

Jacob Schmidt Brewing Company Historic District

St. Paul Heritage Preservation Commission



1948 Bird-eye view

May 25, 2011

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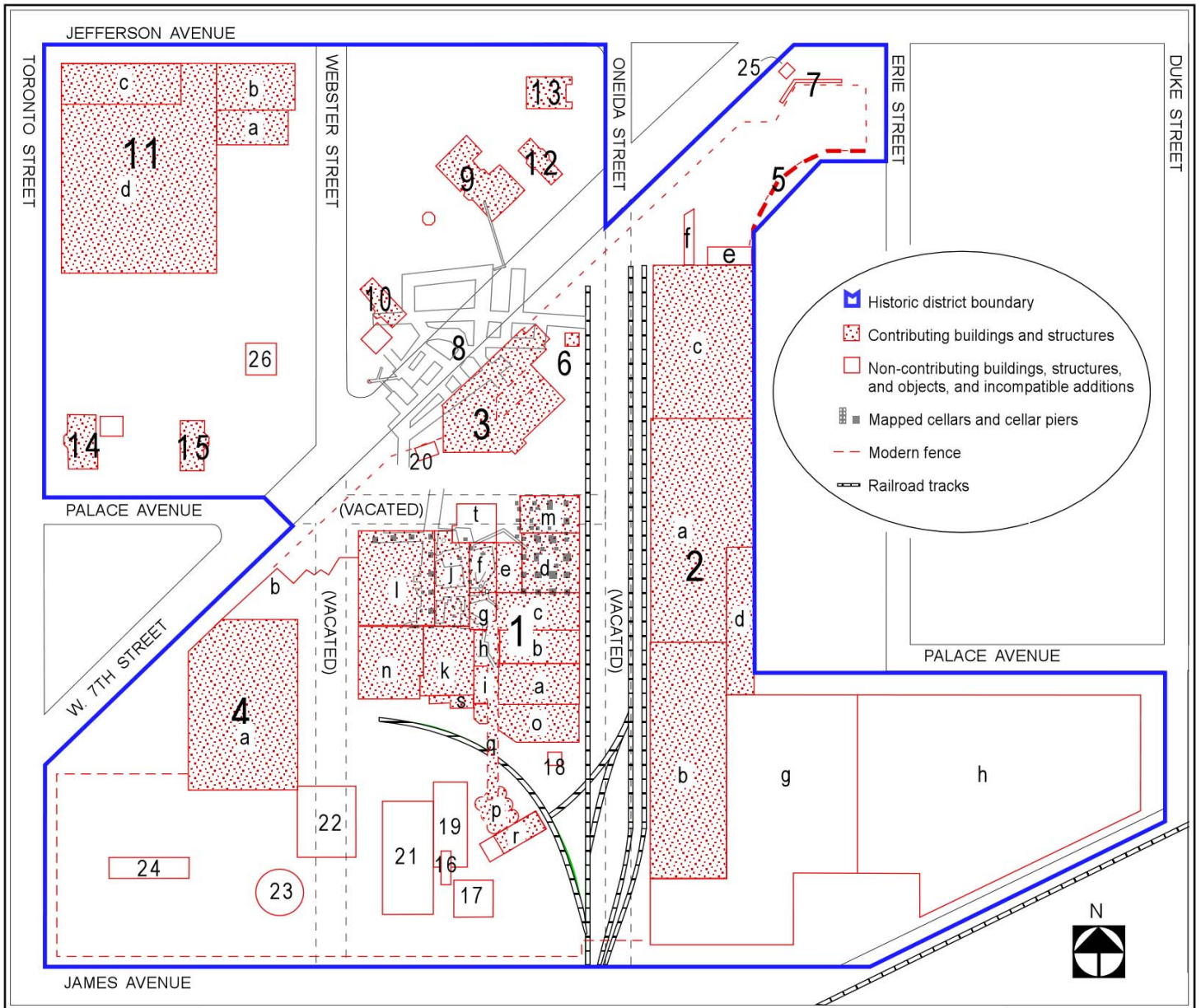
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JACOB SCHMIDT BREWING COMPANY HISTORIC DISTRICT

1 inch = 100 feet

District Properties

Note: Properties numbered 1 through 15 and the railroad track spurs are classified as contributing and properties numbered 16 through 26 are classified as noncontributing.

1. Main Brewery Complex
405-421 Oneida Street
2. Bottling Plant
396-440 Oneida Street
- (South of and between Properties 1 and 2 include several railroad track spurs on grade)
3. Office Building
882 W. Seventh Street
4. Keg House
415-419 Webster
5. Retaining Wall and Iron Fence
6. Well House #4
7. Billboard and Bottle Structure
8. Underground Cellars
9. Stahlmann-Schmidt-Bremer House
855 W. Seventh Street
10. Henry C. and Marie Angela Stahlmann House
877 W. Seventh Street
11. Delivery Vehicle Complex
355, 359 Webster Street
354, 370 Toronto Street
12. Frank and Maria Angela Nicolin House
847 W. Seventh Street
13. Frank Nicolin Rental Duplex
357-359 Oneida Street
14. Michael and Katherine Leirich House
615 Palace Street
15. John and Susanna Aubele House
601 W. Palace Street
16. Stock House Cellar Entrance
17. Cooling Plant Supports
18. Well House #5
19. Tank Farm Platform
20. Well House # 6
21. Retaining Wall
22. Ethanol Cooling Plant
23. Corn Silo Foundation
24. Ethanol Control Room
25. Public Transit Shelter
26. Truck Garage Utility Building
395 Webster Street

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JACOB SCHMIDT BREWING COMPANY HISTORIC DISTRICT

Part 1

DISTRICT DESCRIPTION



DISTRICT DESCRIPTION

The Jacob Schmidt Brewing Company Historic District straddles West 7th Street 1.5 miles southwest of downtown St. Paul. It is roughly bounded by Jefferson Avenue on the north, Oneida and Erie Streets on the east, James Avenue on the south, and Toronto Street on the west, excluding a small triangle enclosed by West 7th Street, Palace Avenue, and Toronto Street. Fort Road, as West 7th Street was known through its first century, was the major artery connecting downtown St. Paul, the Upper Landing settlement, and Fort Snelling.

The historic district encompasses 54 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 West 7th Street (Numbers 1-4). Most important of these are four freestanding complexes: the Main Brewery Complex (property number 1, spanning from the boiler house on the north to the malt terminal on the south), the Bottling Plant (property number 2), the Office Building (property number 3), and the Keg House (property number 4). Four other contributing properties south of West 7th Street are: a concrete retaining wall and iron fence connected to the bottling complex (property number 5), a detached well house (property number 6), an advertising billboard (property number 7) and several railroad track spurs on-grade (not numbered). These are enumerated in order of construction of their first building component. After the period of historic significance, a handful of modern additions were made to the Main Brewery Complex, the Bottling Plant, and the Keg House. Two additional well houses were also built. Finally, the ethanol operation of the early 2000s added a scattering of structures to the sound end of the plat and one building addition to the Keg House.

Beneath and stretching both north and south of West 7th Street are the Underground Cellars (property number 8), comprised of the interconnecting fermentation and storage cellars and passageways of the Main Brewery Complex and its predecessor on West 7th Street.

North of West 7th Street are an additional seven historic properties: a sprawling Delivery Vehicle Complex (property number 11) and six residential properties originally owned by the brewery or its officials (property numbers 9, 10, 12, 13, 14, and 15). These also are enumerated in order of construction of their first building component. Modern, noncontributing accessory structures north of West 7th Street include private automotive garages, a utility building, and a gazebo.

The district contains 26 properties, of which 15 are contributing and 11 are noncontributing. It has a high degree of integrity, retaining all of its key buildings from the Schmidt-Bremer era of 1901-1955 and fragments of buildings from the Stahlmann era preceding Schmidt. Nearly all of the alterations and demolitions occurring within the period of significance were done in the course of improving or expanding the brewery and its thematically related buildings. Those occurring in recent times have not harmed the fundamental integrity of any of the historic structures. In addition, brewery architects within the period of significance showed an unusual degree of respect for the work of their predecessors, creating a complex of buildings and structures with a remarkable degree of homogeneity considering the numerous phases of construction.

DESIGNATION CRITERIA

The St. Paul Administrative Code establishes seven criteria for the designation of heritage preservation sites (§73.05). The Jacob Schmidt Brewing Company Historic District meets criteria 1, 5, and 7.

Designation Criterion 1 (§73.05(a)(1)) states that the Commission shall consider the following about the district:

Its character, interest or value as part of the development, heritage or cultural characteristics of the City of St. Paul, the State of Minnesota, or the United States.

The brewery industry played a leading role in several facets of St. Paul's development as an urban center: the growth of neighborhoods remote from the city core, the attraction and employment of a large population of German immigrants, and the emergence of the city as a major producer of goods consumed by the expanding tier of northern states to the west. Numerous spurs from the brewery to a nearby line of the Chicago, St. Paul, Minneapolis, and Omaha Railroad aided the growth of its western market.

As a mark of the brewery's economic importance to St. Paul, it led the way in the city's emergence from each of the major economic depressions between 1858 and 1935. Stahlmann's building campaigns of 1858 and 1880 were among the first entrepreneurial initiatives after the panics of 1857 and 1875, respectively. An even more severe depression swept the country with the Panic of 1893. Building activity and commercial enterprise entered a trough from which they were not to emerge until 1901. In that year, \$600,000 was expended in manufacturing plants, with all but \$100,000 of this sum going to brewery expansions and rebuilding at Schmidt's brewery and Hamm's brewery on the East Side. Finally, in the Great Depression of the 1930s, Schmidt Brewery's return to production at the end of Prohibition again was at the forefront of renewed growth and investment in St. Paul's commercial and industrial sector.

Designation Criterion 5 (§73.05(a)(5)) states that the Commission shall consider the following about the district:

Its identification as the work of an architect, engineer, or master builder whose individual work has influenced the development of the City of St. Paul.

The main brewery complex represents the masterwork of one of the nation's leading brewery architects, Bernard Barthel, which was carried forward by his local follower, Walter W. Magee, and leading St. Paul architect Charles A. Hausler.

Bernard Barthel designed and engineered the Jacob Schmidt Brewery at the beginning of an illustrious career. It was his first independent commission, and it remained the signature accomplishment of his career.

Barthel's signature as designer of Midwest breweries was a stylistically unified building mass recalling the Romanesque castles of the Rhineland. His breweries were also renowned for incorporating the latest technologies in ventilation and refrigeration, all developed from the innovations of his renowned mentor and former employer, Frederick W. Wolff.

Walter W. Magee, hired to remodel and expand the brewery the year of Barthel's death, followed

Barthel's lead as both designer and engineer before launching into a Moderne aesthetic to which he applied a distinctive industrial edge.

Designation Criterion 7 (§73.05(a)(7)) states that the Commission shall consider the following about the district:

Its unique location or singular physical characteristic representing an established familiar visual feature of a neighborhood, community, or City of St. Paul.

Foreign tourists of the Upper Mississippi River Valley during the latter half of the 19th century often remarked on the resemblance of the massive stone outcroppings on its bluffs to Rhineland castles. Bernard Barthel took these musings one step further by constructing monumental brew houses in frank imitation of the complex contours and fortified towers of Rhenish medieval castles. His remaining brew houses in St. Paul, Burlington, Iowa, and Warsaw, Illinois all tower over the river. In addition, the location of the Schmidt brewery at the heart of the West 7th Street neighborhood gives it a powerful community presence. More generally, it is the single most prominent visual landmark in St. Paul west of the State Capitol and the Cathedral.

PERIOD OF SIGNIFICANCE (1858-1955)

The period of significance for the Jacob Schmidt Brewing Company (1858 to 1955) spans the ownership of the Stahlmann, Schmidt, and Bremer families, when the brewery's historic buildings were erected. The start date marks the beginning of Stahlmann's expansion into native-stone buildings and underground fermentation cellars, and the terminal date comes at the end of large scale, locally owned and managed brewing operations in the area. On January 1, 1955, the company, last held by the Bremer brothers, yielded to consolidation by the Pfeiffer Brewing Company of Detroit.

All of the residential properties within the historic district belong to the period of significance and are contributing properties to the district. However, many of the other properties within the district boundaries are non-contributing, in each case because of construction after the period of significance and in a manner incompatible with the architecture of the historic period.

ARCHITECTURAL CHARACTER

The typological and stylistic character of the historic district shows great diversity. Most of the brew house complex, in both the Stahlmann and Schmidt incarnations, is of bearing wall masonry above a native limestone foundation. Floors are of reinforced concrete. In style the older parts of the brew house complex and bottling house have a strong medieval revival character. This is not shared by any other buildings in the historic district. Many of the brewery improvements of the post-Prohibition years are in a strong Moderne vein, which spread briefly across 7th Street with the construction of a large truck garage on Toronto Street. All of these buildings are of steel frame construction with brick and stone facings.

Outside of and aesthetically unrelated to the brewery complex itself, several of the contributing buildings have strong stylistic character. Stahlmann's three contributions to the surviving

members of the historic district are particularly noteworthy. His own house of native limestone is a fine example of the Italianate style, arguably the most complete and intact surviving example in the West End of the city. 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. Stahlmann house next door (1878) is an equally intact wood frame version of the style in smaller scale and affixed to a side-hall plan that has multiple stylistic envelopes here and elsewhere. The city once abounded in houses of this latter character, but only a score remain in anything approaching original condition. Finally, Stahlmann's Brewery stable of 1881, located in the midst of the area of the district north of 7th Street, is a rare surviving secondary building in the Italianate style. Its roof replacement after a turn-of-the-century fire lacks the detail (e.g., brackets or modillions) of the original, but the small, arched window openings express a vernacular adaptation of the Italianate style to a horse barn.

Several turn-of-the-century houses and remodelings on the north side of West 7th Street lack the visual panache of the Stahlmann-era buildings but clearly attest to the brewery's continuing mark on the development of the neighborhood and city. All 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. Strong Craftsman elements mark the Leirich and Auberle houses on Palace Avenue, as they do the remodeling of the Stahlmann-Schmidt Bremer House on West 7th Street.

CHARACTER OF THE LANDSCAPE, STREETScape, AND SITE

The brewery and its neighborhood occupy a large parcel of fairly flat terrain diagonally split by West 7th Street. The land falls steeply away from the railroad that skirts the southern edge of the brewery, making it a prominent landmark from the river. The Main Brewery Complex is also highly visible from approaches both up and down West 7th Street and retains visibility from close approaches in all directions as well. 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. An early fanciful rendering showed significant plantings on the brewery site but were never carried out. The railroad spurs and the constant need for trucking access to nearly all of the buildings likely rendered the maintenance of any kind of planting plan impracticable.

On the north side of West 7th Street, all the buildings are evenly scattered but for the large lot retained by the Stahlmann-Schmidt-Bremer House, a fraction of what it used to be but still the expansive grounds of a manorial residence. In the Stahlmann and Schmidt years the block was densely planted with trees, with orchards to the rear as well as boulevard plantings. The major alterations to the landscape that took place in the last century were the replacement of the beer garden and saloon by two quite typical residential lots and the filling of bare land at the northwest corner with a growing number of connected buildings and parking lots. These changes all took place within the period of significance and in fact were brought about by the brewery ownership.

