wells now serve to protect against water infiltration.

Under post-Schmidt brewery ownership, the upper two floors of the east (rear) elevation were sheathed with steel. Restoration has removed the sheathing and added a significant number of windows. None of the existing factory windows were original, but seven of their openings were. The existing windows were replaced with fixed aluminum-multilight factory windows and then duplicated elsewhere on the upper two levels by punching new holes to fill out the seven bays. The ground floor rectangular openings received similar treatment, and new windows were punched and installed at basement level, the grade being lowered 5 feet to allow them to have the same scale as the upper floor windows.

Adaptive reuse for residential units broke up the continuous main spaces of the Bottle House into a central transverse hallway with rooms on either side. The original piers are still visible in the middle of the hallway (photo 28). The steel-structure mezzanine flooring has been retained but reinforced with steel channels and then continued with infill flooring through the remainder of the building.

**2b) Bottle and Case Warehouse (photos 30-32)**  
1926, remodeled 1970s, 2012

A detached wood-frame addition was constructed just south of the Bottling Plant in 1917. The detachment was fortunate, for a fire fed by a lumber yard to the east of it burned it to the ground in 1926. It was immediately replaced by the present building, a 264 foot by 80 foot hybrid of steel, brick, and wood construction on a concrete foundation. The "new" warehouse is attached at its north wall to the Bottle House. The only historic building of Schmidt's brewery to have anything other than a flat or shed

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roof, its long gable roof retains highly visible monitors of glass and steel, three 12' x 24' gabled boxes placed regularly along its long north-south roof ridge (photo 32).

Four large, regularly placed openings puncture the north third of the Oneida Street façade. Whether these openings and their multilight windows were part of original construction or an early modification cannot be determined, for no original construction drawings have survived. The modernizations of the 1970s replaced all the multilight windows but the one at the south end with overhead doors. Also of uncertain date was the application of a corrugated steel veneer over most of the entire west (Oneida Street) façade.

The remainder of the west façade is pierced with smaller windows of varying sizes. The south facade also has windows of varying size and placement, with large factory windows on the first and second stories at the east end.

The first floor of the warehouse, primarily used for case storage, is continuous with the first floor of the bottling plant. The 1956 Sanborn Atlas shows a machine shop, originally located in the basement of the Bottle House, occupying the ground floor as well (map M15). Beneath it is a secondary case storage space in a basement with only the south 200 feet excavated, leaving a large filled area between the Bottling Plant and Bottle and Case Warehouse broken only by a connecting tunnel. Unlike the remainder of the Bottling Plant, there is no sub-basement.

The 2012-14 rehabilitation of the Bottle and Case Warehouse removed the steel veneer, and the large openings on the north third were returned to factory-type, 3-wide by 3-high windows consistent with the single extant, deteriorated and replaced original window hiding behind the steel veneer at the south end of the wall. The other windows revealed by removal of the steel veneer and the modern addition at the south end were also restored and numerous new windows installed matched to the size and proportions of the original openings. On the east elevation, beyond view of the general public, all blocked original openings were reopened and new windows installed. In addition, several new windows were punched in, consistent with the size and proportions of existing openings. Finally, the walls on all three elevations were reclad in steel panels above the concrete basement level.

On the interior, both floors were converted to residential units on the east and west walls, the corridor forming a transverse spine connected to the central corridor of the adjoining Bottle House.

**2c) Bottle Shipping House (photos 33, 34, and 35)**  
1940, 2012

At the end of the brewery's great burst of reoutfitting and expansion following Prohibition, the shipping department moved from the basement to the front (north) end of the Bottle House with a 161 foot by 115 foot rectangular addition. Built on a concrete foundation, its steel frame carries the same combination of muted orange brick and Bedford limestone as the 1930s construction elsewhere on the brewery. Eight bays wide and five bays deep, it has a flat roof concealed by blank parapets.

The north and west elevations have equally prominent façades, the latter flush with the old Bottle House. A wide band of five stone courses encircles the addition five feet from the top of the parapet. Large glass-block windows pierce the belt course at clerestory height.

The parapet is coped in limestone and rises in the center of each of the main façades to carry a carved sign. Inscribed on the west, Oneida Street side is "Bottling Department"; the north side inscription reads

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“JACOB SCHMIDT BREWING COMPANY,” with the company logo centered in the inscription.

Double doors are centered beneath each of the five glass block windows on the north side and two of the seven windows on the west. A number of insensitive remodelings after 1955 paneled over some of the windows, altered nearly all of the door openings, and installed a vestibule and ramp on the north end.

The rear (east) elevation continues the succession of eight glass block windows on the upper level (first floor from the Oneida Street side, but third floor for the building as a whole). These were covered by a steel veneer continuous with that on the Bottle House until the 2012 rehabilitation. Large, factory-type windows perforate both the basement floors. These were variously infilled or altered over an unknown period.

Internally, the Bottle Shipping House originally had one floor and a basement. A mammoth monitor, measuring 51 foot by 22 foot, brought light onto the ground floor, and exposed metal trusses formed an open ceiling, creating a full-volume, open plan space. Walls were lined with a glazed tile related to the tile inside the generator and boiler houses. The ground floor space was otherwise unelaborated. The basement was used for storage, with concrete columns 20' on center.

In the 2012-14 rehabilitation, the exterior alterations to the west and north elevations noted above were removed, the glass block windows restored, and the original door openings filled with double doors that are inoperable but recall the original appearance. One double door continues to function, the main entry at the center of the north façade. The most significant deviation from the original façades was the insertion of a pair of small, clear windows into four of the eight glass block windows on the west, each replaced 24 blocks. New entry doors were also installed in the south end of the west, Oneida Street façade. The original entry at the center of the north end was restored, the concrete ramp at its base replaced by concrete steps and stoop.

On the rear elevation, the metal sheathing was removed and all existing windows restored with aluminum multilight windows matched to the original factory windows at the upper part of the basement level. By lowering the grade, enough additional wall was exposed to allow the replication of the factory windows along a lower row. In addition, rectangular openings were punched beneath the clerestory glass block windows, and these were filled with pairs of double-hung sashes.

The interior on each floor was broken into residential units divided by a central transverse corridor. The basement units are loft-style, with the mezzanine level regarded by the developers as a new story, creating in effect a three-story building. The central line of concrete columns in the basement remains fully exposed.

**2d) Soaker Room and Government Cellar (photo 27)**

1950

With post-war expansion of the Main Brewery Complex complete, a 173 foot by 32 foot rectangular concrete addition was appended to the rear of the Bottling Plant, lapping over the Bottle and Case Warehouse. The Soaker Room and Government Cellar has two floors fully exposed from the rear (east) side of the Bottling Complex. The upper floor at the rear elevation is sheathed in brick approximately color-matched to the reddish brick of the Oneida Street façade. The rear wall has 14 bays created by regularly placed strip pilasters. A pair of rectangular factory windows is set into each bay. The lower floor is of concrete pierced by a row of paired, double-hung windows and, near the center, an entry through a projecting vestibule.

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Like the original government cellar in the basement of the Bottle House, this addition was used for finishing the beer for bottling as well as metering its quantity for taxation purposes. On the floor continuous with the Bottle House floor, the north part, directly behind the south half of the Bottling Plant, had bare concrete interior walls partitioned into a main room and office. The south part, behind the north one third of the Bottle and Case Warehouse, originally had interior walls clad in glazed ceramic tile and a row of bathrooms running the length of its west wall. Partition walls have undergone several changes since 1950.

The rehabilitation of 2012-14 restored the factory windows in the 9 bays in which they were original. The remaining 5 bays were either blank or punctured with smaller openings. These were given factory windows matched to the restored existing windows. All of the openings on the first level are new, their creation permitted by the lowering of the grade.

The tile walls were retained in the rehabilitation. All other walls were left as exposed masonry or painted, with the exposed concrete structural system also left visible. New partition walls broke up the spaces into loft-type residential units which, as elsewhere in the rehabilitation, retain the full-volume height for living areas.

**3 Office Building** (archival image A13, maps and plans M2 and M15; photos 36-42)

882 W. 7th Street

1934, 1950s

1 contributing building

Built just to the northeast but overlapping the site of Stahlmann's old offices and bottling plant, the new Office Building is faced in orange-tan brick, trimmed in Bedford stone, and carrying several marks of the Moderne Style. Above ground, the footprint forms a 149 foot by 87 foot U, creating a light court between the legs of the U. The W. 7th Street leg of the U is of brick construction, and the nearly square western base of the U is wood frame with brick veneer. Both are a single floor. The rear leg of the U, noted on the 1956 Sanborn atlas as "fireproof construction" with concrete and tile floors, rises to two stories. The south and west walls of the squarish base of the U directly overlay the walls of Stahlmann's offices, suggesting use of part of the old foundation. The front of the building is set back further from the street than Stahlmann's, probably an adjustment to the widening of the city right of way (maps M12 and M 15).

The principal façade is the W. 7th Street elevation, which angles to the south at the west end, making two walls clearly visible from a centered view on W. 7th Street. Tall, closely-spaced windows march regularly along the façade. Below each is a recessed, fluted, stainless-steel panel and the brick piers between terminate in a flat, two-tiered capital. At the top of the wall is a broad, limestone frieze periodically punctuated by two bricks laid up as soldiers.

The main entry is on the center of the W. 7th Street elevation, with an elaborate architrave made up of broad, fluted pilasters, a wide lintel, and a carved rendition of the circular Jacob Schmidt Brewing Company logo. The outer door, which lay in the basement for many years, is now back in place. The inside door, an impressive Moderne composition of stainless steel and glass, also survives in place. Original tubular copper ornamental light fixtures hang from brackets on either side of the door.

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As the façade detailing wraps the corner to either side, the window heads are shortened, the pier elaboration disappears and the fluted panel beneath the windows is replaced by a continuous limestone belt course. The two-floor rear wing, parallel to W. 7th Street, continues the belt course and retains the size and shape of these windows but drops them a foot. The perforated frieze described on the main façade continues around the rear, but the addition of another floor transforms it into another belt course, with the brick wall continuing above it. The second-floor window openings, positioned immediately above those on the first floor, create periodic breaks in this belt. All of the windows are double hung. The main rear door, located at the west end of the rear wall, has a simple stoop with an ornamental iron rail on either side. Secondary rear entries are located in the middle of the west-facing wall and at the rear of a small wing projecting northeast from the end of the W. 7th Street leg of the U.

All elevations remain in excellent condition, having undergone no significant alterations since construction. Extensive masonry repair, matched to the original limestone and brick, has brought all elevations back to their original appearance. The only modern component is an unobtrusive handicapped ramp leading to the entrance off of the parking lot at the rear.

The first and second-floor interiors are trimmed and wainscoted in rift-sawn oak. Originally stained dark, the casework was bleached in a 1960s remodeling. Most of the hallway walls and many of the partition walls are otherwise intact, though there has been some modern remodeling of the offices in the western part of the one-floor section and both floors of the two-floor section. The latter has always been devoted to secondary offices and storage rooms.

A room containing two side-by-side vaults appears to be salvaged from the old Stahlmann offices. Their patents date 1892. The location of the vaults is ca. 20 feet northeast of their original location, and elaborate architraves at the vault entries were moved with them, showing considerable devotion to saving a significant piece of the brewery's early ownership.

From a planning standpoint, the most important interior spaces on the ground floor were probably the brewery owner's office in the above-mentioned northeast projection and the reception room just behind the main entry. Both are intact but for the introduction of new counters and associated casework in the reception area. Notwithstanding the vault architraves, the outstanding ornamental feature of the ground floor of the office building is the winding stainless steel balustrade lining the stairway from the reception room to the basement. Built up of six flat steel rails supported by ornamental iron posts, it is among the finest of its type in the Twin Cities (photo 40).

At the base of the stairs is a small landing leading to the *piece de resistance* of the Office Building: a beer hall designed and outfitted to recall a *fin de siècle* Period Revival (a bit medieval, a bit Renaissance) German Ratskeller (photos 41 and 42). Placed directly beneath the main first floor office suite, its plaster walls are lined left and right (along the southwest-northeast axis) with limestone arcades reaching nearly to the ceiling. The stone is stained dark and in some cases mottled to simulate age and blend with the dark-stained casework and furnishings. Transverse beams span the ceiling, each emblazoned with two typical beer hall sayings in German script painted in the semblance of an unfurled scroll. The sayings on the third beam from the entry are in English ("For its always fair weather when good fellows get together"); those on the other three beams are in German.

Chandeliers in the form of wagon wheels hang from the center of the spaces between the beams. A common folk-Colonial Revival device elsewhere, these fixtures have a particular relevance here for their recall of the early distribution of beer by horse and wagon.

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At the northeast end of the ratskeller and directly beneath the brewery owner's office are two bathrooms, each entered via a paneled door. Between them is a fireplace lined in herringbone brick and with a surround and short hearth of limestone. All of the fittings and some of the furniture, e.g., the hat rack and bench on the entry wall, appear to be architect-designed.

The four arches on the southeast wall each mark out distinct adjoining rooms. An uncharacteristically short, blind arch near the east end has two windows above it, each with spindle window-guards. These bring light to a cooler room on the other side of the wall. The next arch to the west opens to a bar whose dominant feature is a fanciful backdrop painting, carefully fitted to that unique space, of Jacob Schmidt and the Bremer brothers quaffing beer outside a hunting lodge.

The two arches at the west end open to the sampling room, in which tapped ends and sides of beer barrels protrude from the south wall. To the left (northeast) of the sample room is a kitchen; in the south corner is a door leading to a checkroom, bathroom, and rear stairway. The sample room, kitchen, and cooler room occupy a part of the building with a light court above grade. Behind the sample room is a large space once converted to a gift shop. Its faux-stone walls date from ca. 1992.

The bar, fireplaces, wall plasterwork, wood casework, light fixtures, several tables and chairs (many of them stock items), and German sayings stenciled onto overhead beams remain much as they were in the 1930s. The only known significant removals between the 2005 and 2008 surveys were a series of distinctive sconces in the form of miniature kegs and some of the more distinctive chairs.

**4 Keg House** (archival image A14; photos 43-46)

West side of Webster Street between James Avenue and W. 7th Street

882 W. 7th Street (historical address 610 James Avenue)

1937, 1940

1 contributing building

The Keg House had the same array of functions as the Bottling House: filling containers, warehousing them, and shipping them out. This and the Bottle Shipping Warehouse were the last of Magee's post-Prohibition era, Moderne improvements to the brewery. The Keg House is a 181 foot by 125 foot steel-frame, brick-faced building across Webster Street from the Main Brewery Complex. Designed in what is sometimes called PWA Moderne fashion, the original building has a rectangular footprint with the northwest corner chamfered at W. 7th Street. The walls of the north and east façades were elaborated in the same way: five belts of Bedford limestone interrupted by large window openings.

The east façade, facing the Main Brewery Complex, has five nearly square window openings originally filled with glass block. Beneath the windows are simple square openings through which the kegs were transferred to carts or trucks. Between the second and third windows is a stepped-out bay with two large side-by-side openings extending to grade level. These permitted the entry of rail cars via a spur of the Omaha line running along the north bank of the Mississippi River. The stone-coped parapet of the door bay rises several feet above the similarly coped parapet of the rest of the building.

The openings on the north elevation and the short northeast chamfer were about 2/3 the dimensions of the glass block windows. All are partially or completely infilled with cement block parged with stucco. The original openings themselves remain clear in outline from the outside as well as inside, though it is not known what type of window they held.



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On the north wall, right over the filled window openings, "Jacob Schmidt Brewing Co, Quality Since 1853" has been painted in large letters, advertising the company and its product to W. 7th Street traffic and passersby. The wall also retains a wearing coat of white paint and, at pedestrian height, a flurry of graffiti.

The secondary elevations of the building, facing west and south, are treated in factory-like fashion. Each is divided into bays by strip pilasters. Within each bay were two side-by-side, double-hung windows with divided-light sashes. The west elevation is now covered with a modern scenic mural, but the window openings are still clearly visible. The two window openings on the east end of the north elevation have been bricked in and the rest covered over with plywood.

The construction of a concrete ethanol cooling plant at the southeast corner in 2000 obscured much of the south elevation and threatened the integrity of the southeast corner of the Keg House. However, its removal has left most of that wall intact, the damage confined to a small area at the top of the southeast corner.

The interior of the building is a largely free-span space, interrupted only by widely spaced steel columns. Its flat roof is supported by an exposed iron truss as well as the columns. Two large monitors run from east to west, flooding the interior with light.

The merits of the original design are obscured by the loss of all its historic windows and doors, but their outline, and in many cases their full depth, remain. Apart from the minor damage already noted the walls maintain a high degree of structural integrity.

**5 Bottle Shipping House Parking Lot Retaining Wall and Fence (photo 47)**

Connected to and running east of northeast corner of Bottle Shipping House  
1940s

1 contributing structure

In order for trucks to access the Bottle Shipping House from Erie Street, it was necessary to level the drive and parking area to building-entry grade and build a concrete retaining wall skirting the residential properties to the south. This had to be massive because of the cumulative weight of the trucks coming and going on the lot. Rather than continuing the retaining wall into a parapet, a double iron-pipe rail supported by decorative concrete piers was inserted into the top of the wall. The 80 foot rail system has a strong industrial character and is in an excellent state of preservation. Each pier has a pronounced taper in lateral profile, an asymmetrical peak, and a series of parallel ridges on its parking lot side, giving the fence a late Moderne sensibility akin to that of the Bottle Shipping House.

**6 Well House #4 (photo 48)**

Immediately northeast of Office Building  
ca. 1950

1 contributing building

Construction of this 15 foot by 15 foot building occurred sometime between the post-war brewery remodelings (1948-49) and the sale of the brewery to Pfeiffer's (1954). This was the first free-standing well house to be built, as the three earlier artesian wells were located within the Main Brewery Complex

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or its progenitor on W. 7th Street. Faced with an orange-tan brick similar to that of the other post-Prohibition brewery buildings, the door at the west end of its south side is its only opening. The roof is flat. The building possesses good design integrity, with a steel door being its only modification. There is some masonry deterioration on the southeast corner just above grade.

After Schmidt-Bremer ownership, successive owners built two well houses of similar design. One of them (Well House #5) stood behind the New Stock House and has been demolished. The second (Well House #6) is described below. Well House #4 is the only brewery well house to appear on the 1955 revision of the Sanborn Atlas of St. Paul.

**7 Billboard** (photo 49)

Southwest corner of W. 7th Street and Erie

Early 1950s

1 contributing structure

This double billboard on the northeast corner of the historic brewery property was constructed near the end of the brewery's operation under local ownership. The sign permit has been lost, but there is photographic evidence of its pre-1955 creation (archival image A18). The billboard has two facets, one mounted on an east-west axis and the other running parallel to W. 7th Street. Connecting them is a hollow, 3-dimensional image of a beer bottle. Its best-remembered product posting was a pairing of Schmidt with Grain Belt beer, a venerable Minneapolis brand that had been bought by the G. Heileman Brewing Company of LaCrosse, Wisconsin, in 1975 and was then being manufactured at the Schmidt Beer plant under Heileman ownership. The steel structure and backing for the billboard retain a high degree of integrity.<sup>20</sup>

**8 Well House #6** (photo 50)

888 W. 7th Street

1980

1 noncontributing building

This is the last well house built on the historic brewery property. Constructed to serve the expansion of the brewery operation under Heileman ownership in the 1970s, it is very similar to Well House #4 in brick facing material and entry placement but is nearly twice as long in the dimension away from the entry elevation.

<sup>20</sup> A longtime local resident has photographs from his house behind the sign, showing it in place when he was a child. The billboard can also be dimly seen in the distance in a 1955 photograph of the streetscape standing northeast of the brewery (see archival image A18).

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**9 Ethanol Cooling Plant** (photo 51)  
Southwest corner of the historic brewery property  
2000  
1 noncontributing structure

In 2000, the ethanol operation built four concrete structures on land occupied by the West End Lumber Yard during the Schmidt-Bremer era. The Ethanol Cooling Plant is one of two that remain. Now shorn of its flat roof, it is a boxcar-like concrete enclosure placed at right angles to a now-removed ethanol tank. The walls are unadorned but for two round clerestory windows evenly placed on both of the long (north and south) elevations, a large rectangular opening near the west end of the south elevation, and a doorway on the south end of the west elevation. All of the openings are now bare.

**10 Foundation of Corn Silo**  
Adjacent to Ethanol Cooling Plant, at rear of Keg House  
2000  
1 noncontributing structure

Situated immediately south of the now-demolished ethanol control room, a monolithic circular concrete foundation is all that remains of a silo built for the ethanol plant. It has two punched entry openings in its wall and has been given a metal roof, through which protrudes the lower section of a central (venting?) metal flue.

**11 Public Bus Shelter** (photo 49)  
Southwest corner of W. 7th Street and Jefferson Avenue, in front of the billboard  
ca. 2000  
1 noncontributing structure

This modern, glass and aluminum non-contributing structure went into service around the time that the brewery was converted to an ethanol plant. Mildly Post-modernist in design, the vertical rectangular panels of the standing area are surmounted by a gabled roof with a half-wheel design on either gable end, each resting on the pediments. The roof ridge is adorned with decorative finial on either end. The footprint is broadly rectangular, with the longest sides carrying the gables. Walls and roof are all of glass set within a thin anodized aluminum framework.

**12 Underground Cellars** (maps M5, M13, and M14; photos 52 and 53)  
No address  
1858-80s, 1901-03  
1 contributing structure in part underlying other properties

The remaining cellars beneath W. 7th Street and the Office Building are the oldest structural components of the brewery, comprising remnants of Stahlmann's celebrated multilevel constructions of 1858-1879. At the heart is the largest single remaining room of the Stahlmann caves, popularly dubbed the "rotunda" for its convex ceiling. It originally ran beneath Stahlmann's bottling plant and office building. One branch from it led to a small space directly beneath the Rathskeller, where access was

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once provided via a manhole. Another branch led to a long chamber running approximately beneath the southeast edge of W. 7th Street. The foregoing cellar chambers and passages are at a sub-basement level, comprising the first tier of Stahlmann's labyrinthine system (photos 52).

One tier up and directly beneath W. 7th Street is a second level shared by the sewer system. This level has been a favorite haunt of "urban explorers." The older parts of this system north of W. 7th Street have been largely blocked off and appear unsafe to access without reinforcement of the ceiling. Originally, two branches led to entries north of W. 7th Street, one of them in the basement of Christopher Stahlmann's house, the other to a vertical shaft at the extreme northeast corner of W. 7th Street and Webster Street. A sketch plan of the chambers and passageways of this upper tier of cellars was drawn on a plat map by the city in 1885 in preparation for extending the sewer system down W. 7th Street later in the decade (map M5).<sup>21</sup>

Stahlmann's caves are connected to the excavations made by Schmidt beneath part of the Main Brewery Complex. A large excavated area is connected to the subbasement resting cellars at the west end of the south and middle Stock Houses (1a-b). Stretching beneath the New Wash House and the Machine House is a discontinuous chamber with rows of monumental Chaska brick piers. The easternmost row of piers supports the wall dividing the old and new wash house components (1j and 1l). A passageway leads to a system of even heavier piers beneath the Boiler House (1m) and Generator House (1d). This latter system of piers is largely infilled, probably from dirt removed from other areas of the cellar. The weight of the machinery above probably required spacing between the piers too close for the over-all space to be useful. Another, wider tunnel/hallway leads north northeast to the oldest accessible part of the cellars beneath the office building. These chambers and passageways are all shown in a measured drawing of the subbasement brewery plan in 1937, but it is unknown how much of them date from that period and how much were excavated during earlier brewery construction (maps M13 and M14 and photo 53).

The original piers, brick-and-stone arches, and barrel vaults that are readily visible are in sound condition, but many of the native rock surfaces in the older areas not reinforced by masonry have lost significant material. Carving of the cellars often stopped short of the limestone bedrock, permitting seepage to separate large plates of sandstone from the ceiling and walls. In addition, much of the excavated material from the 1930s enlargement of the brewery was pushed into the old cellars, raising some of Stahlmann's cellar floors up to the height of the capitals and concealing Stahlmann's well-attested early achievements of 10-foot ceilings before 1880 and 15-foot ceilings in the early 1880s.<sup>22</sup>

From an historical standpoint, the most significant part of the Brewery Cellars is probably the room beneath the Office Building and the now-blocked passageways north under and past W. 7th Street. But until a modern mapping occurs, it is difficult to assess how much of this is recoverable. The most intact part of the beneath-ground system occurs at the sub-basement level under the northern part of the Main Brewery Complex, where sizeable chambers remain accessible and the brick piers and stonework are readily visible. The tunnels and rooms in the Brewery Cellars network are significant features for industrial archaeology, and even those that are currently inaccessible or infilled retain integrity in this

<sup>21</sup> An electronic image of the original document is in the Department of Public Works, City of St. Paul. The plat map showing the sketch plan of the upper level of Stahlmann's caves is of unknown origin. Sewer main and connections are penned in, as are much later changes such as the closing of Oneida Street.

<sup>22</sup> The most complete description of Stahlmann's caves is in John E. Land, *Historical and Descriptive Review of the Industries of St. Paul* (St. Paul: J. E. Land, 1883), 110; see also Brick, *Subterranean Twin Cities*, 93-97.

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regard.

**13 Stahlmann-Schmidt-Bremer House, also known as the Schmidt-Bremer House**

(Archival image A20; photos 54-56)

855 W. 7th Street

1874, 1907

1 contributing building

1 noncontributing structure

This has been the brewery owner's house through three generations of owners. Built of native Platteville limestone coursed ashlar both above and below grade, it is two stories in height with a hipped roof and projecting cornice supported by brackets. Its rugged, gray surfaces and monumental aspect once blended into a cluster of stone brewery buildings arising on the other side of W. 7th Street in the early 1880s.

In spite of the rock-faced stonework of its walls, it has all the requisite marks of the Italianate style: dressed limestone door and window cornices, a wide frieze punctured by attic lights, massive and ornate bracketing, and a hipped roof. The front (southeast) elevation is three bays wide, with the door inserted into the right, or easternmost, bay. The windows are vertically aligned from first floor to attic. First and second floor windows have segmental-arched heads, as does a large transom light over the twin-leaf entry. Their arched, dressed architraves project slightly from the wall, each with a keystone that projects further and a short vertical continuation down the sides of the opening. The attic windows are rectangular, with a short console centered above each and ornamental corbels beneath their lower corners. Brackets are spaced midway between the attic windows in symmetrical fashion, with a doubling of the brackets at the corner and square set-in panels filling the space between window and bracket. The secondary façades to the southwest and northeast are fenestrated and ornamented in similar fashion.

The house joins together four distinct volumes, clearly indicated by changes in height or setback from front to rear: a front, nearly cubical mass housing the main rooms below and the bedrooms above, a two-floor wing with the servants' quarters above, a one-floor rear wing, and a two-floor wing centered on the northeast elevation of the main part of the house. A two-floor octagonal bay centered on the side enlivens the southwest elevation. Each of the wings had a wood-frame veranda running its full length. The cornice bracketwork of the wings is reduced to paired brackets at the corners. It is unknown whether that marks a design simplification or a material loss.

During the decade of his ownership, Schmidt replaced the front veranda and the forward-facing veranda on the northeast with a single, long stone porch that wraps the east corner. Designed in a severe but well detailed neoclassical vein, it utilizes native limestone ashlar matched to original construction. In keeping with the reconstruction of the brewery in 1901-03, the top course of the porch parapet and a belt course level with the floor is of dressed Bedford stone, which has a warmer hue than the native limestone. The simplicity, proportions, and fluting of the stocky, paired columns recall the Greek Doric order, though the columns lack entasis and have a foliate molding near the base of the capital. The outside corner columns are square in cross-section and paneled rather than fluted.

Schmidt also added to the rear of the house, building a second floor onto the rear wing and extending it to the northeast in 1907, so that the house footprint became a U. Around the same time, he extended the southwest-facing veranda of the rear wing to front the middle wing as well. This veranda has since been

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enclosed but retains its footprint, lower walls, roof, and bracketing. The enclosure is of unknown date and may not have occurred during the period of significance.

The only substantial alteration to the exterior of the house in modern times is the construction of an incompatible one-floor addition at the very rear. It approximates the projection of an early porch but extends it to either side to overlap the end of the rear-wing veranda described above and protrude several feet beyond the north corner at the other end.

Apart from these alterations to the rear wing, the exterior of the building retains a high degree of historic integrity. The only loss to the street elevation is the removal of a stone balustrade from the top of the porch. There is also a small, modern gazebo in the side yard. It is a noncontributing structure.

The yard of the house contains considerable archaeological potential related to the daily lives of the brewery owners and their families.

**14 Henry C. and Angelina Stahlmann House (photos 57-59)**

877 W. 7th Street

1878, 1885, 1888, 1930

1 contributing building

1 noncontributing structure

Built during the final stages of the second major expansion of the brewery, the house of Christopher Stahlmann's eldest son is a smaller, wood frame companion to his father's mansion. Built on a native limestone foundation, it is clad in clapboard and has a hipped roof. Its front openings are three over three, with the lower opening at the right (southeast) side forming the main entry and leading to a side hall. The cornice is elaborated with dentils and paired brackets, and the windows have architraves made up of side casings with swollen base and top and a cornice composed of a molded segmental arch. A one-story octagonal bay, popularly added to dining rooms throughout the city in the early to mid-80s, protrudes from the middle of the southwest elevation. The nearly cubical mass of the main house block is joined to a one-story rear wing that is also capped with a hipped roof. Probably part of original construction, this wing dates at least to 1883, when it is shown in that year's Sanborn Atlas.

The original veranda ran across the front elevation of the house. In 1930, it was replaced by a porch beginning at the entry and wrapping the southeast corner. This has in turn been replaced by a deck with roughly the same footprint as the second porch. Apart from the deck the only modern alteration to the exterior of the house is an enclosed staircase leading from the southwest side of the rear wing to the second floor. The cornice and architraves have few losses to their integrity and provide a good sense of the house's time and style, but the loss of the porch; either original or replacement diminishes both the appearance and the integrity of the design as a whole.

The yard of the house contains considerable archaeological potential related to the daily lives of the brewery owners and their families.

A garage addition from 1925 once jutted from the rear wing, but it was replaced after World War II by a small detached garage to the southwest of the house. That in turn gave way in the 2000s to a larger double garage on the same site. It is a noncontributing structure.

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**15 Delivery Vehicle Complex** (archival image A19; photos 60-64)

378 Toronto Street (various historical addresses on Toronto Street, Webster Street, and W. Jefferson Avenue)

1881, 1901, 1908, 1910, 1937-38

1 contributing building

The Delivery Vehicle Complex began as a stone stable for Stahlmann Brewing Company's delivery teams, possibly designed by Martin Wangen, the architect of the brewery expansion of 1882. By 1938 it had grown into a sprawling complex for servicing, repairing, and storing trucks. It is a mélange of styles, from Italianate beginnings through a vernacular commercial mode to a severe, industrial interpretation of the Moderne Style. Apart from the loss of the original stable cornice and roof, the building complex has a high degree of integrity, and its evolution expresses the history of commercial vehicular delivery over fifty-year span. The only buildings lost from the property are a sequence of horse sheds and barns, which came down incrementally between 1908 and ca. 1920. All of the buildings are of masonry construction.

**15a) Stahlmann Stable** (archival image A19; photo 60)

378 Toronto Street (historical address 359 Webster Street)

1881, remodeled 1901 and later

Coincident with his new malt houses and shortly after his introduction of bottled beer, Stahlmann constructed a 40 foot by 98 foot stable on Webster Street. Made of locally quarried Platteville limestone, it has a variety of low-arched openings, a prominent water table, and a hipped roof. Four small, squarish windows, one in front and three on the long south side indicate horse stalls, and a large, raised opening on the east end of the latter elevation provided street access to the loft. Original doorways for human use survive on the east elevation, together with the building's only tall window. All these openings appear to be unmodified since their construction.

The main horse entry was at the west end of the south elevation, as indicated in a 1936 photograph (archival image A19). The original, segmental-arched head of that opening has been modified to accept an overhead door. On the east end of the south elevation, a doorway of uncertain date has been added.

Rising from the roof are two hipped-roof dormers dating from a 1901 rebuild of the roof after a fire. The rebuild conformed to the hipped roof form of the original building, whether its slopes also conformed to the original is unknown. With the exceptions noted, the present building possesses a high degree of integrity and conforms in detail to the 1936 photograph.

With Stahlmann's introduction of a bottling operation in the late 1880s, the need for horses and wagons outgrew the stable, and a series of wood barns were erected near the stone stable, the largest facing Jefferson Avenue at midblock. These went down one at a time as Schmidt replaced them with brick stables.

**15b) Schmidt Boarding Stable** (photo 63)

378 Toronto Street (historical address 354 Toronto Street)

1908

With his brewery rebuild nearly complete, Schmidt erected a 50 foot by 112 foot two-story stable on the

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southeast corner of Jefferson Avenue and Toronto Street. Of steel and concrete construction on a native limestone foundation, it is faced with yellow, common Chaska brick. Three large openings on Toronto indicate that wagons or carriages as well as horses were housed in the building. Small double-hung two-over-two windows along the Jefferson Avenue side indicate horse stalls. The cornice is made up of a simple stepped corbel. Some significant modifications have occurred on the Toronto side: replacement of a pair of small, arched second floor openings with a large rectangular window, partial infilling in wood of the northernmost wagon entry to accommodate a door and double-hung window, and a similar infill of brick on the southernmost wagon entry to accommodate a similar door and window.

**15c) Schmidt Stable Addition** (photo 64)

378 Toronto Street (historical address 355 Webster Street)  
1910, remodeled 1920s (?)

In 1910, Schmidt pulled a permit for a 47 foot by 80 foot 1½-story "frame addition to stables" to the north side of the Stahlmann stone stable. The existing brick-clad building may be a veneering of the frame building or a rebuild after a fire. Three large doors facing Webster indicate its use for storing delivery wagons as well as housing horses, a function performed earlier by outbuildings south of W. 7th Street. Its north end terminated approximately 20 feet short of the boarding stable, presumably because Stahlmann's wagon shed was still in use. By 1927, the building was used for truck storage, the wagon shed was gone, and the stable addition connected to the boarding stable via a brick-veneered frame addition with factory-style windows.

In spite of the original permit calling for frame construction, the stable addition matches the steel frame, brick veneer, fenestration and detailing of the boarding stable, and the continuity of the foundation and water table line suggest some unity in planning and construction in spite of the temporarily intervening wooden structure. The sash windows along the Jefferson Avenue side are somewhat narrower than their companions to the west and are glazed in a one-over-one (rather than two-over-two) pattern. On the east side, the Schmidt barn retains the outline and insets of its three original wagon openings, though the southernmost opening has been partially infilled with wood paneling to accept a bank of three windows and the northernmost opening has been infilled with wood paneling to accept a door and window similar to those inserted on the east end of the boarding stable.

**15d) Truck Garage** (photos 61-63)

378 Toronto (historical address 366 Toronto Street)  
1937

This mammoth 222 foot by 164 foot garage was the first part of the Delivery Vehicle Complex designed specifically for trucks. By connecting it to the earlier buildings, Schmidt Brewery consolidated its delivery operation on one large site. The new garage was designed in a Moderne fashion recalling the just-completed Keg House: brick facings on a steel frame, with broad limestone belts and copings and stepped-out truck entries providing the stylistic detail. Exposed iron trusses support the flat roof.

The west façade is symmetrical, with four large windows between the two truck entries and two similar windows between each entry and the nearest end of the building. Wide limestone belt courses run continuously along the façade except where interrupted by the double step out of the entries. These entry step-outs, which also step down to the main wall from the door lintel, provide the strongest piece of Moderne detailing. The window openings were originally filled with multilight steel-frame sashes. These have been replaced with green aluminum-muntined sashes with fewer lights.



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On the east, the façade is designed along similar lines with some exceptions. The northern end of the façade is cut short by the back end of the Boarding Stable, and three of the openings between the truck entries are modified. The third window to the north of the south entry has been filled in with brick, and the second and fourth openings are now doorways, the former for smaller vehicles and the latter for human entry.

Devoid of stylistic detail, the south elevation is faced in common yellow brick distinct from the orange-tan product used on the main façades and elsewhere in post-Prohibition brewery construction. It has nine window bays, seven nearly square windows flanked by a rectangular window at either end. All are placed lower than the windows on the main façades.

**16 Frank and Angela Nicolin House (photo 65)**

847 W. 7th Street

1900, 1920s

1 contributing building

As he eased into his second retirement, Stahlmann brewery manager Frank Nicolin built this house next to the mansion Schmidt would purchase the following year. He married Henry Stahlmann's widow, Maria Angelina, in 1891 and for several years her mother-in-law, Margaret Stahlmann, would live with them. Similar in size to the Henry C. and Angelina Stahlmann house, the Nicolin house has a hipped roof, cross-gabled plan, paired second-floor windows, and modillioned cornices, all representing a late stage of the Queen Anne style. The front veranda was replaced in the 1920s with a Craftsman porch with wood piers rising from a contour block foundation. This porch is enclosed, and the house walls, originally clapboard, have been sheathed in plaster. Its troweled stucco pattern was popular nationwide from the mid-1920s to the early 1940s. A rear porch appears to be original, although it too has been enclosed. All of these changes are likely to have been made prior to 1950 and may date to the 1920s. Thus it possesses a high degree of integrity within the period of historic significance, although it has changed considerably from the time of its original construction. The yard of the house contains considerable archaeological potential related to the daily lives of the residents.

**17 Nicolin Duplex (photo 66)**

357 Oneida Street (historical address 357-359 Oneida Street)

1901

1 noncontributing building

The year after he built his own house, Nicolin constructed a side-by-side rental duplex around the corner on Oneida Street. Its unusual plan is still in place: deeply inset entries on either side, with narrow porches that project beyond the front wall of the house. Like the Nicolin house, it is a late Queen Anne design, with a limestone foundation, clapboard siding, and a hipped roof with prominent front and side gables. Each unit has a picture window facing the street and paired windows above.

The walls have been overlaid with aluminum siding, and the rear of the building has been significantly altered. Nicolin himself did not reside in the building, nor did he rent to brewery workers. Because of the looseness of its association with the brewery and its diminished integrity, the property is classified as

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noncontributing.<sup>23</sup>

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**18 Michael and Katherine Leirich House (photo 67)**

615 Palace Avenue

1906

I noncontributing building

I noncontributing structure

Michael Leirich (b. 1867) was the long-term proprietor of a retail shoe store in a small triangular block of stores just west of the historic district on W. 7th Street. Both he and Katherine (b. 1871) emigrated from Bohemia. Their house is one of a pair of modest two-story brick houses facing the brewery property, built of similar materials and occupying land once filled by Schade's Beer Garden. Schmidt's brewing company purchased the old Schade property shortly after the turn of the 20<sup>th</sup> century, then sold off lots for residential use.

A transitional Queen Anne-Craftsman design, the Leirich house has a limestone foundation and the same combination of orange-tan variegated brick and Bedford stone trim as the brewery buildings from the 1930s. The roof is hipped, but its ridges are interrupted by large gables rising flush with the walls on all but the rear elevation. A two-story window bay juts toward the side street, while the Palace Street elevation has a single-story window bay to the left of the entry. All of the gables are off-center, the two on the elevations with window bays rising on a vertical line with the bays.

Massive lintels, projecting sills and a wide belt course crossing the front of the house, all of them of stone, visually dominate the design. The lintels and sills have been painted white. Aluminum sheathing covers fascia, soffits, and gable walls.

A front porch originally projected from entry (south) elevation just below the belt course. That and a smaller porch in the re-entrant angle of the northwest corner have been removed, although the foundation of the front porch remains under a modern railed deck. A two-story faceted bay projects shallowly from the west elevation. Soffits, fascia, and gable ends have been sheathed with aluminum. Beyond the changes noted, the house retains much as it was when built.

The Leirich house is a noncontributing building, as Michael and Katherine Leirich had no known association with the brewery. A modern, gable-roofed garage at the northwest corner of the house is also a noncontributing structure.<sup>24</sup>

Despite this being a noncontributing structure, there is good potential in the yard for archaeology related to the residents' daily lives, or the older saloon complex associated with the Stahlmann Brewery.

<sup>23</sup> The Nicolin Duplex is included in the City of St. Paul's Jacob Schmidt Brewing Company Heritage Preservation District as a contributing resource because of its association with an early brewmaster, the intactness of its footprint and roof lines, and the retention of its original door and window openings under the aluminum overlay.

<sup>24</sup> The Leirich House is included in the City of St. Paul's Jacob Schmidt Brewing Company Heritage Preservation District as a contributing resource because of its compatibility in time of construction, materials and style with the Auberle House and in materials with the post-Prohibition brewery buildings themselves, making it a significant visual component of the district.

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**19 John and Susanna Aubele House** (photo 68)  
601 Palace Avenue  
1907, 1934  
1 contributing building

John Aubele was a brewmaster for Jacob Schmidt for nearly thirty years. He and Susana were born in Germany, meeting and marrying in Pittsburgh, where Aubele began his career as a brewer. The Aubeles remained at this address in St. Paul until shortly before John Aubele's death in 1942.

Like its neighbor, the Aubele House is built of an orange-tan brick resting on a limestone foundation. Its main roof is hipped, but its dormers are a mix of gable and hipped roofs, giving it less affinity with the passing Queen Anne style and more with the emerging Craftsman style. It has a faceted, two-story bay, projecting from the east elevation and surmounted by a gable rising flush with the wall. The other dormers, including one centered on the front (south) elevation are hip-roofed with canted sides. As in the Leirich House, the dormer walls as well as all soffits and facia are sheathed in aluminum.

The Aubele House retains its full front porch. The roof, Doric Order columns, and deck appear to be original, though the balustrades are a compatible replacement. Aubele added a brick two-story rear wing in 1934, replacing a wooden kitchen porch. Apart from the aluminum work, the Aubele House appears today much as it did on the completion of the 1934 addition.

The yard surrounding this house has good potential for archaeology related to the residents' daily lives, or the older saloon complex associated with the Stahlmann Brewery

**20 Electrical Utility Building**

378 Toronto Street (no address specific to the building)  
ca. 1980s  
1 noncontributing structure

At the rear of the Aubele House is a modern, one-story, concrete, flat-roofed electrical utility building enclosed in a high fence. It has no openings but for a single door.

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LIST OF RESOURCES

|    |   |           |   |
|----|---|-----------|---|
| 1  | Main Brewery Complex  | 1881-1949 | 1 contributing building                                   |
| 2  | Bottling Plant  | 1915-1950 | 1 contributing building                                   |
| 3  | Office Building   | 1934      | 1 contributing building                                   |
| 4  | Keg House   | 1937      | 1 contributing building                                   |
| 5  | Bottle Shipping House Parking Lot<br>Retaining Wall and Fence | 1940s     | 1 contributing structure                                  |
| 6  | Well House #4   | ca. 1950  | 1 contributing structure                                  |
| 7  | Billboard   | 1950s     | 1 contributing structure                                  |
| 8  | Well House #6   | 1980      | 1 noncontributing structure                               |
| 9  | Ethanol Cooling Plant   | 2000      | 1 noncontributing structure                               |
| 10 | Foundation of Corn Silo                                       | 2000      | 1 noncontributing structure                               |
| 11 | Public Bus Shelter  | ca. 2000  | 1 noncontributing structure                               |
| 12 | Underground Cellars   | 1858      | 1 contributing structure                                  |
| 13 | Stahlmann-Schmidt-Bremer House                                | 1874      | 1 contributing building<br>1 noncontributing building     |
| 14 | Henry C. & Angelina Stahlmann House                           | ca. 1878  | 1 contributing building<br>1 noncontributing building     |
| 15 | Delivery Vehicle Complex                                      | 1881-1938 | 1 contributing building                                   |
| 16 | Frank and Angela Nicolin House                                | 1900      | 1 contributing building                                   |
| 17 | Nicolin Duplex  | 1901      | 1 noncontributing building                                |
| 18 | Michael & Katherine Leirich House                             | 1906      | 1 noncontributing building<br>1 noncontributing structure |
| 19 | John & Susanna Aubele House                                   | 1907      | 1 contributing building                                   |
| 20 | Electrical Utility Building                                   | ca. 1980s | 1 noncontributing building                                |

Archaeological components are likely present throughout the historic district. Intact archaeological sites or features, if discovered in future investigations, should be considered contributing elements to the district.

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*Criterion A: The Jacob Schmidt Brewing Company Historic District is associated with events that have made a significant contribution to the broad patterns of our history.*

### THE SIGNIFICANCE OF SCHMIDT'S BREWERY IN THE CONTEXTS OF THE NATIONAL BREWING INDUSTRY AND THE DEVELOPMENT OF ST. PAUL AS AN IMPORTANT REGIONAL CENTER

The birth of the brewing industry in St. Paul, as elsewhere in the Midwest, coincided with a massive influx of German immigrants in the 1840s and 50s. They brought with them a relatively new method of brewing, in which fermentation occurred at the bottom rather than the top of the vat and the beer was laid up under refrigeration in barrels for several months before drinking. This lagering method had been known since the late 18th century in Germany but did not establish a foothold in the United States until 1840. From its introduction in Philadelphia it spread to cities in the middle states that were hosts to large numbers of German immigration, notably San Antonio, Chicago, St. Louis, Milwaukee, and St. Paul. By the opening of the Civil War, German immigrants had taken over most of the American brewing industry, and lager was fast overtaking ale and other English brews as the dominant type of beer in the United States.

In Minnesota, Germans and the lager method dominated the brewing industry from the beginning. In 1849 Anton Yoerg paved the way with the establishment of the Yoerg Brewing Company in Upper Town, St. Paul. By the arrival of statehood in 1858, five additional breweries were flourishing in the city: the Martin Bruggemann Brewery and William Banholzer's North Mississippi Company founded in 1853, and the City Brewery, North Star Brewery, and Stahlmann's Cave Brewery founded in 1855. In nearby St. Anthony, John Orth set up the Orth Brewery in 1850, with other breweries in St. Anthony and Minneapolis to follow. The number of breweries in both fledgling cities was substantial for communities still numbering less than 5,000 inhabitants; but they were well behind the forty breweries St. Louis could boast of prior to the Civil War as the city's population approached 160,000.

Early St. Paul breweries clustered in three areas: the steep bluff above the Mississippi River on the West Side, the eastern edge of the embankment above the Trout Creek gully, and a long strip of land between Fort Road (now W. 7th Street) and the Mississippi River. All three areas had caves carved into the soft St. Peter sandstone that lies beneath the limestone bedrock undergirding the city. Expansion of the existing caves into the deep, level rooms required for lagering could be achieved quickly and with simple tools.

Six breweries arose on the bluffs along Fort Road, interspaced with numerous foundries, factories, and a major yard of the Chicago, Minneapolis, St. Paul, and Omaha Railroad. Among its five local competitors, Stahlmann's Cave Brewery quickly rose to leadership. By the time of its transition to the Jacob Schmidt Brewing Company, it was the only West End brewery remaining and one of the three largest breweries in the Twin Cities, a position Schmidt and Bremer upheld throughout the life of the Schmidt brewery.

St. Paul's development as an urban center depended on a thriving industrial and commercial sector, and the brewing industry was both major player and bellwether in the rising economic tide of the city. Outlying breweries in particular spurred the growth of neighborhoods remote from the city core, in the process stimulating the infill of the commercial corridor between brewery and city. Like German-

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language churches and schools, the breweries were also a magnet for the immigration and employment of a large German population. Most importantly for the city's commercial and financial independence, the local brewing industry helped turn St. Paul into a major producer of goods consumed by the expanding tier of northern states to the west rather than simply an entrepot for goods from Chicago, New York, and New England.

As a mark of the brewery industry's economic importance to St. Paul, it led the way in the city's emergence from each of the major economic depressions between 1857 and the 1930s. The record of the brewing company established by Christopher Stahlmann is particularly clear. His building campaigns of 1858 and 1878-82 were among the first entrepreneurial initiatives after the panics of 1857 and 1875, respectively. While Stahlmann was bringing his subterranean operation above ground at great expense and to great effect, the city's great building boom of 1884-87 was still years away, and the continued caution of Eastern bankers kept most local entrepreneurs from risking their own investment capital.

An even more severe depression swept the country with the Panic of 1893. Hundreds of businesses left the state, and building activity entered a trough from which it did not emerge until 1901. In that year, \$600,000 was expended on manufacturing plants, and once again, breweries led the way. All but \$100,000 of this sum went to Schmidt's rebuilding of the Stahlmann plant and Hamm's brewery expansion on the East Side.<sup>1</sup>

The vigorous activity of the brewing industry at the turn of the century occurred in spite of a growing temperance movement in the state. Newspaper articles celebrating St. Paul's emergence from the economic depression listed every major local industry but the one that had made the greatest investment. Local newspapers carried ads for the breweries but scant mention of either the Hamm's or Schmidt Brewery developments in unpaid articles, in spite of the iconic presence of their castellated Germanic monuments and their growing role as major local employers. They were an economic engine that the media forced to run very quietly.

Even when Prohibition arrived, Schmidt Brewery found a way to remain a major player in St. Paul industry. In the late 1920s Schmidt Brewing Company developed a near-beer that brought the plant back to full operating capacity, allowing it to thrive through the paired woes of Prohibition and the Great Depression.

The Jacob Schmidt Brewing Company's rise to national prominence had humble beginnings. The brewery traced its roots to two of St. Paul's earliest brewing operations. Christopher Stahlmann's enterprise, at first known as Cave Brewery, was the initial development on the land and in the buildings that Schmidt and his partners would turn into the Jacob Schmidt Brewing Company. But Schmidt himself was no novice to beer-making. His North Star Brewery on Dayton's Bluff established his brewing credentials well before his purchase of the Stahlmann plant.

How each of these two historical paths leading to the formation of the Jacob Schmidt Brewing Company (commonly known as Schmidt's brewery), will be explored in turn. The story is critical to an understanding of the significant role played by Stahlmann's brewery and off-brewery buildings in the

<sup>1</sup> "Building Records Are All Broken," *St. Paul Daily News*, Aug. 31, 1901, 1:8; "Breaks Building Record," *St. Paul Pioneer Press*, Dec. 30, 1901, 2: 2.

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birth and early operation of the Jacob Schmidt Brewery Company.

**THE STAHLMANN ERA (1858-1893)**

Henry Christopher Gottlieb Stahlmann (1829-1883) was born to an affluent family in Nuremberg, Bavaria on June 19, 1829. The bankruptcy of his father spurred him and his brothers to seek work abroad. Christopher (the given name he used) immigrated to the United States in 1846 or 1849. After working as a brewer's helper in New York City and Cincinnati, he moved to Muscatine and then in 1854 to Iowa City, Iowa, where he married Katharina Paulus (1834-1874) and set up his own brewery business. A year later he arrived in St. Paul to open a new brewery operation. He was the fourth or fifth to build a brewery in or near the city, but the first to have the optimism and the foresight to plant his establishment on an expansive site well removed from the city center. The city was undergoing its first population explosion, with 553 steamboats arriving in 1855 alone. The population of 4400 would more than double in the next five years.<sup>2</sup>

Stahlmann's business began inauspiciously on the north side of Fort Road. By 1858 it had grown to the point that he was able to afford masonry buildings, which he erected on the south side of Fort Road (now known as W. 7th Street). The first building to be constructed was a three-story brew house built of the native Platteville limestone he would use for all of his future buildings. A fermentation house and bottling plant followed in the mid-1870s, in addition to extensive fermentation cellars being built in an expanding complex of caves at two levels under the brewery. By the onset of the Civil War, Stahlmann's Cave Brewery was the leading beer producer in the state, exporting its product to a wide swath of territory from Canada to the Border States. He had clients in Manitoba, Virginia, Nebraska, St. Louis, Missouri, and Memphis, Tennessee.<sup>3</sup>

For twenty-three years the Cave Brewery operated out of the limestone building complex and its sandstone cellars that grew up on and under the southwest corner of Fort Road and Oneida Street. The bursts of construction in 1858 and the mid to late 1870s led to spikes in production.

In 1870, Stahlmann's real estate holdings were assessed at \$30,000 (six times the 1860 assessment) and his personal estate at \$15,000, making him at that early date one of the most prosperous businessmen in the city. A few years later he built a large house for his family, by then consisting of a wife, Katharina, four sons and a daughter, his mother, and two servants. Constructed on the site of the first brewery buildings, it was connected to the fermentation cellars by a basement stairway.<sup>4</sup>

Near the end of the decade, Stahlmann built a frame house next door for his eldest son (and leading employee), Henry, and his wife, Angelina (or Angela). In 1878, with the nation still in the throes of an economic depression, the Cave Brewery became the first Minnesota beer operation to reach the 10,000-

<sup>2</sup> Early sources disagree about Stahlmann's immigration date. One source (Newson) also has him first settling in Indiana rather than New York City. This précis of Stahlmann's life and character is compiled from a *St. Paul Pioneer Press* obituary for Christopher Stahlmann, Dec. 4, 1883; Edward D. Neill, *History of Ramsey County and the City of St. Paul* (St. Paul: North Star Publishing Co., 1881), 614; T. M. Newson, *Pen Pictures of St. Paul, Minnesota* (St Paul: privately published, 1886), 531; Gary Brueggeman, "Beer Capital of the State: St. Paul's Historic Family Breweries," *Ramsey County History* v. 16 no. 2 (1981), 10; Adam Smith, "The History of the Stahlmann Family" (unpublished booklet, 2003), MHS Collections; U. S. Census, 1870 and 1880; Minnesota State Census, 1875 and 1885.

