

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUN 3 1983
date entered

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

1. Name

historic QUINNIPIAC BREWERY

and/or common BREWERY SQUARE

2. Location

street & number 19-23 River Street N/A not for publication

city, town New Haven N/A vicinity of ~~Congressional district~~

state Connecticut code 09 county New Haven code 009

3. Classification

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

4. Owner of Property

name City of New Haven

street & number 200 Orange Street - Hall of Records

city, town New Haven N/A vicinity of state CT

5. Location of Legal Description

courthouse, registry of deeds, etc. New Haven City and Town Clerk

street & number 200 Orange Street - Hall of Records

city, town New Haven state CT

6. Representation in Existing Surveys

Connecticut: An Inventory of
title Historic Engineering & Industrial Sites has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Historic American Engineering Record

city, town Washington state DC

7. Description

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

Describe the present and original (if known) physical appearance

The Quinnipiac Brewery is a large complex of brick buildings located on some 2.5 acres in the Fair Haven section of New Haven. In addition to the imposing six-story Romanesque Revival brew house, the site includes several attached structures, an office building, and a bottling plant. Except for the bottling plant, located directly across East Pearl Street from the rest of the complex, the brewery occupies an irregularly shaped block bounded south by River Street, east by East Pearl Street, north by Chapel Street, west by Houston Street, and southwest by Ferry Street. On three sides of this block stands a brick perimeter wall: this wall formed one side of the extensive stables which housed delivery wagons and teams. The wood-frame parts of the stables are the only element of the brewery complex which no longer stands. The oldest part of the brewery dates from 1882, with important additions in the mid-1890's, 1903, and 1916.

The buildings have been vacant for some time, but they appear to be structurally sound. Serious deterioration is found at the east end of the 1903 addition (Figure 1, Area E), where a portion of the roof has fallen in. Most of the sash is missing or has completely deteriorated, but most other exterior detailing is preserved. Many of the window openings, particularly on the east side and on the bottling plant, have been altered, either bricked in or reconfigured as loading doors or entrances. Some exterior features, such as the new metal cornices, reflect rehabilitation work now in progress.

Setting

The part of Fair Haven in which the brewery is located is a tongue of land surrounded by water on three sides: Mill River to the west, New Haven Harbor to the south, and Quinnipiac River, which is visible from the brewery, to the east. Since the mid-19th century, this area has been a diverse industrial and commercial district. In addition to various warehouses, the area once had a street-railway repair facility, one of Connecticut's largest oyster firms, and the Bigelow Company's boiler works, of which only the latter now stands. Neighboring residential tracts include houses from various periods; none are directly connected with the brewery.¹

Quinnipiac Brewery and the Brewing Process

Nineteenth-century industrial-scale breweries like Quinnipiac Brewery used materials-handling equipment and brewing vessels much different in size and composition than those of earlier times. Yet the brewing process itself remained essentially unchanged from antiquity to the period represented by this plant. In simple terms, the process consists of "malting" grain (usually barley), by allowing germination and then arresting further germination by heating; mixing malt and water to create "wort;" boiling

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Quinnipiac Brewery
New Haven, CT

Item number 6

Page 1

Existing surveys:

Historic Resources Survey of New Haven, Phase II, 1982; state & local; records deposited at Connecticut Historical Commission, Hartford.

State Register of Historic Places, 1983; records deposited at Connecticut Historical Commission, Hartford.

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

**National Register of Historic Places
Inventory—Nomination Form**

Quinnipiac Brewery
New Haven, CT

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 2

Description (continued):

Quinnipiac Brewery and the Brewing Process (continued)

the wort with hops to impart a slightly bitter taste; and then adding yeast to start fermentation. When fermentation is complete, the beer is racked, or stored to allow sediment to settle out. Then it is aged in kegs and finally, packaged for market either in bottles or smaller kegs. Variations in this process include the use of additives such as sugar, corn, rice, or other grains; and changing the duration of the malting, with longer periods yielding a darker, fuller-bodied product.

Although using the standard mill construction of the late 19th and early 20th centuries -- brick bearing walls with interior framing of cast iron posts and wood or metal beams -- Quinnipiac Brewery reflects the particular requirements of the brewing process. The six-story height of the brew house was necessary both to accommodate the large brewing vats and to provide for the gravity-aided movement of bulk materials. A 1917 insurance map reveals that the top two floors of the brew house provided ingredient storage, with each successively lower level accommodating brewing operations in descending order: malting, wort mixing, boiling with hops, and pumping to the fermentation area. The racking and storage areas also reflect specific process-related design constraints: vaulted brick ceilings to support unusually heavy floor loadings, insulated brick walls, and reduced window space to assist refrigeration.

Individual Building Descriptions: Brew House (1882)

The 1882 brew house (Figure 1, Area A) is six stories high and approximately 70' x 35' in plan. Its north and south elevations are hidden by subsequent additions. The east elevation (Photos 1 and 2) has three segmental-arched window openings with stone sills at each level. Corner pilasters are found only on the top two stories, indicating the raising of the building from its earlier four-story height. The west side (Photo 3) is similar, although the corner pilasters have recessed panels near the top, and a large copper-roofed bay window, rectangular in plan, lights the north half of the third story. The building's cornice consists of wide bands of brick separated by three courses of corbelling. The roof is shallow-pitched, with its ridge running east and west; there is a small gable-roofed monitor in the center.