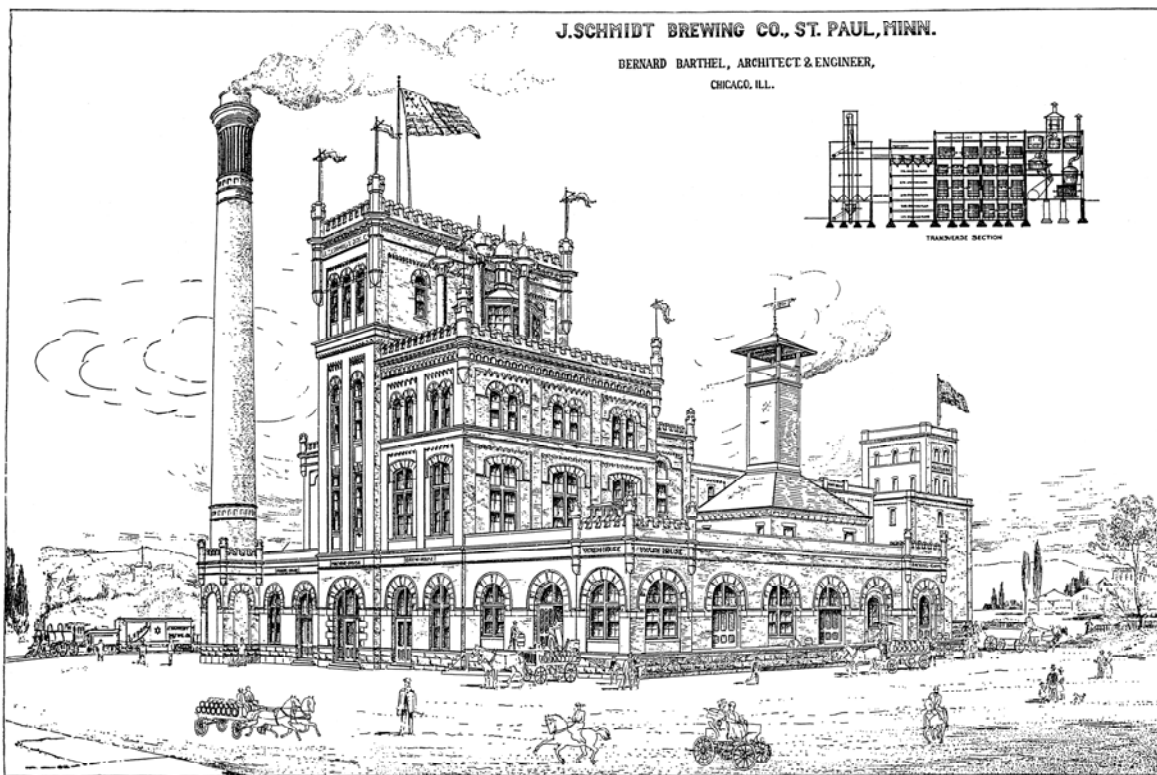
The close relationship of the brewery to the Omaha Road is everywhere evident on the brewery site, particularly in the tracks imbedded on Oneida and swinging over to the Malt Elevator and the Keg House. These are a constitutive part of the site hardscape, just as the size and proportions of the Keg House doors are witness to their use to load rail cars.

The only historic fence on either side of West 7th Street was a simple iron-picket fence encircling the block once owned in its entirety by Christopher Stahlmann. That fence has been gone since at least 1960, although fragments of its limestone base survived until 2006. The present fence in front of the Stahlmann-Schmidt Bremer house and the Nicolin House is of unknown origin and was installed sometime after mid-century. A modern iron-picket security fence surrounds the brewery property.

The irregular shape of the blocks on either side of West 7th Street adds prominence to the gateways, the east gateway announced by a small green space on either side and the billboard on the south and the west gateway formed by a small park on the side of the Keg House. The absence of other signage or other forms of urban clutter along the street draws attention to the historic properties themselves.

PART 2

DISTRICT SIGNIFICANCE



Bernard Barthel office rendering, 1902

THE IMPORTANCE OF SCHMIDT'S BREWERY AND THE BREWING INDUSTRY TO ST. PAUL

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 engulfed the American brewing industry, and lager was fast overtaking ale and other English brews as the dominant type of beer in the United States.¹

Germans and the lager method dominated the brewing industry in Minnesota from the beginning. Anton Yoerg was the first to establish a brewery in what would become the Twin Cities. His plant of 1849 on the West Side of St. Paul was followed the next year by John Orth's brewery in St. Anthony. By the arrival of statehood in 1858, St. Paul boasted six breweries: Bruggemann's, Banholzer's, and the North Mississippi Company founded in 1853, and the City Brewery, North Star Brewery, and Stahlmann's founded in 1855. This number, closely matched by Minneapolis and St. Anthony, 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 160,000.²

The 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 gulley, and a long strip of land between Fort Road 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 it maintained throughout the remainder of its history. In the meantime, much of the industrial base of the West Seventh Street neighborhood disappeared, along with the railroad yard, leaving the Schmidt Brewing Company as the dominant industrial and commercial enterprise on West Seventh Street.

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-language churches and schools, the breweries were also a

1 Much of the information in this paragraph is drawn from J. E. Siebel, *One Hundred Years of Brewing*, supplement to *The Western Brewer* (Chicago: H. S. Rich & Co., 1903), 340-346.

2 For a history of St. Paul's breweries, see Gary J. Brueggeman, "Beer Capital of the State: St. Paul's Historic Family Breweries," *Ramsey County History* 16:2 (1981), 3-15.

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 Chris Stahlmann is particularly clear. His building campaigns of 1858 and 1880 were among the first entrepreneurial initiatives after the panics of 1857 and 1875, respectively. An even more severe depression swept the country with the Panic of 1893. Building activity and commercial enterprise entered a trough from which they were not to emerge until 1901. In that year, \$600,000 was expended in manufacturing plants, with all but \$100,000 of this sum expended by Schmidt's rebuilding of the Stahlmann plant and Hamm's brewery expansion on the East Side. Finally, in the Great Depression of the 1930s, Schmidt Brewing Company's return to production at the end of Prohibition again placed the brewery at the forefront of renewed growth and investment in St. Paul's commercial and industrial sector.

Schmidt's Brewery, as it was commonly known, had its roots in two St. Paul brewing operations. The parent establishment on the West Seventh Street site was Bavarian immigrant Christopher Stahlmann's Cave Brewery. But Schmidt himself—and the beer that he would brew at the Stahlmann site—had roots in the North Star Brewery in Dayton's Bluff. These two historical paths, joined in the formation of Schmidt's brewery, will be explored in turn.

THE STAHLMANN ERA (1858-1899)

Christopher Stahlmann's brewing operation, at first known as the Cave Brewery, was the initial development on the Jacob Schmidt Brewing Company site. 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 and by July 5 opened 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.³

3 Early sources disagree about his 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.

In 1858 Stahlmann moved his brewery operation from the north side to the south side of Fort Road, beginning with a three-story brew house built of the native 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 under the brewery (property number 8). 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.⁴

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 cellar complex by a basement stairway.⁵

Near the end of the decade, Stahlmann built a frame house next door for his eldest son (and leading employee), Henry, and his wife, Maria Angela. In 1879, 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-barrel benchmark. It was also among the first, if not the first, to produce bottled beer, for the first time making the beverage easily available for home consumption.

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. Always a local leader in introducing brewery innovations, Stahlmann was among the first St. Paul 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 (part of property number 1) and barley-roasting kiln, the former with modillioned cornices to provide a modicum of style.

In the midst of this sudden growth of the brewery complex, a local publication announced that Stahlmann's Brewery was the largest lager producer west of Milwaukee. That was true only if it does not take in Missouri. With a claimed peak capacity of 60,000 barrels (40,000 may have been closer to the mark), Stahlmann's Brewery was still 250,000 shy of Anheuser-Busch's production in St. Louis. Eight years later, the brewery itself hedged its claim a little more closely,

4 A Great Brewery," *St. Paul Dispatch*, Apr. 30, 1877.

5 The figures regarding Stahlmann's financial worth are based on census research by Smith.

advertising the operation as "the most extensive brewing establishment in the state or the Northwest."⁶

Stahlmann's death of tuberculosis at the peak of his fortunes in 1883 precipitated a cascade of misfortunes for his family and the family business. His three sons also died of tuberculosis 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 rising dominance of major corporations. After several attempts to reorganize the brewery spearheaded by carriage maker George Mitsch, the brewery passed into receivership in 1897.

Under its new name, St. Paul Brewing Company barely survived the century. Its manager, Frank Nicolin, formerly a merchant miller, lived on Seventh Street just west of the brewery. His ascendance in the brewery, perhaps aided by his marriage to the eldest Stahlmann son's widow, allowed him to construct his own home next to the old Christopher Stahlmann place on West Seventh Street in 1900, to be followed a year later by a rental duplex. Both houses are contributing properties in the historic district. Nicolin's move into the immediate vicinity of the brewery, to be followed shortly by his retirement, was coincident with the arrival of Jacob Schmidt, the second major figure associated with the history of the brewery.

THE SCHMIDT-BREMER ERA AND ITS ARCHITECTS (1900-1955)

Jacob Schmidt (1845-1910) was one of the most widely known and respected brewers in the Upper Midwest. Born in Bavaria on October 9, 1845, he 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. But then he continued to wander, first to New Ulm, where he worked for August Schell and married Katherine Haas in 1871, then on to Berlin, Wisconsin, back to St. Paul to work for Bahnholzer, and off to Milwaukee. In the latter city, his career must have sunk to a low point, for he listed his occupation in the 1880 census as "retired brewer," though he was still only 35 years old. After a short stint with the Keeley Brewery in Chicago, Schmidt finally returned to St. Paul to stay in 1884.⁷

In the year of his return, Schmidt first bought into and then gained control of the North Star Brewery south of Hamm's on the East Side. Located at Commercial Street and Hudson Road. According to some accounts, he had already worked at the North Star in the 1870s, when it underwent 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." By the late 1870s, like Stahlmann's Cave Brewery, it claimed to be the largest brewery west of Milwaukee. Also like

6 The hyperbole is from *Leading Industries of St. Paul, Minn.* (New York: Reed & Co., 1881), 134.

7 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).

the Cave Brewery, it had enormous cellars and a large bottling department; however it achieved its highest production numbers with only 12 employees.⁸

Schmidt's right-hand-man was Adolph Bremer (1869-1939), another German immigrant with whom Schmidt struck up a friendship on hunting trips. First appointed as bookkeeper, Bremer rose to become plant manager of the North Star Brewery in his early 20s and married Schmidt's only child, Marie, in 1896. From the beginning, Bremer pushed the delivery end of the business, often using a wheelbarrow to deliver the product locally and forging friendly relations with the city's barkeepers.⁹

In 1899, Schmidt formed a corporation, splitting ownership of the business in four equal parts. He retained one share and granted equal shares to the other corporation officers: Adolph Bremer, his older brother, Otto Bremer (1867-1951), and Peter Memmer (1854-1918). Then in 1900 the North Star Brewery burned to the ground, Schmidt and the Bremer brothers bought the mortgage on all of Stahlmann's Seventh Street properties, and the Jacob Schmidt Brewing Company was born. Schmidt, Adolph Bremer, and their families shared the old Stahlmann house, an arrangement that endured until Schmidt's death in 1910.

After operating the old plant for a short time under the North Star label, in August 1901 Schmidt initiated construction on a new complex (property number 1) that dwarfed the malt houses it absorbed. Estimated to cost \$200,000, the buildings erected in 1901-02 gave the rebuilt brewery a visual presence and a cache it had never had before and set the tone for brewery additions and alterations for decades to come.

While Schmidt's new plant was still in the planning stages, 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 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."¹⁰

The architect and engineer of Schmidt's rebuilding of the Stahlmann plant was Bernard Barthel. Born in Leipzig in 1866, Barthel came to Chicago in 1892. He began in the office of Frederick W. Wolff, the acknowledged pioneer in American brewery engineering at a time when American breweries were still following in the footsteps of German engineering advances.¹¹

8 Your Visit to the Jacob Schmidt Brewing Co.," 1-2; "Forgotten Facts about St. Paul: The North Star Brewery—Jacob Schmidt," *St. Paul Shopping News*, Jan. 11, 1950; Brueggeman, 11.

9 Hennessey, 531; Minnesota State Census, 1895; U. S. Census, 1900. Feldhaus, 38. Hennessey claims that both the Bremer brothers received university educations, but their youth at the time of their emigration would have cut their education short at the Gymnasium level, equivalent to a year beyond high school in this country.

10 Ad in *St. Paul Pioneer Press*, Aug. 4, 1901, 2:7.

11 The chronology in this paragraph derives 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, MHS.

The design of Wolff's brewery exteriors, developed by a corps of talented draftsmen such as Louis Lehle, leaned toward a rampant eclecticism. The Schoenhofen Brewery in Chicago (1867, demolished), Schlitz Brewery in Milwaukee (1890, NRHP) and Grainbelt Brewery in Minneapolis (1893, NRHP) all string together a succession of variously styled building blocks, from German Gothic to French Renaissance to mid-19th century European neoclassicism.

Barthel's faux-Rhineland castles sprang up in dozens of small-town breweries scattered throughout the Upper Midwest and Canada. Moehn Brewing Company in Burlington, Iowa, and the Warsaw Brewery in Warsaw, Illinois are two surviving examples. The Schmidt Brewery was the grandfather of these designs and remained the most elaborate and costly expression of Barthel's architectural vision.¹²

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 his ventilation and refrigeration methods and 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 vents, 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. Even 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 design and technological sophistication of Schmidt's brewery catapulted Barthel to the front lines of his profession. 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."¹³

The brewery quickly recaptured the place once held by Stahlmann's near the front of St. Paul's brewing industry. Its annual output of 200,000 barrels was second only to the 250,000 barrels produced by Hamm's. The latter brewery continued to dominate the local market, but Schmidt established a stronger regional foothold. Employing 230 people, it was also the largest industry on the West End of the city. The company soon boasted of being the second largest "in the west outside of Chicago," and once again the claim is accurate only if St. Louis is excluded. Anheuser-Busch in St. Louis had already exceeded the 1,000,000-barrel mark, following in the

12 Appel has found over 150 references to his work, though many are to the same project. See also Jeffrey A. Hess and Paul Clifford Larson, *St. Paul's Architecture: A History* (Minneapolis: University of Minnesota Press, 2006), 88.