<sup>3</sup> "A Great Brewery," *St. Paul Dispatch*, Apr. 30, 1877.

<sup>4</sup> The figures regarding Stahlmann's financial worth are based on census research in Smith, 7.

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barrel benchmark. In the late 1870s it was also among the first in the state, if not the first, to produce bottled beer, making the beverage easily available for home consumption.<sup>5</sup>

The peak of the brewery's operation in Stahlmann hands came shortly thereafter. After a flurry of icehouse building brought most of the fermentation cellars above grade, the Cave Brewery was reorganized and incorporated on December 31, 1881, as the Christopher Stahlmann Brewing Company. A statewide leader in introducing brewery innovations, Stahlmann was among the first Minnesota brewers to make extensive use of icehouses. The American patent on the Lind ice machine that made the ice houses feasible had just been taken out in 1881, so he was at the forefront nationally as well.

Reorganization led to a rapid expansion of the brewery's capacity and footprint. Between 1880 and 1881, Stahlmann erected a stone stable northwest of his house; a boarding house, with a ground floor operating as brewery headquarters, west of his bottling plant; and a \$65,000 four-story (including the basement) new brewery complex in the block south of the old. Chicago architect Martin Wangen designed the new brewery buildings, a row of connected malt houses (#1a-c) and a barley-roasting kiln, the former with a modillioned cornice over half of the complex but nothing else to hint at style.

In the midst of this sudden expansion of the brewery complex, a local publication announced that Stahlmann's Brewery was the largest lager producer west of Milwaukee. That may well have been true—but only if it ignored St. Louis, which is well west of Milwaukee. With a peak capacity of 60,000 barrels, Stahlmann's Brewery was still 250,000 shy of Anheuser-Busch's production in St. Louis. Eight years later, the brewery hedged its claim a little more closely, advertising the operation as "the most extensive brewing establishment in the state or the Northwest."<sup>6</sup>

Stahlmann died at the peak of his fortunes in 1883, precipitating a cascade of misfortunes for his family and the family business. His three sons died of tuberculosis one by one over the next ten years, placing the firm in a poor position to withstand the twin challenges of the 1890s: a severe and long-lasting economic depression and the first of many waves of agglomeration of the industry.

In Minneapolis, John Orth's pioneering brewery business survived the economic hardships of the 1890s by consolidating with three other breweries to form the Minneapolis Brewing and Malting Company, with annual production of 500,000 barrels by 1900. But even this figure was well shy of the major regional competitors. Milwaukee giant Pabst passed the million mark in barrel production in 1892, with Milwaukee's Schlitz and Anheuser-Busch of St. Louis not far behind. All four of these companies were pursuing national markets, using mass production techniques and creating distribution networks that made survival difficult for all but the largest brewery operations in the Upper Midwest.

While the Minneapolis Brewing and Malting Company (and its Grain Belt brand) was taking over most of the local brewery business in Minneapolis, Hamm's Brewery on the East Side achieved the ascendant position in St. Paul. By the summer of 1901, Hamm's boasted of producing three-quarters of all the beer sold in St. Paul; the increase in July sales alone was nearly three times the total sales of any other

<sup>5</sup> Doug Hoverson, *Land of Amber Waters: The History of Brewing in Minnesota* (Minneapolis: University of Minnesota Press, 2007), 289. Hoverson gives 1879 as the year in which the 10,000 barrel threshold was achieved, but barrel production numbers in city directories show Stahlmann achieving 10,440 barrels in 1878. See Smith, 8.

<sup>6</sup> The boast is from *The Leading Industries of St. Paul, Minn.* (New York: Reed & Co., 1881), 134.



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brewery in town.<sup>7</sup>

**TRANSITIONAL ERA (1894-1900)**

In the meantime, Stahlmann's Brewery barely managed to survive. The first efforts were to keep it in the family, as much as that could happen with father and three sons gone. George Mitsch (1825-1895), father-in-law of Stahlmann's eldest son, Henry Conrad (1856-1887), and Chris Dorniden, Stahlmann's stepson, spearhead a reorganization of the brewery. Mitsch was a successful carriage maker by trade and held a city office, but the new leadership was unable to stem the collapse of the business, and on any account Mitsch died in 1895. In the next year, the brewery ceased operation and in 1897 passed into receivership. This precipitated the establishment of The St. Paul Brewing Company to restart production, and the brewery, still a leading player in the state in terms of production capacity (but no longer output), staggered into the new century.

That the brewery was able to maintain production at all was probably due to the able management of its plant by Frank Nicolin (1833-1923). Born in Prussia, Nicolin had founded and operated a highly successful brewery and a number of other businesses in Jordan, Minnesota. He married Henry Stahlmann's widow, 23 years his junior, late in 1890, then lost his fortune in the Panic of 1893 and moved to St. Paul. His lost business empire in Jordan (facetiously called Nicolin Ville by locals) consisted of the Jordan Brewery, now in ruins but in the NRHP, a mill, a grain elevator, a sandstone quarry, and the opera house. During the St. Paul brewery's struggles to survive, Nicolin was able to build his own home next to the old Christopher Stahlmann place on W. 7th Street, to be followed a year later by a rental duplex and his retirement.<sup>8</sup>

**THE SCHMIDT-BREMER ERA (1901-1954)**

This was the general state of affairs when Jacob Schmidt (1845-1910) bought the St. Paul Brewing Company and the properties still held by the Stahlmann estate across W. 7th Street from it in 1899-1900. Schmidt was already one of the most widely known and respected brewers in the Upper Midwest and, with national recovery from the Panic of 1893 finally accomplished, was well positioned professionally and economically to set Stahlmann's operation back on its feet. Apart from the plant itself (which Schmidt soon rebuilt), Schmidt could immediately tap into the transportation and delivery infrastructure that Stahlmann and his successors had developed.

Born in Bavaria on October 9, 1845, Schmidt immigrated to the United States at the age of 20, with some brewery experience already in hand. His first employer was the Miller Brewery in Rochester, New York. After a year there, he moved to Milwaukee, working at different times for the Philip Best, Blatz, and Schlitz breweries. In 1870, at the urging of his friend Theodore Hamm, he became brewmaster at Hamm's plant on the East Side of St. Paul. Then he went back to wandering, first to New Ulm, where he worked for August Schell and married Katherine Haas in 1871, then on to Berlin, Wisconsin, back to St.

<sup>7</sup> Ad in *St. Paul Globe*, Aug. 18, 1901.

<sup>8</sup> Nicolin's life is well documented in Neill, Edward D., *History of the Minnesota Valley* (Minneapolis: North Star Publishing Co., 1882) 324, and *Minnesota Reports*, vol. 55 (St. Paul: West Publishing Co., 1895), 130. I am also grateful to Terri Knox, co-owner of the Nicolin Mansion B & B, for additional information.

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Paul to work for Bahnholzer, then off to Milwaukee.

In the long aftermath of the Panic of 1873, Schmidt's career sank to its lowest point, for he listed his occupation in the 1880 census as "retired brewer," though he was still only 35 years old. After a move to Chicago for a short stint with the Keeley Brewery, he finally returned to St. Paul to work for the North Star Brewery in 1884. North Star Brewery, the second historical root of the Jacob Schmidt Brewing Company, was established in 1855 on the corner of Commercial Street and Hudson Road in Dayton's Bluff. After several years of struggle, the brewery was bought by Franco-American wholesale grocer William Constans in 1872. Constans embarked on an ambitious building program, resulting in a plant occupying an area 300 by 200 feet and described as "picturesque as a castle on the River Rhine."<sup>9</sup>

The historical record is inconsistent regarding Schmidt's arrival at North Star, some sources crediting him with the rise of the brewery under Constans in the 1870s and others claiming that he was not lured to North Star by Constans until 1884, when Constans offered him a half interest in the brewery. By the late 1870s, like Stahlmann's Cave Brewery, it claimed to be the largest brewery west of Milwaukee. Also like the Cave Brewery, it had enormous cellars dug into the sandstone bluffs and a large bottling department.

Though brewery production failed to keep pace with the rise in output of Minneapolis Brewing Company and Hamm's, North Star continued to be one of the leading beer producers in the state through the 1890s. In 1899, Schmidt turned over the major portion of his interest to a corporation whose officers were Adolf Bremer, Otto Bremer, and Peter Memmer. Shortly after the reorganization, the North Star Brewery burned to the ground.

After casting about for another brewery opportunity, Schmidt and the Bremer brothers bought the mortgage on the Stahlmann property. At first operating the brewery under the old North Star label, it became abundantly clear that age (the newest building dated to 1882) and seriously outdated technology necessitated a rebuilding of the main plant. Schmidt hired a rising Chicago architect, Bernard Barthel, and construction began at the end of 1901. The new brewing company would be named after Schmidt himself.<sup>10</sup>

Barthel's initial commission was confined to the Main Brewery Complex. Most of the rest of Stahlmann's brewery buildings were repurposed and retained for many years. Schmidt's offices expanded to fill the old bottleworks, and a new bottleworks was inserted into the old icehouse on the corner of Oneida Street and W. 7<sup>th</sup> Street. The old brewery headquarters and sample room remained as well. They would serve the brewing company until the construction of a new office building and

<sup>9</sup> This sketch of Schmidt's early years is pieced together from W. B. Hennesey, *Past and Present of St. Paul, Minnesota* (Chicago: S. J. Clarke Publishing Co., 1906), 765-66; "Forgotten Facts about St. Paul," *St. Paul Shipping News*, Jan. 11, 1950; Brueggeman, 11; and Ron Feldhaus, *The Bottles, Breweriana, and Advertising Jugs of Minnesota, 1850-1920* (Minneapolis: privately published, 1986).

<sup>10</sup> The sudden surge of new building in 1901 (a 170% increase over 1900) to feed pent-up demand concerned city officials so much that they passed a more rigorous set of building ordinances to go into effect in September. This may have propelled Schmidt to pull a permit on August 17, weeks before he was prepared to begin work. See "New Building Code Makes Many Changes," *St. Paul Daily News*, Aug. 31, 1901, 1:5.

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ratskeller on the site of the old offices at the end of Prohibition.<sup>11</sup>

The buildings erected in 1901-02 gave the brewery a visual presence in the city and on the Mississippi River that it had never had before, as well as setting the standard for brewery additions and alterations for decades to come. They also ushered in a quick return to the brewery's once-prominent place in Minnesota brewing industry. In the summer of 1901, before the completion of the new Schmidt plant, Hamm's boasted of producing 75% of all beer sold in St. Paul, with the *increase* of their July sales nearly three times the *total* sales of any other local brewery. Once production was underway, Schmidt's brewery quickly achieved a production level of 200,000 barrels annually, still second but close to the 250,000 barrels produced by Hamm's. The latter brewery continued to dominate the local market, but Schmidt's, thanks to the network established by Stahlmann and the activity of the Bremer brothers, established a stronger regional foothold.<sup>12</sup>

Employing 230 people by the end of the decade, the Jacob Schmidt Brewing Company was the largest industry on the west end of the city. Once again, the claim was tendered that the brewery was the second largest "in the west outside of Chicago," and once again the claim *might* be accurate only if St. Louis was kept out of the picture. Anheuser-Busch had already exceeded the 1,000,000-barrel benchmark, following in the footsteps of the Milwaukee giants Schlitz and Pabst.<sup>13</sup>

Schmidt's on the West End and Hamm's in Dayton's Bluff were on competitive terms from the first. While Schmidt's company was being formed, Hamm's boasted of being "the only brewery in St. Paul with a modern refrigerating plant" rather than "dark, ill-ventilated caves." Modern technology had also introduced forced-air drying, reducing the need for the multiple, open-racked malt houses that characterized 19th-century brewing operations. Schmidt's new brewery immediately incorporated both of these new technologies. On completion of its first phase of construction, the 1903 *Book of Minnesota* heralded the new plant as "the most complete and modern in the Northwest," claiming that it was "constructed upon the most modern scientific plans known to the art of making beer."<sup>14</sup>

The immediate success of the Jacob Schmidt Brewing Company is the more remarkable for being achieved against the competition of aggressive regional marketing by the brewing giants in Milwaukee and St. Louis. At the turn of the century, Schlitz expanded its St. Paul warehouse in Lower Town and began selling itself to the press as the "beer of civilization," a clear snipe at the local breweries. In response to the threat posed by the sudden growth of Schmidt Brewery, both Anheuser-Busch and Schlitz established footholds in Upper Town after the turn of the century, the former building a \$35,000 new warehouse and stable at the foot of Chestnut Street in 1903 and the latter building a large warehouse five years later on West 7th and Ramsey Streets.

<sup>11</sup> A succession of atlases clearly shows the transitional beginnings of the Jacob Schmidt Brewing Company. See the Sanborn fire insurance atlases for 1903 and 1927 (M8 and M10, respectively) and the Hopkins real estate atlas for 1916 (M9). A 1937 drawing from W. W. Magee's office (M12) shows Schmidt's final use of Stahlmann's old office and bottling plant building.

<sup>12</sup> For the Hamm's boast, see the ad placed in the *St. Paul Daily Globe*, Aug. 18, 1901. Breweries notoriously exaggerated their success relative to their peers, but given the depleted condition of the brewery industry elsewhere in St. Paul, this claim might be true.

<sup>13</sup> Paul Clifford Larson, "Schmidt Brewery Designation Study" (unpublished booklet, 2005), 4; Stanley Baron, *Brewed in America: A History of Beer and Ale in the United States* (Boston: Little, Brown, and Co., 1962).

<sup>14</sup> Ad in *St. Paul Pioneer Press*, Aug. 4, 1901, 2:7.

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At the onset of Prohibition in 1920, Schmidt Brewery converted to soft drink production, following the lead of breweries nationwide; but with indifferent success. Then the brewery switched back to beer, de-alcoholizing the fermented product to the .5% required qualifying as "near-beer." The new drink, named "Schmidt's select," retained so much of the flavor of the old that the public returned to the Schmidt's brand, and the plant was able to resume full production on shifts working through the night. The ongoing success of the Schmidt operation through the Prohibition era was exceptional. Smaller breweries throughout the state, including many less than 20 years old, closed down for good at the beginning of Prohibition.<sup>15</sup>

When Prohibition ended in 1933, Schmidt Brewery endeavored to regain its strong regional position by expanding its capacity, gutting and greatly expanding the power plant to accommodate the transition to electricity and introducing an expanded kegging operation that would vie with bottle production. A new brew house of seven stories now towered above the Main Brewery Complex, the racking house was doubled in size, and a detached keg house arose on the west side of Webster. At the end of this construction phase in 1937, Schmidt Brewery had risen to seventh place among American breweries.<sup>16</sup>

Another period of nationwide industry consolidation after World War II, spurred by the aggressive marketing of national brands, again posed a threat to regional brewers. But Schmidt Brewery continued to expand, with a new stock house at the rear of Stahlmann's old malt houses, a new concrete malt elevator at the rear of the stock house, and three new bottling machines with a capacity of 250 bottles per minute, or the equivalent of 40 barrels per hour. This contrasted with the 6½ barrels of bottled beer per day produced by the Schmidt Brewing Company at its inception in 1901. In addition, the outsourcing of all malt production obviated the need to store and process barley, freeing up room in the existing stock houses. By 1951, brewery production reached 750,000 barrels and the company employed 500 people.

This success was short-lived, however. After the death of the last Bremer brother, the company finally yielded to consolidation. In 1933 there had been 700 brewing companies in the United States; in 1975 there would be only 54. On January 1, 1955, Bremer sold the brewery to Pfeiffer Brewing Company of Detroit and its parent, Associated Brewers. The Jacob Schmidt division of Pfeiffer undertook only minor remodeling and upgrades in the 1960s before selling the operation to the G. Heileman Brewing Company of La Crosse, Wisconsin, in 1972. When a hostile takeover by Australian Julian Bond in 1987 was soon followed by the collapse of his financial empire, the end was near for the operation of the brewery as a major beer producer.<sup>17</sup>

In 1991, a new company calling itself the Minnesota Brewing Co. (MBC) bought the plant and shrunk its operation to a microbrewery, making beer under contract for Dakota Brewing Company, Black

<sup>15</sup> The descriptions of plant operations and production in this and the following two paragraphs is taken from "Your Visit to the Jacob Schmidt Brewing Co.," 4-5. Several of Barthel's smaller breweries were immediate victims of Prohibition. These included the small plant in Virginia, MN, and the large plants in Warsaw, IL, and Great Falls, MT. The latter, fully as large as the Schmidt brewery, operated for only seven years.

<sup>16</sup> Hoverson, 289.

<sup>17</sup> G. Heileman's troubled history in the 1970s and 1980s is well told in "G. Heileman Brewing Company, Inc." *International Directory of Company Histories*. Cengage Learning, 1988. In Encyclopedia.com, <http://www.encyclopedia.com/books/politics-and-business-magazines/g-heileman-brewing-company-inc>, (accessed July 31, 2017).

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Mountain Brewing Company, and Pride Brewing Company. In the face of substantial annual losses by the brewery, in 1998 the MBC began planning to utilize some of the plant for ethanol production. The split operation was put into effect in 2002, with Gopher State Ethanol running the non-brewery side. In the same year, the MBC filed for bankruptcy and ceased production, ending 147 years of brewing at the site. The ethanol plant closed in 2004, all industrial production at the site ceased for good, and the brewery properties were put on the market.

In sum, from the late 1870s to the selling of Schmidt Brewery in 1955, the Jacob Schmidt Brewing Company and its predecessor, Stahlmann's Cave Brewery, was one of the leading regional beer producers in the country. Though never achieving the production levels of the brewery giants in Milwaukee and St. Louis, it was a major player in the industry for most of its history. Its complex of historic buildings, dating from the remaining parts of the old cellars and malt houses of 1877-82 to the 1950 government cellar of the bottle house, capture the dramatic technological and commercial evolution of the brewing industry in the United States over a 90-year period. In modern times, the advent of microbreweries continues to give St. Paul a visible presence in the brewing industry, but the Golden Age of local breweries has passed, when Schmidt's and Hamm's were major economic engines in the city and helped spread its products over a wide region.

*Criterion C: The Jacob Schmidt Brewing Company Historic District 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 may lack individual distinction.*

The part of the Schmidt Brewery designed by Bernard Barthel and his successor, W. W. Magee, is significant under this criterion as an embodiment of the distinctive characteristics of a type and for possessing high artistic values. Though Barthel was one of the most highly regarded brewery architects of his day, his creation of faux schlosses throughout the continent was not carried forward by others, so his stature as a "master" depends on the quality of the work per se, rather than on any influence on the work of his peers or followers.

Schmidt hired Chicago architect Bernard Barthel at the inauguration of Barthel's illustrious career as a brewery designer and engineer. The beer plant in St. Paul was his first independent commission and it remained his signature accomplishment. Born in Leipzig in 1866, Barthel received "a thorough technical training" in Germany before immigrating to Chicago in 1892. He worked for nine years in the office of Frederick W. Wolff, the acknowledged American leader in brewery engineering at a time when American breweries were still following in the footsteps of German technological advances. Wolff owned a number of American patents, most notably the patent to the Lind ice machine, and would go on to invent the first American electric refrigerators.<sup>18</sup>

In 1895, Wolff began to concentrate on mechanical engineering and manufacturing technologies,

<sup>18</sup> The chronology of this paragraph come from Susan Appel, "General Chronology for the Jacob Schmidt Brewery, St. Paul, MN," in Andrew Hine, "Application for Determination of Eligibility for Historic Designation of the Jacob Schmidt Brewery," 2003, State Historic Preservation Office, Minnesota Historical Society. See also the note on the start of Barthel's practice in *The Western Brewer* 26 (July, 1901), 302.

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leaving the way open for his leading employees to manage the architecture of his breweries. Louis Lehle took over much of his practice, at first as a partner and then independently. Such designs as the Schoenhofen Brewery in Chicago (1867, demolished), Schlitz Brewery in Milwaukee (1890, NRHP) and Grainbelt Brewery in Minneapolis (1893, NRHP) are not only exceedingly diverse, but each is individually eclectic, resonating with historic sources ranging from the 12th through the 17th centuries and finding precedents in France as well as Germany. This left the way open for Barthel to create brewery complexes that resonated specifically with the Germanic traditions and innovations that inspired and informed the development of the brewing industry in America.<sup>19</sup>

To evaluate Barthel's position as a brewery architect, it is necessary to understand the development of brewery design in the generation preceding his work. Breweries, like industrial buildings generally, did not reach for artistic stature until the late 1870s. By and large the breweries were simply juxtapositions of utilitarian buildings of varying shapes and sizes with a disregard for such niceties as the composition of volumes, distinctive detail, or the contour of the skyline.

The single mark of Old World artistry that found its way onto early German-immigrant brewery architecture was round-arched windows. The *Rundbogenstyle* or so-called "Round-headed Style" emerged in mid-19th-century Germany as the mainspring of an initiative to launch a national style from simple historic components. Equally comfortable with Roman, Romanesque, and Neoclassical proportions and fenestration patterns, it was not really a style in itself, but simply the imposition of semicircular arches at the top of window openings (the arched part could be blind), then either running them in long arcades or uniting them between stories under relieving arches. Duluth's Fitger Brewing Company's main building (1881, NRHP) is a primitive Minnesota example (see A28) of the window type if not the composition. Minneapolis's Grainbelt Brewery (see A32), though it has been termed Romanesque Revival, is really a full-blown specimen of this eclectic approach to applying round-headed windows to an industrial complex, though its rhythmic relieving arches and attic arcade suggest the influence of H. H. Richardson as well. There is little resonance with either actual medieval monuments, or with Germanic architecture of the current period. This opening Barthel also exploited.<sup>20</sup>

A second and more complex way to dress up breweries came out of a resurgent interest in neoclassicism. In America as in Germany, architects looked to the Italian Renaissance for inspiration in breaking the façade into layers and varying the window treatments in each layer. The layering device itself, either a stone or corbelled brick belt course, took on an ornamental character. Several late 19th-century expansions of the great brewery complexes for Schlitz (1890), Pabst (1882-92, NRHP), and Anheuser-Busch (1891-92, NRHP) are built up in this manner (see A30 and A31). A singular feature of this

<sup>19</sup> See Michael Koop, NRHP Registration Form for the Minneapolis Brewing Company (unpublished, 1990) and the document on which it is largely based, Paul Clifford Larson, Draft NRHP nomination for Grain Belt Brewery, Minneapolis (unpublished, 1986). The updated NRHP documentation for the Minneapolis Brewing Company Historic District, to include the archaeology of the John Orth Brewery site is by Michael Koop and Christina Harrison (unpublished, 2013); see also David Mather, "Across the Border (with Beer): Minnesota Archaeology in the National Register of Historic Places." *The Minnesota Archaeologist* 72 (2013), 190-193.

<sup>20</sup> For an excellent discussion of the *Rundbogenstyl* in a St. Louis malt house, see Matthew Bivens, NRHP Registration Form for Centennial Malt House, St. Louis, 2005. Since working on the Grain Belt Brewery nomination, I have altered my point of view on the Minneapolis Brewing Company complex, which I placed too much under the umbrella of H. H. Richardson's influence and failed to credit the long reach of the *Rundbogenstyl*.

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approach was the location of a tower, if there was to be one at all, at the corner rather than the center. The effect is very much the same as that of a massive business block, which in that period also often boasted a belvedere at the corner. E. Townsend Mix's Guaranty Life (also known as the Metropolitan) Building in Minneapolis (demolished) is a well-known Minnesota example.

By the turn of the century, both the so-called Round-headed Style and the heavy-handed interpretation of Renaissance Revival had run their course. Though German-Americans remained in command of brewery architecture, the façades of new buildings and additions flattened out and simplified in the manner of the Chicago style. Hamm's 1901 expansion is typical of this leaning into the 20th century (A33).

That is the point at which Barthel entered the picture. Ignoring both the regimentation of the Round-headed Style and the heavy belting and horizontal repetitiveness of the Renaissance Revival in the hands of 19th-century brewery architects, he created an imagery based on the dominating profile and monumentalism of Rhenish medieval castles. His inspiration was Germanic, but it was a romantic strain of Old World imagery put to a use that was distinctively his own. Other major brewery architects working in a Germanic vein finished off their buildings with decorative parapets and used window shapes and stonework patterns inspired by historical precedent but none created buildings with such dramatic profiles. He was unique among major brewery architects in consistently placing a tower element at or near the middle and letting the remainder of the brewing complex step down from it. His fondness for checkered voussoirs and geometric corner finials, though not unique, was also distinctive for its pervasiveness in his work.

Barthel's round-arched windows, checkered over-window treatments, flush and unadorned belt courses, and corner finials all hark back to familiar Romanesque Revival fenestration and masonry devices in buildings of many types and classes in the last two decades of the 19th century. What gives Barthel's designs their distinctive Rhenish *schloss* aspect is first and foremost a vertical massing that, in many of his building settings, visually dominates a valley below or a residential neighborhood in the manner of the great cathedrals and castles of the Rhine and its tributaries. Its red and pale gray facings also resonate with the color schemes of some of the Rhineland's most iconic 11th- and 12th-century buildings, not the castles, which already lay largely in ruins, but the great churches (e.g., the cathedrals at Speyer and Limburg and the basilica at Koblenz), where red sandstone and red oxide paint were abundant resources.

In the context of monumental buildings as a whole, a centrally placed tower was hardly unique to Barthel; its use in façades that looked nothing like business blocks or courthouses was. Semblances of H. H. Richardson's squat towers appeared everywhere in the country, the most notable brewery example being Dietrich Einsiedel's monumental Jackson Street Brewery in New Orleans (A27). But that brewery's resonances were not with a German past but with a fashionable current style. Built in 1891, its volumes and detailing relate closely to the then-popular Richardsonian Romanesque Style rather than to specifically Germanic precedents. Such buildings were designed to be stylistically up to date, with little thought to the historical and ethnic roots of the processes and product that they housed.<sup>21</sup>

<sup>21</sup> In 1984 the main building of the Jackson Street Brewery was painted white and converted to retail shops, further destroying whatever slight affinities it might have had with medieval German *schlosses*. For an extended discussion of

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Beyond its envelope, Barthel's breweries were also renowned for incorporating the latest technologies. He remained in close contact with Frederick Wolff until Wolff died in 1912 and installed Wolff's refrigeration equipment and much of his brewing apparatus in the Schmidt plant. The possibility of ammonia vapor-compression refrigeration had been well attested for over forty years, but only in the last decade of the 19th century had it become both safe and practical for large-scale operation. Forced-air drying was an equally important innovation, allowing the malt houses to shrink to a fraction of their former size. Banks of large windows could be replaced with small vent holes, allowing the malt houses to maintain even temperatures. Together, the two innovations helped to bring the fermentation chambers above ground. Still called "cellars," they occupied spaces formerly required for extensive germination and drying racks, key components of the old malting process. After Wolff died, Barthel kept abreast of the latest technologies, adding to and rebuilding the fermentation cellars of the Schmidt Brewery in 1913-17 to incorporate new tanks and equipment.

The romantic imagery and sophisticated technology of the Jacob Schmidt Brewery catapulted Barthel to the front lines of his profession. Its triumph was followed in short order by scores of commissions in the United States and Canada. Among the first of these was a small brewery for the Virginia Brewing Company in Virginia, MN (1903, NRHP, see A21), followed by the Brainerd Brewing Co. in Brainerd, MN (1907, demolished). In 1907 alone, Barthel designed midsize brewery complexes in Clinton, IA (Clinton Brewing Co., A22), Warsaw, IL (Pope-Giller Co., A23), Olean, NY (Olean Brewing Co., A24), Nawpon, ID (Crescent Brewing Company), Sioux City, IA (Interstate Brewing Co.), Ashland, WI (Ashland Brewing Co.), and Great Falls, MT (Montana Brewing Co.) Vancouver, B. C. (Strathcona Brewing Co.), and Edmonton, Alberta. The Popel-Giller Co. brewery in Warsaw is particularly remarkable for its river overlook and striking combination of buff and red brick. It is also one of the few still standing, though the bottle house has collapsed.<sup>22</sup>

Barthel enjoyed two commissions that rivaled Schmidt's Brewery in size, if not in production. One of them, a 1907 commission for the Montana Brewing Co. in Great Falls, MT (A25) was exceptional for three of its building components projecting above the rest of the building. Barthel's usual pyramidal composition is absent, but the mass still has the romantic profile of a German Schloss. For all its grandeur, this was one of many breweries nationwide that closed for good at the onset of Prohibition, giving it a life span of 13 years. The building was demolished incrementally, its last residue removed in 2006.<sup>23</sup>

The other great Barthel commission has enjoyed a better fate. Molson Brewery in Edmonton, Alberta (A26) was a Barthel commission of 1913. Shorn of much of its beauty and threatened with demolition

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Richardson's influence on a variety of commercial building types, see Paul Clifford Larson, et al, *The Spirit of H. H. Richardson on the Midland Prairies: Regional Transformations of an Architectural Style* (Ames, Iowa: Iowa State University Press, 1988).

<sup>22</sup> Most of the breweries mentioned here are culled from 1907 and 1918 issues of *American Brewers' Review*. These are the only years to which I have had access. Presumably, Barthel would have been equally successful in the other years between 1902 and 1918. Barthel's drawings in the Burnham and Ryerson Libraries remain unindexed, though Susan K. Appel has inventoried those pertaining to the Jacob Schmidt Brewing Company. She has found over 150 references to his work, though many are to the same project.

<sup>23</sup> The records of the Montana Brewing Company and its affiliates in Great Falls Breweries, Inc., are retained in the Mansfield Library of the University of Montana.



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for many years, it was declared a Municipal Historic Resource in February 2016, and the city granted it \$4 million of the anticipated \$20 million rehabilitation cost. It remains to be seen whether it will be restored to its grandeur as an architectural monument or simply be prized as a marker for a once much loved Edmonton industry.<sup>24</sup>

Through nearly two decades of Barthel's practice, the Schmidt Brewery spawned countless variations, but it remained the fullest expression of his architectural imagination. On completion of the main phase of Schmidt's brewery expansion, the *Book of Minnesota* heralded the plant as "the most complete and modern in the Northwest," claiming that it was "constructed upon the most modern scientific plans known to the art of making beer." On this occasion, familiar local hyperbole may have brushed against the truth.<sup>25</sup>

When Barthel died in 1934, the brewery hired Walter W. Magee to remodel and expand the plant. At first he followed Barthel's lead as designer, creating seamless additions to the power house and brewhouse in 1934-36. His design of outlying parts of the brewery, the racking house, keg house, and truck garage in particular, continued using Barthel's materials but made a clean break with his romantic, medievalizing imagery. They are unusually complete statements of a Moderne sensibility for industrial buildings in St. Paul.

From 1901 to 1936 Schmidt Brewery progressively grew into a towering icon of the city, the architect and the Germanic brewing industry. Successive remodelings strengthened rather than compromising the force of that image. Barthel's life work, largely modeled on the early triumph with the Schmidt Brewery, is distinguished for its fusion of romantic and practical ideals, clothing cutting-edge brewery technology in a vivid pictorialism that distinguished his buildings from the increasingly plain work of his peers.

*Criterion D: The Jacob Schmidt Brewing Company Historic District has yielded or may be likely to yield, information important to history or prehistory.*

St. Paul is the birthplace of Minnesota archaeology; it is also the birthplace of Minnesota brewing, and this heritage is reflected in the city's archaeological record. In discussing the archaeological context of the Jacob Schmidt Brewing Company Historic District, an overview of the archaeology of Minnesota breweries is presented first, followed by a summary of significant findings in the urban archaeology of St. Paul. Sample research questions and expected datasets are discussed for both themes.

### **BREWERY ARCHAEOLOGY IN MINNESOTA**

In the 1850s, builders of German-style lager breweries were attracted to the bluffs of the Mississippi River because their soft sandstone layer allowed relatively easy digging of artificial caves. Archaeological investigations have been conducted at one of the earliest of these, the North Star Brewery (21RA48), which was established in St. Paul in 1855, shortly before Minnesota statehood. It

<sup>24</sup> Elise Stolte. "Edmonton's Molson Brewery Building Designated a Municipal Historic Resource." *Edmonton Journal*, Oct. 20, 2015.

<sup>25</sup> J. G. Nielson, "The Brewing Industry," *The Book of Minnesota* (St. Paul: Pioneer Press Co., 1903). See also Jeffrey A. Hess and Paul Clifford Larson, *St. Paul's Architecture: A History* (Minneapolis: University of Minnesota Press, 2006), 88.

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was there that Jacob Schmidt worked for many years before founding his own enterprise. At the North Star Brewery site, foundations of brewery buildings including a store room were found underneath layers of railroad-related and modern fill deposits. Foundations from workers' housing were also identified, along with four caves that were used for brewing and storing lager beer. Site 21RA48 was recommended as eligible for the NRHP, but it has not been nominated. The site is now preserved in Bruce Vento Nature Sanctuary, with other cultural sites and restored natural areas.<sup>26</sup>

Near St. Anthony Falls in Minneapolis, the site of the late-nineteenth century Heinrich Brewery was investigated in 1983 in advance of construction along West River Parkway. Structural features were documented, including floors made from brick or wood, and mortared limestone walls and foundations. Storage caves were present at the base of the bluff.<sup>27</sup>

In 2006, the archaeological remains of the 1850 John Orth Brewery (21HE318) were discovered under a surface parking lot within the boundaries of the NRHP-listed Minneapolis Brewing Company Historic District, across the street from the iconic Grain Belt Brewery. Excavations revealed the four corners of the brew house, as well as the east wall and rear entrance. The interior floors were found to be smoothed lime that was poured over stone rubble and brick. Plaster remained on the inner walls. Archaeological remains were also documented of the malt kiln and a brick-lined boiler room. A later geophysical survey revealed more structural details of the site and confirmed the boundaries. Based on these investigations, archaeological information was added to the documentation for the Minneapolis Brewing Company Historic District.<sup>28</sup>

West of Minneapolis, in the inner-ring suburb of Golden Valley, the Germania Brewery site (21HE407) includes structural remnants of the brewery itself, including the foundation, and a portion of the boiler pad. Ceramic and glass artifacts, along with metal hardware and animal bone fragments were found within the brewery site, as well as the related sites of Germania Park and the Gilbert Resort and Summer Garden. These archaeological features are preserved within Theodore Wirth Regional Park, and have been recommended to be eligible for the NRHP.<sup>29</sup>

Not all breweries were in the Twin Cities, of course, and the most recent archaeological investigation of a brewery site was in Brainerd, in north-central Minnesota. This was the first brewery investigation in Minnesota that was designed with environmental archaeology as a goal. The location of the former Brainerd Brewery was known in Kiwanis Park, so the excavation was limited to exploratory shovel tests

<sup>26</sup> Michelle Terrell and Andrea Vermeer. *Archaeological Monitoring and Phase I/II Archaeological Survey and Evaluation for the Bruce Vento Nature Sanctuary at Lower Phalen Creek, St. Paul, Ramsey County, Minnesota*. St. Paul: The 106 Group, 2004; Brownell, Lisa Rainey. "Values in Place: Exploring Community Values at the Bruce Vento Nature Sanctuary." *Material Culture* 43:2 (2011), 25-42.

<sup>27</sup> Scott F. Anfinson. "Archaeology of the Central Minneapolis Riverfront, Part 1." *The Minnesota Archaeologist* 48 (1989), 85-87; and "Archaeology of the Central Minneapolis Riverfront, Part 2." *The Minnesota Archaeologist* 49 (1990), 41-43, 73-79.

<sup>28</sup> Michelle Terrell and Andrea Vermeer. *Archaeological Investigation of the John Orth Brewing Company (21HE318), City of Minneapolis, Hennepin County, Minnesota*. Shafer: Two Pines Resource Group, 2011; Koop and Harrison, NRHP nomination, 2013; Mather, "Across the Border (with Beer)," 191-193.

<sup>29</sup> Vermeer, Andrea. *Phase I and II Archaeological Investigations for the Wirth Lake Area Improvements Project, Golden Valley, Hennepin County, Minnesota*. Shafer: Two Pines Resource Group, 2012.

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and two 1x1 meter units, with a goal of recovering charred plant remains related to the beer brewing process. This was a success, with grain macrofossils recovered from light fraction flotation samples. Full analysis is ongoing as a student project.<sup>30</sup>

In summary, archaeological investigations of Minnesota brewing sites have revealed benefits and challenges specific to research on this type of historic property. Structural remnants can be identified, and in some cases can reveal aspects of the brewery construction or operations that are not otherwise apparent in written records. However, artifacts diagnostic to the brewing process are either rare or not readily recognizable. This is different when saloons or social halls are part of the brewery complex, but these relate more to social history and beer consumption. These are also important research topics, but different than the brewing process itself.

#### URBAN ARCHAEOLOGY IN ST. PAUL

In the mid-nineteenth century, Dayton's Bluff was east of the new city, while Stahlmann's Cave Brewery was established at the opposite edge of town, to the west, midway between St. Paul and Fort Snelling. Atop Dayton's Bluff, antiquarian investigations beginning in the 1850s in what-is-now Indian Mounds Park were the crude beginnings of Minnesota archaeology.<sup>31</sup> Like the mounds above, natural sandstone caves at the base of the bluff were then, and are today, sacred to the Dakota. Relatively few American Indian sites have been investigated within the urban core of the Twin Cities, because rapid urban development destroyed or obscured many before the opportunity for archaeological study arose. Nevertheless, the potential for native sites exists, especially in urban residential areas that were developed in the mid-late nineteenth or early twentieth centuries, where undisturbed ground can often remain between the houses and other structures. The residential portion of the Jacob Schmidt Brewing Company Historic District to the north of W. 7th Street fits this description.

Urban archaeology gained a high profile in St. Paul during the mid-1990s, with investigation of the Washington Street Residential District (21RA32) before the new Science Museum of Minnesota was built, near the river at the edge of downtown. Data recovery excavations focused on the back of residential lots in a formerly notorious red light district, a saloon, and the search for a legendary tunnel that reportedly led from the Minnesota Club down the bluff so wealthy gentlemen could visit the brothels discreetly. The tunnel was never found, but a wealth of data was gathered on St. Paul social history in the late nineteenth and early twentieth centuries, including dishes and glassware, beer bottles, personal items related to hygiene and recreation, and a rich faunal assemblage.<sup>32</sup>

A broader context for St. Paul's urban archaeology was gained shortly afterward, with data recovery in the Lowertown neighborhood on the northeast side of downtown at the William Dahl House site

<sup>30</sup> Rob Mann and Corey Yates. "Brewing Beer in Brainerd: Recent Archaeological Investigations at the Brainerd Brewery Site." Poster presentation, Anthropology Department, St. Cloud State University (2017).

<sup>31</sup> Guy Gibbon, "Digging up Minnesota's Past: A History of Minnesota Archaeology, Part 1." *The Minnesota Archaeologist* 72 (2013), 86. The most prominent site remaining on Dayton's Bluff, the Indian Mounds Park Mound Group (21RA10), was listed in the NRHP in 2014; Sigrd Arnott, Geoff Jones and David Maki, NRHP nomination (unpublished 2013), David Mather, "New Perspectives on Earthworks and Linear Resources." *The Minnesota Archaeologist* 74 (2015), 136-141.

<sup>32</sup> Elizabeth J. Abel et al., *Washington Street Residential District: Data Recovery for the New Science Museum of Minnesota, St. Paul, Minnesota*. St. Paul: The 106 Group, 1998a.

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| <u>Jacob Schmidt Brewing Company Historic District</u> |
| Name of Property                                       |
| Ramsey County, Minnesota                               |
| County and State                                       |
|  |
| Name of multiple listing (if applicable)               |

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(21RA36), the Lot 5 site (21RA38) and the Lowertown Neighborhood site (21RA39). The Dahl House was an Irish American residence occupied from 1858 into the twentieth century. The wood frame Greek Revival house was moved and rehabilitated, and data recovery excavations were conducted before the new Minnesota Department of Revenue building was constructed. A large artifact assemblage was recovered from a sheet midden of domestic items, including dishes and glassware, clothing fasteners, beads, buttons, hardware, medicine bottles and animal bone fragments.<sup>33</sup>

Also downtown, investigation occurred at the Block 54 area, which included Irish and German immigrant residences and the Dakotah/Washington House Hotel. Unfortunately, between the time of the evaluation study and the data recovery excavations, the site area was inadvertently damaged by construction of the Ice Palace for the 2004 St. Paul Winter Carnival. This severely limited the research possibilities, but the investigations did produce a large dataset of residential and commercial artifacts, including tablewares, and food and beverage bottles, medicine bottles, hardware and leather, personal items including smoking pipes and toys, and abundant faunal remains.<sup>34</sup>

An archaeological perspective on the gardens of St. Paul's elite was gained through investigation behind the James J. Hill House, a National Historic Landmark on Summit Avenue overlooking the Mississippi River and downtown. Excavations focused on former greenhouses and a cistern. Marbles were found in a mushroom cave.<sup>35</sup>

Closest to the Jacob Schmidt Brewing Company Historic District, a number of public archaeology projects have focused on the Uppertown and West 7th neighborhoods, organized by groups including the Minnesota Archaeological Society, the Uppertown Preservation League, and Historic Saint Paul. Because these are volunteer projects, reports are not yet available for all of the excavations, but the preliminary results indicate that these sites contain a wealth of data related to social and commercial history in the mid-late nineteenth to early twentieth centuries. Residential properties such as the Schneider-Bulera House have artifact-rich sheet middens in the yards, including faunal remains (such as a concentration of chicken foot bones outside the kitchen door), dish and glassware fragments, personal hygiene items, toys, structural remains and hardware.<sup>36</sup> Recent (August 2018) investigation of the John Lewis House by archaeologist Jeremy Nienow and Historic Saint Paul volunteers identified similar sheet midden debris, but also a privy that had been emptied and refilled with ash deposits. A remnant of the original privy fill was present at the bottom of the feature, with a number of diagnostic artifacts including historical ceramic and bottle fragments.

On Smith Avenue near the base of the High Bridge, archaeological excavations were conducted before renovation of a stone building constructed in 1857, which is now open as the Waldmann Brewery & Wurstery. A wide variety of glass and ceramic vessels were found, lighting fixtures, personal hygiene

<sup>33</sup> Elizabeth J. Abel et al., *Final Report, Cultural Resources Management Investigation: Archaeological Monitoring, Emergency Salvage Excavation, and Data Recovery Excavation at the Department of Revenue Construction Site, St. Paul, Minnesota*. Minneapolis: Braun Intertec, 1998b.

<sup>34</sup> Amanda Adams et al., *Phase II and IIB/III Archaeological Investigations for the Smith Avenue Transit Hub Project, St. Paul, Ramsey County, Minnesota*. St. Paul: The 106 Group, 2006.

<sup>35</sup> Larry J. Zimmerman, "Archaeological Evaluation of the Hillside Garden Areas at the James J. Hill House (21RA21), St. Paul, Minnesota." *The Minnesota Archaeologist* 63 (2004), 118-136.

<sup>36</sup> Michael A. Justin, *Report on Archaeological Testing at 365 Michigan Avenue, St. Paul, Minnesota*. St. Paul: Uppertown Preservation League, 1998; David Mather, "Standing History." *The Rake* (Dec 2003).

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| Jacob Schmidt Brewing Company Historic District<br>Name of Property<br>Ramsey County, Minnesota<br>County and State<br>_____<br>Name of multiple listing (if applicable) |
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items, toys, along with a stencil reading "A WALDMANN" (likely for labeling barrels), and a beer token. There was also a dog burial with a late nineteenth century City of St. Paul dog license.<sup>37</sup>

In summary, investigations of urban archaeology in St. Paul spanning three decades have established a preliminary context for consideration of the city's social, economic and ethnic histories. Based on geophysical survey, archaeological monitoring and surface examination, the Jacob Schmidt Brewing Company Historic District likely contains intact archaeological deposits and features with the potential to be a nexus in this array of significant archaeological sites.

**ARCHAEOLOGICAL POTENTIAL, EXPECTED DATASETS AND RESEARCH QUESTIONS**

Historical archaeology is one area of significance for the Jacob Schmidt Brewing Company Historic District, but it is not as well documented as the above-ground resources. The background research, geophysical survey, and archaeological monitoring conducted for the rehabilitation project in 2012-2013 were collectively a good first step in assessing the archaeological resources of the district.<sup>38</sup> Because those investigations were preliminary, and limited to selected areas of one project, the district's archaeological significance is best expressed at this time under Criterion D, as the potential to yield important information. It is possible, after more comprehensive investigation occurs, that archaeological components of the district could also contribute to its significance under Criteria A and C. Given the high potential for intact archaeological remains within the district boundary, it is important that any future construction be preceded by an archaeological investigation. Likewise, archaeological investigations could be conducted for planning or research purposes. If future investigations document significant archaeological sites or features, it will be appropriate for the National Register documentation to be updated.

Potential archaeological remains of primary interest in this discussion are those related to the district's period of significance and the historical activities of the brewing complex. In this context, archaeological features, artifacts and related data may relate to the industrial archaeology of the brewery's operations, or the historical archaeology of daily residential or commercial life of the brewery workers and owners. If archaeological remains are found that date to other periods, they should be assessed separately in terms of National Register significance. If eligible, they could potentially be incorporated into the historic district under a separate period of significance.

The district's significance in industrial archaeology is most apparent within the brewery complex buildings, where the mid-nineteenth century Stahlmann Brewery was modified and rebuilt into the Schmidt Brewery by the turn of the twentieth century. The tunnels and cellars below the buildings fell out of use, and most be the remnants of the Stahlmann complex that retain the greatest historical integrity. Only portions are accessible or rubble-filled, but future technology may allow further investigation than is currently possible.

Within the Jacob Schmidt Brewing Company Historic District, potential datasets related to brewing

<sup>37</sup> Tom Schroeder, "Pre-Construction Archaeology." Stone Saloon Blog, November 12, 2016: <http://www.stonesaloon.com/blog/pre-construction-archaeology>

<sup>38</sup> Arnott et al. 2012; Harrison 2013.

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| <u>Jacob Schmidt Brewing Company Historic District</u><br>Name of Property<br><u>Ramsey County, Minnesota</u><br>County and State<br><br>Name of multiple listing (if applicable) |
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include structural ruins including representing former structures, remnants of older structures that are incorporated within the extant brewery complex, and the cellars – the network of tunnels and rooms that extend deep underground. Industrial archaeology is an appropriate analytical framework for investigation of such features. Geophysical survey methods can provide an initial assessment of potential for intact features or recent disturbance, and therefore are a good first stage of archaeological investigation. This is true for the paved hardscape surfaces between the brewery buildings, and in the cellars. Archaeological excavation in these areas could produce expected classes of artifacts from the brewing, bottling and distribution processes such as bottles, structural debris, tools and hardware, or environmental archaeological evidence such as archaeobotanical remains from malted grain.

Research questions related to brewing include, but are not limited to, the following:

- Within the historic district, what technological changes occurred with the shift from the Stahlmann Era (1858-1893), through the Transitional Era (1894-1900) to the Schmidt/Bremer Era (1901-1954)? How are they reflected in the archaeological record and surviving historic structures?
- What technological changes are evident between the archaeology of the North Star Brewery site (21RA48) where Jacob Schmidt worked, and his later brewery in the Jacob Schmidt Brewing Company Historic District?
- What is the material culture of the Stahlmann (1858-1893), Transitional (1894-1900) and the Schmidt/Bremer (1901-1954) eras, such as bottles, drinking vessels and related portable artifacts? Are corresponding artifacts known from excavations in nearby residential, saloon and hotel archaeological sites?
- What is the extent of the brewery complex cellars and tunnels, and how were they developed through time? Were they envisioned in a comprehensive plan, or built in stages?
- How were the cellars and tunnels built and engineered in regard to product and worker safety, and long-term stability?
- Was there a system of abandonment and infilling for the cellars and tunnels, and what is the chronology of these changes?

No archaeological investigations have been conducted in the residential part of the district to the north of West 7<sup>th</sup> Street, or the back lots of the brewery workers' homes at the northeast corner of the district. However, based on the results of other urban archaeological investigations nearby in St. Paul, it is reasonable to conclude that these areas hold significant archaeological potential. In general, residential lots of this period have the potential for features such as privies or cisterns, and artifact-rich sheet middens. These archaeological components are generally behind the houses, in the back parts of the lots. Expected artifact types include ceramics and glassware (indicators of economic status and community connections), personal items, toys, and particularly in privy features, paleoenvironmental evidence such as animal bones, pollen or plant macrofossils. For example, a privy feature at Fort Snelling (a few miles west of the historic district) shows sequential changes from hunted wild birds and mammals to domestic meat cuts through the period from 1824 to 1865, as well as the first appearance of rats, and the presence of now extinct or extirpated species such as passenger pigeons and bison.<sup>39</sup>

<sup>39</sup> David Mather. "Zooarchaeology of the Officers' Latrine Feature at Historic Fort Snelling (1824-1865). *The Minnesota*

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| <u>Jacob Schmidt Brewing Company Historic District</u><br>Name of Property<br>Ramsey County, Minnesota<br>-----<br>County and State<br>-----<br>Name of multiple listing (if applicable) |
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Research questions related to the district's residential areas include, but are not limited to, the following:

- How are economic class and social status reflected in the archaeological record between the brewery owners and the brewery workers?
- What level of separation existed between the professional/industrial and residential spheres of life in the district?
- What was the natural vegetation and local environment at the edge of St. Paul in the mid- to late-nineteenth century?
- How are gender roles reflected in the district's archaeological record, particularly in the residential areas?
- How are working animals and other forms of transportation reflected in the archaeological record?
- How sanitary was the brewery and related residential areas in the district, as indicated by the presence of rodents or other commensal pests?

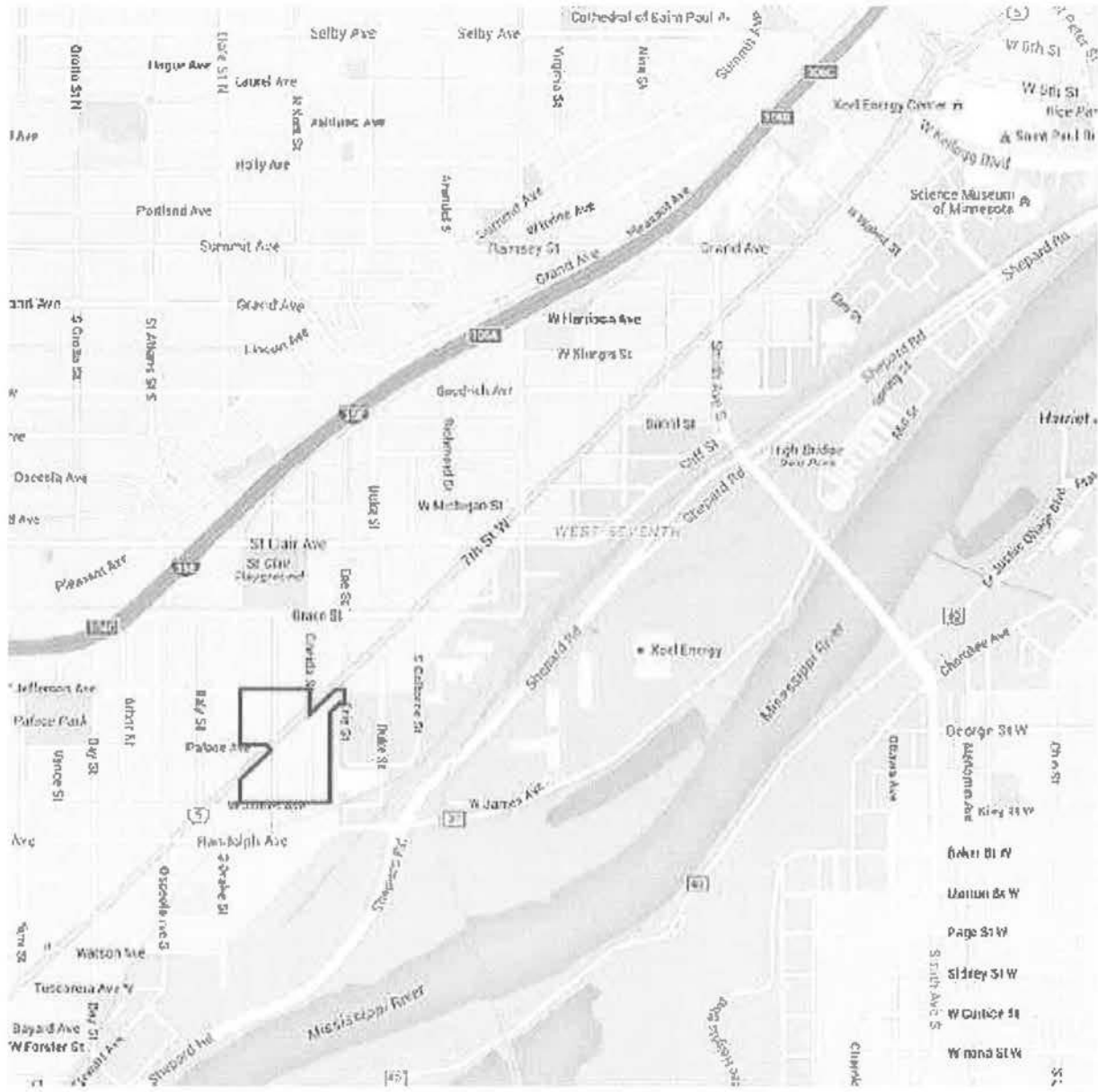
Although relatively little archaeological investigation has been completed to date in the Jacob Schmidt Brewing Company Historic District, there is considerable potential for future studies to produce important information regarding the social and economic history of St. Paul, and the industrial archaeology of brewing. This district is different than the other archaeological brewing sites in Minnesota, in that there are still standing structures. However, identification and analysis of buried structural remains, and underground features such as the cellars and tunnels, are well suited to geophysical survey techniques, and this research potential will increase as the technology continues to improve. Traditional archaeological excavation and analyses are more appropriate for the residential areas, although geophysical survey would help with appropriate scoping of those investigations as well.