An engraving published in 1892 (see Figure 2) depicts the brew house in its original four-story configuration. Its functional elements -- the height, the monitor, the chimney to the right of the south elevation -- were already in place, but there were no stylistic embellishments. Those would be added along with the ornate new south facade in 1896 (see below), and would follow the scheme of architect Leoni Robinson.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Quinnipiac Brewery
New Haven, CT

Item number 7

Page 3

Description (continued):

Individual Building Descriptions: Brew House (1882) (continued)

Inside, the brew house's framing features cast-iron posts, steel beams, and timber roof trusses. Floors resemble those found throughout the plant, and are probably not original: they consist of concrete slabs formed around wire mesh. The west end of the brew house held the kettles where the wort was boiled and hopped. The kettles, which have been removed, were two stories tall, with a platform between them from which the boiling could be observed. Shallow brick arches, reinforced with steel at the springing points, formed the ceilings of the kettle chambers. Remaining in each chamber is the steel framework which supported the kettle (Photo 4). A round passage, extending upward to the fifth floor, enters the north chamber at its northwest corner and probably served to conduct ingredients downward into the kettle. The only other remaining process-related element in this building is a partially disassembled screw conveyor (Photo 5), remnants of a once extensive system of materials handling. Portions of the conveyor which remain consist of a cast-iron body and a sheet-metal, helical screw on a steel shaft, which was driven by a chain-sprocket at one end.

South Facade (Area B, Photo 1)

The 1896 addition to the south side of the brew house provides the chief architectural focus of the brewery. Designed by Leoni Robinson, it is in the Romanesque Revival style and features round-arched windows, elaborate corbelling, and other surface-texture effects. Although essentially a false front, filling in a triangular space between the earlier brew house and the line of River Street, it had a functional purpose as well: it housed an elevator, a stairway to the brewery's upper floors, and a bucket conveyor for raising grain to the top stories (Photo 6). The added facade hampered the brewery's shipping system by blocking rail access: Robinson solved this problem by providing for huge openings on the south and west walls of the addition, allowing rail cars to pass through the corner of the building.

The 1892 facade is divided into two unequal portions. The narrower east or right-hand portion has a pair of windows at each level, with those on the first story having a round-arched shape and others rectangular. The west portion has a group of three round-arched windows above the large railway opening, with the upper floors each having three rectangular openings. The floor levels on the facade do not correspond to those of the brewery behind it: the facade appears to be three tall stories high, with the center part of the left portion carried up another story. The roof of the addition is flat except for the shallow-pitched gable roof

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Quinnipiac Brewery
New Haven, CT

Item number 7

Page 4

Description (continued):

South Facade (Area B, Photo 1) (continued)

over the tallest part. Floor levels are delineated by combinations of brownstone banding and brick dentils. Other textural effects include brownstone quoins, banding on the first story, and tablets below the second and fourth-story windows; courses of brick dentils below window sills and outlining the round-arched window heads; recessed panels in the brickwork above the topmost tier of windows; and long cornice corbels. The dentillated copper cornice is a recent replica.

West Wing (Area C, Photo 3)

The west wing, about 210' x 50' in plan, extends at right angles from the rear of the 1882 brew house. As a two-story wing, it was probably part of the original brewery, but its appearance changed dramatically in the 1890's when the western part of the wing was extended and given a mansard roof and a four-story belltower. (The original appearance of the wing -- plain wall surfaces, 2-story with low-pitched roof -- can be gleaned from the 1892 engraving. See Figure 2.) In 1903 the eastern part of the wing, which extends across the rear of the brew house to East Pearl Street, was raised to four tall stories with a flat roof. The wing accommodated hops and malt storage on the top floor, the fermenting department on the third floor, and cold storage on the lower stories. The refrigerated cold storage areas feature thick stucco walls built of hollow-core thermal brick, heavy cork-insulated doors, and series of pipe hangers around the rooms (Photos 7-9). The basement interior of the west wing has a brick-vaulted ceiling resting on a series of brick arches (Photo 10).

The west elevation of the wing is the second most decorative part of the complex. The tower which rises from the center of the elevation has a modern freight entrance on the first level, an arcade of three blind round-arched openings on the second story, a single large opening on the third, a belfry with three arched openings on each side, and a steep pyramidal roof. The tower's cornice consists of deeply corbelled brickwork, with sheet-metal modillions and moldings. Other decorative features include a brownstone and terra-cotta stringcourse between the first two stories and brownstone keyblocks in the tower's arched openings. Most of the windows in this part have been bricked in. The main cornice of the building is similar to the tower's.

