SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
MELANIE McMAHON, INTERIM DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

MEMORANDUM

SUBJECT: Proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District as a Saint Paul Heritage Preservation Site

TO: Planning Commission

FROM: Comprehensive & Neighborhood Planning Committee; Chris Hong, City Planner

DATE: September 10, 2025

SUMMARY

The Theodore Hamm Brewing Company Heritage Preservation District, located in the Dayton's Bluff neighborhood, has been nominated for local designation as a Saint Paul Heritage Preservation Site. The Saint Paul Planning Commission is directed to weigh in regarding the proposed designation's conformance to the Comprehensive Plan and effect on the surrounding neighborhood.

1. **Background**
2. **Planning Commission Role**
3. **Site Description**
4. **Comprehensive Plan Conformance**
5. **Effect of Designation on the Surrounding Neighborhood**
6. **Staff Recommendation**
7. **Attachments**
   a) **HPC Resolution recommending designation**
   b) **HPC Staff Report**
   c) **Local Designation Request Letter**
   d) **Local Nomination Map**
   e) **Draft Preservation Program**
   f) **2025 NRHP Nomination – January 2025**
   g) **HPC NRHP comments to SHPO – January 2025**
   h) **NRHP Map – February 2025**
   i) **Draft Planning Commission Resolution**

1. Background

When a nomination for local designation is made, the Saint Paul Heritage Preservation Commission (HPC) is responsible for evaluating whether the property meets criteria for local designation, and for consulting with the Saint Paul Planning Commission and the State Historic Preservation Office (SHPO) regarding the proposed designation. The nomination is then forwarded to the Saint Paul City Council for consideration.

In 2005, the district was nominated to the National Register of Historic Places (NRHP). Due to private property owner objections, the district was not listed in the NRHP and instead received a Determination of Eligibility (DOE) from the National Park Service (NPS). The district was determined eligible under Criterion A as one of the most important breweries to operate in the state of Minnesota and under Criterion B for its association with three of the states more influential businessmen – Theodore Hamm, William Hamm (son), and William Hamm, Jr. (grandson). The period of significance was identified as 1865-1952 (NRIS 05000832).

On January 27, 2025, the HPC reviewed and supported an updated nomination for the Theodore Hamm Brewing Company Historic District to the National Register of Historic Places. The nomination was reviewed and unanimously recommended for listing by the State Historic Preservation Review Board on February 18, 2025. The property was not listed in the National Register due to owner objection. The National Park Service has commented on the listing noting that it is still eligible for listing in the National Register, and the period of significance should be updated to 1865-1965 to reflect the year that Hamm's was sold to a new entity.

This change in date would make buildings constructed between 1952-1965 contributing to the heritage preservation district so long as they retain integrity. The map of the contributing properties will need to be updated to include buildings:

9 – Carpenter Shop (ca. 1865) was incorrectly showing as non-contributing in the NRHP nomination reviewed by the HPC in January
#38 – Warehouse #1 (ca. 1953)
#56 – New Brew House (1955-56)
#59 – Electric and Pipe Shop (1957)
#60 – Silo (ca. 1958, ca. 1960)
#61 – Wash House/Racking Facility (ca. 1962-63)
#65 – Rail Shipping and Storage (1965)
#66 – Pump House No. 11 (ca. 1958)

The property was nominated for designation as a Saint Paul Heritage Preservation Site in April 2025 by JB Vang Partners. Certified letters providing notice of the HPC public hearing along with a description of the project and map were sent to all owners within the proposed district boundaries on April 29, 2025. Notice letters were sent out to property owners within 100' of the project property. Public notice was also sent out via City ENS on April 29, 2025, and posted in the Saint Paul Pioneer Press April 28, 2025 which gave a description and a map location of the project on April 29, 2025. A public hearing

was conducted on May 19, 2025 to review the designation request where all interested parties, including the applicant and owner, were given an opportunity to be heard. The HPC agreed that the property meets criteria 1, 3 and 7 for local designation and voted 3-1 to continue the designation process and forward the nomination to the Saint Paul Planning Commission and the Minnesota State Historic Preservation Office for review and recommendations.

2. Planning Commission Role

Per Saint Paul Legislative Code 73.05(b), the Planning Commission shall make recommendations regarding proposed Heritage Preservation Site designations (emphasis added):

> *The heritage preservation commission shall advise the city planning commission of the proposed designation of a heritage preservation site, including boundaries, and a program for the preservation of a heritage preservation site, and secure from the city planning commission its recommendation with respect to the relationship of the proposed heritage preservation designation to the comprehensive plan of the City of Saint Paul, its opinion as to the effect of the proposed designation upon the surrounding neighborhood, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection or modification of the proposed designation. Said recommendation shall become part of the official record concerning the proposed designation and shall be submitted by the heritage preservation commission along with its recommendation concerning the proposed designation to the city council. The heritage preservation commission may make such modifications, changes and alterations concerning the proposed designations as it deems necessary in consideration of the recommendations of the city planning commission.*

3. Site Description

The proposed Theodore Hamm Brewing Company Historic District is located along East Minnehaha and Reaney Avenues between Payne Avenue and Stroh Drive in the Dayton's Bluff neighborhood of Saint Paul. The district is roughly bounded by the Union Pacific Railroad tracks on the north, Stroh Drive on the east, the foot of Dayton's Bluff on the south, and the Bruce Vento Regional Trail (the former location of Phalen Creek) in the ravine to the west. There are also two buildings located on the west site of the ravine along Payne Avenue. East Minnehaha Avenue bisects the district and spans the ravine. Reaney Avenue, north of East Minnehaha, also runs east-west, but no longer crosses the ravine and functions more as an internal street. The district encompasses roughly 23 acres of land on the edge of mixed industrial and residential neighborhoods in the Dayton's Bluff, Railroad Island, and Payne Phalen districts, northeast of downtown Saint Paul. The historic district is contiguous and cohesive in terms of the proximity of the buildings and their relationships to each other. The integrity of the district is reinforced by the predominant use of brick in construction of the buildings as well as

the deliberate repetition of details visually linking the one-to-six story buildings and associated pump houses, tunnels, silo, shavings vault, retaining wall and bridge.

The Theodore Hamm Brewing Company Heritage Preservation District meets three of the City's criteria for designation as a Saint Paul Heritage Preservation Site:

- Criterion 1- Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates.
- Criterion 3 – It's identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.
- Criterion 5 – Its identification as a work of an architect, engineer, or master builder whose individual work has influences the development of the City of Saint Paul.

4. Comprehensive Plan Conformance

The proposed designation is in conformance with the City's Legislative Code and the 2040 Comprehensive Plan. Chapter 73 of the Legislative Code states the City's public purposes for the preservation of historic resources, which include safeguarding the City's heritage; protecting and enhancing the city's attractiveness to residents, tourists, and visitors; enhancing the city's visual and aesthetic character, diversity and interest; fostering civic pride among residents; pursuing the City's sustainability goals through strategic reuse of buildings rather than new construction; and to promote the use of historic resources for the education and general welfare of residents.

The Heritage and Cultural Preservation chapter of the 2040 Comprehensive Plan includes the following specific provisions regarding the nomination and protection of historic resources:

- **Policy HP-1.** Prioritize publicly-owned facilities – particularly those owned, maintained or supported by the City and related development authorities – for evaluation, designation and preservation.
- **Policy HP-2.** Preserve, rehabilitate and maintain City-owned historic resources through recognized preservation standards, including the Secretary of Interior's Standards for the Treatment of Historic Properties.
- **Policy HP-6.** Maintain and preserve designated and determined eligible historic and cultural resources.

According to HPC staff, the draft preservation program follows the Secretary of the Interior's Standards for Rehabilitation and is written to be consistent with other local preservation programs while addressing specific materials and features of The Theodore Hamm Brewing Company Heritage District as described in the NRHP nomination. The preservation program does not address interior work, as there are not any interior spaces proposed for local designation at this time.

5. Effect of Designation on the Surrounding Neighborhood

Historic properties can help define the character of their neighborhoods, create a strong sense of place, enhance the quality of life of residents, and serve as a catalyst for investment in surrounding properties. The proposed preservation program's intent is to ensure that development on the site maintains the district's unique architectural character and thereby secure its benefits to the surrounding neighborhood.

There are no other planning considerations relevant to the proposed designation.

6. Staff Recommendation

The Comprehensive and Neighborhood Planning Committee recommends approval of the Planning Commission draft resolution recommending the approval of the proposed designation of the Theodore Hamm Brewing Company Heritage District as a Saint Paul Heritage Preservation Site.

7. Attachments

a) HPC Resolution recommending designation
b) HPC Staff Report
c) Local Designation Request Letter
d) Local Nomination Map
e) Draft Preservation Program
f) 2025 NRHP Nomination – January 2025
g) HPC NRHP comments to SHPO – January 2025
h) NRHP Map – February 2025
i) Draft Planning Commission Resolution

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION
FILE NAME: Theodore Hamm Brewing Company Heritage Preservation District
DATE: May 19, 2025

Memorializing the decision of the Saint Paul Heritage Preservation Commission on May 19, 2025, recommending the City Council approve the Theodore Hamm Brewing Company complex be designated a Saint Paul Heritage Preservation Site.

WHEREAS, the Saint Paul Heritage Preservation Commission (HPC) is authorized by Chapter 73 of the Saint Paul Legislative Code to review designation applications and provide a recommendation that is forwarded to the City Council; and

WHEREAS, the Theodore Hamm Brewing Company Heritage Preservation District, is significant under criteria (1), (3) and (7) of Section 73.05 (a) of the Legislative Code; and

WHEREAS, on May 19, 2025, the HPC, having provided notice to affected property owners, duly conducted a public hearing on the said application where all interested parties were given an opportunity to be heard; and

WHEREAS, in accordance with Sec. 73.05(a), the HPC considered a staff report addressing the criteria, as follows:

73.05(a)(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. The nomination notes the theme of the district is its significance in the area of Industry as one of the most important breweries to operate in the state of Minnesota. The related State historic context is “Urban Centers, 1870-1940” and the local historic context, established by the Saint Paul HPC, is “German American Community and Dayton’s Bluff: 1882-1900.” The Theodore Hamm Brewing Company had a large role in the development and longevity of the brewing industry in Saint Paul and more specifically, the development of the Dayton’s Bluff, Payne Phalen, Railroad Island and Swede Hollow neighborhoods and culture.

73.05(a)(3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul. The nomination identifies the association with three of the Saint Paul’s more influential businessmen. Applying the scientific and technological innovations of the time to improve and expand the plant and operations, the Hamm Brewery became a leader in the brewing industry locally, regionally, and in Minnesota. The company founder, his son, and grandson influenced development in Saint Paul and the Twin Cities region; the report identifies these significant persons as: Theodore Hamm, William Hamm Sr., and William Hamm Jr.

73.05(a)(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul. The Theodore Hamm Brewing Company has been an established and visual feature of the eastside for 160 years. Its smokestack is a landmark of the skyline, and the massive red brick and stone buildings have a strong visual impact on the surrounding neighborhoods. The brewery complex is uniquely sited near multiple rail lines, next to Phalen Creek, and near the Mississippi River. Access to transportation/distribution, walking distance for workers from adjacent communities, and access to natural resources was the ideal setting for the brewery to survive and thrive, as well as become and remain a hub of community businesses and activity; and

WHEREAS, the proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District is generally consistent with the goals and policies of the Comprehensive Plan. Specifically, the Heritage and Cultural Preservation Chapter calls for designation and protection of historic resources and the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties in Policies HP-1, HP-2, HP-6 and HP-9; and

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission adopts the findings in the staff report and recommends to the City Council that the Theodore Hamm Brewing Company Heritage Preservation District be accepted for designation as a Saint Paul Heritage Preservation Site along with the Preservation Program.

MOVED BY	**Commissioner Osten**
SECONDED BY	**Commissioner Ellis**
IN FAVOR	**3**
AGAINST	**1**
ABSTAIN	**0**

SAINT PAUL
MINNESOTA

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE GOODMAN, DIRECTOR

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HERITAGE PRESERVATION COMMISSION STAFF REPORT

Information contained within is the professional opinion of City staff utilizing the information that was submitted by the applicant. This staff report will be available to the Heritage Preservation Commission for their deliberations on the application.

DATE OF HPC MEETING: May 19, 2025

FILE NAME: Theodore Hamm Brewing Company Heritage Preservation District
HISTORIC NAME: Theodore Hamm Brewing Company
CURRENT NAME: Hamm's Brewery (informally)
ARCHITECTS: August Maritzen, Louis Lehle, Clarence Johnston Jr.
PERIOD OF SIGNIFICANCE: 1865-1965
WARD: 7
PLANNING DISTRICT: 4 **-** Dayton's Bluff Community Council
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE OF REPORT: May 9, 2025

Building (map#)	**Address**	**Owner**	**Inventory #**
Credit Union (28)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7019
Pump House No. 8 (29)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7020
Bottling House (41)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7026
Warehouse No. 1 (38)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7024
Wash House/ Racking Facility (61)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7031
Rail Shipping and Storage (65)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7033
Sankey Building (67)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7034
Warehouse No. 3/Case Storage (45)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7027
Garage (69)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7035
Diesel Engine House (40)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7025
Power Plan (32)	685 Minnehaha Ave E	Clapp Investments LLC	RA-SPC-7022
Garage (33)	722 Payne Ave	City of Saint Paul	RA-SPC-7023
Administration Building (49)	720 Payne Ave & 691 Drewry Ln	HCA Building Company	RA-SPC-4977
Silo (60)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7030
New Brew House Addition (56)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7028
Pump House No 11 (66)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7032
Shavings Vault (10)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7009
Retaining Wall and Stairway (12)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7011

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Brew House (2)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-4597
Grit Storage (6)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7006
Hop Storage (25)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7016
Laboratory/Wort Cooler (23)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7015
Stock House No 2 (18)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-4600
Racking Room (7)	688 Minnehaha Ave E	688 Minnehaha Management LLC	RA-SPC-7007
Wash House (8)	688 Minnehaha Ave E	688 Minnehaha Management LLC	RA-SPC-7008
Carpenter Shop (9)	688 Minnehaha Ave E	688 Minnehaha Management LLC	RA-SPC-4601
Machine Shop/Blacksmith Shop/Paint Shop (13)	704 Minnehaha Ave E	11 W Realco LLC	RA-SPC-7012
Electric and Pipe Shop (59)	704 Minnehaha Ave E	11 W Realco LLC	RA-SPC-7029
Stock House No 3 (17)	700 Minnehaha Ave E	700Fish LLC	RA-SPC-7013
Grain Dryer (3)	680 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7005

A. PURPOSE: To consider and make a recommendation to the Saint Paul City Council regarding the nomination for the designation of the Theodore Hamm Brewing Company Heritage Preservation District as a Saint Paul Heritage Preservation Site and the preservation program – consistent with the Secretary of the Interior's Standard for Rehabilitation.

B. CODE CITATIONS:

1. Section 73.05 (a) of the City's Legislative Code states, in considering the designation of any area, place, building, structure or similar object in the City of Saint Paul as a heritage preservation site, the commission shall apply the following criteria with respect to such designation:

   (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates.

   (2) Its location as a site of a significant historic event.

   (3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.

   (4) Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.

   (5) Its identification as a work of an architect, engineer, or master builder whose individual work has influences the development of the City of Saint Paul.

   (6) Its embodiment of elements of architectural or engineering design, detail,

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materials, or craftsmanship which represent a significant architectural or engineering innovation.

(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul.

2. **Section 73.05 (b)** states for *Planning commission review*: The heritage preservation commission shall advise the city planning commission of the proposed designation of a heritage preservation site, including boundaries, and a program for the preservation of a heritage preservation site, and secure from the city planning commission its recommendation with respect to the relationship of the proposed heritage preservation designation upon the surrounding neighborhood, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection or official record concerning the proposed designation and shall be submitted by the heritage preservation commission along with its recommendation concerning the proposed designation to the city council. The heritage preservation commission may make such modifications, changes, and alterations concerning the proposed designations as it deems necessary in consideration of the recommendations of the city planning commission.
3. **Section 73.05 (c)** states for *Communication with the state historical society*. A copy of the heritage preservation commission's proposed designation of a heritage preservation, including boundaries, and a program for the preservation of a heritage preservation site, shall be sent to the state historical society [SHPO] in accordance with Minnesota Statutes, Section 471.193, Subdivision 6.
4. **Section 73.05 (d)** states for *Hearings*. Prior to the heritage preservation commission recommending to the city council any building, district, or object for designation as a heritage preservation site the commission shall hold a public hearing and seek the recommendation of all concerned citizens. Prior to such hearing the heritage preservation commission shall cause to be published in the newspaper of general circulation notice of said hearing at least twenty (20) days prior to the date of the hearing and notice of the hearing shall be sent to all owners of the property within one hundred (100) feet of the boundary of the area to be designated a heritage preservation site.
5. **Section 73.05 (e)** states for *Findings and recommendations.* The heritage preservation commission shall determine if the proposed heritage preservation site(s) is eligible for designation as a determined by the criteria specified in paragraph (a) of this section, and if the heritage preservation commission recommends to the city council that the site(s) be designated as a heritage

preservation site, the commission shall transmit to the city council with its recommendation its proposed program for the preservation of the site.

6. **Section 73.05 (f)** Council designation, hearings. The city council, upon the request of the heritage preservation commission, may by ordinance designate a heritage preservation site. Prior to such designation, the city council or one of its committees shall hold a public hearing, notice of which shall have been published in a newspaper of general circulation at least twenty (20) days prior to the date of the hearing, and notice of the hearing shall be sent to all owners of property which is propped to be designated a heritage preservation site and to all owners of property within one hundred (100) feet of the boundary of the area to be designated a heritage preservation site.
7. **Section 73.04 (g)** Heritage preservation program, amendment. The heritage preservation commission may recommend to the city council that the adopted heritage preservation program for any heritage preservation site be amended and shall send a copy of the proposed amendment to the state historical society. Upon receipt of any such proposed amendments, the council may consider the matter at a public hearing held for that purpose, with published notice of the public hearing in a newspaper at least twenty (20) days prior to the hearing. If adopted by the council, a copy of the amended program shall be maintained on file in the office of the city clerk for public inspection.

C. SITE DESCRIPTION:

The Theodore Hamm Brewing Company Historic District is located along East Minnehaha and Reaney Avenues between Payne Avenue and Stroh Drive in the Dayton's Bluff neighborhood of Saint Paul. The district is roughly bounded by the Union Pacific Railroad tracks on the north, Stroh Drive on the east, the foot of Dayton's Bluff on the south, and the Bruce Vento Regional Trail (the former location of Phalen Creek) in the ravine to the west. There are also two buildings located on the west site of the ravine along Payne Avenue. East Minnehaha Avenue bisects the district and spans the ravine. Reaney Avenue, north of East Minnehaha, also runs east-west, but no longer crosses the ravine and functions more as an internal street. The district encompasses roughly 23 acres of land on the edge of mixed industrial and residential neighborhoods in the Dayton's Bluff, Railroad Island, and Payne Phalen districts, northeast of downtown Saint Paul. The historic district is contiguous and cohesive in terms of the proximity of the buildings and their relationships to each other. The integrity of the district is reinforced by the predominant use of brick in construction of the buildings as well as the deliberate repetition of details visually linking the one-to-six story buildings and associated pump houses, tunnels, silo, shavings vault, retaining wall and bridge.

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D. BACKGROUND:

In 2005, the district was nominated to the National Register of Historic Places. Due to private property owner objections, the district was not listed in the NRHP and instead received a Determination of Eligibility (DOE) from the National Park Service (NPS). The district was determined eligible under Criterion A as one of the most important breweries to operate in the state of Minnesota and under Criterion B for its association with three of the states more influential businessmen – Theodore Hamm, William Hamm (son), and William Hamm, Jr. (grandson). The period of significance was identified as 1865-1952 (NRIS 05000832).

On January 27, 2025, the HPC reviewed and supported an updated nomination for the Theodore Hamm Brewing Company Historic District to the National Register of Historic Places. The nomination was reviewed and unanimously recommended for listing by the State Historic Preservation Review Board on February 18, 2025. The property was not listed in the Nation Register due to owner objection. The National Park Service has commented on the listing noting that it is still eligible for listing in the National Register, and the period of significance should be updated to 1865-1965 to reflect the year that Hamm's was sold to a new entity.
This change in date would make buildings constructed between 1952-1965 contributing to the heritage preservation district so long as they retain integrity. The map of the contributing properties will need to be updated to include buildings:
9 – Carpenter Shop (ca. 1865) was incorrectly showing as non-contributing in the NRHP nomination reviewed by the HPC in January
#38 – Warehouse #1 (ca. 1953)
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#61 – Wash House/Racking Facility (ca. 1962-63)
#65 – Rail Shipping and Storage (1965)
#66 – Pump House No. 11 (ca. 1958)

E. FINDINGS:

1. The Theodore Hamm Brewing Company Heritage Preservation District is located in Saint Paul, Ramsey County.
2. The property was nominated for designation as a Saint Paul Heritage Preservation Site in April 2025 by JB Vang Partners.
3. The complex was identified as a historic resource in the 1983 Historic Sites Survey of Saint Paul and Ramsey County and is identified by the following inventory numbers: RA-SPC-2926

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4. Certified letters providing notice of the HPC public hearing along with a description of the project and map were sent to all owners within the proposed district boundaries on April 29, 2025.
5. Notice letters were sent out to property owners within 100' of the project property which gave a description and a map location of the project on April 29, 2025.
6. Public notice was also sent out via City ENS on April 29, 2025, and posted in the Saint Paul Pioneer Press April 28, 2025
7. The 2040 Comprehensive Plan, Heritage and Cultural Preservation chapter identifies the following Historic Preservation Goals and Policies:
    a. HP-1. Prioritize publicly-owned facilities – particularly those owned, maintained or supported by the City and related development authorities – for evaluation, designation and preservation. The designation of the Theodore Hamm Brewing Company Heritage Preservation District is consistent with the policy.
    b. HP-2. Preserve, rehabilitate and maintain City-owned historic resources through recognized preservation standards, including the Secretary of Interior's Standards for the Treatment of Historic Properties. The preservation program is consistent with the Secretary of the Interior's Standards for Rehabilitation.
    c. HP-6. Maintain and preserve designated and determined eligible historic and cultural resources. The Theodore Hamm Brewing Company Heritage Preservation District has been determined to be eligible for listing in the National Register of Historic Places and local designation and preservation complies with the policy.
    d. HP-9. Prioritize the preservation of properties and districts designated for heritage preservation from destruction or alteration that would compromise the integrity of their character-defining features. The adoption of an interim protection ordinance, to be in place while the designation process continues, would protect the district from destruction, alteration and loss of integrity of character defining features until the heritage preservation district can be adopted and the preservation program is in place. This also preserves the ability to pursue National Register designation or Certification opening access to Federal and State Historic Rehabilitation Tax Credits as well as Minnesota Historical and Cultural Heritage Grants.
8. The Theodore Hamm Brewing Company Heritage Preservation District meets the following criteria for designation as a Saint Paul Heritage Preservation Site:
    a. CRITERION 1- Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates. Historic contexts are historical patterns that

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can be identified through consideration of the history of the property and the history of the surrounding area. The nomination notes the theme of the district is its **significance in the area of Industry** as one of the most important breweries to operate in the state of Minnesota. The related State historic context is **"Urban Centers, 1870-1940"** and the local historic context, established by the Saint Paul HPC, **is "German American Community and Dayton's Bluff: 1882-1900."** The Theodore Hamm Brewing Company had a large role in the development and longevity of the brewing industry in Saint Paul and more specifically, the development of the Dayton's Bluff, Payne Phalen, Railroad Island and Swede Hollow neighborhoods and culture. The nomination meets criterion1.

b. CRITERION 3 Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul. The nomination identifies the association with three of the Saint Paul's more influential businessmen. Applying the scientific and technological innovations of the time to improve and expand the plant and operations, the Hamm Brewery became a leader in the brewing industry locally, regionally, and in Minnesota. The company founder, his son, and grandson influenced development in Saint Paul and the Twin Cities region; the report identifies these **significant persons as: Theodore Hamm, William Hamm Sr., and William Hamm Jr.** and the nomination meets criterion 3.
c. CRITERION 7 Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul. The Theodore Hamm Brewing Company has been an established and visual feature of the eastside for 160 years. Its smokestack is a landmark of the skyline, and the massive red brick and stone buildings have a strong visual impact on the surrounding neighborhoods. The brewery complex is uniquely sited near multiple rail lines, next to Phalen Creek, and near the Mississippi River. Access to transportation/distribution, walking distance for workers from adjacent communities, and access to natural resources was the ideal setting for the brewery to survive and thrive, as well as become and remain a hub of community businesses and activity. The nomination meets criterion 7.

9. The draft preservation program follows the Secretary of the Interior's Standards for Rehabilitation and is written to be consistent with other local preservation programs while addressing specific materials and features of the Theodore Hamm Brewing Company Heritage Preservation District as described in the NRHP nomination. The preservation program does not address interior work, as there are not any interior spaces proposed for local designation at this time.