While the buildings of the brewery complex are appropriately the focus of the current nomination, the Jacob Schmidt Brewing Company Historic District is an interdisciplinary historic district, also holding significance through its archaeological resources and landscape.

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SCALE: 1" = 1/4 mile

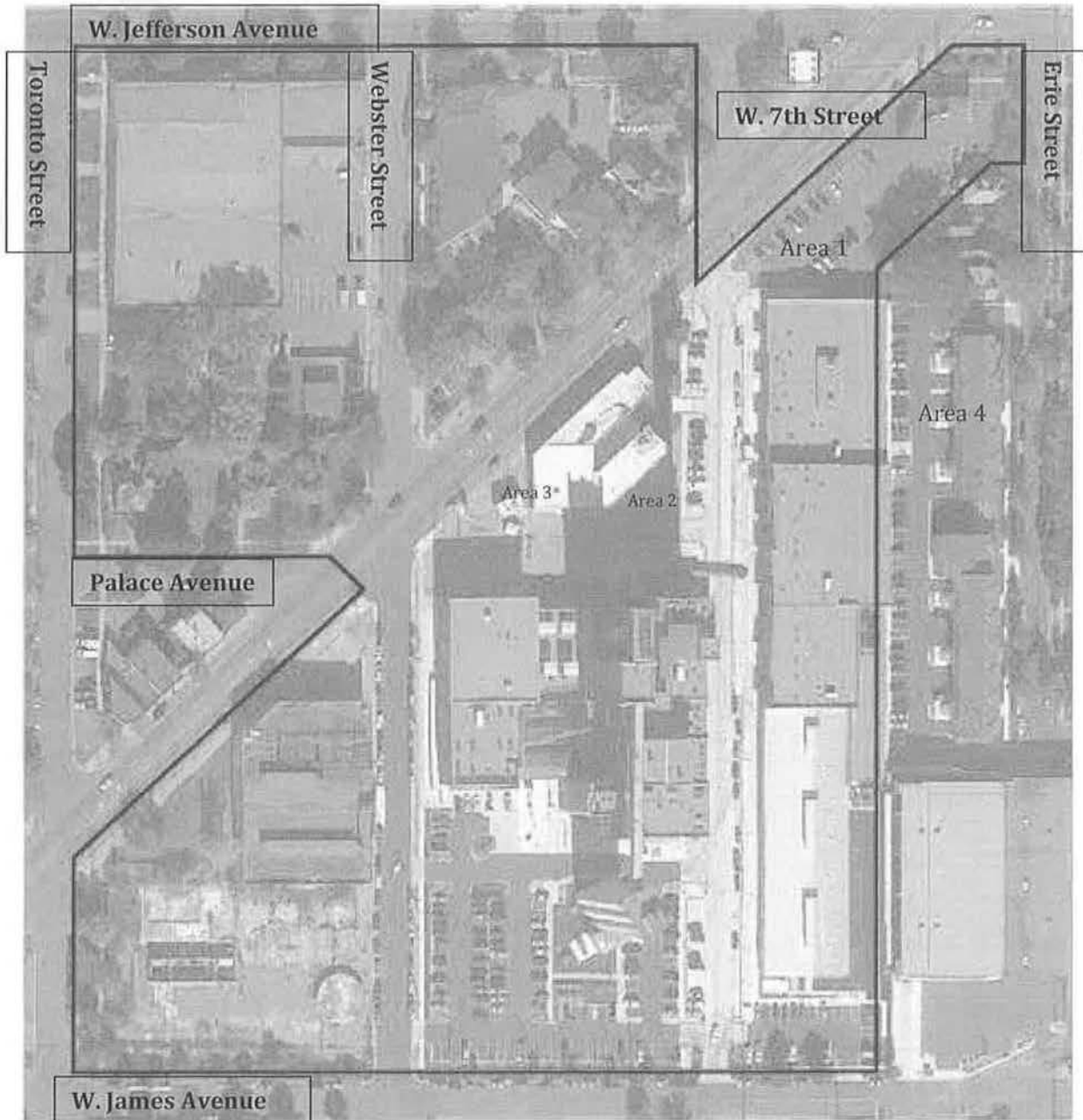
1 mile


M1 Small Scale Outline Map of Jacob Schmidt Brewing Company  
Historic District in its St. Paul setting



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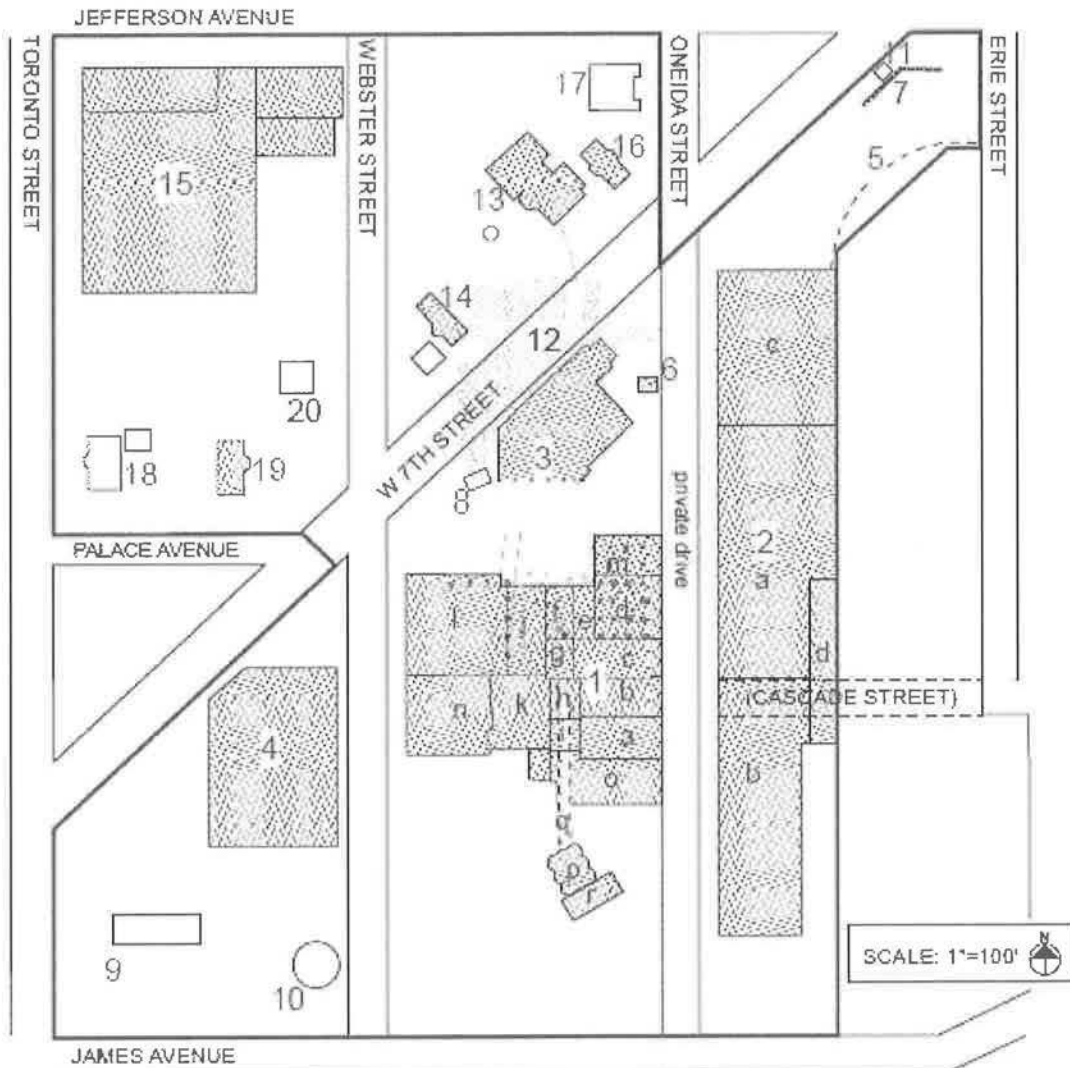
SCALE: 1" = 250' 

Note: The outline generally follows the line between sidewalk and street. In the aerial photograph, roofs may overlap this line because of the oblique point of view.

Areas (1-4) of archaeological assessment indicated in blue.

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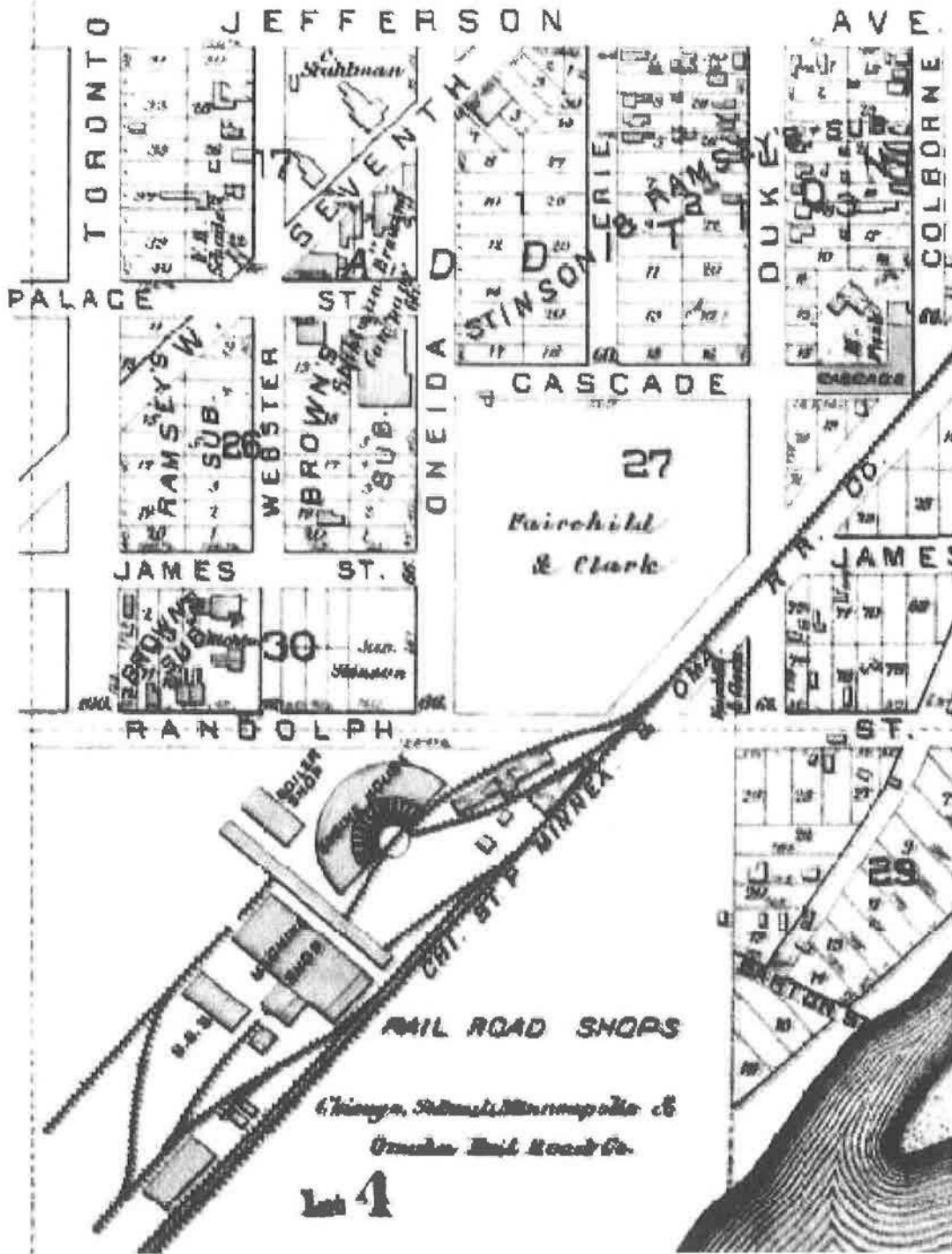
contributing building or structure
  non-contributing building or structure
  mapped cellars and piers

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. Main Brewery Complex</li> <li>2. Bottling Plant</li> <li>3. Office Building</li> <li>4. Keg House</li> <li>5. Bottle Shipping House Parking Lot Retaining Wall and Fence</li> <li>6. Well House #4</li> <li>7. Billboard</li> <li>8. Well House #6</li> <li>9. Ethanol Cooling Plant</li> <li>10. Foundation of Corn Silo</li> </ol> | <ol style="list-style-type: none"> <li>11. Public Bus Shelter</li> <li>12. Underground Cellars</li> <li>13. Stahlmann-Schmidt-Bremer House</li> <li>14. Henry C. and Angelina Stahlmann House</li> <li>15. Delivery Vehicle Complex</li> <li>16. Frank and Angela Nicolin House</li> <li>17. Nicolin Duplex</li> <li>18. Michael and Katherine Leirich House</li> <li>19. John and Susanna Aubele House</li> <li>20. Electric Utility Building</li> </ol> |
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**M3 Plan of Jacob Schmidt Brewing Company Historic District**

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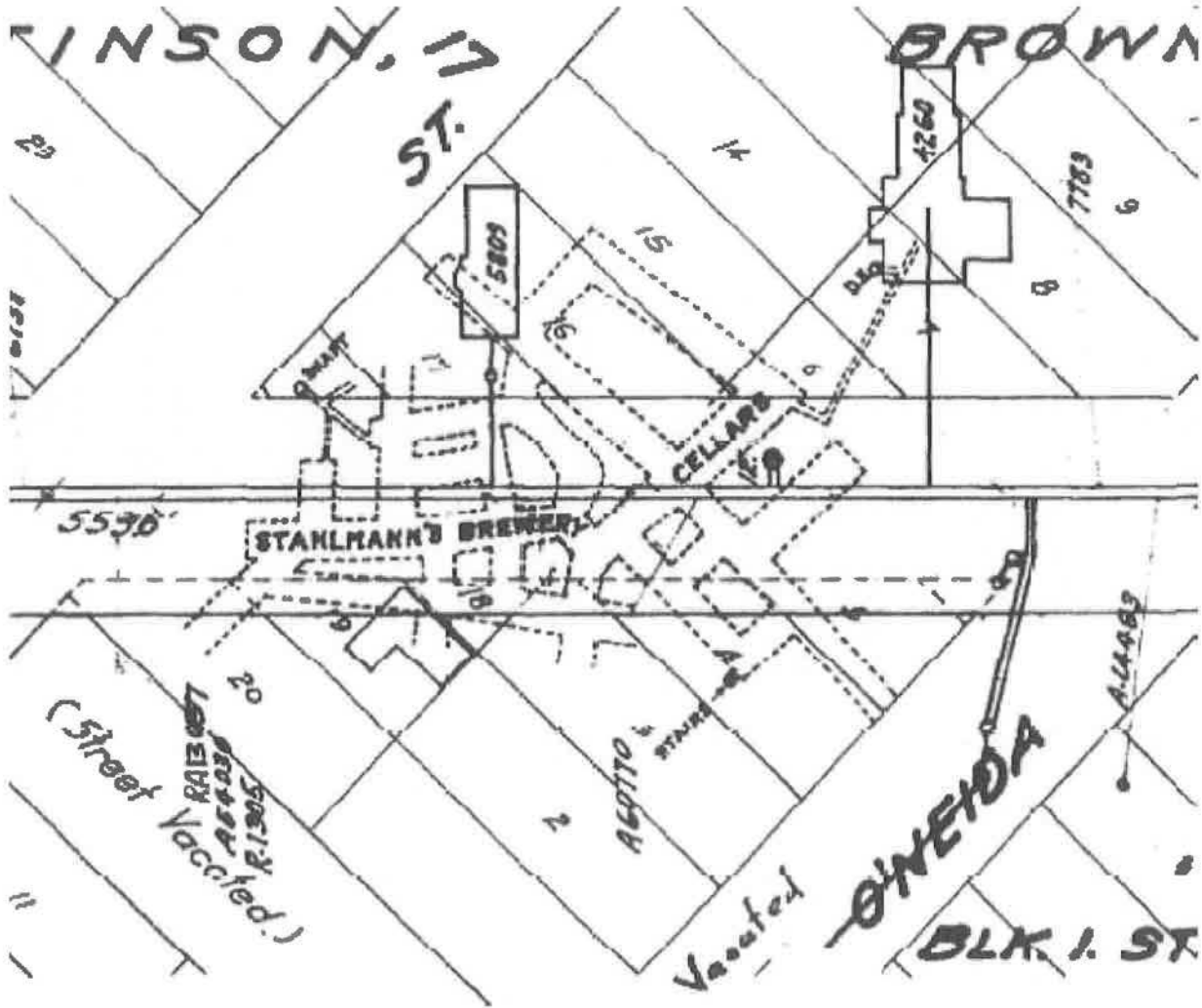
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M4 Hopkins Plat Map of Stahlmann Brewing Co. and Vicinity, 1884

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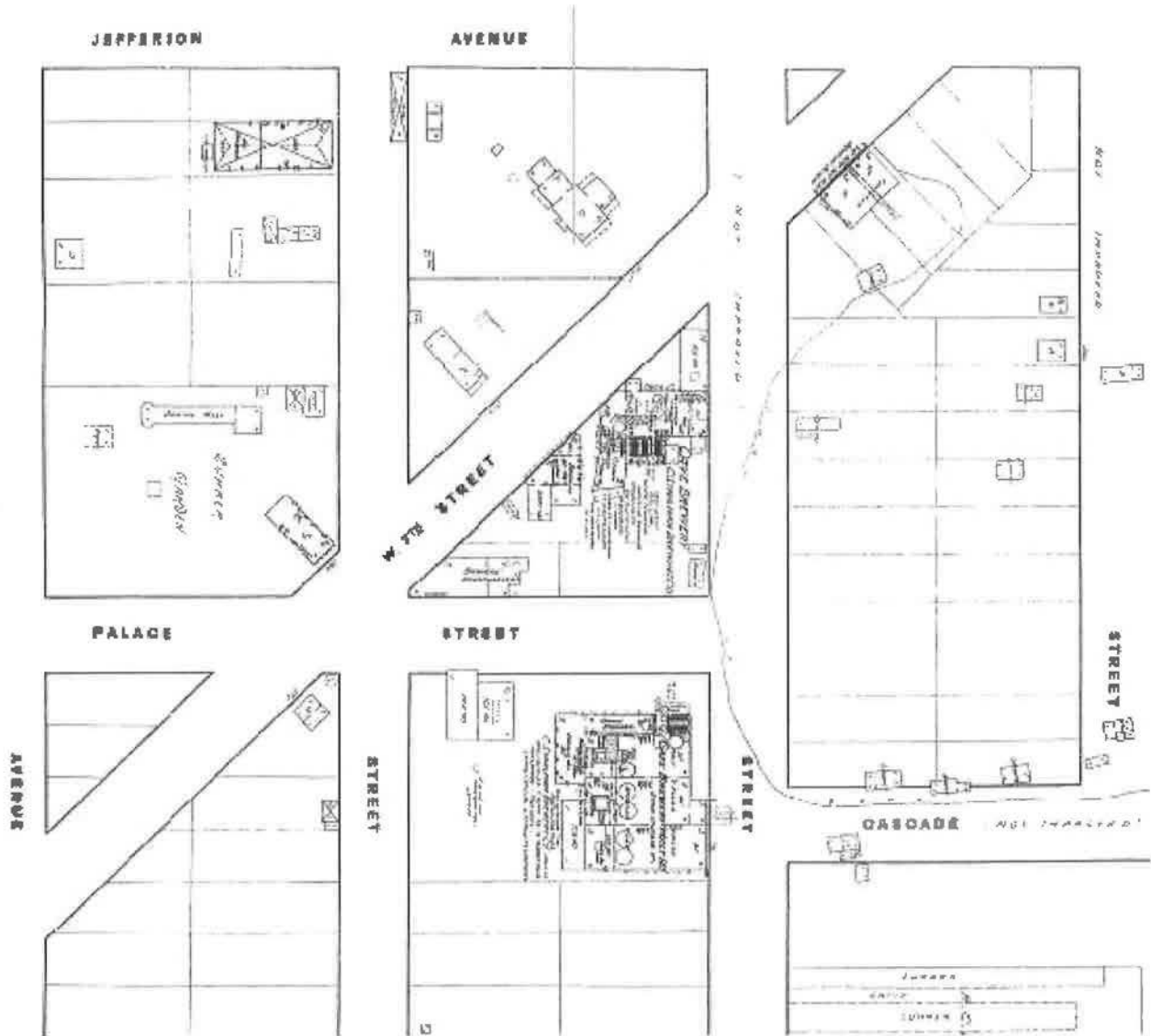
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M5 Public Works Plat Map showing Stahlmann's Brewery Cellars, 1885

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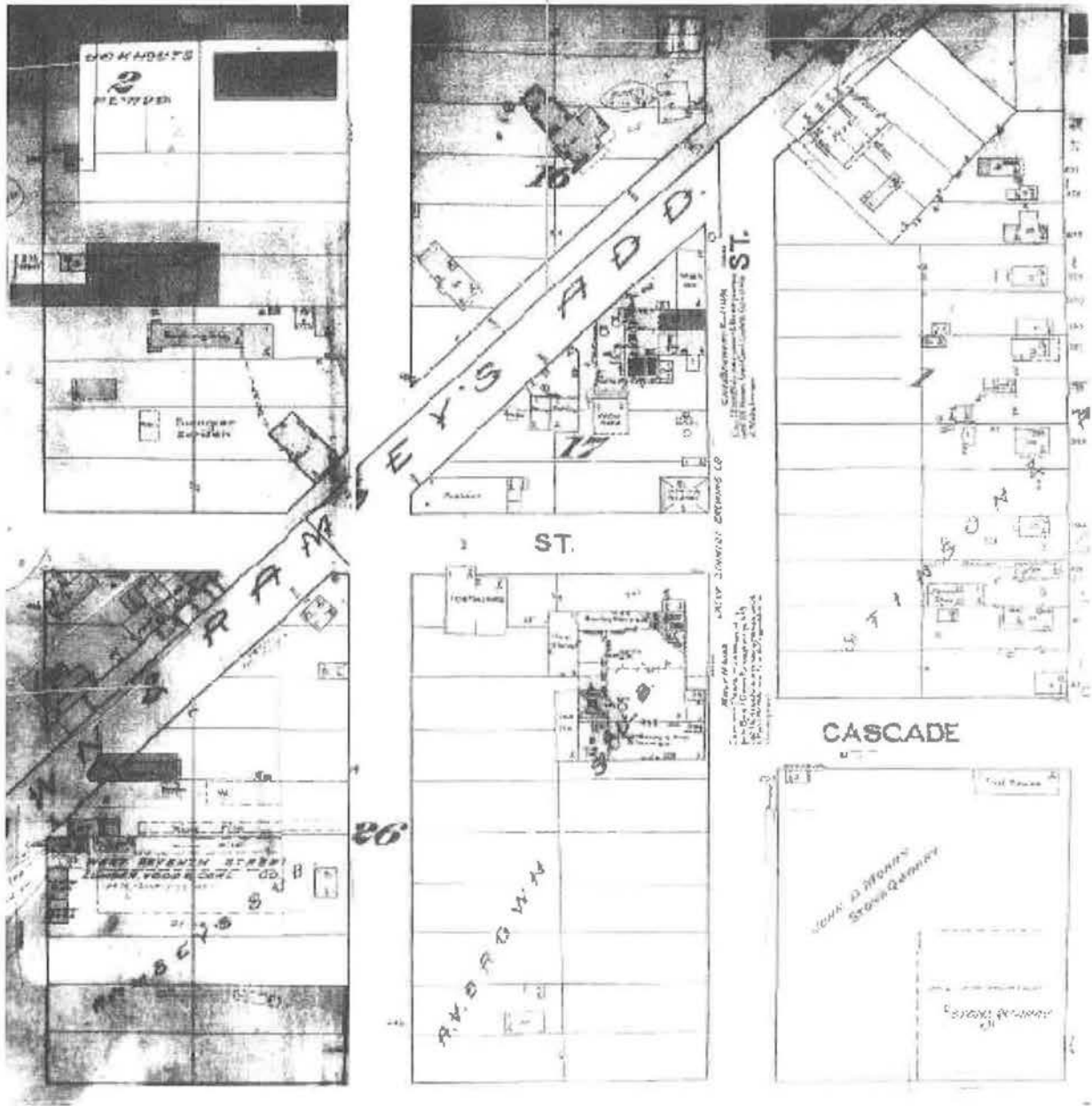
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**M6** Sanborn Plat Map of Stahlmann's Brewery and Vicinity, 1885 showing all but the southernmost lots eventually owned by Jacob Schmidt and/or the Jacob Schmidt Brewing Company

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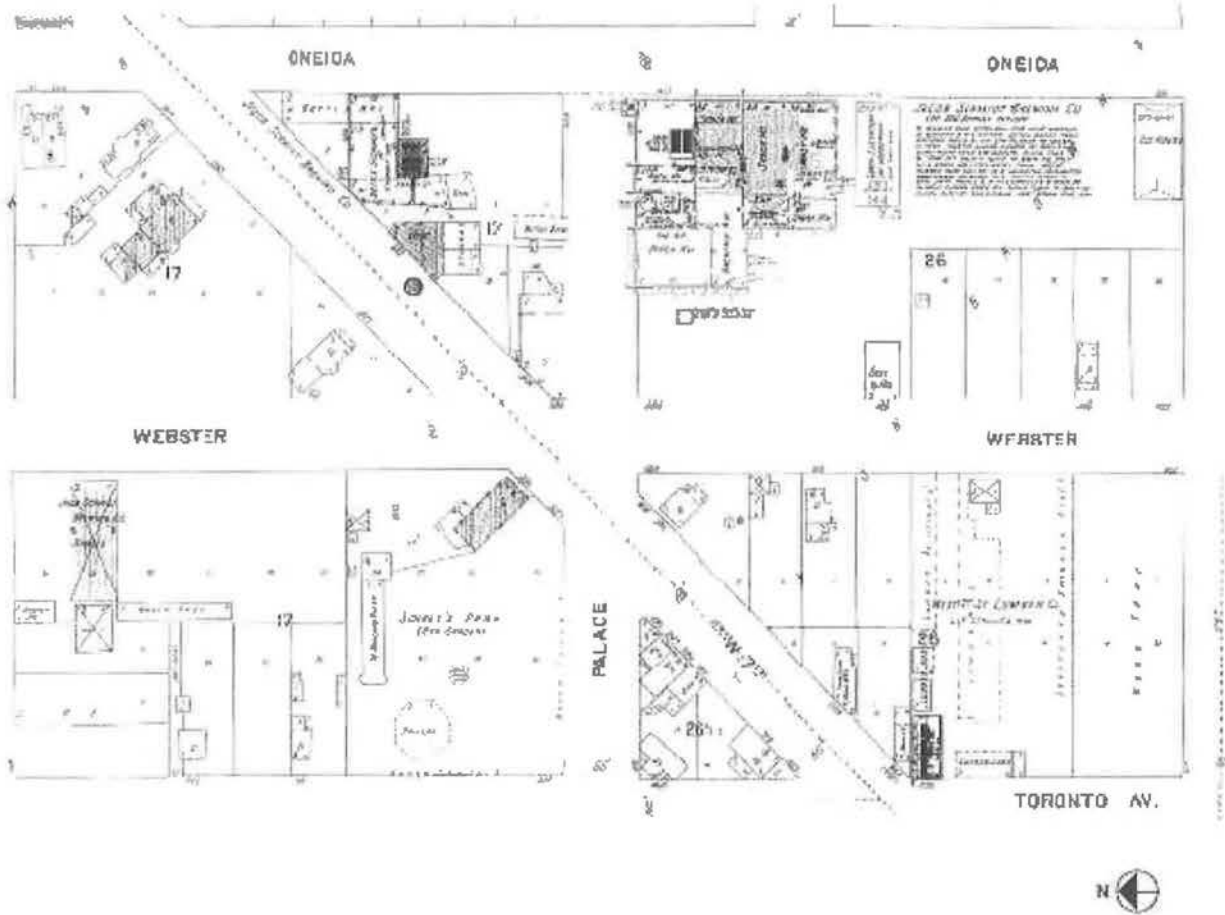
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M7 Rascher Plat Map of Brewery and Vicinity, 1891

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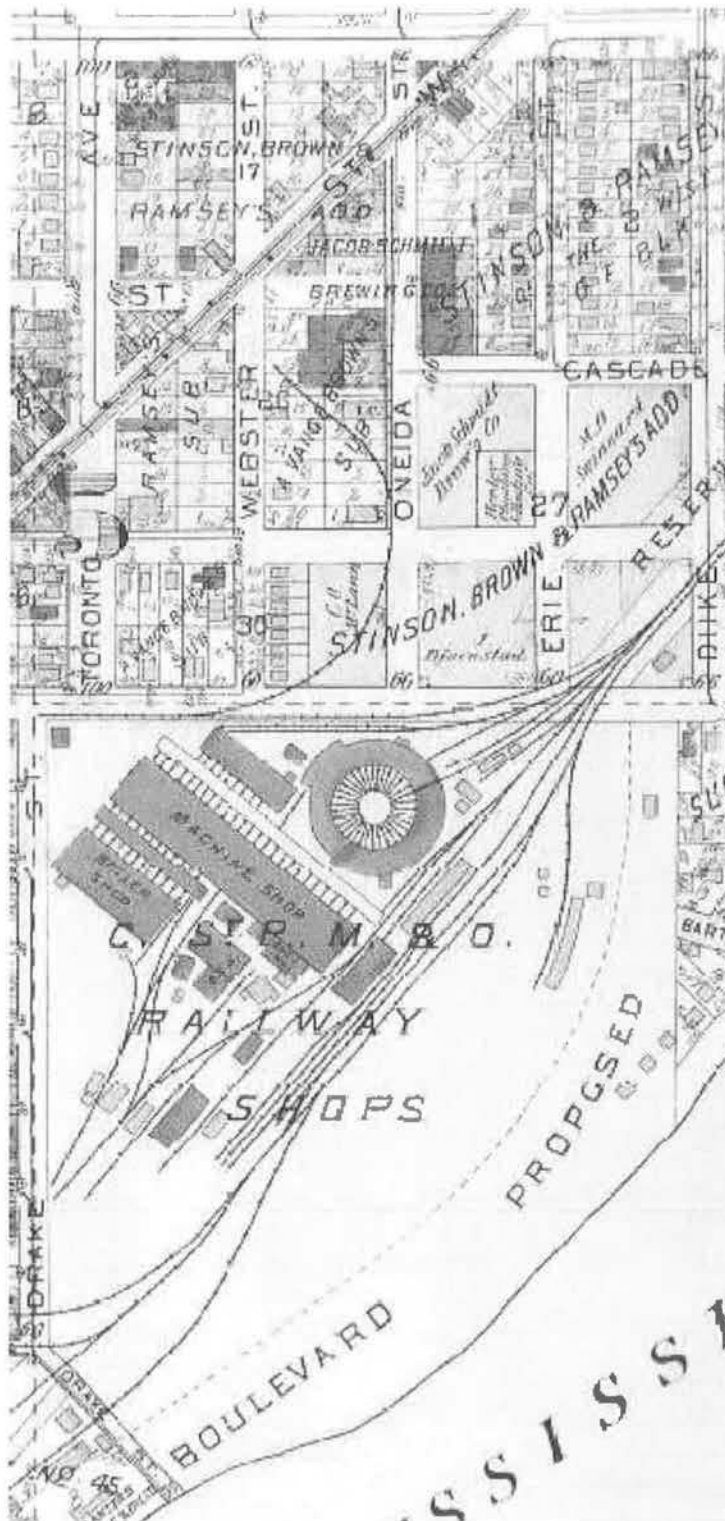


**M8** Sanborn Plat Map of Brewery and Vicinity, 1903

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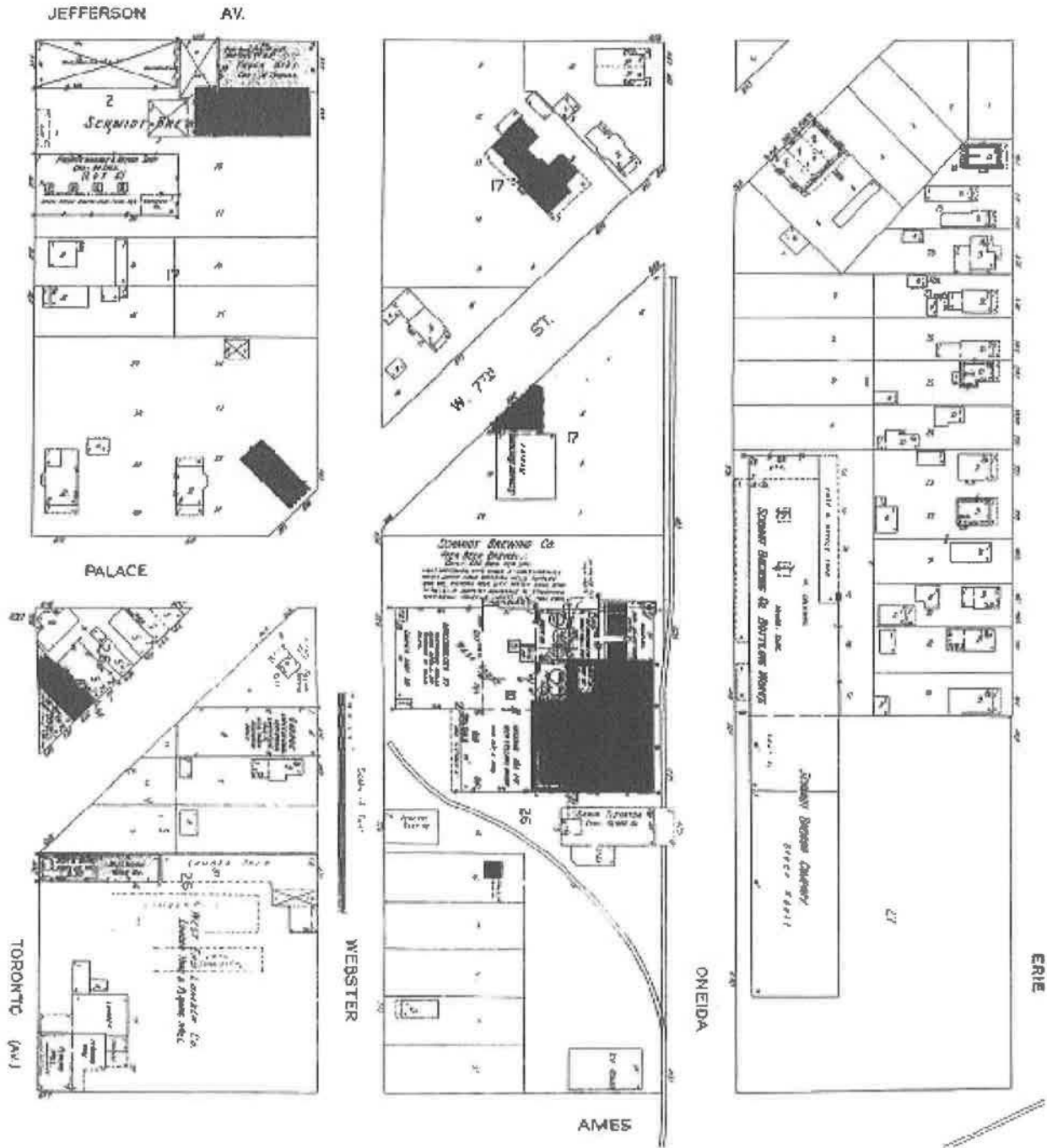


M9 Hopkins Plat Map of Brewery and Vicinity, 1916 showing the Omaha Road shops and yards at their maximum extent



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M10 Sanblorn Plat Map of Brewery and Vicinity, 1927

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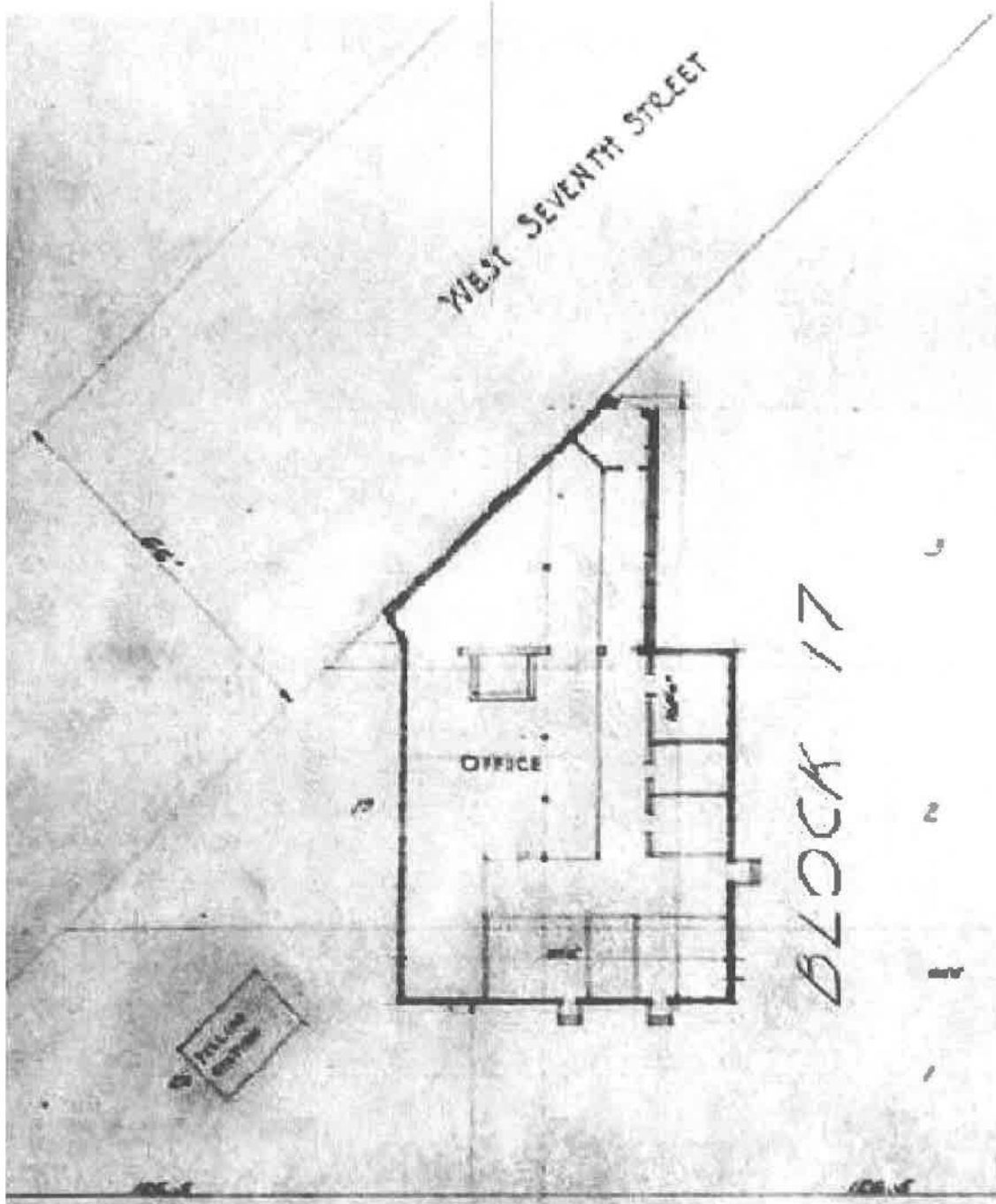
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M11 Hopkins Plat Map of Brewery and Vicinity, 1928

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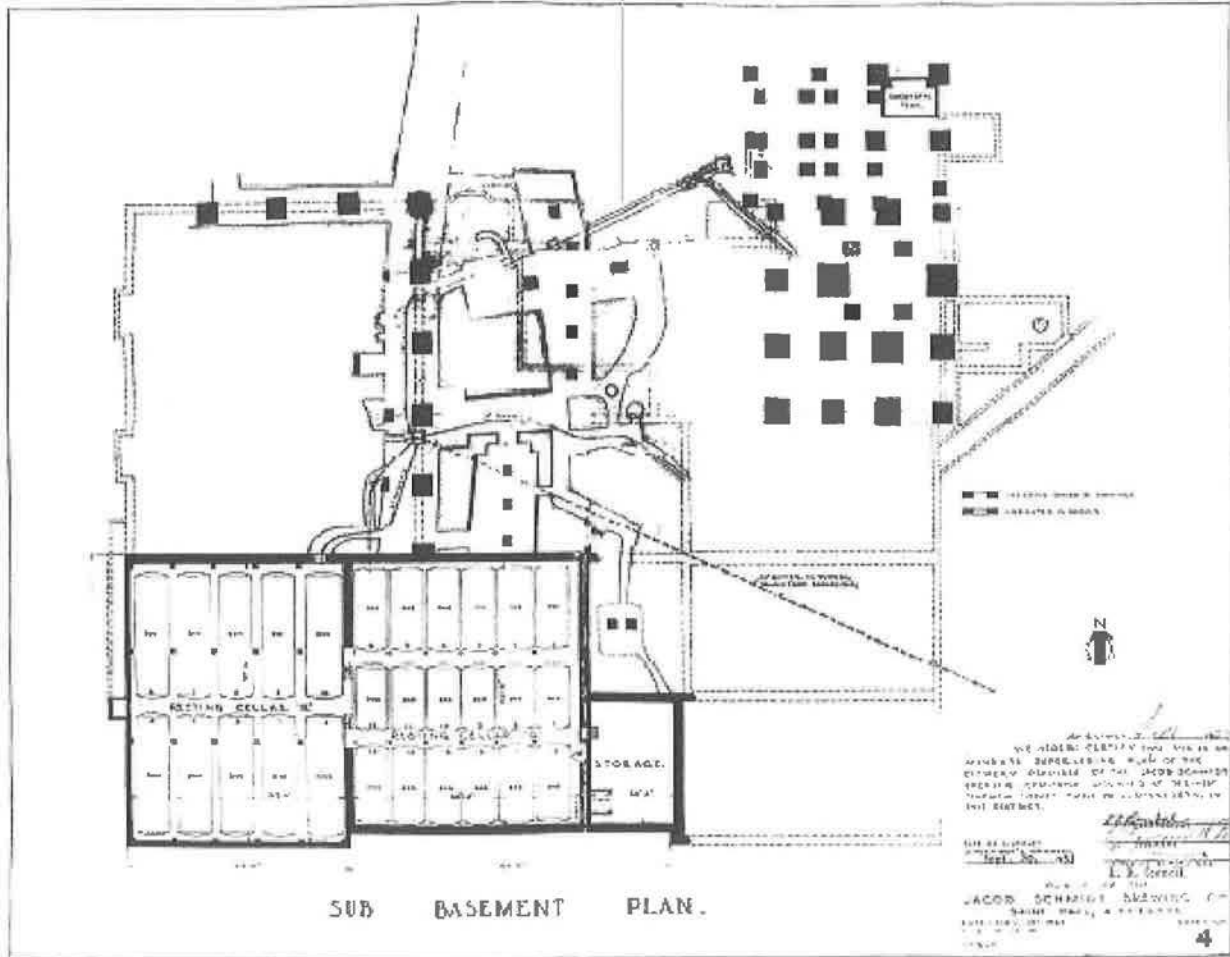


**M12** Detail of W. W. Magee Plan of Schmidt's Brewery showing the expansion of Stahlmann's old offices before the construction of the new Office Building

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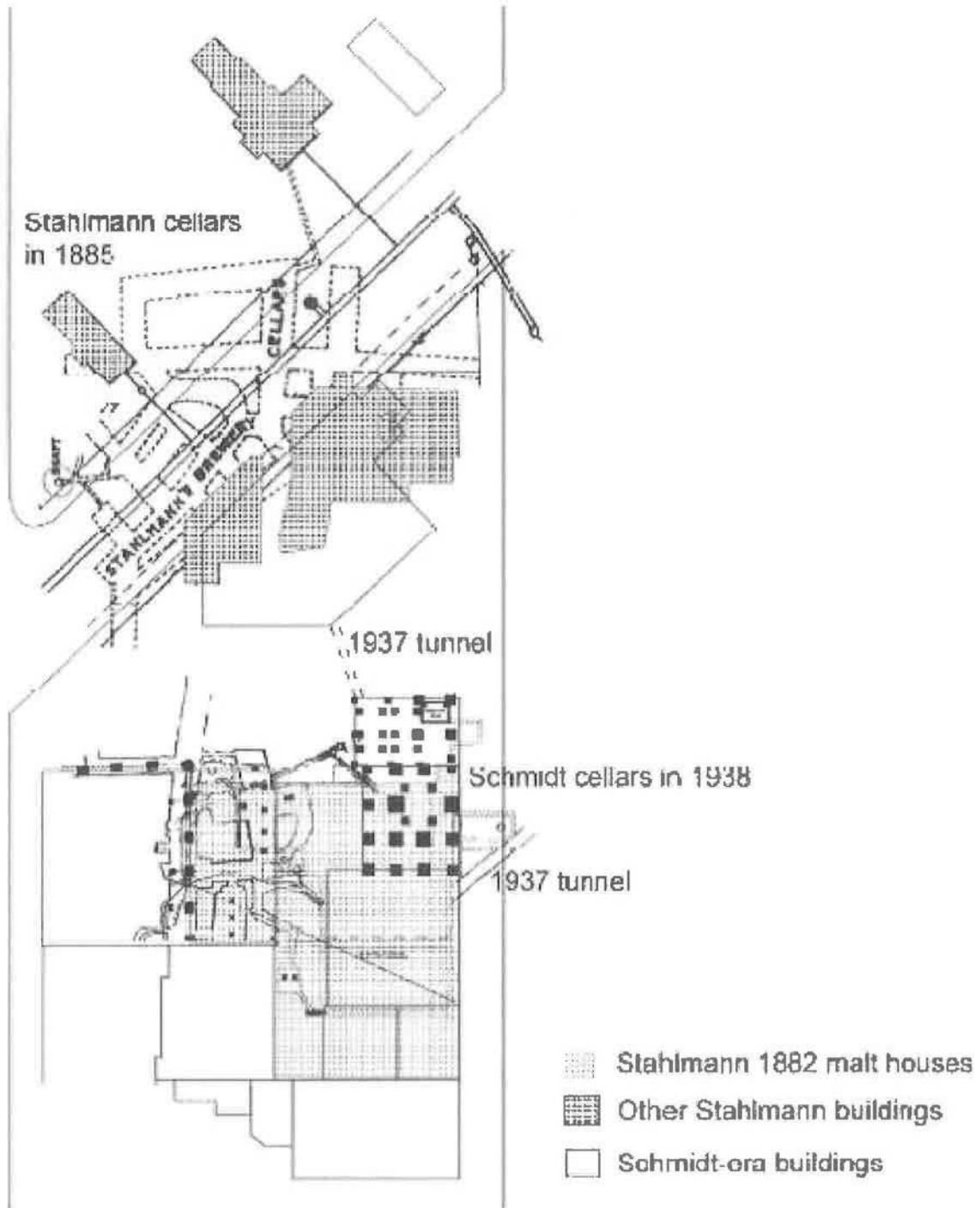
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M13 W. W. Magee Plan of Brewery Sub-basement, 1937  
showing piers beneath new construction and new tunnels to office building and bottle house

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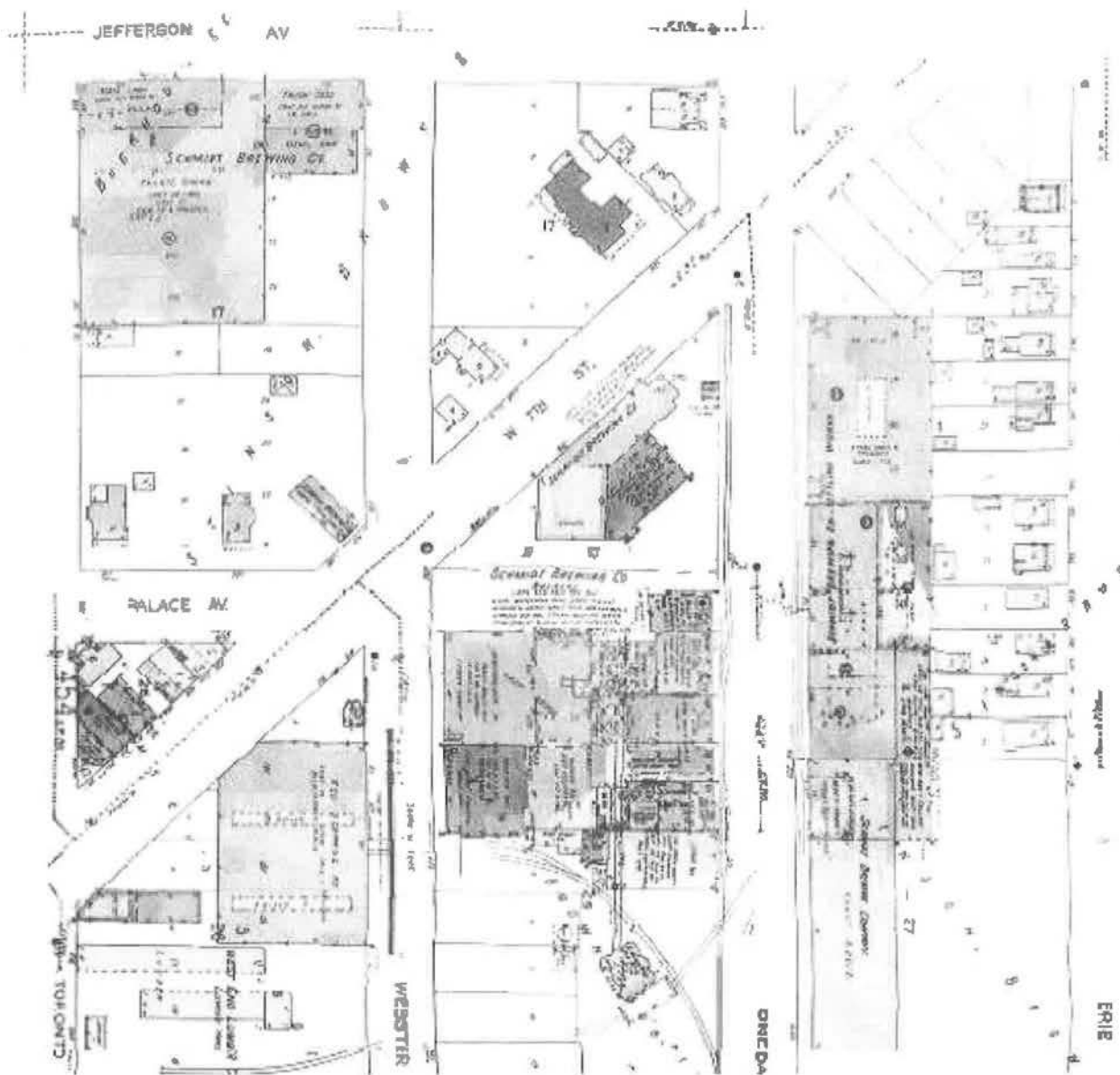
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**M14** Overlay of Schmidt-era Buildings on Stahlmann's Brewery and Caves

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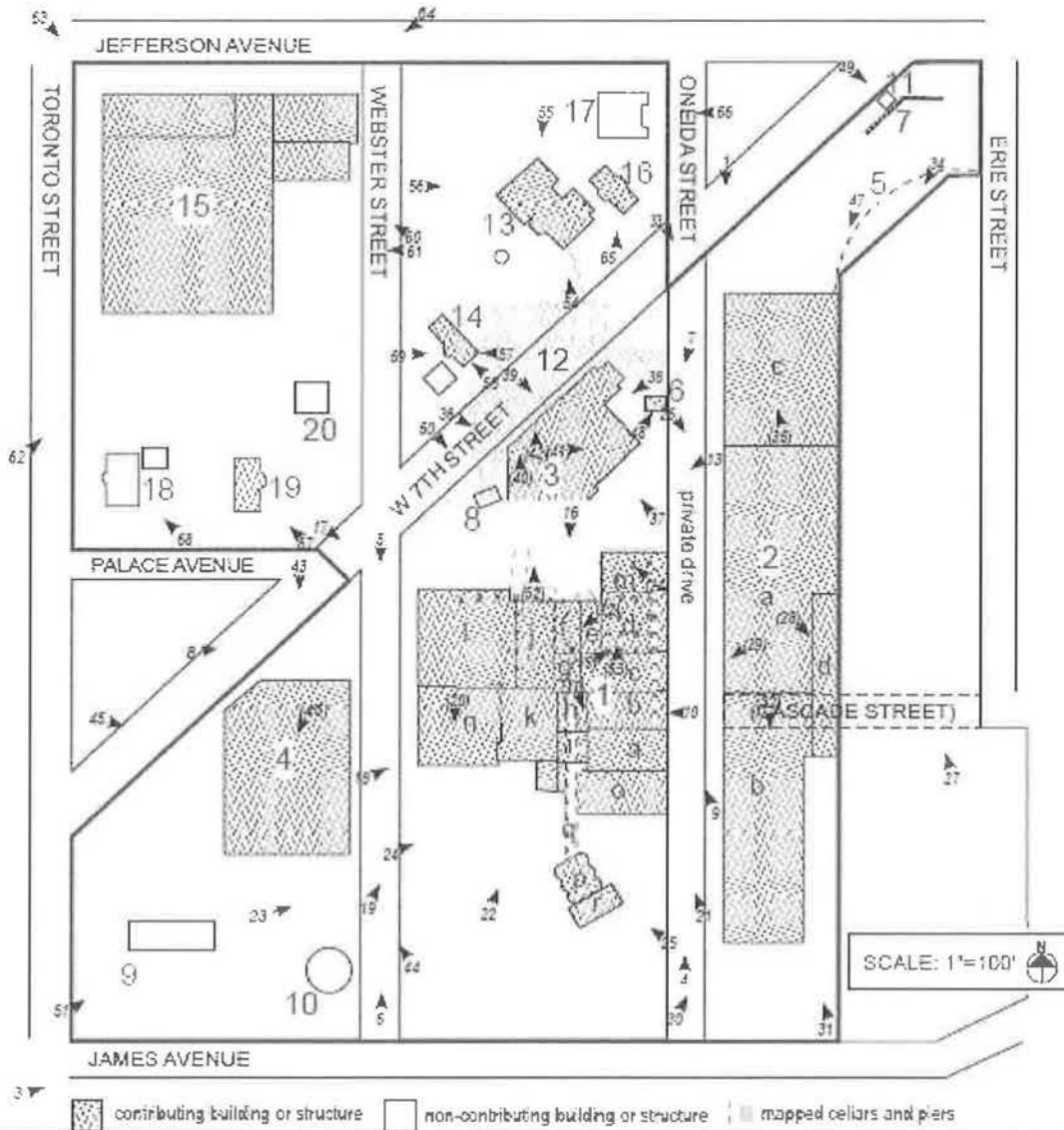
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M15 Sanborn Plat Map of Schmidt's Brewery and Vicinity, 1956

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- |  |   |
|--|---|
| 1. Main Brewery Complex  | 11. Public Bus Shelter                    |
| 2. Bottling Plant  | 12. Underground Cellars                   |
| 3. Office Building   | 13. Stahlmann-Schmidt-Bremer House        |
| 4. Keg House   | 14. Henry C. and Angelina Stahlmann House |
| 5. Bottle Shipping House Parking Lot<br>Retaining Wall and Fence | 15. Delivery Vehicle Complex              |
| 6. Well House #4   | 16. Frank and Angela Nicolin House        |
| 7. Billboard   | 17. Nicolin Duplex                        |
| 8. Well House #6   | 18. Michael and Katherine Leirich House   |
| 9. Ethanol Cooling Plant   | 19. John and Susanna Aubele House         |
| 10. Foundation of Corn Silo                                      | 20. Electric Utility Building             |

**M16** Plan of Jacob Schmidt Brewing Company Historic District  
Showing Photo Locations



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SCHMIDT'S SCHMIDT'S

Jefferson

876

PROPERTY OF  
SCHMIDT'S

STOP

STOP

STOP

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SCHMIDT'S CARAMEL

SCHMIDT'S

Schmidt's

TORONTO

STOP

ONE WAY

ONE WAY



Schmidt's

SCHMIDT'S SCHMIDT'S

JONES



HEAD-IN  
PARKING  
BETWEEN  
SIGNS  
→

25 MPH  
PARKING FOR  
RESIDENTS  
ONLY

PARALLEL  
PARKING  
BEGINS



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300

Jack

MUG

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CORNER  
TO HERE





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SCHMIDT'S

JOHN SCHMIDT & CO.