The four-story east part of the wing has a series of segmental-arched openings at each level on its south elevation. The west side lacks windows, as does the east except for a single tier at the top. The cornice is similar to that on the western portion. An elevator tower is located at the junction of the three-story western part and the four-story eastern part of the wing; it formerly had a pyramidal roof.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Quinnipiac Brewery
New Haven, CT

Item number 7

Page 5

Description (continued):

1903 Rear Addition (Area E)

Because of other additions, only the ends of the 1903 extension across the rear of the brewery are visible. The east elevation (Photo 11) of this two-story extension has segmental-arched openings and stone sills. On the second floor, above the north doorway, is a three-part round-arched window. Above this window, the upper portion of the wall has collapsed and part of the roof has fallen down. Elsewhere a low parapet with tile coping conceals the remains of the flat roof. The cornice features two stringcourses and a soldier course below simple corbelling. The west elevation has three small windows in the upper story.

The extension housed refrigerated storage, as well as the brewery's machine shop on the second floor. The refrigeration machines were housed in a 25' wide partitioned area at the east end of the extension: the room is a full two stories high and has a tiled floor. Remnants of piping can be seen in passages beneath the level of the floor. The walls of the refrigerated portions are like those of the earlier wing described above.

Boiler House (Area D)

The boiler house (Photo 1) runs along the east side of the 1882 brew house and is one story high and a single bay deep. Pilasters divide its east elevation into four bays, each containing three round-arched windows with brownstone sills, keystones, and impost blocks. Because of the slope of the land, the basement story is exposed at the southern end, where there are rectangular windows with splayed brick lintels. Brick stringcourses and simple corbelling embellish the cornice.

Wash House (Area F)

The wash house (Photo 12) is one tall story high and 160' x 90' in plan; its roof is nearly flat. Erected about 1916, it abuts the north wall of the 1903 addition and continues northward to Chapel Street. Its cornice, windows, and other details are similar to those on the boiler house. A stepped parapet with battlements sits atop the north end, where the building forms an oblique angle to the line of Chapel Street. The interior of this part, which held the washing operations for cleaning re-usable kegs, is unpartitioned and has posts, beams, and roof trusses of riveted steel members. The wash house includes at its southeast corner a second, later boilerhouse. Occupying four bays on East Pearl Street (Photo 11), it is taller than the rest of the addition but incorporates the same cornice and window treatments.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Quinnipiac Brewery
Continuation sheet New Haven, CT

Item number 7

Page 6

Description (continued)

Rear Addition (Area G)

The last part of the complex to be built, this one-story addition has a concrete foundation, plain brick walls, simple segmental-arched openings, and no cornice elaboration. There is a large freight opening on the west side with a truck loading dock inside. Timber posts and trusses support the shallow-pitched roof, which has three large skylights (Photo 13).

Office Building (Areas H and I)

The office building (Photo 14) has two parts, an original section built in the early 1830s, and an addition to the west erected in 1890. The earlier building is quite small, only two bays wide, and one and a half stories high with a slate-shingled gable roof. The south or street-facing side contains a window and a door, both with segmental-arched heads formed of terra cotta bricks with rounded corners and designs in relief. The single attic light is round-arched in shape. The cornice forms a partial return and features terra cotta banding in a Greek key design. The two-story addition forms an oblique angle as it follows the line of Ferry Street. Window openings are round-arched, with wooden fans filling the arches of the second-floor openings. Ornamental features include terra cotta panels above the second-floor windows and terra cotta cornice modillions and pearl moldings. The flat roof is hidden by a parapet with tile coping.

Perimeter Wall (Area J)

A brick wall (Photo 3) about 12' high extends along Ferry Street from the northern end of the office addition and continues around the corners to run along Houston and Chapel Streets, ending some thirty feet away from the northern extremity of the main brewery building. The wall went up in stages in the 1890s and 1900s. Originally, it formed the street-side elevation of frame stables; the wall also served to block access to the brewery yard except through gates at the north and south ends of the block. Irregularly placed openings, including two doors, interrupt the wall surface. Originally segmental-arched, most of the openings have been re-worked with brick or cinderblock, flattening the lintels and reducing the size of the openings. The street side of the wall is now finished with yellow-painted stucco. Terra cotta coping appears along the top of the wall.

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

**National Register of Historic Places
Inventory—Nomination Form**

Quinnipiac Brewery

Continuation sheet New Haven, CT

Item number 7

Page 7

For NPS use only
received
date entered

Description (continued)

Bottling Building (Area K)

The 1916 bottling building is one-story high at its north end and west side, and two stories at the south end and rear, where the ground slopes downward. The facade, or west elevation, uses brick pier construction, with pilasters dividing the wall into eight bays (Photo 15). Most bays contain three round-arched windows, with rough-textured brownstone used for sills, keystones, and impost blocks. The sharing of imposts creates an arcade effect within bays. Most windows are boarded up or painted over; sash is a mixture of small-pane wooden and metal windows in various configurations. The two southernmost bays of the facade have large loading doors, and there is an entrance in the third bay north. The cornice decoration consists of a row of deep corbels, with a stepped parapet over the center two bays. Rear and side elevations are simpler than the facade, with segmental-arched openings. Several of the window openings have been blocked up, and others remodeled into garage-door openings. There are stepped parapets along the north and south sides of the flat roof, which has a wide monitor extending nearly its entire length.

1. Many of the houses in the neighborhood were built long before the brewery was established. A check of residents on Chapel Street opposite the brewery for the years 1914 and 1918 revealed that some residents were drivers or brewery workers, but the majority worked at other occupations (New Haven City Directory, Price & Lee, 1914, 1918).