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10. The proposed site boundaries for the Theodore Hamm Brewing Company Heritage Preservation District are consistent with the boundaries for the NRHP eligible district nominated in 2025 (see map).

F. CORRESPONDENCE:

Staff have not received any correspondence/testimony regarding this project at the time of writing this report.

G. STAFF RECOMMENDATIONS:

Based on the above findings, staff recommends that the nomination for the designation of the Theodore Hamm Brewing Company Heritage Preservation District, meets criteria 1, 3 and 7 for designation as a Saint Paul heritage preservation site and should be forwarded, along with the draft preservation program and site boundaries to the State Historic Preservation Office, City of Saint Paul Planning Commission, and finally the Saint Paul City Council for review and consideration for designation as a Saint Paul heritage preservation site.

Staff also recommends that the HPC request City Council review and adopt an interim protection ordinance for the Theodore Hamm Brewing Company Heritage Preservation District.

H. SUGGESTED MOTION:

I move to adopt the findings in the staff report and the draft resolution which recommends the nomination for the Theodore Hamm Brewing Company Heritage Preservation District be forwarded to the City Council for review and consideration for designation as a Saint Paul Heritage Preservation Site per findings of fact, presented testimony, submitted documentation and information provided in the staff report.

<u>Second motion:</u>

I move to request that the City Council review and adopt an interim protection ordinance for the Theodore Hamm Brewing Company Heritage Preservation District.

<u>Motion Change</u>

If the HPC decides the nomination does not meet the criteria for local designation and should not be forwarded for review and designation by the City Council, then the draft resolution findings will need to be changed and further findings added explaining why the site does not meet local designation criteria.

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I. ATTACHMENTS:

1. Local Designation Request Letter
2. Local Nomination Map
3. Draft Preservation Program
4. 2025 NRHP Nomination – January 2025
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7. Draft Resolution

- End –

Written Testimony: Anyone may submit a written (email is acceptable) testimony/comment to the HPC. To be accepted the testimony/comment must include your full name, address and be written to the Heritage Preservation Commission. Testimony/comments may be sent to the HPC via email askHPC@stpaul.gov. Written testimony/comments will be accepted until Friday, 5pm prior to meeting.

Public Testimony at the Hearing: Anyone may speak at the HPC public hearing. Speakers must state their full name and address before addressing the commission. Speakers have 2 minutes to address the commission. Speakers may only focus on the HPC review of the proposed project. Speakers may not use visual aids or transfer their time to other speakers. Contact HP staff to be added to the speakers list.

Attention. If you want help translating this information, email george.gause@ci.stpaul.mn.us
Atención. Si desea recibir asistencia gratuita para traducir esta información, envíe un correo electrónico a george.gause@ci.stpaul.mn.us
Haddii aad dooneyso in lagaa kaalmeeyo turjumidda akhbaartan, email u dir george.gause@ci.stpaul.mn.us
Ceebtoom. Yog koj xav tau kev pab txhais daim ntawv no, email george.gause@ci.stpaul.mn.us

Information on agenda items being considered by the Heritage Preservation Commission and its committees can be found at http://www.stpaul.gov/HPC Questions or comments? askHPC@stpaul.gov (651) 266-9078

JB VANG

April 29, 2025

Steve George, Chair
City of Saint Paul Heritage Preservation Commission
City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102

Dear Chair George,

I am writing to formally request the Heritage Preservation Commission initiate a process to locally designate the Hamm's Brewery as a historic district.

In 2022 the city designated JB Vang as the tentative developer of the HRA-owned property at Hamm's Brewery and accepted our proposal for adaptive reuse of these historic buildings as a commercial marketplace and unique artist loft style housing. One of the tools necessary to bring this ambitious plan to fruition is historic tax credits, which are only available for properties within a National Register listed district or a locally designated district that has been certified by the National Park Service.

The State Historic Preservation Office (SHPO) and the Minnesota State Review Board recently recommended the Theodore Hamm Brewing Company Historic District as eligible for listing in the National Register of Historic Places (NRHP) and a NRHP nomination is currently under review by the National Park Service (NPS). Based on the historic significance documented in the NRHP nomination, we believe that the property is likely to meet one or more of the City's Criteria for Designation as a local Heritage Preservation Site/District, potentially under Criteria 1, 3, and/or 7.

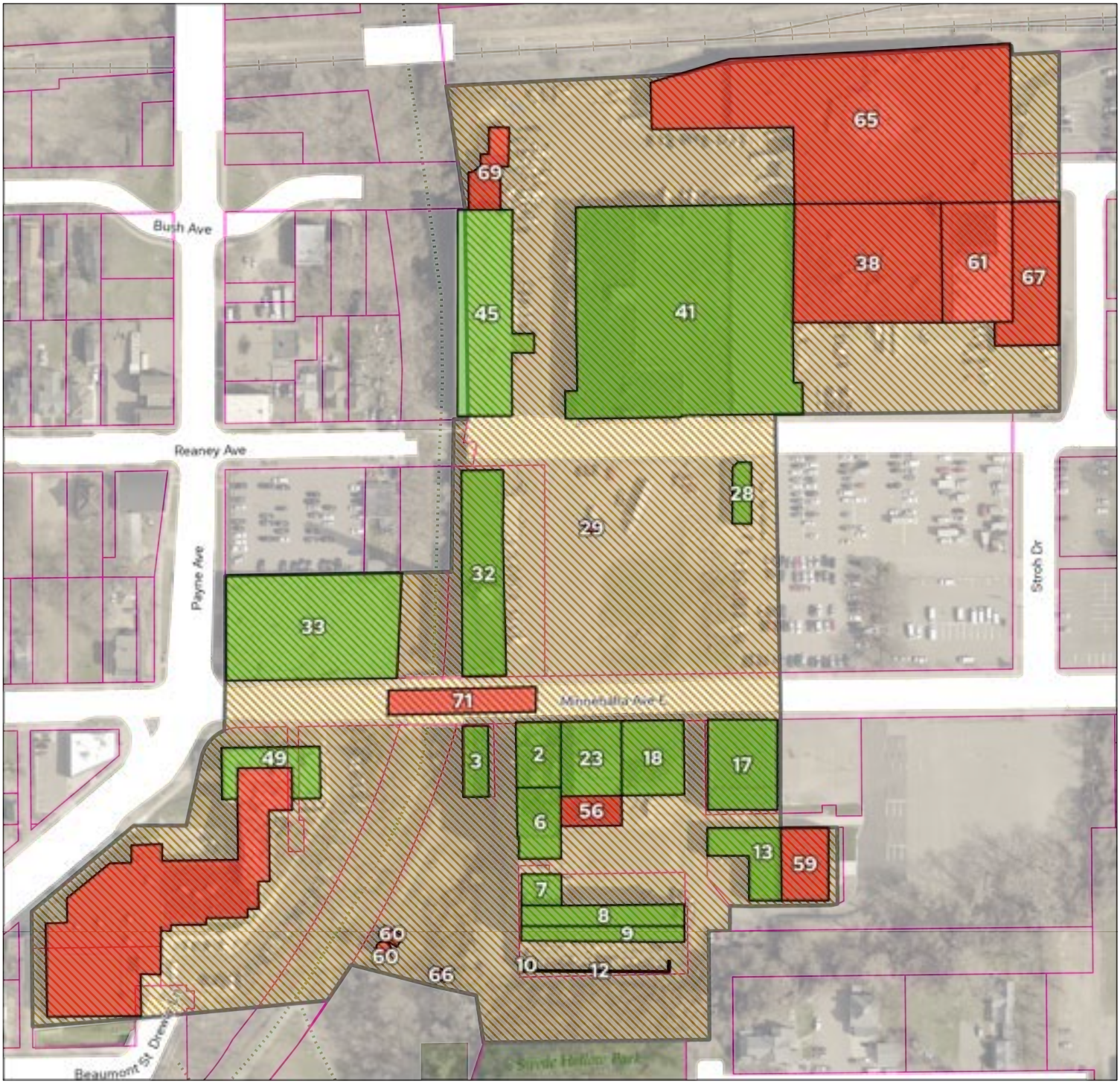
In summary, historic tax credits are necessary to preserve these historic buildings, and those tax credits are achievable through local historic designation. A local designation would allow the district to be certified by NPS in the future as a Certified Local District, which unlocks access to historic tax credits for the rehabilitation of these historic buildings. The historic tax credits are not only a vital component to preserve the historic buildings, but are also a key component to financing the entire development, and without this designation, it is unlikely that the redevelopment will be possible.

Thank you for your consideration of this request.

Sincerely,

J. Kou Vang, President and CEO
JB Vang

Theodore Hamm Brewing Company Historic District



#	Name
2	Brew House (1892)*
3	Grain Dryer (1951-53)*
6	Grit Storage (ca. 1893)*
7	Racking Room (ca. 1893)*
8	Wash House (1901)*
9	Carpenter Shop (ca. 1865)*
10	Shavings Vault (ca. 1901)*
12	Retaining Wall and Stairway (ca. 1901)*
13	Blacksmith/Machine/Paint Shop (1911)*
17	Stock House No. 3 (1907)*
18	Stock House No. 2 (1901)*

#	Name
23	Laboratory/Wort Cooler (1883)*
25	Hop Storage (ca. 1900)*
28	Credit Union (1937)*
29	Pump House No. 8 (1949)
31	Pump House No. 1 (ca. 1939)*
32	Power Plant (1933-34)*
33	Garage (ca. 1936)*
38	Warehouse No. 1 (ca. 1953)
40	Diesel Engine House (1948 or earlier)*
41	Bottling House (1901)*
45	Warehouse No. 3 (1945)*

#	Name
49	Administration Building (ca. 1936)*
56	New Brew House (1955-56)
59	Electric and Pipe Shop (1957)
60	Silo (ca. 1958, ca. 1960)
61	Wash House/Racking Facility (ca. 1962-63)
66	Pump House No. 11 (ca. 1958)
65	Rail Shipping and Storage (1965)
67	Sankey Building (1972)
69	Garage (ca. 1970)
71	Bridge (1978)

Years built shown in parentheses. Asterisks indicate contributing structures.

Theodore Hamm Brewing Company - Local Historic District - Proposed
Contributing resource to the historic district
Non-contributing addition or resource to the historic district

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

0 45 90 180 270 360 Feet

N

Data: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.

Date: 5/1/2025 3:41 PM Document Path: C:\Users\jpauldin\City of Saint Paul\PED-Research & Mapping - Documents\Projects\Heritage Preservation\Designations\2025-04-10 - Hamm Brewery Local Designation\v4 - GIS\Hamm Brewery Local Designation.aprx

NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Theodore Hamm Brewing Company

other names/site number: Hamm's Brewing Company

2. Location

street & number: Minnehaha Ave. E. between Payne Ave. & Stroh Dr. ☐ not for publication n/a

city or town: St. Paul ☐ vicinity

state: Minnesota code: MN county: Ramsey code: 123 zip code: 55106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐nationally ☐statewide ☐ locally. (☐See continuation sheet for additional comments.)

Signature of certifying official Patrick McCormack Date

Deputy State Historic Preservation Officer, Minnesota Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register.
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain): _____

5. Classification

Ownership of Property
(Check as many boxes as apply)
- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)
- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
22	7	buildings
		sites
6	3	structure
		objects
28	10	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.
N/A

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Agriculture/Subsistence: Processing/Brewery

Current Functions
(Enter categories from instructions)

Commerce: Warehouse
Commerce: Business
Industry/Processing/Extraction:
Industrial Storage
Industry/Processing/Extraction:
Manufacturing Facility

7. Description

Architectural Classification
(Enter categories from instructions)
Late Victorian/Romanesque Revival; Late 19th
& Early 20th Century American Movements/
Commercial Style; Modern Movement/Moderne

Materials
(Enter categories from instructions)
foundation Limestone;concrete
walls ;Brick; limestone; concrete
block; metal; wood
roof Asphalt; metal; synthetics
other Stone and precast beltcourses

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)
See attached continuation sheet.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Industry

Period of Significance

1865-1952

Significant Dates

1865; 1892-94;

1907; 1933-34;

1948

Significant Person

(Complete if Criterion B is marked above)

Hamm, Theodore; Hamm, William Sr. & Jr.

Cultural Affiliation

Architect/Builder

Maritzen, August; Lehle, Louis;

Johnston, Clarence Jr.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #_____
- ☐ recorded by Historic American Engineering Record #_____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

10. Geographical Data

Acreage of Property 25

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1.	15	494160	4978900
2.	15	494590	4978910
3.	15	494610	4978520
4.	15	494180	4978510

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	Diane Trout-Oertel, Vice President				
organization	Oertel Architects			date	02/28/2005
street and number	1795 St. Clair Avenue			telephone	651/6965186
city or town	St. Paul	state	MN	zip code	55105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name					
street & number				telephone	
city or town		state		zip code	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503

The Theodore Hamm Brewing Company is an historic district located along East Minnehaha and Reaney Avenues between Payne Avenue and Stroh Drive in the Dayton's Bluff neighborhood of Saint Paul. The district is roughly bounded by the Union Pacific Railroad tracks on the north, Stroh Drive on the east, the foot of Dayton's Bluff on the south and the Phalen Creek ravine on the west. It also includes two buildings located along Payne Avenue on the west side of the ravine. A major artery, East Minnehaha bisects the district and spans the ravine. A block to the north, also running east-west, Reaney Avenue no longer crosses the ravine and functions like an internal street.[1] The district encompasses approximately 25 acres of land on the edge of a mixed industrial and residential neighborhood northeast of the city's central business district. The district is contiguous and cohesive in terms of the proximity of the buildings and their relationship to each other. The integrity of the district is reinforced by the predominance of brick, which ranges in color from reddish-brown to reddish-tan, and the deliberate repetition of details from building to building which visually links its components. The district includes more than two dozen buildings that range from one to eight stories and a number of associated structures which include pump houses, tunnels, "skyways," a silo, a shavings vault, a retaining wall and a bridge.

When it was established in 1865, the brewery was located outside the city limits and the surrounding area was sparsely settled with a few scattered mills, breweries and other business enterprises that were already taking advantage of the water provided by the creek. A grain mill called the Brainard Mill was in operation just north of the brewery, where the Power Plant (Number 32) is now located, and in circa 1870, Hamm purchased a controlling interest in the mill, which was renamed the Queen Roller Mills. Despite its remote location, the site had many advantages. It was relatively accessible because it was adjacent to the Stillwater Road, the early link between Saint Paul and Stillwater. Due to the creek, the presence of artesian springs and the topography, the site enjoyed plenty of fresh water for brewing and sandstone caves for storing beer. By 1885, the coming of the railroad provided the brewery with new transportation opportunities.

Benefiting from its excellent location, the brewery grew to become the largest brewery in Minnesota and eventually included approximately 34 acres and over 1.3 million square feet of total building area. The progressive attitude of the brewery's leadership ensured that the operation remained on the cutting edge, greatly stimulating business but resulting in substantive modernizations to the physical plant, which repeatedly altered its appearance. Over the years, there were five major expansions to the original brewery, each of which added new buildings, demolished others and modernized and added onto existing buildings.

The first major expansion, which occurred in the 1880s, expanded the brewery north of Minnehaha. The buildings that existed up to this time included a 40-foot by 60-foot four-story limestone facility that housed the brewing operations, a limestone dwelling, a limestone stable and a number of out-buildings, most of which were wood-framed sheds. The major buildings erected from this point on would be constructed of brick. In the 1880s, five buildings constructed under the supervision of A.A. Koehler, included a 60-foot by 100-foot four-story Malt House/Grain Storage Building, now the oldest portion of the Laboratory/Wort Cooler (Number 23), a one-story Power House, now the west half of the Office (Number 1), and an elaborate new office building that was demolished at an unknown date. The office building was located to the east of the old mill, which had been renamed "Hoyt's." An 1886 survey

indicates that Minnehaha Avenue coincided with the city limits at this time but that this portion of Minnehaha was not yet "opened." This segment of Minnehaha became functional in 1889 when a bridge spanning Phalen Creek was completed at this location.

The second major expansion, which occurred in the1890s, was overseen by German-born Chicago architect, August Maritzen. At this time, nearly all existing buildings were demolished except for the Malt House/Grain Storage Building, now the Laboratory/Wort Cooler (Number 23), the Power House, now the Office (Number 1), and the office building, all of which had been built in the previous expansion, plus one building from the original brewery, the Carpenter Shop (Number 9), a limestone building at the southwest corner of the site. The limestone from the buildings that were torn down was probably incorporated in later construction. This second expansion, which was characterized by Romanesque Revival façades of red sandstone and brick, gave the brewery a grand image and featured an impressive new brewing complex which included the Brew House (Number 2), Grit Storage (Number 6) and the Racking Room (Number 7). Although traces remain, today most of the architectural details have been obscured by subsequent remodeling programs which strove to modernize the buildings and make them fit in with later construction.

The third major expansion, which occurred between 1900 and 1911, reflected the shift in architectural fashions after the Victorian era and featured simpler, more-practical buildings which were articulated with details that emphasized the structure of the building. Buildings erected during this period included the Wash House (Number 8), Stock House No. 2 (Number 18), Stock House No. 3 (Number 17) and the original part of the Bottling House (Number 41), which expanded brewery operations north of Reaney Avenue. These buildings were constructed of reddish-brown brick laid in common bond and their restrained masonry details included projected pilasters, corbelled bands and denticulated cornices. Much of this construction survives and continues to shape the character of the district today.

Due to economic conditions and prohibition, the fourth major expansion did not occur until the 1930s, when the brewery was modernized and enlarged to meet new post-repeal demands. The current buildings were situated so close together that a simple expansion was not practical. The decision was made to decentralize the brewery operation, leaving enough space between facilities to allow for future growth. The expansion was overseen by St. Paul architect, Clarence H. Johnston, Jr., whose firm continued to serve as architect for the brewery through the forties. At this time, a new Power Plant (Number 32) was constructed on the site of the old flour mill, which had been used for storage for many years. Other new construction included a major addition to the Bottling House (Number 41), which was expanded to accommodate increased production and the arrival of the canning industry. These buildings were also constructed of reddish-brown brick with restrained masonry details, which included projected pilasters and corbelled string courses that related the buildings to those constructed between 1901 and 1911. At this time, many facilities were remodeled, and there seems to have been an effort to make the older buildings fit in with the newer ones by eliminating Victorian detailing. This expansion also pushed the limits of the brewery north of the railroad tracks, where a new malting plant, a grain elevator and various associated structures were built. Since these structures were demolished in 2001 as part of the Phalen Corridor Project, the area north of the railroad tracks is not included in the district.

The fifth major expansion followed the end of World War II, when increased demand for beer prompted an extensive building program. The expansion was designed by the Johnston firm. Glass block, concrete bands and stack bond brick accents were added to the existing architectural vocabulary established earlier, while decorative brickwork such as corbelling largely disappeared. The use of reddish-brown brick and restrained masonry details, such as projected pilasters, persisted. The Streamline Moderne façade of Stock House No 1 (Number 26), gave the district an updated look. Vertical ribbons of glass block accentuated the height of the building, a device repeated on the façade of Stock House No. 4 (Number 27) to the east. Other new construction included Warehouse No. 3 (Number 45), another addition to the Bottling House (Number 41), the adjacent Warehouse No. 1 (Number 38) and three additions to the warehouse in the northern portion of the brewery demolished as part of the Phalen Corridor Project. This was the last period of expansion that occurred during the period of significance, but the brewery continued to evolve through the 1970s and these later buildings and structures are considered non-contributing components of the district.

The following description of buildings and structures erected by the Theodore Hamm Brewing Company is keyed into a map of the same name. Through the continuous expansion and reinvention of the brewery, buildings constructed adjacent to earlier buildings resulted in "complexes" whose components are treated here as separate buildings, which is consistent with how they have been historically dealt with by the brewery and by the Sanborn Map Company. The largest of these complexes are referred to in the narrative as Complex 'A' and Complex 'B.' The names and numbers given to the individual buildings and structures generally correspond to the identification system developed by Hamm's, a system expanded upon by subsequent owners. To some extent, this system is also consistent with the names and numbers used on the Sanborn Maps in 1926 and thereafter.

The following narrative begins with the area south of Minnehaha, the site of the original brewery. The narrative then proceeds to the buildings along the north side of Minnehaha and then goes on to describe the buildings fronting Reaney Avenue on the south. The narrative concludes with a description of the buildings north of Reaney. The descriptions indicate that most of the buildings are constructed of brick, which is not described in detail for each building or structure, since the brick used throughout the district ranges in color from reddish-brown to reddish-tan and is laid in common bond, with a header course between every five, six or seven courses of stretchers.

South Side of East Minnehaha Avenue

A large complex dominates the portion of the brewery south of Minnehaha. Located on the site of the original brewery, Complex 'A' includes some of the oldest buildings in the district, including the Carpenters Shop (Number 9), which is the only extant component of the original brewery. Complex 'A' is composed of buildings Number 1, Number 2, Number 6, Number 7, Number 8, Number 9, Number 18, Number 23, Number 25 and Number 56, some of which were once free-standing buildings that eventually grew together. Buildings Number 2, Number 18, Number 23 and Number 25 front on Minnehaha, while the remainder extend south toward the bluff. At the foot of the bluff is a limestone retaining wall (Number 12) with two integral structures, the Shavings Vault (Number 10) at its west end and a deteriorated stairway that once connected the brewery to the houses on top of the bluff. To the east of Complex 'A' are a few buildings (Number 13, Number 17, Number 20 and Number 59), all of which were once separated from the complex by a segment of Cable Avenue (later Greenbrier Avenue)

which is now vacated. To the west of Complex 'A,' where Minnehaha Avenue spans the Phalen Creek ravine via a concrete bridge, a paved drive that extends under the bridge separates the complex from a few scattered brewery facilities (Number 3, Number 11, Number 60 and Number 66). Still further west, on the other side of the Phalen Creek ravine, is a building that once belonged to the brewery (Number 49).

2) Brew House, 1892, remodeled circa 1935: At the northwest corner of Complex 'A' is a building that was erected not only to house a state-of-the-art brewing operation, but to serve as the focal point of the brewery and a symbol of its success. Today, its non-descript brick façade gives little evidence that this once-elaborate building was the key component of the 1890s expansion of the brewery overseen by architect August Maritzen. The brick walls of both the front section of the building adjacent to Minnehaha and the higher section to the south now terminate in a flat parapet with a concrete coping. At the front section, a concrete base supports brick-veneer walls with concrete belt courses and rectangular, glass block windows with concrete sills. The Minnehaha façade is otherwise unarticulated except for metal letters individually mounted that read "BREW HOUSE" and two period-styled arm-mounted light fixtures that match those scattered throughout the south half of the site. On the west side, the southern section of the building retains original pilasters, rock-faced red sandstone belt courses and multi-light wood windows, which are housed in large, round-arched, sandstone-trimmed openings at the main floor and top level. Inside, steel beams and columns support the concrete floors and both levels of the flat roof. In addition to the four to six stories above grade, the building has a basement and sub-basement, which are exposed on the west side due to the steep slope down toward the Phalen Creek ravine. This two-story stone base was highly visible from the west until all but a few courses were obscured by a raised roadway that was added along this side of the building at an unknown date. Underneath the raised roadway, which is supported by a steel structure, the basement levels are still exposed to view. Scattered openings once provided access to the adjacent paved area, which continues under the Minnehaha Avenue bridge that spans the ravine.

On the interior the original monumental cast-iron staircase still connects the three main levels, but the decorative cast iron balustrades seen in early photographs have been replaced with steel pipe railing. The walls are glazed with ceramic tile and the floors, which have integral sloped gutters for drainage, are finished with red quarry tile. Remaining equipment from the period of significance includes the bottoms of three brew kettles whose tops were removed in 1997, two lauter tubs circa 1938, one lauter tub circa 1945, two cereal cookers of which one is circa 1933, two horizontal shaft mash mixers circa 1945 and one holding tank introduced in1953 for collecting used grain on its way from lauter tubs to the Grain Dryer Building (Number 3).

As originally designed, the Minnehaha façade was constructed of rusticated sandstone and reddish-brown brick and richly decorated with Victorian Romanesque details. Featuring three bays with round-arched openings on the main floor and top floor, the openings on the two floors in between were square-headed. Multi-light, double-hung wood windows were arranged in groups of three, each group surmounted by a large arched tri-part transom. Located in the slightly-projected center bay, a large round arch, which enclosed the main entrance door with sidelights and transom, was supported on either side by three miniature marble columns set high off the sidewalk on a deep tri-part stone base. Above the entry, in a stone band separating the first and second stories, was carved "HAMM'S

BREWERY." The center bay originally extended above the roof and was crowned with a Victorian-styled dome with four convex sides. The dome was topped with a belvedere that was capped with a roof which had four convex sides and was topped by a finial. Each side of the dome featured a triple window with a pedimented gable.