BOILER HOUSE

SCHMIDT'S

SCHMIDT'S

Schmidt

900

HOME OF  
Jacob Schmidt Brewing  
Quality Since 1858

Real Estate  
For Lease  
612.347.9395















SCHMIDT BRG CO

BOILER-HOUSE

WASHHOUSE

HEAD-IN  
PARKING  
BETWEEN  
SIGNS  
→

90  
MINUTE  
SHARED  
PARKING

♿

♿









SCHMIDT'S SCHMIDT'S

Schmidt's

900 900

7TH ST







A large, multi-story brick building with a weathered facade. The building features a decorative cornice with a repeating geometric pattern. The facade is primarily red brick, with some areas showing peeling paint or exposed lighter bricks. There are several windows, including a prominent arched window on the ground floor. A tall street lamp stands near the corner of the building.

A tall, multi-story brick building with a decorative facade, featuring arched windows and a small tower-like structure on the roof. It is situated to the right of the main building.

A smaller brick building with a light-colored facade and arched windows, situated to the right of the main building.

A city street with snow on the ground. Several cars are parked along the side of the road. A tall street lamp stands near the corner of the building. A sign with a 'P' in a circle and a red 'NO PARKING' sign is visible. The license plate of the silver SUV is 502-18W.

NO PARKING  
P  
NO PARKING

502-18W







SCHMIDT'S

LOADING ZONE  
NO PARKING

5

LOADING ZONE  
NO PARKING











GOTTLING DEPARTMENT

10

P



SCHMIDT'S

13







PARALLEL  
PARKING



Schmidt

SCHMIDT'S SCHMIDT'S

Handicapped  
Parking

Handicapped  
Parking





876 876

STOP

↑

20





SCHMIDT'S

SCHMIDT'S SCHM

Calm







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ONE WAY  
N

Blue water cooler units



**Rathskeller**  
**TOUR CENTER**  
100 N. 3rd St.  
Phone: 812-251-1100  
Fax: 812-251-1101  
Hours: Mon-Fri 9:00-5:00  
Sat 10:00-4:00 Sun 12:00-5:00

NO PARKING

NO PARKING

NO PARKING









Kommen herein, draußen laßt drauhen sein!

together  
together.

Business let us now forget,  
For it other hours sel.

So lang die hier an diesem Ort  
Sich herrlich traulich stauen

Die hier nicht mehr zu erwarten  
Gibt es nicht mehr zu erwarten



GASTEN





Gott segne deinen Eingang  
Und deinen Ausgang!

For it's always fair weather  
When good fellows get together.

Business let us now forget,  
For it ather loaves art.

Daß die granaten bitteren Sittart  
Das soll was die nicht granen.





HOME OF

Jacob Schmidt Brewing Co.

Quality Since 18...

MUCH CEM

DTZ Retail  
For Lease  
612 347 9395  
www.dtz.com





SCHMIDT'S

Schmidt's

SCHMIDT'S



*Satisfy that thirst*  
DRINK  
**City Club**





**DANGER**  
HIGH  
VOLTAGE



**BONFES** COLLISION REPAIR  
FULL SERVICE  
Richard Kalar  
www.bonfes.com



BOILERHOUSE

urban organics | brought to life by PENTAIR

THIS WATER IS SOURCED FROM THE MT. SIMON AQUIFER. ACCORDING TO THE USES:

- In reality, a water tap can draw a massive 800,000 gallons per day.
- The world has three trillion gallons of water. That's 100 times more than 20,000 years old.
- Water is the only natural resource that's being used faster than it's being replenished.
- This is the largest underground aquifer in the world that produces the most water.
- The aquifer is a large natural aquifer that serves thousands of gallons every second.
- In 2011, the aquifer was used for 1,000,000,000 gallons and more than 200,000 people.

CLEANEST WATER IS SOME OF THE PUREST NATURALLY FILTERED WATER IN THE WORLD! Because of its purity, the water is used for everything from drinking to swimming to washing your car. It's also used for everything from irrigation to industrial processes. It's the most abundant and purest water in the world.

888

The sign features a map of the Mt. Simon Aquifer with various colored zones. To the right of the map is a circular logo with a water drop and the text 'WELL HOUSE'. Below the map, there is some text that is partially obscured but appears to include 'WATER' and 'PENTAIR'.

A blue vending machine stands on a small metal table with two chairs. The vending machine has a 'Fruit' sign on top and a 'Schmidt's' logo on the front. The table and chairs are positioned in front of the brick building.















Waste Management  
783-780-8484

NO PARKING  
EXCEPT  
FOR  
TRUCKS

NO PARKING  
EXCEPT  
FOR  
TRUCKS











859



3944

**SUPER  
EXPRESS  
TAXI**

612-722-5859

MINNAPARK 2008

















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: Resubmission

Property Name: Schmidt, Jacob, Brewing Company Historic District

Multiple Name:

State & County: MINNESOTA, Ramsey

Date Received: 8/21/2018      Date of Pending List:      Date of 16th Day:      Date of 45th Day: 10/5/2018      Date of Weekly List:

Reference number: RS100001974

Nominator: State

Reason For Review:

Accept       Return       Reject      10/5/2018 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Julie Ernstein 

Discipline Archeologist

Telephone (202)354-2217

Date 10/5/18

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.



CITY OF SAINT PAUL  
Mayor Christopher B. Coleman

390 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102

Telephone: 651-266-8510  
Facsimile: 651-228-8513

November 13, 2017

Amy Spong  
Deputy State Historic Preservation Officer  
Minnesota Historical Society  
345 Kellogg Boulevard, West  
Saint Paul, MN 55102

***RE: Certified Local Government Comment on the nomination of:  
The Jacob Schmidt Brewing Company Historic District, Saint Paul, Ramsey County to the  
National Register of Historic Places***

Dear Ms. Spong:

Thank you for the opportunity to comment on the National Register nomination for the Jacob Schmidt Brewing Company Historic District. The district was adopted as a local heritage preservation site by the Mayor and City Council in 2011 and was also certified for the National Register at the same time. The Schmidt Brewery historically played a major role in Saint Paul's development and continues to do so since the local designation, certification, and subsequent use of Federal and State Historic Rehabilitation Tax Credits at the brewery and bottling complexes.

I concur with the findings of the Saint Paul Heritage Preservation Commission and support the nomination of the Jacob Schmidt Brewing Company Historic District to the National Register of Historic Places under the Criteria A and C for history and architecture. I hope this nomination will lead to the continued rehabilitation of buildings in the District and surrounding neighborhood.

Sincerely,

Christopher B. Coleman  
Mayor

cc: Councilmember Rebecca Noecker, Ward 2  
Michael Justin, HPC Chair

*Michael Justin, Chair*



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

November 13, 2017

Amy Spong  
Deputy State Historic Preservation Officer  
Minnesota Historical Society  
345 Kellogg Blvd. W.  
Saint Paul, MN 55102

RE: Certified Local Government Comment on the nomination of:  
**The Jacob Schmidt Brewing Company Historic District, St. Paul, Ramsey County** to the  
National Register of Historic Places.

Dear Ms. Spong:

Thank you for the opportunity to comment on the National Register nomination for the Jacob Schmidt Brewing Company Historic District. Saint Paul Heritage Preservation Commissioners Robert Ferguson, Stuart MacDonald, Casie Radford, Michael Justin and Steve Trimble meet the Federal Standards for architectural history and history. They have reviewed the National Register nomination for the site and provided feedback.

The Commissioners agree that the property meets Criteria A and C for history and architecture. There was consensus that the nomination is an enormous effort and "excellent." The comprehensive architectural descriptions incorporate original design intent and modifications over time, function, Germanic precedent, and then contemporary brewery designs, all to great effect. The Saint Paul Heritage Preservation Commission (HPC) strongly request the Nicolin Duplex at 357-359 Oneida Street and the Michael and Katherine Leirich House at 615 Palace Avenue be recategorized from non-contributing to contributing. The locally designated Jacob Schmidt Brewing Company Heritage Preservation District categorizes these two properties as contributing for the following reasons:

- *The Nicolin duplex is significant for its association with the last manager of Stahlmann's Brewery, who lived next door, and its location on a block across the street from the brewery property and dominated by the Stahlmann-Schmidt-Bremer House. Its early occupants were a mix of tradesmen and railroad employees similar to that which filled the row of small houses on Erie behind the Bottling Plant. It was constructed in 1901 during the period of significance for the district.*

- *Michael and Katherine Leirich House – Michael Leirich (b. 1867) was the long-term proprietor of a retail shoe store in the triangular block of stores just down West Seventh Street. Both he and Katherine (b. 1871) immigrated from Bohemia. The Leirich House is one of a pair of closely related houses facing the brewery property, built of similar materials, and occupying land once filled by Schade's Beer Garden and purchased by the brewing company after the turn of the 20th century. Although no clear association with the brewery has been established, the house is considered contributing because of its original ownership and its close affinity with the Aubele house built next to it the following year.*

The HPC allowed for public comment during their October 5, 2017 public hearing. The HPC supports listing the Jacob Schmidt Brewing Company Historic District to the National Register of Historic Places.

Sincerely,



Christine Boulware  
Historic Preservation Specialist

cc: Mayor Christopher B. Coleman  
City Council Member, Ward 2 – Rebecca Noecker (via email)  
File



Minnesota Historical Society  
State Historic Preservation Office  
345 Kellogg Blvd West, St. Paul, Minnesota 55102  
651-259-3451

DEC - 6 2017

**TO:** Paul Loether, Keeper  
National Register of Historic Places

**FROM:** Ginny Way

**DATE:** November 29, 2017

**NAME OF PROPERTY:** Jacob Schmidt Brewing Company Historic District

**COUNTY AND STATE:** Ramsey County, Minnesota

**SUBJECT:** National Register:  
 Nomination  
 Multiple Property Documentation Form  
 Request for determination of eligibility  
 Request for removal (Reference No. )  
 Nomination resubmission  
 Boundary increase/decrease (Reference No. )  
 Additional documentation (Reference No. )

**DOCUMENTATION:**

Original National Register of Historic Places Registration Form  
 Multiple Property Documentation Form  
 Continuation Sheets  
 Removal Documentation  
 Photographs  
 CD w/ image files  
 Digital Map  
 Sketch map(s)  
 Correspondence  
 Owner Objection  
The enclosed owner objections  
Do  Do not  constitute a majority of property owners

**STAFF COMMENTS:**

The National Park Service certified the property for the purposes of the Tax Reform Act of 1986 on September 29, 2011. (letter enclosed) Subsequently the Main Brewing Complex and the Bottling House underwent significant rehabilitation from 2012-2014. The work was found to meet the Secretary of the Interior's Standards for Rehabilitation.

The boundaries and period of significance (1858-1955) for the nominated district are identical to those of the certified district. However the contributing statue for two properties has changed. The Nicolin Duplex (357 Onida Street) and the Michael and Katherine Leirich House (615 Palace Ave), both of which are contributing to the local district, are considered noncontributing in the nomination. At this time SHPO does not believe that these two properties were historically associated with the brewery. The City

of St. Paul disagrees with the noncontributing recommendations in their correspondence (enclosed).

The Nicolin Duplex was built by a brewery employee as a rental property. Nicolin himself did not reside in the building, nor did he rent to brewery workers. Because of the looseness of its association with the brewery and its diminished integrity, SHPO recommends the resource be considered noncontributing.

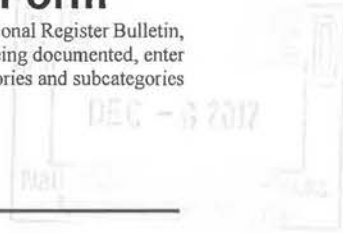
The SHPO also recommends the Michael and Katherine Leirich House be considered noncontributing. Research did not reveal any known association between the Leirich's and the brewery.

56-1975

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: Jacob Schmidt Brewing Company Historic District

Other names/site number: Schmidt Brewery; Schmidt Artist Lofts

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: Roughly bounded by W. Jefferson Street to the north, the line between Lots 17 and 18 of Block 1 of Stinson and Ramsey's Subdivision to the east, West James Avenue to the south, and Toronto Street to the west

City or town: St. Paul State: MN County: Ramsey

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     X statewide     local

Applicable National Register Criteria:

X A     B     X C     X D

Returned

|   |                 |
|---|-----------------|
|  | <u>11-30-17</u> |
| <b>Signature of certifying official/Title:</b> Amy Spong, Deputy SHPO, MNHS         | <b>Date</b>     |
| <b>State or Federal agency/bureau or Tribal Government</b>                          |                 |

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

Jacob Schmidt Brewing Company Historic District  
Name of Property

Ramsey, Minnesota  
County and State

**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

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

Returned

Jacob Schmidt Brewing Company Historic District  
Name of Property

Ramsey, Minnesota  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

| Contributing      | Noncontributing   |            |
|-------------------|-------------------|------------|
| <u>9</u>          | <u>5</u>          | buildings  |
| <u>          </u> | <u>5</u>          | sites      |
| <u>4</u>          | <u>5</u>          | structures |
| <u>          </u> | <u>          </u> | objects    |
| <u>13</u>         | <u>10</u>         | Total      |

Number of contributing resources previously listed in the National Register           

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: processing

AGRICULTURE/SUBSISTENCE: storage

COMMERCE/TRADE: warehouse

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: business

INDUSTRY: manufacturing facility

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

Jacob Schmidt Brewing Company Historic District  
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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

VICTORIAN: Italianate

VICTORIAN: Romanesque Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT: Moderne

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: limestone, brick, concrete, wood, terra cotta

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The Jacob Schmidt Brewing Company Historic District straddles W. 7th Street 1.5 miles southwest of downtown St. Paul, Ramsey County, Minnesota. It encompasses 18.1 acres of land in an area of mixed residential, commercial, and light industrial use. Extant buildings and structures historically involved in beer production and packaging are confined to the south side of W. 7th Street. Largest of these are four freestanding buildings: the Main Brewery Complex (1a-r) and Bottling Plant (2a-d) built of load-bearing masonry in a Rhenish Romanesque Revival style, and the Office Building (3) and Keg House (4) of brick-faced steel frame construction in the Moderne style. Other contributing properties south of W. 7th Street are a concrete retaining wall and iron fence (5), a utilitarian brick well house (6), and a billboard (7). Another wellhouse (8), a modern bus shelter (11), and two concrete structures associated with ethanol production (9 and 10) postdate the period of historic significance. There is a network of historic, brick-lined cellars (12) beneath the brewery and office building, the oldest parts surviving only in fragments. North of W. 7th Street are five historic properties: a sprawling Moderne style Delivery Vehicle Complex (15a-d) and four brewery-associated residences, ranging in style from Italianate to Craftsman (13, 14, 16, 19). Noncontributing properties north of W. 7th Street include two residences (17 and 18), two garages (parts of 14, 18), a gazebo (part of 13), and an electrical

Jacob Schmidt Brewing Company Historic District

Ramsey, Minnesota

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utility building (20). The district contains 13 contributing properties and 10 noncontributing properties. Of the latter all are of small scale and/or minimal visual impact except for two houses from the early 1900s.

In addition, archaeological components are likely present throughout the historic district. Intact archaeological sites or features, if discovered in future investigations, should be considered contributing elements to the district.

As a whole, the district possesses a high degree of integrity, retaining all of its key buildings from the Schmidt era and several buildings and parts of buildings from the preceding Stahlmann era.

---

**Narrative Description**

(see continuation sheets)

Returned

Jacob Schmidt Brewing Company Historic District  
Name of Property

Ramsey, Minnesota  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

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

- A. Property 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



Jacob Schmidt Brewing Company Historic District  
Name of Property

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**Areas of Significance**

(Enter categories from instructions.)

INDUSTRY

ARCHITECTURE

ARCHAEOLOGY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1858-1955

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1858

1882

1902

1934

1940

1948

1950

1955

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Martin Wangen

Bernard Barthel

Walter W. Magee

Charles A. Hausler

Returned

Jacob Schmidt Brewing Company Historic District  
Name of Property

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**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.)

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

The Jacob Schmidt Brewing Company Historic District is of statewide significance during the period of 1858-1955 and within the state historic context of Urban Centers, 1870-1940. It is significant under National Register Criterion A as a leading brewery in Minnesota when the brewing industry rose to national prominence and played a vital role in local and regional economies and locally significant under Criterion C as an outstanding example of the Romanesque Revival Style in an industrial mode and the signature work of a leading brewery architect, Bernard Barthel, and his local follower, Walter W. Magee.

Historical archaeology is one area of significance for the Jacob Schmidt Brewing Company Historic District, but it is not as well known as the above-ground resources. The background research, geophysical survey, and archaeological monitoring conducted for the rehabilitation project in 2012-2013 were collectively a good first step in assessing the archaeological resources of the district. Because those investigations were preliminary, and limited to selected areas of one project, the district's archaeological significance is best expressed at this time under Criterion D, as the potential to yield important information. It is possible, after more comprehensive investigation occurs, that archaeological components of the district could also contribute to its significance under Criteria A and C.

Jacob Schmidt Brewing Company Historic District  
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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Jacob Schmidt Brewing Company Historic District

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Jacob Schmidt Brewing Company Historic District

Ramsey, Minnesota  
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Name of Property

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Jacob Schmidt Brewing Company Historic District  
Name of Property

Ramsey, Minnesota  
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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 (certified for the purposes of the Tax Reform Act of 1986)  
 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: Gale Family Library – Minnesota Historical Society  
West 7th Fort Road Federation, St. Paul

Historic Resources Survey Number (if assigned) RA-SPC-5318

Jacob Schmidt Brewing Company Historic District  
Name of Property

Ramsey, Minnesota  
County and State

### 10. Geographical Data

Acreege of Property 18.1

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: 44.930602  | Longitude: -93.125673 |
| 2. Latitude: 44.930573  | Longitude: -93.123249 |
| 3. Latitude: 44.929908  | Longitude: -93.123280 |
| 4. Latitude: 44.930549  | Longitude: -93.122375 |
| 5. Latitude: 44.930578  | Longitude: -93.122047 |
| 6. Latitude: 44.930262  | Longitude: -93.122120 |
| 7. Latitude: 44.930274  | Longitude: -93.122382 |
| 8. Latitude: 44.930048  | Longitude: -93.122634 |
| 9. Latitude: 44.927785  | Longitude: -93.122573 |
| 10. Latitude: 44.927802 | Longitude: -93.125630 |
| 11. Latitude: 44.928339 | Longitude: -93.125637 |
| 12. Latitude: 44.929079 | Longitude: -93.124541 |
| 13. Latitude: 44.929172 | Longitude: -93.124749 |
| 14. Latitude: 44.929191 | Longitude: -93.125644 |

Returned

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

Beginning at the northwest corner of Toronto Street and Jefferson Avenue and proceeding south along the eastern edge of Toronto Street to Palace Avenue, thence proceeding east following the northern edge of Palace Avenue to the intersection with West 7th Street, thence proceeding southeast across West 7th Street to the southwest corner of the intersection of West 7th Street and Webster Street, thence proceeding southwest along the southeastern edge of West 7th Street to Toronto Street, thence proceeding south along the eastern edge of Toronto Street to James Avenue, thence proceeding east along the northern edge of James Avenue past the closed part of Oneida Street to a point due south of the line between Lots 17 and 18 of Block 1 of Stinson and Ramsey's Subdivision, then proceeding north through the line between Lots 17 and 18 of Block 1 of Stinson and Ramsey's Subdivision to the southeast border of Lots 3-6 of Block 1 of Stinson and Ramsey's Subdivision, thence proceeding northeast along the southeast border of Lots 3-6 of Block 1 of Stinson and Ramsey's Subdivision to the southeast corner of Lot 2 of Block 1 of Stinson and Ramsey's Subdivision, thence proceeding east to Erie Street, thence proceeding north along the west edge of Erie Street to Jefferson Avenue, thence proceeding west along the southern edge of Jefferson Avenue to West 7th Street, thence proceeding southwest along the southeastern edge of West 7th Street to the southwest corner of Oneida and West 7th Street, thence proceeding north along the western edge of Oneida Street to Jefferson Avenue, thence west along the southern edge of Jefferson Avenue to the point of beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of the Jacob Schmidt Brewing Company Historic District encompasses all the remaining property resources directly involved with beer processing and production by the Jacob Schmidt Brewing Company as well as the properties north of W. 7th Street that are closely associated with the brewery through their ownership and/or relationship to the operation of the brewery business. This includes all parts of the contiguous parcel of land historically owned by Jacob Schmidt Brewing Company or Jacob Schmidt and his heirs.



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### 11. Form Prepared By

name/title: Paul Clifford Larson  
organization: \_\_\_\_\_  
street & number: 1400 2<sup>nd</sup> Street, PO Box 177  
city or town: Keosauqua state: Iowa zip code: 52565  
e-mail historyhere@gmail.com  
telephone: 319 288-0776  
date: August 1, 2017

### 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.)

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### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Jacob Schmidt Brewing Company Historic District

City or Vicinity: St. Paul

County: Ramsey

State: MN

Photographer: Paul Clifford Larson

Date Photographed: photos 42, 52, 53 September 2008; remaining January 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 68: brewery viewed from northeast on W. 7th St., north and east elevations, camera facing south

2 of 68: brewery viewed from west southwest on W. 7th St., west and south elevations, camera facing east

3 of 68: brewery viewed from southwest on Toronto Ave. and James St., west and south elevations, camera facing northeast

4 of 68: streetscape up Oneida Street north of James Ave., showing south and east elevations of Main Brewery Complex (left) and west elevation of Bottling Complex (right), camera facing north

5 of 68: streetscape down Webster St. from W. 7th St., showing west elevation of New Wash House and Racking House (left) and east elevation of Keg House, camera facing south

6 of 68: streetscape up Webster St. up from James Ave., showing east elevation of Keg House (left) and west elevation of Racking House and New Washhouse (right), camera facing north

7 of 68: Main Brewery Complex, east elevation (left) and north elevation (right), camera facing southwest

8 of 68: New Wash House and Main Brewery Complex, west elevation (left), and Keg House, north elevation (right), camera facing east

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- 9 of 68: pre-1940 Main Brewery Complex, east elevation, camera facing northwest
- 10 of 68: Old Stock Houses detail, showing blocked-in Stahlmann-era window and juncture of Stahlmann-era and Schmidt-era water tables, east elevation, camera facing west
- 11 of 68: Stock House 2 interior, showing wall on ground-floor at rear, probably dating to Stahlmann era, camera facing southeast
- 12 of 68: Generator House interior, showing stairs and wall on ground floor at west end, camera facing southwest
- 13 of 68: Boiler House, Old Wash House, and New Wash House, east elevation (left) and north elevation (right), camera facing southwest
- 14 of 68: Boiler House interior, camera facing northwest
- 15 of 68: Generator House hall, showing entry to Generator House, camera facing northeast
- 16 of 68: Brew House 1 detail, showing 2nd and 3rd floors, north elevation, camera facing south
- 17 of 68: Boiler House, Machine House, Brew House 1, Old Wash House, New Wash House, and Racking House, with upper floors of Generator House and Brew House 2, north elevations (left) and west elevations (right), camera facing southeast
- 18 of 68: rear of Main Brewery Complex between Brew House 1 and the New Stock House, showing the Lautering Room, south elevations (left) and west elevations (center and right), camera facing northeast
- 19 of 68: Racking House, west elevation (left) and south elevation (right), camera facing northeast
- 20 of 68: Racking House interior, camera facing south
- 21 of 68: New Stock House, south elevation (left) and east elevation (right), camera facing northwest
- 22 of 68: Racking Room, Brew House 2, and New Stock House, west elevations and south elevations, camera facing northeast
- 23 of 68: Conveyor and Malt Elevator, west elevation, camera facing northeast
- 24 of 68: Brew House 1, Conveyor, and Malt Elevator, west and south elevations, camera facing northeast

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- 25 of 68: Train Shed, southwest elevation, camera facing northwest
- 26 of 68: Bottle House, west elevation, camera facing southeast
- 27 of 68: Bottle House, Soaker Room and Government Cellar, and Bottle Shipping House, east elevation, camera facing northwest
- 28 of 68: Bottle House interior, showing part of original rear wall, camera facing northwest
- 29 of 68: tunnel running beneath Oneida Street from the basement of the Bottle House to the basement of Stock House 3, view from the Bottle House, camera facing southwest
- 30 of 68: Bottle and Case Warehouse, west elevation (left) and south elevation (right), camera facing northeast
- 31 of 68: Malt Elevator and Bottle and Case Warehouse, south elevation (left) and east elevation (right) camera facing northwest
- 32 of 68: Bottle and Case Warehouse interior from the north end, camera facing south
- 33 of 68: Bottle Shipping House, north elevation (left) and west elevation (right), camera facing southeast
- 34 of 68: Bottle Shipping House, east elevation, camera facing southwest
- 35 of 68: Bottle Shipping House interior, north-south hallway, camera facing northwest
- 36 of 68: Office Building, northwest elevation (left) and west elevation (right), camera facing southeast
- 37 of 68: Office Building, south elevation (left) and southeast elevation (right), camera facing northwest
- 38 of 68: Office Building, northeast elevation, camera facing southwest
- 39 of 68: Office Building, detail of northwest elevation, camera facing southeast
- 40 of 68: Office Building stairway to Ratskeller, camera facing north
- 41 of 68: Office Building Ratskeller, camera facing east
- 42 of 68: Office Building Ratskeller, camera facing north
- 43 of 68: Keg House, north and northwest elevations, camera facing south

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44 of 68: Keg House, south elevation (left) and east elevation (right), camera facing north northwest

45 of 68: Keg House, northwest elevation (left) and west elevation (right), camera facing southeast

46 of 68: Keg House interior showing south and west walls, camera facing southwest

47 of 68: Bottle Shipping House Parking Lot Fence, camera facing southeast

48 of 68: Wellhouse #4, west elevation (left) and south elevation (right), camera facing northeast

49 of 68: Billboard and Public Bus Shelter viewed from across W. 7th St., camera facing southwest

50 of 68: Well House #6, north elevation (left) and west elevation (right), camera facing northwest

51 of 68: Ethanol Cooling Plant, west elevation (left) and south elevation (right), camera facing northeast

52 of 68: Underground Cellars, fragmented brick ceiling vaulting, Stahlmann cellars, camera facing north

53 of 68: Underground Cellars, brick piers in Schmidt component, camera facing north

54 of 68: Stahlmann-Schmidt-Bremer House, southwest elevation (left) and southeast elevation (right), camera facing north

55 of 68: Stahlmann-Schmidt-Bremer House, northeast elevation (left) and northwest elevation (right), camera facing south

56 of 68: Stahlmann-Schmidt-Bremer House, northwest elevation (left) and southwest elevation (right), camera facing east

57 of 68: Henry C. and Angelina Stahlmann House, southeast elevation (left) and northeast elevation (right), camera facing west

58 of 68: Henry C. and Angelina Stahlmann House, southeast elevation, camera facing northwest

59 of 68: Henry C. and Angelina Stahlmann House, southwest elevation detail showing window bay, camera facing west

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60 of 68: Stahlmann Stable, south elevation (left) and east elevation (right), camera facing northwest

61 of 68: Truck Garage, east elevation, camera facing west

62 of 68: Truck Garage, west elevation (left) and south elevation (right), camera facing northeast

63 of 68: Delivery Vehicle Complex viewed from Jefferson Ave. and Toronto St., camera facing southeast

64 of 68: Schmidt Barn, east elevation (left) and north elevation (right), camera facing southwest

65 of 120: Frank and Maria Angela Nicolin House, southwest elevation (left) and southeast elevation (right), camera facing north

66 of 68: Frank Nicolin Duplex, east elevation, camera facing west

67 of 68: John and Susanna Aubele House, south elevation (left) and east elevation (right), camera facing northwest

68 of 68: Michael and Katherine Leirich House, south elevation (left) and east elevation and garage (right) camera facing northwest

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

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**CHARACTER OF THE LANDSCAPE, STREETScape, AND SITE**

The brewery and its neighborhood occupy a large parcel of nearly flat terrain diagonally split by W. 7th Street.<sup>1</sup> The land south of it falls steeply to the river from the railroad that skirts the southern edge of the property, making the Main Brewery Complex a prominent landmark from the river. The Main Brewery Complex is also highly visible from distant approaches up and down W. 7th Street and retains visibility from close approaches in all directions as well (archival image A15; photos 1-3). It rises so far above its neighbors that a 5th floor vantage point has a clear view of downtown St. Paul. On the brewery plats themselves, the brewery buildings in silhouette form a classic urban pyramid, with the tallest at the center, and a fall-away to two-story buildings on the front and both sides (archival image A15).

The earliest parts of the extant brewery are three, connected, limestone-faced malt houses on the west side of Oneida Street built in 1882 for Christopher Stahlmann. His architect was Martin Wangen of Chicago. The Main Brewery Complex, designed by Bernard Barthel for Jacob Schmidt, grew up around this core between 1902 and 1909. After Prohibition, this complex expanded to the west to accommodate larger and more modern production. Across Oneida Street, Schmidt constructed the beginnings of the Bottling Complex in 1917, again with Barthel (photo 4). Later additions to the Main Brewery Complex and the post-Prohibition Keg House line either side of Webster Street one block to the west (photos 5 and 6). An early, partly fanciful rendering shows significant plantings on the brewery site, but the branching railroad spur, the constant need for wagon and trucking access to nearly all of the buildings, and the expansion of the Main Brewery Complex fully rendered any kind of significant planting plan impracticable (archival image A6).

On the north side of W. 7th Street from the brewery site, the Delivery Vehicle Complex fills the rear 3/5ths of the block west of Webster, while residential buildings are confined to the eastern, triangular block and the southern edge of the western block (archival image 14). The earliest houses are evenly scattered on the eastern triangle but for a broad lot occupied by the Stahlmann-Schmidt-Bremer House. Stahlmann's residential parcel originally embraced the entire triangular city block bounded by W. 7th Street, Webster Street, Jefferson Avenue, and Oneida Street.<sup>2</sup> The first division of the parcel occurred with the building of his son's residence in 1879. Shortly prior to Schmidt ownership of the brewery, an additional parcel was split off for houses built for the last brewery manager before Schmidt. All of these buildings remain, with additions to but no subtractions from their original footprints. Successive Sanborn insurance atlas maps provide a clear picture of the evolution of the block (maps M6, M8, M10, and M14).

The city block immediately to the west (part of the same platted block 17) has a more complicated history. During the mid-1880s, when Stahlmann's Brewery was at its peak, the northern 3/5 of the block across Webster Street from his residential estate was occupied by barns for Stahlmann's horses and delivery vehicles and two houses.<sup>3</sup> The stone Stahlmann Stable (15a) survives, while the 20th-century expansion of the Delivery Vehicle Complex north and west of it has removed all traces of its non-brewery use. From the late 1870s through the entire lifespan of the Schmidt Brewing Company, the south 2/5 of that same block held a two-story, stone commercial building on the short W. 7th Street

<sup>1</sup>To simplify this discussion the area northwest of W. 7th Street is described as north and the area southeast of W. 7th Street is described as south.

<sup>2</sup> Specifically lots 6-18, Block 17, Stinson, Brown, & Ramsey's Addition.

<sup>3</sup> Lots 25-36, Block 17, Stinson, Brown, & Ramsey's Addition.

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front.<sup>4</sup> Frederick Schade operated a saloon on the ground floor and built a beer garden with bowling alley and associated outbuildings and structures behind the saloon. Schade's early ownership of this large parcel is presumably the reason that Stahlmann failed to locate his expanding collection of barns nearer the brewery. During the early Schmidt years the beer garden and its buildings (chiefly a small pavilion and a bowling alley) were replaced by two residences, while the brewery retained the saloon building as a carpentry shop and general store. This last remnant of Schade's enterprise disappeared under Pfeiffer ownership in 1960. The two early 20th-century houses facing Palace Avenue remain, and each possesses a good degree of integrity.

The close geographical and commercial relationship between the brewery and the Chicago, St. Paul, Minneapolis and Omaha Railway (commonly known as the Omaha Road) line and yards to the south is evident on the brewery site, particularly in the tracks embedded on the part of Oneida Street now serving as a private drive and swinging west from Oneida Street to the Malt Elevator. In addition, the size, proportions, and placement of the Keg House doors witness to their use in the loading of rail cars.

Irregularly shaped blocks on either side of the brewery on W. 7th Street add prominence to the main gateways to the brewery district. At the east gateway is a small green space on either side with an historic billboard on the south; at the west gateway is a small park abutting the Keg House. The absence of other signage or urban clutter along the street emphasizes the stature and singularity of the brewery.

#### Overview of Architectural Character

Most of the Main Brewery Complex throughout its long building history is of bearing-wall, masonry construction above a native Platteville limestone foundation. Over a nearly 30-year period of building and rebuilding from the 1860s through 1883, Stahlmann consistently used limestone for his superstructures. Schmidt's rebuild of the Main Brewery Complex in 1902-05 (1a-r) utilized most of the old Stahlmann foundations and reused a portion of the original native limestone Oneida Street façade and interior walls. However, his new exterior walls were of reddish orange brick trimmed with Bedford limestone and endowed with a strong period character, drawing on Romanesque Revival themes common to American breweries at the turn of the twentieth century. The style was reiterated for the Bottle House (2a). After the repeal of Prohibition in 1933, upward and outward expansions of the Main Brewery Complex's functional units continued the Romanesque Revival idiom, achieving even greater heights and visual prominence. The architectural significance of the Jacob Schmidt Brewing Company Historic District attaches to the buildings designed and constructed in this manner.

The architect's presentation drawing of the Schmidt Brewery in a 1901 trade publication is extraordinarily accurate in depicting the Main Brewery Complex after its first construction phase of 1901-03. Early photographs show close adherence to the architect's conception except for minor details such as chimney hoods and grainery fenestration (archival images A4 and A7).<sup>5</sup> As in all early photographs, the point of view is looking toward the northwest corner, which has the dual advantage of exposing the lower parts of the complex and showing off the new architectural features uncompromised by the incorporation of 1880s construction on Oneida. This raises problems for the historical interpretation of the building, as neither the rendering of 1901 or any archival photographs provide clues

<sup>4</sup> Lots 21-24 and 37-40, Block 17, Stinson, Brown, & Ramsey's Addition.

<sup>5</sup> The earliest known photographs (archival images A7-A9) show a few early structures not in Barthel's rendering, most conspicuously a trestle-supported conveyor connecting Stock House 1 to the old grainery (demolished).



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to the incorporation of material from the lower stories of the Stahlmann Brewery's east (Oneida Street) façade. Perhaps there was a selling point in showing the prospective building from the northwest rather than the northeast, for the Oneida Street façade deviates considerably from the purity of the Schmidt Brewery's Romanesque Revival idiom. This issue will be discussed in detail with the Old Stock Houses (1a, b, and c).

Many of the post-Prohibition rebuilds and expansions of the Main Brewery Complex broke cleanly with the stylistic past as a mark of major operational and technological advances. In these properties, a Moderne style more suited to period fashion as well as better adapted to newly developed technologies replaced Barthel's historicizing mode. Arising in quick succession were the Racking House addition to the southwest corner of the Main Brewery Complex (1n), a new Office Building on W. 7th Street (3), a Truck Garage addition to the Vehicle Delivery Complex across W. 7th Street (15d), a free-standing Keg House (4), and the Shipping House addition to the Bottling Plant (2c). All Moderne buildings were of steel frame construction with brick and stone facings, roughly matching the red and pale gray color-scheme of the Romanesque Revival work but with a more orange cast of brick.

Two large-scale additions to the Main Brewery Complex substantially departed from both the Romanesque Revival and Moderne modes in favor of a utilitarian treatment that is distinctly modern without possessing a distinctive Modernist character. These are the New Wash House (1l) appended to the old Wash House (1j) at the northwest corner and the New Stock House (1o) appended to the Old Stock houses (1a-c) at the southeast corner.

The contributing resources that lie outside the brewery grounds display a variety of period styles. Stahlmann's three contributions to the historic district are particularly noteworthy. His own house of native limestone (the Stahlmann-Schmidt-Bremer House (3)) is a fine example of the Italianate style. It is an industrialist's version of the Alexander Ramsey House (1872, NRHP) in Irvine Park built of the same materials just two years earlier. The Henry C. and Angela Stahlmann House (14) built for his eldest son next door is a frame version of the style in smaller scale and affixed to a side-hall plan. The city once abounded in mid-sized houses of this character, but only a score remain in anything approaching original condition. Both houses have lost their original verandas and added rear wings but are otherwise in a good state of preservation. Finally, Stahlmann's Brewery Stable (15a), located in the midst of the area of the district north of W. 7th Street, is a rare (for St. Paul) surviving non-residential building in the Italianate style. Its roof replacement after a turn-of-the-century fire altered the profile and eliminated the probable detail (e.g., brackets or modillions) of the original, but the small, arched window openings continue to express a vernacular adaptation of the Italianate style to a horse barn.

The turn-of-the-century houses on either side of the Stahlmann houses lack their panache but clearly attest to the brewery's continuing mark on the development of the neighborhood and city. All but one were owned at one time by the brewery or its officers. They also express the evolution of tastes and styles during the early years of the brewery under Schmidt ownership. The Nicolin House and Rental Duplex (17 and 18) express the simplified Queen Anne style in its final decade in American practice. Strong Craftsman elements mark the Aubele and Leirich Houses on Palace Avenue (19 and 20), as they do the remodelings of the Stahlmann-Schmidt Bremer House on W. 7th Street.

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**DESCRIPTION OF CONTRIBUTING PROPERTIES**

The first eleven numbered properties occur on the south side of W. 7th Street, the site of the brewery proper. The remaining accessible parts of the 12th numbered property (the subterranean cellars) also lie south of W. 7th Street, though the oldest parts of the cellars, now blocked or collapsed, lie under the north side. The last eight numbered properties occur north of W. 7th Street. Within these three locational categories, the properties are generally numbered in chronological sequence of their earliest date of construction.

**1 Main Brewery Complex** (archival image A4; photos 7-9)

Southwest corner of Oneida Street and Palace Avenue (both now vacated)

900 W. 7th St (historical address 405-425 Oneida)<sup>6</sup>

1881-1950 (span of construction episodes during the period of significance; later remodeling dates are given in the descriptions of components a-r below)

1 contributing building

The Main Brewery Complex is built up of connected but functionally, chronologically, and in some cases stylistically distinct entities. These are traditionally identified in brewery construction documents as separately numbered and named buildings. However completely they are joined. We are adhering to the historic nomenclature but treating the named entities as parts of a single building complex.<sup>7</sup> The components historically identified as buildings by brewery architects and owners are indicated by letters a-r in order of their initial construction. These components are here listed in alpha order except for the Boiler House (1m), whose attachment to the old power house (now the Generator House) calls for a deviation from the usual order of listing.

The Main Brewery Complex as a whole has excellent exterior integrity. Numerous incompatible additions and exposed utility runs were constructed in the final years of the brewery between 1972 and 2004, but these were removed and the original surfaces and windows restored during an extensive 2012-14 rehabilitation of the complex. The creation of new window openings and replacement of old window sashes was done under the guidelines of the Historic Preservation Tax Credit program and was therefore reviewed by the National Park Service.<sup>8</sup> No changes were made to the character-defining Romanesque Revival facings or fenestration, and the damaged ornamental elements were repaired or replaced with new materials matched to old.

Apart from bare walls, staircases, and a scattering of mechanical components, very little of the historic interior fabric survived the radical changes in brewery production and storage technologies that tore into the Main Brewery Complex after the period of historic significance. The interior design of the stock houses, old (1a, 1b, and 1c) and new (1o), was entirely determined by the size, proportions, rhythmic

<sup>6</sup> The modern address is a generic address for both the Main Brewery Complex and the Bottling Plant, which together form Schmidt Artist Lofts. The historical addresses given here and elsewhere are taken from Sanborn atlases of 1903 and 1956. They are useful for accurately locating the building on the street, though the post office and building permit address was the company office at 820 W. 7th Street.

<sup>7</sup> The historic names of the buildings and building components are taken from working drawings for the brewery expansions in 1933-40. For the most part, these names were retained into the 1990s, or as long as the brewery continued to operate exclusively as a brewery.

<sup>8</sup> The Jacob Schmidt Brewing Company Historic District was certified for the purposes of the Tax Reform Act of 1986 on September 29, 2011.

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placement, and plumbing of the stock tanks. Upon the removal of the tanks, the only architectural details remaining were the iron staircases between the floors. Removal of massive brew kettles as well as stock tanks also enlarged and/or severely damaged openings between the building components. The most noticeable interior alteration made in adapting the building complex to a new use as artists' lofts in 2012-14 was the construction of partition walls around the housing units, especially in the Stock Houses (1a, 1b, 1c, and 1o), the Brew Houses (1f and 1g), the New Wash House (1l) and the Keg House (4), which are the main residential components. Corridors have also been built to connect the residential units, further altering spatial relationships within and between the original building components. However, many of the original, rough masonry wall surfaces have been respected and restored both within the units and in public areas to retain and honor the building's industrial history.

Known alterations during the period of historic significance will be noted under the individual components, as will more specific treatment of surviving historic fabric during the 2012-14 rehabilitation.

The 1901 building permit gives the original dimensions of the Main Brewing Complex as 151 x 164, whereas Barthel's plans called for dimensions of 151 x 229. The discrepancy is probably a result of a decision not to add a stock house to the south, where the New Stock House now stands. In 1908, Barthel made fresh plans for this fourth stock house intended to be 8 stories, but again, the expansion was deferred.<sup>9</sup>

**1a), 1b), 1c) The Old Stock Houses** (photos 9-11)<sup>10</sup>  
1881-82, rebuilt 1902, 1934-37, 1972-73, 1991, 2012-14

The Old Stock Houses have native Platteville limestone foundations, with the single exposed wall facing Oneida Street built of crudely coursed, rock-faced ashlar of the same material, though successive remodelings have introduced brick in some of the vertical additions. Historic alterations to the original material scheme will be detailed in the descriptions of the three building divisions a, b, and c.

The third stone course above existing grade protrudes into a water table. It was originally of the same materials as the walls, only hammer-dressed to a flat surface. Window sills were given the same treatment. The partial rebuild of the Oneida street façade in 1902 switched to Bedford stone for the water table and a mix of Platteville and Bedford limestone for the window sills (see below). The exposed walls on both east and west sides have low parapets terminated by wide limestone copings. The roofs are flat.

The Old Stock Houses had their origins in malt houses built by Christ Stahlmann in 1882-83. The malting process was the first and by far the most space-intensive stage of the 19th-century brewing operation, as the grain had to be soaked in large steeping tubs, spread out on floors until ready to sprout, then dried on racks to produce malt. Cave Brewery architect Martin Wangen's original design of Stahlmann's malt houses in 1882 gave them two distinct façades, each with its own architectural character, in spite of the fact that three malt houses lie behind them. This peculiarity is clearly illustrated

<sup>9</sup> See "Modern Brewery in St. Paul, *The Western Brewer* 27 (Nov. 1, 1901), 453. The basic permit information was reported in *Improvement Bulletin* 23 (Aug. 17, 1901), 17.

<sup>10</sup> Schmidt's term for the old malt houses is used throughout the document, as most of the extant exteriors derive from his rebuilding of the old malt houses for reuse as what, in the parlance of the day, were known as stock houses. The modern term for stock houses is resting cellars.

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in the Stahlmann letterhead of the early 1890s when it is paired with atlas footprints prior to the 1901-03 rebuild. All of these documents show the front wall of the middle malt house (1b) to step back from Oneida about 20 feet near its midpoint, the setback continuing to the end of the north malt house (1c). The south half was originally the tallest and most elaborate, being crowned by a projecting modillioned cornice. Like the rest of the malt house group, it was three stories in height, terminating at around 30' (archival images A2 and A3).<sup>11</sup>

How these early malt houses melded into Bernard Barthel's rebuild for Schmidt can only be speculatively worked out from atlas footprints, Stahlmann's letterhead, a visual inspection of the extant wall, and a single historic photograph (archival image A1). Unfortunately, the three other sources of information are not entirely consistent. At the very least, it can be said that Barthel's rebuild for Schmidt in 1902 converted all but the south malt house to stock houses, and all the original façades lost their cornices and whatever symmetries and other regularities their fenestration possessed. In addition, the northernmost half of the façade was taken down and brought forward so that the new malt house/stock house façade was on a single plane (photo 9).<sup>12</sup>

Schmidt's rebuilding of the malt houses first continued to utilize locally quarried Platteville limestone ashlar throughout the vertical extension of their façades, leading to the popular modern misapprehension that most or all of the limestone wall is a survivor from Stahlmann's Brewery. However, Schmidt's malt and stock houses doubled the height of Stahlmann's. In addition, the left-to-right break between old and rebuilt wall is clearly demarcated by the transition from a Platteville limestone water table on the south to one of cut Bedford stone on the north. Putting these two considerations together with changes in basement window construction (segmental arches on the south, lintels on the north) and a clear masonry break on a vertical line with the water table break, it can be concluded that the only part of the existing limestone wall that has any likelihood of dating to Stahlmann's Cave Brewery is the lower three stories of the south half, a little to the left of the midpoint of the middle stock house. Schmidt's introduction of periodic strip pilasters above the third floor for the first time expressed from the outside the division of the malt and stock houses into three units (photos 9).<sup>13</sup>

Except for the window openings, the Oneida Street façade of the Old Stock Houses is largely unchanged since Schmidt's rebuild of Stahlmann's malt houses. The most significant alterations have been to the window openings. A 1925 photograph shows that Schmidt blocked in six of the windows that he had retained from Stahlmann's malt houses (archival image A11). Two processes motivated the early blocking and moving of windows, both attending the conversion of malt houses to stock houses. First was the introduction of mechanical dryers, obviating the need for the cross ventilation provided by Wangen's dense fenestration. Second was the change in the ceiling heights in 1913, when Schmidt took the opportunity to create fireproofing by replacing the old wooden floors with reinforced concrete slabs. On the second, third, and fourth floors, the level of the floors originally descended from the southernmost to the middle to the north malt house, requiring each passage to have a half-flight of steps. This was all part of the gravity process required for transferring the brew from one stage to another. The invention of pumping apparatuses and changes to the brewing process rendered the multiple ceiling heights obsolete. By making them uniform, Schmidt rendered many of the remaining windows useless.

<sup>11</sup> Archival image A3 is particularly useful, as it names the uses of the various buildings.

<sup>12</sup> The transition from two planes to one is clearly indicated in the Sanborn atlases of 1885 and 1903.

<sup>13</sup> For the transition from basement window arches to lintels, see photos 19 and 20. See also archival image A1, for an early view of Martin Wangen's typical window treatment for Stahlmann.

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The 1925 photograph shows only five remaining functioning windows.

Between the period of historic significance, 1858-1955, and the 2012-14 rehabilitation of the Main Brewery Complex, only the fourth floor window opening on the south end was significantly modified, being first enlarged and then partially paneled in to accommodate a vent. In connection with the 2012-14 rehabilitation and adaptive reuse, several of the other window openings blocked prior to Prohibition have been reopened. These include two windows with arched openings that, on stylistic grounds, likely date to the Stahlmann malt houses. In all, 26 blocked-up windows were reopened in the old stock houses, and 12 new windows were added. The new window openings were matched to the existing, and new sashes were installed throughout, again matched in design to the original windows and reviewed and approved by the National Park Service.

The largest surviving components of the Cave Brewery malt houses are the internal walls. Laid up in a mix of crude ashlar and rubble construction, they underwent numerous new piercings and infillings during remodelings and repurposings by Schmidt's Brewing Company as well as by its successors. But the survival of joist pockets for Stahlmann's old wood floors shows that much of the walls remain as they were in Stahlmann's day (photo 11).

In Schmidt's rebuild, Stahlmann's wooden staircases were replaced by iron stairs. Some of these stairways survived into the 21st century, but their structural deterioration and non ADA-compliant width made them unsuitable for modern use, and they have been replaced by staircases with pipe railings.

The first floor of the stock houses has been converted to residential units against the east wall and offices and common spaces on the west wall, each accessed by a corridor bisecting the stock house from north to south. All of the remaining stories have been converted to residential units, again with a central north-south corridor. Though the ceiling heights of the individual stock houses were regularized when the reinforced concrete floors were installed, the floors did not align between stock houses. In order to create code-compliant access between the stock houses, the 2012-14 rehabilitation used a combination of two devices: raising floors through structural infilling and ramping between floors.

**1a) Stock House 1.** After Schmidt's rebuilding, the south stock house acquired a rectangular footprint approximately 30 feet wide by 75 feet deep. In his 1913 remodeling, the height grew from three to seven stories, counting a mezzanine. All but the top floor carry to the Oneida Street front and are faced in Platteville limestone matched to the lower stories. A tall additional floor of brick rises from the rear three fourths of the stock house. The facings of this rear vertical addition have the same combination of red brick with Bedford stone copings and trim as the rest of the Main Brewery Complex.

**1b) Stock House 2.** The middle stock house has a rectangular footprint measuring 35 feet wide by 72 feet deep. In the first phase of construction (1901-03), Schmidt raised the height from 28 to 45 feet. By Prohibition it had grown an additional two stories on the east side, still about eight feet short of catching up to the south malt house. The post-Prohibition expansion of the plant added five additional feet. During successive changes, Platteville limestone continued to be used for some sills and lintels, suggesting salvage, as Bedford limestone was used elsewhere. The parapet coping, a belt course at the base of the fourth floor, and the new water table are all of dressed Bedford limestone. A modern cooling plant now sits on the roof.

This is the only stock house with a part of its pre-Prohibition rear (west) elevation remaining visible. Tucked well behind the additions to the west, its many Romanesque touches and brick-with-stone-trim

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facings echo those of the showier elevations of the Main Brewery Complex. Most prominent are paired arched windows at either end of the fourth floor and a heavy belt course surmounted by a crenellated parapet.