13 J. G. Nielson, "The Brewing Industry," *The Book of Minnesota* (St. Paul: Pioneer Press Co., 1903).

footsteps of the two Milwaukee giants, Schlitz and Pabst; and the Minneapolis Brewing Company had reached 500,000 barrels.¹⁴

As vice president and plant manager of the Jacob Schmidt Brewing Company, Adolph Bremer was the natural successor to Schmidt on the latter's death in 1910. While Schmidt's expertise and primary focus had been the brewery, in particular its adoption of the most advanced technologies, Bremer continued to refine and expand his early interest in getting the product into the market. Between 1903 and 1913, the company built two saloons and five store-and-flats buildings with a saloon on the ground floor. Several more store-and-flats buildings went up in the ensuing five years. Added to those already in place from the Stahlmann or North Star operations, the Schmidt saloons gave the brewery a ubiquitous presence in the city's neighborhoods. Bremer was also instrumental in melding the widespread clientele into a distribution network spread through the two Dakotas, Montana, western Wisconsin, and Iowa.¹⁵

The regional success of the Schmidt Brewing Company is the more remarkable for the aggressive marketing efforts of the brewing giants in Milwaukee and St. Louis. At the turn of the century, Schlitz expanded its Lowertown warehouse and began selling itself as the "beer of civilization," a snipe at breweries in an upstart prairie town. Responding to Schmidt's increasing share in regional markets, both Schlitz and Anheuser-Busch invaded Uppertown after the turn of the century, the former building a large warehouse on W. Seventh and Ramsey Street and the latter putting up a mammoth \$35,000 facility and stable at the foot of Chestnut street (all of these buildings demolished). Yet Schmidt and Bremer marched on, annexing a large racking house wing to the west of the brew house in 1908, continuing to extend the production capacity of the stock house over the next five years, upgrading the fermentation equipment in 1913-14, and expanding the brewery property to the east side of Oneida to build a new bottle works in 1916 (property number 2).¹⁶

In spite of the incremental breakup of Stahlmann's holdings and Schade's beer garden on the other side of West Seventh Street, the three blocks immediately north of the brewery remained very much a brewery neighborhood. On the Stahlmann block, both the Stahlmann houses remained intact, and two additional houses were built by a retired Stahlmann brewer at the turn of the 20th century. The beer garden converted to residential use and remained in the hands of the brewery. The second of the two houses that went up on it was built for master brewer John Aubele. Even Stahlmann's stable managed to survive the conversion to truck transport, as it was rolled into the Delivery Vehicle Complex.

Bremer's aggressive marketing and a savvy master brewer helped to keep the brewery alive during Prohibition. Hundreds of breweries nationwide were unable to retain enough sales of soft drinks or "near beer" to remain afloat. But Schmidt's brewers came up with a formula that retained much of the flavor of the old. Named "Schmidt's Select," it was so successful that the

14 Paul Clifford Larson, "Schmidt Brewery Designation Study" (unpublished, 2005), 4; Stanley Baron, *Brewed in America: A History of Beer and Ale in the United States* (Boston: Little, Brown, and Co., 1962); Paul Clifford Larson, Draft NRHP nomination for Grain Belt Brewery, Minneapolis. (Unpublished, 1986).

15 The saloons prior to 1913 were found by an owner-index search of building permits; as the owner indexes stop at that date, later saloons have to be found by a physical search, e.g., by looking for old Schmidt signs.

16 P. Larson, *Designation Study*, 4.

public returned to the Schmidt's brand, and the plant was able to resume full production on shifts working through the night.¹⁷

At the end of Prohibition in 1933, the brewery endeavored to regain its strong regional position, rebuilding the power plant to accommodate the transition to electricity and introducing an expanded kegging operation that would vie with bottle production. For the brew house complex, management chose to defy the current antipathy toward "Victorian" building, and meld the modifications into the original design fabric, with a new malt house of seven stories and a new stack twice as tall as the 1902-03 original. The Moderne style was adopted for a new office building (property number 3), the expansion of the racking house, and a detached keg house (property number 4). By the end of this construction phase, the Jacob Schmidt Brewing Company had risen to seventh place among American beer producers, in part because of the absorption of its peers in size into the giants in Milwaukee and St. Louis.

The 1930s also brought a great expansion of the Delivery Vehicle Complex (property number 11) on the north side of West Seventh Street. When trucks were introduced in the 1910s, they were housed in a garage on Webster, across the street from the brew house. The construction of the Keg House required this garage to be demolished, leading to the erection of a mammoth new garage on Toronto Street. Occupying nearly half a city block, it wrapped around the old boarding stable (by then a machine shop) at the corner of Toronto Street and Jefferson Avenue, joining it to the brick stable facing Webster Street and forming a continuous brick wall on Jefferson. All the old buildings were converted to maintenance and storage. Around the same time, the brewery began to use Schade's old saloon-and-flats south of the stable as a company store and carpentry shops. The last remnant of Frederick Schade's little world on West Seventh, it was erroneously identified as "Stahlmann's saloon" (the long-gone frame building across the street) at the time of its demolition in 1960.

Walter W. Magee was the architect for all (and contractor for most) of the post-Prohibition brewery rebuilds and expansions except the office building, whose design fell to a local resident, former City Architect Charles Hausler. Magee's additions to the most visible components of the main complex in 1934-36 flowed seamlessly from Barthel's work. In addition, his design of outlying parts of the brewery, in particular the racking house, keg house, and truck garage are unusually complete statements of a Moderne sensibility for industrial buildings in St. Paul. They manage to be sensitive to, and sometimes faintly echo, the design of the main complex, while expressing both a more modern aesthetic and the increasing concern with diminished or filtered light into racking and storage spaces rather than the flood of light permitted by the earlier fenestration schemes.

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 Brewing Company 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

¹⁷ Description 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.

Company at its inception in 1901. By 1951, brewery production reached 750,000 barrels and the company employed 500 people.

AFTER THE PERIOD OF SIGNIFICANCE (1956-2004)

After Otto Bremer, the last of the Bremer brothers, died in 1951, the company struggled on for a few years, finally yielding to consolidation on January 1, 1955. Operating as the Jacob Schmidt division of Pfeiffer Brewing Company of Detroit, the brewery undertook only minor remodelings and upgrades before it was sold once again in 1972, this time to the G. Heileman Brewing Company of La Crosse, Wisconsin. Heileman expanded the facility with a number of major alterations and additions between 1978 and 1984. In 1991, Heileman sold the plant to Minnesota Brewing Co., and the operation shrunk 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, in 1998 the MBC began planning to utilize some of the plant for ethanol production, with Gopher State Ethanol running the non-brewery side. Ethanol production began in 2002, and the split operation lasted until 2002, when the MBC filed for bankruptcy and ceased production, ending 144 years of brewing at the site. The ethanol plant closed in 2004.

Part 3

DESCRIPTION OF INDIVIDUAL PROPERTIES



The brewery and its neighborhood in 1937

Property Number: 1

Address: 405-421 Oneida Street

PIN: 12-28-23-23-0112

Legal Description: A. Vance Brown's Subdivision of Blocks 19, 24, and E½ of Block 26 Stinson, Brown and Ramsey's Addition

SHPO Inventory #: RA-SPC-5318

Historic Name: Main Brewery Complex

Original Owner: Stahlmann's Brewery, Jacob Schmidt Brewing Company

Architect/Source of Attribution: Martin Wangen/*Western Brewer* 7 (July, 1882), Bernard Barthel/*Western Brewer* 26 (November 15, 1901), W. W. Magee/working drawings, 1934-37

Builder or Contractor: Lauer Brothers (1901-1917 construction)

Date(s) of Construction: 1882, 1901-17, 1934-35, 1947-50

Building Permit #s: 38813, 39920, 50789, 62398, 69622

Status: contributing

Date of Survey: May-June 2005, March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD1.5 et al (see below)

Photo dates: June-July 2005 and April 2008 (see below)



View from east SBHD1.2 (July 19, 2005)



From northeast SBHD1.5 (June 22, 2005)

DESCRIPTION

Located at the southwest corner of Oneida Street and Palace Avenue (both now vacated), the Main Brewery Complex is built up of connected but functionally, chronologically, and often stylistically distinct entities, traditionally identified by breweries as separately numbered buildings. Here these are grouped into a single property identified as number 1, with the distinct components identified in order of their construction by letters a-t. These components are here listed in alphabetical order except for the second Boiler House (1m), whose proximity to the powerhouse calls for a deviation from the usual order of listing.



View from northeast, SBHD 1.5 (June 22, 2005) View from northwest, SBHD1.7 (April 3, 1908)

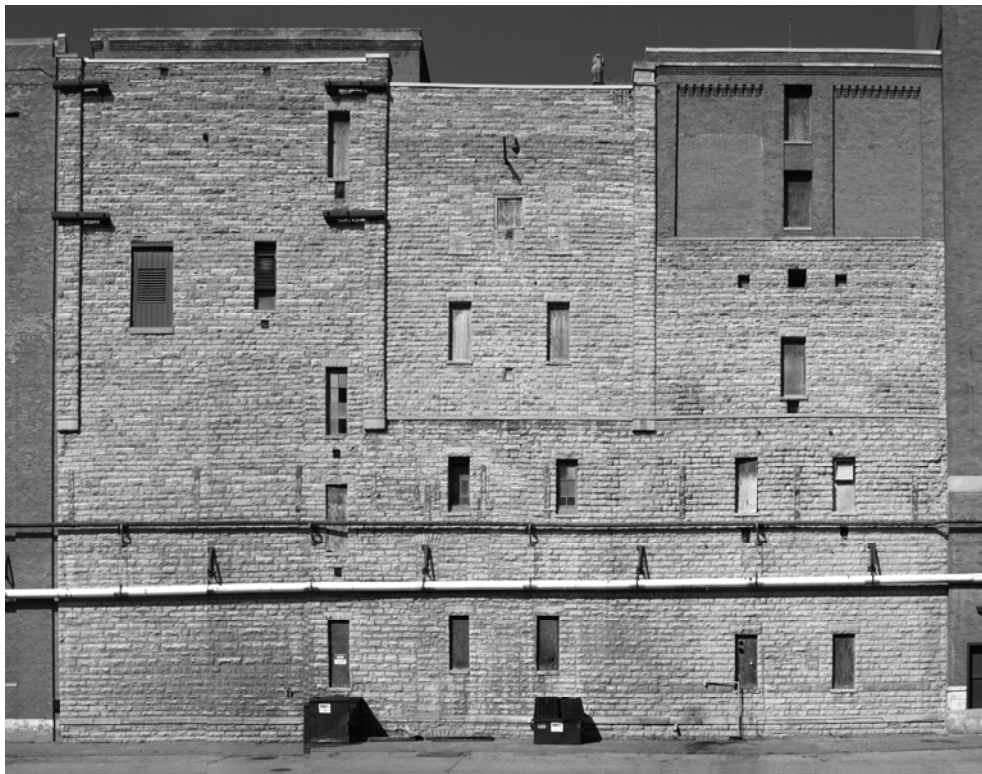


View from southwest, SBHD 1.6 (April 3, 2008)

1a) **First Malt House**, 1881, remodeled 1902, 1935, and 1949

Originally, Stahlmann's three malt houses hid behind two distinct facades, each with a distinctive architectural character. Where precisely the division occurred, and how the malt houses underlay the existing buildings, has been pieced together from atlas footprints and working drawings, none of which is completely consistent with the others, so this account is subject to revision when the site itself is more closely examined. When Schmidt rehabbed the malt house facades in 1902, the original components lost their most distinctive architectural features and were reconfigured so that the malt houses were more clearly shown to be three from the outside, demarcated by their height as well as by pilaster strips dividing the upper half of their façades. The Oneida-facing wall continued to be of locally quarried Platteville limestone ashlar throughout, leading to the commonly held modern presumption that the

entire wall is a survivor from Stahlmann's Brewery. Internally, the malt houses were converted to stock houses when malt manufacture was outsourced in the 1930s.



a b c
Malt Houses, view from east, SBHD1a.1 (April 4, 2008)

Internally, the three malt houses communicated with each other through passageways. On the second, third, and fourth floors, the level of the floors rose from the northernmost to the middle to the south malt house, requiring each passage to have a half-flight of steps. At the northwest corner of the first (southernmost) malt house there is a simple, winding iron staircase. As the widest staircase in the malt houses, it was probably the main means of accessing the resting cellars on all but the first level, where there was a passageway from the engine room to the third (northernmost) malt house.¹

The south half of the façade of Stahlmann's 1881-82 malt house buildings was originally the tallest and most elaborate architecturally, being crowned by a projecting modillioned cornice that extended over the south half of the middle malt house. Like the rest of the malting complex, it was originally three stories in height, terminating at 30'. The south malt house itself measured approximately 60' wide by 75' deep. As an early engraving shows a multiplicity of windows where there is now uninterrupted wall with few block-ins, it can be assumed that Schmidt rebuilt most of the wall when he integrated the two facades into one, setting the water table at the same level as the worn, surviving fragment adjacent to it in the adjoining malt house (see property number 1b). The mix of Bedford limestone and Platteville limestone sills and lintels shows the likely use of salvage stone from the Stahlmann malt houses, as does the erratic coursing of the ashlar in the upper half of the façade.

¹ The Stahlmann letterhead from the 1890s shows the disjunction between the malt houses but not the difficult terrain with which the architect had to deal. The first published description of Schmidt's rebuilding of 1901-02 commends the architect for his skill in creating continuous floor levels through all of the building components of the malt house complex in spite of the "sloping condition of the ground." *The Western Brewer* 27 (Nov. 1901), 453.

In the 1901-02 rebuild and its aftermath, readjusting the floor levels is what forced Schmidt to relocate most of the windows. Moreover, the introduction of mechanical dryers obviated the need for the cross ventilation provided by Wangen's dense fenestration, and most of the openings disappeared altogether. Only five are visible in a 1926 photograph. A thoroughgoing interior remodeling in 1913 created fireproofing by replacing the old wooden floors with reinforced concrete slabs. The seven new stories (counting the one labeled a mezzanine because of the raised ceilings of other parts of the complex) acquired similar or equal ceiling heights. Since the 1920s, only the fourth story window opening on the south end has been significantly modified, being first enlarged and then partially paneled in to accommodate a vent.

A tall additional story was added to the rear $\frac{3}{4}$ of this component in 1913. The facings of this rear vertical addition are brick with Bedford stone copings and trim. Bedford stone was also used for sills and copings in the second vertical extension of the Oneida Street façade.

Apart from the window modification noted, the only significant alteration to the façade after the period of significance is two runs of tubular horizontal ducts supported by iron hangers between the second and third story levels. This run of ductwork continues over all three malt houses, connecting openings in the generator house on the north and the newer stock house (property number 1o) on the south.

1b) **Second Malt House**, 1882, remodeled 1902 and 1935

The Stahlmann letterhead and four atlas footprints prior to the 1901-02 rebuild all show the front wall of the middle malt house to have originally abutted Oneida only on its south half, the north half of the façade stepping back ca. 20 feet. In the 1901-12 rebuild, Schmidt modified this condition to a wall everywhere flush with the south malt house. On a footprint of approximately 35' x 72', the height was raised from 25' to 43' at the same time, briefly making it the only 4-story component of the malt house row. By Prohibition it had grown an additional two stories, terminating about eight feet below the parapet of the south malt house. The post-Prohibition expansion of the plant narrowed the differential further to less than three feet. It has undergone no other changes to its height since that time.