Since the building was highly visible from the west, this façade was also prominent and similarly featured a raised center bay and similar fenestration. A window with an arched transom, matching the same tri-part configuration seen on the north elevation, marked the main floor and the top floor of the central bay, while tri-part windows on the two floors between were square-headed. Windows in the flanking bays followed the pattern established on the Minnehaha façade, but here the windows were arranged in groups of two rather than three. "HAMM'S BREWERY" was carved in stone at the cornice line. The central bay extended a full story above the main roof and terminated in a pedimented gable, forming the front façade of a rooftop pavilion with arched windows. The center bay of the pavilion rose two more stories and culminated in a dome and belvedere similar in detailing to the lower dome and belvedere on the Minnehaha façade.

On the interior, state-of-the-art equipment was organized in a hierarchal order from top to bottom. On the top level were the malt scale and the water tanks, which fed into the mash cookers on the level below, which in turn fed into the lauter tubs on the level below them. Further below were the brew kettle(s) and the carbon dioxide storage tanks. The monumental cast-iron staircase connected the three main levels, both visually and functionally.

Over the years, repeated alterations were made to the Brew House. A 1933 photograph indicates that the dome and belvedere on the Minnehaha façade had been replaced with a square brick tower. Later the ornamental tower was removed and the rooftop pavilion was replaced with an additional story enclosed with plain brickwork and a flat roof. At the front section of the building facing Minnehaha, all of the 1890s ornamental details were lost when the original exterior was replaced with a brick veneer laid in common bond. After prohibition, the equipment and the interior finishes were also remodeled.

6) Grit Storage, circa1893, remodeled circa1935: Attached to the south side of the Brew House (Number 2), this 70-foot high building served mainly as storage for grain. Like the southern section of the Brew House, the brick façade is articulated with pilasters, rock-faced red sandstone belt courses and brick arches, but on this building, all of the original windows have been filled in with brick. Smaller glass block windows now punctuate the first floor, and the northernmost bay, which lost its original character when it was given an additional story and clad with brick veneer, now has replacement casement windows with glass block transoms. In addition to the four to six stories above grade, the building has two sub-levels, only one of which is exposed below the raised roadway on the west side. Similar to the Brew House (Number 2), the building's stone base is punctuated with scattered openings, many of which are now filled in with brick or block. A small portion of the building is exposed on the east side, where bands of corbelled brick mark the division between the first and second story and between the former parapet and a story that was added. Here some of the original wood doors and multi-light wood windows with arched brick lintels remain. On the interior, the concrete floors and flat roof are supported by steel beams and columns. Twelve pairs of bulk grit storage tanks still rise

through the second and third floors. Other remaining equipment in the building includes a lauter tub and the bottom of a brew kettle introduced circa 1953.

Highly visible from the valley below, the west elevation was designed as a major façade and was articulated with many of the same details as the adjacent Brew House (Number 2). Although fenestration was treated similarly in that main floor and top floor windows were given arched transoms and openings on the middle floors are square-headed, in this case, windows were singly spaced. Like the Brew House (Number 2), the façade featured a center bay that originally extended a full story above the main roof and terminated in a pedimented gable, forming the front of a rooftop pavilion. Wider and taller than its counterpart on the Brew House, this pavilion also had round-arched openings. Like the Brew House's rooftop pavilion, the middle bay rose two more stories but here it was given a flat roof instead of a dome. Through the years, alterations were repeatedly made. A 1933 photograph indicates that, at some point, the bay to the north of the central pavilion had been raised a story. After Prohibition was repealed, the pediment and rooftop pavilion were removed and replaced by an additional story that terminated in a flat parapet with a concrete coping. It is likely that the façade lost most of its original details at this time.

7) Racking Room, circa 1893, remodeled 1934: Attached to the south side of Grit Storage (Number 6), this building housed filtering, cooling and keg filling operations until the Wash House/Racking Facility (Number 61) was completed circa 1963, after which it was used for storage. The three-story brick building is similar in styling to its neighbors but much smaller and nearly square in plan. Three bays wide, the center bay, which extends one story above the main roof, now terminates in a flat parapet with a concrete coping. The basement is partially exposed and several courses of the rock-faced red sandstone foundation are visible above grade. The façade is articulated with red sandstone belt courses and bands of corbelled brick and soldier coursing. Round-arched window openings at the second and third stories retain original multi-light, double-hung wood windows, while the three large round-arched openings at the first story have been filled in with glass block and brick, as have the basement windows. The exposed east side of the building is similar in appearance, and here two of the large arched openings on the first floor retain original multi-light wood windows and doors surmounted by full semi-circular arched transoms. Bands of corbelled brick divide the first and second stories. Inside, concrete beams and columns support the concrete floors. Like its neighbors, this building lost the pedimented gable that once topped its parapet.

8) Wash House, 1901, remodeled circa 1935: This building accommodated filter cleaning and keg washing on the first floor, a barrel pitching operation on the second floor and barrel making and storage in the basement and on the third level. The building continued to house these operations until the Wash House/Racking Facility (Number 61) was completed circa 1963, after which it was used for storage. Sandwiched between the Racking Room (Number 7) and the Carpenter Shop (Number 9), this long narrow flat-roofed brick building connected the two. A "skyway" connects the north side of the building to the Office (Number 1). Facing west over the ravine, the façade has red sandstone belt courses and Romanesque styling similar to its neighbor to the north. Pilasters divide the façade into two bays each of which contains a large round-arched opening on the first floor and paired round-arched window openings on the upper floors. Openings on the second and third stories retain their four-over-four, multi-light, double-hung wood windows. The large opening in the north bay retains a

wood multi-light double-door and transom, while the one in the south bay has been filled in with a smaller door and a window. The basement is partially exposed and several courses of the rock-faced red sandstone are visible above grade. On the other sides of the building, the brick bearing walls are more simply detailed and here, where less of the basement is exposed as the grade rises to the east, the base appears to be a combination of masonry materials. Openings, which are square-headed at the first and second floors and arched at the third floor and the basement, have brick surrounds. Some of the original brick sills and lintels have been replaced with concrete and black metal straps secure many of the remaining brick lintels. Some of the double-hung six-over-six wood windows remain, while most have been filled in with glass block or brick. A band of corbelled brick near the parapet runs several courses below the metal coping. At the northeast corner, a tower rising one story above the roof, with one window facing north and one east, accommodates an elevator. The building has three additional elevators, two designated on Sanborn maps as barrel elevators. Cast iron columns and steel beams support a brick-arched ceiling on the first floor while steel columns and beams support the floors above. The floors are concrete with the first floor sloped to facilitate rolling barrels from one end of the long building to the other.

9) Carpenter Shop, circa 1865, remodeled 1901 and later: Adjacent to the south wall of the Wash House (Number 8) is the oldest surviving building in the district. Constructed mainly of rock-faced limestone ashlar, the two-story, flat-roofed building sits parallel to the nearby ten-foot high Limestone Retaining Wall (Number 12). Originally a stable, the long narrow rectangular building served a number of purposes over the years and was remodeled many times. In the 1880s, wood-framed sheds were attached to its north and east sides, but these were removed sometime before 1901, when the Wash House (Number 8) was built. The building later became a cooper's shop, and it also served as a carpenter's shop, a sign painter's shop, and a repair shop for draught beer tap equipment.

An 1894 photograph shows a wood-framed clerestory running along the ridge of the low-pitched gable roof. Later photographs show a tower rising from the mid-section of the clerestory. At some point prior to 1937, both the tower and the clerestory were removed and the height of the building was increased with the addition of twelve courses of red brick and a terra cotta coping. A square brick tower at the west end of the roof was also added at this time to accommodate a barrel elevator.

Looking west over the ravine, the façade is dominated by a large arched opening, the former stable entrance which is now partially filled in with brick to accommodate a wood dock door and a wood paneled service door with transom. It is flanked by segmental arched windows which are now boarded up. The narrow façade is otherwise plain except for two square-headed multi-light windows at the second story.

The long south wall, which once had widely-spaced windows only at the first story, now has regularly spaced windows at both the first and second stories. At some point, the number of openings on the first floor was nearly doubled. Today, smaller original windows alternate with larger later windows. Original window openings have limestone voussoirs and sills. Most are now boarded up, but a few still contain wood six-over-six double-hung windows. The newer openings are square-headed and have brick surrounds and concrete sills. Most are now boarded up, but a few still contain steel sash factory windows. All the window openings at the second story are of the newer type. Two period-styled arm-

mounted light fixtures at the parapet are identical to the fixtures scattered throughout the south half of the district. The east wall has been replaced with a concrete block wall with some brick in-fill. This elevation has a steel overhead door and a hollow metal service door on the first floor and a wood window and door at the second level, which is accessed by an exterior wood stairway.

12) Retaining Wall and Stairway, circa 1901: Located at the foot of Dayton's Bluff, the limestone retaining wall marks the southern edge of the district. By map research and field observation, it appears that a portion of the retaining wall served as the rear wall of a "cattle" barn indicated on a 1903 Sanborn map. Removed at an unknown date, the long barn, which probably housed horses used to pull the beer wagons, opened onto a narrow corridor that separated it from the Carpenter's Shop (Number 9). The retaining wall is braced by several limestone buttresses, some of which are likely original and others which appear to be newer. Other buttresses constructed of concrete are obviously later additions. The upper portion of the wall also appears to be a later addition. At the east end of the wall, located to the southwest of the Blacksmith/Machine/Paint Shop (Number 13), is a stairway built into the bluff. The stairway provided a pedestrian connection between the upper and lower portions of Cable Avenue (later Greenbrier Avenue). The stairway was an important feature of the brewery as it provided access from the Hamm mansion on the bluff above the brewery. The bottom of the stairway was reconfigured slightly sometime between 1903 and 1926. The stairway fell into disrepair after the lower segment of Greenbrier Avenue was abandoned in 1979 as part of a land trade agreement between the City and Olympia Brewing Company.

10) Shavings Vault, circa 1901: Located near the southwest corner of the Carpenter's Shop (Number 9), this one- story, flat roofed limestone structure is incorporated into the west end of the Limestone Retaining Wall (Number 12) and was appears to have been built about the same time. The structure was used for the storage of wood shavings until the 1930s. Its height was increased at an unknown date, when several courses of brick were added to the top of the original stone walls.

23) Laboratory/Wort Cooler, 1883, remodeled circa 1903, 1911, 1946 and 1956: Fronting on Minnehaha, this building was originally freestanding but was later connected to the east side of the Brew House (Number 2) at the second story and above by Hop Storage (Number 25). The foundation and basement are a combination of limestone and concrete and the bearing walls are brick. The building has been remodeled so many times that the structure is a combination of systems. Rectangular in plan, the building sits on a concrete base, and its raised basement is separated from the six stories above by a concrete band. The parapet at the flat roof has a concrete coping. The building's utilitarian façade has two string courses and large, evenly-spaced, rectangular glass block windows with operable panels. Metal letters individually mounted between the first and second floors spell out "LABORATORIES."

Built in 1883 as the Malt House/Grain Storage Building, Sanborn maps indicate that it still served its original purpose in 1903, but by 1926, it had been rebuilt with concrete floors and additional columns as part of its conversion to other uses, which included a modernized storage area for hops on the second floor that was installed when storage of hops was transferred here from Hop Storage (Number 25). The building also housed wooden fermenters and wort coolers, which remained there until the 1930s, when they were moved to Hop Storage (Number 25). Sanborn maps indicate that the malt kiln originally

attached to its rear side was not removed until sometime after 1927. At some point, the character of the original building was changed when it was given two additional stories and clad with brick veneer to blend in with buildings on either side.

The building continued to be used for storage until the post World War II era, when it was remodeled to include offices and a laboratory. At this time, the control lab was moved to its second floor from the second floor of the Racking Room (Number 7), and the brew master's office was moved to its first floor from the first floor of the Brew House (Number 2) to make room for a third kettle. At this time, the first floor was also remodeled to accommodate a conference room and a production control room.

25) Hop Storage, circa 1900, remodeled 1911 and circa 1935: Appearing on photographs as early as 1900, this building is identified as Hop Storage on the 1903 Sandborn Map. Connecting the Laboratory/Wort Cooler (Number 23) and the Brew House (Number 2) at their second stories, the narrow, four-story high building was left open at the ground level to accommodate a railroad spur that passed under the building and extended as far south as the Wash House (Number 8.) The spur connected the heart of the brewing complex with facilities north of Minnehaha. Hops delivered by railroad car were stored in this building. After prohibition, when the brewing facilities were upgraded to increase production, the brewing operation expanded into this structure and it was substantially remodeled. The equipment added to the building included a new wort cooler, two lauter tubs, a mash mixer, 200 storage tanks and a high-pressured carbon dioxide gas collecting system circa 1938.

18) Stock House Number 2, 1901: Attached to the east wall of the Laboratory/Wort Cooler (Number 23), which was the Malt House/Grain Storage Building at the time, this 100-foot high rectangular brick building has a flat parapet with a concrete coping. Built to accommodate stock stored in barrels, it also housed wooden starter fermenters and ruh (aging) tanks. The high stone base, now parged, is topped by a projecting water table. Facing Minnehaha, the façade is separated into bays by double pilasters. The corner bays are narrow and have no openings. The intermediate bays have regularly spaced now blind windows with brick surrounds. Some of the original openings, including the raised basement windows, have slightly arched lintels with bricks arranged in a splayed soldier course. A small opening containing a pass-through panel is covered with an iron grate and screening. Metal letters individually mounted on the façade spell out "STOCK HOUSE NUMBER 2". The east elevation is featureless except for a "skyway" that leads to Stock House No. 3 (Number 17) to the east. The rear (south) elevation is also unarticulated except for two brick pilasters that terminate just below the parapet and several now blind windows with square openings that have iron grates over them. Inside, concrete columns and beams support concrete floors. A clay tile enclosed stair and a barrel elevator is located at the southwest corner. Until recently, Stock House No. 2 was connected by a "skyway" to Stock House No.1 (Number 26), which is located on the opposite side of Minnehaha Avenue. The "skyway" was removed in 2004. Brick bearing walls originally enclosed four floors which were capped with a wood attic, and a wood roof over the attic was supported on wood posts. At some point the attic was replaced with a fifth floor, and the building was clad with brick veneer and given a flat roof with a metal coping. The windows were filled in with brick at an unknown date. Sanborn maps indicate that this building replaced ice houses and a dwelling formerly on the site.

56) New Brew House Addition, 1955-56: This rectangular six-story brick building, which is attached to the rear of Laboratory/Wort Cooler (Number 23), connected the complex to a freestanding building to the south, the Office (Number 1). The facility was constructed to meet increased production needs and house new brewing equipment that was needed to continue operations while the existing equipment in the Brew House was being repaired. Beer was brewed here until 1997, when brewery operations ceased. Essentially an in-fill building, only portions of the south and east elevations are exposed to view. The featureless brick walls are unarticulated except for evenly-spaced glass block windows and metal casements. Where the building adjoins Hop Storage (Number 25), it is open at the first story to accommodate the former railroad spur, and here, exposed concrete beams support the stories above.

1) Office (former Power House), ca. 1883, remodeled circa 1893, 1934 and circa 1975: Rectangular in plan, the two-story brick building has a flat roof. The western part of this building is one of the oldest remaining components of the brewery and Sanborn Maps indicate that it had a "terra cotta" (probably clay tile) ceiling supported by iron rods. Where portions of the original building are exposed on the north, west and south sides, the age of the building is reflected in the denticulated cornice line, the terra cotta coping at the parapet and original openings with arched lintels of brick laid in soldier course. Most original windows, which were wood, are now filled in with brick or glass block or replaced by steel sash factory windows. The east façade was remodeled to resemble a tavern in the 1970s, when brick veneer and an imitation mansard roof with wood shingles and five wood-clad gabled dormers were added. Steel columns support the overhang of the mansard roof, which shelters two wood entrance doors. A "skyway" connects the south side of the building to the Wash House (Number 8).

Originally located in a courtyard at the center of the brewery, the building served as the Power House and had an engine room that housed a 60 HP (horsepower) engine, a steam pump, six 150 HP boilers, two 300 HP Heine units and a 350-ton cross compound Corliss-driven ammonia compressor. The building was more than doubled in size during the 1890s expansion of the brewery overseen by architect August Maritzen. The remodeled building included a steam-powered ice machine with a 370-ton refrigeration capacity. None of this equipment remains. After the new Power Plant (Number 32) was built north of Minnehaha in 1933, the building was used for storage. Its 80 foot high brick chimney was removed some time between 1937 and the 1950s. Later the building served as an office, and still later, it accommodated a hospitality room as well. It is currently used for storage.

17) Stock House No. 3, 1907: Fronting on Minnehaha, this deceptively ordinary building was technologically advanced for its time in terms of its structural and fire resistance capabilities. The building was the first brewery facility to make use of the Turner mushroom column system, a reinforced concrete system which had been recently invented by C. A. P. Turner, a Minneapolis civil engineering consultant and professor at the University of Minnesota.[ii] The architect of the building was Louis Lehle, a German-born architect from Chicago. When it was built, the building's modern design, with its economy of detail, was a significant departure from its neighbors to the west, the 1890s Victorian buildings designed by architect August Maritzen.

Rectangular in plan, the 105' high, flat-roofed building has thick brick-bearing walls and sits on a high concrete base which is surmounted by a projected water table. Pilasters divide the north, east and west facades into bays with primarily blind windows, grouped in twos and threes, with brick surrounds.

Random openings contain vents or windows, which are multi-light wood double-hung or steel sash factory units. String courses of corbelled brick separate the first and second and the fourth and fifth stories. Just below the flat parapet a deeper, denticulated corbelling stretches between the pilasters. The rear bay of the building is raised one story. There are eight cylindrical ventilators on the lower roof.

Pilasters divide the Minnehaha façade into five unequal bays. Except for some multi-light wood windows on the upper stories, blind windows are dominant. The central bay, with blind windows arranged in groups of three, is flanked by bays with paired blind windows and a few small square openings with wood access panels, now secured by screens or iron gratings. The corner bays, which are very narrow and windowless, are unarticulated except for period-styled arm-mounted light fixtures mounted between the first and second stories. At the first story on the far right, a large opening that may once have served as the main entrance has been filled in with brick. Above the first story are individually-mounted metal letters that read "STOCK HOUSE NUMBER 3."

On the east side, blind windows, arranged in groups of three with the middle unit recessed slightly, have brick surrounds. Blind windows at the top story are also arranged in groups of three but are square instead of rectangular and are occasionally substituted by louvered vents or multi-light windows. The parapet at the south bay is raised a story to accommodate the additional story at the rear of the building. The east wall was reconstructed following major demolition that enabled replacement of the huge holding tanks on the interior. The west side is similar to the east except at the fifth story where some blind windows are flanked with steel sash factory windows and surmounted by small square openings with wood access panels similar to the ones on the Minnehaha façade. Both a tunnel and a "skyway" with corrugated metal siding lead from the west side of the building to Stock House No. 2 (Number 18). The rear (south) elevation has no pilasters and is featureless except for randomly-placed doors and four-over-four, single-hung wood windows. On the interior, five concrete floors filled with large holding tanks are supported by mushroom columns of reinforced concrete designed to handle loads of 1000 pounds each. The building originally housed 400 glass-lined enameled-steel tanks. The current tanks were installed by Olympia circa 1976. The building appears to have been remodeled several times. Over the years, portions of the exterior have been clad with brick veneer and openings have been filled in with brick.

13) Machine Shop/Blacksmith Shop/Paint Shop, 1911: Located behind Stock House No. 3 (Number 17), is a two-story, L-shaped, flat-roofed brick building that housed three interconnected work areas: a machine and plumbing shop at the north end, a paint shop at the south end, and until the 1920s, a blacksmith and wagon shop in the middle. Today the entire building is used for storage.

The building faces west, as it once fronted on Cable Avenue (later renamed Greenbrier Avenue) before this segment of the street was vacated. At the end of the west leg of the 'L' is the façade, which is articulated with three pilasters. The two resulting bays each have one opening at both levels. At the first level, each bay has a very large steel sash factory window with fixed panes arranged in four rows of fourteen. At the second level, each bay has a steel sash factory window with fixed panes arranged in three rows of seven. Above the second story windows, a band of corbelled brick stretches between pilasters. Mounted on the façade is a period-styled arm-mounted light fixture. The flat roof has a metal coping. The rest of the exterior is strictly utilitarian. At an unknown date, the original wood windows

were replaced with steel sash factory windows or filled in with glass block and an operable vision panel. On the south and west, large openings retain multi-light wood doors. A one-story bay is located at the end of the south leg. One bay on the north side is raised to accommodate an elevator. On the interior, the structural system consists mainly of concrete floors and steel columns and beams, but a wood floor at the second level is supported by an unusual girder and truss system that combines steel rod diagonal members with heavy timber chords.

Sanborn maps indicate that by 1926 a two-story truck garage had been attached to the building's southwest corner. This addition, which was used for storage by 1949, was removed at an unknown date. Earlier maps by the company reveal that the current building replaced a building which housed similar functions and was configured similarly, except that it was smaller. That building had, in turn, been built on the site of a still earlier building which served the brewery as a carriage house. The carriage house, which had two-stories, was a rectangular in plan and had a monitor running along the centerline of its roof, was probably part of the early 1890s expansion.

59) Electric and Pipe Shop, 1957: Strictly utilitarian in appearance, this two-story brick building was connected to the east side of the Blacksmith/Machine/Paint Shop (Number 13) to accommodate an electrical shop. Rectangular in plan, the first floor accommodated an expansion to the machine shop facilities and the second floor housed an office and store room. The side visible from Minnehaha Avenue is faced with brick to match the adjacent building (Number 13), while the remaining walls are of concrete block painted white. Windows are steel sash factory units. Sills are concrete and the coping at the flat roof is metal. There are two overhead doors on the north side.

20) Pump House No. 5, 1933: To the northeast of the Machine Shop/Blacksmith Shop/Paint Shop (Number 13) is a structure that was built to house a well, which tapped into the springs that underlie the area. The small, one-story, flat-roofed structure is square in plan and is constructed of brick except for the east wall, which is constructed mostly of concrete block. The structure has wood windows and doors, some of which are now boarded up. The flat roof has a metal coping and there is a metal vent on the roof. This structure, which was used until 1997 when brewery operations ceased, is typical of several such structures scattered throughout the district.

3) Grain Dryer, 1951-53: Located on the steep eastern slope of the Phalen Creek ravine is a building constructed to dry grain for resale as cattle feed after it had been used in the brewing process. Adjacent to the Minnehaha Avenue bridge and rectangular in plan, the building has three stories, each of which is approximately 15 feet high. The building's foundation, floor and roof slab are concrete, and it has a steel frame structure. Its curtain walls, which consist of a brick veneer on 12-inch clay tile, terminate in a flat parapet with a concrete coping. Two slender stacks rise from the roof. Due to the grade, the first floor is exposed only on the south and west sides. On the west, there are two wood-paneled service doors and three large openings which are now boarded up. At the second and third stories are large window openings containing steel sash factory windows which are now boarded up. Continuous precast concrete bands run above and below the windows. Additional banding occurs between the windows where every other course of brick is recessed. At the first level of the narrow south elevation is an overhead metal door. At each of the second and third stories is a pair of steel sash factory windows with lights arranged in three rows of three. On the east elevation, where only two

stories are exposed above grade, there is a paneled wood door and singly-spaced, steel sash factory windows on the first floor. At the second story the windows are articulated with precast and recessed brick bands in the same manner as the windows on the west side. Likewise, two stories are exposed on the north side, which has a few similar openings. The building is otherwise plain except for a decorative brick band below the precast concrete coping. The band consists of a header course where every other header brick is laid diagonally. When the building was complete, the old grain dryers were removed from the Brew House (Number 2). The building was used as a grain dryer until 1997, when brewery operations ceased, and is now empty. An earlier building on the site was owned and operated by the Bishop and Babcock Company, manufacturers of liquid carbonic acid gas, a by-product of the brewing process.

11) Pump House No. 3, circa 1934, remodeled circa 1950: Behind the Grain Dryer (Number 3) and located halfway down the slope of the Phalen Creek ravine is a small, one-story, rectangular concrete block structure that houses a well which supplied the brewing complex with water. The flat concrete roof slab has a metal coping, and rectangular openings contain wood windows and doors. Sanborn maps indicate that there was a previous structure and a 608-foot deep artesian well at this location by 1903.

66) Pump House No. 11, circa 1958: Also located halfway down the slope but further south is another small, one-story, rectangular concrete block structure that likewise housed a well. The flat concrete roof slab has a metal coping. The openings contain wood windows and doors, some of which are now boarded up.

60) Silo, circa 1960: Near the bottom of the Phalen Creek ravine adjacent to the Bruce Vento Recreational Trail (formerly the Burlington Northern Railroad) is a blue metal silo which was used for the storage of grain. After the grain was used in the brewing process, it was dried in the Grain Dryer (Number 3) and then stored here until it was sold to farmers for cattle feed. Next to the silo is a small, one story, concrete block structure built circa 1958. The concrete slab roof has a metal coping. The windows and doors are now boarded up.