**1c) Stock House 3.** The north stock house, also has a rectangular 35' x 72' footprint. The entirety of its three-story façade was brought forward to the street and a floor added in the 1901-03 rebuild. Window and ventilation openings and their trim appear to be unaltered from the way they appeared in the 1926 photograph (archival image A11), though there may have been some block-ins prior to that. A mid-1930s remodeling of the brewery added a tall fourth floor of brick to accommodate a rice cooker. Its recessed panels and geometrical frieze hint at the Moderne sensibility of the contemporaneous Racking House addition at the rear of the complex.

A broad, brick-lined heat and utility tunnel runs from the North Stock House northeast beneath Oneida Street to the Bottle House. Its construction attended the remodeling of the basement of the Bottle House in 1937. Rehabilitation of the Main Brewery Complex and Bottle House opened the tunnel to human circulation between the two buildings. (Photo 29 shows it from the Bottle House side.)

**1d) Generator House** (archival images A4 and A7; photos 7 and 9)  
1901-03 (previously the boiler house or power house), remodeled 1934-37, 1972-73, 2012-14

Abutting the north end of the Old Stock House, the 59 foot by 50 foot Generator House also has a rectangular, native limestone foundation, but continues the limestone above grade for four rather than two courses topped by a water table. The superstructure above is of slightly variegated reddish-brown brick with Bedford stone trim. It rises to five stories with a single-story tower and terminates with a crenellated parapet and a flat roof.

The only visible elevation faces Oneida street and has three window bays. The south bay, which rises to six stories in the front, forming a tower, is simply designed, with a simple entry and single, plain rectangular openings on the first five stories. Only the tower element of this bay carries historicizing detail, with a triple window on each side ornamented in the same fashion as the Machine House and a parapet matching that of the main roof. Ornamental turrets anchor the four corners.

The middle and north bays rise to five stories and are more consistently in stylistic tune with the architect's original conception of the complex. On the ground floor are two large semicircular-arched windows with staggered stone-and-brick voussoirs forming a checkered pattern. Double windows on the upper four stories are united in each bay by being set back from the wall in the manner of a relieving arch, but with a flat top.

A sub-basement supported by massive Chaska brick piers connects via tunnel to the cellar complex running from W. 7th Street to the Wash House. A small wing of the cellar extends under Oneida from the basement. Accessed by a half-flight of steps, this wing once held the pump room.

Originally called the power house, this segment of the Main Brewery Complex anchored the northeast corner of an extensive run of one-story construction wrapping the north and west elevations of the complex and forming a platform from which the chimney stack, the Engine House, and the Brew House rose. Remodeled into the Generator House in stages between 1934 and 1937, it was expanded upward, with the limestone frieze that originally initiated its cornice becoming a belt course between the first and second stories.

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The most conspicuous exterior alteration to the power house in 1934 was the addition of four stories, with a partial fourth forming a tower on the southeast corner. The vertical addition at once hid the once-iconic Machine House tower from an eastern approach to the brewery complex. Two of the monumental arches facing Oneida Street were retained, but Magee replaced the south bay arch with two smaller, conventional openings so that an elevator could be accommodated behind it. He copied the corner turrets of Barthel's engine tower design but simplified his built-up cornices into a crenellated parapet rising above a coved belt course. As with Barthel's work, the trim mixes sheet metal (the cornice belt course) with Bedford stone (copings, sills, lower belt course, and window trim).

The finials of the two northernmost turrets of the main roof are the only significant missing components of the 1934 exterior. The only modern alteration visible from Oneida is the conversion of one of Magee's double openings on the ground floor of the south bay to an entry, providing the only remaining means of entry and egress to the Main Brewery Complex on the east, Oneida Street side.

In the 1934-37 remodeling, Magee lined the interior walls of both the rebuilt Generator House and the Boiler house with glazed ceramic tile, presumably to facilitate cleaning and the removal of condensation. The many changes to the use and machinery of the rooms damaged or destroyed some of the original walling. What remained in 2012 was retained and restored (photos 14 and 15).

The open space of the Generator House has been retained in its conversion to a commons area identified by the developers as a multi-purpose room. Two bathrooms have been inserted against the west wall. The four upper stories have been converted to residential units accessed by new staircases and short hallways.

**1m) Boiler House** (archival images A4 and A7; photos 7 and 13)  
1933-35, 1972-3, 1990s, 2000-2002, 2012-14

Immediately north of the Generator House is the 40 foot by 59 foot two-story Boiler House added by Magee in 1933-35. The rectangular foundation is of concrete, but four courses of Bedford limestone ashlar above grade continue the rock facings of older parts of the complex. The brick exterior walls reiterate the arched openings and material brick and dressed stone combinations of Generator House but stretch the relieving arches of the windows to a full two-story height. Two bays face Oneida Street to the east, and three face Palace to the north. Though showing two levels of windows, the Boiler House is a single story, with a double-high interior ceiling.

The roof is flat. From its northeast corner rises the brewery's signature brick chimney, which doubled the height of the original. Four feet below its termination, brick corbels support an outward projection, which returns abruptly above to the plane of the chimney. Capital letters spelling out "SCHMIDT'S" are laid in dark brick down the northeast side of the stack, where they are the most visible from the north end of the Oneida Street drive.

The roof parapet immediately adjacent to the stack is crenellated and, at the corner, turreted. The remainder of the exterior walls terminate in a simple limestone coping. Two thin limestone belts cross over the engagement of the turrets in the wall. Projecting sans serif letters convey the message "BOILER HOUSE" in the frieze between the belt courses.

Except for the blocking of some of its windows, the exterior of the Boiler House remained intact through the multiple changes to brewery operations in the 1972-2004 period. All window openings were restored during the 2012-14 rehabilitation except for concrete block infill of the ground floor windows

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on the west elevation. The windows carry their original multilight configuration, though the new mullions are of aluminum rather than wood. A narrow vertical mullion divides the windows in half, and a wider mullion crosses the second-story windows at the springing of the arches.

A full basement continues the large engine room under the Generator House. As with the Generator House, a sub-basement with massive brick piers lies below, inaccessible from the Boiler House itself.

Rehabilitation of the interior restored its remaining ceramic tile walls and retained its open space, now identified as a club house. The double height of the ceiling has been retained; with a loft area added using the historic iron staircase.

**1e) Machine House** (archival images A7-A9; photos 17)  
1901-03, 2012-14

Also known as the mill house, this 48 foot by 22 foot component with a rectangular footprint was the tallest part of the Schmidt Brewery in its 1901-03 incarnation, rising to four stories above grade. Approximately centered on the north elevation of the Main Brewery Complex, the exposed first floor of the Machine House reiterated the native limestone foundation and water table, brick facings, and Bedford limestone trim of the power house (now the Generator House).

The Machine House has a single wide bay at the base, with a double bay of windows rising from the second through the third floor and a window tripartite on the fourth floor. Centered above the first-floor arch is a black sign with sans serif lettering spelling out "MACHINE-HOUSE".

The fourth floor, added in the 1934-35 remodeling, is set off from the other stories by an arcaded corbel table and broad, coved belt course, both of Bedford limestone. The sans serif lettering "JACOB SCHMIDT BRG. CO." still stands out from the cornice frieze. At the top of the engine house wall is a built-up cornice of dentils, belt course, projecting brick, and machicolations. Narrow turrets once engaged each of the corners. The easternmost turrets were removed to accommodate the vertical expansion of the powerhouse in 1934. The west side turrets remain, though they have lost their finials.

Stone quoining on either side of the now-closed doorway served to announce its importance as the principal entrance to the brewery prior to the post-Prohibition remodelings. The old entry and all of the windows above have semicircular-arched heads. Two narrow belt courses run the length of the north elevation above the door.

In the 1970s, the second- and third-floor windows were infilled with brick and/or glass block and some of the openings altered. The 2012-14 rehabilitation reopened the windows and restored their surrounding masonry to its original dimensions and appearance. Ornamental detail of the façade is intact except for loss of the finials noted.

The interior of the first-story Machine House space remains clear of partition walls, being used as a lobby or gathering area between the clubhouse and multipurpose room to the east and the main entrance lobby to the west. An historic iron staircase has been retained but capped at the second floor (photo 12). Second, third, and fourth stories have been converted to residential units.



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**1f) Brew House 1** (archival images A4 and A7; photos 16 and 17)  
1901-03, 1972-73, 1934, 1991, 2012-14

This 47 foot by 29 foot three-story brewery component, rectangular in plan, stands immediately west of the Machine House, with its only exposed wall facing north. It was constructed without a basement. Two bays wide, its ground floor has a door and window, both under heavily trimmed arches. Centered above the first-floor openings is a black sign with sans serif lettering spelling out "BREW-HOUSE." Two tall, segmental-arched windows are set into bays on the second floor, and two double windows are set into bays on the third floor. The exposed elevation has the same kind of native limestone foundation and water table, brick facings, and Bedford limestone trim as the Machine House. Apart from the treatment of the second-story window heads, the brickwork, ornamentation, and fenestration resemble that of the Machine House.

On the flat roof is a glass-walled cupola, whose primary initial function was ventilation for the two floors of kettles below. A tall ventilation stack rises from the center of the cupola. Two additional ventilation stacks, initially shorter than the cupola stack, once rose in front of and behind the cupola. The first vertical expansion of Brew House 2 in 1908 (see 1g below) necessitated a lengthening of these latter stacks, and the second expansion in 1934 led to the elimination of the rear stack altogether. The front stack and cupola stack, however, remain much as they were in 1908 (archival images A7-A9; photo 17).

Rehabilitation in 2012-14 removed all traces of the invasive and incompatible alterations and additions made to the Brew House in the 1990s and early 2000s. These include removals of a steel air-lock vestibule installed ca. 1991 in front of the arched entry opening, a glass block infill of its tympanum, and a modern, concrete addition attached to the right (west) half of the west bay, concealing most of the openings and terminating just beneath the cornice.

With all the openings now restored to their original dimension and materials, Brew House 1 has excellent exterior integrity. The original wall facings, window openings and cornices are restored, in some cases rebuilt to match existing or conform to early drawings. The restored entrance in the bay to the left (east) is now the main entry to the complex. The windows above it, like those on the second floor have been restored to their original multilight configuration, with vertical and horizontal mullions dividing them in the manner of the Boiler House.

Most of the ground floor is occupied by the entry lobby. Stairs to the upper stories were not code-compliant and have been replaced by stairs of industrial design with pipe railings. The second and third stories have been converted to residential units.

**1g) Brew House 2** (photos 1 and 7)  
1901-03, expanded vertically 1908 and 1935, remodeled 1970s, 2000s, and 2012-14

Surrounded on all sides by other brewery components, the base floor of this, the tallest tower of the brewery, is the eastern, 42 foot by 32 foot leg of an L-shaped space that Barthel originally designed as the racking room. Three bays wide on the north and south and four bays wide on the east and west, it rises to nine stories (ten by a modern count; see below) with a flat roof and sits precisely behind (west of) the northernmost of the Old Stock Houses (property 1c).

When a new racking room was constructed in the southwest corner of the brewery in 1908, part of the old racking room expanded to the four-story height of the engine room and became another brew tower

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and the base of Brew House 2. The fourth floor, which was the first to be exposed above Brew House 1, is detailed in much the same fashion as the fourth floor of the Machine House (property 1e) except for its termination in a simple Bedford limestone belt. When Magee added another five stories in 1935, the second brew tower became the anchoring element of the brewery complex as a whole and dominated its skyline in much the same way that the engine house had done in 1902.

The first four of the additional stories are designed simply, with tall, rectangular windows and barely protruding pilasters running uninterrupted between them. The top floor is fenestrated with round-arched windows displaying the same checkered pattern as the older parts of the brewery. The frieze between window arches and cornice carries the painted inscription "SCHMIDT'S" on all sides.

Brew House 2 has excellent exterior integrity, being relatively untouched by the successive remodelings of other parts of the Main Brewery Complex. The most conspicuous alteration was the blocking of several of the windows on the top five stories. These were reopened by the 2012-14 rehabilitation, which also brought about numerous changes to the interior spaces. The ground floor interior extends the entry lobby from Brew House 1 and includes management offices. The second floor is now connected to the residential unit at the west side of Brew House 3 and the third floor contains a single residential unit. Stories 4 and 5, originally designed as a single floor, comprise a single residential unit and loft, and the same treatment combines what are now stories 6 and 7. The remaining three stories are closed because of the difficulty of meeting code requirements.

**1h) Lautering Room** (archival image A4; photo 16, building component with a triple window)  
1901-03, remodeled 1934-35, a number of undatable interior remodelings 1957-2001, 2012-14

This building component is surrounded by other parts of the Main Brewery Complex but for the brick-faced west elevation of its second floor. Its interior, now spatially continuous with the store room to the south, once hosted one of the most impressive sites of Stahlmann's brewery: a monumental spark cap topping a square flue arising from his barley kiln. The kiln nearly filled a 37 foot by 26 foot space at the rear of the middle malt house.<sup>14</sup> Barthel's rebuilding of the malt houses in 1902-04 retained both kiln and flue, but in the presence of much taller building elements, they lost their visual dominance.

After Prohibition, as the nation's brewers increasingly outsourced the work of the malt house, kilns became dispensable. The building component once holding the kiln was divided horizontally, the lower level turned into an extension of the engine room and a floor added to hold lauter tubs for draining and filtering the clear wort from the grain mash. This upper floor, visible from the exterior, retains its unornamented, pale brick facings, thin limestone coping, and, at the south end, its simple triple window with divided lights. The lower area of the building is now common space, with a vertical art gallery extending to the second floor. There are also living quarters on the second floor.

**1i) Store Room** (photo 18, building component with a gray wall)  
1901-03, remodeled ca. 1935, 1972-74, possibly 1990s-2001, 2012-14

Filling a space originally occupied by Stahlmann's 1884 wood-frame ice house, this 40 foot by 23 foot, three-story building component, plain brick-faced where exposed, was for the most part used for general storage since its construction in 1902. Because of the New Stock House at its southeast corner, even less of the Store Room than the Lauter Room is visible from the exterior. On the interior, the Store Room

<sup>14</sup> See archival image A2.

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and Lautering Room spaces have been united for many years. The ground floor is common space, and the second floor remains unused.

**1j) Old Wash House** (archival images A4, A7, and A9; photos 13 and 17)  
1901-03, remodeled 1908, 1917, ca. 1934, 1982, 2012-14

Schmidt's original keg wash room and racking room, this 100 foot by 46 foot rectangle, was a single-story, flat-roofed wing attached to the west side of the Brew House, its north wall continuing the arch-windowed and double-belted composition of the Boiler House, Machine House, and Brew House. Three bays wide and six bays deep, it was the largest component of the single-story base from which the brewery towers arose. Centered above the western-most arch is a black sign with sans serif lettering spelling out "WASH HOUSE."

In the northern part of the building, which held the original wash room, four large monitors lit the room from above. The south half, which extended east to Brew House 1, served as the racking room until the construction of the New Racking Room (1k) in 1908 allowed conversion of the entire building component to a wash house. In the mid-1920s, two penthouses were added, one on the north side connecting to Brew House 1 and housing the brewmaster's office and the other a row of offices on the south side.

The Old Wash House has lost its western wall to expansion but the 3-bay north wall retains a high degree of integrity. A machicolated and pinnacled cornice over the westernmost window bay was removed early in the brewery's history, most likely when the addition of the New Wash House took out the old west wall.

Beneath the Old Wash House is a sub-basement on approximately the same level as Stahlmann's caves to the north. Carved into the sandstone, its principal architectural expression is massive Chaska brick piers supporting the north-south walls above. Each row of piers has a cellar carved around it, forming two long vaults with a shorter mid-vault against the south end. The cellars extend irregularly east and west, as much as thirty feet under the brew house and the wash house addition to either side. The west vault also extends both west under the north wall of the wash house addition and north to an as yet undetermined termination.

The 2012-14 rehabilitation converted the interior spaces to residential units accessed by a central corridor and utilizing the historic skylights. The original entry under the "WASH HOUSE" sign lost its original use during the massive alterations to the north side of the Main Brewery Complex and was converted to a window matched to the others in the recent rehabilitation. Access to the Old Wash House is now gained through the New Wash House.

**1k) New Racking Room** (archival image A9, right side; photo 22)  
1908, 1934, 1970s, 2012-14

After only five years of operation, Schmidt's Brewery added a 73 foot by 67 foot New Racking Room to the southwest corner of the complex, where it replaced the old store rooms behind the middle and south stock houses and extended to the west beyond the plane of the Old Wash House wall. Its exposed walls on the north and west reiterated the original washroom/racking room's limestone foundation, brick walls, Bedford limestone belt courses and copings, and sequence of high arches. However, the exterior walls of the New Racking Room rose three feet higher than its predecessor (from 21' to 24'), which together with a lower ceiling height allowed for an attic floor. It also had a full basement for barrel storage.

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The only part of the New Racking Room now visible from the exterior is a plain, two-story Chaska brick wall on the south side. This was originally fronted on the ground floor by the Pipe House, a masonry shed dating to 1955. The Pipe House was removed during the 2012-14 rehabilitation after some back and forth between the developers and the National Park Service, and the State Historic Preservation Office. Removal of the Pipe House allowed restoration of two round-arched openings replicating the size and proportions of those on the original west wall but lacking stone trim or other architectural elaboration. Unlike the original west elevation, the north elevation also has two segmental-arched windows centered above those below. A third opening on each floor of the north elevation was half cut off by the stairway and elevator wing of the New Stock House in 1949, and the exposed half was bricked in.

All the openings but the two cut off by the New Stock House were restored during the 2012-14 rehabilitation, with anodized aluminum frames and multilight configurations derived from the deteriorated remains of one old window. The westernmost opening of this elevation appears to have been infilled at the base to create a shorter window, while the central (now easternmost) opening is a doorway a half floor (8 steps) above grade. The original cornice has been missing for many years. As its appearance and materials are unknown, the recent restoration of the upper part of the wall crowned it with a simple limestone coping.

The original wood-frame roof was deteriorated beyond repair and replaced by a steel roof matched in profile and height to the original. Open to the elements in the center, it brings light into a courtyard that fills the ground floor. Residential units fill the mezzanine level surrounding the courtyard, and light wells in the courtyard bring natural light into artists' studios in the basement level.

**11) New Wash House** (archival image A12; photo 17)  
1917, remodeled 1930s, 2012-14

This steel and reinforced concrete wing has a 99 foot by 82 foot rectangular footprint nearly doubling that of the original Wash House. Its surface materials replicate the limestone foundation, brick walls, and high limestone belt course of its predecessor, but that is where the similarities end. Extended upward to a full second floor, it includes a full basement as well. The principal entry, which serves both wash houses, is at the east end of the north elevation.

The New Wash House is the only example of the original architect departing from the medieval Rhenish idiom in street-front construction at the Main Brewery Complex. The straightforward exterior design could house any number of functions requiring full natural light, from classrooms to printing plants, with nothing to suggest its relationship to the operation of a brewery.

Five bays face west and four face north and south, the lower floor of the easternmost south bay is obscured by the northwest corner of the New Racking Room. The windows are grouped in threes, each bay set within a slight recess. The center window opening is lacking in the two corner bays at either end of the west elevation, and the right-hand window opening is also missing in the lower floor at the west end of the north elevation. All the windows are rectangular and multilight 6 over 6. They originally had wood sashes. These were replaced with steel as early as the 1930s remodelings, and finally, in the 2012-14 rehabilitation, replaced again with aluminum sashes. Their new muntins are designed to replicate as closely as possible the originals as shown in historic photographs.

When the New Wash House expanded to the west, the west wall of the Old Wash House was removed to

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create a continuous ground floor space. The second floor originally had lockers and a bathroom against the east wall and a cooper shop on the west end. The large space between was used for distilling the beer for specialty drinks or medicinal purposes. During Prohibition, medicinal distillation was still approved, but the 1927 Sanborn atlas notes only a dealcoholizer, which was used to reduce the alcoholic content to its permissible level of .5%. During the reoutfitting of the brewery after Prohibition, the shops grew to three—machine shop, carpenter shop, and electrical shop.

In 1987 the New Wash House was veneered with steel and refenestrated. However, the new windows simply lessened the number and size of the old, as the original openings were still clearly perceivable under the steel paneling. After removing the paneling, the 2012-14 rehabilitation of the brewery brought the New Wash House back to its original exterior appearance.

The 2012-14 rehabilitation installed residential units along the perimeter walls with a central corridor continuous with the corridor in the Old Wash House on each floor. As the ceiling heights on both floors permitted it, each unit has a loft, with the living area of each unit extending to the height of the original ceiling.

**In) Racking House** (photo 20)  
1934, 1970s, 2012-14

Magee's first great departure from Barthel's Romanesque Revival design scheme was a blocky, two-story, 81 foot by 67 foot Racking House built behind and expanding the function the New Racking Room. Of steel-frame construction on a concrete foundation, the Racking House echoes the red brick and gray Bedford Stone color scheme, along with the clustered-arch motif, of Barthel's original designs for the complex. It also has a flat roof. But its composition and ornament show Magee's transition from the Rhenish Romanesque of his master to a more straightforward industrial style in Moderne dress.

Wide, shallow piers are engaged in each wall, two on the south and three on the west, each terminating abruptly ten feet from the top with an arcade table surmounted by a row of concentric rectangles. A Bedford stone belt separates the two rows of ornament, and a coping of similar width caps the piers. A much wider belt and the terminating coping run around the Racking House above the top of the piers. In a reversal of the usual order of things, the arched openings at the base are centered in the piers rather than the recesses.

Though for many years unaltered on the exterior except for window closure and a run of exposed ductwork, the exterior walls of the building were allowed to deteriorate in the last few decades of the 20<sup>th</sup> century. The continuous concrete loading docks were also allowed to deteriorate.

Rehabilitation in 2012-14 made repairs to the brick facings and ornament and removed the ductwork, returning the building to a high degree of exterior integrity. However, the rehabilitation also introduced some changes to the wall openings. The most significant was the addition of three modern rectangular windows to bring natural light into the second floor. Each is positioned in the middle of a blank wall between the piers, one centered on the west elevation and two on either side of the south. False doors were installed on the three original arched openings on the west side, and the two south-side entries were given new aluminum doors matched to the original. The loading dock on the west and south sides was repaired and extended eastward along the front of the New Racking Room, creating ready exterior access between the two buildings.

The 2012-14 rehabilitation also restored the floor of the interior, which had been broken through in the

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center for the removal of equipment. New two-story residential units were installed along the south and west sides, with the first floor in the basement. Additional single-story units were placed elsewhere on the first floor. The second floor was built out in the same manner as the New Wash House, with loft-style units and living areas rising to the original ceiling height.

**1o) New Stock House** (photos 21, 22, and 24)  
1948-49, 2005, 2012

Erected on the site of Schmidt's grain elevator, this 50 foot by 95 foot addition was the last large-scale component of the Main Brewery Complex to be built prior to Heilemann's ownership in the 1970s. Resting on a concrete foundation and constructed of structural tile and reddish brick facings on a steel frame, it is the only streetside part of the Main Brewery Complex to lack stone trim or facings. It also has the simplest skyline, a blank parapet wrapping three sides of the flat roof. Approximating the old malt houses in height and size, it varies their simple rectangular footprint with a rear wing housing a stairway and elevator shaft. In spite of its historic name, the New Stock House was used for fermentation throughout its life.

Originally, the building was without surface elaboration other than a sequence of recessed panels forming shallow bays between periodically placed piers. There are seven bays on the south face, and two on the east and west. The south bays were unimpeded by windows; on the east and west elevations, the vertical expanse at the middle, rather than being recessed into a bay, was punctured by small windows set into each floor level. In order to remove stainless steel fermentation tanks in 2005, a broad opening was broken out at the base of the southwest corner. This was, sensitively restored during the 2012-2014 rehabilitation.

In adapting the New Stock House to a new use for artists' lofts, a vertical array of windows has been set into the two recesses on the east elevation and four of the seven on the south elevation, leaving a blank recess between each vertical window array on the south. Other than extensive masonry repair to the rear wall, no other alterations were made to the exterior.

On the west side of the New Stock House is a tall stairway and elevator wing set back from the south wall. Each elevation contains two banks of three to five windows of various sizes and placement. The openings are unchanged from original construction.

The 2012-14 rehabilitation converted the interior of the New Stock House to residential units in much the same manner as the Old Stock Houses. The first floors was structurally infilled as necessary to allow code pedestrian access to the remainder of the Main Brewing Complex, much of it utilizing existing concrete catwalks. An additional floor was installed at the mezzanine level of the first floor, the only case of this being done in the stock house rehabilitations. The second through fifth floors needed structural infill only where they were damaged from equipment removal. Loft-style residential units line the east and south walls, with living areas capturing the full height of the original ceilings. A corridor connects to the central north-south corridor running through the Old Stock Houses.

**1p) Malt Elevator** (photo 23)  
1948, 2012-14

The malt elevator, measuring 84 foot by 37 foot, has nine cylinders of reinforced concrete construction. It is canted on the lot to address the railroad spur leading from Oneida Street to the keg house. The construction of new fermentation cellars (property 1o) necessitated demolition of the original grain

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elevator just south of the Main Brewery Complex. Its purpose had long passed because of the outsourcing of malt manufacture from barley. The new facility filled a need for storage of the malt rather than the raw grain. Storage for secondary grains such as wheat was relegated to a cluster of smaller tanks held up on metal scaffolds between the Malt Elevator and the New Stock House. These tanks were removed several years prior to the 2012-14 rehabilitation of the Main Brewery Complex. The malt elevator is in unaltered condition.

**1q) Conveyor** (photos 24)  
1948, 1991, 2014

This covered walkway and conveyor belt connects the malt elevator with the top floor of the brew house tower via an upward slope. It was originally built at the time of the malt elevator, to convey the malt on the first stage of its journey into the mill room. Nearly 200 feet long, it is supported at midpoint by a metal trestle anchored on the roof of the New Stock House. Clad in steel on all sides with four small windows on the north and south elevations, it supports an iconic "Schmidt Brewery" sign. In 1991 this sign was replaced by a sign reading "Landmark," but a new sign matching the design of the original was put back into place during the 2012-14 rehabilitation.

**1r) Train Shed** (photo 25)  
1948, 1970s, 2014

This low, 20 foot by 50 foot corrugated steel shed attaches to the south side of the malt elevator. Built on a concrete foundation with a gable roof, it is the only historic building of the brewery to lack masonry facings. A 1970s 20' addition to the west has been removed. A branch of the rail spur from Oneida Street originally entered the large door in its east end. Its metal-clad roof slopes away from the elevator, and three small windows perforate the south side.

**2 Bottling Plant**

West side of Oneida Street between W. 7th Street and James Avenue  
900 W. 7th Street (historical address 396-440 Oneida)  
1915-1950 (later remodeling dates are given in descriptions of components a-d below)  
1 contributing building

After many years of getting by with Stahlmann's old bottling plant at the rear of his office building on W. 7th Street, Schmidt hired Barthel in 1915 to design a new bottleworks across Oneida from his stock houses. Ten years later, it was extended to the south, probably without benefit of the original architect or any architect at all, in order to warehouse cases of the near-beer and soda produced during Prohibition. Finally, the increasing size and frequency of truck uploads mandated a shipping facility on the north end in 1940. The conversion of the building to artists' lofts in 2012-14 has broken up its once-open interiors, though the flow of them is somewhat captured by a long transverse hallway embracing a long march of original columns. More specific alterations to the interiors will be taken up with the Bottling Plant component descriptions below.

**2a) Bottle House** (archival image A10; photos 26, 27-29)  
1915, remodeled 1950s, 1970s, and 2012

This original segment of the Bottling Plant measures 239 foot by 80 foot, with a wide notch at the rear left (northeast) corner, creating an L-shaped plan (map M9). It is a bearing-wall brick building rising

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from a native limestone foundation and terminating in a flat roof. The façade is divided into fourteen bays of irregular placement and horizontal dimension. Three of the bays and one double bay are framed with strip pilasters and terminate in ornamental cornices.

Faced with the same reddish-tan brick and Bedford stone as the 1901-03 brewery complex, the Bottle House is also ornamented in much the same fashion. Each of its high, broadly arched openings has checkered voussoirs, and a Bedford stone belt course unites the windows at the level of the arch spring stones. Above the windows is a protruding, coved belt course surmounted with a blank frieze and thin coping. In the four enframed bays, a corbel table runs beneath the upper belt course, their parapets are crowned with machicolations, and turrets identical to those on the brewery towers rise from either side. The frieze of the left middle bay extends upward to carry the sans serif inscription "BOTTLING DEPARTMENT." These ornamental details survived the multiple alterations to the lower parts of the façade.

The Bottle House has a raised basement to allow light to transfer through windows on Oneida Street. The rear elevation has been absorbed into the large Soaker Room and Government Cellar addition (2d). The side elevations were originally much more prominent, each of them sharing the materials and ornamentation of the Oneida Street façade. As a 1916 real estate atlas shows, the south end of the building originally rose straight up from the northern edge of Cascade Avenue (map M9).<sup>15</sup>

Most of the openings on the main façade are windows with high stone sills. The four bays on the north end of the façade, however, are given distinctive treatment. The main entry pierces the left (northernmost) bay through a door separated from the arched window above by a brick spandrel, and the next three bays have sills dropped to foundation height (photo 26). A heavy horizontal mullion divides the windows of these latter bays at about the same height as the other window sills, allowing an opening below for loading. Two widely separated bays in the south half of the façade originally received identical treatment (archival image A10).

Originally, pent roofs protruded from the bays that had the lowered sills already noted, providing weather protection for the loading operation. Many, if not all, of the basement windows had drop sills to facilitate loading and unloading into the cellar. With the transfer of all loading operations to a new addition at the north end in 1940, the shed roofs were removed and most of the basement windows bricked up.

The front half of the 18 foot northern bay, though the same height as the remainder of the building, was divided into two stories to house the bottling department offices in a mezzanine. As the bottling operation expanded, this mezzanine was extended to the back of the building and connected via a west-side hall and row of offices to a much larger mezzanine floor covering most of the southern half of the building. The mezzanine grew further after 1955, creating in effect a two-story building for much of its footprint. The offices were altered at least two additional times, first by moving their location to the enlarged mezzanine in the south end of the building and then by remodeling them to the configuration surviving until the recent rehabilitation.

A brick-lined tunnel from Stock House 3 (1c) enters the southwest corner of the basement of this part of the bottling house. Originally constructed to convey heat and electricity from the Main Brewery Complex, it grew a massive array of ducts and piping. Now cleared of all obstructing elements, it has

<sup>15</sup> Hopkins, G. M., *Plat book of the City of Saint Paul, Minn. and Suburbs* (Philadelphia: G.M. Hopkins, 1916).



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become a walkway between the Main Brewery Complex and the Bottling Plant (photo 29).

The basements of the north and south parts of the building are divided by a 2 foot-6 inch masonry wall, leading the 1970s Heileman numbering system to assign two building numbers to the Bottle House. The only apparent purpose of the wall was to allow construction of a basement mezzanine in the south half. The lower level originally housed the government cellar, and the upper housed a machine shop and a storage room.

In 1917, a wood-frame 136 foot by 16 foot addition was built into the notch of the footprint already noted at the northeast corner of the original building, filling out the rectangle and is identified as a case and bottle shed in the 1927 Sanborn Atlas (map M 10). This shed was torn down in 1940, the intervening wall removed, and a projecting, brick-faced concrete addition appended to that part of the rear of the Bottle House, tripling the depth of the original addition by running to the lot line (2b). Because of the steep fall-off from Oneida to the rear of the property, the rear elevation of the addition exposes two stories below the Oneida Street grade.

In 1950 a new, brick-faced government cellar was built behind the southern end of the bottling plant and, like the build-out of the storage "shed", it ran to the lot line. Rising significantly higher than the 1940 addition to the south, the latter grew two additional stories to create a continuous roof line. These additional stories rise several feet above the original Bottling Plant, which retains its 1917 roofline. The new upper stories have seven bays of tall, multilight windows divided by shallow piers. A step-corbelled frieze still marks the top of the 1940 addition, clearly showing the break between that addition and its 1950 successor. When completed, this addition had large, nearly square, multilight factory-type windows on its upper two stories and rectangular windows on the ground floor on grade with the basement of the front elevation.

In the interior, the limits of the original shed are indicated by two ranks of I-columns, distinct from the iron posts that support the original part of the Bottle House. Behind it is a rank of thinner I-columns resting on high concrete piers; these mark the centerline of the footprint expansion.

The 2012-14 rehabilitation rectified numerous alterations made to both front and rear façades as early as the 1960s. In 1968 all the window openings were filled with glass block. The rehabilitation reopened the street-facing openings to their original dimensions, replacing glass block with aluminum windows matched in appearance to the original wood sashes. False doors were placed in the multiple original loading doors, retaining only the entry at the north end for non-emergency entrance and egress. The fourteen original basement windows were reopened and restored, and the sills of ten of them were dropped to bring light into the basement level. Window wells now serve to protect against water infiltration.

Under post-Schmidt brewery ownership, the upper two floors of the east (rear) elevation were sheathed with steel. Restoration has removed the sheathing and added a significant number of windows. None of the existing factory windows were original, but seven of their openings were. The existing windows were replaced with fixed aluminum-multilight factory windows and then duplicated elsewhere on the upper two levels by punching new holes to fill out the seven bays. The ground floor rectangular openings received similar treatment, and new windows were punched and installed at basement level, the grade being lowered 5 feet to allow them to have the same scale as the upper floor windows.

Adaptive reuse for residential units broke up the continuous main spaces of the Bottle House into a

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central transverse hallway with rooms on either side. The original piers are still visible in the middle of the hallway (photo 28). The steel-structure mezzanine flooring has been retained but reinforced with steel channels and then continued with infill flooring through the remainder of the building.

**2b) Bottle and Case Warehouse** (photos 30-32)  
1926, remodeled 1970s, 2012

A detached wood-frame addition was constructed just south of the Bottling Plant in 1917. The detachment was fortunate, for a fire fed by a lumber yard to the east of it burned it to the ground in 1926. It was immediately replaced by the present building, a 264 foot by 80 foot hybrid of steel, brick, and wood construction on a concrete foundation. The "new" warehouse is attached at its north wall to the Bottle House. The only historic building of Schmidt's brewery to have anything other than a flat or shed roof, its long gable roof retains highly visible monitors of glass and steel, three 12' x 24' gabled boxes placed regularly along its long north-south roof ridge (photo 32).

Four large, regularly placed openings puncture the north third of the Oneida Street façade. Whether these openings and their multilight windows were part of original construction or an early modification cannot be determined, for no original construction drawings have survived. The modernizations of the 1970s replaced all the multilight windows but the one at the south end with overhead doors. Also of uncertain date was the application of a corrugated steel veneer over most of the entire west (Oneida Street) façade.

The remainder of the west façade is pierced with smaller windows of varying sizes. The south facade also has windows of varying size and placement, with large factory windows on the first and second stories at the east end.

The first floor of the warehouse, primarily used for case storage, is continuous with the first floor of the bottling plant. The 1956 Sanborn Atlas shows a machine shop, originally located in the basement of the Bottle House, occupying the ground floor as well (map M15). Beneath it is a secondary case storage space in a basement with only the south 200 feet excavated, leaving a large filled area between the Bottling Plant and Bottle and Case Warehouse broken only by a connecting tunnel. Unlike the remainder of the Bottling Plant, there is no sub-basement.

The 2012-14 rehabilitation of the Bottle and Case Warehouse removed the steel veneer, and the large openings on the north third were returned to factory-type, 3-wide by 3-high windows consistent with the single extant, deteriorated and replaced original window hiding behind the steel veneer at the south end of the wall. The other windows revealed by removal of the steel veneer and the modern addition at the south end were also restored and numerous new windows installed matched to the size and proportions of the original openings. On the east elevation, beyond view of the general public, all blocked original openings were reopened and new windows installed. In addition, several new windows were punched in, consistent with the size and proportions of existing openings. Finally, the walls on all three elevations were reclad in steel panels above the concrete basement level.

On the interior, both floors were converted to residential units on the east and west walls, the corridor forming a transverse spine connected to the central corridor of the adjoining Bottle House.

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**2c) Bottle Shipping House** (photos 33, 34, and 35)  
1940, 2012

At the end of the brewery's great burst of reoutfitting and expansion following Prohibition, the shipping department moved from the basement to the front (north) end of the Bottle House with a 161 foot by 115 foot rectangular addition. Built on a concrete foundation, its steel frame carries the same combination of muted orange brick and Bedford limestone as the 1930s construction elsewhere on the brewery. Eight bays wide and five bays deep, it has a flat roof concealed by blank parapets.

The north and west elevations have equally prominent façades, the latter flush with the old Bottle House. A wide band of five stone courses encircles the addition five feet from the top of the parapet. Large glass-block windows pierce the belt course at clerestory height.

The parapet is coped in limestone and rises in the center of each of the main façades to carry a carved sign. Inscribed on the west, Oneida Street side is "Bottling Department"; the north side inscription reads "JACOB SCHMIDT BREWING COMPANY," with the company logo centered in the inscription.

Double doors are centered beneath each of the five glass block windows on the north side and two of the seven windows on the west. A number of insensitive remodelings after 1955 paneled over some of the windows, altered nearly all of the door openings, and installed a vestibule and ramp on the north end.

The rear (east) elevation continues the succession of eight glass block windows on the upper level (first floor from the Oneida Street side, but third floor for the building as a whole). These were covered by a steel veneer continuous with that on the Bottle House until the 2012 rehabilitation. Large, factory-type windows perforate both the basement floors. These were variously infilled or altered over an unknown period.

Internally, the Bottle Shipping House originally had one floor and a basement. A mammoth monitor, measuring 51 foot by 22 foot, brought light onto the ground floor, and exposed metal trusses formed an open ceiling, creating a full-volume, open plan space. Walls were lined with a glazed tile related to the tile inside the generator and boiler houses. The ground floor space was otherwise unelaborated. The basement was used for storage, with concrete columns 20' on center.

In the 2012-14 rehabilitation, the exterior alterations to the west and north elevations noted above were removed, the glass block windows restored, and the original door openings filled with double doors that are inoperable but recall the original appearance. One double door continues to function, the main entry at the center of the north façade. The most significant deviation from the original façades was the insertion of a pair of small, clear windows into four of the eight glass block windows on the west, each replaced 24 blocks. New entry doors were also installed in the south end of the west, Oneida Street façade. The original entry at the center of the north end was restored, the concrete ramp at its base replaced by concrete steps and stoop.

On the rear elevation, the metal sheathing was removed and all existing windows restored with aluminum multilight windows matched to the original factory windows at the upper part of the basement level. By lowering the grade, enough additional wall was exposed to allow the replication of the factory windows along a lower row. In addition, rectangular openings were punched beneath the clerestory glass block windows, and these were filled with pairs of double-hung sashes.

The interior on each floor was broken into residential units divided by a central transverse corridor. The

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basement units are loft-style, with the mezzanine level regarded by the developers as a new story, creating in effect a three-story building. The central line of concrete columns in the basement remains fully exposed.

**2d) Soaker Room and Government Cellar (photo 27)**  
1950

With post-war expansion of the Main Brewery Complex complete, a 173 foot by 32 foot rectangular concrete addition was appended to the rear of the Bottling Plant, lapping over the Bottle and Case Warehouse. The Soaker Room and Government Cellar has two floors fully exposed from the rear (east) side of the Bottling Complex. The upper floor at the rear elevation is sheathed in brick approximately color-matched to the reddish brick of the Oneida Street façade. The rear wall has 14 bays created by regularly placed strip pilasters. A pair of rectangular factory windows is set into each bay. The lower floor is of concrete pierced by a row of paired, double-hung windows and, near the center, an entry through a projecting vestibule.

Like the original government cellar in the basement of the Bottle House, this addition was used for finishing the beer for bottling as well as metering its quantity for taxation purposes. On the floor continuous with the Bottle House floor, the north part, directly behind the south half of the Bottling Plant, had bare concrete interior walls partitioned into a main room and office. The south part, behind the north one third of the Bottle and Case Warehouse, originally had interior walls clad in glazed ceramic tile and a row of bathrooms running the length of its west wall. Partition walls have undergone several changes since 1950.

The rehabilitation of 2012-14 restored the factory windows in the 9 bays in which they were original. The remaining 5 bays were either blank or punctured with smaller openings. These were given factory windows matched to the restored existing windows. All of the openings on the first level are new, their creation permitted by the lowering of the grade.

The tile walls were retained in the rehabilitation. All other walls were left as exposed masonry or painted, with the exposed concrete structural system also left visible. New partition walls broke up the spaces into loft-type residential units which, as elsewhere in the rehabilitation, retain the full-volume height for living areas.

**3 Office Building (archival image A13, maps and plans M2 and M15; photos 36-42)**  
882 W. 7th Street  
1934, 1950s  
1 contributing building

Built just to the northeast but overlapping the site of Stahlmann's old offices and bottling plant, the new Office Building is faced in orange-tan brick, trimmed in Bedford stone, and carrying several marks of the Moderne Style. Above ground, the footprint forms a 149 foot by 87 foot U, creating a light court between the legs of the U. The W. 7th Street leg of the U is of brick construction, and the nearly square western base of the U is wood frame with brick veneer. Both are a single floor. The rear leg of the U, noted on the 1956 Sanborn atlas as "fireproof construction" with concrete and tile floors, rises to two stories. The south and west walls of the squarish base of the U directly overlay the walls of Stahlmann's offices, suggesting use of part of the old foundation. The front of the building is set back further from

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the street than Stahlmann's, probably an adjustment to the widening of the city right of way (maps M12 and M 15).

The principal façade is the W. 7th Street elevation, which angles to the south at the west end, making two walls clearly visible from a centered view on W. 7th Street. Tall, closely-spaced windows march regularly along the façade. Below each is a recessed, fluted, stainless-steel panel and the brick piers between terminate in a flat, two-tiered capital. At the top of the wall is a broad, limestone frieze periodically punctuated by two bricks laid up as soldiers.

The main entry is on the center of the W. 7th Street elevation, with an elaborate architrave made up of broad, fluted pilasters, a wide lintel, and a carved rendition of the circular Jacob Schmidt Brewing Company logo. The outer door, which lay in the basement for many years, is now back in place. The inside door, an impressive Moderne composition of stainless steel and glass, also survives in place. Original tubular copper ornamental light fixtures hang from brackets on either side of the door.

As the façade detailing wraps the corner to either side, the window heads are shortened, the pier elaboration disappears and the fluted panel beneath the windows is replaced by a continuous limestone belt course. The two-floor rear wing, parallel to W. 7th Street, continues the belt course and retains the size and shape of these windows but drops them a foot. The perforated frieze described on the main façade continues around the rear, but the addition of another floor transforms it into another belt course, with the brick wall continuing above it. The second-floor window openings, positioned immediately above those on the first floor, create periodic breaks in this belt. All of the windows are double hung. The main rear door, located at the west end of the rear wall, has a simple stoop with an ornamental iron rail on either side. Secondary rear entries are located in the middle of the west-facing wall and at the rear of a small wing projecting northeast from the end of the W. 7th Street leg of the U.

All elevations remain in excellent condition, having undergone no significant alterations since construction. Extensive masonry repair, matched to the original limestone and brick, has brought all elevations back to their original appearance. The only modern component is an unobtrusive handicapped ramp leading to the entrance off of the parking lot at the rear.

The first and second-floor interiors are trimmed and wainscoted in rift-sawn oak. Originally stained dark, the casework was bleached in a 1960s remodeling. Most of the hallway walls and many of the partition walls are otherwise intact, though there has been some modern remodeling of the offices in the western part of the one-floor section and both floors of the two-floor section. The latter has always been devoted to secondary offices and storage rooms.

A room containing two side-by-side vaults appears to be salvaged from the old Stahlmann offices. Their patents date 1892. The location of the vaults is ca. 20 feet northeast of their original location, and elaborate architraves at the vault entries were moved with them, showing considerable devotion to saving a significant piece of the brewery's early ownership.

From a planning standpoint, the most important interior spaces on the ground floor were probably the brewery owner's office in the above-mentioned northeast projection and the reception room just behind the main entry. Both are intact but for the introduction of new counters and associated casework in the reception area. Notwithstanding the vault architraves, the outstanding ornamental feature of the ground floor of the office building is the winding stainless steel balustrade lining the stairway from the reception room to the basement. Built up of six flat steel rails supported by ornamental iron posts, it is among the

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finest of its type in the Twin Cities (photo 40).

At the base of the stairs is a small landing leading to the *piece de resistance* of the Office Building: a beer hall designed and outfitted to recall a *fin de siècle* Period Revival (a bit medieval, a bit Renaissance) German Ratskeller (photos 41 and 42). Placed directly beneath the main first floor office suite, its plaster walls are lined left and right (along the southwest-northeast axis) with limestone arcades reaching nearly to the ceiling. The stone is stained dark and in some cases mottled to simulate age and blend with the dark-stained casework and furnishings. Transverse beams span the ceiling, each emblazoned with two typical beer hall sayings in German script painted in the semblance of an unfurled scroll. The sayings on the third beam from the entry are in English ("For its always fair weather when good fellows get together"); those on the other three beams are in German.

Chandeliers in the form of wagon wheels hang from the center of the spaces between the beams. A common folk-Colonial Revival device elsewhere, these fixtures have a particular relevance here for their recall of the early distribution of beer by horse and wagon.

At the northeast end of the ratskeller and directly beneath the brewery owner's office are two bathrooms, each entered via a paneled door. Between them is a fireplace lined in herringbone brick and with a surround and short hearth of limestone. All of the fittings and some of the furniture, e.g., the hat rack and bench on the entry wall, appear to be architect-designed.

The four arches on the southeast wall each mark out distinct adjoining rooms. An uncharacteristically short, blind arch near the east end has two windows above it, each with spindle window-guards. These bring light to a cooler room on the other side of the wall. The next arch to the west opens to a bar whose dominant feature is a fanciful backdrop painting, carefully fitted to that unique space, of Jacob Schmidt and the Bremer brothers quaffing beer outside a hunting lodge.

The two arches at the west end open to the sampling room, in which tapped ends and sides of beer barrels protrude from the south wall. To the left (northeast) of the sample room is a kitchen; in the south corner is a door leading to a checkroom, bathroom, and rear stairway. The sample room, kitchen, and cooler room occupy a part of the building with a light court above grade. Behind the sample room is a large space once converted to a gift shop. Its faux-stone walls date from ca. 1992.

The bar, fireplaces, wall plasterwork, wood casework, light fixtures, several tables and chairs (many of them stock items), and German sayings stenciled onto overhead beams remain much as they were in the 1930s. The only known significant removals between the 2005 and 2008 surveys were a series of distinctive sconces in the form of miniature kegs and some of the more distinctive chairs.

**4 Keg House** (archival image A14; photos 43-46)

West side of Webster Street between James Avenue and W. 7th Street  
882 W. 7th Street (historical address 610 James Avenue)  
1937, 1940  
1 contributing building

The Keg House had the same array of functions as the Bottling House: filling containers, warehousing them, and shipping them out. This and the Bottle Shipping Warehouse were the last of Magee's post-Prohibition era, Moderne improvements to the brewery. The Keg House is a 181 foot by 125 foot steel-frame, brick-faced building across Webster Street from the Main Brewery Complex. Designed in what is

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sometimes called PWA Moderne fashion, the original building has a rectangular footprint with the northwest corner chamfered at W. 7th Street. The walls of the north and east façades were elaborated in the same way: five belts of Bedford limestone interrupted by large window openings.

The east façade, facing the Main Brewery Complex, has five nearly square window openings originally filled with glass block. Beneath the windows are simple square openings through which the kegs were transferred to carts or trucks. Between the second and third windows is a stepped-out bay with two large side-by-side openings extending to grade level. These permitted the entry of rail cars via a spur of the Omaha line running along the north bank of the Mississippi River. The stone-coped parapet of the door bay rises several feet above the similarly coped parapet of the rest of the building.

The openings on the north elevation and the short northeast chamfer were about 2/3 the dimensions of the glass block windows. All are partially or completely infilled with cement block parged with stucco. The original openings themselves remain clear in outline from the outside as well as inside, though it is not known what type of window they held.

On the north wall, right over the filled window openings, "Jacob Schmidt Brewing Co, Quality Since 1853" has been painted in large letters, advertising the company and its product to W. 7th Street traffic and passersby. The wall also retains a wearing coat of white paint and, at pedestrian height, a flurry of graffiti.

The secondary elevations of the building, facing west and south, are treated in factory-like fashion. Each is divided into bays by strip pilasters. Within each bay were two side-by-side, double-hung windows with divided-light sashes. The west elevation is now covered with a modern scenic mural, but the window openings are still clearly visible. The two window openings on the east end of the north elevation have been bricked in and the rest covered over with plywood.

The construction of a concrete ethanol cooling plant at the southeast corner in 2000 obscured much of the south elevation and threatened the integrity of the southeast corner of the Keg House. However, its removal has left most of that wall intact, the damage confined to a small area at the top of the southeast corner.

The interior of the building is a largely free-span space, interrupted only by widely spaced steel columns. Its flat roof is supported by an exposed iron truss as well as the columns. Two large monitors run from east to west, flooding the interior with light.

The merits of the original design are obscured by the loss of all its historic windows and doors, but their outline, and in many cases their full depth, remain. Apart from the minor damage already noted the walls maintain a high degree of structural integrity.

**5 Bottle Shipping House Parking Lot Retaining Wall and Fence (photo 47)**

Connected to and running east of northeast corner of Bottle Shipping House

1940s

1 contributing structure

In order for trucks to access the Bottle Shipping House from Erie Street, it was necessary to level the drive and parking area to building-entry grade and build a concrete retaining wall skirting the residential properties to the south. This had to be massive because of the cumulative weight of the trucks coming and going on the lot. Rather than continuing the retaining wall into a parapet, a double iron-pipe rail

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supported by decorative concrete piers was inserted into the top of the wall. The 80 foot rail system has a strong industrial character and is in an excellent state of preservation. Each pier has a pronounced taper in lateral profile, an asymmetrical peak, and a series of parallel ridges on its parking lot side, giving the fence a late Moderne sensibility akin to that of the Bottle Shipping House.

**6 Well House #4** (photo 48)

Immediately northeast of Office Building  
ca. 1950  
1 contributing building

Construction of this 15 foot by 15 foot building occurred sometime between the post-war brewery remodelings (1948-49) and the sale of the brewery to Pfeiffer's (1954). This was the first free-standing well house to be built, as the three earlier artesian wells were located within the Main Brewery Complex or its progenitor on W. 7th Street. Faced with an orange-tan brick similar to that of the other post-Prohibition brewery buildings, the door at the west end of its south side is its only opening. The roof is flat. The building possesses good design integrity, with a steel door being its only modification. There is some masonry deterioration on the southeast corner just above grade.

After Schmidt-Bremer ownership, successive owners built two well houses of similar design. One of them (Well House #5) stood behind the New Stock House and has been demolished. The second (Well House #6) is described below. Well House #4 is the only brewery well house to appear on the 1955 revision of the Sanborn Atlas of St. Paul.

**7 Billboard** (photo 49)

Southwest corner of W. 7th Street and Erie  
Early 1950s  
1 contributing structure

This double billboard on the northeast corner of the historic brewery property was constructed near the end of the brewery's operation under local ownership. The sign permit has been lost, but there is photographic evidence of its pre-1955 creation (archival image A18). The billboard has two facets, one mounted on an east-west axis and the other running parallel to W. 7th Street. Connecting them is a hollow, 3-dimensional image of a beer bottle. Its best-remembered product posting was a pairing of Schmidt with Grain Belt beer, a venerable Minneapolis brand that had been bought by the G. Heileman Brewing Company of LaCrosse, Wisconsin, in 1975 and was then being manufactured at the Schmidt Beer plant under Heileman ownership. The steel structure and backing for the billboard retain a high degree of integrity.<sup>16</sup>

<sup>16</sup> A longtime local resident has photographs from his house behind the sign, showing it in place when he was a child. The billboard can also be dimly seen in the distance in a 1955 photograph of the streetscape standing northeast of the brewery (see archival image A18).



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**8 Well House #6** (photo 50)

888 W. 7th Street

1980

1 noncontributing building

This is the last well house built on the historic brewery property. Constructed to serve the expansion of the brewery operation under Heileman ownership in the 1970s, it is very similar to Well House #4 in brick facing material and entry placement but is nearly twice as long in the dimension away from the entry elevation.

**9 Ethanol Cooling Plant** (photo 51)

Southwest corner of the historic brewery property

2000

1 noncontributing structure

In 2000, the ethanol operation built four concrete structures on land occupied by the West End Lumber Yard during the Schmidt-Bremer era. The Ethanol Cooling Plant is one of two that remain. Now shorn of its flat roof, it is a boxcar-like concrete enclosure placed at right angles to a now-removed ethanol tank. The walls are unadorned but for two round clerestory windows evenly placed on both of the long (north and south) elevations, a large rectangular opening near the west end of the south elevation, and a doorway on the south end of the west elevation. All of the openings are now bare.

**10 Foundation of Corn Silo**

Adjacent to Ethanol Cooling Plant, at rear of Keg House

2000

1 noncontributing structure

Situated immediately south of the now-demolished ethanol control room, a monolithic circular concrete foundation is all that remains of a silo built for the ethanol plant. It has two punched entry openings in its wall and has been given a metal roof, through which protrudes the lower section of a central (venting?) metal flue.