Remains of three arched windows of the Stahlmann era survive, one a basement window now mostly below grade, and above it, tall first and second story windows. All were blocked in with ashlar, presumably at the time of the 1901-02 rebuilt. These windows and the wall around them up to the level of the water table are the only significant, visible, aboveground survivors of the Stahlmann era in the Main Brewery Complex. Masonry jointing lines also show at least six windows of Schmidt's rebuild to have been blocked in sometime prior to the 1926 photograph. Since then, two of the three top-story windows have been infilled. During successive changes, Platteville limestone continued to be used for sills and lintels, suggesting salvage, as Bedford limestone was used for new construction. The parapet coping, a belt course at the base of the fourth story, and the new water table are all of cut Bedford limestone. A modern cooling plant now sits on the roof, surrounded by the historic crenellated parapet.

Internally, Schmidt's conversion of the malt house to a stock house followed much the same vertical layout as the south malt house. The lower floors show no indication of wood framing; presumably they were rebuilt or reinforced in the 1901-02 rebuilt. This was the state of affairs at the time of the 1934-37 expansion of the brewery.

1c) **Third Malt House**, 1882, remodeled 1902 and 1935

This malt house also measures approximately 35' x 73'. Its three-story façade was brought forward to the street and a story added in the 1901-02 rebuild. At the same time, a Platteville limestone water table and belt course were installed continuous with those on the other malt houses. Window and ventilation

openings and their trim appear to be unaltered from the way they appeared in the 1926 photograph, though there may have been some block-ins prior to that. Magee's remodeling of the brewery in the mid-1930s added a tall additional story of brick, with recessed panels mildly suggestive of the Moderne sensibility of the additions to the rear of the complex. But they also terminate in a perforated, corbelled frieze imitating one of the Rhenish architectural motifs picked up by Walter W. Magee's work on the north and east façades. The façade of this malt house has not been changed since the 1930s modifications.

A broad heat and utility tunnel was dug on a diagonal across Oneida Street to the bottling house during the construction of that building in 1916. During the 1934-37 expansion, a fourth floor was added to accommodate a rice cooker.

1d) **Generator House**, 1901-02 (as the boiler house), remodeled 1934-37

Abutting the north end of Stahlmann's old triple malt house, the first floor of the Generator House initially anchored the northeast corner of an extensive run of one-story structures on the north and west elevations of the complex, forming a platform from which stack, Engine House, and Brew House rose. This 59' x 50' first floor housed the boiler house at the base of a towering chimney. Remodeled in 1934 into the Generator House, the limestone frieze that originally initiated its cornice became a belt course between the first and second stories. Beneath the belt course are two high arches with staggered stone-and-brick voussoirs forming a checkered pattern, a striking design element introduced by Barthel in 1901-02 and continued by Magee in the 1930s.

A sub-basement supported by massive Chaska brick piers connects via tunnel to the cellar complex running from West Seventh Street to the Wash House (property number 11). Part of the Underground Cellars (property number 8), it is inaccessible from the old boiler house above. A small wing of the cellar extends under Oneida from the basement. Accessed by a half-flight of steps, it held the pump room.

The most conspicuous exterior alteration to the old powerhouse was the addition of five stories to the south bay and four stories to the north two bays, concealing the once-iconic machine house tower from an eastern approach to the brewery complex. Two of the monumental arches on the Oneida Street side were retained, but the south bay arch had to be replaced by smaller, conventional openings so that an elevator could be accommodated behind it. Magee copied the corner turrets of Barthel's 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 are the only significant missing details of the original exterior.

1m) **Boiler House**, 1933-35

Immediately north of the generator house is the 40' x 59' boiler house added by Magee in 1933-35. The exterior walls echo the arched openings and material combinations of the old boiler house but stretch the relieving arches of the windows to a full two-story height. The foundation is of concrete, but two courses of Bedford limestone ashlar above imitate the native rock facings of older parts of the complex. Like the 1901-02 boiler house before its remodeling, the base level of the stack is wrapped at the outside corner with a turreted, crenellated parapet. 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.

All window openings are intact except for concrete block infill of the first floor windows on the west elevation. As with the old boiler house, a sub-basement with massive brick piers lies below, inaccessible

from the boiler house itself. The basement above it contains a great engine room that continues under the generator house.

From the northeast corner of the boiler house rises the brewery's signature chimney, twice the height of the original. 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 Oneida Street drive.

1e) **Machine House**, 1901-02

Also known as the mill house, this 48' x 22' component was the tallest part of the Schmidt Brewery in its 1901-02 incarnation, rising to four stories without a basement. Approximately centered on the Palace Avenue elevation, its first floor has the same kind of foundation, water table, and tall, arched opening as the old boiler house except for the introduction of quoining to announce the presence of a main entry. Above the narrow belt courses already noted are two middle stories of inset bays, and the fourth and final story has a single inset bay contains three closely joined windows. It is set off from the other stories by an arcaded corbel table and broad, coved belt course, both of Bedford limestone. All window openings are round-arched and display the checkered pattern noted in property number 1d. At the top of the engine house wall is a built-up cornice of dentils, belt course, projecting brick, and machicolations. Narrow turrets engage each of the exposed corners. The original sans serif lettering "Jacob Schmidt Brg. Co." still stands out from the cornice frieze.

A modern one-story, yellow-brick transformer-room addition now blocks the original exterior entry, with a ventilation fan in the tympanum above the door. This was the principle entry into the Main Brewery Complex under Schmidt-Bremer ownership. Around 1980, a flush brick-in of the second-floor windows removed the outline of their original location. The third-floor openings are still visible but infilled with brick. The window openings on all but the top story have been infilled with glass block or brick but are otherwise intact. Those on the top floor have been reduced by brick infill to about half their original size. Ornamental detail throughout is intact except for loss of the turret finials.

1f) **Brew House 1**, 1901-02

This 47' x 29' three-story structure was built in 1901-02 without a basement. The ground floor has a door and window, both under heavy arches. 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. Apart from the treatment of the second-story window heads, the brickwork, ornamentation, and fenestration resemble that of the engine house. On the roof is a glass-walled cupola, whose primary function was ventilation for the two floors of kettles below. Two tall metal stacks of modern materials also rise from the rear of the brew house.

A steel air-lock vestibule now stands in front of the entry opening, its tympanum infilled with glass block. The large second-story window has been completely infilled with glass block. A modern, concrete addition attaches to the right (west) half of the west bay, concealing most of the openings and terminating just beneath the cornice. The still-visible part of the windows has been bricked in.

In the southwest corner of Brew House 1 is a winding iron staircase with ornamental newels, the most elaborate staircase in the brewery complex

1g) **Brew House 2**, 1901-02, remodeled 1908, 1935

The base story of this, the tallest tower of the brewery, is the eastern, 42' x 32' leg of an L-shaped space that Barthel originally designed as the racking room. It sits precisely behind the northernmost of the old

malt houses (property number 1c). When a new racking room was constructed in the southwest corner of the brewery in 1908, this part of the old racking room expanded to the four-story height of the engine room and became another brew tower. The fourth floor, which is the first to be exposed above the Brew House 1, is detailed in much the same fashion as the fourth floor of the Machine House (property number 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. North and south elevations are of three bays; east and west are of four. 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. As with “Budweiser” signs at the Anheuser-Busch plant, it is a branding of the major product rather than the company.

1h) **Lautering Room**, 1901-02, remodeled 1934-35

One of the most impressive sites of Stahlmann’s brewery was a monumental spark cap topping a square flue arising from his barley kiln. The kiln nearly filled a 37' x 26' room at the rear of the middle malt house. Barthel’s rebuilding of the malt houses in 1902 retained both kiln and flue.

After Prohibition, as the nation’s brewers increasingly outsourced the work of the malt house—germinating, drying and roasting the barley—kilns became dispensable. The small building component once dominated by the kiln was divided horizontally, the lower level turned into an extension of the engine room and a floor added to hold lauter tubs.

1i) **Store Room**, 1901-02, remodeled ca. 1935

Filling a space originally occupied by Stahlmann’s 1884 wood-frame icehouse, this 40' x 23', three-story building component has for the most part been used for general storage since its construction by Barthel. None of it is visible from the exterior.

1j) **Wash House**, 1901-02, remodeled 1917, ca. 1934, 1982

Barthel’s original keg washhouse, measuring 100' x 46', was a single-story wing attached to the west side of the brew house, its north wall continuing the arch-windowed and 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. Four large monitors lit the wash house from above. The west half of the wash house grew a story in the 1917 expansion (property number 11). In the 1930s, two penthouses were added, one on the north side connecting to the old brew house and housing the brewmaster’s office and the other a row of offices on the south side.

Beneath the 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 remaining single story part of the 1901-02 Wash House remained exposed to the south throughout the period of significance. In 1982, it was encapsulated by the New Brew House 3 (property number 1t).

1k) **Racking Room**, 1908

Between the two phases of wash house construction, Barthel added a 73' x 67' racking room to the southwest corner of the complex. Its west wall continued the sequence of high arches of the original wash house. As sunlight was harmful to the racking process, the arches were blind, with only a small porthole-like opening in each. The racking room had a full basement for barrel storage and an attic loft for additional storage. The only part of the 1908 Racking room visible from the exterior is a plain Chaska brick wall looming above the pipe shop (property number 1s).

1l) **Wash House**, 1917

This 99' x 82' wing nearly doubled the footprint of the original wash house. Unlike the original wash house, it also had a basement and a second story. It is the only instance of Barthel working outside the medieval Rhenish idiom at the Schmidt Brewery. Of steel and reinforced concrete construction with brick facings and steel-frame windows, the addition was a straightforward functional design. The multilight windows were grouped in threes, each bay articulated with wide pilaster strips. Five bays faced west, and four faced north and south. At the base of all but the end bay was a large opening for the transfer of kegs.

When the Wash House expanded to the west, the west wall of the old Wash House was removed to create a continuous space. The second floor has a locker room and bathroom against the east wall and three shops—machine shop, carpenter shop, and electrical shop—against the west wall. In the open space between was the distilling equipment room.

In 1987 the Wash House Addition was veneered with steel and re- fenestrated. However, the new windows simply lessened the number and size of the old; original openings are still clearly perceivable under the steel paneling. At about the same time, a covered loading dock was approximately centered on the north elevation.

1n) **Racking House**, 1934

Magee's first great departure from Barthel's design scheme was a blocky, steel-frame racking house that extended the racking room to the west. Measuring 81' x 67', it is more akin in form and decoration to a Mayan temple than a Rhenish castle. Nevertheless this building component echoes the checkered-arch motifs of Barthel's original design of the complex, along with the arcade table that terminates his brew tower walls. But the setting is wholly changed. Two wide, shallow piers are engaged in each wall, 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. The arched openings are centered in these piers rather than occurring in inset panels. A variety of smaller openings appear above the great arches. Some of the brick ornament is in need of repair, and ductwork and a flue visually block parts of the original walls, but the building behind these mechanical additions retains a high degree of integrity. The racking house has two stories and a full basement.

1o) **New Stock House**, 1948-49

Built on the site of Barthel's grain elevator, this 50' x 95' component was the last large-scale addition to the Main Brewery Complex prior to 1956. Approximating the old malt houses in height and footprint, it was, in spite of its historic name, used for fermentation throughout its life. Removal of its stainless steel tanks in 2005 necessitated breaking out an opening in one corner of the stock house, since boarded up. This is the only significant alteration. Built around a frame of reinforced concrete, this brick-veneered stock house is without surface elaboration other than a sequence of recessed panels forming set-in bays between the piers. There are seven bays on the south face, and two on the east and west. The southern bays are unpierced by windows; on the east and west elevations, the vertical expanse at the middle, rather than being recessed into a bay, is punctured by a small window at each floor level.

On the west side of the New Stock House is a tall stairway and elevator wing set back from the south wall and connecting to the pishop.

1p) **Malt Elevator**, 1948

The construction of new fermentation cellars (property number 1o) necessitated demolition of the original grain elevator just south of the Main Brewery Complex. In addition, the outsourcing of malt manufacture from barley created a need for a storage facility specifically for this product rather than the raw grain. Accordingly, a new malt elevator was constructed in 1948, with storage for secondary grains such as wheat relegated to a scattered cluster of smaller tanks. The malt elevator, measuring 84' x 37' and canted on the lot to address the railroad spur leading to the keg house, has nine cylinders and is of reinforced concrete construction.

1q) **Conveyor**, 1948

This covered walkway and conveyor belt connects the malt elevator with the top story of the brew house tower via an upward slope. It was used to convey the malt on the first stage of its journey into the mill room. Nearly 200 feet long, it is supported at mid point 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 originally supported an iconic "Schmidt Brewery" sign. In 1991 this sign was replaced by the current sign reading "Landmark," which is a non-contributing part of the conveyor component.

1r) **Train Shed**, 1948

This low, 20' x 70' shed attaches to the south side of the malt elevator. The east 50 feet were built in 1948, with 20 feet added to the west in the 1970s. Clad in corrugated steel, it originally had a branch of the rail spur entering the large door in its east end. A metal-clad shed roof slopes away from the elevator, and three small windows perforate the south side.

1s) **Pipe Shop**, 1950

After the stock house was completed in 1949, a one-story, 19' x 47' L-shaped pipe shop clad with glazed ceramic tile was built to partially fill the niche between the old racking room and the stairway/elevator wing of the new stock house. This is the last addition to the Main Brewery Complex during the period of significance.

1t) **Brew House 3**, 1982 (noncontributing addition)

A three-story concrete wing was added to the north side of the Main Brewery Complex to create a third brew house overlapping Brew House 1 (property number 1f) and the older part of the Wash House (property number 1j). This is the most prominent modern alteration to the Main Brewery Complex and conceals considerable historic architectural fabric.

SIGNIFICANCE

The Main Brewery Complex has been the center of operations for the brewery since Stahlmann built his three malt houses and barley kiln in the early 1880s. It is the single most important property in the district.

Barthel's expansion and rebuilding of the brewery after the turn of the century removed all the cornices but retained some of the Oneida-facing stone front of Stahlmann's triple malt house (1a-1c) as well as the kiln room behind them. When the kiln was removed in the 1930s, the stone facade remained as sole witness to the major brewery that preceded Schmidt. Many of its original openings remain, though the introduction of mechanical drying led to a blocking-in of many others. As a photograph from 1926 shows, most of the block-ins occurred early in Schmidt ownership.

The ornamental brick-and-stone work, castellations, and towering stack of the Oneida and Palace Avenue facades represent Barthel's work at its finest and their preservation and visibility are particularly important to the continued iconic presence of the brewery in its neighborhood. The strong meso-American imagery in both form and detail of the 1934 Racking House (1n) is also a vital visual component of the complex.