71) Bridge No. 62533, 1978: Minnehaha Avenue spans the ravine via a reinforced concrete bridge designed by the St. Paul Public Works Department. The 148-feet long by 59-feet wide bridge has three spans supported by concrete piers and beams. The bridge replaced Bridge No. 90419, which was built by the Pittsburgh Bridge Company in 1887-9 for the City of St. Paul.[iii] The replacement of this earlier 142-foot long by 38-foot wide bridge, which had a steel structure and a timber deck surfaced with asphalt, was problematic because numerous utilities serving the brewery interfaced with it. Not only were private sewer, water, heat, and electrical conduits attached to the bridge, a loading ramp was attached to its west end. An electrical transformer, as well as other Hamm's structures, had been built below it. A structure housing oil tanks, a railroad spur and Pump House No. 1 were located under the east end of the old bridge. All are now gone except for Pump House No. 1 (Number 31).

49) Administration Building, circa 1936, remodeled 1946 and 1958: To the west of the ravine and fronting on Payne Avenue is a building now occupied by a charter school for Hmong children called the

Hope Community Academy. Built to house all the administrative departments of the brewery, the two-story brick building is set on a raised basement which accommodated a rathskeller where visitors to the brewery were entertained. The building has a concrete foundation and concrete columns that support the concrete floors and roof slab. Curtain walls consist of 12" clay tile faced with brown brick and Bedford limestone belt courses. Windows are individually-spaced multi-light double hung windows separated by pilasters. A major two-story addition to the building's south side was designed by Ellerbe & Company to be similar in appearance. Completed in 1958, the addition required the demolition of the neighboring Drewry Building, which Hamm's had acquired from the Drewry Company, a manufacturer of carbonated beverages that formerly occupied the site. One section of the Drewry Building remained intact during construction so that Hamm's Advertising Department could continue to occupy it until the new construction was complete. Modern for its time, the Administration Building had central air-conditioning. Most of the original interior finishes have been replaced, but the terrazzo floor, featuring a circular medallion with a Hamm's insignia, and an open stairwell near the entry have been preserved. The circular stair retains the original Art Deco details, including a large pendant light fixture suspended at the center of the three-story-high opening, which is wrapped with continuous stainless steel handrails.

North side of East Minnehaha Avenue

33) Garage, circa 1936: Across the street from the Administration Building (Number 49), fronting on Payne Avenue, is a one-story flat-roofed rectangular building that once belonged to the brewery but is now owned by the City of St. Paul. Enclosed by brown brick walls with Bedford limestone belt courses, the building has a concrete foundation, concrete floor, steel columns and steel trusses. Fenestration consists of large individually-spaced steel-framed storefront windows that replaced the original pairs of multi-light windows. Built to house the brewery's fleet of delivery trucks, which had expanded from 25 to 125 by the 1930s, the facility had a modern shop equipped to fully service the vehicles. It is now occupied by the St. Paul Police Department. A concrete tunnel connected the southeast corner of the garage to the northeast corner of the Administration Building (Number 49).

32) Power Plant, 1933-34: Located to the east of the Garage (Number 33), on the opposite side of the Phalen Creek Ravine, the Power Plant was erected on the site of the old flour mill, which had become a storage facility by 1903. A response to the need for more steam and refrigeration after Prohibition was repealed, the new plant was a key component of the expansion which was overseen by local architect Clarence H. Johnston, Jr. A modern replacement for the old Power House south of Minnehaha, now the Office (Number 1), this facility was constructed at the geographical center of the steam load of the projected limits of the brewery. Designed to produce more power than the brewery operation required, the plant sold surplus electricity for many years.

A long, narrow rectangle in plan, the flat-roofed building sits on a concrete base which accommodates the steep grade of the site. Because of the its height, location and orientation, the essentially one-story building, when viewed from the west, appears to be five stories stepping down to three stories tall, and when viewed from the east, appears to be two stories, stepping down to one story. The building's mass consists of three distinct components. A pump room and a three-story circulation component at the

middle of the building separates the five-story high boiler room on the south, adjacent to Minnehaha, from the three-story engine room on the north.

The steel-framed building has concrete floors and a concrete roof slab. Curtain walls, consisting of brick-faced 12" clay tile, terminate in a flat parapet. The cornice consists of two courses of corbelled brick surmounted by a projecting concrete band. Openings, which have concrete sills and denticulated brick lintels, contain steel sash factory windows in various sizes and configurations. On the façade, which looks west over the ravine, windows are grouped in large vertical openings that emphasize the tall spaces within. Doors at the ground level are wood with multi-light windows. Many of the openings are now boarded up. A metal shed was attached to the east side of the building at an unknown date. A tall concrete stack rises approximately 246 feet from the roof of the building. Letters spelling "HAMM" originally ran down the stack but were removed at an unknown date.

The boiler room was equipped with three (and later four) 475 HP water tube boilers fired with automatic underfeed stokers driven by steam engines and a 4-drum gas-fired boiler unit by Bros Boiler Co. of Mpls. which fired a Detroit RotoGrate stoker. The pump room housed a feed-water heater and two pumping units, one driven by a 75 HP electric motor and the other by a single stage 75 HP turbine. The engine room accommodated an existing 350-ton Corliss-driven Vilter ammonia compressor that was moved from the old Power House (Number 1), where it had been installed in 1903, and an existing 375-ton compressor driven by a 600-HP synchronous motor. The engine room also housed a small steam-driven air compressor, an electric motor driven air compressor and two 1250 KVA (kilowatt volt amp) extraction turbines (aka turbo generators) which supplied, by means of underground cables, five transformer banks located throughout the brewery. An existing transformer vault and switchboard was relocated to the building. Later, the building was equipped with a new 2,500 kilowatt G.E. generator, which was required because the preferred source of power was changed from coal-fired steam to electricity. Upgraded and overhauled many times over the years, this equipment still remains in the building.

On the east side of the Power Plant is a paved lot which is now featureless but served an important purpose when the brewery was in operation. Until recently, a multi-track railroad spur, which branched off the Northern Pacific (now Union Pacific) Railroad Tracks to the north, traversed this lot from north to south. The railroad spur originally continued south, crossed Minnehaha Avenue and extended as far south as the Wash House, connecting the railroad tracks with the brewery's major storage and production facilities. A small, rectangular, one-story building used as a bag house was also located here, but it was removed circa 1998, when the railroad spur was removed. Much earlier, a one-story office building that contained the "Dutch Room," a wood-paneled refreshment room for visitors, sat on this lot. A key component of the1880s expansion, it was demolished some time after 1927. Today the lot is empty and serves as vehicular circulation.

31) Pump House No. 1, 1939: Adjacent to the south side of the Power House (Number 32) and located under the east end of Bridge 62533 (Number 71) is a small, one-story, flat-roofed structure that was built to house a well. Similar in appearance to the other pump houses on the site, it has a concrete base, brick walls and a wood door.

26) Stock House No. 1, 1947-48, remodeled 1953: On the east side of the paved lot that separates it from the Power Plant (Number 32) is a building that represents the modern image that the brewery sought after World War II. Designed by the Johnson firm, letters engraved on the façade identify it as the "FERMENTATION BUILDING." Sitting on a raised basement with tiled rooms that were called the fermentation cellars, the six floors above house 16-foot by 35-foot concrete storage tanks, which line both sides of the centrally-located corridors and extend through all floors. Sitting on a three-foot high concrete base, the building has concrete floors and a concrete roof slab which are supported by concrete beams and columns. Curtain walls consist of brick veneer on 12" clay tile. The main component of the building, which is a large seven-story flat-roofed rectangular block, is fronted by a streamline moderne component, which features a centrally-placed tower flanked by one-story wings. The entrance at the base of the tower consists of a wood door with glass block sidelights framed in a ribbed concrete surround. The tower above is capped with a concrete cornice and its height is accentuated by narrow, vertical bands of glass block. The wings flanking the tower are punctuated with rectangular glass block windows with concrete sills.

Behind the component described above is the main mass of the building, which was expanded north in 1953 so that it now abuts the Advertising Warehouse (Number 39). Brick pilasters divide its primarily windowless east, south and west elevations into bays. The pilasters, which terminate a couple of feet below the precast concrete coping, have sloped precast concrete caps. There are no openings on these walls except for a few wood and hollow metal service doors at the ground level.

Removed in 2004, a "skyway" clad in blue metal siding connected the building to Stock House No. 2 (Number 18) directly across the street. Original signage, which read "Home of Hamm's from the Land of Sky Blue Waters," was replaced in the 1960s with "The Strohs Brewing Company" and Stroh's company logo. The two buildings were also connected by a tunnel, probably the same tunnel which Sanborn maps indicate connected earlier buildings on the respective sites.

This building replaced an earlier three-story brick building which culminated in a two-story brick tower. Built as a stock house, by 1926 this earlier building was being used as an ice storage house, and an iron clad grain elevator was attached to its west side. The grain elevator had a 10'-high cupola which was connected to the Malt House and Grain Storage Building (now the Laboratory/Wort Cooler, Number 23) by overhead conveyor that crossed Minnehaha. Behind the grain elevator was a one-story building used for storage of ice boxes.

27) Stock House No. 4, 1948-53: Separated from Stock House No. 1 (Number 26) by a green space and rip-rapped detention pond which were created after Greenbrier Avenue was vacated in 1973, this building was constructed to store stock that was ready for distribution. The large rectangular seven-story brick building sits on a high concrete base which accommodates a significant change in grade from its east to west side. Its curtain walls consist of brick on 12" clay tile. A precast concrete band visually separates the first and second stories. The brick below the band is laid in stacked header bond, while the brick above is laid in common bond. The projected central bay of the façade, which extends a half story above the main roof, features four narrow, closely-spaced pilasters that extend to the concrete coping at the parapet, emphasizing the building's height. Between the pilasters are vertical ribbons of glass block interrupted only by metal spandrel panels at each story. The two bays

flanking the central bay are featureless except for square openings with wooden access panels that occur at floors 1, 3, 4, 6 and 7. Metal letters individually mounted on the façade identify the building as "STOCK HOUSE NUMBER 4." The windowless east side is divided into nine bays by brick pilasters which extend to the precast concrete coping. The west side, which was identical in appearance, was demolished in 2004 to allow for the removal of seven floors of steel-enameled tanks that lined both sides of a central corridor on all floors. The rear elevation is unbroken except for two small square windows at each floor and a centrally-located square opening with a wood access panel at floors 1, 3, 5, 6 and 7. Arm-mounted light fixtures identical to those found on many of the other buildings are located at the southeast, southwest and northwest corners of the building. On the interior, concrete columns and steel beams support concrete floors and a concrete roof slab.

In 1965, Stock House No. 4 (Number 27) was remodeled with additions that accommodated tours to the brewery. This later construction contrasts with the design of the original building. Clad in blue metal siding, a hospitality room called "The Sky Blue Water Room" was built onto the roof. Resembling a large penthouse, it is 'L'-shaped in plan and covers most of the of the stock house's roof. A band of large windows on the west side provides views of downtown St. Paul and the State Capital. Individual windows on the east side are less prominent, and the north and south sides are windowless. On the exterior of the east side of the building, an elevator shaft, also clad in blue metal siding, links the hospitality room to a lobby on the ground. A vertical band of metal-framed windows runs up the center of the east side of the shaft providing views from the cab. The small, one-story brick lobby at grade served as a reception and orientation area for guests to the brewery. Facing Stroh Drive but set back from the street behind a large paved lot, the lobby is separated from the parking by a sunken concrete terrace accessed by stairways on its east and west sides. On the façade, two sets of double doors alternate with large areas of full-height fixed-glass, and a continuous strip of transom windows stretches above. A deep precast-concrete fascia overhangs the glazing. The north and south sides are similar, and here full-height glazing, now boarded up, alternates with brick panels laid in stack bond.

South side of Reaney Avenue
Two freestanding buildings face north to Reaney Avenue.

28) Credit Union, 1937: Replacing a bar and bowling alley built in 1908, this one-story, flat roofed building was used as a personnel office and credit union. Today the building houses various offices. Originally situated at the corner of Reaney Avenue and Greenbrier Avenue before this segment of Greenbrier was vacated, the entrance at the northwest corner of the building was skewed to address both streets. The foundation is concrete and the walls are constructed of brick on 12" clay tile. In addition to typical brick details such as rowlock sills and soldier course headers at openings, a variety of decorative brick accents articulate both façades. A band of brick a few courses below the concrete coping is laid diagonally in a saw-tooth pattern. The west façade has several individually-placed windows, each of which is surmounted by a blind transom window filled in with brick laid in header bond. A soldier course runs above and below the blind transoms, which are separated by brick laid in stack bond. The north façade is similar but much narrower and has only one window. The corner entrance consists of a wood multi-light door flanked by pilasters of brick laid in stack bond, each course consisting of five bricks laid diagonally in a saw-toothed pattern, suggesting the flutes of an engaged column. The "engaged columns" are terminated with soldier courses top and bottom. On the south

and east sides, wood multi-light doors and a few wood, multi-light windows remain. Most of the openings have been filled in with glass block or brick. To the west of the building is a paved area that replaced Greenbrier Avenue.

39) Advertising Warehouse, 1907, remodeled 1934 and 1939: Further west is a building that originally served as an ice plant but was converted to an advertising warehouse when refrigeration made its original function obsolete. It is currently being used as an electrical contractor's office and warehouse. Rectangular in plan, the flat-roofed building has two stories plus a raised basement. The foundation is a combination of masonry materials, now parged. Brick pilasters divide the building's brick bearing walls into bays. The first floor is supported by concrete columns while the wood floors and roof above are supported by cast iron columns and wood beams. Above the windows at the second and third stories, two courses of corbelled brick topped by a limestone band extend between pilasters. The original windows that remain are multi-light, six-over-six, double-hung wood windows. Many windows have been replaced with steel framed, glass block windows with operable panels at the center. Most windows at the raised basement level have been filled in with brick, sheet metal, or other material. Some wood panel doors remain. Rolling wood shutters remain at two overhead door openings on the east side. A metal shed was attached to the west side at an unknown date. Stock House No. 1 (Number 26) abuts the rear of the building.

29) Pump House No. 8, 1949: This small one-story rectangular brick building was attached to the southwest corner of the Advertising Warehouse (Number 39). Built to accommodate a well, it has a concrete foundation, a flat roof with a metal coping, wood doors and windows.

North side of Reaney Avenue

Dominating the area north of Reaney Avenue is Complex 'B,' a sprawling complex that consists of a three-story brick building (Number 41) and several much newer one-story buildings (Numbers 38, 61, 67 and 65) that are attached to its east and north sides. The older building has little in common with the later construction, either in character or in function. Though all the facilities are flat-roofed and largely rectangular in plan, they differ in most other respects, including scale and materials.

41) Bottling House, 1901, remodeled circa 1911, 1934, 1946 and 1953: In the southwest quadrant of Complex 'B' is a flat-roofed, three-story brick building that was built in three or more stages and was remodeled many times as the bottling and canning operations were expanded and modernized over the years. Fronting on Reaney Avenue, the building is a rectangle in plan, and the original portion of the building, roughly the west half, is the oldest remaining brewery construction north of Minnehaha Avenue. Except for the northwest corner, which was originally notched to accommodate an ice house at this location, this half of the building has a limestone foundation and brick bearing walls with string courses of corbelled brick and a denticulated cornice at the flat parapet. For the most part, sills are limestone and lintels are brick or limestone. Windows vary, ranging from original six-over-six, double-hung wood windows to retrofitted steel sash factory windows and steel-framed glass block units. Basement windows have arched brick lintels, and some still contain wood windows while others are filled in. Man doors are wood or hollow metal. One of the three large openings on the rear of the building still contains a double wood door while the other two have been retrofitted with steel overhead doors. On the façade, an elevator tower, which rises two stories above the roof, terminates in a flat

parapet with a denticulated cornice line. A few wood windows and doors remain, including a wood door with sidelights. Sometime prior to 1926, the northwest corner of the original building was in-filled with similar but less-articulated brick construction which replaced an ice house at this location. A metal shed was added at the southwest corner at an unknown date. This part of the building was rebuilt after a fire in 1911 and remodeled in 1934, when a canning line was added. The Hamm Brewery canned beer for the first time in this building in 1935.

The east half of the building is of newer construction. The segment of Greenbrier north of Reaney Avenue was abandoned in 1946 to allow for this significant addition, which enabled the brewery to modernize its bottling operation. When the building was enlarged again in 1953, the six existing bottling lines were increased to fifteen lines, and three additional canning lines were added to the existing one. (None of this equipment remains.) Curtain walls enclosing both additions consist of brick on 12" clay tile. Sills and lintels are precast concrete. Most of the windows in the newer half of the building are either steel sash factory units or glass block windows with operable panels, and some openings are now filled in with brick.

Inside, the floors and roof are supported by fire-proofed steel columns and beams. Two large skylights are located near the middle of the concrete roof slab. As the building was remodeled and enlarged over the years, its interior evolved into a complex arrangement of mezzanines and sloped reinforced-concrete floors that resulted in multiple levels. Tunnels connect this building to several others, including Numbers 45, 38 and 26. A tunnel that leads from its northwest corner once crossed under the railroad to the north side of the tracks and connected this building to the Barley Malt House, now demolished. Another tunnel once connected it to the Triangle Building, a one-story brick facility used for storage of cases and bottles which was built in 1938 and demolished in 1997.

38) Warehouse No. 1, 1953: Attached to the east wall of the Bottling House (Number 41), this facility was built as a warehouse for case storage and truck loading. The three story, flat roofed building has a concrete foundation, concrete floors supported by fire-proofed steel columns and beams, and a steel deck roof. Its curtain walls consist of brick on 12" clay tile. Across the first story is a series of truck docks separated by concrete piers. Glass block windows on the second and third stories alternate with recessed brick modules of the same size, creating horizontal bands. Continuous precast concrete bands run above and below the windows and at the coping. Typical windows have 72 glass blocks, arranged in nine rows of eight. Service doors are hollow metal and overhead doors are steel, with the exception of one that is wood. The building continues to be used for storage today.

61) Wash House/Racking Facility, circa 1962-63: Attached to the east wall of Warehouse No. 1 (Number 38) is a utilitarian one-story brick building with a mezzanine and a basement. The windowless building was originally used for cleaning barrels, racking beer, storing filled kegs and loading trucks. A continuous raised concrete dock with six steel overhead doors stretches across the entire south side of the building. The docks are separated by steel columns. After 1972, the building served as cold storage for kegs filled and palletized in its new neighbor to the east, the Sankey Building (Number 67). It is now occupied by St. Paul Marble, a wholesale distributor of marble slabs for countertops.

65) Rail Shipping and Storage, 1965: Attached to the rear (north) walls of Warehouse No.1 (Number 38) and the Wash House/Racking Facility (Number 61) is a very large, nearly 30-foot high one-story, flat-roofed warehouse. Sitting on a concrete foundation, it is built of concrete block. Smooth-faced concrete block bays alternate with ribbed split-face block bays. It is topped with a deep fascia of pre-finished metal siding. It has hollow metal service doors and steel overhead doors. Erected adjacent to a long, narrow loading dock that had been placed along the railroad tracks, this warehouse was built to handle goods received from and shipped to distant markets by train. Before its construction, the loading dock along the tracks had been connected to the third floor Warehouse No. 1 (Number 38) by a steel trestle used to transport goods to and from the facility.

67) Sankey Building, 1972: The one-story, flat-roofed building occupies a segment of Walsh Street (now Stroh Drive) that was vacated in 1972 and relocated to the east. Constructed to house the modern keg operation, kegs manufactured by the Sankey Corporation were washed, filled and palletized here in one operation. The palletized kegs were then transported via lift trucks to the neighboring cold storage facility or via conveyors to waiting transport trucks or via a reversible tunnel conveyor to the loading dock adjacent to the tracks. Built of ribbed split-face block on a concrete foundation, it has hollow metal service doors and steel overhead doors. A metal shed has been added onto the north side.

45) Warehouse No. 3 (Case Storage), 1945: Located to the west of Complex 'B' along Phalen Creek, is a flat roofed, rectangular brick building that stands due north of the Power Plant (Number 32). The building has five levels, only three of which are above grade on the east side, while all five are exposed on the west where the grade drops down to the creek. The building, which sits on a concrete foundation and base, has steel sash factory windows with concrete sills. Typical windows have twelve lights arranged in four rows of three and are singly spaced or combined in groups of three. Service doors are wood or hollow metal. On the first floor of the east side of the building, there are six large openings which contain steel overhead doors. Square pass-through windows are adjacent to four of them. The west and south sides are dominated by regularly-spaced steel sash factory windows. This building replaced a one-story, 22'-high wooden case storage building.

69) Garage, circa 1970: Attached to the north side of Warehouse No. 3 (Number 45) is a concrete-block building with a concrete foundation and a flat roof with a metal fascia. Three stories high on the west side where the grade drops down to the creek, the building has only one story exposed above grade on the east. Here a metal shed roof shelters three docks with steel overhead doors. The walls are smooth concrete block alternating with ribbed split-face block. There is one overhead door on the north wall.

40) Diesel Engine House, 1948 or earlier: The unusually-tall, one-story, wood-framed building was used as a garage for the diesel engine the Brewery owned and operated so that it could transport goods on the railroad spurs that connected its major storage and production facilities. Situated where the former railroad spurs met up with the Northern Pacific (now the Union Pacific) railroad tracks, the building appears to be older than a 1948 building permit suggests and may have been an older building set on a new concrete foundation at that time. The building has ship-lap siding and a gabled roof with exposed rafter ends. An unusually tall door opening at the east end, which probably contained a wood

door originally, now contains a metal overhead door. A service door at the southeast corner is wood. At some point, a small concrete block addition with a shed roof was built onto the south side.

Conclusion

The foregoing narrative is, for the most part, limited to buildings and structures located on or above grade. The brewery site has an extensive network of piping systems and tunnels which are not accessible at this time. The number, location and condition of these and other sub-surface features, such as foundations of buildings and structures that have been demolished over the years, is not known and awaits future investigation. It should also be noted that the date of construction for a given building is followed by date(s) of substantial remodel(s) that occurred during the period of significance. The brewery was remodeled on a continual basis after the period of significance, and these subsequent remodels are reflected in the building descriptions but are not dated.

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[i] The segment of Reaney Avenue inside the district was vacated in 1973 per city ordinance #2050451.

[ii] This building was the ninth to use Turner system according to Moira Harris in "From Limestone to Rubble at a Brewery Full of Memories" published in the July-August, 2002 issue of the *American Breweriana Journal.* As her source, she cites *The Improvement Bulletin* (St. Paul), April 6, 1907, 17.

[iii] After a great deal of controversy associated with the financing of the bridge and legal proceedings to determine if Minnehaha was a "legal" street, construction and maintenance costs of the bridge appear to have been split 50-50 between the City and the St. Paul and Duluth Railroad Company, which was responsible for the west half. Interestingly, city ordinances associated with the investigation were sponsored by "Alderman Hamm." Among those voting on the ordinances was "Alderman Yeorg."

The Theodore Hamm Brewing Company Historic District is significant under National Register Criterion A as one of the most important breweries to operate in the state of Minnesota and under Criterion B for its association with three of the state's more influential businessmen. By applying the latest scientific and technological innovations to improve and expand its plant and operations, the Hamm Brewery became a leader in the brewing industry, locally and regionally, attaining state significance in the area of industry during the years 1865 to 1952. Both the company and its founder, Theodore Hamm, his son William and grandson William, Jr. influenced development in St. Paul and the Twin Cities area. The Theodore Hamm Brewing Company reflects the historical patterns identified in the Minnesota context entitled "Urban Centers, 1870-1940," and the "German-American Community and Dayton's Bluff: 1882-1900" historic context established by the City of St. Paul's Heritage Preservation Commission.

Background

Born October 14,1825, in a small town in Baden-Baden, Germany called Herbolzheim, where he was raised on a family farm, Theodore Hamm (1825-1903) learned the trade of a butcher in Freiburg before emigrating to America in 1854. After his arrival, he worked as a butcher in Buffalo, New York, and then in Chicago, where Louise Buchholz (1833-1896) who was born in Hasslach, a town near Herbolzheim, joined him. Theodore and Louise married in Chicago and moved to St. Paul in 1856. The Hamms started a boarding house called the Sailors Rest at the corner of Front and Walnut streets, and Theodore operated a saloon at Third Street, now Kellogg Boulevard, and Robert Street and later a hotel and saloon on West Seventh Street near Seven Corners.[i] At the time, there were about six breweries operating in St. Paul.

The Twin Cities Brewing Industry in the mid 1800s

Beginning in the 1840s, German immigrants were coming to St. Paul in numbers, bringing their customs and taste for lager beer with them. Several breweries soon opened to satisfy the demand. In 1848 Anthony Yoerg started St. Paul's first brewery near Seven Corners, and in 1853 Martin Bruggemann started the second in a house on Third Street, now Kellogg Boulevard. In the early seventies, both Yoerg's and Bruggemann's breweries moved to the west side of the Mississippi River to take advantage of the sandstone caves for storage. The third St. Paul brewery, the North Mississippi Company, was established in 1853 on the left bank of the river at Shepard Road and Drake Street.[ii]

In 1855 three more breweries came into existence. One was the City Brewery started by another German immigrant, Dominick Troyer, near Eagle and Exchange Streets in upper town. This brewery was later purchased in 1860 by William Funk and Ullich Schwitzer, and Funk's interest was subsequently sold to Frederick Emmert in 1865. The City Brewery, which grew to become St. Paul's second largest producer in 1871, maintaining a steady production of 6,000 barrels per year, would eventually close circa 1901 and be purchased by the Theodore Hamm Brewing Company.