**11 Public Bus Shelter** (photo 49)

Southwest corner of W. 7th Street and Jefferson Avenue, in front of the billboard

ca. 2000

1 noncontributing structure

This modern, glass and aluminum non-contributing structure went into service around the time that the brewery was converted to an ethanol plant. Mildly Post-modernist in design, the vertical rectangular panels of the standing area are surmounted by a gabled roof with a half-wheel design on either gable end, each resting on the pediments. The roof ridge is adorned with decorative finial on either end. The footprint is broadly rectangular, with the longest sides carrying the gables. Walls and roof are all of glass set within a thin anodized aluminum framework.

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**12 Underground Cellars** (maps M5, M13, and M14; photos 52 and 53)

No address  
1858-80s, 1901-03

1 contributing structure in part underlying other properties

The remaining cellars beneath W. 7th Street and the Office Building are the oldest structural components of the brewery, comprising remnants of Stahlmann's celebrated multilevel constructions of 1858-1879. At the heart is the largest single remaining room of the Stahlmann caves, popularly dubbed the "rotunda" for its convex ceiling. It originally ran beneath Stahlmann's bottling plant and office building. One branch from it led to a small space directly beneath the Rathskeller, where access was once provided via a manhole. Another branch led to a long chamber running approximately beneath the southeast edge of W. 7th Street. The foregoing cellar chambers and passages are at a sub-basement level, comprising the first tier of Stahlmann's labyrinthine system (photos 52).

One tier up and directly beneath W. 7th Street is a second level shared by the sewer system. This level has been a favorite haunt of "urban explorers." The older parts of this system north of W. 7th Street have been largely blocked off and appear unsafe to access without reinforcement of the ceiling. Originally, two branches led to entries north of W. 7th Street, one of them in the basement of Christopher Stahlmann's house, the other to a vertical shaft at the extreme northeast corner of W. 7th Street and Webster Street. A sketch plan of the chambers and passageways of this upper tier of cellars was drawn on a plat map by the city in 1885 in preparation for extending the sewer system down W. 7th Street later in the decade (map M5).<sup>17</sup>

Stahlmann's caves are connected to the excavations made by Schmidt beneath part of the Main Brewery Complex. A large excavated area is connected to the subbasement resting cellars at the west end of the south and middle Stock Houses (1a-b). Stretching beneath the New Wash House and the Machine House is a discontinuous chamber with rows of monumental Chaska brick piers. The easternmost row of piers supports the wall dividing the old and new wash house components (1j and 1l). A passageway leads to a system of even heavier piers beneath the Boiler House (1m) and Generator House (1d). This latter system of piers is largely infilled, probably from dirt removed from other areas of the cellar. The weight of the machinery above probably required spacing between the piers too close for the over-all space to be useful. Another, wider tunnel/hallway leads north northeast to the oldest accessible part of the cellars beneath the office building. These chambers and passageways are all shown in a measured drawing of the subbasement brewery plan in 1937, but it is unknown how much of them date from that period and how much were excavated during earlier brewery construction (maps M13 and M14 and photo 53).

The original piers, brick-and-stone arches, and barrel vaults that are readily visible are in sound condition, but many of the native rock surfaces in the older areas not reinforced by masonry have lost significant material. Carving of the cellars often stopped short of the limestone bedrock, permitting seepage to separate large plates of sandstone from the ceiling and walls. In addition, much of the excavated material from the 1930s enlargement of the brewery was pushed into the old cellars, raising some of Stahlmann's cellar floors up to the height of the capitals and concealing Stahlmann's well-

<sup>17</sup> An electronic image of the original document is in the Department of Public Works, City of St. Paul. The plat map showing the sketch plan of the upper level of Stahlmann's caves is of unknown origin. Sewer main and connections are penned in, as are much later changes such as the closing of Oneida Street.

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attested early achievements of 10-foot ceilings before 1880 and 15-foot ceilings in the early 1880s.<sup>18</sup>

From an historical standpoint, the most significant part of the Brewery Cellars is probably the room beneath the Office Building and the now-blocked passageways north under and past W. 7th Street. But until a modern mapping occurs, it is difficult to assess how much of this is recoverable. The most intact part of the beneath-ground system occurs at the sub-basement level under the northern part of the Main Brewery Complex, where sizeable chambers remain accessible and the brick piers and stonework are readily visible.

**13 Stahlmann-Schmidt-Bremer House, also known as the Schmidt-Bremer House**

(Archival image A20; photos 54-56)

1855 W. 7th Street

1874, 1907

1 contributing building

1 noncontributing structure

This has been the brewery owner's house through three generations of owners. Built of native Platteville limestone coursed ashlar both above and below grade, it is two stories in height with a hipped roof and projecting cornice supported by brackets. Its dressed, gray surfaces and monumental aspect once blended into a cluster of stone brewery buildings arising on the other side of W. 7th Street in the early 1880s.

In spite of the rock-faced stonework of its walls, it has all the requisite marks of the Italianate style: dressed limestone door and window cornices, a wide frieze punctured by attic lights, massive and ornate bracketing, and a hipped roof. The front (southeast) elevation is three bays wide, with the door inserted into the right, or easternmost, bay. The windows are vertically aligned from first floor to attic. First and second floor windows have segmental-arched heads, as does a large transom light over the twin-leaf entry. Their arched, dressed architraves project slightly from the wall, each with a keystone that projects further and a short vertical continuation down the sides of the opening. The attic windows are rectangular, with a short console centered above each and ornamental corbels beneath their lower corners. Brackets are spaced midway between the attic windows in symmetrical fashion, with a doubling of the brackets at the corner and square set-in panels filling the space between window and bracket. The secondary façades to the southwest and northeast are fenestrated and ornamented in similar fashion.

The house joins together four distinct volumes, clearly indicated by changes in height or setback from front to rear: a front, nearly cubical mass housing the main rooms below and the bedrooms above, a two-floor wing with the servants' quarters above, a one-floor rear wing, and a two-floor wing centered on the northeast elevation of the main part of the house. A two-floor octagonal bay centered on the side enlivens the southwest elevation. Each of the wings had a wood-frame veranda running its full length. The cornice bracketwork of the wings is reduced to paired brackets at the corners. It is unknown whether that marks a design simplification or a material loss.

During the decade of his ownership, Schmidt replaced the front veranda and the forward-facing veranda on the northeast with a single, long stone porch that wraps the east corner. Designed in a severe but well detailed neoclassical vein, it utilizes native limestone ashlar matched to original construction. In keeping with the reconstruction of the brewery in 1901-03, the top course of the porch parapet and a belt course

<sup>18</sup> The most complete description of Stahlmann's caves is in John E. Land, *Historical and Descriptive Review of the Industries of St. Paul* (St. Paul: J. E. Land, 1883), 110.

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level with the floor is of dressed Bedford stone, which has a warmer hue than the native limestone. The simplicity, proportions, and fluting of the stocky, paired columns recall the Greek Doric order, though the columns lack entasis and have a foliate molding near the base of the capital. The outside corner columns are square in cross-section and paneled rather than fluted.

Schmidt also added to the rear of the house, building a second floor onto the rear wing and extending it to the northeast in 1907, so that the house footprint became a U. Around the same time, he extended the southwest-facing veranda of the rear wing to front the middle wing as well. This veranda has since been enclosed but retains its footprint, lower walls, roof, and bracketing. The enclosure is of unknown date and may not have occurred during the period of significance.

The only substantial alteration to the exterior of the house in modern times is the construction of an incompatible one-floor addition at the very rear. It approximates the projection of an early porch but extends it to either side to overlap the end of the rear-wing veranda described above and protrude several feet beyond the north corner at the other end.

Apart from these alterations to the rear wing, the exterior of the building retains a high degree of historic integrity. The only loss to the street elevation is the removal of a stone balustrade from the top of the porch.

There is also a small, modern gazebo in the side yard. It is a noncontributing structure.

**14 Henry C. and Angelina Stahlmann House** (photo 57-59)

1877 W. 7th Street

1878, 1885, 1888, 1930

1 contributing building

1 noncontributing structure

Built during the final stages of the second major expansion of the brewery, the house of Christopher Stahlmann's eldest son is a smaller, wood frame companion to his father's mansion. Built on a native limestone foundation, it is clad in clapboard and has a hipped roof. Its front openings are three over three, with the lower opening at the right (southeast) side forming the main entry and leading to a side hall. The cornice is elaborated with dentils and paired brackets, and the windows have architraves made up of side casings with swollen base and top and a cornice composed of a molded segmental arch. A one-story octagonal bay, popularly added to dining rooms throughout the city in the early to mid-80s, protrudes from the middle of the southwest elevation. The nearly cubical mass of the main house block is joined to a one-story rear wing that is also capped with a hipped roof. Probably part of original construction, this wing dates at least to 1883, when it is shown in that year's Sanborn Atlas.

The original veranda ran across the front elevation of the house. In 1930, it was replaced by a porch beginning at the entry and wrapping the southeast corner. This has in turn been replaced by a deck with roughly the same footprint as the second porch. Apart from the deck the only modern alteration to the exterior of the house is an enclosed staircase leading from the southwest side of the rear wing to the second floor. The cornice and architraves have few losses to their integrity and provide a good sense of the house's time and style, but the loss of the porch; either original or replacement diminishes both the appearance and the integrity of the design as a whole.

A garage addition from 1925 once jutted from the rear wing, but it was replaced after World War II by a

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small detached garage to the southwest of the house. That in turn gave way in the 2000s to a larger double garage on the same site. It is a noncontributing structure.

**15 Delivery Vehicle Complex** (archival image A19; photos 60-64)

378 Toronto Street (various historical addresses on Toronto Street, Webster Street, and W. Jefferson Avenue)

1881, 1901, 1908, 1910, 1937-38

1 contributing building

The Delivery Vehicle Complex began as a stone stable for Stahlmann Brewing Company's delivery teams, possibly designed by Martin Wangen, the architect of the brewery expansion of 1882. By 1938 it had grown into a sprawling complex for servicing, repairing, and storing trucks. It is a mélange of styles, from Italianate beginnings through a vernacular commercial mode to a severe, industrial interpretation of the Moderne Style. Apart from the loss of the original stable cornice and roof, the building complex has a high degree of integrity, and its evolution expresses the history of commercial vehicular delivery over fifty-year span. The only buildings lost from the property are a sequence of horse sheds and barns, which came down incrementally between 1908 and ca. 1920. All of the buildings are of masonry construction.

**15a) Stahlmann Stable** (archival image A19; photo 63)

378 Toronto Street (historical address 359 Webster Street)

1881, remodeled 1901 and later

Coincident with his new malt houses and shortly after his introduction of bottled beer, Stahlmann constructed a 40 foot by 98 foot stable on Webster Street. Made of locally quarried Platteville limestone, it has a variety of low-arched openings, a prominent water table, and a hipped roof. Four small, squarish windows, one in front and three on the long south side indicate horse stalls, and a large, raised opening on the east end of the latter elevation provided street access to the loft. Original doorways for human use survive on the east elevation, together with the building's only tall window. All these openings appear to be unmodified since their construction.

The main horse entry was at the west end of the south elevation, as indicated in a 1936 photograph (archival image A19). The original, segmental-arched head of that opening has been modified to accept an overhead door. On the east end of the south elevation, a doorway of uncertain date has been added.

Rising from the roof are two hipped-roof dormers dating from a 1901 rebuild of the roof after a fire. The rebuild conformed to the hipped roof form of the original building, whether its slopes also conformed to the original is unknown. With the exceptions noted, the present building possesses a high degree of integrity and conforms in detail to the 1936 photograph.

With Stahlmann's introduction of a bottling operation in the late 1880s, the need for horses and wagons outgrew the stable, and a series of wood barns were erected near the stone stable, the largest facing Jefferson Avenue at midblock. These went down one at a time as Schmidt replaced them with brick stables.

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**15b) Schmidt Boarding Stable** (photo 63)  
378 Toronto Street (historical address 354 Toronto Street)  
1908

With his brewery rebuild nearly complete, Schmidt erected a 50 foot by 112 foot two-story stable on the southeast corner of Jefferson Avenue and Toronto Street. Of steel and concrete construction on a native limestone foundation, it is faced with yellow, common Chaska brick. Three large openings on Toronto indicate that wagons or carriages as well as horses were housed in the building. Small double-hung two-over-two windows along the Jefferson Avenue side indicate horse stalls. The cornice is made up of a simple stepped corbel. Some significant modifications have occurred on the Toronto side: replacement of a pair of small, arched second floor openings with a large rectangular window, partial infilling in wood of the northernmost wagon entry to accommodate a door and double-hung window, and a similar infill of brick on the southernmost wagon entry to accommodate a similar door and window.

**15c) Schmidt Stable Addition** (photo 64)  
378 Toronto Street (historical address 355 Webster Street)  
1910, remodeled 1920s (?)

In 1910, Schmidt pulled a permit for a 47 foot by 80 foot 1½-story "frame addition to stables" to the north side of the Stahlmann stone stable. The existing brick-clad building may be a veneering of the frame building or a rebuild after a fire. Three large doors facing Webster indicate its use for storing delivery wagons as well as housing horses, a function performed earlier by outbuildings south of W. 7th Street. Its north end terminated approximately 20 feet short of the boarding stable, presumably because Stahlmann's wagon shed was still in use. By 1927, the building was used for truck storage, the wagon shed was gone, and the stable addition connected to the boarding stable via a brick-veneered frame addition with factory-style windows.

In spite of the original permit calling for frame construction, the stable addition matches the steel frame, brick veneer, fenestration and detailing of the boarding stable, and the continuity of the foundation and water table line suggest some unity in planning and construction in spite of the temporarily intervening wooden structure. The sash windows along the Jefferson Avenue side are somewhat narrower than their companions to the west and are glazed in a one-over-one (rather than two-over-two) pattern. On the east side, the Schmidt barn retains the outline and insets of its three original wagon openings, though the southernmost opening has been partially infilled with wood paneling to accept a bank of three windows and the northernmost opening has been infilled with wood paneling to accept a door and window similar to those inserted on the east end of the boarding stable.

**15d) Truck Garage** (photos 61-63)  
378 Toronto (historical address 366 Toronto Street)  
1937

This mammoth 222 foot by 164 foot garage was the first part of the Delivery Vehicle Complex designed specifically for trucks. By connecting it to the earlier buildings, Schmidt Brewery consolidated its delivery operation on one large site. The new garage was designed in a Moderne fashion recalling the just-completed Keg House: brick facings on a steel frame, with broad limestone belts and copings and stepped-out truck entries providing the stylistic detail. Exposed iron trusses support the flat roof.

The west façade is symmetrical, with four large windows between the two truck entries and two similar

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windows between each entry and the nearest end of the building. Wide limestone belt courses run continuously along the façade except where interrupted by the double step out of the entries. These entry step-outs, which also step down to the main wall from the door lintel, provide the strongest piece of Moderne detailing. The window openings were originally filled with multilight steel-frame sashes. These have been replaced with green aluminum-muntined sashes with fewer lights.

On the east, the façade is designed along similar lines with some exceptions. The northern end of the façade is cut short by the back end of the Boarding Stable, and three of the openings between the truck entries are modified. The third window to the north of the south entry has been filled in with brick, and the second and fourth openings are now doorways, the former for smaller vehicles and the latter for human entry.

Devoid of stylistic detail, the south elevation is faced in common yellow brick distinct from the orange-tan product used on the main façades and elsewhere in post-Prohibition brewery construction. It has nine window bays, seven nearly square windows flanked by a rectangular window at either end. All are placed lower than the windows on the main façades.

**16 Frank and Angela Nicolin House** (photo 65)

847 W. 7th Street

1900, 1920s

1 contributing building

As he eased into his second retirement, Stahlmann brewery manager Frank Nicolin built this house next to the mansion Schmidt would purchase the following year. He married Henry Stahlmann's widow, Maria Angelina, in 1891 and for several years her mother-in-law, Margaret Stahlmann, would live with them. Similar in size to the Henry C. and Angelina Stahlmann house, the Nicolin house has a hipped roof, cross-gabled plan, paired second-floor windows, and modillioned cornices, all representing a late stage of the Queen Anne style. The front veranda was replaced in the 1920s with a Craftsman porch with wood piers rising from a contour block foundation. This porch is enclosed, and the house walls, originally clapboard, have been sheathed in plaster. Its troweled stucco pattern was popular nationwide from the mid-1920s to the early 1940s. A rear porch appears to be original, although it too has been enclosed. All of these changes are likely to have been made prior to 1950 and may date to the 1920s. Thus it possesses a high degree of integrity within the period of historic significance, although it has changed considerably from the time of its original construction.

**17 Nicolin Duplex** (photo 66)

357 Oneida Street (historical address 357-359 Oneida Street)

1901

1 noncontributing building

The year after he built his own house, Nicolin constructed a side-by-side rental duplex around the corner on Oneida Street. Its unusual plan is still in place: deeply inset entries on either side, with narrow porches that project beyond the front wall of the house. Like the Nicolin house, it is a late Queen Anne design, with a limestone foundation, clapboard siding, and a hipped roof with prominent front and side gables. Each unit has a picture window facing the street and paired windows above.

The walls have been overlaid with aluminum siding, and the rear of the building has been significantly

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altered. Nicolin himself did not reside in the building, nor did he rent to brewery workers. Because of the looseness of its association with the brewery and its diminished integrity, the property is classified as noncontributing.<sup>19</sup>

**18 Michael and Katherine Leirich House (photo 67)**

615 Palace Avenue  
1906

1 noncontributing building  
1 noncontributing structure

Michael Leirich (b. 1867) was the long-term proprietor of a retail shoe store in a small triangular block of stores just west of the historic district on W. 7th Street. Both he and Katherine (b. 1871) emigrated from Bohemia. Their house is one of a pair of modest two-story brick houses facing the brewery property, built of similar materials and occupying land once filled by Schade's Beer Garden. Schmidt's brewing company purchased the old Schade property shortly after the turn of the 20<sup>th</sup> century, then sold off lots for residential use.

A transitional Queen Anne-Craftsman design, the Leirich house has a limestone foundation and the same combination of orange-tan variegated brick and Bedford stone trim as the brewery buildings from the 1930s. The roof is hipped, but its ridges are interrupted by large gables rising flush with the walls on all but the rear elevation. A two-story window bay rises toward the side street, while the Palace Street elevation has a single-story window bay to the left of the entry. All of the gables are off-center, the two on the elevations with window bays rising on a vertical line with the bays.

Massive lintels, projecting sills and a wide belt course crossing the front of the house, all of them of stone, visually dominate the design. The lintels and sills have been painted white. Aluminum sheathing covers fascia, soffits, and gable walls.

A front porch originally projected from entry (south) elevation just below the belt course. That and a smaller porch in the re-entrant angle of the northwest corner have been removed, although the foundation of the front porch remains under a modern railed deck. A two-story faceted bay projects shallowly from the west elevation. Soffits, fascia, and gable ends have been sheathed with aluminum. Beyond the changes noted, the house retains much as it was when built.

The Leirich house is a noncontributing building, as Michael and Katherine Leirich had no known association with the brewery. A modern, gable-roofed garage at the northwest corner of the house is also a noncontributing structure.<sup>20</sup>

<sup>19</sup> The Nicolin Duplex is included in the City of St. Paul's Jacob Schmidt Brewing Company Heritage Preservation District as a contributing resource because of its association with an early brewmaster, the intactness of its footprint and roof lines, and the retention of its original door and window openings under the aluminum overlay.

<sup>20</sup> The Leirich House is included in the City of St. Paul's Jacob Schmidt Brewing Company Heritage Preservation District as a contributing resource because of its compatibility in time of construction, materials and style with the Auberle House and in materials with the post-Prohibition brewery buildings themselves, making it a significant visual component of the district.



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**19 John and Susanna Aubele House** (photo 68)

601 Palace Avenue

1907, 1934

1 contributing building

John Aubele was a brewmaster for Jacob Schmidt for nearly thirty years. He and Susana were born in Germany, meeting and marrying in Pittsburgh, where Aubele began his career as a brewer. The Aubeles remained at this address in St. Paul until shortly before John Aubele's death in 1942.

Like its neighbor, the Aubele House is built of an orange-tan brick resting on a limestone foundation. Its main roof is hipped, but its dormers are a mix of gable and hipped roofs, giving it less affinity with the passing Queen Anne style and more with the emerging Craftsman style. It has a faceted, two-story bay, projecting from the east elevation and surmounted by a gable rising flush with the wall. The other dormers, including one centered on the front (south) elevation are hip-roofed with canted sides. As in the Leirich House, the dormer walls as well as all soffits and fascia are sheathed in aluminum.

The Aubele House retains its full front porch. The roof, Doric Order columns, and deck appear to be original, though the balustrades are a considerable replacement. Aubele added a brick two-story rear wing in 1934, replacing a wooden kitchen porch. Apart from the aluminum work, the Aubele House appears today much as it did on the completion of the 1934 addition.

**20 Electrical Utility Building**

378 Toronto Street (no address specific to the building)

ca. 1980s

1 noncontributing structure

At the rear of the Aubele House is a modern, one-story, concrete, flat-roofed electrical utility building enclosed in a high fence. It has no openings but for a single door.

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LIST OF RESOURCES

|    |   |           |                             |
|----|---|-----------|-----------------------------|
| 1  | Main Brewery Complex  | 1881-1949 | 1 contributing building     |
| 2  | Bottling Plant  | 1915-1950 | 1 contributing building     |
| 3  | Office Building   | 1934      | 1 contributing building     |
| 4  | Keg House   | 1937      | 1 contributing building     |
| 5  | Bottle Shipping House Parking Lot<br>Retaining Wall and Fence | 1940s     | 1 contributing structure    |
| 6  | Well House #4   | ca. 1950  | 1 contributing structure    |
| 7  | Billboard   | 1950s     | 1 contributing structure    |
| 8  | Well House #6   | 1980      | 1 noncontributing structure |
| 9  | Ethanol Cooling Plant   | 2000      | 1 noncontributing structure |
| 10 | Foundation of Corn Silo                                       | 2000      | 1 noncontributing structure |
| 11 | Public Bus Shelter  | ca. 2000  | 1 noncontributing structure |
| 12 | Underground Cellars   | 1859      | 1 contributing structure    |
| 13 | Stahlmann-Schmidt-Bremer House                                | 1874      | 1 contributing building     |
|    |   |           | 1 noncontributing building  |
| 14 | Henry C. & Angelina Stahlmann House                           | ca. 1878  | 1 contributing building     |
|    |   |           | 1 noncontributing building  |
| 15 | Delivery Vehicle Complex                                      | 1881-1938 | 1 contributing building     |
| 16 | Frank and Angela Nicolin House                                | 1900      | 1 contributing building     |
| 17 | Nicolin Duplex  | 1901      | 1 noncontributing building  |
| 18 | Michael & Katherine Leirich House                             | 1906      | 1 noncontributing building  |
|    |   |           | 1 noncontributing structure |
| 19 | John & Susanna Aubele House                                   | 1907      | 1 contributing building     |
| 20 | Electrical Utility Building                                   | ca. 1980s | 1 noncontributing building  |

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Archaeological components are likely present throughout the historic district. Intact archaeological sites or features, if discovered in future investigations, should be considered contributing elements to the district.

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*Criterion A: The Jacob Schmidt Brewing Company Historic District is associated with events that have made a significant contribution to the broad patterns of our history.*

**THE SIGNIFICANCE OF SCHMIDT'S BREWERY IN THE CONTEXTS OF THE NATIONAL BREWING INDUSTRY AND THE DEVELOPMENT OF ST. PAUL AS AN IMPORTANT REGIONAL CENTER**

The birth of the brewing industry in St. Paul, as elsewhere in the Midwest, coincided with a massive influx of German immigrants in the 1840s and 50s. They brought with them a relatively new method of brewing, in which fermentation occurred at the bottom rather than the top of the vat and the beer was laid up under refrigeration in barrels for several months before drinking. This lagering method had been known since the late 18th century in Germany but did not establish a foothold in the United States until 1840. From its introduction in Philadelphia it spread to cities in the middle states that were hosts to large numbers of German immigration, notably San Antonio, Chicago, St. Louis, Milwaukee, and St. Paul. By the opening of the Civil War, German immigrants had taken over most of the American brewing industry, and lager was fast overtaking and other English brews as the dominant type of beer in the United States.

In Minnesota, Germans and the lager method dominated the brewing industry from the beginning. In 1849 Anton Yoerg paved the way with the establishment of the Yoerg Brewing Company in Upper Town, St. Paul. By the arrival of statehood in 1858, five additional breweries were flourishing in the city: the Martin Bruggemann Brewery and William B. Balzer's North Mississippi Company founded in 1853, and the City Brewery, North Star Brewery, and Stahlmann's Cave Brewery founded in 1855. In nearby St. Anthony, John Orth set up the Orth Brewery in 1850, with other breweries in St. Anthony and Minneapolis to follow. The number of breweries in both fledgling cities was substantial for communities still numbering less than 5,000 inhabitants; but they were well behind the forty breweries St. Louis could boast of prior to the Civil War as the city's population approached 160,000.

Early St. Paul breweries clustered in three areas: the steep bluff above the Mississippi River on the West Side, the eastern edge of the embankment above the Trout Creek gully, and a long strip of land between Fort Road (now W. 7th Street) and the Mississippi River. All three areas had caves carved into the soft St. Peter sandstone that lies beneath the limestone bedrock undergirding the city. Expansion of the existing caves into the deep, level rooms required for lagering could be achieved quickly and with simple tools.

Six breweries arose on the bluffs along Fort Road, interspaced with numerous foundries, factories, and a major yard of the Chicago, Minneapolis, St. Paul, and Omaha Railroad. Among its five local competitors, Stahlmann's Cave Brewery quickly rose to leadership. By the time of its transition to the Jacob Schmidt Brewing Company, it was the only West End brewery remaining and one of the three largest breweries in the Twin Cities, a position Schmidt and Bremer upheld throughout the life of the Schmidt brewery.

St. Paul's development as an urban center depended on a thriving industrial and commercial sector, and the brewing industry was both major player and bellwether in the rising economic tide of the city. Outlying breweries in particular spurred the growth of neighborhoods remote from the city core, in the process stimulating the infill of the commercial corridor between brewery and city. Like German-

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language churches and schools, the breweries were also a magnet for the immigration and employment of a large German population. Most importantly for the city's commercial and financial independence, the local brewing industry helped turn St. Paul into a major producer of goods consumed by the expanding tier of northern states to the west rather than simply an entrepot for goods from Chicago, New York, and New England.

As a mark of the brewery industry's economic importance to St. Paul, it led the way in the city's emergence from each of the major economic depressions between 1857 and the 1930s. The record of the brewing company established by Christopher Stahlmann is particularly clear. His building campaigns of 1858 and 1878-82 were among the first entrepreneurial initiatives after the panics of 1857 and 1875, respectively. While Stahlmann was bringing his subterranean operation above ground at great expense and to great effect, the city's great building boom of 1884-87 was still years away, and the continued caution of Eastern bankers kept most local entrepreneurs from risking their own investment capital.

An even more severe depression swept the country with the Panic of 1893. Hundreds of businesses left the state, and building activity entered a trough from which it did not emerge until 1901. In that year, \$600,000 was expended on manufacturing plants, and once again, breweries led the way. All but \$100,000 of this sum went to Schmidt's rebuilding of the Stahlmann plant and Hamm's brewery expansion on the East Side.<sup>1</sup>

The vigorous activity of the brewing industry at the turn of the century occurred in spite of a growing temperance movement in the state. Newspaper articles celebrating St. Paul's emergence from the economic depression listed every major local industry but none that had made the greatest investment. Local newspapers carried ads for the breweries but scant mention of either the Hamm's or Schmidt Brewery developments in unpaid articles, in spite of the iconic presence of their castellated Germanic monuments and their growing role as major local employers. They were an economic engine that the media forced to run very quietly.

Even when Prohibition arrived, Schmidt Brewery found a way to remain a major player in St. Paul industry. In the late 1920s Schmidt Brewing Company developed a near-beer that brought the plant back to full operating capacity, allowing it to thrive through the paired woes of Prohibition and the Great Depression.

The Jacob Schmidt Brewing Company's rise to national prominence had humble beginnings. The brewery traced its roots to two of St. Paul's earliest brewing operations. Christopher Stahlmann's enterprise, at first known as Cave Brewery, was the initial development on the land and in the buildings that Schmidt and his partners would turn into the Jacob Schmidt Brewing Company. But Schmidt himself was no novice to beer-making. His North Star Brewery on Dayton's Bluff established his brewing credentials well before his purchase of the Stahlmann plant.

How each of these two historical paths leading to the formation of the Jacob Schmidt Brewing Company (commonly known as Schmidt's brewery), will be explored in turn. The story is critical to an understanding of the significant role played by Stahlmann's brewery and off-brewery buildings in the

<sup>1</sup> "Building Records Are All Broken," *St. Paul Daily News*, Aug. 31, 1901, 1:8; "Breaks Building Record," *St. Paul Pioneer Press*, Dec. 30, 1901, 2: 2.

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birth and early operation of the Jacob Schmidt Brewery Company.

**THE STAHLMANN ERA (1858-1893)**

Henry Christopher Gottlieb Stahlmann (1829-1883) was born to an affluent family in Nuremberg, Bavaria on June 19, 1829. The bankruptcy of his father spurred him and his brothers to seek work abroad. Christopher (the given name he used) immigrated to the United States in 1846 or 1849. After working as a brewer's helper in New York City and Cincinnati, he moved to Muscatine and then in 1854 to Iowa City, Iowa, where he married Katharina Paulus (1834-1874) and set up his own brewery business. A year later he arrived in St. Paul to open a new brewery operation. He was the fourth or fifth to build a brewery in or near the city, but the first to have the optimism and the foresight to plant his establishment on an expansive site well removed from the city center. The city was undergoing its first population explosion, with 553 steamboats arriving in 1855 alone. The population of 4400 would more than double in the next five years.<sup>2</sup>

Stahlmann's business began inauspiciously on the north side of Fort Road. By 1858 it had grown to the point that he was able to afford masonry buildings, which he erected on the south side of Fort Road (now known as W. 7th Street). The first building to be constructed was a three-story brew house built of the native Platteville limestone he would use for all of his future buildings. A fermentation house and bottling plant followed in the mid-1870s, in addition to extensive fermentation cellars being built in an expanding complex of caves at two levels under the brewery. By the onset of the Civil War, Stahlmann's Cave Brewery was the leading beer producer in the state, exporting its product to a wide swath of territory from Canada to the Border States. He had clients in Manitoba, Virginia, Nebraska, St. Louis, Missouri, and Memphis, Tennessee.<sup>3</sup>

For twenty-three years the Cave Brewery operated out of the limestone building complex and its sandstone cellars that grew up on and under the southwest corner of Fort Road and Oneida Street. The bursts of construction in 1858 and the mid to late 1870s led to spikes in production.

In 1870, Stahlmann's real estate holdings were assessed at \$30,000 (six times the 1860 assessment) and his personal estate at \$15,000, making him at that early date one of the most prosperous businessmen in the city. A few years later he built a large house for his family, by then consisting of a wife, Katharina, four sons and a daughter, his mother, and two servants. Constructed on the site of the first brewery buildings, it was connected to the fermentation cellars by a basement stairway.<sup>4</sup>

Near the end of the decade, Stahlmann built a frame house next door for his eldest son (and leading employee), Henry, and his wife, Angelina (or Angela). In 1878, with the nation still in the throes of an economic depression, the Cave Brewery became the first Minnesota beer operation to reach the 10,000-

<sup>2</sup> Early sources disagree about Stahlmann's immigration date. One source (Newson) also has him first settling in Indiana rather than New York City. This précis of Stahlmann's life and character is compiled from a *St. Paul Pioneer Press* obituary for Christopher Stahlmann, Dec. 4, 1883; Edward D. Neill, *History of Ramsey County and the City of St. Paul* (St. Paul: North Star Publishing Co., 1881), 614; T. M. Newson, *Pen Pictures of St. Paul, Minnesota* (St Paul: privately published, 1886), 531; Gary Brueggeman, "Beer Capital of the State: St. Paul's Historic Family Breweries," *Ramsey County History* v. 16 no. 2 (1981), 10; Adam Smith, "The History of the Stahlmann Family" (unpublished booklet, 2003), MHS Collections; U. S. Census, 1870 and 1880; Minnesota State Census, 1875 and 1885.

<sup>3</sup> "A Great Brewery," *St. Paul Dispatch*, Apr. 30, 1877.

<sup>4</sup> The figures regarding Stahlmann's financial worth are based on census research in Smith, 7.

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barrel benchmark. In the late 1870s it was also among the first in the state, if not the first, to produce bottled beer, making the beverage easily available for home consumption.<sup>5</sup>

The peak of the brewery's operation in Stahlmann hands came shortly thereafter. After a flurry of icehouse building brought most of the fermentation cellars above grade, the Cave Brewery was reorganized and incorporated on December 31, 1881, as the Christopher Stahlmann Brewing Company. A statewide leader in introducing brewery innovations, Stahlmann was among the first Minnesota brewers to make extensive use of icehouses. The American patent on the Lind ice machine that made the ice houses feasible had just been taken out in 1881, so he was at the forefront nationally as well.

Reorganization led to a rapid expansion of the brewery's capacity and footprint. Between 1880 and 1881, Stahlmann erected a stone stable northwest of his house; a boarding house, with a ground floor operating as brewery headquarters, west of his bottling plant; and a \$65,000 four-story (including the basement) new brewery complex in the block south of the old. Chicago architect Martin Wanger designed the new brewery buildings, a row of connected malt houses (#1a-c) and a barley-roasting kiln, the former with a modillioned cornice over half of the complex but nothing else to hint at style.

In the midst of this sudden expansion of the brewery complex, a local publication announced that Stahlmann's Brewery was the largest lager producer west of Milwaukee. That may well have been true—but only if it ignored St. Louis, which is west of Milwaukee. With a peak capacity of 60,000 barrels, Stahlmann's Brewery was still 250,000 shy of Anheuser-Busch's production in St. Louis. Eight years later, the brewery hedged its claim a little more modestly, advertising the operation as "the most extensive brewing establishment in the state or the Northwest."<sup>6</sup>

Stahlmann died at the peak of his fortunes in 1883, precipitating a cascade of misfortunes for his family and the family business. His three sons died of tuberculosis one by one over the next ten years, placing the firm in a poor position to withstand the twin challenges of the 1890s: a severe and long-lasting economic depression and the first of many waves of agglomeration of the industry.

In Minneapolis, John Orth's pioneering brewery business survived the economic hardships of the 1890s by consolidating with three other breweries to form the Minneapolis Brewing and Malting Company, with annual production of 500,000 barrels by 1900. But even this figure was well shy of the major regional competitors. Milwaukee giant Pabst passed the million mark in barrel production in 1892, with Milwaukee's Schlitz and Anheuser-Busch of St. Louis not far behind. All four of these companies were pursuing national markets, using mass production techniques and creating distribution networks that made survival difficult for all but the largest brewery operations in the Upper Midwest.

While the Minneapolis Brewing and Malting Company (and its Grain Belt brand) was taking over most of the local brewery business in Minneapolis, Hamm's Brewery on the East Side achieved the ascendant position in St. Paul. By the summer of 1901, Hamm's boasted of producing three-quarters of all the beer sold in St. Paul; the increase in July sales alone was nearly three times the total sales of any other

<sup>5</sup> Doug Hoverson, *Land of Amber Waters: The History of Brewing in Minnesota* (Minneapolis: University of Minnesota Press, 2007), 289. Hoverson gives 1879 as the year in which the 10,000 barrel threshold was achieved, but barrel production numbers in city directories show Stahlmann achieving 10,440 barrels in 1878. See Smith, 8.

<sup>6</sup> The boast is from *The Leading Industries of St. Paul, Minn.* (New York: Reed & Co., 1881), 134.

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brewery in town.<sup>7</sup>

**TRANSITIONAL ERA (1894-1900)**

In the meantime, Stahlmann's Brewery barely managed to survive. The first efforts were to keep it in the family, as much as that could happen with father and three sons gone. George Mitsch (1825-1895), father-in-law of Stahlmann's eldest son, Henry Conrad (1856-1887), and Chris Dorniden, Stahlmann's stepson, spearhead a reorganization of the brewery. Mitsch was a successful carriage maker by trade and held a city office, but the new leadership was unable to stem the collapse of the business, and on any account Mitsch died in 1895. In the next year, the brewery ceased operation and in 1897 passed into receivership. This precipitated the establishment of The St. Paul Brewing Company to restart production, and the brewery, still a leading player in the state in terms of production capacity (but no longer output), staggered into the new century.

That the brewery was able to maintain production at all was probably due to the able management of its plant by Frank Nicolin (1833-1923). Born in Prussia, Nicolin had founded and operated a highly successful brewery and a number of other businesses in Jordan, Minnesota. He married Henry Stahlmann's widow, 23 years his junior, late in 1890, then lost his fortune in the Panic of 1893 and moved to St. Paul. His lost business empire in Jordan (facetiously called Nicolin Ville by locals) consisted of the Jordan Brewery, now in ruins but in the NRHP, a mill, a grain elevator, a sandstone quarry, and the opera house. During the St. Paul brewer's struggles to survive, Nicolin was able to build his own home next to the old Christopher Stahlmann place on W. 7th Street, to be followed a year later by a rental duplex and his retirement.<sup>8</sup>

**THE SCHMIDT-BREMER ERA (1901-1954)**

This was the general state of affairs when Jacob Schmidt (1845-1910) bought the St. Paul Brewing Company and the properties still held by the Stahlmann estate across W. 7th Street from it in 1899-1900. Schmidt was already one of the most widely known and respected brewers in the Upper Midwest and, with national recovery from the Panic of 1893 finally accomplished, was well positioned professionally and economically to set Stahlmann's operation back on its feet. Apart from the plant itself (which Schmidt soon rebuilt), Schmidt could immediately tap into the transportation and delivery infrastructure that Stahlmann and his successors had developed.

Born in Bavaria on October 9, 1845, Schmidt immigrated to the United States at the age of 20, with some brewery experience already in hand. His first employer was the Miller Brewery in Rochester, New York. After a year there, he moved to Milwaukee, working at different times for the Philip Best, Blatz, and Schlitz breweries. In 1870, at the urging of his friend Theodore Hamm, he became brewmaster at Hamm's plant on the East Side of St. Paul. Then he went back to wandering, first to New Ulm, where he worked for August Schell and married Katherine Haas in 1871, then on to Berlin, Wisconsin, back to St.

<sup>7</sup> Ad in *St. Paul Globe*, Aug. 18, 1901.

<sup>8</sup> Nicolin's life is well documented in Neill, Edward D., *History of the Minnesota Valley* (Minneapolis: North Star Publishing Co., 1882) 324, and *Minnesota Reports*, vol. 55 (St. Paul: West Publishing Co., 1895), 130. I am also grateful to Terri Knox, co-owner of the Nicolin Mansion B & B, for additional information.

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Paul to work for Bahnholzer, then off to Milwaukee.

In the long aftermath of the Panic of 1873, Schmidt's career sank to its lowest point, for he listed his occupation in the 1880 census as "retired brewer," though he was still only 35 years old. After a move to Chicago for a short stint with the Keeley Brewery, he finally returned to St. Paul to work for the North Star Brewery in 1884. North Star Brewery, the second historical root of the Jacob Schmidt Brewing Company, was established in 1855 on the corner of Commercial Street and Hudson Road in Dayton's Bluff. After several years of struggle, the brewery was bought by Franco-American wholesale grocer William Constans in 1872. Constans embarked on an ambitious building program, resulting in a plant occupying an area 300 by 200 feet and described as "picturesque as a castle on the River Rhine."<sup>9</sup>

The historical record is inconsistent regarding Schmidt's arrival at North Star, some sources crediting him with the rise of the brewery under Constans in the 1870s and others claiming that he was not lured to North Star by Constans until 1884, when Constans offered him a half interest in the brewery. By the late 1870s, like Stahlmann's Cave Brewery, it claimed to be the largest brewery west of Milwaukee. Also like the Cave Brewery, it had enormous cellars dug into the sandstone bluffs and a large bottling department.

Though brewery production failed to keep pace with the rise in output of Minneapolis Brewing Company and Hamm's, North Star continued to be one of the leading beer producers in the state through the 1890s. In 1899, Schmidt turned over the major portion of his interest to a corporation whose officers were Adolf Bremer, Otto Bremer, and Peter Memmer. Shortly after the reorganization, the North Star Brewery burned to the ground.

After casting about for another brewery opportunity, Schmidt and the Bremer brothers bought the mortgage on the Stahlmann property. At first operating the brewery under the old North Star label, it became abundantly clear that age (the newest building dated to 1882) and seriously outdated technology necessitated a rebuilding of the main plant. Schmidt hired a rising Chicago architect, Bernard Barthel, and construction began at the end of 1901. The new brewing company would be named after Schmidt himself.<sup>10</sup>

Barthel's initial commission was confined to the Main Brewery Complex. Most of the rest of Stahlmann's brewery buildings were repurposed and retained for many years. Schmidt's offices expanded to fill the old bottleworks, and a new bottleworks was inserted into the old icehouse on the corner of Oneida Street and W. 7<sup>th</sup> Street. The old brewery headquarters and sample room remained as well. They would serve the brewing company until the construction of a new office building and

<sup>9</sup> This sketch of Schmidt's early years is pieced together from W. B. Hennesey, *Past and Present of St. Paul, Minnesota* (Chicago: S. J. Clarke Publishing Co., 1906), 765-66; "Forgotten Facts about St. Paul," *St. Paul Shipping News*, Jan. 11, 1950; Brueggeman, 11; and Ron Feldhaus, *The Bottles, Breweriana, and Advertising Jugs of Minnesota, 1850-1920* (Minneapolis: privately published, 1986).

<sup>10</sup> The sudden surge of new building in 1901 (a 170% increase over 1900) to feed pent-up demand concerned city officials so much that they passed a more rigorous set of building ordinances to go into effect in September. This may have propelled Schmidt to pull a permit on August 17, weeks before he was prepared to begin work. See "New Building Code Makes Many Changes," *St. Paul Daily News*, Aug. 31, 1901, 1:5.



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ratskeller on the site of the old offices at the end of Prohibition.<sup>11</sup>

The buildings erected in 1901-02 gave the brewery a visual presence in the city and on the Mississippi River that it had never had before, as well as setting the standard for brewery additions and alterations for decades to come. They also ushered in a quick return to the brewery's once-prominent place in Minnesota brewing industry. In the summer of 1901, before the completion of the new Schmidt plant, Hamm's boasted of producing 75% of all beer sold in St. Paul, with the *increase* of their July sales nearly three times the *total* sales of any other local brewery. Once production was underway, Schmidt's brewery quickly achieved a production level of 200,000 barrels annually, still second but close to the 250,000 barrels produced by Hamm's. The latter brewery continued to dominate the local market, but Schmidt's, thanks to the network established by Stahlmann and the activity of the Bremer brothers, established a stronger regional foothold.<sup>12</sup>

Employing 230 people by the end of the decade, the Jacob Schmidt Brewing Company was the largest industry on the west end of the city. Once again, the claim was tendered that the brewery was the second largest "in the west outside of Chicago," and once again the claim *might* be accurate only if St. Louis was kept out of the picture. Anheuser-Busch had already exceeded the 1,000,000-barrel benchmark, following in the footsteps of the Milwaukee giants Schlitz and Pabst.<sup>13</sup>

Schmidt's on the West End and Hamm's in Dayton's Bluff were on competitive terms from the first. While Schmidt's company was being formed, Hamm's boasted of being "the only brewery in St. Paul with a modern refrigerating plant" rather than "dark, insipid caves." Modern technology had also introduced forced-air drying, reducing the need for the multiple, open-racked malt houses that characterized 19th-century brewing operations. Schmidt's new brewery immediately incorporated both of these new technologies. On completion of its first phase of construction, the 1903 *Book of Minnesota* heralded the new plant as "the most complete and modern in the Northwest," claiming that it was "constructed upon the most modern scientific plans known to the art of making beer."<sup>14</sup>

The immediate success of the Jacob Schmidt Brewing Company is the more remarkable for being achieved against the competition of aggressive regional marketing by the brewing giants in Milwaukee and St. Louis. At the turn of the century, Schlitz expanded its St. Paul warehouse in Lower Town and began selling itself to the press as the "beer of civilization," a clear snipe at the local breweries. In response to the threat posed by the sudden growth of Schmidt Brewery, both Anheuser-Busch and Schlitz established footholds in Upper Town after the turn of the century, the former building a \$35,000 new warehouse and stable at the foot of Chestnut Street in 1903 and the latter building a large

<sup>11</sup> A succession of atlases clearly shows the transitional beginnings of the Jacob Schmidt Brewing Company. See the Sanborn fire insurance atlases for 1903 and 1927 (M8 and M10, respectively) and the Hopkins real estate atlas for 1916 (M9). A 1937 drawing from W. W. Magee's office (M12) shows Schmidt's final use of Stahlmann's old office and bottling plant building.

<sup>12</sup> For the Hamm's boast, see the ad placed in the *St. Paul Daily Globe*, Aug. 18, 1901. Breweries notoriously exaggerated their success relative to their peers, but given the depleted condition of the brewery industry elsewhere in St. Paul, this claim might be true.

<sup>13</sup> Paul Clifford Larson, "Schmidt Brewery Designation Study" (unpublished booklet, 2005), 4; Stanley Baron, *Brewed in America: A History of Beer and Ale in the United States* (Boston: Little, Brown, and Co., 1962).

<sup>14</sup> Ad in *St. Paul Pioneer Press*, Aug. 4, 1901, 2:7.

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warehouse five years later on West 7th and Ramsey Streets.

At the onset of Prohibition in 1920, Schmidt Brewery converted to soft drink production, following the lead of breweries nationwide; but with indifferent success. Then the brewery switched back to beer, de-alcoholizing the fermented product to the .5% required qualifying as "near-beer." The new drink, named "Schmidt's select," retained so much of the flavor of the old that the public returned to the Schmidt's brand, and the plant was able to resume full production on shifts working through the night. The ongoing success of the Schmidt operation through the Prohibition was exceptional. Smaller breweries throughout the state, including many less than 20 years old, closed down for good at the beginning of Prohibition.<sup>15</sup>

When Prohibition ended in 1933, Schmidt Brewery endeavored to regain its strong regional position by expanding its capacity, gutting and greatly expanding the power plant to accommodate the transition to electricity and introducing an expanded kegging operation that would vie with bottle production. A new brew house of seven stories now towered above the Main Brewery Complex, the racking house was doubled in size, and a detached keg house arose on the west side of Webster. At the end of this construction phase in 1937, Schmidt Brewery had risen to seventh place among American breweries.<sup>16</sup>

Another period of nationwide industry consolidation after World War II, spurred by the aggressive marketing of national brands, again posed a threat to regional brewers. But Schmidt Brewery continued to expand, with a new stock house at the rear of Stahmann's old malt houses, a new concrete malt elevator at the rear of the stock house, and three new bottling machines with a capacity of 250 bottles per minute, or the equivalent of 40 barrels per hour. This contrasted with the 6½ barrels of bottled beer per day produced by the Schmidt Brewing Company at its inception in 1901. In addition, the outsourcing of all malt production obviated the need to store and process barley, freeing up room in the existing stock houses. By 1951, brewery production reached 750,000 barrels and the company employed 500 people.

This success was short-lived, however. After the death of the last Bremer brother, the company finally yielded to consolidation. In 1933 there had been 700 brewing companies in the United States; in 1975 there would be only 54. On January 1, 1955, Bremer sold the brewery to Pfeiffer Brewing Company of Detroit and its parent, Associated Brewers. The Jacob Schmidt division of Pfeiffer undertook only minor remodeling and upgrades in the 1960s before selling the operation to the G. Heileman Brewing Company of La Crosse, Wisconsin, in 1972. When a hostile takeover by Australian Julian Bond in 1987 was soon followed by the collapse of his financial empire, the end was near for the operation of the brewery as a major beer producer.<sup>17</sup>

<sup>15</sup> The descriptions of plant operations and production in this and the following two paragraphs is taken from "Your Visit to the Jacob Schmidt Brewing Co.," 4-5. Several of Barthel's smaller breweries were immediate victims of Prohibition. These included the small plant in Virginia, MN, and the large plants in Warsaw, IL, and Great Falls, MT. The latter, fully as large as the Schmidt brewery, operated for only seven years.

<sup>16</sup> Hoverson, 289.

<sup>17</sup> G. Heileman's troubled history in the 1970s and 1980s is well told in "G. Heileman Brewing Company, Inc." *International Directory of Company Histories*. Cengage Learning, 1988. In Encyclopedia.com, <http://www.encyclopedia.com/books/politics-and-business-magazines/g-heileman-brewing-company-inc>, (accessed July 31, 2017).

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In 1991, a new company calling itself the Minnesota Brewing Co. (MBC) bought the plant and shrunk its operation to a microbrewery, making beer under contract for Dakota Brewing Company, Black Mountain Brewing Company, and Pride Brewing Company. In the face of substantial annual losses by the brewery, in 1998 the MBC began planning to utilize some of the plant for ethanol production. The split operation was put into effect in 2002, with Gopher State Ethanol running the non-brewery side. In the same year, the MBC filed for bankruptcy and ceased production, ending 147 years of brewing at the site. The ethanol plant closed in 2004, all industrial production at the site ceased for good, and the brewery properties were put on the market.

In sum, from the late 1870s to the selling of Schmidt Brewery in 1955, the Jacob Schmidt Brewing Company and its predecessor, Stahlmann's Cave Brewery, was one of the leading regional beer producers in the country. Though never achieving the production levels of the brewery giants in Milwaukee and St. Louis, it was a major player in the industry for most of its history. Its complex of historic buildings, dating from the remaining parts of the old cellars and malt houses of 1877-82 to the 1950 government cellar of the bottle house, capture the dramatic technological and commercial evolution of the brewing industry in the United States over a 90-year period. In modern times, the advent of microbreweries continues to give St. Paul a visible presence in the brewing industry, but the Golden Age of local breweries has passed, when Schmidt's and Hamm's were major economic engines in the city and helped spread its products over a wide region.

*Criterion C: The Jacob Schmidt Brewing Company Historic District 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 may lack individual distinction.*

The part of the Schmidt Brewery designed by Bernard Barthel and his successor, W. W. Magee, is significant under this criterion as an embodiment of the distinctive characteristics of a type and for possessing high artistic values. Though Barthel was one of the most highly regarded brewery architects of his day, his creation of faux schlosses throughout the continent was not carried forward by others, so his stature as a "master" depends on the quality of the work per se, rather than on any influence on the work of his peers or followers.

Schmidt hired Chicago architect Bernard Barthel at the inauguration of Barthel's illustrious career as a brewery designer and engineer. The beer plant in St. Paul was his first independent commission and it remained his signature accomplishment. Born in Leipzig in 1866, Barthel received "a thorough technical training" in Germany before immigrating to Chicago in 1892. He worked for nine years in the office of Frederick W. Wolff, the acknowledged American leader in brewery engineering at a time when American breweries were still following in the footsteps of German technological advances. Wolff owned a number of American patents, most notably the patent to the Lind ice machine, and would go on to invent the first American electric refrigerators.<sup>18</sup>

<sup>18</sup> The chronology of this paragraph come from Susan Appel, "General Chronology for the Jacob Schmidt Brewery, St. Paul, MN," in Andrew Hine, "Application for Determination of Eligibility for Historic Designation of the Jacob Schmidt Brewery," 2003, State Historic Preservation Office, Minnesota Historical Society. See also the note on the start of Barthel's

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In 1895, Wolff began to concentrate on mechanical engineering and manufacturing technologies, leaving the way open for his leading employees to manage the architecture of his breweries. Louis Lehle took over much of his practice, at first as a partner and then independently. Such designs as the Schoenhofen Brewery in Chicago (1867, demolished), Schlitz Brewery in Milwaukee (1890, NRHP) and Grainbelt Brewery in Minneapolis (1893, NRHP) are not only exceedingly diverse, but each is individually eclectic, resonating with historic sources ranging from the 12th through the 17th centuries and finding precedents in France as well as Germany. This left the way open for Barthel to create brewery complexes that resonated specifically with the Germanic traditions and innovations that inspired and informed the development of the brewing industry in America.<sup>19</sup>

To evaluate Barthel's position as a brewery architect, it is necessary to understand the development of brewery design in the generation preceding his work. Breweries, like industrial buildings generally, did not reach for artistic stature until the late 1870s. By and large the breweries were simply juxtapositions of utilitarian buildings of varying shapes and sizes with a disregard for such niceties as the composition of volumes, distinctive detail, or the composition of the skyline.