8. Significance

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

Criteria A, C

Specific dates 1882- started **Builder/Architect** Leoni Robinson - 1896 remodeling

Statement of Significance (in one paragraph)

The significance of the Quinnipiac Brewery rests equally upon its importance in American industrial history (Criterion A), specifically, as a representative late 19th-century industrial-scale brewery; and upon its importance as an architectural resource (Criterion C), one which represents both a unique functional building type and the work of a noted Connecticut architect, Leoni W. Robinson. The brewery illustrates many of the economic and technological changes which transformed the American brewing industry from its pre-industrial beginnings to a point where it was characterized by large-scale brewing operations serving regional markets.

Beer had been an important part of the American diet since the earliest European settlements at Plymouth and in Virginia. Until the mid-19th century, the American thirst for beer had been served by the output of innumerable small breweries found throughout the country. These pre-industrial breweries were necessarily small: with neither refrigeration nor easy transportation available, they were confined to serving only local markets. Moreover, their operations were possible only in the cool months of the year, when air temperatures allowed natural cooling.

Despite their small size, the early breweries initiated design features which were carried over into later, larger plants. Because of the use of gravity to move raw materials, breweries were often multi-story buildings, sometimes with storage cellars extending several stories underground. To minimize the entry of warm air, window area was limited. The open vessels in which fermentation took place called for a large floor area, so the brewery was characterized by the juxtaposition of horizontally and vertically extended spaces.

The American brewing industry underwent rapid and fundamental change in the 19th century, impelled by the influence of German immigrants and by technological changes in transportation and food preservation. The German-Americans introduced "lager bier," a lighter, sweeter, less hop-flavored brew than the typical pre-1850 American product, which had been derived from English brewing practice. Lager quickly assumed primacy in American taste, and has comprised the greatest portion of the nation's brewery output since soon after its introduction. German-Americans also brought with them knowledge and experience in brewing. They established many of the new enterprises in the burgeoning brewing industry, as well as filling the crucial positions of brewmaster and maltster in breweries owned by others.

9. Major Bibliographical References

Atlas of the City of New Haven. Philadelphia: G.M. Hopkins, 1888.

Baron, Stanley. Brewed in America: A History of Beer and Ale in the United States. Boston: Little, Brown, 1962. (continued)

10. Geographical Data

Acreeage of nominated property 2.5

Quadrangle name New Haven

Quadrangle scale 1:24000

UMT References

A

1	8	6	76	2	60	45	7	44	6	0
Zone	Easting		Northing							

B

1	8	6	7	64	0	0	45	7	4	48	0
Zone	Easting		Northing								

C

1	8	6	76	4	30	45	7	44	6	0
Zone	Easting		Northing							

D

1	8	6	7	64	1	0	45	7	4	42	0
Zone	Easting		Northing								

E

1	8	6	76	3	80	45	7	44	2	0
Zone	Easting		Northing							

F

1	8	6	7	63	7	0	45	7	4	38	0
Zone	Easting		Northing								

G

1	8	6	76	3	00	45	7	4	3	70
Zone	Easting		Northing							

H

Zone	Easting		Northing								

Verbal boundary description and justification

SEE CONTINUATION SHEET

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Matthew Roth & Bruce Clouette, edited by John Herzan, National Register Coordinator

organization Historic Resource Consultants date November 10, 1982

street & number 55 Van Dyke Avenue telephone (203) 342-1562

city or town Hartford state CT

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature 

title Director, Connecticut Historical Commission

date May 17, 1983

For NPS use only

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

 Keeper of the National Register

date 7/15/83

Attest:

date

Chief of Registration

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Quinnipiac Brewery
New Haven, CT

Item number 8

Page 8

Significance (continued):

At the same time as Germans were bringing to America their brewing expertise, technological innovations were freeing breweries from the limited scale of local markets. Improved railroad transportation gave breweries both a wider market and better access to grain and other raw materials. Shipment to more distant markets was also aided by the development of pasteurization and related processes, which prolonged the life of the beer by eliminating all of the bacteria and other microorganisms which caused spoilage (Pasteur's discovery was specifically addressed to the problem of beer spoilage, and first appeared in a work entitled Studies on Beer). Finally, improved understanding of the behavior of gases underpinned the experiments conducted in the mid-19th century by Lord Kelvin and John C. de laVergne, resulting in a practical method of artificial refrigeration. Brewers eagerly adopted the new refrigerating technology; in fact, the first commercial air-conditioning plant in America was installed in a brewery.

As these changes took place, the physical appearance of brewery buildings began to change as well. Breweries were built larger to handle a higher rate of production and were increasingly limited to larger cities which could serve an expanded market. The common structural elements of 19th-century factories - - masonry bearing walls, heavy post-and-beam framing in metal or timber - - replaced the wood-framed construction of the earlier, more localized breweries. Refrigeration obviated the need for underground storage, so all floor levels of the new industrial-scale breweries extended above the ground. Expanded capacity also resulted in greater horizontal growth of the brewing plants, not only for more and larger fermentation facilities, but also to hold the refrigerated storage areas. Thus, breweries in the 1880s and 1890s assumed a massive blocky appearance, with one or more towers. Finally, breweries at the end of the 19th century gained an aesthetic component as the brewing firms, perhaps in response to the profitability of large-scale operation, hired architects to design decorative facades for their new or remodeled plants. With one exception, brewery architecture remained unchanged until Prohibition virtually eliminated the industry.