Post-World War II construction to the rear of the Main Brewery Complex is well within the period of significance, although it lacks the stylistic panache of and visual continuity to either the Rhenish or the Moderne phases of earlier construction. Most of the components are significant for their capture of the full range of the brewery's operation, with the malt elevator and conveyor also major components of the property as a visual landmark. From the standpoint of both architectural values and role in brewery operations, the least significant of the contributing building components visible from the outside is the Chaska brick infill building of the pipe shop (1s), and the metal train shed (1r) at the base of the malt elevator.

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Property Number: 2

Address: 396-440 Oneida Street

PIN: 12-28-23-23-0010

Legal Description: Lots 8-17 Block 1 Stinson and Ramsey's Subdivision of W½ Block 16 Stinson, Brown and Ramsey's Addition and N½ Block 27 Stinson, Brown and Ramsey's Addition excepting RR right-of-way and area below RR in SE corner

SHPO Inventory #: RA-SPC-5318

Historic Name: Bottling Plant

Original Owner: Jacob Schmidt Brewing Company

Architect/Source of Attribution: Bernard Barthel/by association (1916); W. W. Magee/working drawings (1940, 1950)

Builder or Contractor: W. W. Magee (1940, 1950)

Date(s) of Construction: 1916, 1926, 1940, 1950

Building Permit #: 57389 (1940)

Status: contributing

Date of Survey: May-June 2005, March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD2c.2 et al (see below)

Photo dates: June 20, 2005 and March 28, 2008



View from northwest, SBHD2c.2 (June 20, 2005)

DESCRIPTION

2a) **Bottle House**, 1916, remodeled 1950s and later

The Bottle House was constructed as an L-shaped masonry building measuring 239' x 80', with a wide notch at the rear left (northeast) corner. All but the north end of the building was a single story in height with a full basement beneath. Faced on all sides with the same orange-tan brick and Bedford stone as the 1901-02 brewery complex, it is also ornamented in much the same fashion. Thinly protruding pilaster strips divided the Oneida Street façade into fourteen bays, all but the northern bay with tall, arched

windows. Above the arched windows is a protruding, coved belt course surmounted with a high parapet. Four bays—those at both ends and two near the middle— were given special treatment. Turrets identical to those on the brewery towers rise from either side of the bays, and the parapet of each is crowned with the same machicolations. The left middle bay embraces two window openings, and a frieze bearing the inscription BOTTLING DEPARTMENT pushes its parapet and turrets to the highest point of the façade. All significant ornamental detail remains, although most of the windows had their divided lights replaced with glass block in a 1968 remodeling.

The 18' 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. At some as yet undetermined time the mezzanine was extended to 79' and connected via a west-side hall and row of offices to a new mezzanine floor covering most of the southern half of the building.

The basement of the north part of the bottling house originally was the loading room, with egress to loading docks on Oneida street provided by windows beneath the arched openings. A tunnel from the north stock house (property number 1a) enters the southwest corner of the basement of this part of the bottling house. Originally, small shed roofs protruded from several of the bays in order to provide weather protection for the loading of cases. With the removal of the loading docks to the north end of the building in 1940, these roofs were also removed and most of the windows bricked up. The outline of the original openings is still clearly visible. Many of them appear to have had dropped sills to accommodate loading from the basement.

The north and south parts of the Bottle House are here treated as two areas of a single building because of the continuity of their construction and the uninterrupted flow of the first floor space. However, the basements of the two parts are divided by a 2'-6" masonry wall, leading the 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 on the south half. The lower level housed the original government cellar and the upper housed a machine shop and a storage room.

In 1917, a wood-frame 136' x 16' case and bottle shed was built into the re-entrant angle at the northeast corner of the original building. This shed was torn down in 1940, the intervening wall removed, and a larger concrete addition with a basement appended to the bottling house, tripling the depth of the original addition by running to the lot line. 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 rear wall of the addition had two rows of large factory-type windows, originally carrying steel-frame sash. The original openings are still in place, but the sashes have been replaced with aluminum-mull windows.

In the basement, the original wall defining the east end of the building when it still had an L shape is still in place. The rear wall of the re-entrant angle area was clad in steel continuous with the veneering of the rear of the Bottle Shipping House (property number 2c) sometime after 1955.



Bottle House, view from northwest, SBHD2a.1 (June 20, 2005)

2b) **Bottle and Case Warehouse**, 1926

A detached wood-frame addition was constructed just south of the Bottling Plant in 1917. The detachment was fortunate, for it burned to the ground in 1926 and was immediately replaced by the present building, a 264' x 80' hybrid of steel, brick, and wood construction. The only historic component of the brewery to have anything other than a flat or shed roof, it retains functioning and highly visible monitors, three 12' x 24' gabled boxes perched on the ridge of its long north-south gable.

Three large door openings pierce the wall of the Oneida Street façade. Originally, there were many large, factory-type windows as well. Two are still visible, though they have been filled with glass block. Other openings have been blocked in a variety of remodeling stages or covered over with the corrugated steel veneer that now clothes most of the warehouse.

The first floor of the warehouse, always primarily used for case storage, is continuous with the first floor of the bottling plant. Beneath it is a secondary case storage space in a basement with only the south 200' excavated, leaving a large ventilation space between the Bottling Plant and Bottle and Case Warehouse broken only by a tunnel connecting their basements.



Bottle Warehouse, view from northwest
SBHD2b.1 (June 20, 2005)

2c) **Bottle Shipping House**, 1940

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' x 115' addition. The front wall of the new addition is flush with the old Bottle House, while rear wall projects significantly beyond it. A wide band of five stone courses encircles the addition about five feet from the top of the parapet. The latter is coped in limestone and rises in the center of each of the primary elevations 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. Large glass-block windows pierce the belt course. Originally there were seven of these on the west side and five on the north.

In the original plan, double doors were centered beneath each of the glass block windows on the north side, with two openings of larger size on the west. Only one of these, the second opening from the west on the north side, retains its original size and placement. The other still-exposed opening on the north side has been enlarged to accommodate an overhead door. The northernmost opening on the west side has been bricked in, while a non-original opening has been made just south of it to accommodate an overhead door. The other west-side opening approximates its original width but has been extended upward from the bottom of the belt course to the top.

Internally, the Bottle Shipping House had one story and a basement. A mammoth monitor, measuring 51' x 22', brings light onto the ground floor, and exposed metal trusses form an open ceiling. Large, factory-type windows, each with its original 18-light, three-part steel sashes, perforate the rear (east) wall. Walls are otherwise lined with a glazed tile related to the tile inside the generator and boiler houses. The ground floor space is otherwise unelaborated. The basement has always been used as a storage room, with concrete columns 20' on center.



Bottle Shipping House, view from northwest showing covered Truck Unloading Dock and Truck Ramp (noncontributing components) SBHD2c.1 (March 28, 2008)

2d) **Soaker Room and Government Cellar**, 1950

With post-war expansion of the brewery proper complete, a 173' x 32' concrete addition was appended to the rear of the bottling plant and the bottle and case warehouse. Its rear wall is punctured by a nearly continuous row of windows. The north part of the addition, behind the south half of the bottle plant, has bare concrete interior walls and is partitioned into a main room and office. The south part, behind the north one third of the bottle and case warehouse, has interior walls clad in glazed ceramic tile and a row of bathrooms running the length of its west wall. It has not been determined which partitions are original to the 1950 design. Like the original government cellar in the basement of the bottling plant, this addition was used for finishing the beer for bottling as well as metering its quantity for taxation purposes.

2e) **Truck Unloading Dock**, 1967 (noncontributing addition)

A sheltered, iron-clad unloading area was added to the northeast corner of the Bottle Shipping House under Pfeiffer Brewing Company ownership.

2f) **Truck Ramp**, 1968 (noncontributing addition)

A concrete ramp added by the Pfeiffer Brewing Company brought trucks to floor level.

2g-h) **Bottle Warehouse Annex**, 1975-1980 (noncontributing additions)

A large steel-framed, concrete warehouse was added to the southeast corner of the Bottle and Case Warehouse by the G. Heileman Brewing Co. in 1975. This was supplemented by a second addition stretching to the east across Erie Street to Duke Street in 1980.

SIGNIFICANCE

Christopher Stahlmann had been among the first local brewers to move into bottling in a major way. His second bottling plant (converted from the old brew house on Seventh Street and Oneida) was sufficient for Schmidt's needs until the truck began to supplant the horse and wagon. Schmidt's new bottling plant expanded the brewery across Oneida Street and was specifically designed for the docking and loading of trucks. This marked a major expansion of the business from drinking establishments into stores specializing in alcoholic beverage sales to individual patrons.

Rather than constructing a no-frills factory, Schmidt called on Barthel to use the same ornamental treatments as the brew house. Of special note is the turreted, raised part of the frieze bearing the inscription "Bottling Department." The original plan for the expansion of the shipping department to the north, drawn up in 1935, called for a continuation of the brewery's castellated style.

Larger trucks probably forced the building expansion to the north, as it had to continue to address the rails on Oneida as well as provide a drive and parking space for the trucks. The protracted process of obtaining rights to the land for a truck drive off of Erie Street brought about a significant change in plans. By the time of the shipping department's new construction in 1940, the architect, W. W. Magee, had shifted from cloning Barthel's romantic Rhineland castellations to creating multiple versions of the Moderne. The Bottle Shipping House (property number 2c) is the most factory-like of his Moderne buildings for Schmidt, yet it retains the vigorous use of stone belts, clerestory lighting and unbroken masonry surfaces that characterize the style's typical industrial applications.

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Working drawings for 1940, 1950, and 1975-80 addition

Property Number: 3

Address: 882 W. Seventh Street

PIN: 12-28-23-23-0112

Legal Description: E pt Lots18-20 and W pt Lots2-4 Block 17 Stinson, Brown and Ramsey's Addition

SHPO Inventory #: RA-SPC-5318

Historic Name: Schmidt Brewing Company Office Building

ORIGINAL OWNER: Jacob Schmidt Brewing Company

Architect/Source of Attribution: working drawings, building permit, office rendering

Builder or Contractor: W. W. Magee

Date(s) of Construction: 1935

Building Permit #: 44507

Status: contributing

DATE OF SURVEY: MAY-JUNE 2005, MARCH-JUNE 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD3.1

Photo date: March 28, 2008



View from northwest

DESCRIPTION

The Office Building is a masonry structure faced in orange-tan brick and trimmed in Bedford stone. Above ground, it forms a 149' x 87' U, creating a light court between the legs of the U. The Seventh Street leg and the angular western base of the U are a single story, while the rear leg of the U rises to two stories. The main façade is made up of the Seventh Street elevation and the west wall, forming a broadly obtuse angle. Tall, closely spaced windows march regularly along the façade. Below each is a recessed,

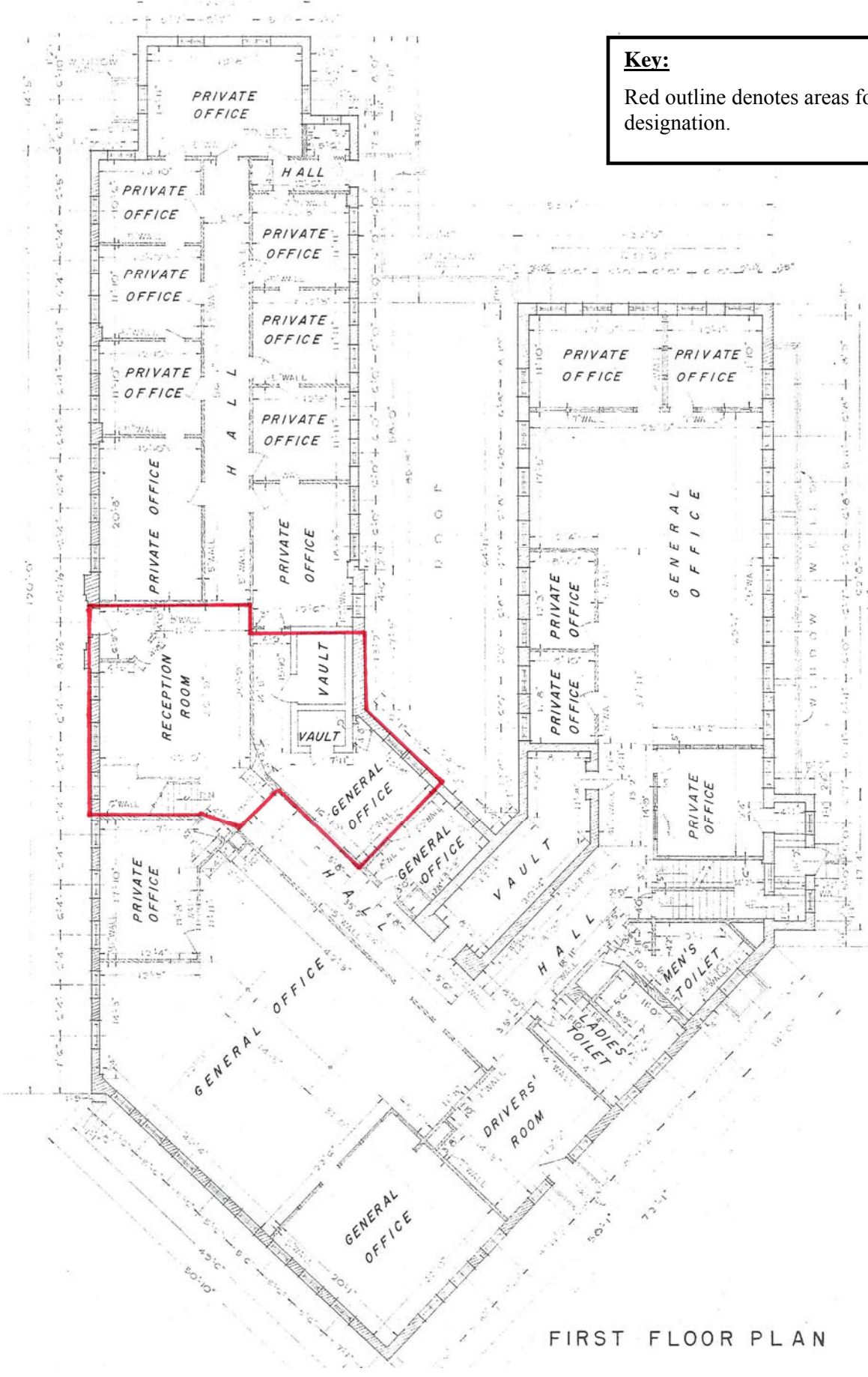
fluted stainless steel panel, and the brick piers between terminate in a flat, two-tiered capital. At the top of the wall is a broad limestone frieze periodically punctuated by two bricks laid up in soldier fashion.

The main entry is on the center of the Seventh 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 main outer door, shown in the 1982 Ramsey County Historic Site Survey, has been replaced but retained in the building. The inside door, an impressive Moderne composition of stainless steel and glass, survives in place. Original tubular, copper ornamental light fixtures hang from brackets on either side of the entry. A Bedford stone carving of the insignia of the company, adapted from the North Star Brewery logo, surmounts the door. That insignia is repeated on the flooring of the office reception room.