The other two breweries established in 1855 were the Christopher Stahlman Cave Brewery, started in the caves under West Seventh Street, and the North Star Brewery, started near the caves of Dayton's Bluff on Commercial Street. In 1884, Jacob Schmidt, who had been the brew master at Hamm's, left and bought out the shares of one of the two partners at the North Star Brewery. Following a fire, the

North Star Brewery was relocated to the site of the recently-closed Stahlmann brewery, which was purchased by Schmidt in 1899, and renamed the Jacob Schmidt Brewing Company. Schmidt's brewery, at one point ranked 7th in the nation in production, would become one of Hamm's fiercest competitors.[iii]

The first brewery in Minneapolis was started in 1850 by John Orth. In 1890, the John Orth Brewing Company consolidated with three other breweries (the Henrich Brewing Association, F. D.Norenberg Brewery & Malt House and Germania Brewing Association) to create the Minnesota Brewing and Malting Company, later shortened to Minneapolis Brewing Company (NRHP-90). New facilities were built on the site of Orth's brewery at 1215 Marshall Street in Minneapolis and opened for production in July of 1892. The Minneapolis Brewing Company (Grain Belt Brewery) went on to compete with Hamm's and Schmidt's breweries in St. Paul for the position of # 1 brewer in Minnesota.[iv]

When Minnesota achieved statehood in 1858, a dozen breweries were in operation and half of them were located in St. Paul.[v] In 1860, Andrew Keller (1825-1873) started the Pittsburgh Brewery in the unsettled area along Phalen Creek just north of downtown St. Paul. Theodore Hamm acquired this small struggling brewery and its equipment in 1864, expanded it and renamed it the Excelsior Brewery. The circumstances surrounding his acquisition of the brewery, its exact site and physical properties are not clear.

Inferences based on City Directories and recorded deeds, as well as newspaper articles written about the brewery, lead to the conclusion that the brewery Hamm acquired from Keller in 1864 was located just northwest of the confluence of Trout Brook and Phalen Creek near the Stillwater Road and that this operation was subsequently relocated to the east bank of Phalen Creek, just north of the part of the ravine that became known as Swede Hollow. Regardless of exactly where the brewery he acquired from Keller was situated, numerous sources indicate that in 1865, Hamm's brewery occupied that portion of the current site which is south of Minnehaha Avenue and west of Greenbriar Avenue. Apparently, Hamm rebuilt the brewery on these two parcels in Irvine's 2nd Addition, which, according to the Grantor-Grantee Mortgage Index, he purchased from George Fetsch in 1865.[vi] It is not clear what, if anything, was already built on the new site when he acquired it, nor why Hamm chose to relocate the brewery he bought from Keller to this particular site.

A conflicting story, which has been much-publicized, gives a different account of the circumstances surrounding Hamm's acquisition of the brewery and its location. This version maintains that the brewery Hamm acquired from Keller in 1864 was a struggling brewery on the current site of Hamm's and that Keller, a good friend, offered it as collateral on a loan from Hamm, who in turn mortgaged his home and his beer garden in the early 1860s to finance Keller's venture in the Second California Gold Rush. When Keller failed to find gold and couldn't repay the loan, Hamm lost his mortgaged home and beer garden and came into possession of the friend's small, defunct brewery.[vii]

Regardless of whether Hamm's founding of the Excelsior Brewery on the east bank of Phalen Creek at Minnehaha Avenue was deliberate or coincidental, the site proved to be ideal for a brewery. In addition to being located on the creek, this site was adjacent to the path of the imminent transportation link from Chicago to St. Paul, which was announced in the *St. Paul Daily* on June 23,1864. The proximity of the

Brainard flour mill and the caves in Dayton's Bluff were additional advantages. The brewery would benefit immediately from proximity to a region well-suited for growing barley and hops, access to caves for the storing and aging of beer and a source of water for power, brewing, ice-making, keg-washing and domestic needs. Soon it also would benefit from proximity to the railroad.[viii]

The Early Years of the Hamm Brewery

Despite its many advantages, the brewery was a considerable distance from the center of the city. Its only neighbors at the time were the Brainard Flour Mill just to the north and, on the opposite bank of Phalen Creek, the Drewry Brewery, formerly the Putnam & Dexter Brewery, which had been built in 1861. In order to survive in an area still sparsely settled, the brewery had to be a self-contained community. In addition to brewing beer, the Hamm Family grew their own food and raised and butchered their own animals, and they did this on a scale that enabled them to operate a beer garden in conjunction with the brewery. With access to the mill, their only outside needs were salt and sugar. Circa 1874, Hamm entered into a partnership with Philip Thoen and purchased a controlling interest in the mill, then called the Queen Roller Mills.[ix]

In 1865, the brewery had five employees and produced 500 barrels of beer. The following year production increased to 850 barrels. As the East Side attracted more settlers, the brewery gradually increased its capacity and improved its operation. The article "Hamm's a Pioneer Brewery that Never Stopped Modernizing," explains that the brewery's growth in the early years was a period of ups and downs following business cycles of that era. The article describes the delivery of beer by wheelbarrows that carried one or two quarter barrels or one half barrel of beer. The capacity of the plant was fueled largely by manpower and relied on a limited amount of mechanical devices.[x]

This small primitive brewery soon developed into a more sophisticated operation that utilized the best technology available. In 1875, a newspaper article, "An Important Subject," describes the brewery thus:

> The main building is of course the brewery, which is a mammoth affair of stone, five stories in height, with innumerable subterranean cellars and vaults, where the beer is placed to acquire tone and perfection. This building is provided with every convenience, in the way of machinery, vats, bins, etc., with absolute neatness and order which prevails on every hand, Mr. Hamm insisting upon the utmost system and cleanliness being observed, a most important point in such a line of business.

The article mentions the introduction of a new Corliss engine and boiler built by Depew, Howson & Co., describing it as the top equipment of its kind in the state. The pitch machine was another example given of the brewery's commitment to modernization. The steam-operated machine for applying pitch to the kegs was a great labor saver and was the only such machine in the city at the time.[xi]

The first indication that the brewery was emerging as a leading producer was in 1878-79, when it was ranked second in the state by producing 5,770 barrels in 1878 and 7,980 barrels in 1879, behind Chris Stahlmann's brewery, which produced 8,415 and 10,440 barrels respectively. In 1879, 45.9% of beer manufactured in Minnesota was produced in St. Paul and Minneapolis. The success of large breweries

like Hamm's and Stahlmann's was in part due to the new railroad system in Minnesota that expanded their markets to outlying areas.[xii]

As the business prospered, Hamm bought available land surrounding the brewery. Some of the land was sold to employees to encourage them to settle near the brewery, and a dormitory, since demolished, was built for unmarried employees. Hamm also purchased a parcel of land on the West Side of Phalen creek along the railroad, giving him future access to his brewery through the Drewry tunnel. Additional land that he acquired included the lots on Greenbriar, where the Hamm mansion was built in 1887 and where three additional homes were subsequently built for Theodore Hamm's children.[xiii]

Expansion of the 1880s:

The expansion of the Hamm brewery in the 1880s and the following decade can be attributed to a dramatic increase in immigration and the building of the railroads. The population of St. Paul increased from 20,000 in 1870 to 40,000 by 1880, greatly affecting the local economy. Wholesale trade in St. Paul increased from $8,000,000 in 1867 to $51,000,000 in 1881. It was an ideal time to start a business in St. Paul, and Hamm was able to take advantage of the situation. By 1882, Hamm's was the largest brewery in St. Paul with 45 employees and an annual production of 26,000 barrels, up from 8,000 barrels in 1879. In 1883, the Northern Pacific Railroad connecting the St. Paul and Duluth Railroad to the Pacific was completed, further expanding markets. By 1886, with 75 employees, Hamm's production increased to 40,000 barrels, more than the amount that had been produced by all eleven breweries operating in St. Paul in 1879. Thirty horses were needed to deliver its beer to the local area. Hamm's, now the largest single industry in St. Paul, encompassed the original limestone brew house and stable plus a brick malt house and grain storage building, a brick power plant, a brick office building, the old flour mill, now called Hoyt's, and a few out-buildings. An 1886 plat map indicates that the "Corporate limits of the City of St. Paul on the North" coincided with the centerline of Minnehaha Street (now East Minnehaha Avenue). The brewery operation that had occupied two parcels had expanded to occupy four acres of land that straddled the city limits.[xiv]

Many of St. Paul's breweries were owned by German Americans who maintained a relationship with the brewing industry in Germany to keep pace with the latest techniques. The skill of the brew master was considered critical to the success of the brewery. With no training in the art of brewing, Hamm sought this expertise in German friends. The first documented brew master at Hamm's was Charles Fritchle, who likely was instrumental in the brewery's early success. From 1880 to 1884, Jacob Schmidt helped propel the brewery to the status it achieved in the early 1880s. A few years after Schmidt left Hamm's and went on to purchase the North Star Brewery, Christian Figge assumed the role of master brewer. On September 25, 1892, a reporter for the *St. Paul Pioneer Press* stated, "Mr. Figge is the brew master. This gentleman, we learn, has had a valuable experience in the leading breweries of Germany and of the United States." This position would stay in the Figge family for nearly eighty years, passed down from father to son for three generations. The yeast culture, the key ingredient to the taste of the brew, was initially isolated by master brewer Chris Figge's son William circa 1900 and was thenceforth kept in a special room designed to protect it from contaminates. Over the years, the quality of Hamm's beer would be attributed to the secrets the master brewer being applied with scientific precision in

hygienic laboratory conditions and to a pure source of water.[xv]

Hamm had originally thought that he would pass on the reins of the brewery to his oldest son, but Theodore, Jr. suddenly died of a case of peritonitis in 1870, casting a shadow of sadness over the Hamm family. The next heir apparent, son William (1858-1931), was pulled from St. John's preparatory school at age fourteen to work and be trained in all aspects of the brewery. This was the beginning of a 60-year career in the family brewery, which would in turn be led by his son William Hamm, Jr. (1893-1970). When Theodore Hamm and Louise returned from a year-long trip to Germany in 1865, their son William presented them with a large Victorian house which overlooked the brewery and downtown St. Paul from the top of Dayton's Bluff. The building of the Hamm mansion, designed by German-born architect Augustus Gauger, was symbolic of the leadership transition from father to son.[xvi]

William's leadership role, which had actually begun in 1880, was formally spelled out in 1896, when the Brewery was incorporated as the Theo. Hamm Brewing Co. with Theodore named as president and treasurer and William listed as vice-president and secretary. When the incorporation papers were drawn up in May of that year, which was the first year that incorporation was an option in Minnesota, 12,500 shares of stock were created and, in turn, 100 shares of common stock were sold at $100 a share. The articles stated that the brewery's purpose was to produce beer and malt and to raise the requisite capital by using its real estate holdings as collateral for any loans. Hamm Brewing Company ledgers from the early 1900s have separate categories for general real estate expenses and for real expenses associated with the Theo. Hamm Realty Co.[xvii]

Expansion of the 1890s:

In 1890-1891, William Hamm, Sr. spent five months touring notable European breweries and concluded that the brewing industry in the United States was technologically superior to Europe's with respect to efficient utilization of space and control of labor costs. Upon his return, he embarked on an ambitious building program which would totally change the image of the brewery. The original brewery was replaced with a monumental, state-of-the-art brewing complex in the Romanesque Revival style. The architect for the new brewery was August Maritzen of Chicago. The project was completed in phases so that the brewery could remain in operation during the construction. In the end, the only original building that remained from the period 1865-1880 was the limestone stable which later served as the carpenter's shop. The first component of the complex was a brew house built in 1892, which was followed by several other buildings that were constructed adjacent to it between 1893 and 1901. Additional new buildings constructed during this major expansion were a paint shop, wagon shop, blacksmith shop and stables for sixty Percheron horses. Other buildings were expanded and remodeled. A newspaper reporter writes of the grand opening of the new brewery in the *St. Paul Pioneer Press*, September 28, 1894:

> Of all the "grand openings" that have ever taken place in the city of St. Paul the grand opening of Hamm's new brewery yesterday certainly secured the largest crowd. To say that from 2 in the afternoon until 6 in the evening 10,000 people visited that magnificent institution and its new additions and enjoying the hospitality of the proprietor would be a very low estimate.

He goes on to describe the brewery as covering two blocks as one looked down from the Hamm residence on the top of the hill. The plant that cost a quarter of a million dollars was designed so that it could double in size "without laying another brick."[xviii]

By the turn of the century the successful model of the vertically integrated brewery, such as the Anheuser-Busch brewery in St. Louis, was beginning to take over the beer market.[xix] Economies of scale and technological improvements, such as refrigeration and bottled beer, also enabled large regional breweries to increase their production. The expansion and modernization of Hamm's and the Minneapolis Brewing Company in the 1890s enabled these two breweries to increase their combined production capacity to one million barrels in 1900, considerably more than the 706,280 barrels actually produced in all of Minnesota that year. By 1900, Hamm's was beginning to dominate the market producing almost one third of all the beer in Minnesota.[xx] Interestingly, Hamm's and the Minneapolis Brewing Company, the #1 and #2 producers of beer in the state, built a shared cold storage unit in Kittson County in Northwestern Minnesota to fight off the expansion efforts of the G. Heileman Company of La Crosse, Wisconsin.[xxi]

Expansion in the early 1900s:

By 1903, the brewery had expanded north across Reaney Avenue to the tracks and a railroad spur, now gone, traversed the site from north to south, connecting the brewery's facilities on the north side of Minnehaha with those on the south. Mechanical refrigeration and the building of modern cellars made the cooling of beer in the caves obsolete. The brewing equipment at the time included steam-driven refrigeration compressors. Hamm's continued to add brewing equipment, stock cellars and bottling facilities and in 1915 capacity reached 600,000 barrels a year. Typical of its collaboration with large breweries during area, the Bishop & Babcock Manufacturing Company of Cleveland established a plant close to the brewery to collect carbonic gas from fermentation and liquefy the gas for sale to other retail industries, such as manufacturers of soft drinks.[xxii]

Throughout the first two decades of the 20th century, major expansion and modernization continued to occur in the American brewing industry as it took advantage of the technological advances of this age, including improvements in refrigeration and bottling, both of which aided the production and distribution of beer. No longer limited to transporting beer in barrel containers to local saloons, breweries were able to sell beer to distant markets and to businesses other than saloons in labeled bottles that clearly identified their product. The bottling works built by Hamm's in 1901 used the newly invented crown cap, which replaced the earlier porcelain covers, and the lithographed paper labels, which replaced the embossed bottles of the earlier period. Preferred by many patrons over draught beer sold in taverns, as they could now store the bottles at home in their ice boxes, bottled beer soon captured about 20% of the beer market. Newspaper ads between 1905-1910 promoted home delivery. Like other local breweries, Hamm's now sold beer to restaurants, hotels and drug stores. In addition to making direct sales, Hamm's enlisted more than a hundred local beer distributors that helped expand their market.[xxiii]

Hamm's 1903 brewery guide stated that 100 white refrigerated railroad cars were available for shipping product to distant markets and 300 Percheron horses continued to be used for local deliveries. Motorized vehicles gradually replaced the horse-drawn beer wagons, but in 1907, one hundred fifty

Percheron horses were still delivering bottled beer for sale at seven cents a bottle. During the First World War, Mack trucks traveling at a speed of 15 mph were more common than the horse-drawn beer wagons, the last of which was retired in 1923. However, horses continued to be used in the brewery yards, and the last horse, a gray mare named Dewey who reportedly would drink nothing but Hamm's, was retired from service in 1936.[xxiv]

The modernization and expansion efforts of both Hamm's and the Minneapolis Brewing Company enabled these two brewers to dominate the market in outlying areas, leading to the demise of breweries in some of the rural areas. Refrigeration and mechanization, along with the associated economies, allowed these two breweries to produce beer for distant markets and for a lower cost, squeezing competitors out of the market through price-cutting. Between 1895 and 1915 the costs of production rose faster than prices, further aiding the bigger breweries which could offset the lower profit margin through increased sales and minimize transportation costs through volume discounts by the railroads. In addition, the cost to open a new brewery with state-of-the-art mechanical devices was now out of reach for most brewers. Between 1904 and 1919, the number of breweries in Minnesota decreased from 78 to 51. The pre-prohibition production of beer in Minnesota reached a high in 1913 of 1,700,000 barrels of which Hamm's was producing approximately one third.[xxv]

Prohibition

The Temperance Movement in Minnesota dated back to the early 1850s, when saloons, which were the principal social outlets of the time, attracted a diverse clientele and the hard liquor they served often led to unruly behavior. In 1852, St. Paul had 16 saloons, and the newspapers of the time reported many incidents associated with their intoxicated patrons. Following a decline in activity during the Civil War, temperance societies, such as the St. Croix Valley Temperance Association, became active again. Prohibition sentiment, escalated during the 1890s, fueled by a proliferation of saloons and their high visibility, both of which may be attributed to the competitive practices of the large breweries. Placing show cards on the walls and windows of saloons and beer parlors to advertise their brands, the big breweries of the time, which included Hamm's, the Minneapolis Brewing Company, Anheuser-Busch of St. Louis and Pabst of Milwaukee, also competed with each other in the placing of beer in kegs at retailers. In addition, large breweries purchased beer retail outlets and then rented these retail establishments to individuals willing to sell only their beer.[xxvi]

The advent of this British version of "tied houses" led to a competition between private saloons and brewery-owned saloons. This led to an increase in the number of taverns in many cities, to the point of having one saloon per every 150-180 persons. The profit levels dropped and many saloons not able to survive on a low profit margin began to engage in illegal activities including gambling and prostitution. This precipitated the formation of one of the brewers' main opponents, the Anti-Saloon League of America, in 1893. By 1907, the League's forces began to take hold with prohibition laws in Ohio and in much of the South.[xxvii]

William Hamm, as president of the Minnesota Brewers Association and Vice President of the United States Brewers Association, addressed his concern at the latter's 48th convention in Milwaukee in 1908:

> The Anti-Saloon League persistently and positively never deviates from its aim and its policy has absolutely fixed that aim and its object in view. So far as the public is concerned, that aim and object is expressed in their slogan, "The Saloon Must Go" but those of us who know, and who have followed their work, know that their aim and object is but one thing, Prohibition, not only upon the statue books, but actual Prohibition to the individual; the wiping out of not only the saloon, but the right to sell in any form, under any conditions, the right to manufacture, and the right of individual consumption; Prohibition not only in towns, cities or villages, county, State, or group of states, but Prohibition national.[xxviii]

Hamm's words would prove to be prophetic as the Eighteenth Amendment was ratified in 1919.

During Prohibition, Hamm's kept the plant open and kept their men employed producing "near beer" (a beverage with less than 1% alcohol), soft drinks, malt syrup, industrial alcohol, syrups, confectioner's supplies, sardines, cigars and corn cob pipes. The company even considered the manufacture of ice cream.[xxix] Prohibition also prompted the brewery to increase its activity in the field of real estate, where brewery assets could be invested more profitably.

Repeal of the Eighteenth Amendment

Coinciding with the national trend, only about one half of the breweries operating in Minnesota on the eve of Prohibition reopened after Repeal. The St. Paul breweries that reopened included Hamm's, Schmidt's and Yoerg's breweries.[xxx] When Prohibition ended on April 7, 1933, Hamm's was prepared. When the whistle blew signaling the exact moment 3.2% beer was legalized in St. Paul, long lines of train cars and trucks loaded with cases and kegs were ready to pull out of the brewery yard. In addition to describing the jubilation surrounding this event, newspapers announced that Hamm's was planning a major renovation of the brewery, including replacement of equipment that had not been updated in over a decade.[xxxi]

William Hamm did not live long enough to see the end of Prohibition, but in anticipation of repeal, he had mapped out an extensive renovation and expansion plan. His son William Jr. (1893-1970), who had served as the brewery's Vice President since the end of World War I and was now its president, implemented this plan immediately. The $3 million expansion and improvement program was directed by St. Paul architect, Clarence Johnston, Jr. The updating of the electrical system was the first priority. A new power plant was built on the site of the flour mill. Three boilers, with 475-horse power, were installed along with provisions for a fourth unit. The 350-ton Corliss driven ammonia compressor, originally installed in the old power plant in 1903, was moved to the new power plant along with an existing 375--ton compressor. All switches and controls for the brewery were located in the power plant. The next project was an upgrade of the brewing complex that included a new mash tub and cereal cooker in the Brew House, a new wort cooler in the adjacent building and 200 new storage tanks in Stock House No. 2.[xxxii]

In 1934, the brewery expanded to the north of the railroad tracks with the construction of a malting plant and barley elevator. The malting plant contained a Saladin system. Designed by Otto Luebkert, it contained two sections, one for germinating grain and a kiln house for drying. The bottling plant was also updated and furnished with a canning line in 1935, immediately after the successful test-marketing of a version of the modern flat top can of today was conducted in Richmond, Virginia, on January 24,1935.[xxxiii] Circa 1936, a new two-story administration building was built as well as a garage to service one hundred additional vehicles that were added to the current fleet of 25 trucks. By this time, the brewing facilities had been improved with the installation of two new lauter tubs, a mash mixer, two hot water tanks and a high-pressured carbon-dioxide gas-collecting system that doubled brewing capacity. The brewery was now a major regional distributor of two brands, Preferred Stock and Master Brew, to sixteen states.

After Repeal brewing production and sales were concentrated in St. Paul and Minneapolis, whose brewers produced two-thirds of the malt beverages sold in the state between 1933 and 1949. Better roadways and packaging improvements enabled large breweries to market their beer, through distributorships and wholesale networks, to grocery stores and liquor stores in outlying areas. Hamm's was now competing with small local breweries throughout the state. Economies of scale enabled large brewers to absorb advertising and transportation expenses. Neon signs appeared on taverns and liquor stores after prohibition. Billboards appeared along Minnesota roadways. In the late 1930s radio became another way for Hamm's to advertise its beer and its commercials were carried on Minneapolis radio station WCCO. Hamm's began to dominate the brewing industry in Minnesota and by 1940 had a brewing capacity of one million barrels.[xxxiv]

The production of beer produced in Minnesota quickly reached the pre-prohibition level and continued to rise rapidly until 1938 when the effects of World War II began to put restrictions on production. When the United States entered the war in 1941, production dropped 20% from the previous year. Rationing during the war led to a shortage of tin and cork for bottle caps. Old caps were recycled and brewers were prompted to return to the old wired down caps. The beer industry helped pay for the war with over a half million dollars collected in taxes to the federal government in the fiscal year ending in June 1944. Despite the effects of the war, by 1945 a record production of 80 million barrels was reached in the United States.[xxxv]

After World War II

In 1946, Hamm's embarked on a $16 million program that by 1952 had expanded its size to cover 20 acres and increased its number of employees to approximately 1300. The 800,000 barrels per year pre-war capacity had increased to 1.5 million.[xxxvi] To accommodate the increased power requirements, an additional boiler was added and the original three oil boilers were converted to gas. The electrical system was revamped with a new 2,500-kilowatt service. A generator was put into operation. The bottling equipment was modernized to increase its capacity to 175 bottles per hour. To accommodate the increased capacity the bottling plant was enlarged. In addition, the now obsolete carbon dioxide collection by Liquid Carbonic Company was replaced by a new system for the handling and storage of these gases. The brewery and lab house were relocated and modernized. Malt formerly shipped to the brew house from the malting plant by rail was now transported 1200 feet from the malting plant to the

brew house in an 8-inch pipe running along the rooflines. New wort coolers were added as well as a modernized storage area for hops in Stock House No. 2. A new $2 million fermentation building was built and new modernized equipment was added.[xxxvii]

After World War II, large brewers began to buy and build multiple plants which eventually led to a decline from 605 breweries in the U.S to 440.[xxxviii] At first Hamm's did not follow this trend, and continuing to centralize its production in one manufacturing site, the company entered the national market through advertising instead. Campbell-Mithun advertising agency of Minneapolis created the slogan "The Land of Sky Blue Waters" and their advertising, which won numerous awards, helped sell 1,150,000 barrels in 1951, a record-breaking year which placed Hamm's in fifteenth place in the nation.[xxxix]

In 1952, William Jr., who had been president of the brewery since 1933, became the chairman of the board, a position he held until 1965, when the brewery was sold, and brew master William Figge became the new president. These role changes, which signaled a change in leadership if not ownership, mark the end of the period of significance. After this change in management, Hamm's embarked on new business strategies that transformed the company from a family-owned Minnesota brewery to a nation-wide conglomerate.