The one change was the expansion of the brewery to include a bottling plant. Improved capping techniques, along with pasteurization, allowed beer to be shipped in bottles rather than kegs, and many breweries set up subsidiary companies to bottle their beer. Bottling came under the close supervision of the Federal Treasury, which feared the evasion of excise taxes as breweries moved away from bulk shipment of beer. Consequently, Federal law forbade the construction of bottling plants on the same parcel as a brewery. Bottling plants had to be at least separated from the brewery by a bona fide public street, and the beer had to be physically transported in bulk form (and therefore inspected and taxed) across the street.¹

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Quinnipiac Brewery
New Haven, CT Item number 8 Page 9

Significance (continued):

The history and architecture of Quinnipiac Brewery clearly illustrates all of these important trends in the history of the American brewing industry. Two German Americans, Peter Schleippman and William Spittler, started the firm in 1882, the period of greatest growth in the industry, and began production of lager, the most popular fermented malt beverage. Later they added ale and porter, but lager beer was their mainstay. The new firm's resources could not support the payroll and capital budget of such a growing enterprise, and the firm was re-organized in 1885 as Quinnipiac Brewing Company, a corporation with a capitalization of \$50,000. William Northwood, an investor from Detroit, supplied most of the financing and he served as president of the company. Spittler retained responsibility for the plant's operation, but Schleippman left to manage another New Haven brewery. With new capital the firm equipped its plant in a highly competitive fashion, as indicated by the presence of two 25-ton de la Vergne refrigeration machines in the 1880s.²

The organizational structure remained unchanged until 1893, when a subsidiary firm, Quinnipiac Bottling Company, was formed. The city directories list the bottling company at the same address as the brewery, but it is not known where bottling was done prior to the building of the bottling plant across East Pearl Street in 1916. Separate entities, both organizationally and physically separate from the brewery, were mandated by the Federal revenue code, and the layout of Quinnipiac Brewery reflects this requirement.

In the first decade of the 20th century, nation-wide beer production increased every year by at least 3%, while the number of breweries dropped from about 1900 in 1899 to 1500 ten years later.³ Clearly, the growth in the industry occurred through the expansion of already successful brewers. Quinnipiac Brewery is an example of such expansion, with substantial new improvements started in 1903. These improvements took the form of new construction, such as the large two-story addition to the brew house, and new equipment, including a 100-ton refrigeration machine and probably the second boiling vat. By this time the firm's authorized capital reached \$600,000.

Expansion continued with the 1916 bottling plant and contemporary wash house, but in 1919 everything came to a halt with the passage of the Eighteenth Amendment to the Constitution, bringing in the era of Prohibition. Fueled by the moralistic zeal of temperance crusaders as well as anti-German antipathy directed toward brewers, Prohibition put the nation's breweries out of business almost overnight. Some brewing companies turned to related processes, such as leasing refrigerated warehouse space or making cereal beverages. The Quinnipiac Brewery, which had been re-organized in 1902 as the Yale Brewing Company, sold its plant to another brewer, Christian Feigenspan, which briefly made cereal beverages at the site. With the repeal of Prohibition a new firm, New Haven Brewing

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Quinnipiac Brewery
New Haven, CT

Item number 8

Page 10

Significance (continued):

Company, acquired the plant and used it to make beer for about ten years. From the mid 1940s until 1978, warehousing operations occupied the plant, and for the last several years, Quinnipiac Brewery has stood vacant.

As a successful enterprise serving a market which included all of southern New England, Quinnipiac Brewery truly represents the most significant period in the history of American brewing. Its buildings date from 1882 to about 1916, when the industry reached unprecedented levels of output. The large size and substantial brick construction are typical of the plants of this period, and the height of the six-story brew house illustrates the importance of gravity-aided materials movement. The substantial brick footings and unusual wall construction in the refrigerated storage sections are unique architectural elements characteristic of the temperature-control and floor loading problems of industrial breweries. Finally, the highly decorative Romanesque Revival facade reflects the confidence and vigor of a growing firm. Perhaps because of the fortress-like connotations, or maybe just in imitation of large mid-western brewers like Anheuser-Busch, most breweries in this period adopted the Romanesque style in an attempt to make an architectural statement: as one observer in 1903 wrote:

It is not sufficient that the brewery should be equipped with all the latest apparatus and machinery, but due consideration should also be made to good taste and to the wealth of the owners by a handsome architectural construction and with an eye for the beautiful.⁴

The 1896 facade is significant in its own right as the work of Leoni W. Robinson of New Haven, a leading architect in Connecticut during the late 19th and early 20th centuries. Robinson, "The dean of the local architects,"⁵ gained prominence as a leading figure in the institutionalization of his profession: he was a charter member of the Connecticut Chapter, American Institute of Architects, and a founder of the Architectural Club of New Haven, an organization with state-wide influence.