As the main façade wraps the corner to either side, the single story elevation continues, but 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-story rear wing, parallel to Seventh 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 story transforms it into another belt course, with the brick wall continuing above it. The second-story window openings, positioned immediately above those on the first story, 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 Seventh Street leg of the U.

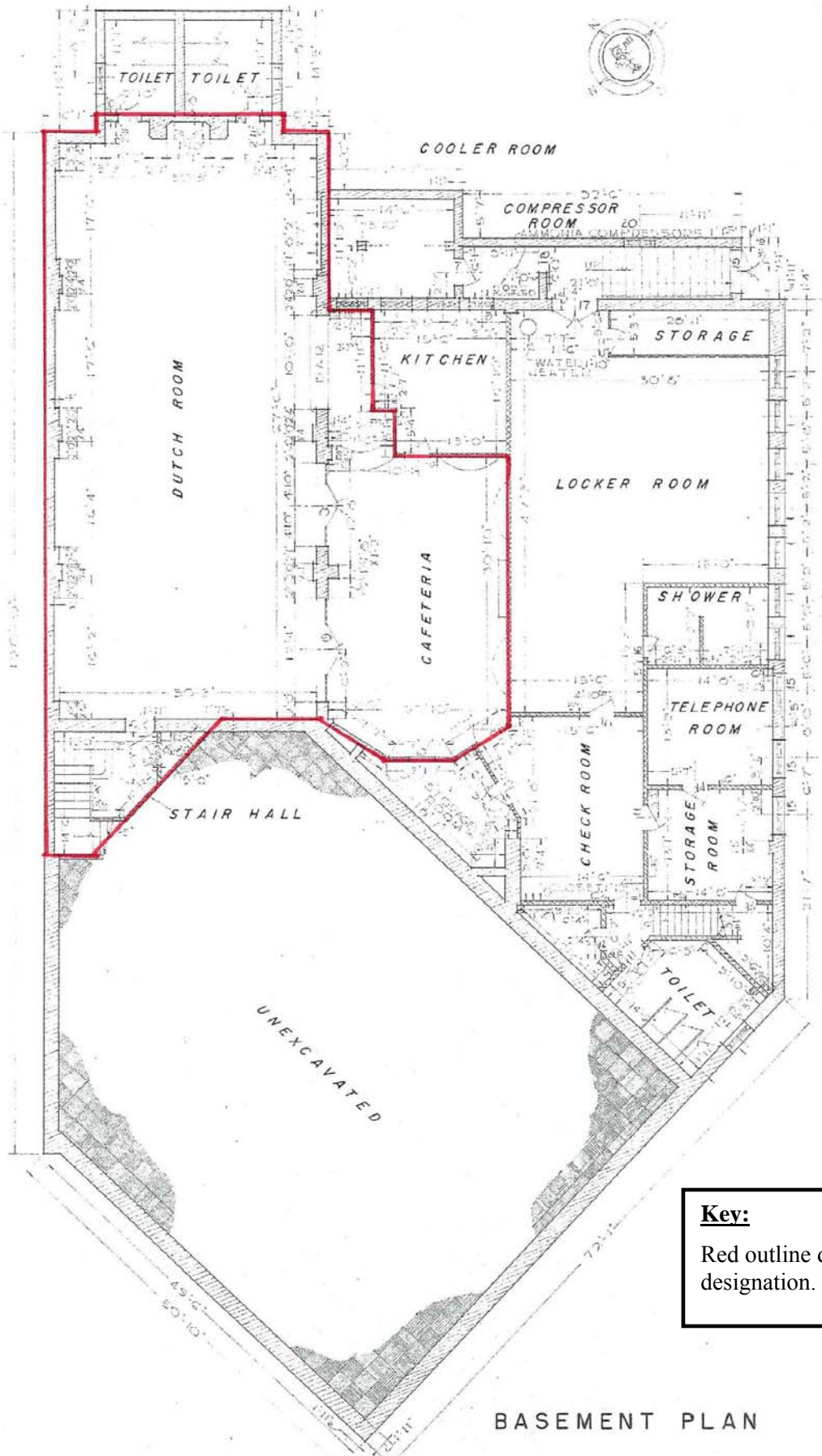
The interiors are trimmed and wainscoted in rift-sawn oak. Originally stained dark, the casework was bleached in a 1960s remodeling. Most of the hallway walls and many of the partition walls are otherwise intact, although there has been some modern remodeling of the offices in the western part of the one-story section and both floors of the two-story section. The latter has always been devoted to secondary offices and storage rooms. The vault rooms also show a long history of remodeling, from the original 1890s vaults and their elaborate architraves to modern partitions and doors. The flooring throughout the first floor is a composite material imitative of tile, for the most part in worn or deteriorated condition from use and moisture infiltration.

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 and the reception room floor insignia, 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.



Key:
 Red outline denotes areas for designation.

FIRST FLOOR PLAN



Key:
 Red outline denotes areas for designation.

Rathskeller

At the base of the stairs is a small landing leading to the *pièce de résistance* of the Office Building: a beer hall designed and outfitted to recall a medieval revival, *fin de siècle* German Ratskeller (in American English spelled “rathskeller”). 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 it’s always fair weather when good fellows get together”); those on the other three beams are in German. All encourage drinking as an expression of social values and conviviality.

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 rathskeller 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, with their heavy wooden doors, open to the sampling room, in later years known as the cafeteria, in which spigoted ends and sides of beer barrels protrude from the south wall. To the left (northeast) of the sample room is a much-altered kitchen; in the south corner is a door leading to a checkroom, bathroom, and rear stairway. The sample room, kitchen, and cooler room occupy the part of the building with a light court above grade. Behind the sample room is a large space most recently used as a gift shop. Its faux-stone walls date from ca. 1992.

The bar, fireplaces, wall plasterwork, wood casework, light fixtures, extensive tables and chairs, 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 original perimeter seating.



RATHSKELLER BAR AND TABLES, VIEW FROM WEST SOUTHWEST SBHD3.7 (JUNE 22, 2005)



RATHSKELLER FIREPLACE AND CASEWORK, VIEW FROM SBHD3.8 (JUNE 22, 2005)

SIGNIFICANCE

One of the first projects to be completed after the end of Prohibition, the Jacob Schmidt Company Office Building is located on the same prominent Seventh Street site as the building it replaced. Roughly speaking, the old building stood inside the footprint of the new. Significantly, the vault rooms survive from the Stahlmann era, and their patent dates suggest installation during the conversion of the building to offices in 1892.

From an historical standpoint, the new office building is significant for its completion at the beginning of the Schmidt Brewing Company's resurgence at the end of Prohibition. Its Moderne style also marked a new departure for the company, the exterior reflecting a modern, international perspective rather than the company's--and the industry's--German roots. The Germanic resonances were saved for the rathskeller in the basement.

The building is also exceptional for bringing in an architect outside of Barthel and Magee. Charles A. Hausler lived only a short distance away on W. Seventh Street and had made a local name for himself in his 20s as the first City Architect of St. Paul. Many of his most distinctive designs were executed by Harry Firminger, a gifted draftsman who drifted in and out of his office. Firminger's surviving records and a rendering now in private hands show that this was among them. Other significant examples of his work for Hausler are the Minnesota Milk Company Building and the Minnesota Building in St. Paul and the Grain Exchange in Falcon Heights.

Firminger's superb design of the staircase to the rathskeller fuses a Moderne sensibility with historical elements that smooth the transition to the beer hall. The latter was built two generations after rathskellers had sprung up in Turnvereins, hotels, and German-American restaurants throughout the United States. These earlier rathskellers celebrated German heritage; after the tensions of World War I, the Schmidt beer hall focused more narrowly on the German beer-drinking tradition.

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Property Number: 4

Address: 415-19 Webster Street

PIN: 12-28-23-23-0112

Legal Description: Lots 5-8 Ramsey's Subdivision of W½ Block 26 Stinson, Brown and Ramsey's Addition

SHPO Inventory #: RA-SPC-5318

Historic Name: Keg House

Original Owner: Jacob Schmidt Brewing Company

Architect/Source of Attribution: W. W. Magee (working drawings)

Builder or Contractor: W. W. Magee

Date(s) of Construction: 1937

Building Permit #:

Status: contributing

Date of Survey: May-June 2005, March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: see below

Photo date: 1937, April 2008 (see below)



1937 view from southeast, SBHD.A15



View from southeast, SBHD4.1 (April 4, 2008)

DESCRIPTION

4a Keg House, 1937

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 improvements to the brewery. The Keg House is a 181' x 125' steel-frame, brick-faced building across Webster Street from the Main Brewery Complex. Webster Street, like Palace Avenue before it, was vacated, permitting a modern, noncontributing connection to the other brewery buildings (see property number 4b). Designed in what is today sometimes called PWA Moderne fashion, the original building has a rectangular footprint with the northwest corner chamfered at Seventh 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. Between the second and third is a stepped-out bay with two large side-by-side openings extending to grade level. These originally 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 building on either side. Beneath the windows are simple square openings through which the kegs were transferred to carts or trucks. The windows on the north elevation and the short northeast chamfer, now filled in, were much narrower and may have had conventional divided lights. All of these historic openings have been 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.

On the north wall, hidden behind several runs of pipes, the inscription “Jacob Schmidt Brewing Co, Quality Since 1902” has been painted in large letters. As it refers to the brewing company and not just the brand, it dates to the period of historic significance and merits preservation.

The secondary elevations of the building, facing west and south, are treated in simpler, more 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 scenic mural, but the window openings are still clearly visible. This mural, a neighborhood project, is modern and therefore a noncontributing component of the building.

The east and south façades have undergone significant damage, as numerous large openings were broken out during remodelings and the removal of tanks.

The interior of the building is an airy, free-span space with the flat roof supported by an exposed iron truss. Two large monitors running from east to west flood the interior with light.

4b) **New Keg House**, 1992 (noncontributing addition)

Under Heileman ownership, a one-story concrete block addition connected the Keg House and the Wash House. Built in 1992, this became the new keg house, and the original Keg House was converted to a fermentation cellar. All that remains of this incompatible modern addition is its north wall, which runs along West Seventh Street, and some of its mechanicals. In footprint, it forms a straight run of wall on the west end, flush with the north wall of the keg house, and a zigzag on the east end to accommodate three truck bays.



Remaining wall of New Keg House, view from north
SBHD 4b.1 (March 28, 2008)

SIGNIFICANCE

The Keg House is the only brewery building west of vacated Webster Street, on a site formerly occupied by houses and a large automotive garage. It is the largest Moderne construction on the brewery site, vying with the truck maintenance facility north of West Seventh Street. Insensitive additions have long masked the imposing scaling and massing of the original building, but it is still largely intact. Rhythmically spaced, blocky windows, now filled in, broad belt courses of stone, and prominent strip-pilasters provide the coarse-grained detailing common to the best of Moderne industrial designs. The exposed metal trusses and expansive skylight monitors also provide a distinctive, open sensibility to the space.

REFERENCES

Working drawings by W. W. Magee

Heileman working drawings

Photograph in MHS collections

Property Number: 5

Address: none (at southeast boundary of Bottling Plant parking lot)

PIN: 12-28-23-23-0112

Legal Description: (skirting S boundary Lots 2-4 Block 1 Stinson and Ramsey's Subdivision of W¹/₂ Block 16 Stinson, Brown and Ramsey's Addition

SHPO Inventory #: RA-SPC-5318

Historic Name: Retaining Wall and Iron Fence

Original Owner: Jacob Schmidt Brewing Company

Architect/Source of Attribution:

Builder or Contractor: Cyclone Fence Co.

Date(s) of Construction: 1940

Building Permit #: 63056

Status: contributing

Date of Survey: May-June 2005, March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD5.1, SBHD5.2

Photo date: February 7, 2011



View from southeast



View from northeast

DESCRIPTION

In order for trucks to access the Bottle Shipping House (property number 2c) from Erie Street, it was necessary to fill the property 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. A double iron-pipe rail supported by concrete piers is inserted into the top of the retaining wall, which is continuous with the paved surface of the lot. The 80' rail system has a strong industrial character.

SIGNIFICANCE

Like the Bottle Shipping House, this wall and fence mark the final stage of the brewery's post-Prohibition expansion. The precipitous drop from the wall to the houses below show the original grade of the Bottling Plant property.

REFERENCES

St. Paul building permit files, Ramsey County Historical Society

Property Number: 6

Address: none (at east end of Office Building)

PIN: 12-28-23-23-0112

Legal Description: E pt Lot 4 Block 17, Stinson, Brown and Ramsey's Addition

SHPO Inventory #: RA-SPC-5318

Historic Name: Well House #4

Original Owner: Jacob Schmidt Brewing Company

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: ca. 1950

Building Permit #:

Status: contributing

Date of Survey: May-June 2005, March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: 2005.6

Photo date: September 2, 2005



View from south

DESCRIPTION

This is one of three similarly designed, freestanding, brick well houses on the brewery property. It was the first well house to be built outside of the brewery buildings, as all of the early artesian wells were located within the Main Brewery Complex or its progenitor on West Seventh Street. The 15' x 15' building has one entry on the southwest side and a vent on the southeast side. It is the last of the brewery buildings to match the brick of the 1930s brewery complex.

SIGNIFICANCE

Though no longer in use, this small building is significant as the first free-standing well house to be built by the brewery and the only one to be constructed during the period significance. As it is not shown in the 1948 plot plan but appears in the 1956 Sanborn atlas of St. Paul, it was likely part of the post-War II building program of 1948-50.

REFERENCES

St. Paul, Minn. Pelham, N.Y: Sanborn Map Company, 1956

Partial plot plan of Jacob Schmidt Brewing Company, 1948

Property Number: 7

Address: none (southwest corner of Erie and West Seventh St.)

PIN: 12-28-23-23-0112

Legal Description: (N pt Lot 4 Block 1 Stinson and Ramsey's Subdivision of W½ Block 16 Stinson, Brown and Ramsey's Addition

SHPO Inventory #: RA-SPC-5318

Historic Name: Billboard and Bottle Structure

Original Owner:

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: ca. 1950s

Building Permit #:

Status: contributing

Date of Survey: June 2008

Prepared by: Paul Clifford Larson

Revised by: Amy Spong

Photo ID: see below

Photo dates: see below



1979 view from north, SBHD.A21



View from northeast, SBHD7.1 (February 7, 2011)

DESCRIPTION

The double billboard on the northeast corner of the historic brewery property has two facets, one mounted on an E-W axis and the other running parallel to West Seventh Street. Connecting them is a hollow 3-dimensional image of a beer bottle. The product posting, as shown in the photos, was for both Schmidt beer and Grain Belt beer, an old Minneapolis brand that Heileman also owned. The billboard's original construction date is unknown. A photo taken from a nearby house shows the back of a billboard structure and the photo is dated August, 1955. A second but undated photo from the same nearby property also shows a billboard structure and the photo is likely 1953 or 1954, just within the period of significance.*

SIGNIFICANCE

Erected just at the end of the period of significance, the billboard has acquired significance as an icon of the brewery and its gateway from the downtown approach. It also carried the Schmidt brand in its first posting. Unlike all other modern additions to the brewery property, it neither compromises, attaches to, conceals, or mars sightlines of any feature of the historic brewery properties.