The Modern Era

After 1952 the company soon expanded for the first time outside of the St. Paul plant. Hamm's purchased the Rainier Brewing Company of San Francisco in 1953. Hamm's quickly rose in the national ranking to claim 11th place in 1953, 8th place in 1954, 7th place in 1955 and 5th place in 1956, behind Anheuser-Busch, Schlitz, Falstaff, and Ballantine. By 1957 annual production had increased to 3,374,849 barrels, but growth in sales was beginning to level off. Ironically, 1957 was the year that the brewery embarked on an ambitious expansion program, acquiring the Rheingold Brewing Company in Los Angeles and the Gulf Brewing Company in Houston. Acquisition of the Gunther Brewery in Baltimore followed in 1960, the year Hamm's captured 4.44% of the national market, the highest percentage they were ever to reach. Although sales increased to 3,500,000 barrels in 1965, the percentage of the national market slipped to 3.82%. In 1965, Hamm's top ranking in the state dropped to second place with 27.4% of the Minnesota market, slightly behind Grain Belt's 27.9%. Although the number of barrels sold by Hamm's would increase in subsequent years, these trends would continue.[xl]

In 1965, following the blocking of the sale of Hamm's to Molson Breweries in Canada by the justice department, the stockholders of Hamm's accepted an offer by Heublein, Inc. of Hartford, Connecticut for $65,806,300. William C. Figge retired as president the following year and was replaced by Ralph A. Hart, President of Heublein. By 1973 Hamm's had slipped to 13th in the nation. Upon hearing that the brewery was up for sale, six Hamm's distributors agreed to buy it for $6 million. When their attempts to sell 300,000 shares of stock failed, the brewery offer was rejected. The brewery again was for sale in 1975 and was bought by the Olympia Brewing Company of Tumwater, Washington, for $13.7 million.[xli]

In March of 1982 the Pabst Brewing Company of Milwaukee merged with Olympia Brewing Company. The following year, Pabst traded the Hamm's plant in St. Paul to the Stroh Brewing Company of Detroit

for its plant in Tampa, Florida. This move meant that Hamm's beer would no longer be brewed in St. Paul as Pabst assigned the brewing of the Hamm's products to its Milwaukee plant.[xlii]

In 1996 Stroh bought G. Heileman Brewing Company in La Crosse and one year later officially closed down the Hamm's brewery in St. Paul for good on November 24, 1997. The City of St. Paul intended to purchase the brewery property in connection with a major redevelopment plan called the Phalen Corridor Initiative, but before negotiations could be completed, Stroh sold Hamm's in March of 1998 to St. Paul real estate investor and developer, Howard Gelb, who proceeded to lease individual buildings for cold storage, shipping and light industrial use. In 1999 the City of St. Paul purchased the portion of the brewery north of the Union Pacific Railroad tracks from Mr. Gelb and demolished the buildings to make way for the proposed Phalen Corridor Initiatives expressway. The buildings which were demolished included a 1900 foot high grain elevator, more than a dozen massive storage tanks, a six-story malting plant, four warehouses for case storage as well as several minor support buildings. In 2003, that portion of the brewery which lies south of Minnehaha Avenue was purchased from Mr. Gelb by the City of St. Paul, which is currently developing a plan for its re-use. The buildings located south of Minnehaha Avenue include the oldest remaining structures and represent the core of the original brewery. Mr. Gelb continues to lease the brewery buildings he still owns to other businesses.

Influences on the Development of the East Side of St. Paul

The East Side of St. Paul had its early beginning in the 1840s and 1850s as people built their homes and businesses northeast of and outside of the town of St. Paul. The development of the East Side initially occurred just north of the lower landing, as settlers moved north from Trout Brook along Phalen Creek. In the 1840s, John Wagner, a sheriff for Ramsey County and the principal owner of the land just south of the future site of Hamm's brewery, died and left this land as tax–forfeited property. The city allowed the people living in this area to pay $5.00 a month rent. The area was rapidly settled by the Swedish immigrants in the 1850s and called Swede Hollow or "Svenska Dalen."[xliii]

At the time Theodore Hamm established his brewery, development of the East Side had not extended much further north than Swede Hollow. As the brewery began to grow, Theodore Hamm needed workers. Since the brewery was still difficult to reach from the developed portions of St. Paul, Hamm encouraged employees to build their homes near the brewery and sold them land that he had purchased around the brewery. Dormitories were built for unmarried employees, whose meals were furnished by the brewery. Theodore eventually founded and became president of the Hamm Realty Company. As the Brewery expanded over the years, it continued to serve as a catalyst for development in the area.

Broader Influences of the Brewery and the Hamm Family

The leadership position in the brewery was passed down from father to son, remaining in the Hamm family for three successive generations. All three men were dedicated to staying on the cutting edge of technology, which earned them a prominent place in their field. Both William Hamm, Sr. and William Hamm, Jr. were active in the Minnesota Brewers Association as well as the United States Brewers Association. Moreover, beyond their contributions to the industry, the Hamms exhibited an interest in

civic affairs and an entrepreneurial spirit, which led to broader influences on the Twin Cities area and the state.

In addition to founding the brewery, Theodore Hamm may be credited with initiating other enterprises, which, though relatively small-scale during his lifetime, evolved into noteworthy institutions. He purchased a significant amount of land surrounding the brewery and started the Hamm Realty Company, which was operated as the real-estate division of the brewery until the 1930s, when it was separated from company control. In 1937, the real estate division was incorporated as a separate company. Called United Properties, it became a leader in the buying, selling and management of property, primarily in the Twin Cities area until 1947, when it reached beyond Minnesota.[xliv] Theodore also formed what was then the first labor union in St. Paul and ironically was elected its first president by the brewery workers that made up its membership.[xlv] This union later merged with Local Union 97 of the International Union of United Brewery Workman of America, as evidenced by a 1912 contract printed in German and English with the Yoerg, Hamm, and Schmidt breweries parties to the contract.

By 1885, Theodore's son William was also making a name for himself in St. Paul. William Sr. was active in civic affairs and engaged in diverse business enterprises, and his leadership in these venues contributed to the development of the city. In the late 1880s, he served on the City Council for three terms, one as president. When St. Paul held its first Winter Carnival in 1886, he was selected as the first king of the now nationally famous event. He was a member of the city's Park Board from 1890 to 1902 and was instrumental in establishing many of St. Paul's parks. While a Director of the Upper Mississippi Barge Line Company, he actively campaigned for the dredging of a nine-foot deep channel in the upper river and thereby helped develop the river's full potential as a trade artery. William Sr. also served as vice president of Commercial Bank and president of the St. Louis, St. Paul and Minneapolis Packet Company.[xlvi]

In 1919 he partnered with theater moguls, Morris Finkelstein and I. H. Ruben, and became the president of the Northwest Theater Circuit. Starting with a few local theaters, including the Princess and the Orpheum (originally the Palace) on Seventh Street in St. Paul, the company eventually owned and controlled 150 movie theaters in Minnesota, Wisconsin and the Dakotas. At one time the Northwest Theater Circuit was the largest theater chain in the country and a major force in the development of the motion picture industry. The company would later be sold for a reported 10 million dollars to Paramount-Famous-Lasky in 1929.[xlvii] In 1920, Hamm took a leading role as owner's representative in the completion of a six-story office building bearing his name (NRHP-97). The same year that the Hamm Building was completed, he built the Capitol Theater in St. Paul, and the following year, he built the State Theater in Minneapolis. In 1926, Hamm purchased the controlling interest in the successful department store, The Emporium, on Robert Street between Seventh and Eighth streets in St. Paul. Hamm would go on to purchase the property and become its president. In addition, William Hamm "financed the construction of many business blocks not only in St. Paul, but (in) Minneapolis and other cities in the Northwest. He helped bring the Ford plant to St. Paul, and the Armour plant to South St. Paul."[xlviii]

Upon William Hamm's death, the *St. Paul Dispatch* on June 11,1931 wrote, "He was a man of extraordinary force and ability, and he exerted in some respects an unequaled influence on the course

of events and the development not only of St Paul but over a wide extent of surrounding and allied territory."

His son William Hamm, Jr. served as Director of the United States Brewers Foundation, and it was during his presidency of the brewery that Hamm's achieved its greatest national recognition, but his influence also extended beyond the brewery. An active member of the local business community, William Jr. served on St. Paul's Chamber of Commerce and Central Business District Authority. In 1934, he took over the presidency of The Emporium. He also served as a director for many companies, including the First National Bank, United Properties Inc., the Industrial Credit Company, and the Northland Insurance Company. Along with his sisters, Margaret Hamm Kelley, Theodora Hamm Lang and Marie Hamm Ankenny, William established the Hamm Foundation, whose purpose is to benefit educational projects, medical research and other philanthropic activities. In 1954, the foundation also established The Hamm Memorial Psychiatric Clinic in St. Paul and many other institutions that became integral parts of the community. The Foundation absorbed two-thirds of the cost of establishing an Institute for Mental Health on the campus of St. John's University in Collegeville, Minnesota and instituted "Talking Books," a project to provide recorded material to the blind.[xlix]

In the 1950s the brewery developed a marketing program that enabled it to compete with the top breweries in the city, state and nation. Its advertising slogan "From the Land of Sky Blue Waters" and its brand icon, a cartoon bear, became unforgettable accomplishments in the state's and nation's advertising history. The award-winning commercial was likely in part responsible for propelling the brewery into fifth place in the nation in 1956, and it also had an important side effect. It created a compelling image of the state of Minnesota and made the American public aware of its recreational potential. The commercial was so successful in attracting interest to Minnesota that, in the 1960s, the state tourist bureau borrowed the concept for its literature.[l]

Conclusion

During the period of significance, 1865 to 1952, Hamm's grew from a primitive brewery to a major force in the brewing industry, first locally and then regionally. By successfully adapting to changes that occurred over nearly a century, the company consistently took advantage of scientific and technological advances to modernize and expand its plant and operations. Under the leadership of three successive generations of Hamms, the company steadily increased production and sales to become one of the most important industries in the state. As a result of the success of the family-owned brewery, as well as the individual accomplishments of its owners, the Theodore Hamm Brewing Company is eligible for nomination to the National Register under criteria A and B for its significance under Industry.

[i] John T. Flanagan, *Theodore Hamm In Minnesota: His Family and* Brewery (St. Paul: Pogo Press, 1989): 4-9.
[ii] For areas of early St. Paul that are referenced in this document, see the attached map entitled *Early St. Paul.*
[iii] For a discussion of the first breweries of St. Paul, see Gary J. Brueggeman, "Beer Capital of the State; St. Paul's Historic Family Breweries," *Ramsey County History*, 16.2, (1981): 3-15.
[iv] For a discussion of the history of the Minneapolis Brewing Company , see Jeff R. Lonto, *Legend of a Brewery* (Minneapolis: Studio Z-7 Publishing, 1998).
[v] For a list of fourteen breweries founded in Minnesota between 1849 and 1860, see Dr. J. E. Siebel, *One-Hundred Years of Brewing* (Chicago: H. S. Rich and Company, 1903), 340-346. In addition to seven breweries in the vicinity of St. Paul and Minneapolis, a brewery was listed as being founded in each of the following cities: Stillwater (1851), St. Peter (1856), Mankato (1856), Faribault (1857), St. Cloud (1857), Rochester (1858), and New Ulm (1860). In 1878, in addition to fifteen breweries in the vicinity of St. Paul and Minneapolis, there were approximately 100 in greater Minnesota, the larger breweries located in Stillwater, Faribault, Winona and New Ulm. At the turn of the century, in addition to thirteen breweries in the vicinity of St. Paul and Minneapolis, there were approximately 65 in greater Minnesota, the larger breweries located in Duluth, Rochester, New Ulm, Mankato, Stillwater, Little Falls and Crookston.
[vi] Theodore Hamm and George Fetsch, Mortgage Documents, Grantor – Grantee Mortgage Index, St. Paul, Minnesota, January 1, 1865, and February 8, 1865.
[vii] Moira F. Harris, *Louise's Legacy: Hamm Family Stories* (St. Paul: Pogo Press, 1989) 15-17.
[viii] Charles Edwin Dick, "A Geographical Analysis Of The Development Of The Brewing Industry Of Minnesota" Thesis in the special collections of Wilson Library at the University of Minnesota, Minneapolis, 1981: 213-219.
[ix] For a discussion of the early years of the Hamm brewery, see Flanagan, 1989: 11-16 and Harris, 1998: 51-57.
[x] "Hamm's, a Pioneer Brewery that Never Stopped Modernizing", *Brewery Age,* October 1938: 82-84.
[xi] "An Important Subject," *St. Paul Pioneer Press,* June 6, 1875.
[xii] Charles Edwin Dick, "A Geographical Analysis Of The Development Of The Brewing Industry Of Minnesota" Thesis in the special collections of Wilson Library at the University of Minnesota, Minneapolis, 1981: 219.
[xiii] Atlas of St. Paul, Hopkins, Minnesota, 1884: Plate II.
[xiv] Tom Herold, "St. Paul's Economical Development in the Nineteenth Century," essay in the collections of Ramsey County Historical Society, St. Paul; Dick, 220-26; Peter Blum, "Hamm's Brewery," *The Breweriana Collector,* Summer 1989: 7.
[xv] K. Austin Kerr, "The American Brewing Industry, 1865-1920," *TheDynamics of the Brewing Industry Since 1800,* Ed. R. G. Wilson and T. R. Gourish (London: Routledge, 1998): 178; Jeri Engh, *Hamm's The Story of 100 Years In The Land Of Skyblue Waters* (St. Paul: Theo. Hamm Brewing Company, 1965): 6.
[xvi] Flanagan, 1989: 15-16, 37-38. For a discussion of the early Temperance Movement in Minnesota, see Agnes E. Ellingsen, "A History Of The Temperance Movement In Minnesota To 1865," Thesis in the special collections of the University of Minnesota, Minneapolis, 1933: 46-136.
[xvii] For more information, see Gregory Renner, "Theodore Hamm Brewing Co.", essay in the special collections of St. Thomas University, St. Paul, 1977: 9-11. In *Theodore Hamm in Minnesota: His Family and Brewery*, John T. Flanagan, notes that the Hamm Realty Company was incorporated on May 4, 1896, however it was operated as a division of the Brewery until the early 1930s.
[xviii] Harris, 1998: 66-77; Flanagan, 1989: 22.
[xix] Kerr, 179-180.
[xx] Dick, 108, 111-13, 228.
[xxi] Lonto, 6. The G. Heileman Brewery remained a threat to Minnesota's breweries and ironically had a hand in the closing of all three big breweries in Minnesota Hamm's, Grain Belt, and Schmidt.
[xxii] William H. Lang and Craig Wooley, "Foresight in Brewery's Program Assured; Expansion Tuned to Quality," *Food Engineering*, August 1951: 90; Sonja and Will Anderson, *One Hundred Years of Brewing* (Newton: Anderson, 1973: 113-14.
[xxiii] Moira F. Harris, *The Paws of Refreshment: The Story of Hamm Beer Advertising* (St. Paul: Pogo Press, 1990): 15-16.

[xxiv] Engh, 11; Harris, 1990:8.
[xxv] Dick, 115-16, 244-252.
[xxvi] Dick, 233.
[xxvii] Kerr, 186-92. The temperance movement in the United States dated back to 1826, when the "American Society for the Promotion of Temperance" ("The American Temperance Society") was founded in Boston.
[xxviii] Harris, 1990: 12-13.
[xxix] Engh, 10.
[xxx] Dick, 257.
[xxxi] "Dateline April 7, 1933: Prohibition Ends!," *Reflections from the land of sky blue waters,* Vol. 6, No. 2 (March/April 1958): 3, 14.
[xxxii] "Hamm's, a Pioneer Brewery that Never Stopped Modernizing", *Brewery Age,* October 1938: 82-92.
[xxxiii] Herman W. Ronnenberg, "The American Brewing industry Since 1920," *The Dynamics of the Brewing Industry Since 1800,* Ed. R. G. Wilson and T. R. Gourish (London: Routledge, 1998): 200; Harris, 1990: 15-16.
[xxxiv] Dick, 261; Harris, 1990: 17.
[xxxv] Dick, 274; Ronnenberg: 201-2.
[xxxvi] Flanagan, 1989: 89.
[xxxvii] Lang, 90-98.
[xxxviii] Dick, 277.
[xxxix] Harris, 1990: 21.
[xl] Dick, 149, 161-166.
[xli] Flanagan, 1989: 96-101.
[xlii] Lee Engerstrom, "Stroh swaps for brewery on East Side," *St. Paul Pioneer Press,* final ed., Section A, 06 May 1983: 1,4.
[xliii] Jerry Feders, "Early Neighborhood Developments On The East Side Of St. Paul," essay in the collections of Ramsey Historical Society written at St. Thomas, 1977: 9-11.
[xliv] Flanagan, 1989: 44-47
[xlv] Engh, 5.
[xlvi] For a discussion of William Sr.'s achievements, see Flanagan, 1989:37-49; Harris, 1998: 63-64.
[xlvii] For a more complete discussion, see Flanagan, 1989:44. Finkelstein had emigrated to Minnesota in 1887 from Lithuania and built a successful jewelry business in St. Paul. Much later, he and Reuben, who owned a theater in Des Moines, built the Princess Theater on property owned by Finkelstein. The two men went on to build the Palace, subsequently called the Orpheum, and later took over the Garrick Theaters in Minneapolis and St. Paul. At this point John Norton, a real estate mogul, introduced them to William Sr., who lent them money to greatly expand their holdings.
[xlviii] Engh, 8.
[xlix] Reflections, Fall 1983; for a discussion of the life and achievements of William Jr. and the charitable contributions of the Hamm family, see Flanagan, 1989: 83-109.
[l] For a discussion of Hamm's advertising history, see Harris, 1990.

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BOUNDARY DESCRIPTION

Beginning at the northeast corner of Block 49 of the Arlington Hills Addition and proceeding southerly along the western edge of the Burlington Northern Railroad right-of-way to the northeast corner of lot 18 of Block 4 of Borup and Payne's Addition, thence proceeding west along the north property lines of lots 18 through 14 of Block 4, thence south along the eastern edge of Payne Avenue to the point where it intersects the west property line of lot 6, Block 2 of Irvine's Second Addition, thence south along the west property lines of lots 6 through 11 of Block 2 to the southwest corner of lot 11, thence east along the south property line of lot 11 and continuing east across the Burlington Northern Railroad right-of-way to Block 4 of the Theo. Hamm Brewing Co. Addition, thence southerly along its west property line, thence east along its south property line to Block 2 of Schurmeier and Evans Addition, thence north along the west boundary of Block 2 to Warren's Garden Lots, thence east along its south property line, thence north along its east property line to the north edge of Minnehaha Avenue, thence east to the southeast corner of lot 15, Block 57 of Arlington Hills Addition, thence north to the northeast corner of lot 15, thence west along the north property lines of lots 15 through 11 of Block 57 to the northeast corner of lot 10, thence north to the north edge of Reaney Avenue, thence east along the north edge of Reaney Avenue to the west edge of Stroh Drive, thence north along west edge of Stroh Drive to the Union Pacific Railroad right-of-way, thence west along the south edge of the Union Pacific Railroad right-of-way to the point of beginning.

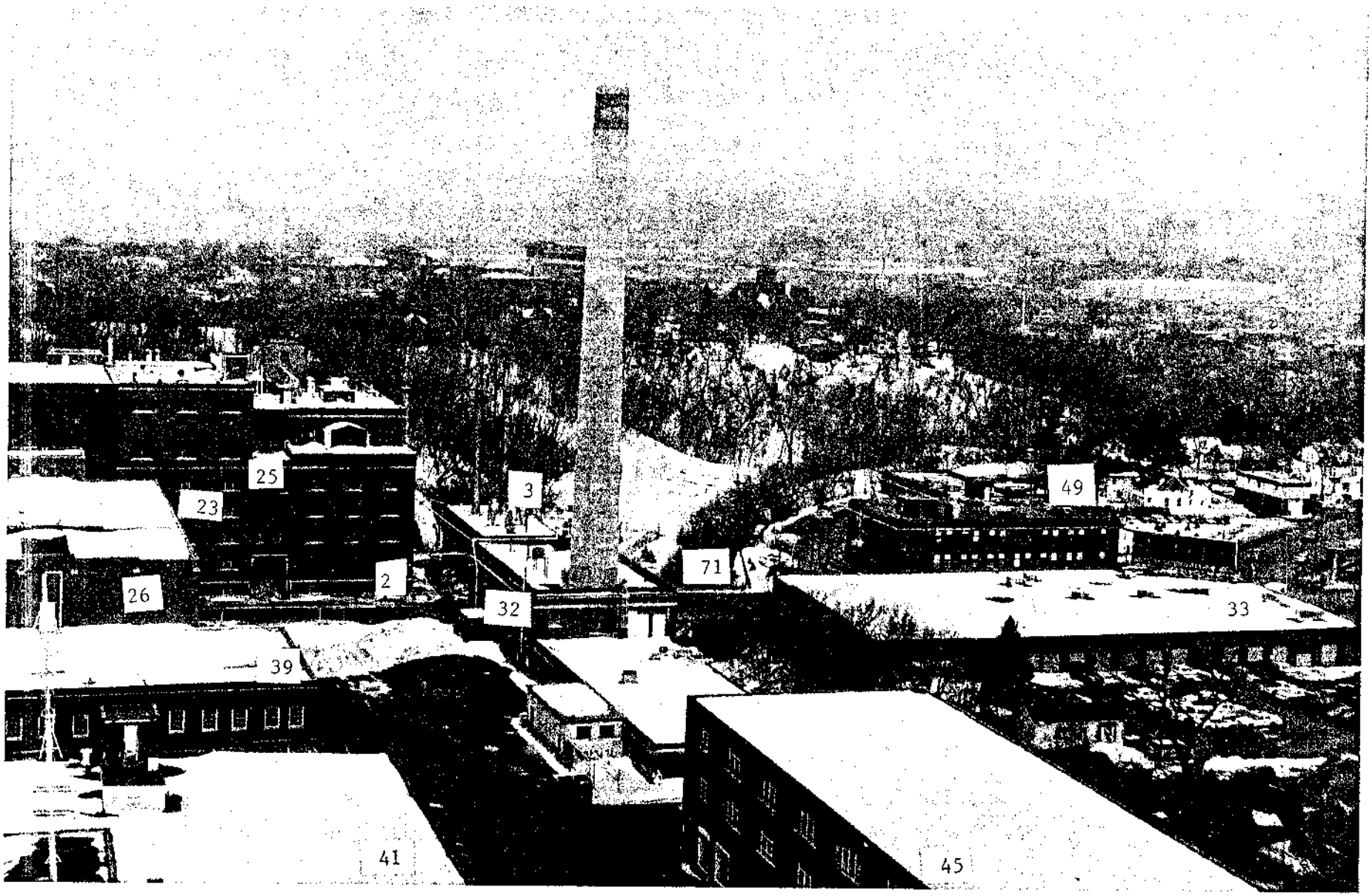
BOUNDARY JUSTIFICATION

The boundary of the Theodore Hamm Brewing Company encompasses the brewery's resources that retain historic integrity and represent the brewing process. These functionally related resources are concentrated south of the Union Pacific Railroad (now Phalen Corridor), west of Stroh Drive, north of Dayton's Bluff and east of Payne Avenue. Originally, the brewery complex extended north of the Union Pacific Railroad and included a series of concrete grain elevators and warehouses that were demolished in 2001 for the construction of the Phalen Corridor Project. Therefore, this area is not included within the district boundary.