The single mark of Old World artistry that found its way onto early German-immigrant brewery architecture was round-arched windows. The *Rundbogenstyle* or so-called "Round-headed Style" emerged in mid-19th-century Germany as the main spring of an initiative to launch a national style from simple historic components. Equally comfortable with Roman, Romanesque, and Neoclassical proportions and fenestration patterns, it was not really a style in itself, but simply the imposition of semicircular arches at the top of window openings (the arched part could be blind), then either running them in long arcades or uniting them between stories under relieving arches. Duluth's Fitger Brewing Company's main building (1881, NRHP) is a primitive Minnesota example (see A28) of the window type if not the composition. Minneapolis's Grainbelt Brewery (see A32), though it has been termed Romanesque Revival, is really a full-blown specimen of this eclectic approach to applying round-headed windows to an industrial complex, though its rhythmic relieving arches and attic arcade suggest the influence of H. H. Richardson as well. There is little resonance with either actual medieval monuments, or with Germanic architecture of the current period. This opening Barthel also exploited.<sup>20</sup>

A second and more complex way to dress up breweries came out of a resurgent interest in neoclassicism. In America as in Germany, architects looked to the Italian Renaissance for inspiration in breaking the façade into layers and varying the window treatments in each layer. The layering device itself, either a stone or corbelled brick belt course, took on an ornamental character. Several late 19th-century expansions of the great brewery complexes for Schlitz (1890), Pabst (1882-92, NRHP), and Anheuser-Busch (1891-92, NRHP) are built up in this manner (see A30 and A31). A singular feature of this

practice in *The Western Brewer* 26 (July, 1901), 302.

<sup>19</sup> See Michael Koop, NRHP Registration Form for the Minneapolis Brewing Company (unpublished, 1990) and the document on which it is largely based, Paul Clifford Larson, Draft NRHP nomination for Grain Belt Brewery, Minneapolis (unpublished, 1986).

<sup>20</sup> For an excellent discussion of the *Rundbogenstyl* in a St. Louis malt house, see Matthew Bivens, NRHP Registration Form for Centennial Malt House, St. Louis, 2005. Since working on the Grain Belt Brewery nomination, I have altered my point of view on the Minneapolis Brewing Company complex, which I placed too much under the umbrella of H. H. Richardson's influence and failed to credit the long reach of the *Rundbogenstyl*.

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approach was the location of a tower, if there was to be one at all, at the corner rather than the center. The effect is very much the same as that of a massive business block, which in that period also often boasted a belvedere at the corner. E. Townsend Mix's Guaranty Life (also known as the Metropolitan) Building in Minneapolis (demolished) is a well-known Minnesota example.

By the turn of the century, both the so-called Round-headed Style and the heavy-handed interpretation of Renaissance Revival had run their course. Though German-Americans remained in command of brewery architecture, the façades of new buildings and additions flattened out and simplified in the manner of the Chicago style. Hamm's 1901 expansion is typical of this leaning into the 20th century (A33).

That is the point at which Barthel entered the picture. Ignoring both the regimentation of the Round-headed Style and the heavy belting and horizontal repetitiveness of the Renaissance Revival in the hands of 19th-century brewery architects, he created an imagery based on the dominating profile and monumentalism of Rhenish medieval castles. His inspiration was Germanic, but it was a romantic strain of Old World imagery put to a use that was distinctively his own. Other major brewery architects working in a Germanic vein finished off their buildings with decorative parapets and used window shapes and stonework patterns inspired by historical precedent but none created buildings with such dramatic profiles. He was unique among major brewery architects in consistently placing a tower element at or near the middle and letting the remainder of the brewing complex step down from it. His fondness for checkered voussoirs and geometric corner finials, though not unique, was also distinctive for its pervasiveness in his work.

Barthel's round-arched windows, checkered over-window treatments, flush and unadorned belt courses, and corner finials all hark back to familiar Romanesque Revival fenestration and masonry devices in buildings of many types and classes in the last two decades of the 19th century. What gives Barthel's designs their distinctive Rhenish *schloss* aspect is first and foremost a vertical massing that, in many of his building settings, visually dominates a valley below or a residential neighborhood in the manner of the great cathedrals and castles of the Rhine and its tributaries. Its red and pale gray facings also resonate with the color schemes of some of the Rhineland's most iconic 11th- and 12th-century buildings, not the castles, which already lay largely in ruins, but the great churches (e.g., the cathedrals at Speyer and Limburg and the basilica at Koblenz), where red sandstone and red oxide paint were abundant resources.

In the context of monumental buildings as a whole, a centrally placed tower was hardly unique to Barthel; its use in façades that looked nothing like business blocks or courthouses was. Semblances of H. H. Richardson's squat towers appeared everywhere in the country, the most notable brewery example being Dietrich Einsiedel's monumental Jackson Street Brewery in New Orleans (A27). But that brewery's resonances were not with a German past but with a fashionable current style. Built in 1891, its volumes and detailing relate closely to the then-popular Richardsonian Romanesque Style rather than to specifically Germanic precedents. Such buildings were designed to be stylistically up to date, with little thought to the historical and ethnic roots of the processes and product that they housed.<sup>21</sup>

<sup>21</sup> In 1984 the main building of the Jackson Street Brewery was painted white and converted to retail shops, further

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Beyond its envelope, Barthel's breweries were also renowned for incorporating the latest technologies. He remained in close contact with Frederick Wolff until Wolff died in 1912 and installed Wolff's refrigeration equipment and much of his brewing apparatus in the Schmidt plant. The possibility of ammonia vapor-compression refrigeration had been well attested for over forty years, but only in the last decade of the 19th century had it become both safe and practical for large-scale operation. Forced-air drying was an equally important innovation, allowing the malt houses to shrink to a fraction of their former size. Banks of large windows could be replaced with small vent holes, allowing the malt houses to maintain even temperatures. Together, the two innovations helped to bring the fermentation chambers above ground. Still called "cellars," they occupied spaces formerly required for extensive germination and drying racks, key components of the old malting process. After Wolff died, Barthel kept abreast of the latest technologies, adding to and rebuilding the fermentation cellars of the Schmidt Brewery in 1913-17 to incorporate new tanks and equipment.

The romantic imagery and sophisticated technology of the Jacob Schmidt Brewery catapulted Barthel to the front lines of his profession. Its triumph was followed in short order by scores of commissions in the United States and Canada. Among the first of these was a small brewery for the Virginia Brewing Company in Virginia, MN (1903, NRHP, see A21), followed by the Brainerd Brewing Co. in Brainerd, MN (1907, demolished). In 1907 alone, Barthel designed midsize brewery complexes in Clinton, IA (Clinton Brewing Co., A22), Warsaw, IL (Pope-Giller Co., A23), Olean, NY (Olean Brewing Co., A24), Nawpon, ID (Crescent Brewing Company), Sioux City, IA (Interstate Brewing Co.), Ashland, WI (Ashland Brewing Co.), and Great Falls, MT (Montana Brewing Co.) Vancouver, B. C. (Strathcona Brewing Co.), and Edmonton, Alberta. The Popel-Giller Co. Brewery in Warsaw is particularly remarkable for its river overlook and striking combination of buff and red brick. It is also one of the few still standing, though the bottle house has collapsed.<sup>22</sup>

Barthel enjoyed two commissions that rivaled Schmidt's Brewery in size, if not in production. One of them, a 1907 commission for the Montana Brewing Co. in Great Falls, MT (A25) was exceptional for three of its building components projecting above the rest of the building. Barthel's usual pyramidal composition is absent, but the mass still has the romantic profile of a German Schloss. For all its grandeur, this was one of many breweries nationwide that closed for good at the onset of Prohibition, giving it a life span of 13 years. The building was demolished incrementally, its last residue removed in 2006.<sup>23</sup>

The other great Barthel commission has enjoyed a better fate. Molson Brewery in Edmonton, Alberta

destroying whatever slight affinities it might have had with medieval German *schlosses*. For an extended discussion of Richardson's influence on a variety of commercial building types, see Paul Clifford Larson, et al, *The Spirit of H. H. Richardson on the Midland Prairies: Regional Transformations of an Architectural Style* (Ames, Iowa: Iowa State University Press, 1988).

<sup>22</sup> Most of the breweries mentioned here are culled from 1907 and 1918 issues of *American Brewers' Review*. These are the only years to which I have had access. Presumably, Barthel would have been equally successful in the other years between 1902 and 1918. Barthel's drawings in the Burnham and Ryerson Libraries remain unindexed, though Susan K. Appel has inventoried those pertaining to the Jacob Schmidt Brewing Company. She has found over 150 references to his work, though many are to the same project.

<sup>23</sup> The records of the Montana Brewing Company and its affiliates in Great Falls Breweries, Inc., are retained in the Mansfield Library of the University of Montana.

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(A26) was a Barthel commission of 1913. Shorn of much of its beauty and threatened with demolition for many years, it was declared a Municipal Historic Resource in February 2016, and the city granted it \$4 million of the anticipated \$20 million rehabilitation cost. It remains to be seen whether it will be restored to its grandeur as an architectural monument or simply be prized as a marker for a once much loved Edmonton industry.<sup>24</sup>

Through nearly two decades of Barthel's practice, the Schmidt Brewery spawned countless variations, but it remained the fullest expression of his architectural imagination. On completion of the main phase of Schmidt's brewery expansion, the *Book of Minnesota* heralded the plant as "the most complete and modern in the Northwest," claiming that it was "constructed upon the most modern scientific plans known to the art of making beer." On this occasion, familiar local hyperbole may have brushed against the truth.<sup>25</sup>

When Barthel died in 1934, the brewery hired Walter W. Magee to remodel and expand the plant. At first he followed Barthel's lead as designer, creating seamless additions to the power house and brewhouse in 1934-36. His design of outlying parts of the brewery, the racking house, keg house, and truck garage in particular, continued using Barthel's materials but made a clean break with his romantic, medievalizing imagery. They are unusually complete statements of a Moderne sensibility for industrial buildings in St. Paul.

From 1901 to 1936 Schmidt Brewery progressively grew into a towering icon of the city, the architect and the Germanic brewing industry. Successive remodelings strengthened rather than compromising the force of that image. Barthel's life work, largely modeled on the early triumph with the Schmidt Brewery, is distinguished for its fusion of romantic and practical ideals, clothing cutting-edge brewery technology in a vivid pictorialism that distinguished his buildings from the increasingly plain work of his peers.

*Criterion D: The Jacob Schmidt Brewing Company Historic District has yielded or may be likely to yield, information important to history or prehistory.*

Historical archaeology is one area of significance for the Jacob Schmidt Brewing Company Historic District, but it is not as well known as the above-ground resources. The background research, geophysical survey, and archaeological monitoring conducted for the rehabilitation project in 2012-2013 were collectively a good first step in assessing the archaeological resources of the district.<sup>26</sup> Because those investigations were preliminary, and limited to selected areas of one project, the district's archaeological significance is best expressed at this time under Criterion D, as the potential to yield important information. It is possible, after more comprehensive investigation occurs, that archaeological components of the district could also contribute to its significance under

<sup>24</sup> Elise Stolte. "Edmonton's Molson Brewery Building Designated a Municipal Historic Resource." *Edmonton Journal*, Oct. 20, 2015.

<sup>25</sup> J. G. Nielson, "The Brewing Industry," *The Book of Minnesota* (St. Paul: Pioneer Press Co., 1903). See also Jeffrey A. Hess and Paul Clifford Larson, *St. Paul's Architecture: A History* (Minneapolis: University of Minnesota Press, 2006), 88.

<sup>26</sup> S. Arnott, C. Harrison and G. Jones, *Report on Phase IA Archaeological Assessment of Proposed Rehabilitation of the Schmidt Brewery, City of St. Paul, Minnesota* (Archaeological Research Services, Minneapolis, 2012); C. Harrison, *Report on Archaeological Monitoring of Rehabilitation Activities at the Schmidt Brewery, City of St. Paul, Minnesota* (Archaeological Research Services, Minneapolis, 2013).

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Criteria A and C. Given the high potential for intact archaeological remains within the district boundary, it is important that any future construction be preceded by an archaeological investigation. Likewise, archaeological investigations could be conducted for planning or research purposes. If future investigations document significant archaeological sites or features, it will be appropriate for the National Register documentation to be updated.

Potential archaeological remains of primary interest in this discussion are those related to the district's period of significance and the historical activities of the brewing complex. In this context, archaeological features, artifacts and related data may relate to the industrial archaeology of the brewery's operations, or the historical archaeology of daily residential or commercial life of the brewery workers and owners. If archaeological remains are found that date to other periods, they should be assessed separately in terms of National Register significance. If eligible, they could potentially be incorporated into the historic district under a separate period of significance.

The assessment studies for the rehabilitation project documented the high potential for significant industrial and residential archaeology within the brewery complex. Geophysical survey indicated the potential presence of archaeological features (such as, for example, cisterns or privies), interspersed by intrusive disturbances from utility trenches and other more recent disturbance. Four areas were studied in 2012, designated Areas 1-4. It is important to remember that these are not the only locations within the district that have archaeological potential. Rather, these areas were selected because they would be potentially impacted by construction related to the rehabilitation project. Of these areas, Areas 2 and 3, on the north side of Palace Street at the intersection with Oneida, were considered to have particular significance.

Within the oldest segment of this district, Areas 2 and 3 appear to have the highest levels of integrity and the best possibility to inform our understanding of the daily lives of nineteenth century brewery workers. Possible features identified in the GPR [ground-penetrating radar] survey indicate that the soils are relatively undisturbed and that archaeological features linked to both Stahlmann's Cave Brewery and the Brewer's Headquarters/Hotel appear to be intact.<sup>27</sup>

These areas are within the main entry plaza of the Schmidt Brewery Development, but the developers (St. Paul Leased Housing Associates IV and BKV) committed to preservation of the archaeological remains. To the extent possible, utility work for the development was rerouted to avoid the archaeological features, or limited to disturbed layers above the level where the GPR survey indicated the potential for intact archaeological remains. Archaeological monitoring was conducted in 2013 for a water line through this area. Structural debris was encountered south and west of Area 2, along with bottle fragments and sherds of historical ceramics (white-glazed china and brown-glazed stoneware). In the southeastern part of Area 2 (near the intersection of Palace and Oneida) ...

A concentration of broken bottles and white-glazed china was exposed in the northern wall of the water pipe trench as it cut into the southeastern part of Area 2 approximately 30 feet south of the western entrance to the office building. The embossed labeling on two fairly well preserved bottles as well as on more than half a dozen fragmentary ones indicates that they were made for the Stahlmann Brewery. Ten fragments of white-glazed china cups, plates and smaller bowls include the bottom of a plate

<sup>27</sup> Arnott et al. (2012:5).



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with the word "HOTEL" embossed on it. Mixed in with the glass and china were fragments of stoneware, the bottom of a heavy glass serving bowl and a piece of saw-cut steak bone.<sup>28</sup>

This find was interpreted as a layer of debris from when the Brewer's Headquarters/Hotel was demolished. Its full significance has not been assessed, but the artifacts are clearly connected to the historic district. This monitoring was done in a small area, where the trench was designed to minimize impacts to significant archaeological deposits. Also near this area, the rehabilitation project was designed to avoid impacts to the brewery tunnels. The tunnels are potentially very significant to the industrial archaeology of the historic district. They retain archaeological integrity and significance even in areas that are filled or otherwise inaccessible.

No archaeological investigations have been conducted in the residential part of the district to the north of West 7<sup>th</sup> Street. However, based on the results of other urban archaeological investigations in St. Paul, it is reasonable to conclude that these areas hold significant archaeological potential. In general, residential lots of this period have the potential for features such as privies or cisterns, and artifact-rich sheet middens. These archaeological components are generally behind the houses in the back parts of the lots. Examples of residential archaeology in St. Paul include the Schneider-Bulera House nearby in Uppertown, and the Dahl House site downtown, among others.<sup>29</sup>

Returned

<sup>28</sup> Harrison (2013:6).

<sup>29</sup> M.A. Justin, *Report on Archaeological Testing at 365 Michigan Avenue, St. Paul, Minnesota* (Uppertown Preservation League, St. Paul, 1998); E.J. Abel, D.K. Higginbottom, K.A. Ketz and A.J. Schmidt, *Cultural Resources Management Investigation: Archaeological Monitoring, Emergency Salvage Excavations, and Data Recovery Excavations at the Department of Revenue Construction Site, St. Paul, Minnesota* (Braun Intertec, Minneapolis, 1998).

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**A1**

Brewery workers in front of Stahlmann's  
Cave Brewery, 1870

photo in Minnesota Historical Society  
collections



**A2**

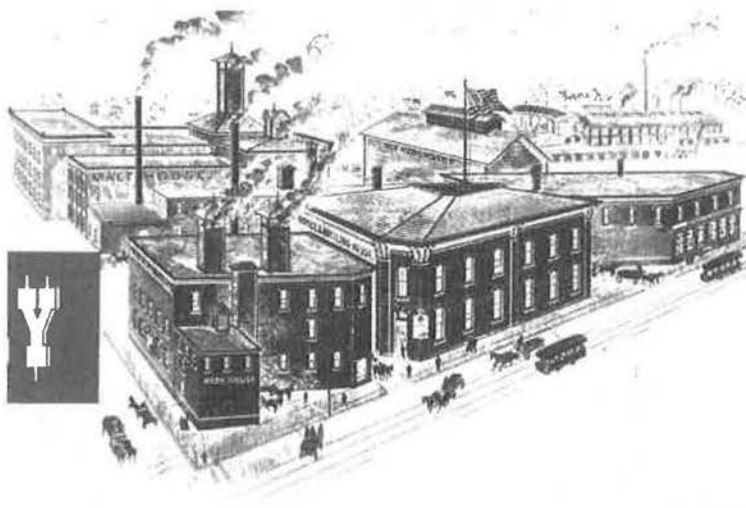
Christopher Stahlmann Brewing Co.  
letterhead, 1892, courtesy of Adam Smith



**A3**

Christopher Stahlmann Brewing Compa-  
ny at its maximum extent

Inversion of engraving published in *Your  
Visit to the Schmidt Brewing Co.*, Minne-  
sota Historical Society Collections

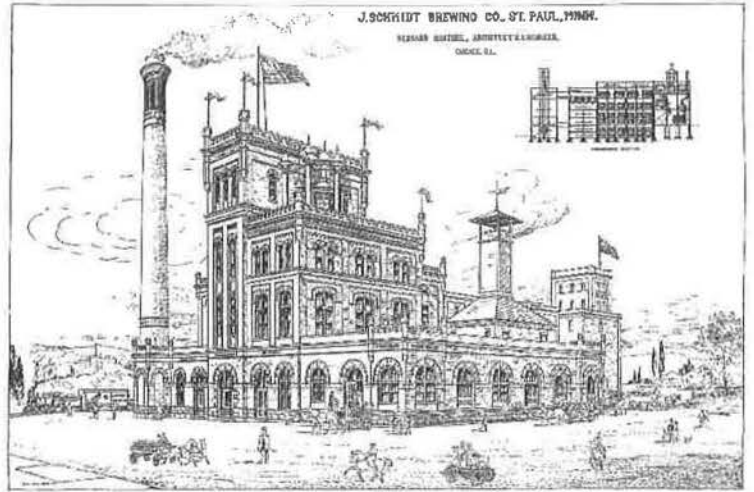


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**A4**

Bernard Berthel rendering of Jacob Schmidt Brewing Co.

Engraving published in *Western Brewer*,  
Nov. 15, 1901



**A5**

Construction of Main Brewing Complex  
with Stahlmann's malt houses and kiln  
still in place, view from the north, 1902

photo in Minnesota Historical Society  
collections



**A6**

Illustration of Schmidt's Brewery with  
projected buildings around the Main  
Brewery Complex

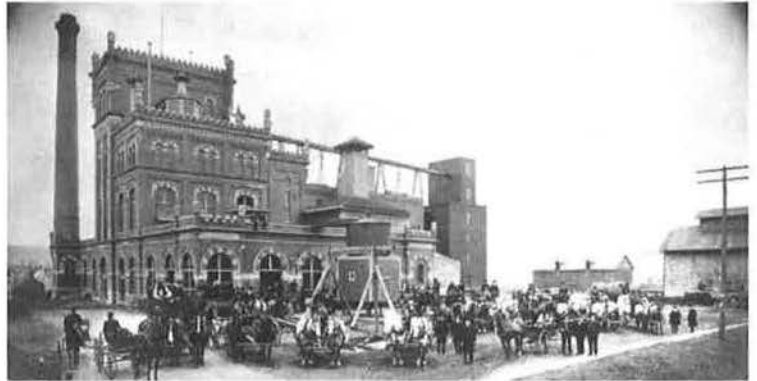
*Book of Minnesota*, 1903



Jacob Schmidt Brewing Company Historic District  
Name of Property  
Ramsey County, Minnesota  
County and State

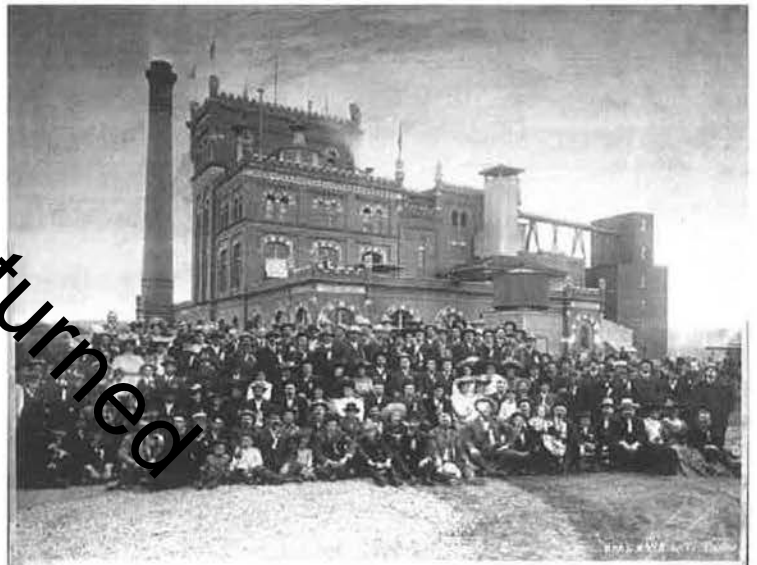
**A7**  
Schmidt's Brewery in operation, view  
from northwest, ca. 1903

*St. Paul Dispatch* photo, courtesy  
Andrew Hine



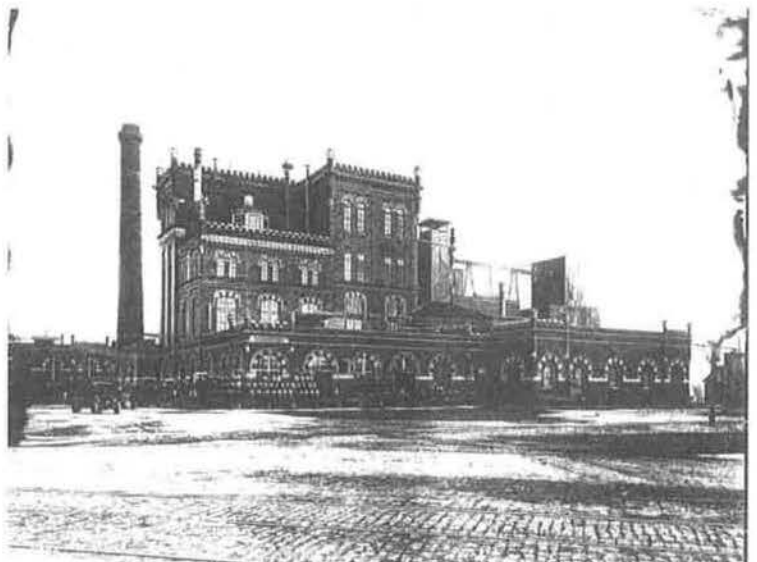
**A8**  
Schmidt Brewing Co. employees and  
their families, 1905

photo in Minnesota Historical Society  
collections



**A9**  
Main Brewing Complex, view from  
northwest, 1916

photo in Minnesota Historical Society  
collections



**A10**

New Bottle House, view from northwest,  
ca. 1916

*St. Paul Dispatch* photo, courtesy  
Andrew Hine



**A11**

Main Brewing Complex, view from  
southeast over the ruins of the bottle  
warehouse fire, 1925

*St. Paul Dispatch* photo in Minnesota  
Historical Society collections



**A12**

New Wash House and trucks awaiting  
loading at the end of Prohibition,  
view from northwest, 1933

WPA photo in Minnesota Historical  
Society collections



**A13**

Beginning of new Office Building construction on the foundation of the old, view from northeast, 1935

*St. Paul Dispatch* photo in Minnesota Historical Society collections



**A14**

Keg House shortly after completion, view from southeast, 1937

photo in Minnesota Historical Society collections



**A15**

Bird's-eye view from the northwest of the brewery and Delivery Vehicle Com-plex just before replacement of the old grain elevator with the New Stock House and Malt Elevator, 1948

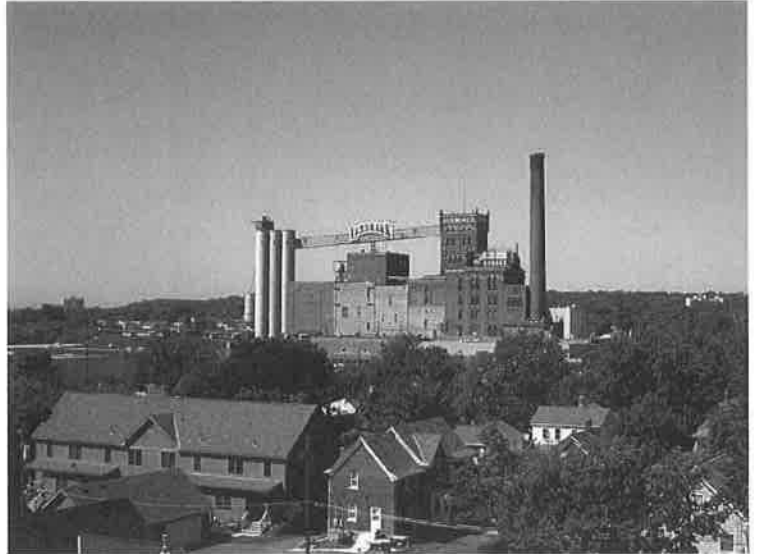
Doug Hoffman photo in Minnesota Historical Society collections



**A16**

Main Brewing Complex, view from south in the St. Paul School District Headquarters at 360 Colburn, 2005

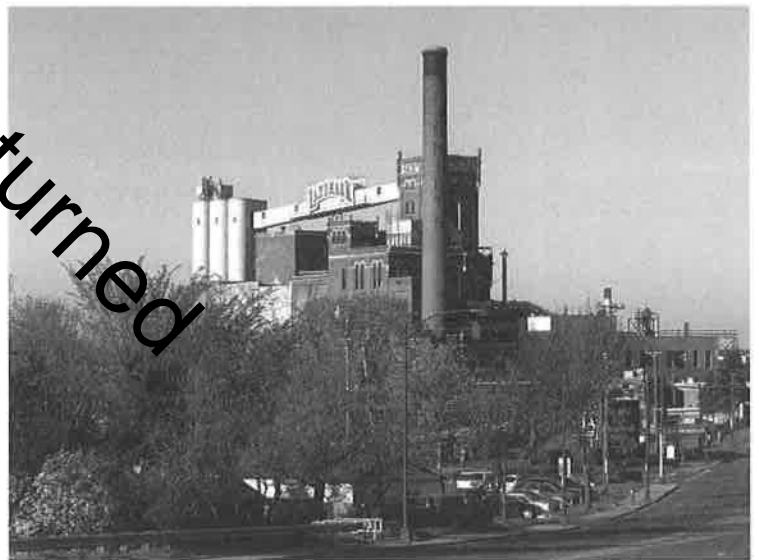
Paul Clifford Larson photo



**A17**

Main Brewing Complex, view down W. 7th Street from Jefferson Avenue, 2005

Paul Clifford Larson photo



**A18**

Long view down W. 7th Street toward the brewery from Grace Street, with brewery billboard faintly shown in distance, 1955

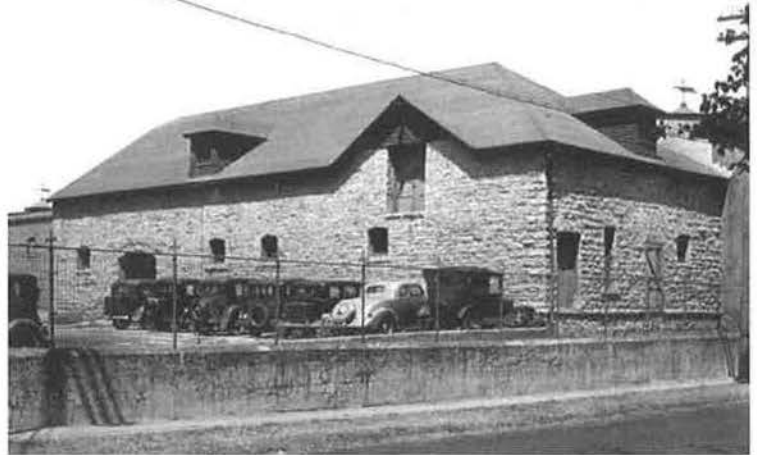
Norton and Peel photo in Minnesota Historical Society collections



**A19**

Stahlmann Stable, view from southeast,  
1936

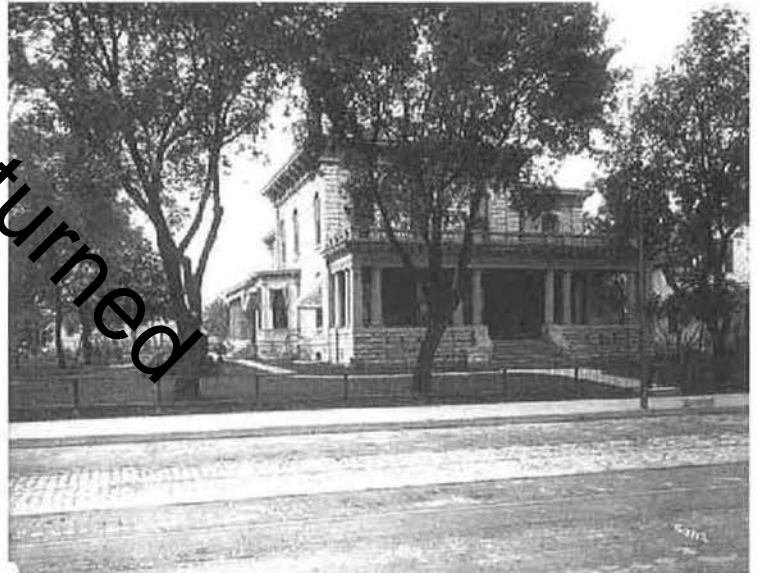
photo in Minnesota Historical Society  
collections



**A20**

Stahlmann-Schmidt-Bremer House  
during Bremer's occupancy, view from  
south, 1920

photo in Minnesota Historical Society  
collections



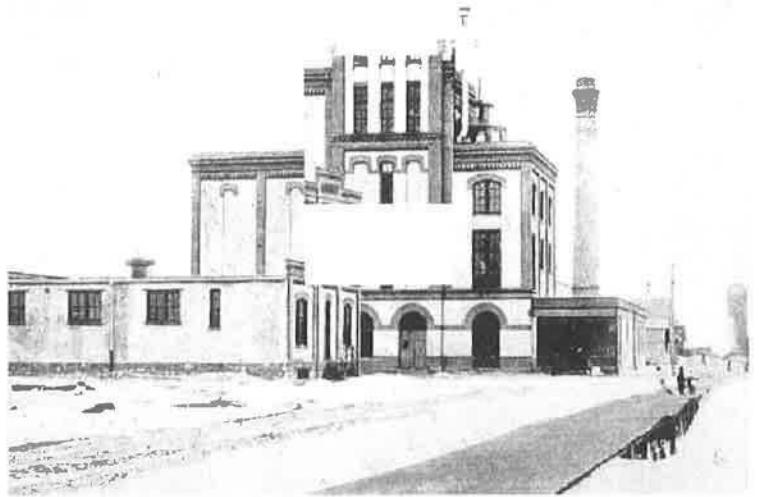


Jacob Schmidt Brewing Company Historic District  
Name of Property  
Ramsey County, Minnesota  
County and State

**A21**

Virginia Brewing Co., Virginia, MN.  
ca. 1905

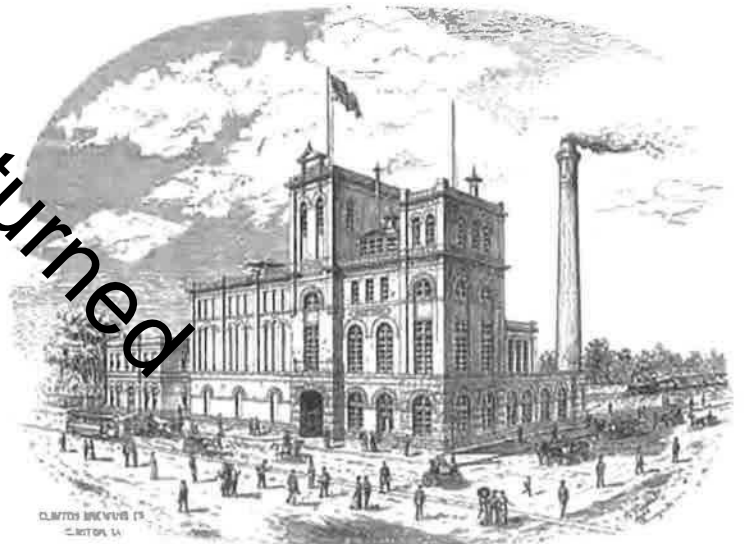
photo in Minnesota Historical Society  
collections



**A22**

Clinton Brewing Company, Clinton, IA,  
1903

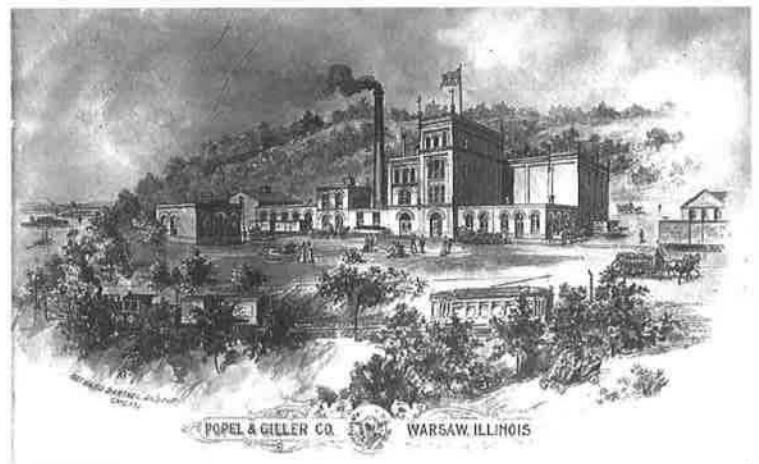
engraving published in *Western Brewer*,  
1903, courtesy of Federation of Historical  
Bottle Collectors



**A23**

Popel-Giller Co., Warsaw, IL, 1907

engraving in Warsaw Brewing Co. col-  
lection



Jacob Schmidt Brewing Company Historic District  
Name of Property  
Ramsey County, Minnesota  
County and State

**A24**

Olean Brewing Co., Olean, NY, 1907

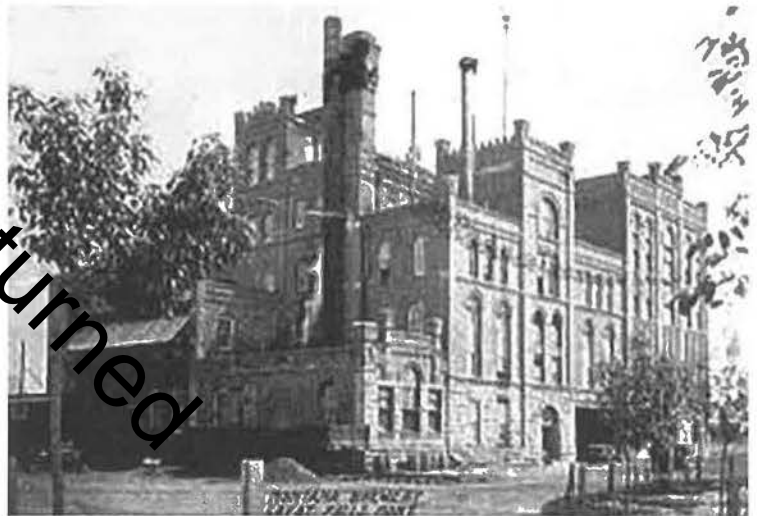
engraving in *American Brewers Review*,  
May 1, 1907



**A25**

Montana Brewing Co., Great Falls, MT,  
ca. 1915

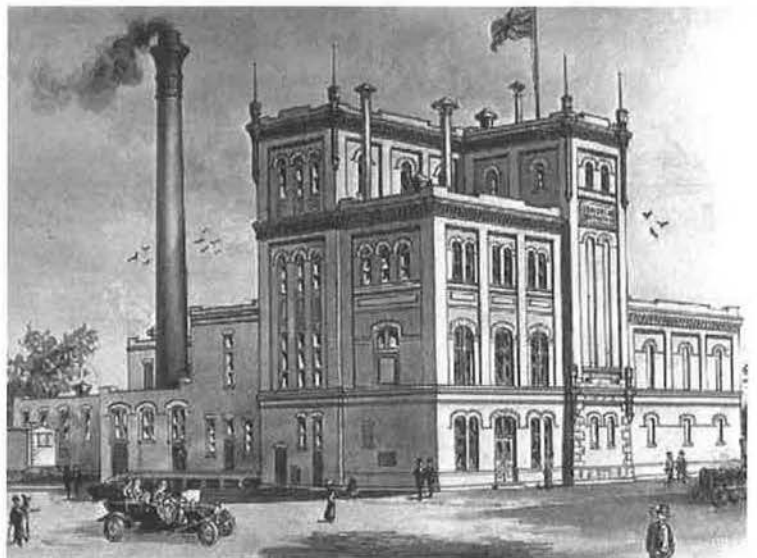
postcard from geocaching.com



**A26**

Molson Brewing Co., Edmonton, Alberta,  
1913

presentation drawing reproduction cour-  
tesy of *Edmonton Journal*



Jacob Schmidt Brewing Company Historic District  
Name of Property  
Ramsey County, Minnesota  
County and State

**A27**

Jackson Brewing Co., New Orleans, LA,  
1890s

copy of engraving in The Historic New  
Orleans Collection



**A28**

Fitger Brewing Co., ca. 1910

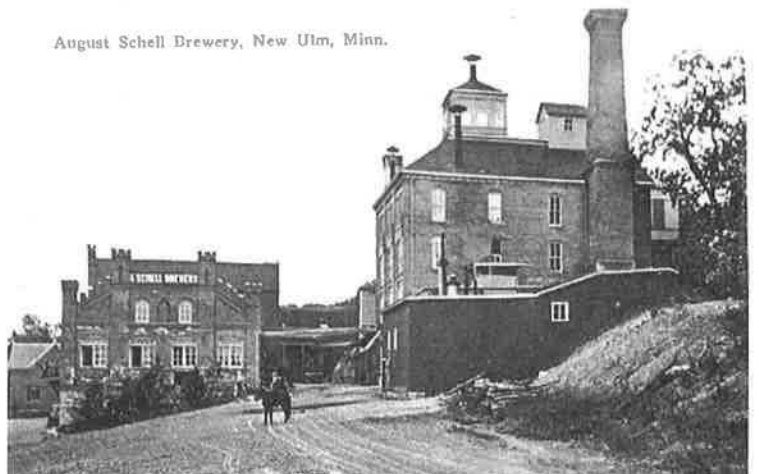
photo in Northeast Minnesota Historical  
Center collections



**A29**

August Schell Brewing Co., New Ulm,  
MN, 1902

postcard in Minnesota Historical Society  
collections

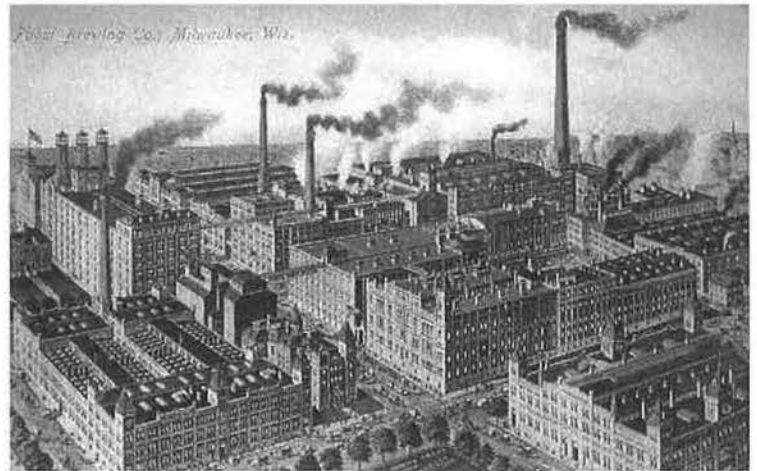


Jacob Schmidt Brewing Company Historic District  
Name of Property  
Ramsey County, Minnesota  
County and State

**A30**

Pabst Brewing Co., Milwaukee, WI, ca.  
1905

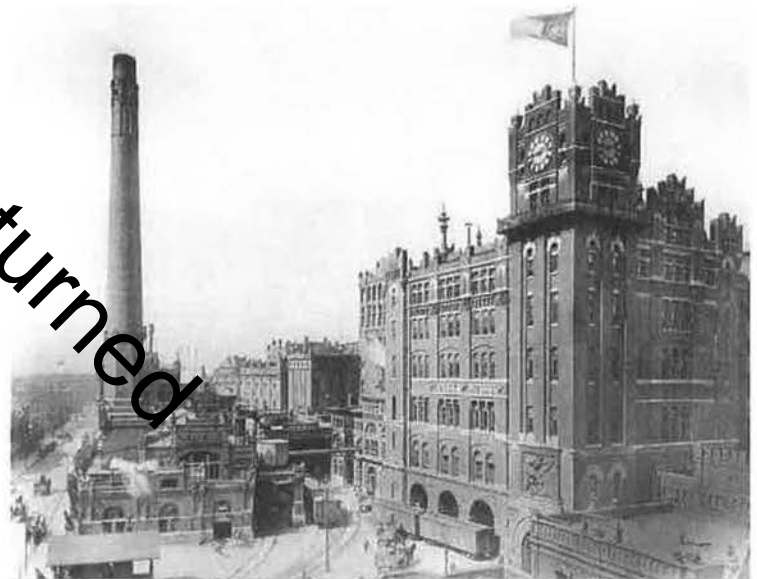
postcard in private collection



**A31**

Anheuser-Busch Brewing Co., St. Louis,  
MO, ca. 1905

photo from NRHP registration form for  
Anheuser-Busch Brewery



**A32**

Minneapolis Brewing Co., Minneapolis,  
MN., ca. 1900

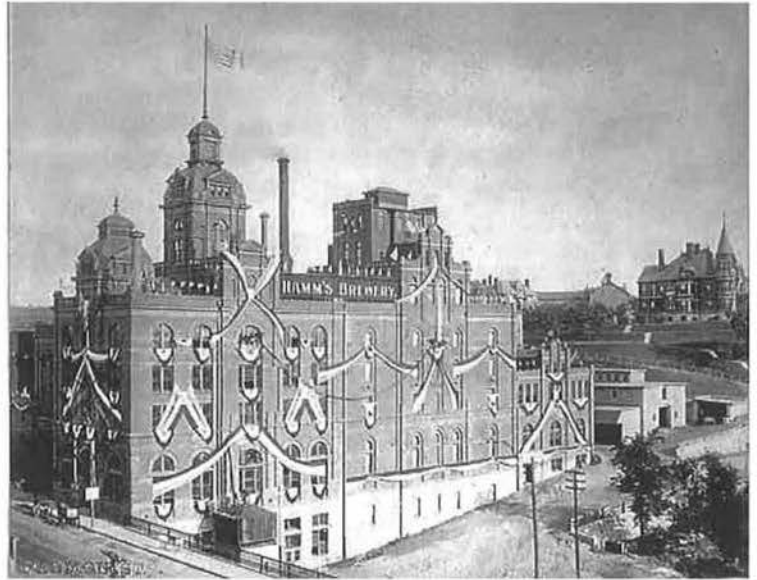
photo in Minnesota Historical Society  
collections



**A33**

Theodore Hamm Brewing Co., St. Paul,  
MN, ca. 1901

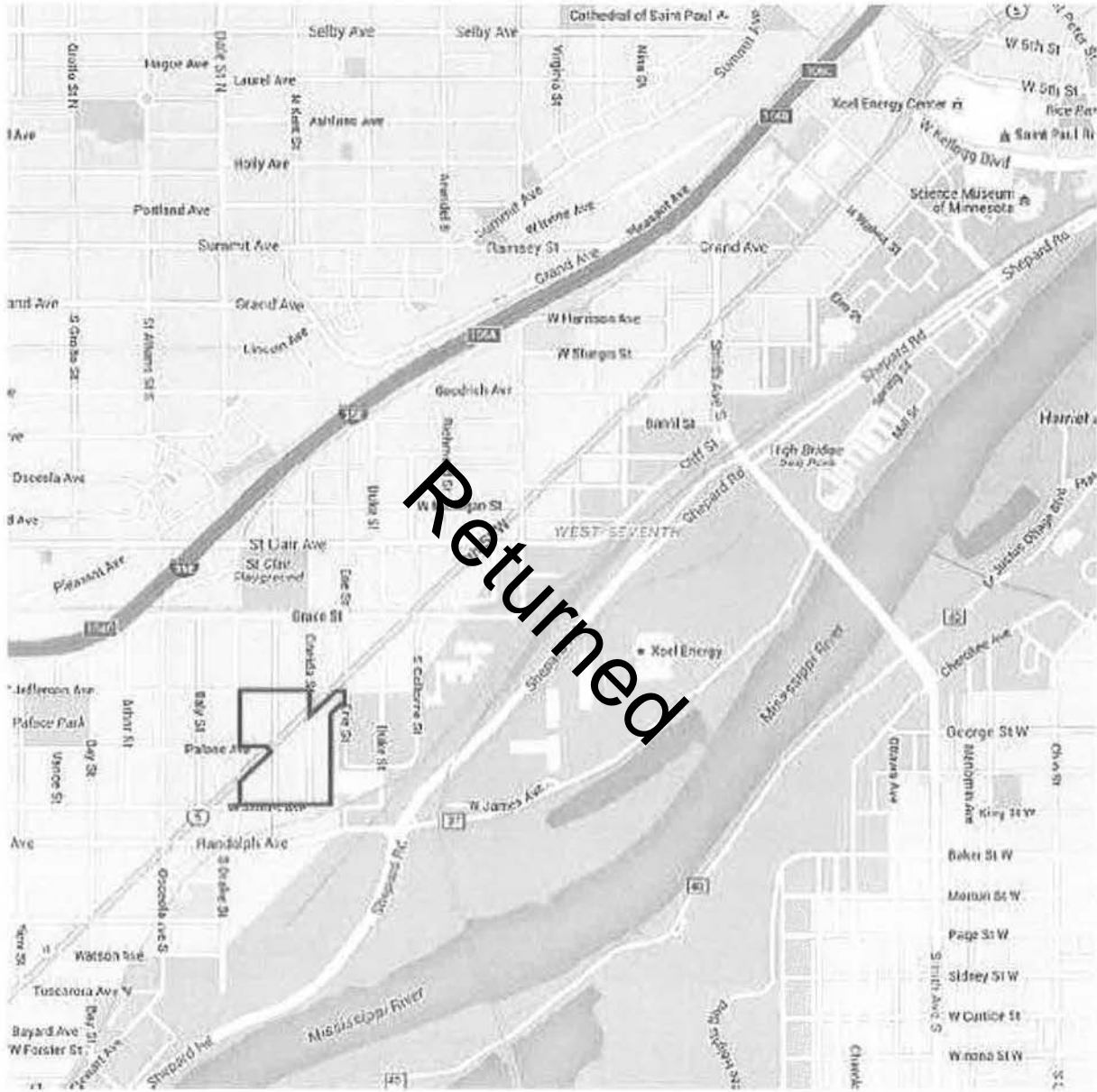
photo in Minnesota Historical Society  
collections



Returned

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number Maps and Plans Page 1



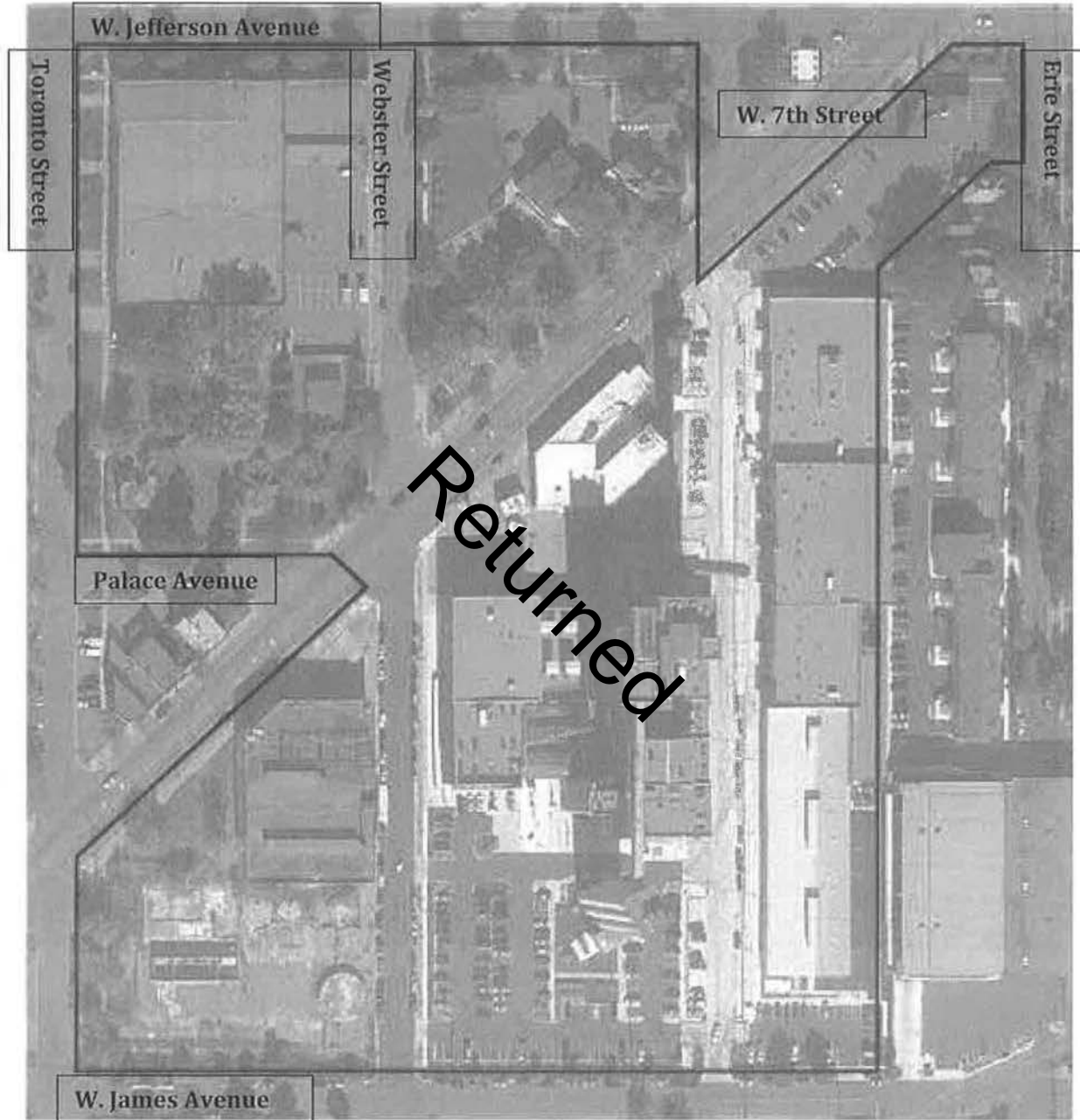
SCALE: 1" = 1/4 mile


1 mile

**M1 Small Scale Outline Map of Jacob Schmidt Brewing Company  
Historic District in its St. Paul setting**

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number Maps and Plans Page 2



SCALE: 1" = 250' 

Note: The outline generally follows the line between sidewalk and street. In the aerial photograph, roofs may overlap this line because of the oblique point of view.