*Photos were provided by David Bredemus, who grew up in the nearby house at 367 Erie Street South. The photos were taken from his yard and show him as a child with part of a billboard structure in the background.

Property Number: 8

Address: beneath multiple parcels

PIN:

Legal Description:

SHPO Inventory #:

Historic Name: Underground Cellars

Original Owner: Christopher Stahlmann (north section), Jacob Schmidt (south section)

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 1858-1892, 1902-05, 1934-35

Building Permit #:

Status: contributing

Date of Survey: May-June 2005

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: see below

Photo date: September 17, 2008



Capital in Stahlmann-era cellars, SBHD8.2



Piers in Schmidt-era cellars, SBHD8.2

DESCRIPTION

The remaining cellars beneath West Seventh Street and the Office Building are the oldest structural components of the brewery, comprising Stahlmann's celebrated multi-level constructions of 1858-1882. The only current access for the cellars is a hole at the base of the north wall of the Racking House (property number 1n) basement. This leads downward and north to a long, narrow chamber between rows of monumental Chaska brick piers beneath the Wash House. The easternmost row of piers supports the wall dividing the old and new washhouse components (1j and 1l). A passageway leads to a system of even heavier piers beneath the Power House (1m) and Generator House (1d). This latter system of piers is largely unexcavated, as the weight of the machinery above required spacing between the piers too close for the over-all space to be useful. Another, wider tunnel/hallway leads north to the oldest accessible part of the cellars, beneath the office building. This 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 leads to a small space directly beneath the

Rathskeller, where access was once provided via a manhole. Another branch leads to a long chamber running approximately beneath the southeast edge of West Seventh Street.

The foregoing cellar chambers and passages are at a sub-basement level, comprising the first tier of Stahlmann's labyrinthine system. Directly beneath W. Seventh Street is a second level shared by the sewer system. This level has been a favorite haunt of illegal "urban explorers." The old parts of the system north of West Seventh Street have been largely blocked off and appear unsafe to access without reinforcement of the ceiling.

The original piers, brick-and-stone arches, and barrel vaults that are readily visible are in good condition, but many of the surfaces not reinforced by masonry have lost significant material. Carving 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 floors up to the height of the capitals and concealing Stahlmann's well-attested early achievements of 10 feet before 1880 and 15 feet in the early 1880s.

From an historical standpoint, the most significant part of the Brewery Cellars is probably that beneath the Office Building and north under and past West Seventh 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 is that under the Main Brewery Complex, where large chambers remain and the brick piers and stonework are readily visible. Some this complex may have been built or reinforced at the time of the first Schmidt Brewery construction in 1901-02 as a means of underpinning heavier structures than those Stahlmann built out from his malt houses.

SIGNIFICANCE

The cellars under the Office Building and Seventh Street are the oldest remaining parts of the brewery, dating at least to the early 1870s, when the stairway was constructed from inside Stahlmann's first stone brewery building. Numerous arched lintels and brick piers under the 1900s and 1930s additions to the Main Brewery Complex are also of architectural significance.

REFERENCES

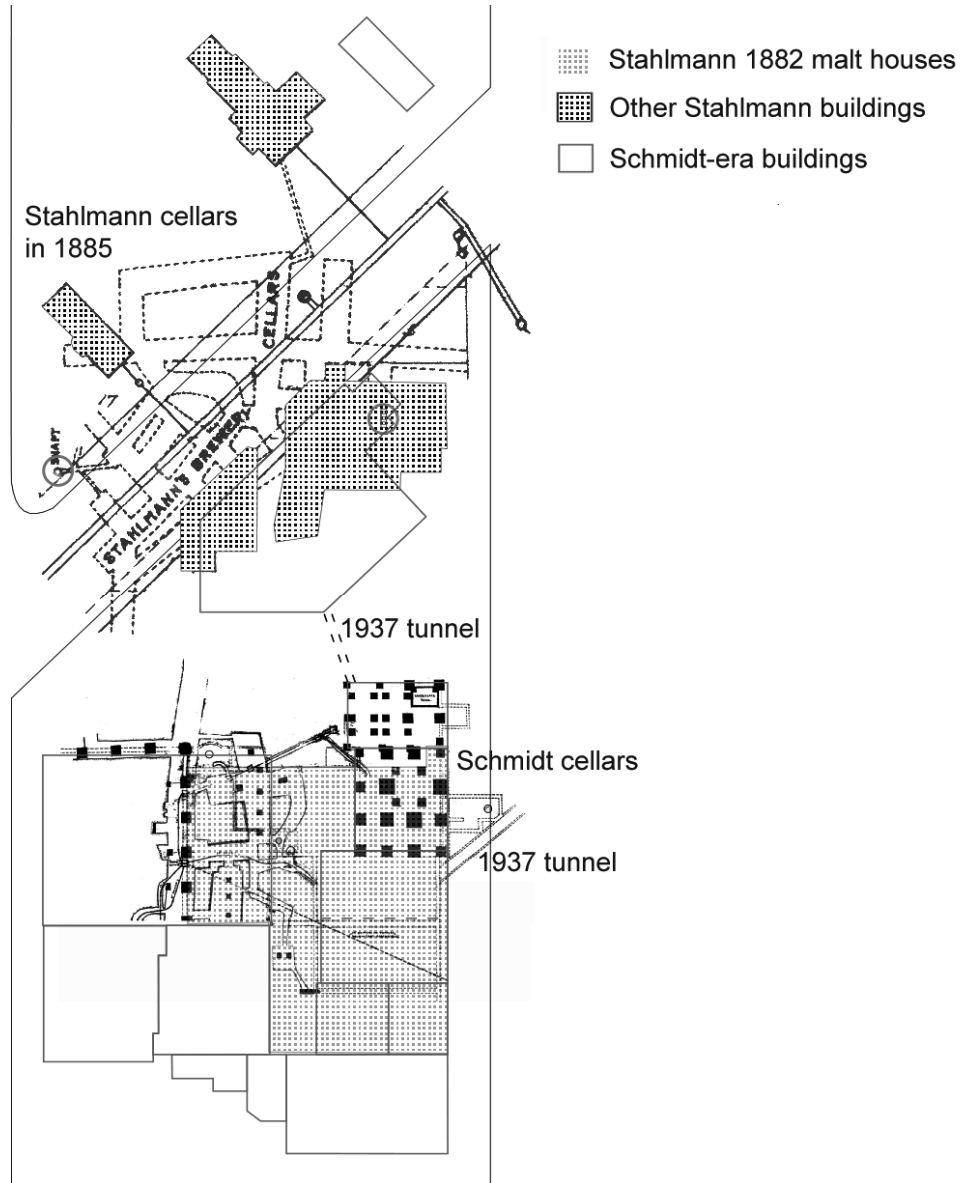
"A Great Brewery," *St. Paul Dispatch*, April 30, 1877

Brick, Greg A. "St. Paul Underground; Stahlmann's Cellars: The Cave Under the Castle." *Ramsey County History* 41:1 (Spring 2005), 12-18

Hine, Andrew M. *Application for Determination of Eligibility for Historic Designation of the Jacob Schmidt Brewery, St. Paul, MN*. Unpublished, [2005], Appendix M

Land, John E. *Historical and Descriptive Review of the Industries of St. Paul*. St. Paul: J. E. Land, 1883

Location of underground cellars in an 1885 city sewer map and W. W. Magee's plans from 1934-37.



Property Number: 9

Address: 855 W. Seventh Street

PIN: 12-28-23-23-0054

Legal Description: Lots 7, 13, 14, and W part of Lot 8 Block 17 Stinson, Brown, and Ramsey's Addition

SHPO Inventory #: RA-SPC-5316

Historic Name: Stahlmann-Schmidt-Bremer House

Original Owner: Christopher Stahlmann

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 1874, 1907

Building Permit #: 47891

Status: contributing

Date of Survey: March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD9.1

Photo date: March 28, 2008



View from south

DESCRIPTION

Built of native Platteville limestone, the house once blended well with the cluster of brewery buildings on the other side of Seventh Street. It has abundant marks of the Italianate style: dressed limestone door and window cornices, wide frieze punctured by attic lights, massive bracketing, and a hipped roof. The house originally had three distinct parts, 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-story wing with the servants' quarters above, and a one-story rear wing. A two-story octagonal bay centered on the side enlivens the west elevation.

During the decade of his ownership, Schmidt replaced the wood front and side verandas with long stone porches in a neoclassical vein. He also added to the rear of the house, building a second story onto the

rear wing and extending it laterally in 1907, so that the house footprint became a U. The exterior historic building fabric remains in place on the main elevation but for a stone balustrade that has been removed from its place atop the front veranda.

There is a small, incompatible, 1-story addition at the rear. The enclosure of the side veranda is of unknown date and may not have occurred during the period of significance.

SIGNIFICANCE

Christopher Stahlmann (1829-1883) built the house in 1874, shortly before the death of his first wife, Katharina and at the outset of a major brewery expansion across West Seventh Street. His house was said to be “a model of convenience and handsomely furnished throughout.” Stahlmann originally owned the entire city block and significant adjoining land, where he kept a small dairy herd and raised beef stock and pigs as well as maintaining fruit trees.

After Christopher died, his widow, Margaret, and their children continued to occupy the house for many years. In 1895, her son-in-law and daughter, Christopher and Laura, joined her, and by the time it passed to Jacob Schmidt in 1900 they were the sole residents. For the next ten years, Jacob and Katherine Schmidt owned and lived in the house with their daughter, Marie, their son-in-law, Adolph Bremer, and their five grandchildren, as well a small retinue of servants and a roomer or two from the brewery.

When Jacob Schmidt died in 1910, the property passed to Marie. On Marie's death in 1929 and Adolph's in 1939, the house first lay vacant and then was occupied and maintained for two decades by Christina Ayd, who is listed in the City Directory as a housekeeper for Schmidt's Brewery. In 1956 Marie Bremer's heirs donated the property to the Amherst H. Wilder Foundation, who converted it into a home for emotionally disturbed children.

The house is the most elaborate and most intact Italianate residential design in the West End of St. Paul. It has been a neighborhood landmark since its construction. There are two detached structures on the property that are not historic: a frame gazebo west of the house and an ornamental iron fence running in front of the house and its eastern neighbor, the Nicolin house. The latter is of old manufacture and shows up in the 1960 newspaper photograph of the house, taken after its conversion to an institutional home. However, it is distinctly different from the simple metal picket fence that surrounded the block during the historic period.

REFERENCES

“A Great Brewery,” *St. Paul Dispatch*, April 30, 1877

“Maladjusted Children Treated at New Center,” *St. Paul Pioneer Press*, September 30, 1956

Minnesota Census, 1895

St. Paul City Directories

St. Paul Building Permits, Ramsey County Historical Society

St. Paul, Minn. Pelham, N.Y: Sanborn Map Company, 1885, 1903, 1927-40

U. S. Census, 1880, 1900, 1910

Property Number: 10

Address: 877 W. Seventh Street

PIN: 12-28-23-23-0055

Legal Description: Lots 16-18 Stinson, Brown, and Ramsey's Addition

SHPO Inventory #: RA-SPC-5317

Historic Name: Henry C. and Maria Angela Stahlmann House

Original Owner: Henry C. Stahlmann

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 1878, 1885, 1888, 1930

Building Permit #s: 3737, 15035, 39961

Status: contributing

Date of Survey: March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD10.2

Photo date: March 28, 2008



View from south

DESCRIPTION

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. Its front openings are three over three, with the lower opening at one 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 segmental, stepped-out arch. The walls are sided in clapboard, and a one-story octagonal bay protrudes from the north end of the east elevation. The nearly cubical mass of the main house block is paired with a single, one-story rear wing. All are capped with a hipped roof.

In 1930, a porch wrapping the southeast corner replaced the original full-front veranda. The roof of the current porch appears to date from this rebuild, but the posts and parapets beneath are modern. A garage addition from 1925 once jutted from the rear wing, but it has been replaced by a modern, detached garage at the southwest corner of the house. The only other significant alteration affecting the exterior appearance of the property has been the construction and enclosure of a staircase leading from the west side of the rear wing to the rear of the main.

SIGNIFICANCE

Henry C. Stahlmann (1856-1887) became treasurer of his father's newly organized brewery corporation in 1881 and added significantly to the house in 1885. But two years later, after wintering in California to improve his health, he died of consumption at the age of 30. His widow, Maria Angela, occupied the house with their children for a few years before remarrying (see property number 12) around 1890. Thereafter it stood vacant until the widow of Henry's brother, Christopher Adam Stahlmann, remarried. She and her two children moved into the house with John S. Deuser, a German-born grocer turned carpet layer. The Deuser family lived there from 1901 into the 1930s.

The Henry and Maria Angela Stahlmann house is typical of carpenter-designed Italianate houses of the period, but a rarity in the West Seventh neighborhood. It is a strong visual companion to the main Stahlmann house next door. The only outbuilding associated with the house is a modern garage, which is a noncontributing component of the property.

REFERENCES

Smith, Adam D. *The History of the Stahlmann Family*. Unpublished, 2003

St. Paul, Minn. Pelham, N.Y.: Sanborn Map Company, 1903, 1927-40

St. Paul building permits, Ramsey County Historical Society
U. S. Census, 1880

Property Number: 11

Addresses: 355 and 359 Webster Street, 354 and 370 Toronto Street

PIN: 12-28-23-23-0057

Legal Description: Lots 29-30 Stinson, Brown, and Ramsey's Addition and Lots 1-3 Block 2
Buckhout's Replatting of Blocks 31-33 Stinson, Brown, and Ramsey's Addition

SHPO Inventory #:

Historic Name: Delivery Vehicle Complex

Original Owner: Christopher Stahlmann (barn), Jacob Schmidt (later buildings)

Architect/Source of Attribution: unknown (1882-1910), W. W. Magee/working drawings (1937)

Builder or Contractor: Joseph Trenter (1901), Lauer Brothers (1908, 1910), W. W. Magee (1937)

Date(s) of Construction: 1881, 1901, 1908, 1910, 1937-38

Building Permit #s: 38089, 49466, 54717

Status: contributing

Date of Survey: March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: see below

Photo date: March 28, 2008



View from northwest, SBHD11.1



View from southeast, SBHD11d.1

DESCRIPTION

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 an extensive, L-shaped center for delivery truck maintenance and storage.

11a) **Stahlmann Stable**, 1881, remodeled 1901 and later

Coincident with his new malt houses and the introduction of bottled beer, Stahlmann constructed a 40' x 98' 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. These openings have all been unmodified since their construction. The main horse entry was at the west end of the south elevation, as indicated in a 1936 photograph. The head of that opening has been modified to accept an overhead door. Original doorways for human use survive unmodified on the east end, together with the building's only tall window. A modern opening has been made at the east end of the south elevation. Rising from the roof are two hipped-roof dormers dating from a 1901 rebuild of the roof because of fire. The rebuild conformed to the gabled roof form of the original building.