Robinson designed the brewery facade during the middle of his career, when he was in his forties. He had already established the stylistic vocabulary of his work, and had worked on industrial buildings, but this brewery commission provided an opportunity for Robinson to combine his aesthetic direction with a monumental structure, and the handsome result stands as one of his most successful works. One of Robinson's earliest New Haven buildings, the 1883 Welch Training School, pre-figures the overall Romanesque Revival character, as well as several specific elements of the brewery design, notably the entry pavilion with

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Quinnipiac Brewery

Continuation sheet New Haven, CT

Item number 8

Page 11

Significance (continued):

its prominent gabled parapet, the deep corbeling at the cornice, and the inset panels which hold banks of windows. With these means of eschewing relatively unbroken wall planes, Robinson took an imposing, blocky mass and transformed it into a pleasing composition that draws the viewer's eye, rather than presenting an overpowering institutional aspect. In his work for the Winchester Repeating Arms Co. in New Haven, Robinson apparently was not allowed to give free rein to his stylistic impulses. He was the company's principal architect from the early 1890s until his death, but the buildings in the Winchester complex bear scant sign of the architect's hand. The brick-pier mills of the 1890s and the reinforced concrete factories of the World War I era are almost strictly utilitarian, designed more to the standards of safe and efficient factory construction than according to Robinson's sense of aesthetic fitness. The Quinnipiac Brewery, however, enabled Robinson to combine his ability to construct suitable spaces for industry with his ability to mitigate the imposing effect of massiveness. He downplayed the tall and narrow volume of the six-story brewhouse by placing only four stories of openings in the facade. The bold outlines of the facade -- the stone quoins and corbeled cornice -- also tend to compress the appearance of the building by providing it with unmistakable borders. Finally, the variegated textures, accomplished by banding and panels of stone, as well as string-courses and recessed panels of brick, preclude the relentless appearance characteristic of many late 19th-century industrial structures, such as Winchester. The heavy stonework, such as was used on the brewery facade, found its way into subsequent work. The chapel (1902) for Evergreen Cemetery, for instance, has large blocks of rusticated stone for its walls. Many of Robinson's later commissions, including several corporate headquarters in New Haven, have fallen to the wrecking ball, leaving the Quinnipiac Brewery as one of the larger extant examples of his work. Fortunately, the brewery is not only representative as a Robinson-designed institutional building, but also as a striking and attractive example of his work.⁶

Robinson's work set the general characteristics for later additions to the brewery. The elevations facing East Pearl St., although not designed by Robinson,⁷ feature round-arched arcades and prominent corbeling. These elements clearly echoed Robinson's Romanesque Revival work, although the regularity of the East Pearl St. walls just as clearly reveals a less masterful vision than that of Robinson.

One final factor contributing to the significance of Quinnipiac Brewery is the relative scarcity of comparable structures still standing in the United States. Prohibition brought about a catastrophic halt to the industry, and with repeal less than half of those breweries

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Quinnipiac Brewery
New Haven, CT

Item number 8

Page 12

Significance (continued):

operating in 1919 managed to re-open.⁸ Many of those which resumed operations, like this plant in its New Haven Brewing Company phase, failed rather quickly. The vast majority of the idle plants have been demolished or altered beyond recognition, in part because the specialized nature of brewery design limits their potential for industrial re-use. Many of the firms which continued to operate replaced their earlier plants with modern facilities. Finally, in recent years large conglomerates have acquired most of the old, single-site brewing firms, often abandoning the old plants to concentrate their resources in newer and larger structures. As a result of these factors, only several dozen examples of this unique building type are known to exist in the United States in a condition which approximates their historical appearance. And Quinnipiac Brewery is the only example known to survive in Connecticut.⁹

1. Baron, Stanley, Brewed in America: A History of Beer and Ale in the United States. Boston: Little, Brown, 1962; p. 245.
2. New Haven of Today. New Haven: Palladium Press, 1892; p. 34.
3. Persons, Warren M., Beer and Brewing in America: An Economic Study. New York: United Brewers Industrial Foundation, rev. edn., 1941; pp. 11-12.
4. as cited in Downard, William L., The Cincinnati Brewing Industry: A Social and Industrial History. Cincinnati: Ohio University Press, 1973; p. 42.
5. Brown, Elizabeth M., New Haven: A Guide to Architecture and Urban Design. New Haven: Yale University Press, 1976; p. 8.
6. Photographs and brief descriptions of the Robinson buildings referred to are found in Brown, site numbers H-2, H-11, M-11.
7. Sokol, Diane, et al., "The Fair Haven Brewery," unpub. seminar paper, Yale U., 1979; copy at New Haven Colony Historical Society.
8. Persons, p. 12
9. Newell, Dianne, "With Respect to Breweries," Historic Preservation 27, No. 1 (Jan.-March 1975); p. 25. The Quinnipiac Brewery is the only one listed in the HAER publication Connecticut: An Inventory of Historic Engineering and Industrial Sites. A spot check of sites of other large breweries known to have operated in the state found none with above-ground remains.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Quinnipiac Brewery

Continuation sheet New Haven, CT

Item number 9

Page 13

Bibliography (continued):

Brown, Elizabeth M., New Haven: A Guide to Architecture and Urban Design.
New Haven: Yale University Press, 1976.