**United States Department of the Interior**  
**National Park Service**  
**National Register of Historic Places**  
**Continuation Sheet**

Section number Maps and Plans Page 3



contributing building or structure
  non-contributing building or structure
  mapped cellars and piers

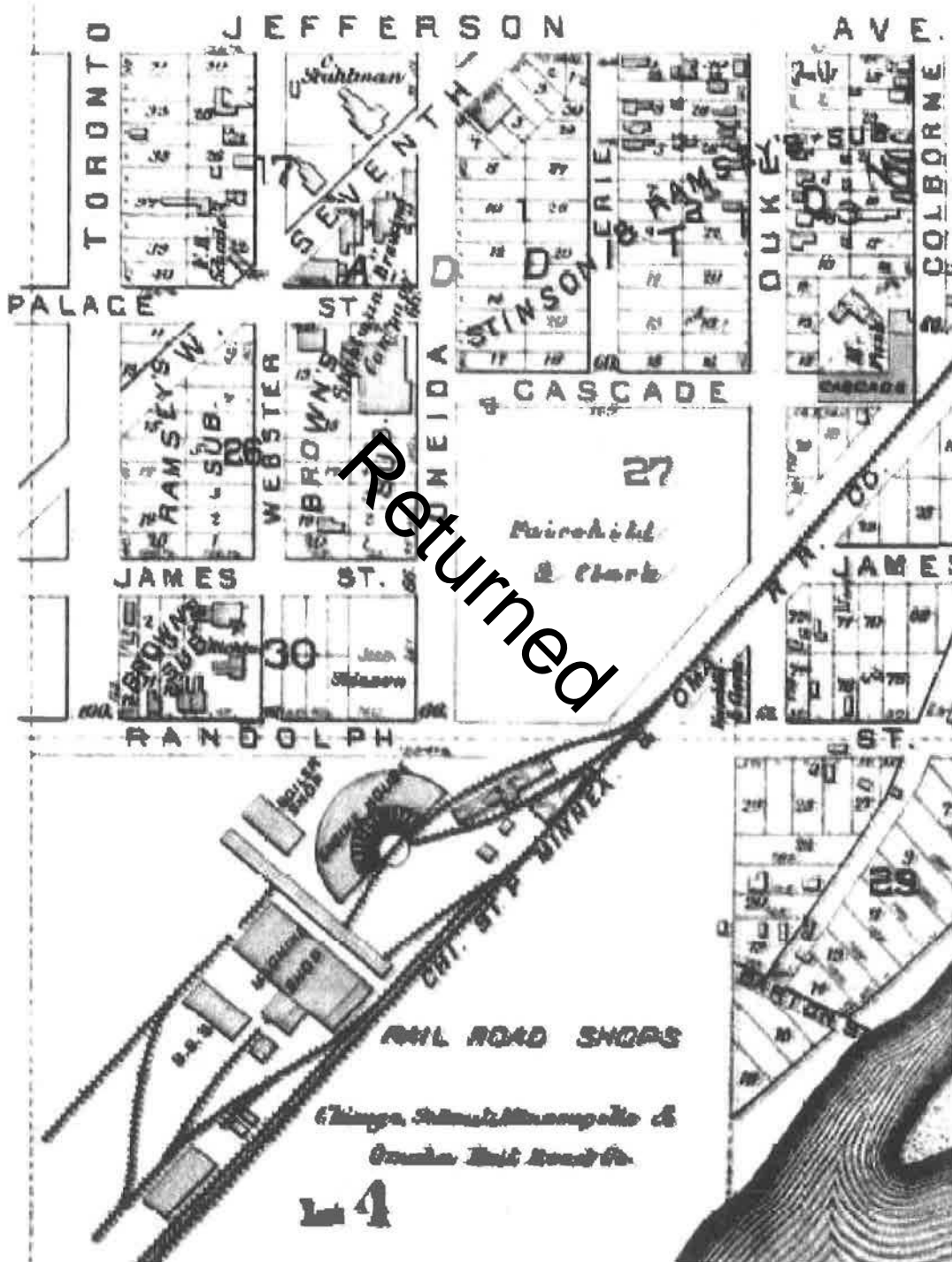
- |  |   |
|--|---|
| 1. Main Brewery Complex  | 11. Public Bus Shelter                    |
| 2. Bottling Plant  | 12. Underground Cellars                   |
| 3. Office Building   | 13. Stahlmann-Schmidt-Bremer House        |
| 4. Keg House   | 14. Henry C. and Angelina Stahlmann House |
| 5. Bottle Shipping House Parking Lot<br>Retaining Wall and Fence | 15. Delivery Vehicle Complex              |
| 6. Well House #4   | 16. Frank and Angela Nicolin House        |
| 7. Billboard   | 17. Nicolin Duplex                        |
| 8. Well House #6   | 18. Michael and Katherine Leirich House   |
| 9. Ethanol Cooling Plant   | 19. John and Susanna Aubele House         |
| 10. Foundation of Corn Silo                                      | 20. Electric Utility Building             |

**M3 Plan of Jacob Schmidt Brewing Company Historic District**



United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans Page 4

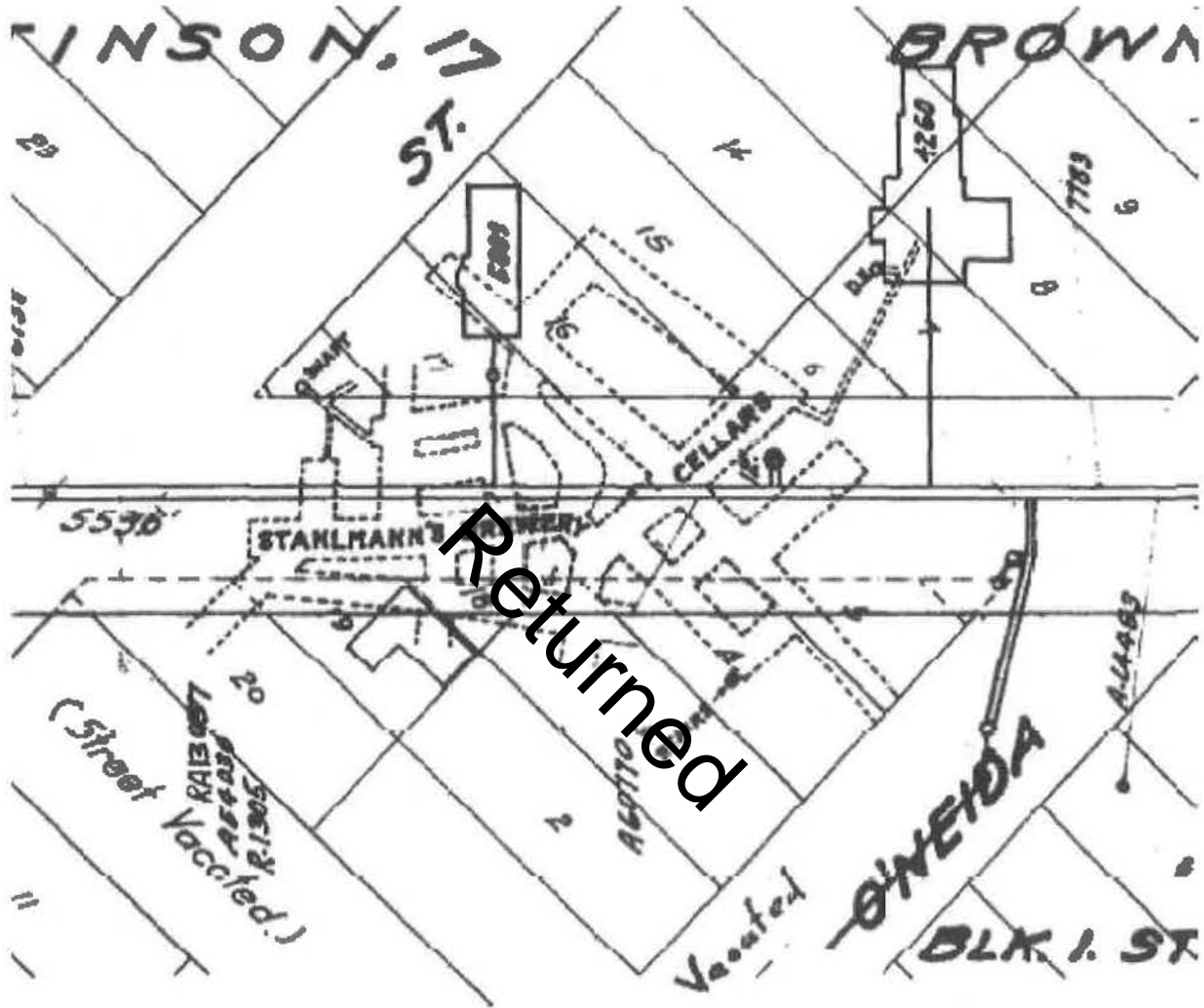


M4 Hopkins Plat Map of Stahlmann Brewing Co. and Vicinity, 1884

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans

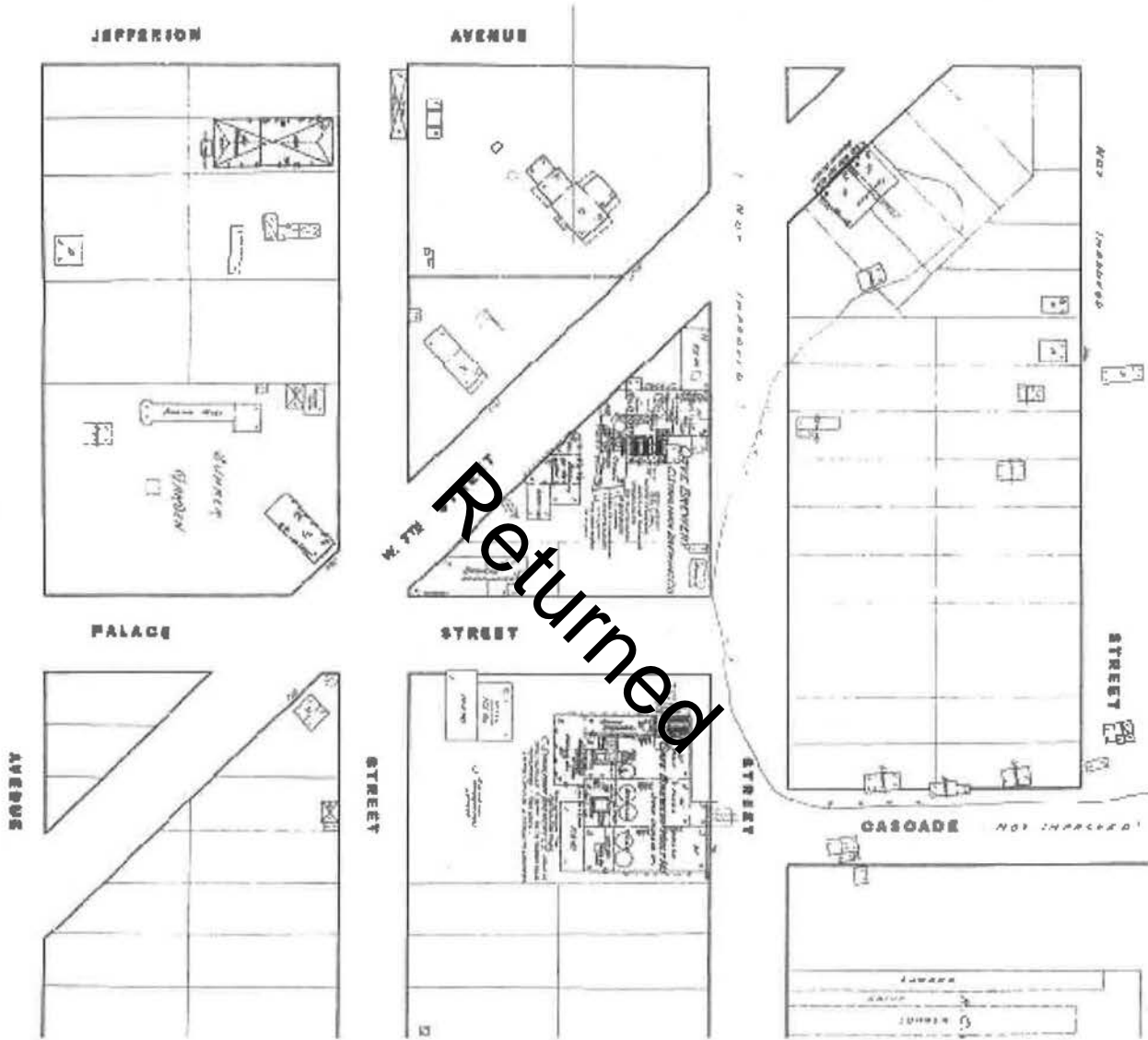
Page 5



M5 Public Works Plat Map showing Stahlmann's Brewery Cellars, 1885

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

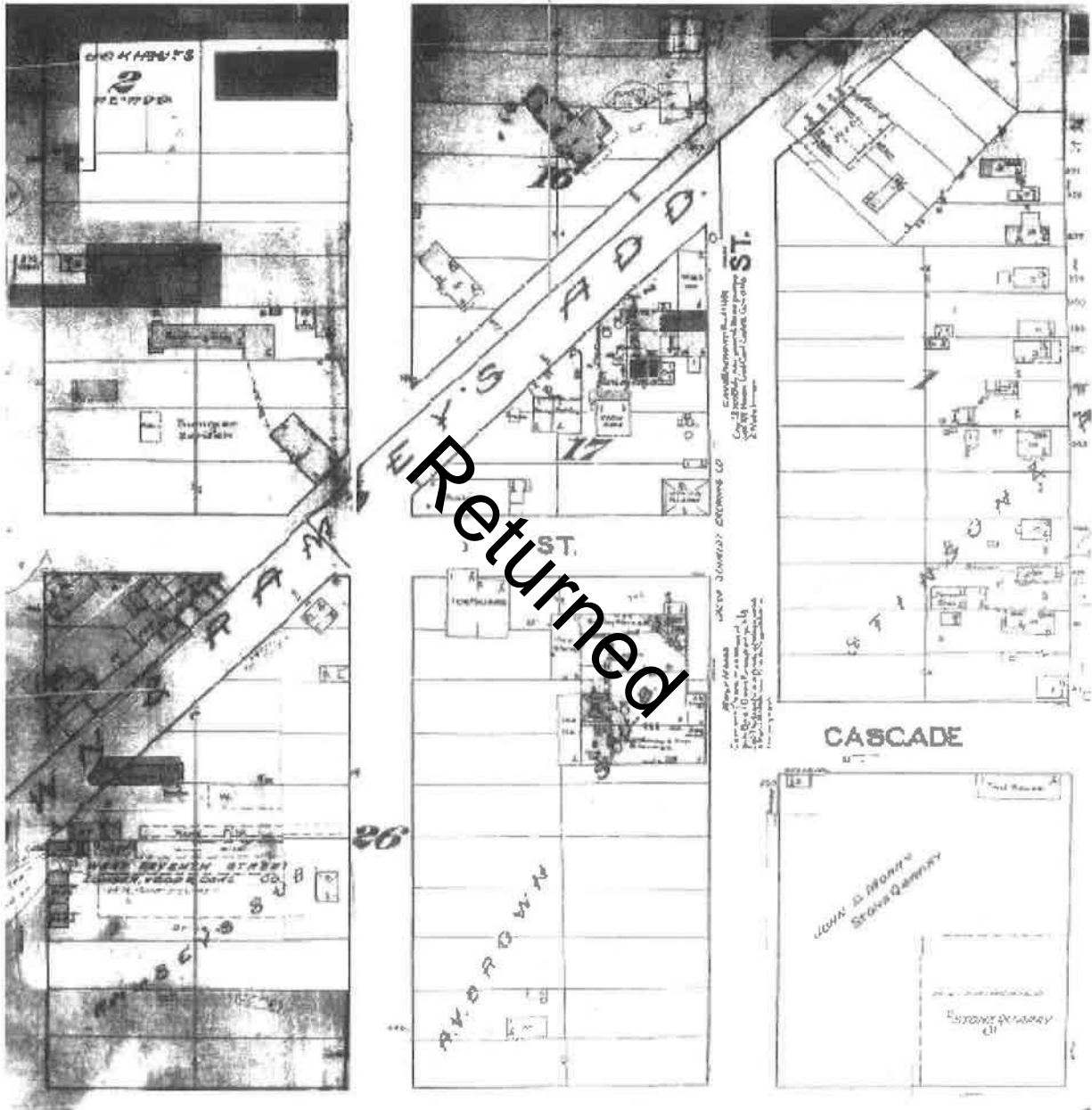
Section number Maps and Plans Page 6



**M6** Sanborn Plat Map of Stahlmann's Brewery and Vicinity, 1885 showing all but the southernmost lots eventually owned by Jacob Schmidt and/or the Jacob Schmidt Brewing Company

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans Page 7

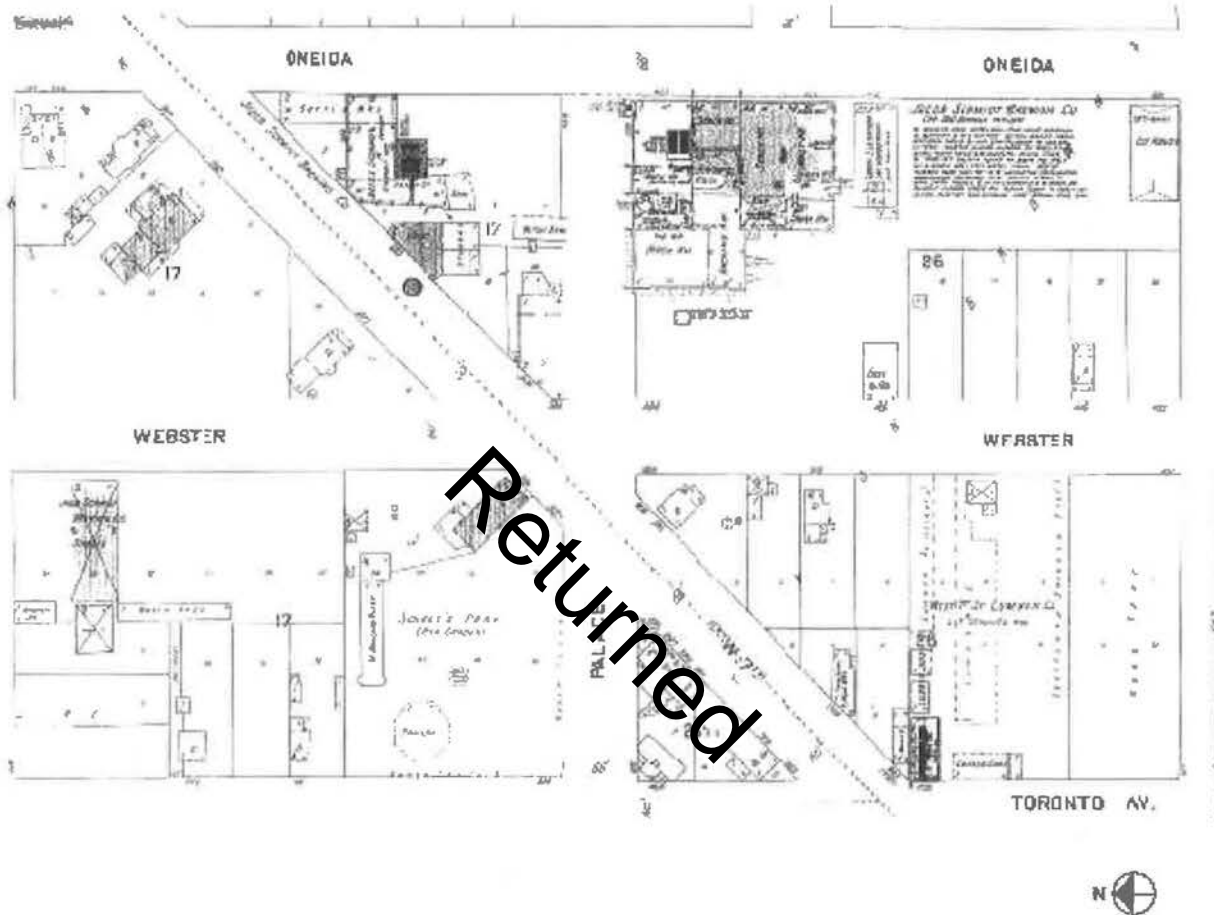


M7 Rascher Plat Map of Brewery and Vicinity, 1891

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans

Page 8

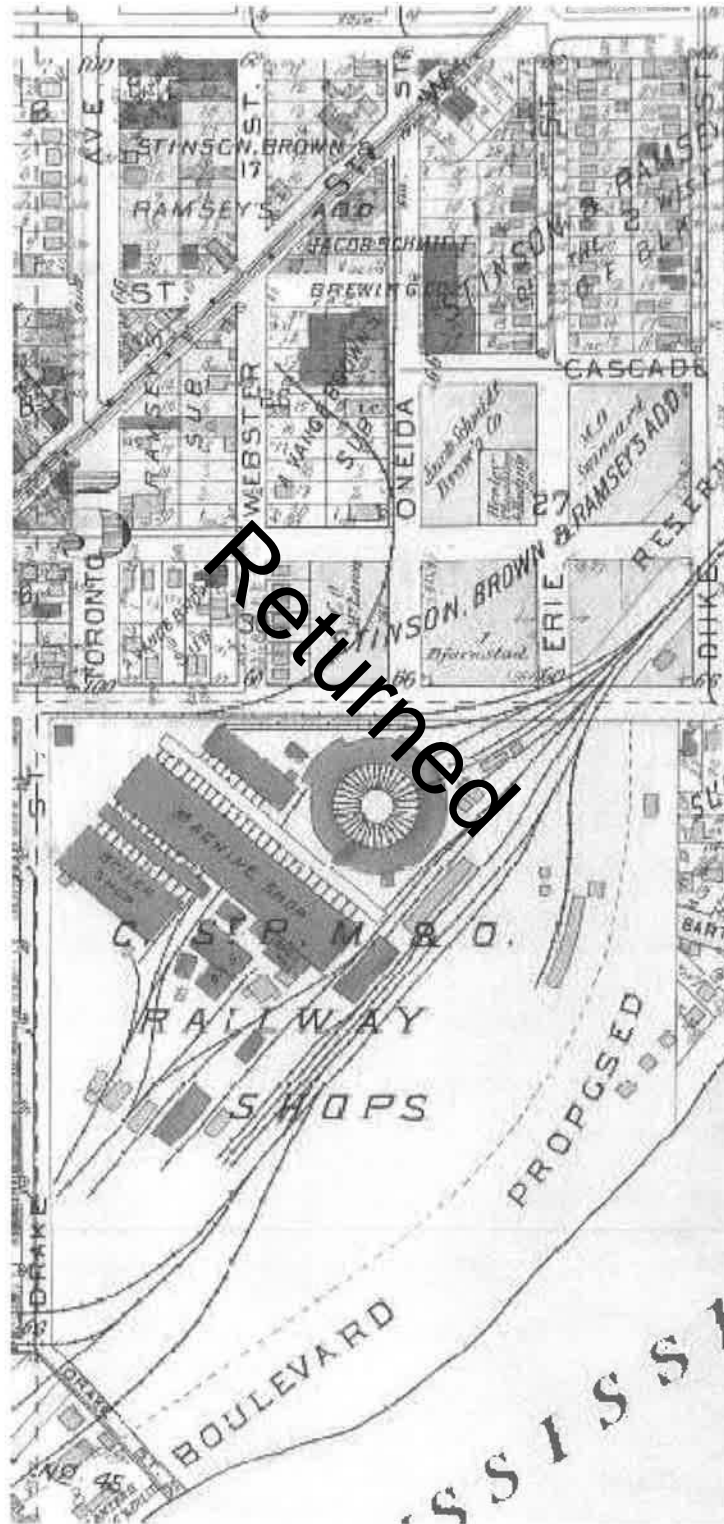


M8 Sanborn Plat Map of Brewery and Vicinity, 1903

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans

Page 9

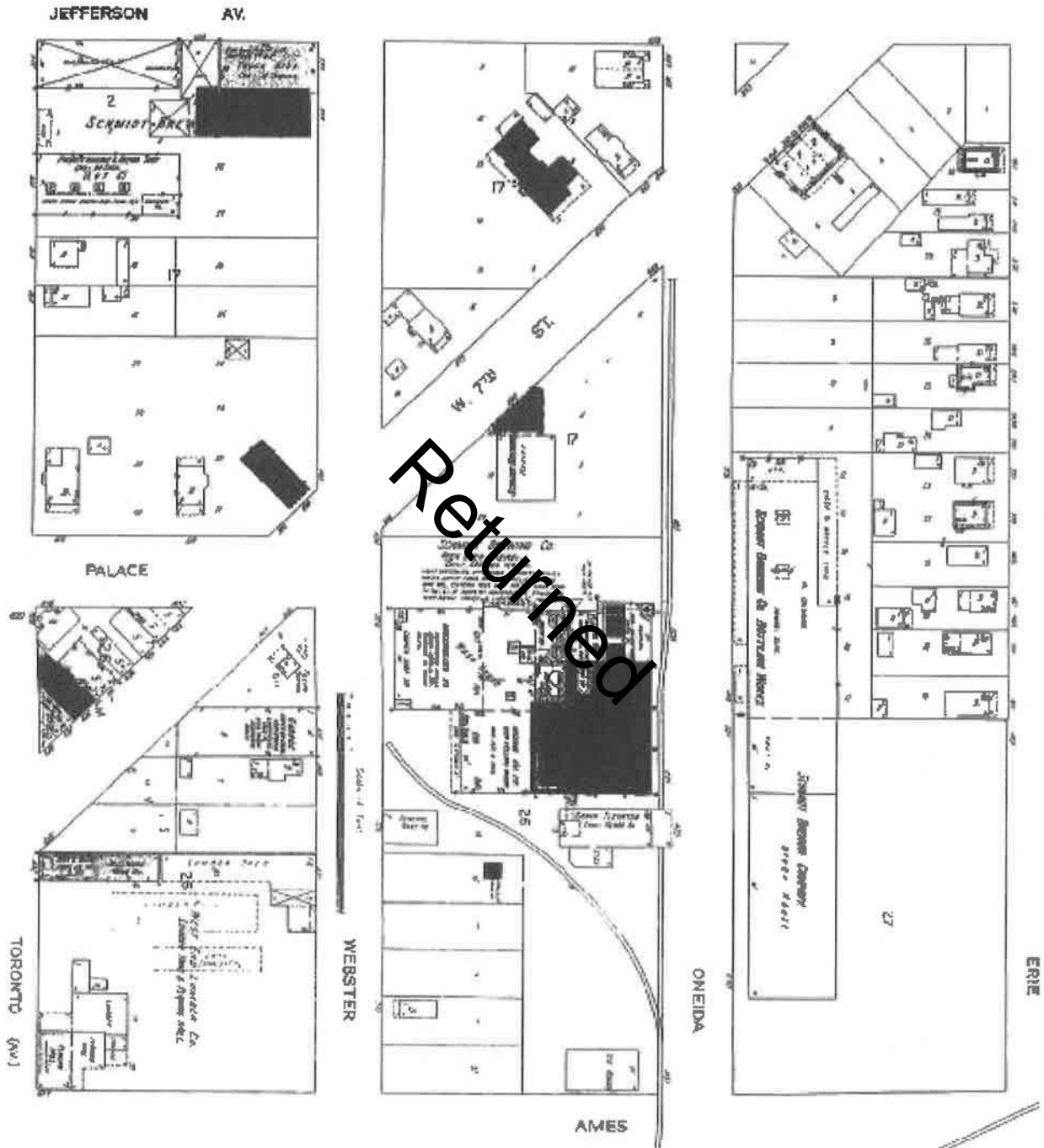


M9 Hopkins Plat Map of Brewery and Vicinity, 1916  
showing the Omaha Road shops and yards at their maximum extent

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans

Page 10



M10 Sanborn Plat Map of Brewery and Vicinity, 1927

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans

Page 11



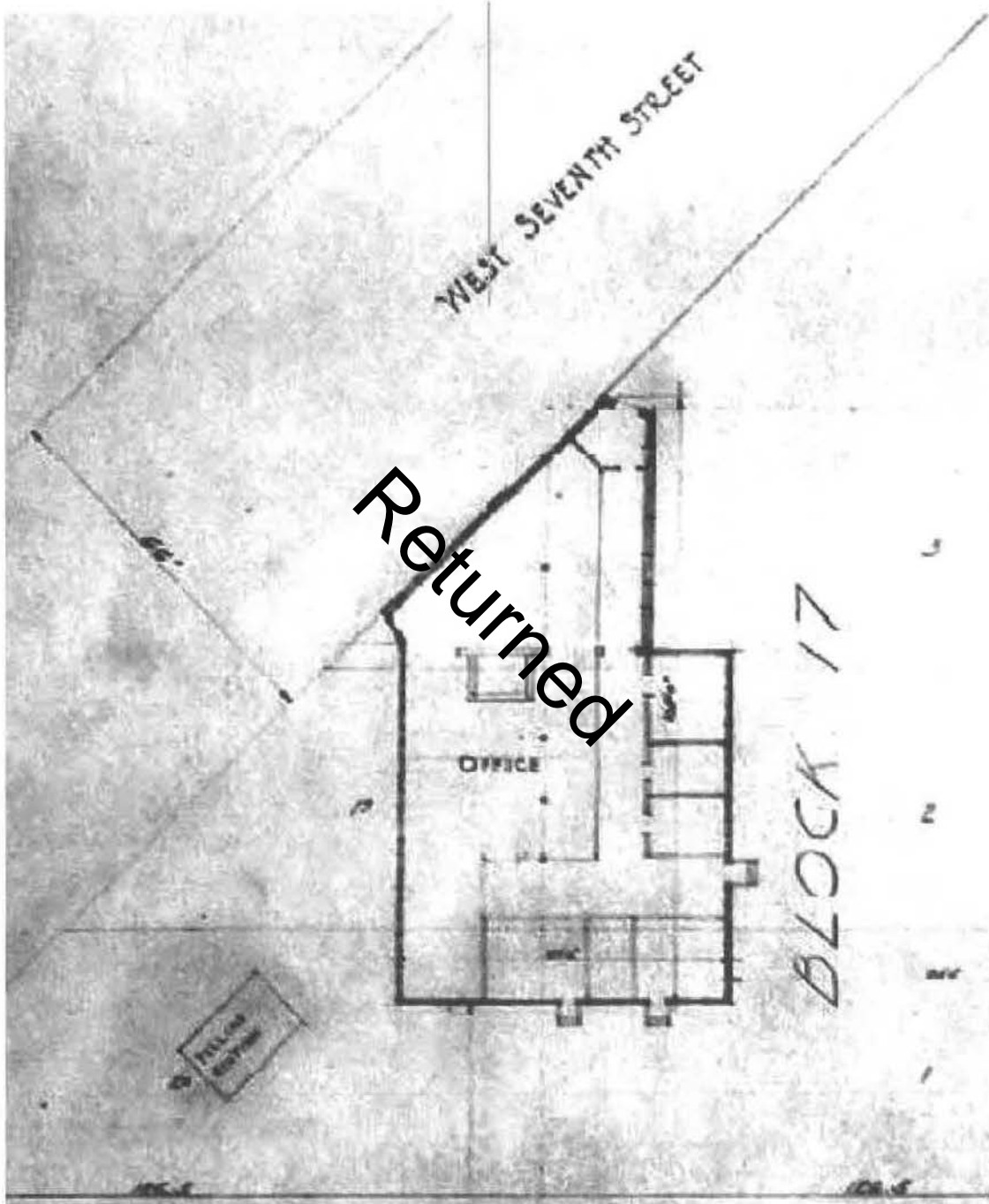
M11 Hopkins Plat Map of Brewery and Vicinity, 1928



United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans

Page 12

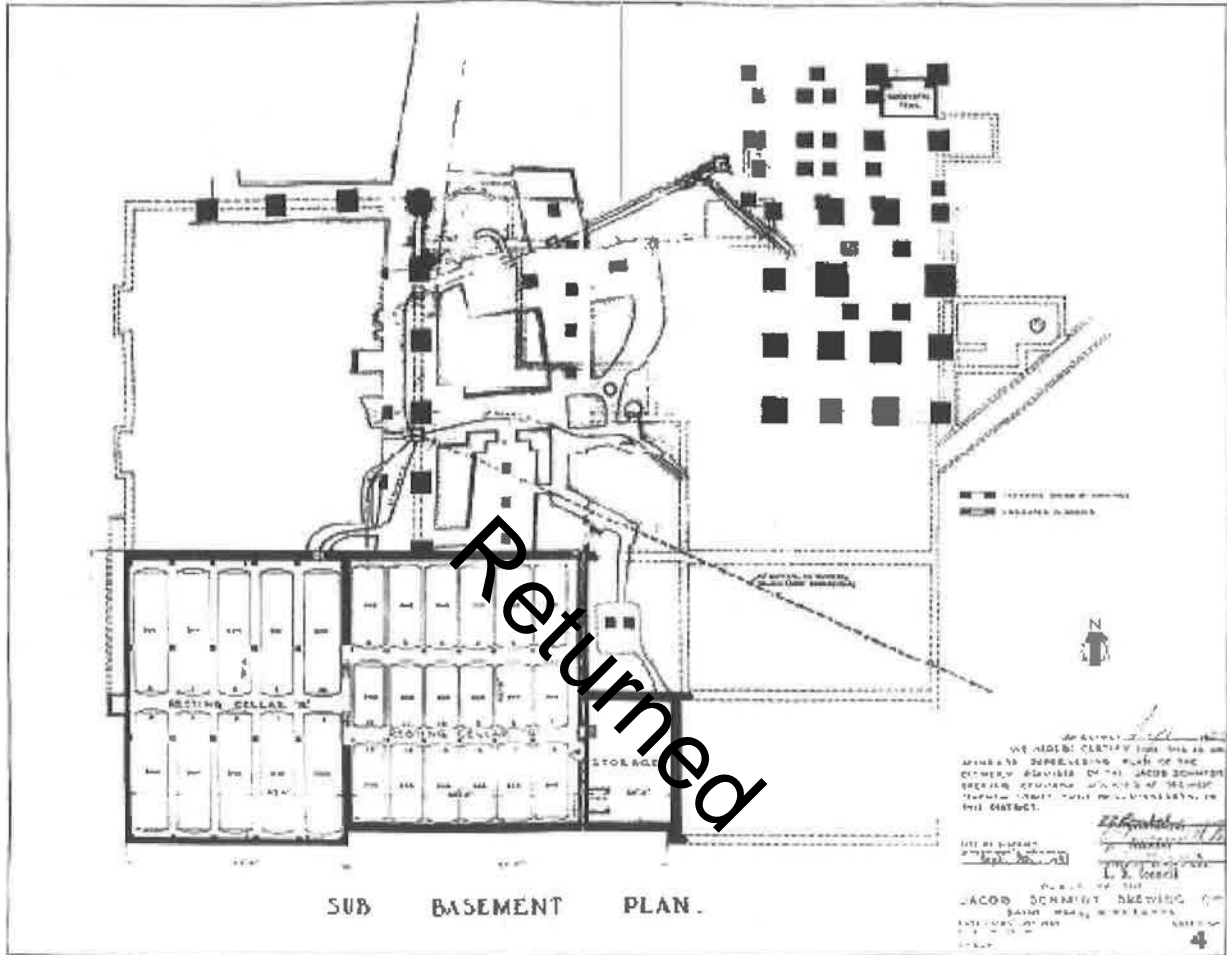


**M12** Detail of W. W. Magee Plan of Schmidt's Brewery showing the expansion of Stahlmann's old offices before the construction of the new Office Building

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans

Page 13

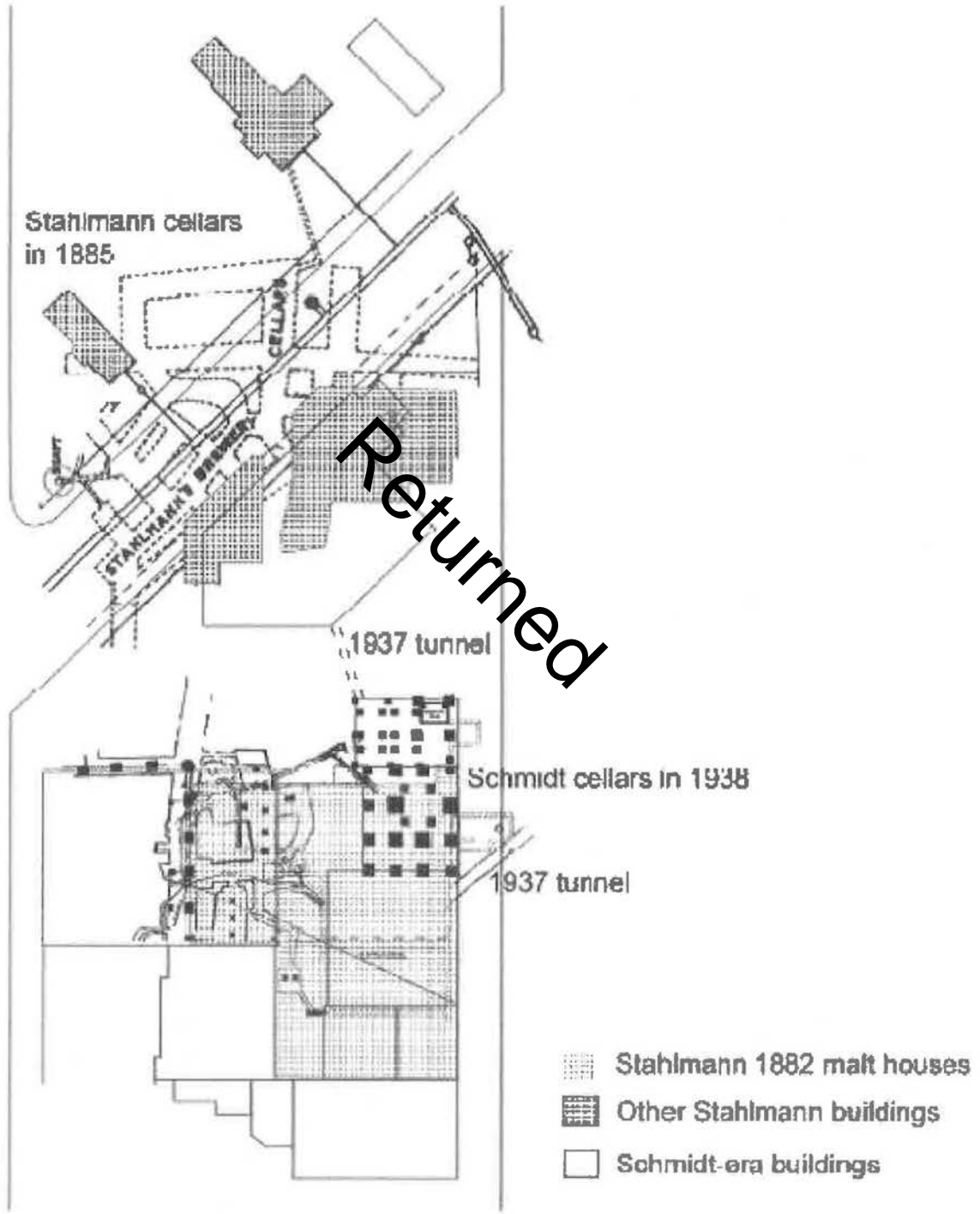


M13 W. W. Magee Plan of Brewery Sub-basement, 1937  
showing piers beneath new construction and new tunnels to office building and bottle house

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number Maps and Plans

Page 14

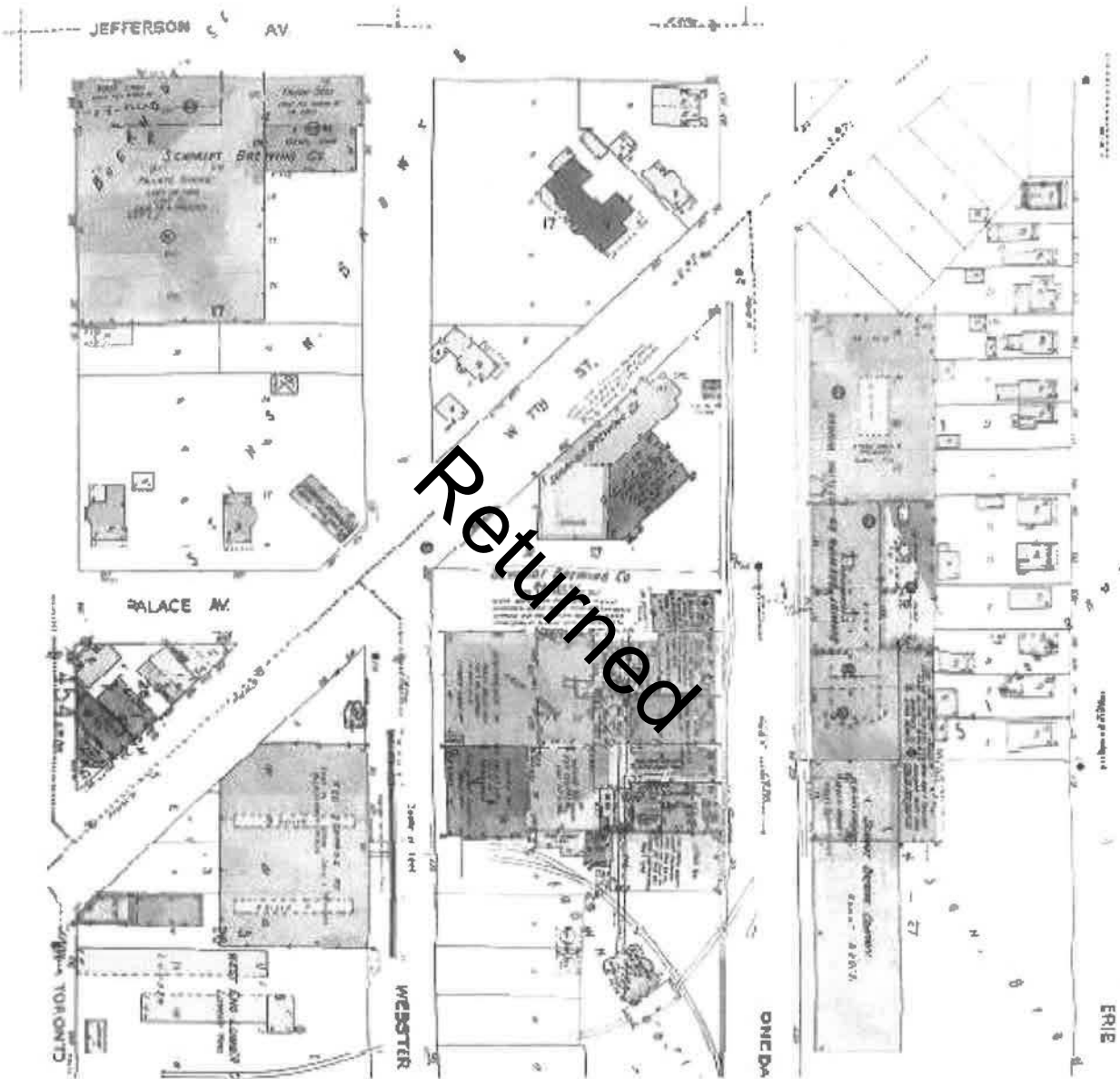


M14 Overlay of Schmidt-era Buildings on Stahlmann's Brewery and Caves

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number Maps and Plans

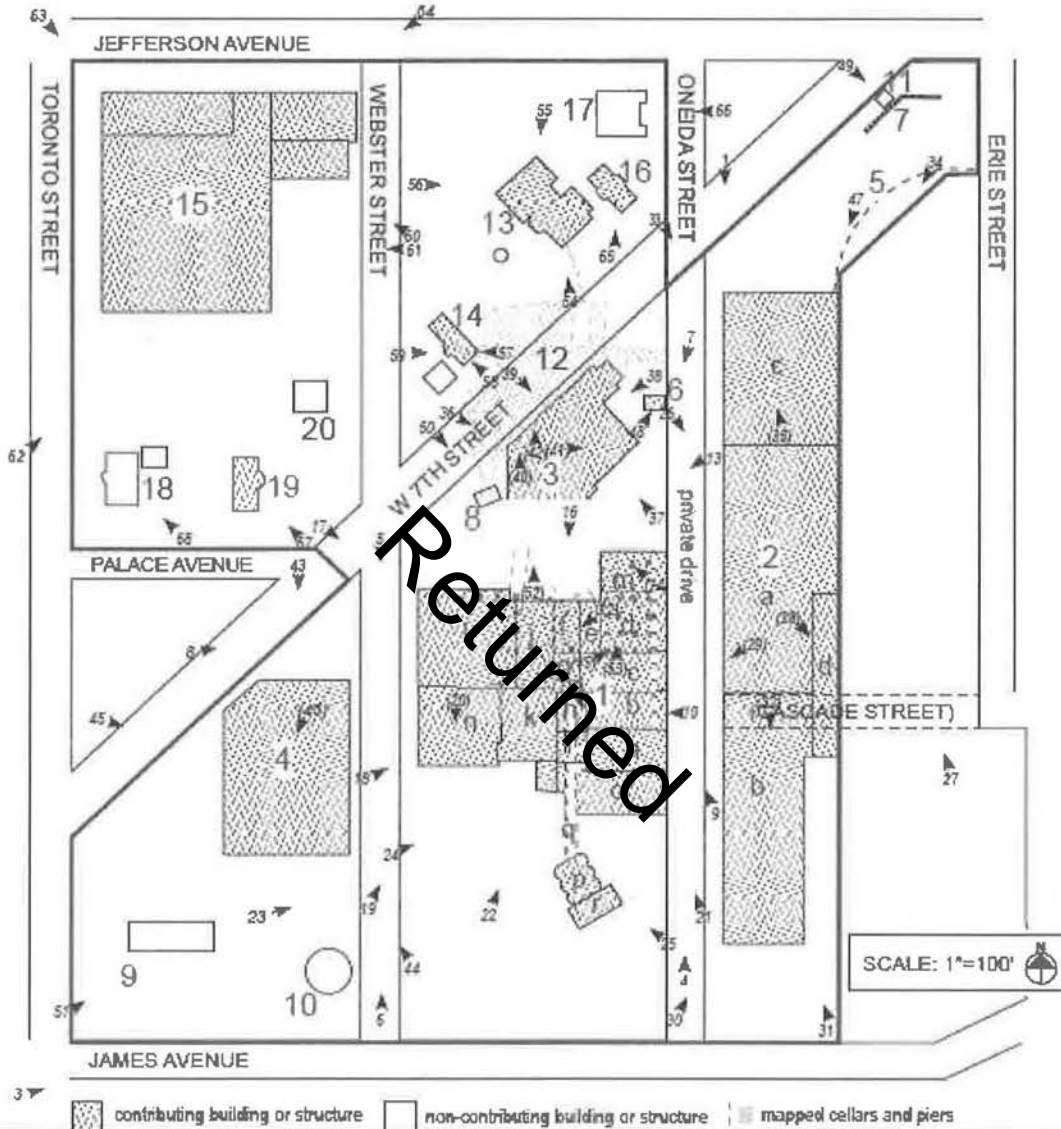
Page 15



M15 Sanborn Plat Map of Schmidt Brewery and Vicinity, 1956

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number Maps and Plans Page 16



|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>11. Main Brewery Complex</li> <li>12. Bottling Plant</li> <li>13. Office Building</li> <li>14. Keg House</li> <li>15. Bottle Shipping House Parking Lot Retaining Wall and Fence</li> <li>16. Well House #4</li> <li>17. Billboard</li> <li>18. Well House #6</li> <li>19. Ethanol Cooling Plant</li> </ul> | <ul style="list-style-type: none"> <li>11. Public Bus Shelter</li> <li>12. Underground Cellars</li> <li>13. Stahlmann-Schmidt-Bremer House</li> <li>14. Henry C. and Angelina Stahlmann House</li> <li>15. Delivery Vehicle Complex</li> <li>16. Frank and Angela Nicolin House</li> <li>17. Nicolin Duplex</li> <li>18. Michael and Katherine Leirich House</li> <li>19. John and Susanna Aubele House</li> <li>20. Electric Utility Building</li> </ul> |
|--|---|

**M16 Plan of Jacob Schmidt Brewing Company Historic District Showing Photo Locations**

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/6/2017      Date of Pending List: 1/4/2018      Date of 16th Day: 1/19/2018      Date of 45th Day: 1/22/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Appeal           | <input 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 checked="" type="checkbox"/> CLG  |   |

Accept       Return       Reject      1/19/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Roger Reed      Discipline Historian

Telephone (202)354-2278      Date \_\_\_\_\_

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

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



# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, DC 20240

## United States Department of the Interior National Park Service National Register of Historic Places

### Evaluation/Return Sheet

**Property Name:** The Jacob Schmidt Brewing Company Historic District  
**Property Location:** St. Paul, Ramsey County, Minnesota  
**Reference Number:** SG 100001975  
**Date of Comments:** 1/29/2018

#### Summary and Overview

The Jacob Schmidt Brewing Company Historic District is an 18.1- acre historic district located in St. Paul, Minnesota.

This district, consisting of contributing buildings and structures was nominated as significant at the statewide level under Significance Criteria A, C, and D, in the areas of Industry, Architecture, and Archeology, with a period of significance of 1858-1955. NPS concurs with the SHPO in opposition to the Saint Paul Heritage Preservation Commission that two houses, the Nicolin Duplex at 357-359 Oneida Street and the Michael and Katherine Leirich House at 615 Palace Avenue, do not appear to be contributing to the district under Criterion A or C. Although built during the period of significance, the houses have no tangible historic association with the history of the brewery, or with the architecture.

This National Register documentation is being returned for a combination of technical and substantive errors. Each is discussed below.

#### Technical Error

##### *Box #2 (Location)*

West Jefferson is an avenue, not a street.

##### *Box #5 (Number of Resources within Property)*

The count of five (5) non-contributing sites should be deleted as there are no such sites discussed in either the body of the nomination or in the List of Resources provided in Section 7, p. 36. (Likewise,  $5 + 5 + 5 \neq 10$ , as claimed in the non-contributing resource column on that page.)

##### *Sketch Map, Page 16*

The map numbering is not accurate as numbers 1-9 are "11-19" in the legend key and there is no number 10. Moreover, Google Earth views indicate the building and structure represented by numbers 9 and 10 (on the map) have been demolished.

#### Substantive Issue

**Evaluation/Draft NR Nomination Comment Sheet**

**Property Name:** The Jacob Schmidt Brewing Company Historic District

**Property Location:** St. Paul, Ramsey County, Minnesota

**Reference Number:** SG 100001975

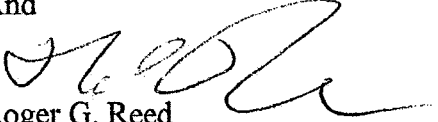
**Date of Comments:** 01-29-2018

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any questions regarding these comments, please feel free to contact either of us: Julie Ernstein at 202.354.2217 or [julie\\_ernstein@nps.gov](mailto:julie_ernstein@nps.gov) or Roger Reed at 202.354.2278 or [roger\\_reed@nps.gov](mailto:roger_reed@nps.gov).

Julie H. Ernstein, Ph.D., RPA  
Supervisory Archeologist, National Register of Historic Places

And

  
Roger G. Reed  
Historian, National Register of Historic Places



Minnesota Historical Society  
State Historic Preservation Office  
345 Kellogg Blvd West, St. Paul, Minnesota 55102  
651-259-3451



**TO:** Joy Beasley, Keeper  
National Register of Historic Places

**FROM:** Ginny Way and David Mather

**DATE:** August 16, 2018

**NAME OF PROPERTY:** Jacob Schmidt Brewing Company Historic District

**COUNTY AND STATE:** Ramsey County, Minnesota

**SUBJECT:** National Register:  
 Nomination  
 Multiple Property Documentation Form  
 Request for determination of eligibility  
 Request for removal (Reference No. )  
 Nomination resubmission  
 Boundary increase/decrease (Reference No. )  
 Additional documentation (Reference No. )

**DOCUMENTATION:**

- Original National Register of Historic Places Registration Form
- Multiple Property Documentation Form
- Continuation Sheets
- Removal Documentation
- Photographs
- CD w/ image files
- Digital Map
- Sketch map(s)
- Correspondence
  - Owner Objection
    - The enclosed owner objections
    - Do  Do not  constitute a majority of property owners

**STAFF COMMENTS:**

The nomination for the Jacob Schmidt Brewing Company Historic District was originally submitted in November of 2017. NPS returned the documentation due to both technical and substantive concerns on January 29, 2018 (letter enclosed). The MN SHPO has updated the nomination to address those concerns.

Regarding the technical error *Sketch Map, Page 16*. The map numbering had been corrected. The building and structure represented by numbers 9 and 10 (on the map) are extant. The Ethanol Cooling Plant, number 9, can be seen in image 51. It presently lacks a roof and could be considered a ruin but was constructed to shelter human activity and is still largely recognizable. The Foundation of the Corn Silo, number 10, can be seen in the background, behind the Keg House, in image 5. Therefore the count and map continue to reflect the resources.

After a conversation with Roger Reed (8/13/2018) it was determined that photographs and a CD with image files were not required for the resubmission because they are already with NPS (see transmittal dates 11/29/2017).

Regarding the substantive issue *Significance Criterion D*, the Minnesota SHPO archaeologist has added to the nomination to address the concerns. Updates to Section 7 include descriptions of archaeological studies conducted during the rehabilitation project, and an assessment of archaeological potential elsewhere in the district. These additions have been made in the introductory “Character of the Landscape, Streetscape, and Site” section, a new “Overview of Archaeological Investigations” section, and where applicable in the “Description of Contributing Properties.”

Updates to Section 8 include contextual information about the archaeology of breweries in Minnesota, and the urban archaeology of St. Paul featuring residential and commercial sites (taverns, hotels) that are relevant to the Jacob Schmidt Brewing Company Historic District. Within this literature, the 1989 issue of *The Minnesota Archaeologist* journal, 48(1-2), includes short sections on the related archaeological sites of the City/Noerenberg Brewery and the Bohemian Flats where many of the brewery workers lived. This reference is included in the updated nomination, but we felt we should respectfully clarify that this issue of the journal was not dedicated to breweries of the Minneapolis area as stated in the 1/29/2018 comments. Rather, the theme of the issue is the archaeology of the central Minneapolis riverfront at St. Anthony Falls, and the majority of the discussion focuses on hydropowered flour milling, sawmills, and railroad infrastructure. The following issue of the journal, 49(1-2), includes a section on partial excavation at the City/Noerenberg Brewery site. The archaeological context section of the updated nomination also includes later investigations at the Twin Cities sites of the John Orth Brewery, and the Germania Social Hall and Brewery, and in northern Minnesota, the Brainerd Brewery site. This contextual information is presented from Minnesota sites because the nomination was prepared at the statewide level of significance.

Archaeological datasets that are likely preserved in the Jacob Schmidt Brewing Company Historic District are discussed, and examples of research questions are presented. Also, the four areas of geophysical survey and archaeological monitoring have been added to the figures.