LIST OF RESOURCES

1	Office (former Power House)	ca. 1883	Contributing Building
2	Brew House	1892	Contributing Building
3	Grain Dryer	1951-53	Contributing Building
6	Grit Storage	1893	Contributing Building
7	Racking Room	1893	Contributing Building
8	Wash House	1901	Contributing Building
9	Carpenter Shop	ca.1865	Contributing Building
10	Shavings Vault	ca. 1901	Contributing Structure
11	Pump House No. 3	ca. 1934	Contributing Structure
12	Retaining Wall and Stairway	ca. 1901	Contributing Structure
13	Blacksmith/Machine/Paint Shop	1911	Contributing Building
17	Stock House No. 3	1907	Contributing Building
18	Stock House No. 2	1901	Contributing Building
20	Pump House No. 5	1933	Contributing Structure
23	Laboratory/Wort Cooler (former Malt House/Grain Storage)	1883	Contributing Building
25	Hop Storage	1911	Contributing Building
26	Stock House No. 1	1947-48	Contributing Building
27	Stock House No. 4	1948-53	Contributing Building
28	Credit Union	1937	Contributing Building
29	Pump House No. 8	1949	Contributing Structure

31	Pump House No. 1	ca. 1939	Contributing Structure
32	Power Plant	1933	Contributing Building
33	Garage	ca. 1936	Contributing Building
38	Warehouse No. 1	1953	Noncontributing Building
39	Advertising Warehouse	1907	Contributing Building
40	Diesel Engine House	1948 or earlier	Contributing Building
41	Bottling House	1901-1953	Contributing Building
45	Warehouse No. 3	1945	Contributing Building
49	Administration Building	ca. 1936	Contributing Building
56	New Brew House	1955-56	Noncontributing Building
59	Electric and Pipe Shop	1957	Noncontributing Building
60	Silo	ca. 1960	Noncontributing Structure
61	Wash House/Racking Facility	1962-63	Noncontributing Building
66	Pump House No. 11	ca. 1958	Noncontributing Structure
65	Rail Shipping and Storage	1965	Noncontributing Building
67	Sankey Building	1972	Noncontributing Building
69	Garage	ca. 1970	Noncontributing Building
71	Bridge	1978	Noncontributing Structure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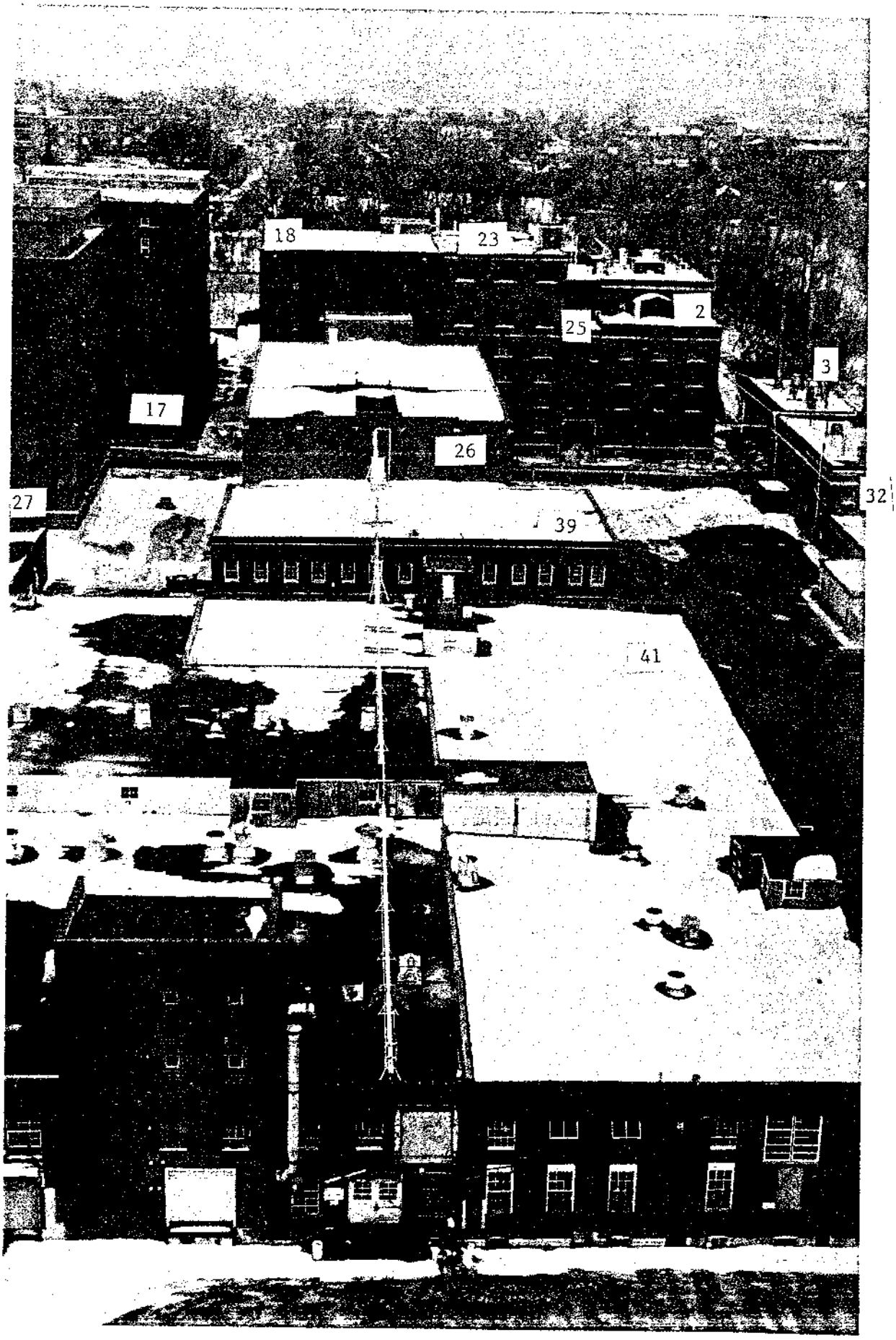
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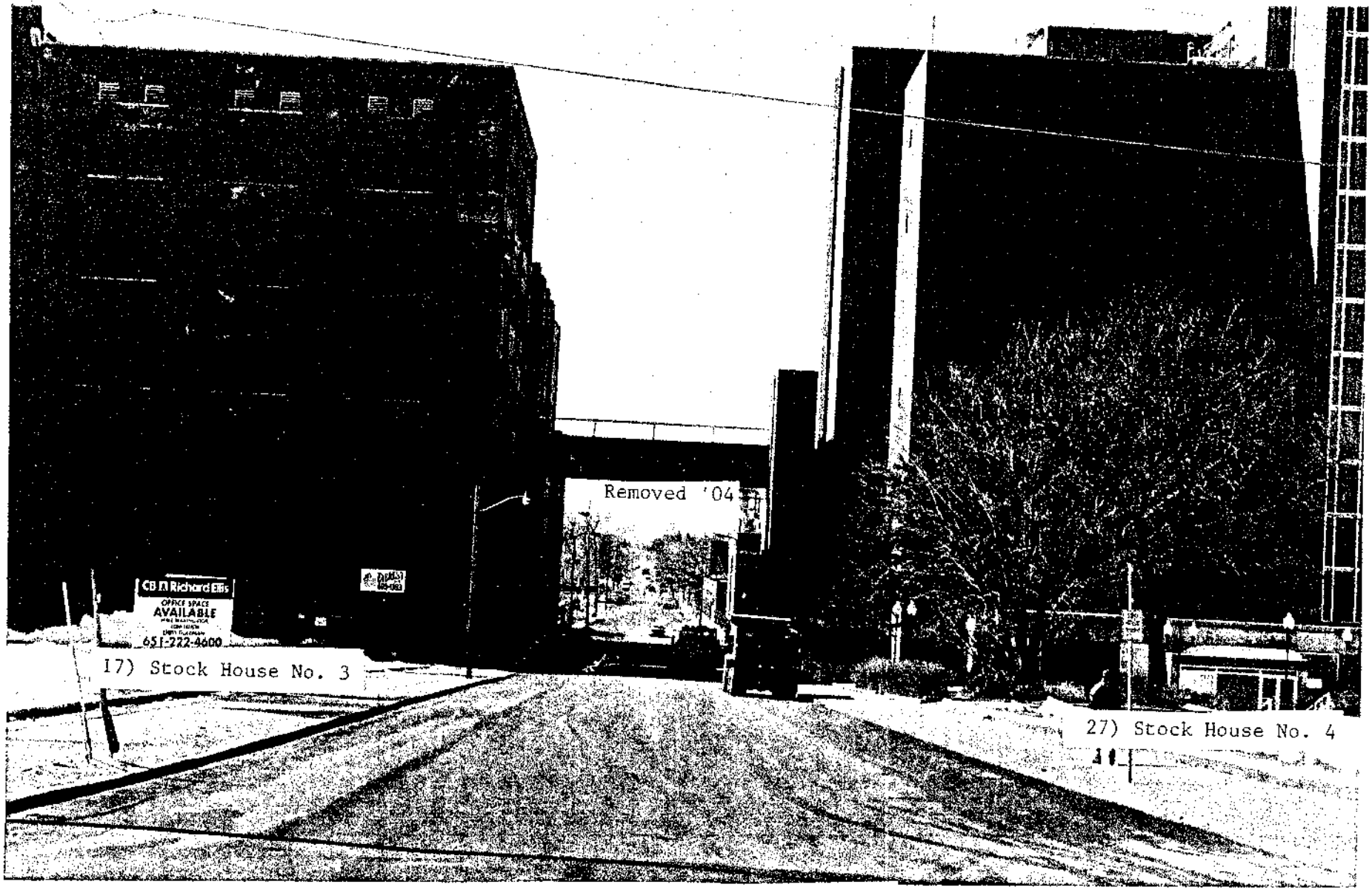
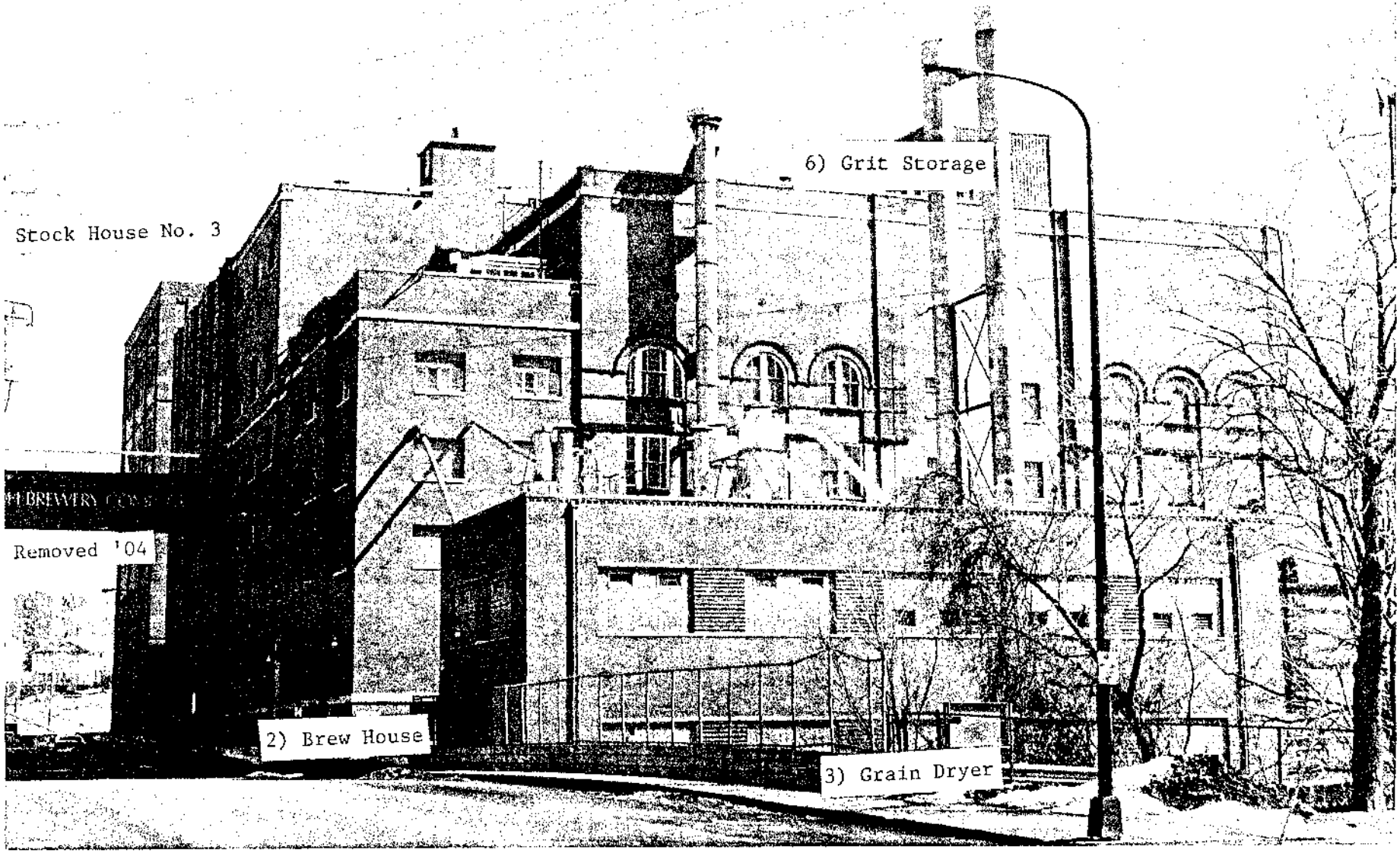
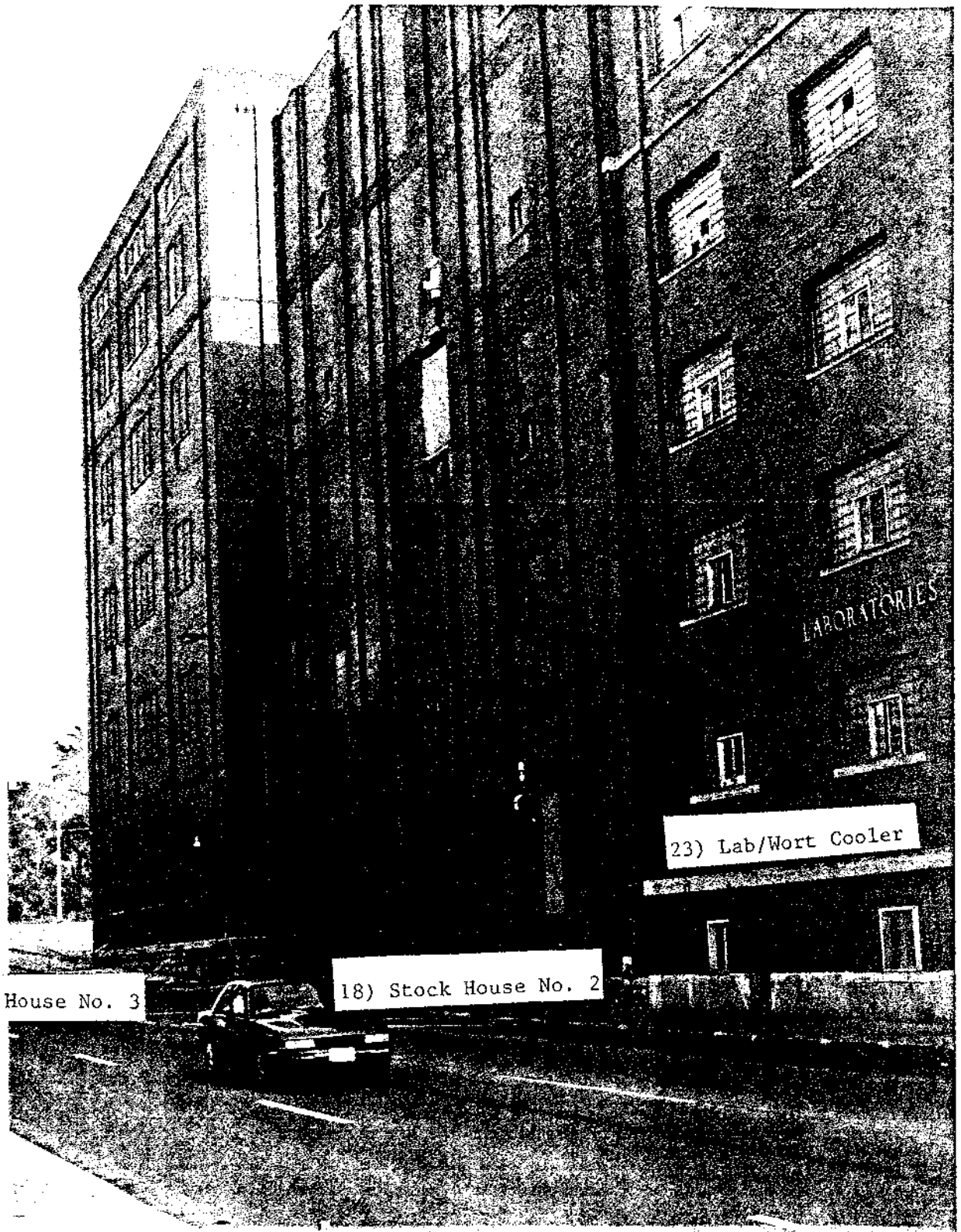


Streetscape: Looking east on Minnehaha Ave



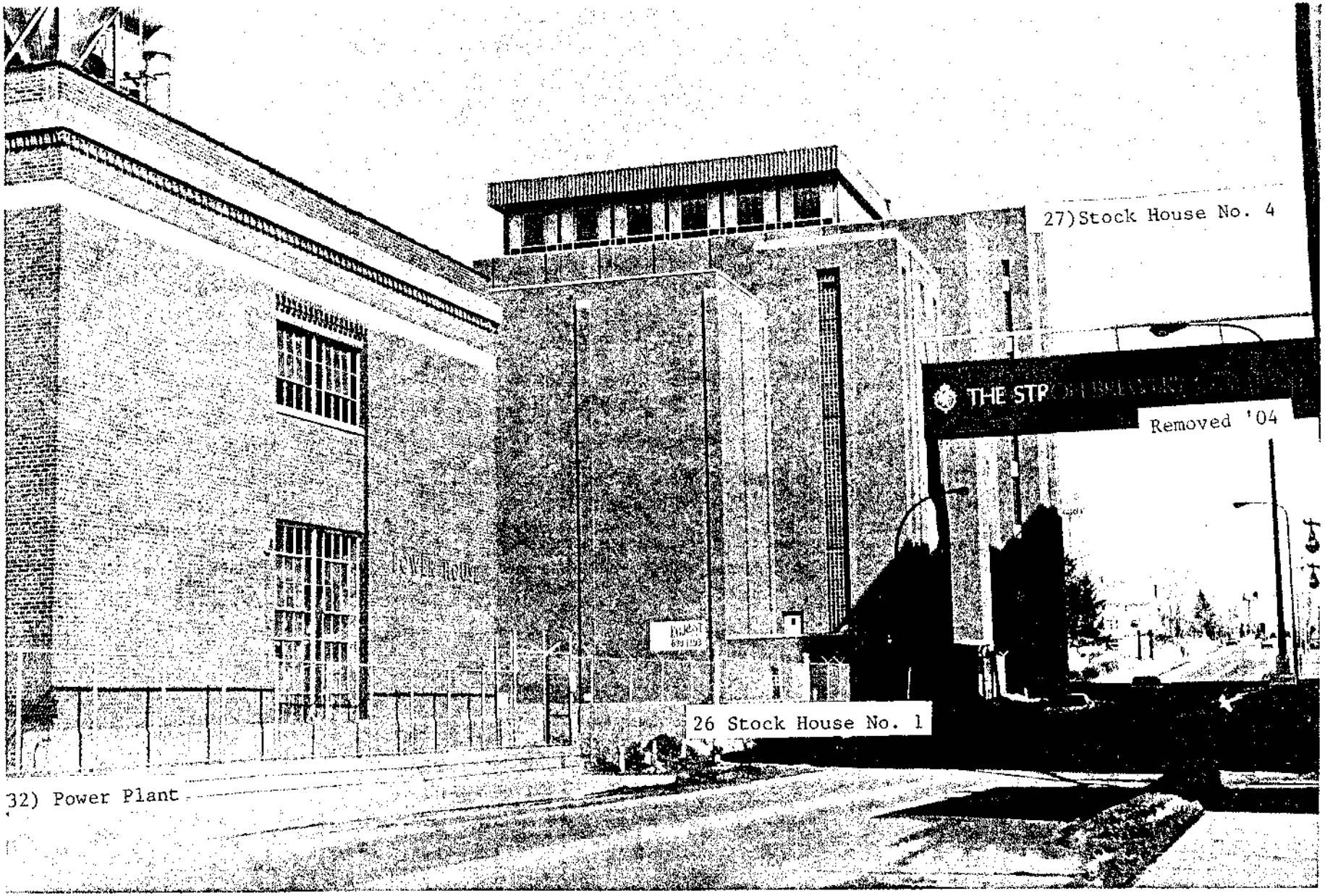
Streetscape: Looking west on Minnehaha Ave