Downard, William L. The Cincinnati Brewing Industry: A Social and
Industrial History. Cincinnati: Ohio University Press, 1973.

Insurance Maps of New Haven. New York: Sanborn Map Company, 1888, 1897,
1901, 1917.

New Haven City Directory, 1882-1948. New Haven: Price, Lee & Company

New Haven of Today. New Haven: Palladium Press, 1892.

Newell, Dianne. "With Respect to Breweries," Historic Preservation,
27, No. 1 (January-March 1975), 24-27.

Persons, Warren M. Beer and Brewing in America: An Economic Study.
New York: United Brewers Industrial Foundation, rev. ed., 1941.

Salem, F.W. Beer, Its History and Its Economic Value as a National
Beverage. Hartford: F.W. Salem & Company, 1880.

Sokol, Diane, et al. "The Fair Haven Brewery," unpub. seminar paper,
Yale University, 1979; copy at New Haven Colony Historical Society.

Vogel, Edward H., Jr., et al. The Practical Brewer: A Manual for the
Brewing Industry. New York: Master Brewers Association of America.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Quinnipiac Brewery

Continuation sheet New Haven, CT

Item number 10

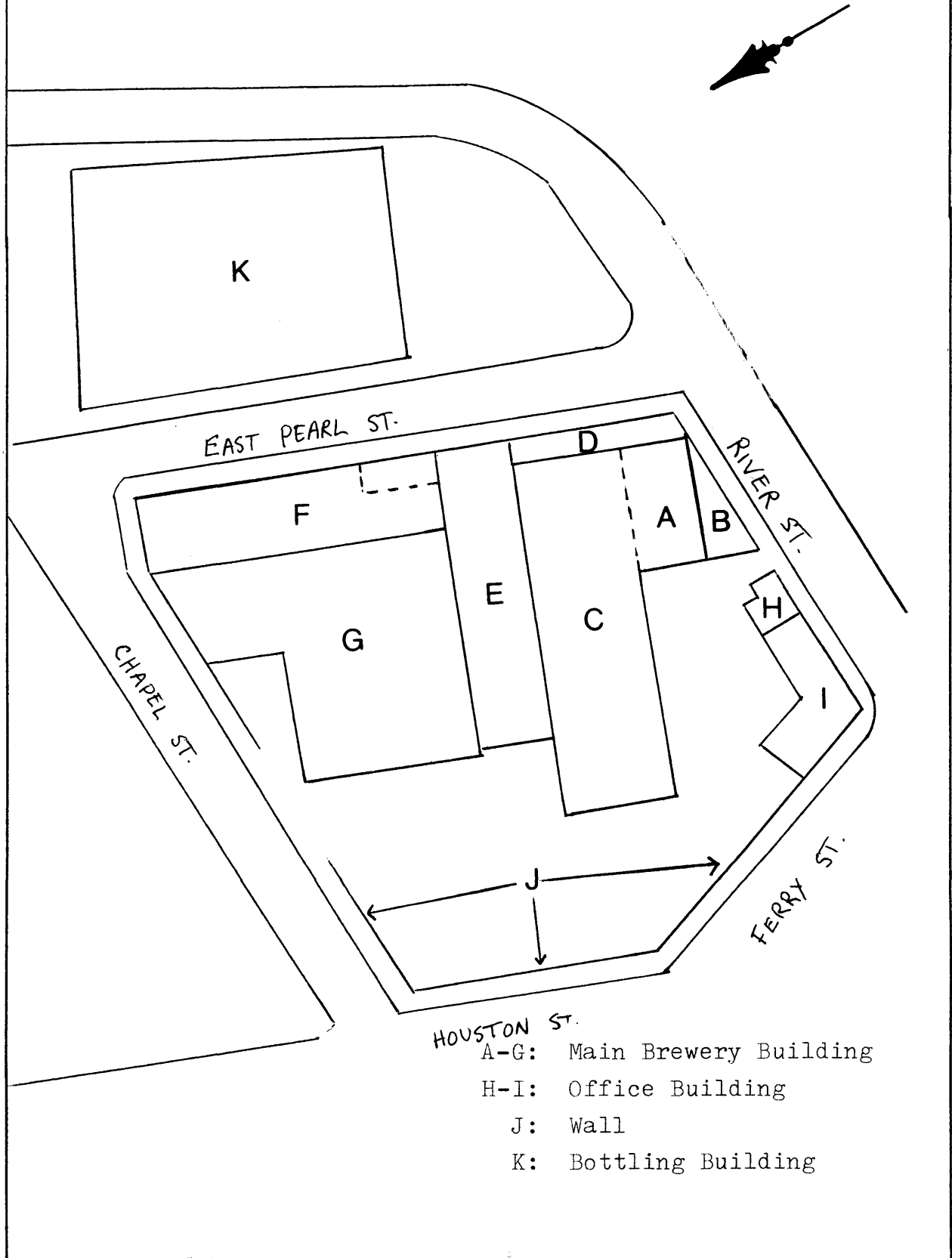
Page 14

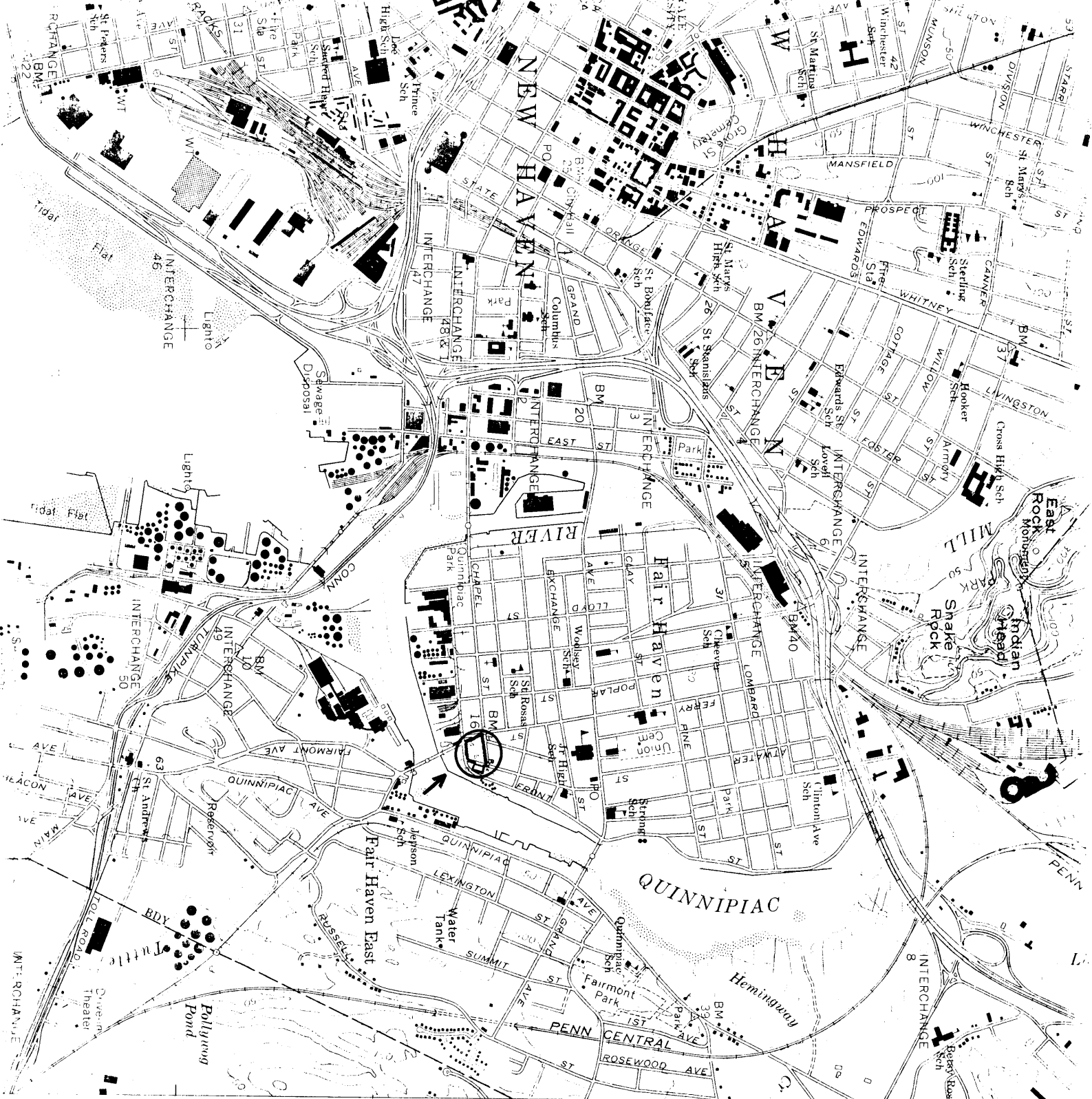
Geographical Data

Verbal boundary description and justification: The nominated property includes the block enclosed by Chapel, East Pearl, River, Ferry and Houston Street, as well as the bottling building on East Pearl Street and a 25' perimeter of land with that building. See Figure 1 and Item 7. Land Records reference: Vol. 2749, p. 68.

All of the irregularly shaped block described in Item 7, Setting, was owned and used by the brewing firms which operated on this site, and only brewery-related structures stand on this block. Therefore, the entire block is included in this nomination. The bottling building, across East Pearl Street, is historically and visually an integral part of the brewery, so it, too, is included. Although part of the same parcel of land, the open areas to the north, east and south of the bottling building bear no historical relation to the brewery and were not included.

Figure 1: Quinnipiac Brewery





**QUINNIPIAC BREWERY
New Haven, CT**

- A: 18/676260/4574460
- B: 18/676400/4574480
- C: 18/676430/4574460
- D: 18/676410/4574420
- E: 18/676380/4574420
- F: 18/676370/4574380
- G: 18/676300/4574370

(BRANFORD)
6466 IV SE

17°30"
4573

4576

4575

4577

Figure 2

Quinnipiac Brewery, c.1890

Source: New Haven of Today. New Haven: Palladium Press, 1892.