Stahlmann Stable, view from southeast, SBHD11a.2

11b) **Schmidt Boarding Stable**, 1908

With his brewery rebuild nearly complete, Schmidt erected a 50' x 112' 2-story stable on the southwest corner of Jefferson Avenue and Toronto Street. Of steel and concrete construction, it is faced with yellow, common Chaska brick on a Platteville limestone foundation. 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. The only significant modifications to the exterior have occurred on the Toronto side: replacement of a pair of small, arched second story 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.



Schmidt Boarding Stable, view from northeast, SPHD11b.1

11c) **Schmidt Barn**, 1910, remodeled 1920s (?)

In 1910, Schmidt pulled a permit for a 47' x 80' two-story frame barn to the north side of the stables. Three large doors facing Webster indicate its use for storing delivery wagons, a function performed earlier by outbuildings south of West Seventh Street. By 1927, this building was brick-clad and used for truck storage. The insurance atlas of that year also indicates steel and concrete construction similar to that of the stable to its west, with a brick-veneered frame building in between. Whether this was a rebuild or the original building was differed from its permit has not been determined.

On any account, the facings and detailing of the barn are identical to the boarding stable of 1908, and the continuity of the foundation and water table line suggest some unity in planning and construction. 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 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.



Schmidt Barn, view from northwest
SBHD11c.1 (March 28, 2008)

11d) **Truck Garage**, 1937

With the construction of a mammoth 222' x 164' garage connecting its earlier barn and stable, 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 widely separated belt courses of limestone running the length of the main elevations on the west and east. Exposed iron trusses support the flat roof. Between the belt courses are large openings once filled with multilight steel-frame sashes. These have been replaced with green aluminum-muntined sashes with fewer lights. The paired factory-type windows on the short north side (bridging the Schmidt barn and stable) are part of original construction.

The face brick is the same orange-tan product used elsewhere in post-Prohibition brewery construction, but the secondary elevation to the south and the short wall on the north are faced in Chaska common brick. The latter wall blends seamlessly with its companions to either side (property umbers 6b and 6c), except for a simpler, lower cornice and the oversized windows.



View from southwest, SBHD11d.2

SIGNIFICANCE

Stahlmann's stable is the most intact survivor of his great brewery expansion of the early 1880s. Built of the same limestone as the brewery proper and his own house, its survival through a fire and multiple adaptive reuses does justice to his commitment to a permanent kind of buildings, even for secondary properties. Schmidt's addition of more stable room and a wagon barn is also solid masonry, though of the less expensive Chaska brick. The window and door openings of all of these are defining, although several have been altered.

Since 1937 the property has been dominated by a monumental Moderne garage, a clear expression of the greater size demanded by both the transition to larger vehicles and the growth of the business. The complex as a whole, with its chain of reuses for all but the garage, shows the evolution in beer delivery as well as industrial building materials.

REFERENCES

St. Paul building permits, Ramsey County Historical Society

St. Paul, Minn. Pelham, N.Y.: Sanborn Map Company, 1885, 1903, 1927-40, 1956

Working drawings of W. W. Magee

Property Number: 12

Address: 847 W. Seventh Street

PIN: 12-28-23-23-0051

Legal Description: E½ Lots 8-9 Block 17 Stinson, Brown, and Ramsey's Addition

SHPO Inventory #:

Historic Name: Frank and Maria Angela Nicolin House

Original Owner: Frank Nicolin

Architect/Source of Attribution:

Builder or Contractor: Joseph Trenter

Date(s) of Construction: 1900

Building Permit #: 37017

Status: contributing

Date of Survey: March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD12.1

Photo date: March 28, 2008



View from south

DESCRIPTION

As he neared 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 Angela, in 1891 and for several years her mother-in-law, Margaret Stahlmann, would live with them.

Similar in size to the Henry C. and Maria Angela Stahlmann house, the Nicolin house has a hipped roof, cross-gabled plan, paired second-story 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 resting on a contour block foundation. This porch has since been 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 in footprint, although it too has been enclosed.

SIGNIFICANCE

The Nicolin House is significant for its association with the brewery as the home of the retired manager of Stahlmann's Brewery in its last decade of operation. Born in Germany in 1834, Nicolin immigrated to the United States in 1880. He settled first in Jordan, Minnesota, where he established a business as a merchant miller. Around 1890, he moved to St. Paul to work for Stahlmann's Brewery. Shortly thereafter he married Henry Stahlmann's widow, Maria Angela. By 1895 he was manager of the brewery, a position he held until its demise and his retirement in 1900. At that time he moved from a house just past the brewery property on W. Seventh and built the house at 847 for his extended family consisting of Maria, her mother-in-law, and their daughter Angela.

REFERENCES

Minnesota Census, 1885, 1895, 1905

St. Paul building permits, Ramsey County Historical Society

St. Paul, Minn. Pelham, N.Y.: Sanborn Map Company, 1885, 1903

U. S. Census 1880, 1900, 1910

Property Number: 13

Address: 357-359 Oneida Street

PIN: 12-28-23-23-0053

Legal Description: Lot 10 Block 17 Stinson, Brown, and Ramsey's Addition

SHPO Inventory #:

Historic Name: Frank Nicolin Duplex

Original Owner: Frank Nicolin

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 1901

Building Permit #: 38358

Status: contributing

Date of Survey: March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD13.1

Photo date: March 28, 2008



View from south

DESCRIPTION

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 has a hipped roof with prominent front and side gables, and some of the second-story windows are paired. Originally sheathed in clapboard, the walls have been overlaid with an aluminum veneer.

SIGNIFICANCE

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.

REFERENCES

St. Paul building permits, Ramsey County Historical Society

U. S. Census, 1910, 1920

Property Number: 14

Address: 615 Palace Avenue

PIN: 12-28-23-23-0058

Legal Description: Lots 39-40 Block 17 excepting the E 60 ft Stinson, Brown and Ramsey's Addition

SHPO Inventory #: RA-SPC-4841

Historic Name: Michael and Katherine Leirich House

Original Owner: Michael Leirich

Architect/Source of Attribution:

Builder or Contractor: J. H. Hoffman

Date(s) of Construction: 1906

Building Permit #: 46024

Status: contributing

Date of Survey: March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD14.2

Photo date: March 28, 2008



View from southwest

DESCRIPTION

Construction of this hip-roofed, two-and-a half-story house on Palace Avenue signaled the end of Schade's Beer Garden and the conversion of his property to residential use. A transitional Queen Anne-Craftsman design, the house has a peaked gable projecting from each roof slope and is faced with the same combination of orange-tan variegated brick and Bedford stone trim as the brewery buildings from the 1930s. Massive stone lintels and a wide belt course crossing the front of the house dominate the design. They have been painted white. A front porch roof originally projected from 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 considerable integrity, in spite of it having been turned into a

rental duplex in the late 1920s.

The property also has a modern, gable-roofed garage, which replaced the original garage at the northwest corner of the house. It is a noncontributing building.

SIGNIFICANCE

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.

REFERENCES

Hopkins, G. M. *Plat Book of the City of St. Paul, Minn. and Suburbs*. Philadelphia: G. M. Hopkins, 1916

St. Paul building permit files, Ramsey County Historical Society

St. Paul City Directories

St. Paul, Minn. Pelham, N.Y.: Sanborn Map Co., 1927

U. S. Census, 1910

Property Number: 15

Address: 601 Palace Avenue

PIN: 12-28-23-23-0056

Legal Description: Lots 21-22 Block 17 Stinson, Brown and Ramsey's Addition

SHPO Inventory #:

Historic Name: John and Susanna Aubele House

Original Owner: Jacob Schmidt Brewing Company

Architect/Source of Attribution:

Builder or Contractor: Joseph Trenter

Date(s) of Construction: 1907, 1934

Building Permit #s: 48437, 37433

Status: contributing

Date of Survey: March-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD15.1

Photo date: March 28, 2008



View from southwest

DESCRIPTION

Like its neighbor, the Aubele House has a hipped roof but its dormers are a mix of gable and hip roofs, giving it less affinity with the passing Queen Anne style and more with the emerging Craftsman style. It, too, has a shallow, faceted bay, projecting from the east elevation, and it is faced with brick and stone materials nearly identical to those of the Leirich House. Also like its neighbor, aluminum sheathing covers its fascia, soffits, and gable walls; however, the house retains its full front porch. Aubele added a two-story rear wing in 1934, replacing a kitchen porch. Apart from the aluminum work, the house appears today much as it did on the completion of this remodeling.

SIGNIFICANCE

John Aubele (1864-1942) was a brewmaster for Jacob Schmidt for nearly thirty years. He and Susana (b. Gabriel 1869) were both born in Germany, meeting and marrying in Pittsburgh, where Aubele began his career as a brewer. The Aubeles remained at the address nearly until John Aubele's death in 1942. During the latter part of the Aubele's occupancy, they shared the house with brewery foreman Raymond M. Patoile. The latter remained as sole occupant until the sale of brewery properties in 1955.

The Aubele 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. The last remnant of the Schade era, a two-story saloon and apartments, stood on the southeast corner of Lot 21. It was demolished in 1960.

REFERENCES

Hopkins, G. M. *Plat Book of the City of St. Paul, Minn. and Suburbs*. Philadelphia: G. M. Hopkins, 1916.

"Last of Schade's Park Being Wrecked." *St. Paul Dispatch*, March 30, 1960.

St. Paul building permit files, Ramsey County Historical Society.

St. Paul City Directories.

St. Paul, Minn. Pelham, N.Y.: Sanborn Map Co., 1927, 1956.

U. S. Census, 1910, 1920, 1930.

Property Number: 16

Address: abutting the south end of the Tank Farm Platform (property number 17)

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Stock House Cellar Entrance

Original Owner: Pfeiffer Brewing Company

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: ca. 1962

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD16.2, SBHD16.3

Photo date: April 4, 2008



View from southwest

View from southeast

Stock House Cellar Entrance (16), Cooling Plant Support (17), Retaining Wall (21), and Ethanol Cooling Plant (22)

DESCRIPTION

This box-like concrete structure provided exterior access via tunnel to the basement level of the new stock house.

Property Number: 17

Address: southwest of the train shed (property number 1r)

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Cooling Plant Supports

Original Owner: Pfeiffer Brewing Company

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: ca. 1970

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD16.3

Photo date: April 4, 2008



Cooling Plant Supports (17), Stock House Cellar Entrance (16), Retaining Wall (21), and Ethanol Cooling Plant (22), view from southeast

DESCRIPTION

A series of concrete post-and beam systems that originally supported six air-coil units installed under Heileman ownership in the early 1970s.

Property Number: 18

Address: south of New Stock House (property number 1o)

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Well House # 5

Original Owner: G. Heileman Brewing Company

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: ca. 1972

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD18.1

Photo date: April 4, 2008



View from southeast

DESCRIPTION

This 15' x 15' brick building was constructed at the beginning of Heileman ownership. Though it is similar in form and materials to Well House #4, a contributing building, its late date and lack of association with Schmidt company ownership render it noncontributing.

Property Number: 19

Address: directly south of the Pipe Shop (property number 1s)

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Tank Farm Platform

Original Owner: G. Heileman Brewing Company

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 1970s

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD16.1

Photo date: April 4, 2008



Tank Farm Platform (19), Stock House Cellar Entrance (16), and Cooling Plant Support (17), view from northwest

DESCRIPTION

This concrete slab was the platform for grain tanks installed sometime before 1980. It does not appear on Heileman's 1972 survey of the brewery property.

Property Number: 20

Address: west of southwest corner of the Office Building (property number 3)

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Well House #6

Original Owner: G. Heileman Brewing Company

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 1980

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD20.1

Photo date: April 4, 2008



View from west

DESCRIPTION

This 18' x 27' building, designed by Toltz, King, and Day, was constructed under Heileman ownership. Its reddish-orange brick has a different cast than that of the historic buildings.

REFERENCES

Toltz, King, and Day working drawings

Property Number: 21

Address: directly south of Racking House (1n) and abutting Tank Farm Platform

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Retaining Wall

Original Owner: Gopher State Ethanol

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 1999

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD16.2

Photo date: April 4, 2008



Retaining Wall (21) and Stock House Cellar Entrance (16), view from southwest

DESCRIPTION

Built on the site of a parking lot shown in a 1962 photograph, this low wall was one of the first alterations to the site by the ethanol operation.

Property Number: 22

Address: at southeast corner of Keg House (property number 4)

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Ethanol Cooling Plant

Original Owner: Gopher State Ethanol

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 2000

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD22.1

Photo date: April 4, 2008



Ethanol Cooling Plant (22) and Foundation of Corn Silo (23), view from southwest

DESCRIPTION

This concrete block building is narrowly attached to the Keg House but is functionally, historically, and architecturally distinct from it.

Property Number: 23

Address: southwest of Ethanol Cooling Plant (property number 22)

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Corn Silo Foundation

Original Owner: Gopher State Ethanol

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 2000

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD22.1

Photo date: April 4, 2008



Corn Silo Foundation (23) and Ethanol Cooling Plant (22), view from southwest

DESCRIPTION

This monolithic concrete disk immediately south of the ethanol control room has two punched entry openings. It is all that remains of a silo built for the ethanol plant.

Property Number: 24

Address: southwest of Keg House (property number 4)

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Ethanol Control Room

Original Owner: Gopher State Ethanol

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 2000

Building Permit #:

Status: noncontributing

Date of Survey: May-June 2008, January 2011

Prepared by: Paul Clifford Larson

Revised by:

Photo ID:

Photo date:



Ethanol Control Room (24), Keg House (4), Ethanol Cooling Plant (22), and Corn Silo Foundation (23), view from southwest

DESCRIPTION

This noncontributing structure is a boxcar-like concrete enclosure placed at right angles to the ethanol tank, which has recently been removed.

Property Number: 25

Address: on street side of advertising billboard

PIN: 12-28-23-23-0112

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Public Transit Shelter

Original Owner:

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 2000s?

Building Permit #:

Status: noncontributing

Date of Survey: June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD25.1

Photo date: February 7, 2011



View from northwest

DESCRIPTION

This is a modern anodized aluminum and glass structure built to shelter passengers waiting for the bus. It partially obscures the billboard, a contributing structure.

Property Number: 26

Address: 395 Webster Street

PIN: 12-28-23-23-0057

Legal Description:

SHPO Inventory #: RA-SPC-5318

Historic Name: Truck Garage Utility Building

Original Owner:

Architect/Source of Attribution:

Builder or Contractor:

Date(s) of Construction: 1980s?

Building Permit #:

Status:

Date of Survey: May-June 2008

Prepared by: Paul Clifford Larson

Revised by:

Photo ID: SBHD26.1

Photo date: April 4, 2008



View from northeast

DESCRIPTION

This is a modern concrete, windowless building surrounded by a high fence and housing an electrical substation. It measures approximately 35' x 35'.