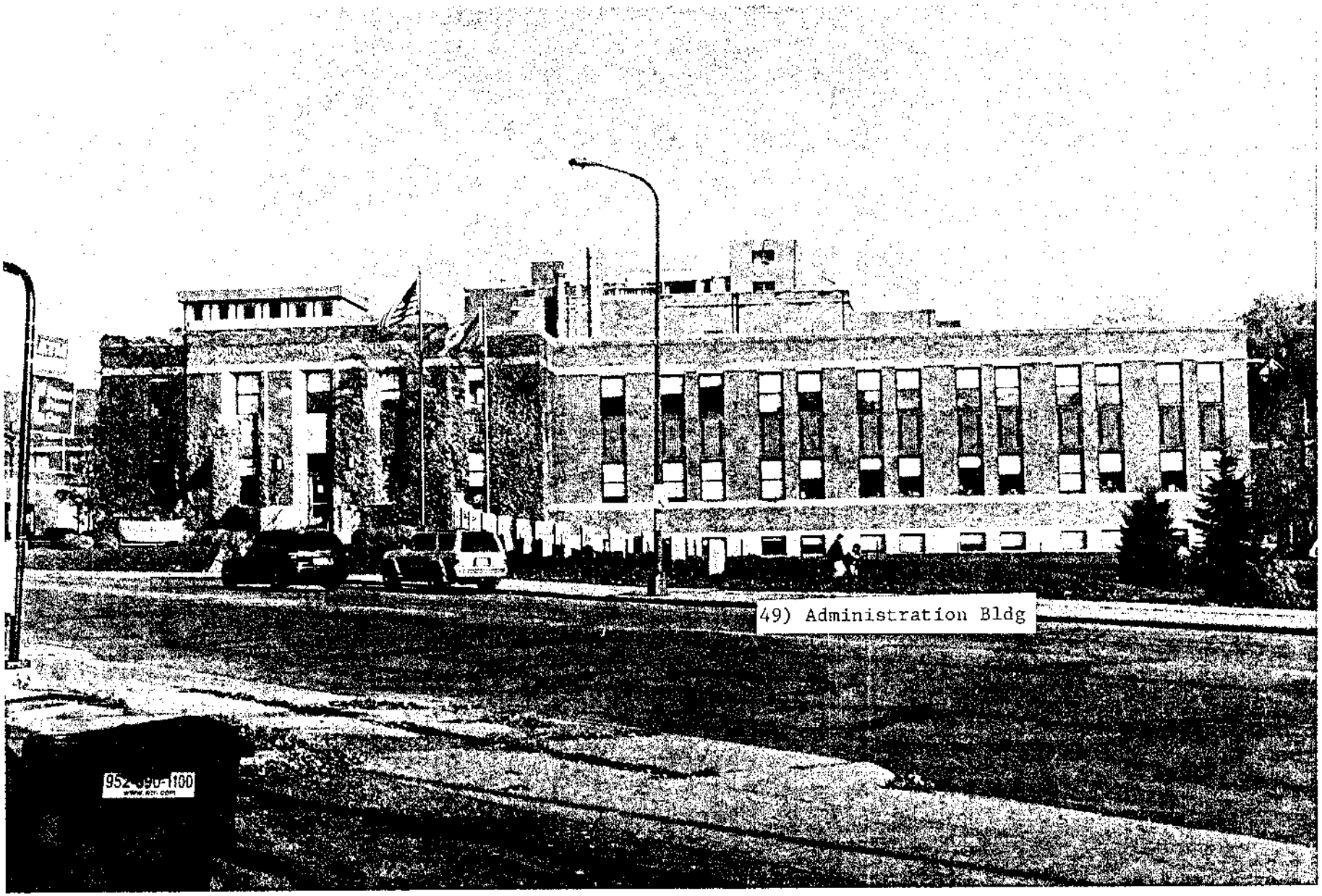


23) Lab/Wort Cooler

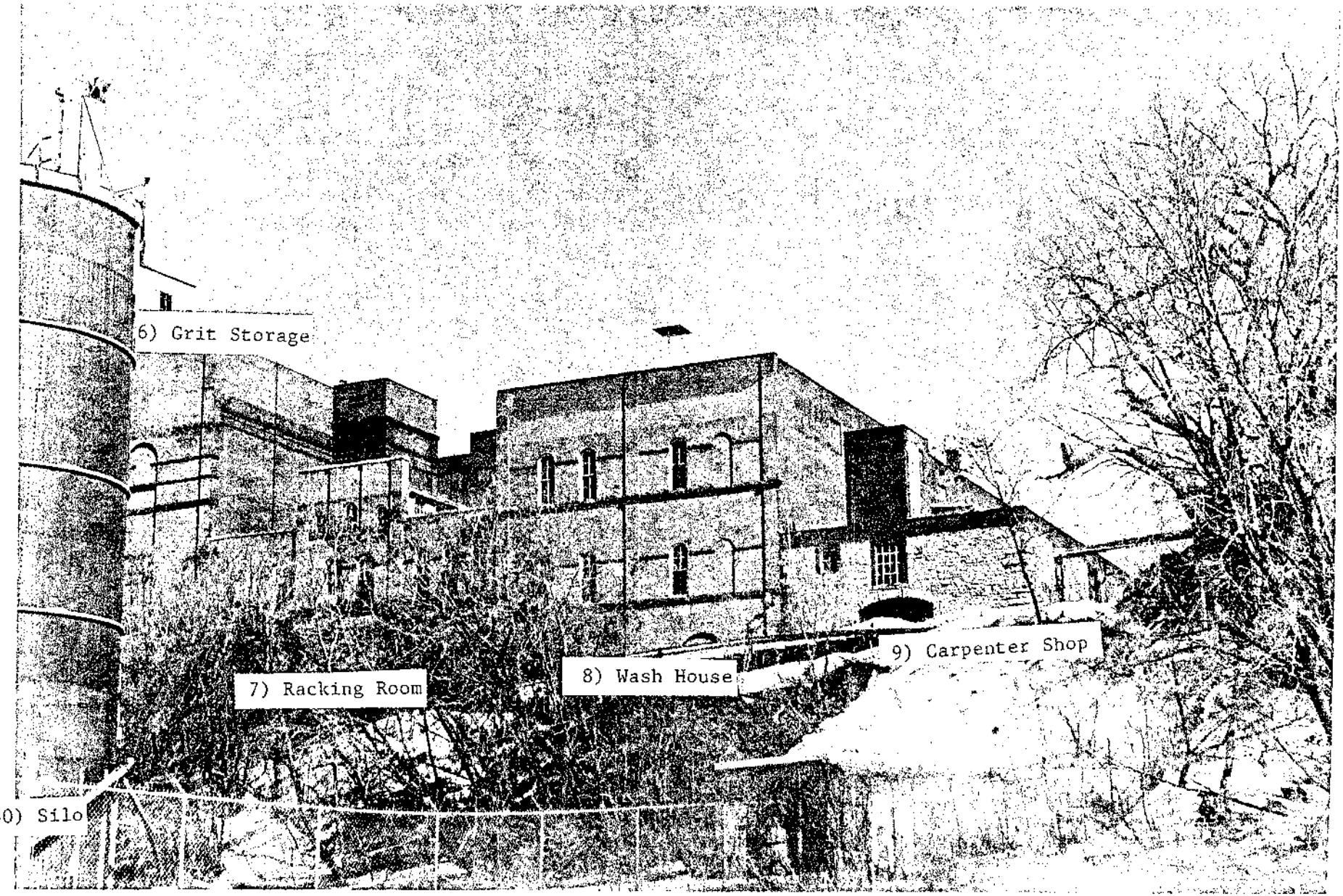
18) Stock House No. 2

17) Stock House No. 3

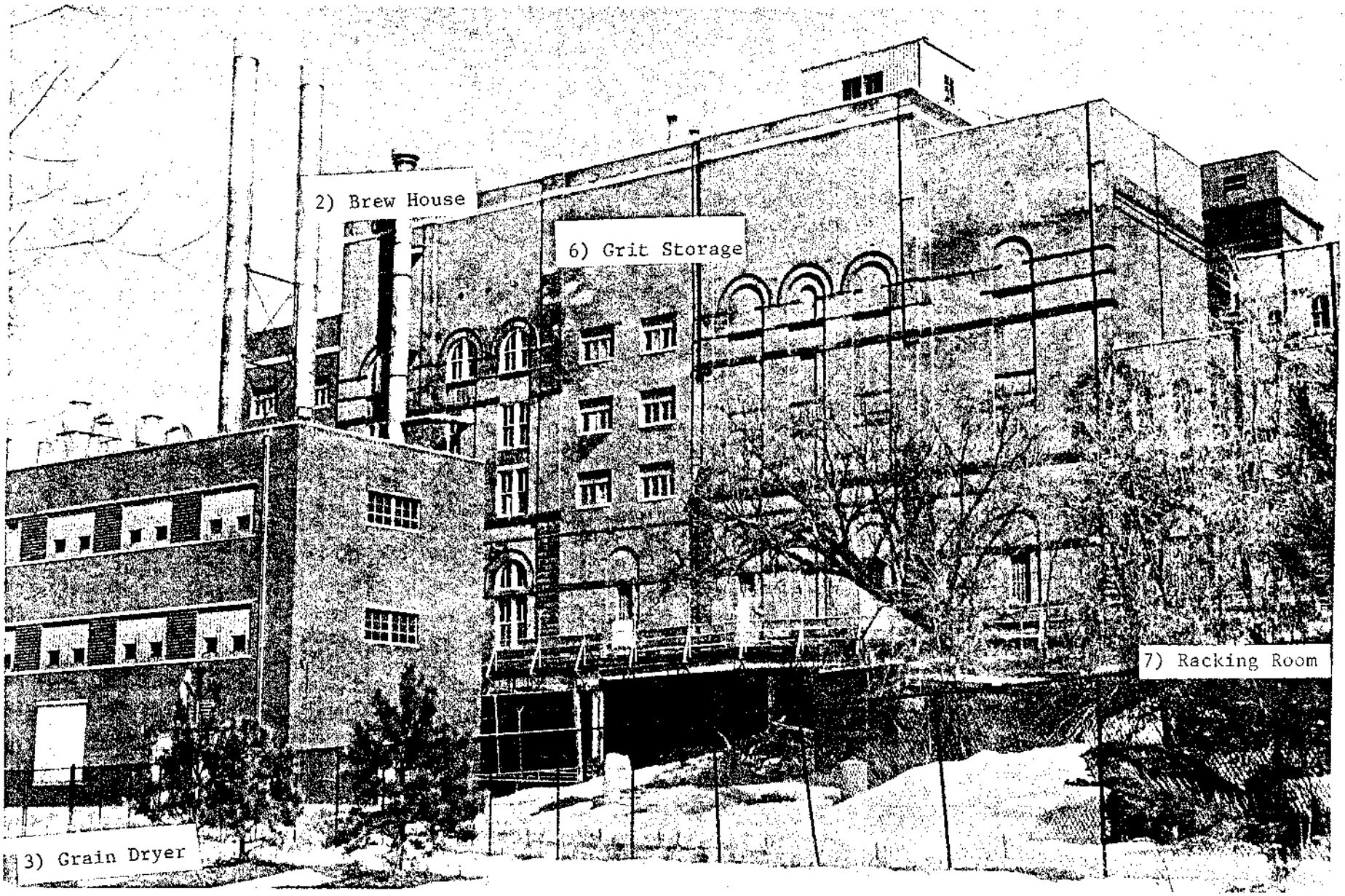

27)Stock House No. 4
Removed '04
26 Stock House No. 1
32) Power Plant

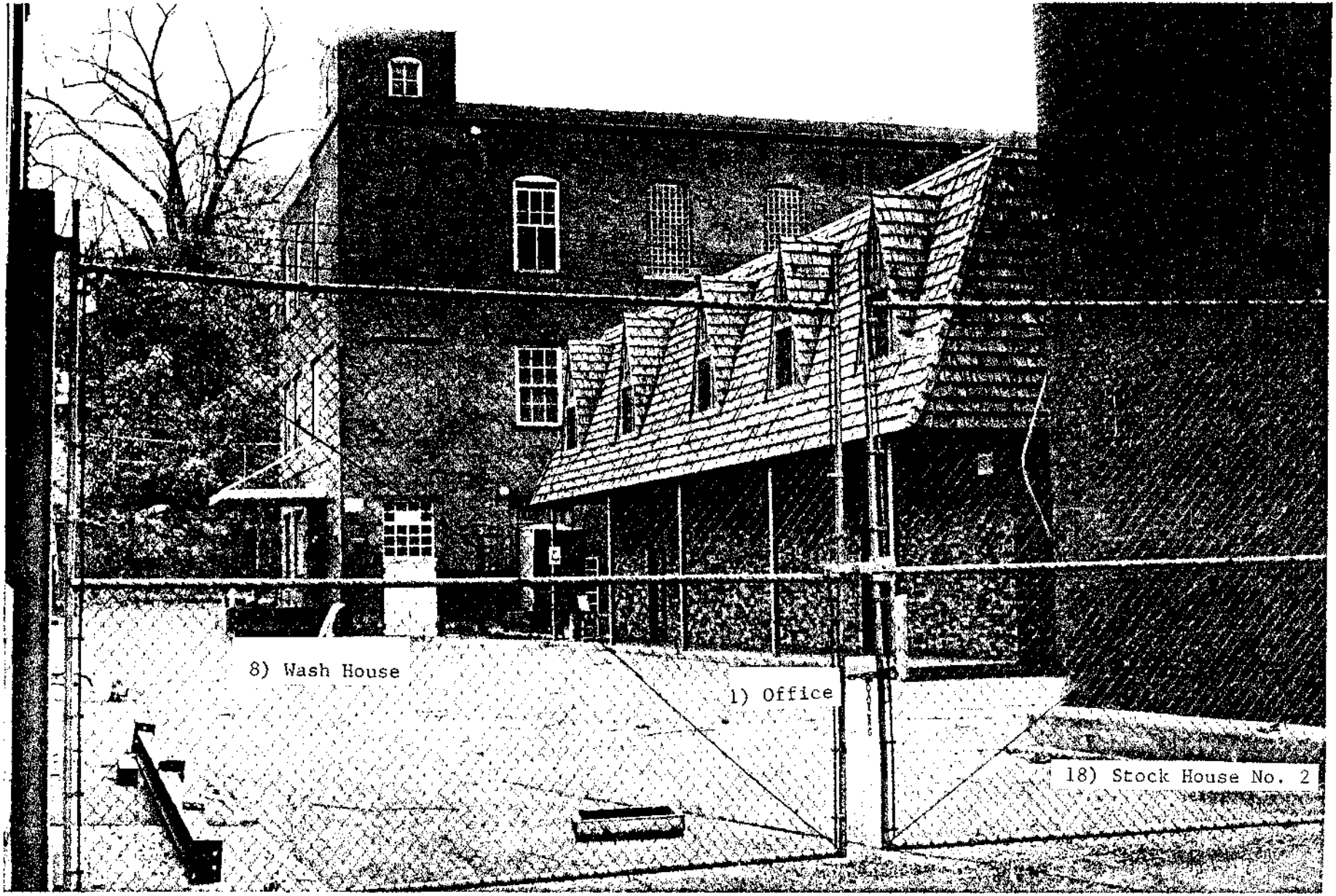


49) Administration Bldg

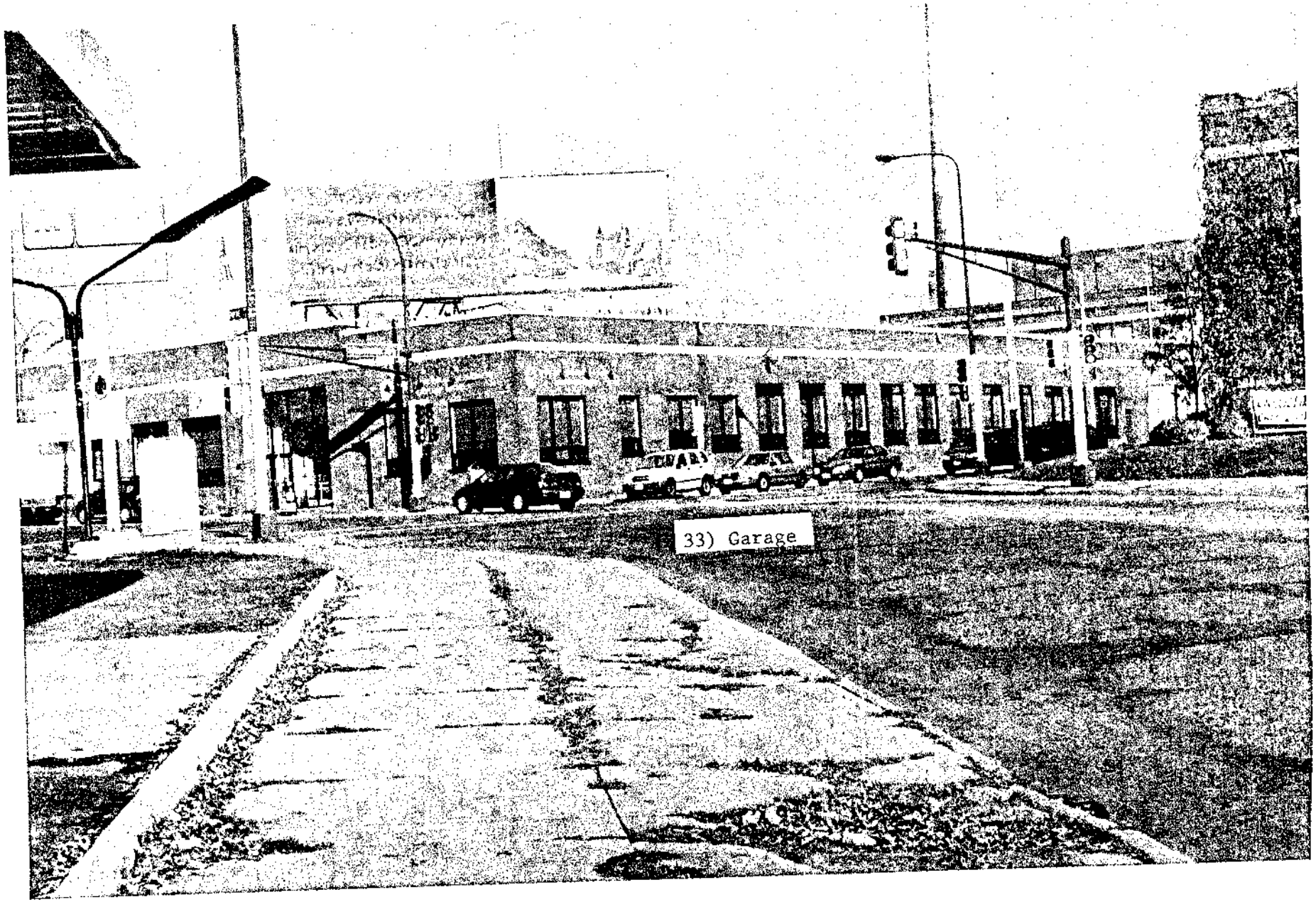


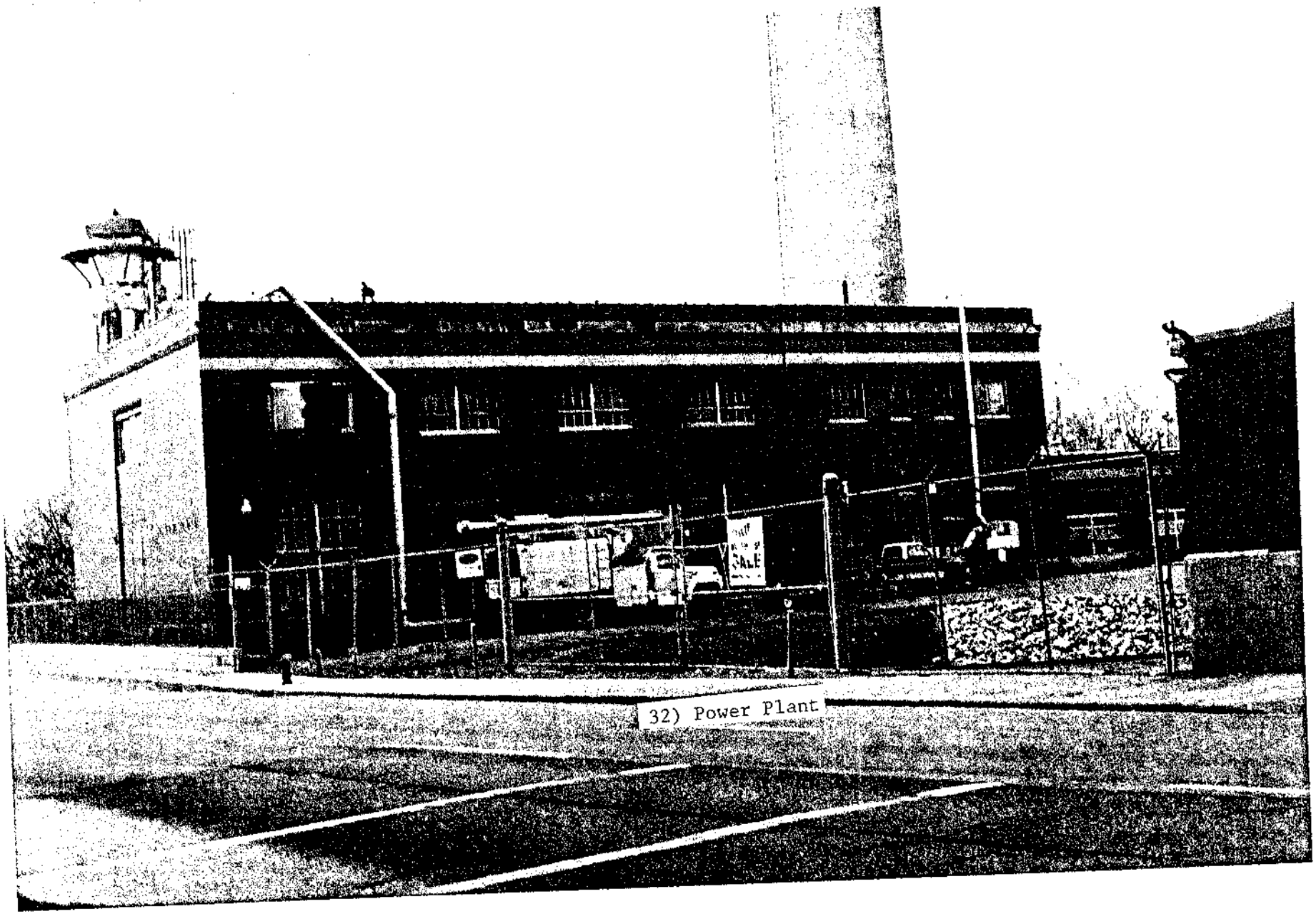
66) Pump House No. 11


2) Brew House
6) Grit Storage
7) Racking Room
3) Grain Dryer

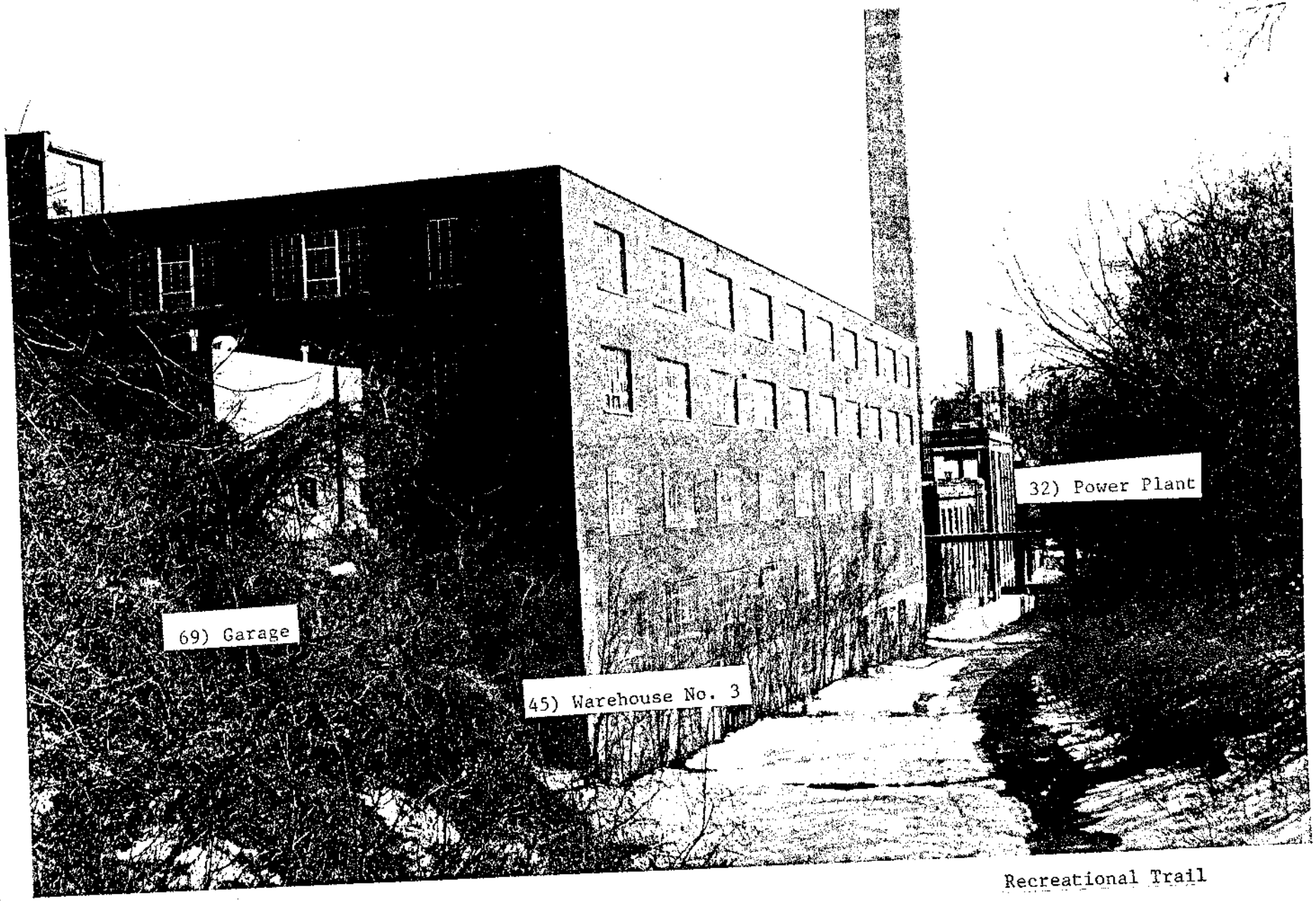

8) Wash House
1) Office
18) Stock House No. 2

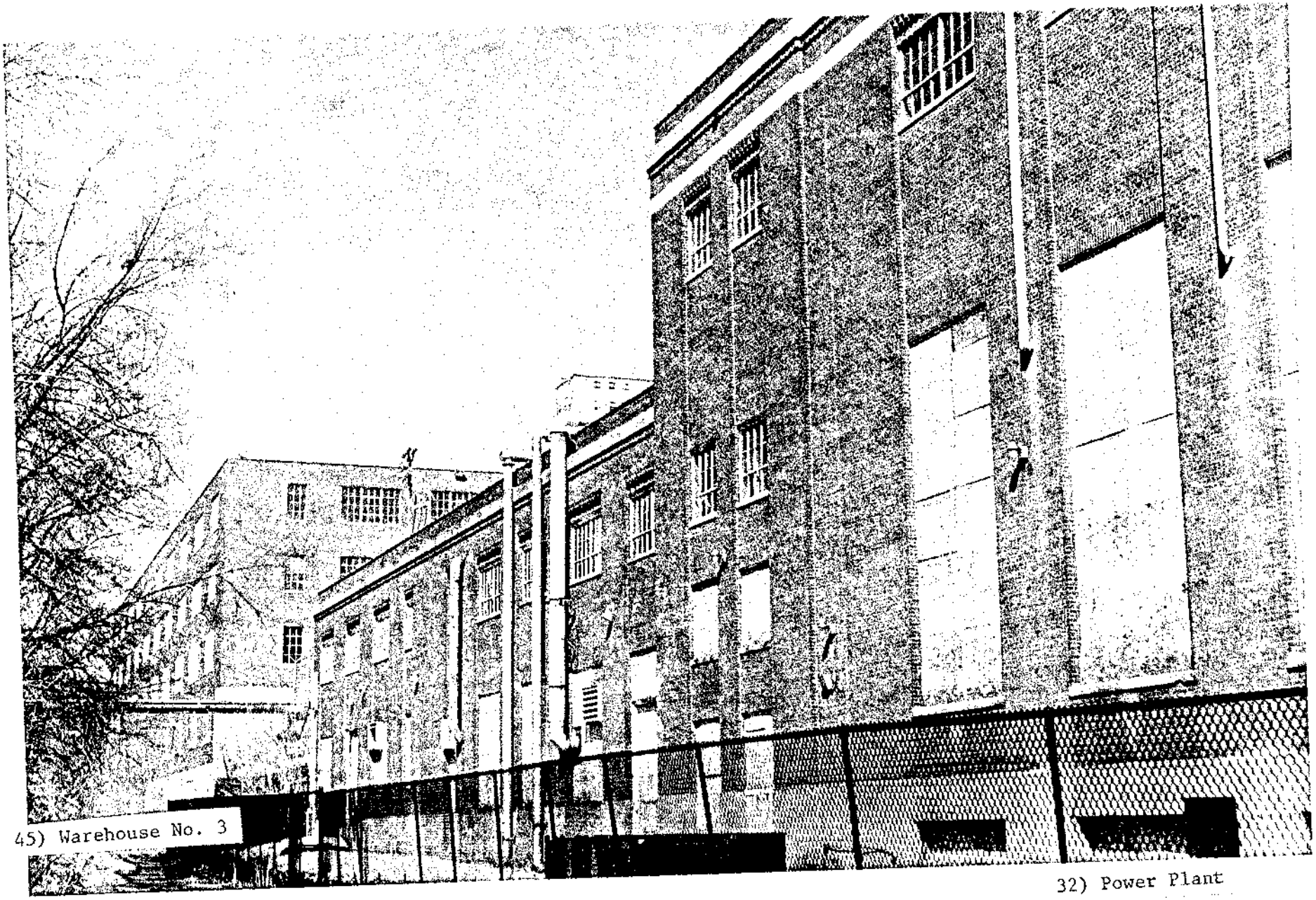
8) Wash House
59) Electric & Pipe Shop
13) Blacksmith/Machine/Paint Shop
17) Stock House No. 3


33) Garage



32) Power Plant

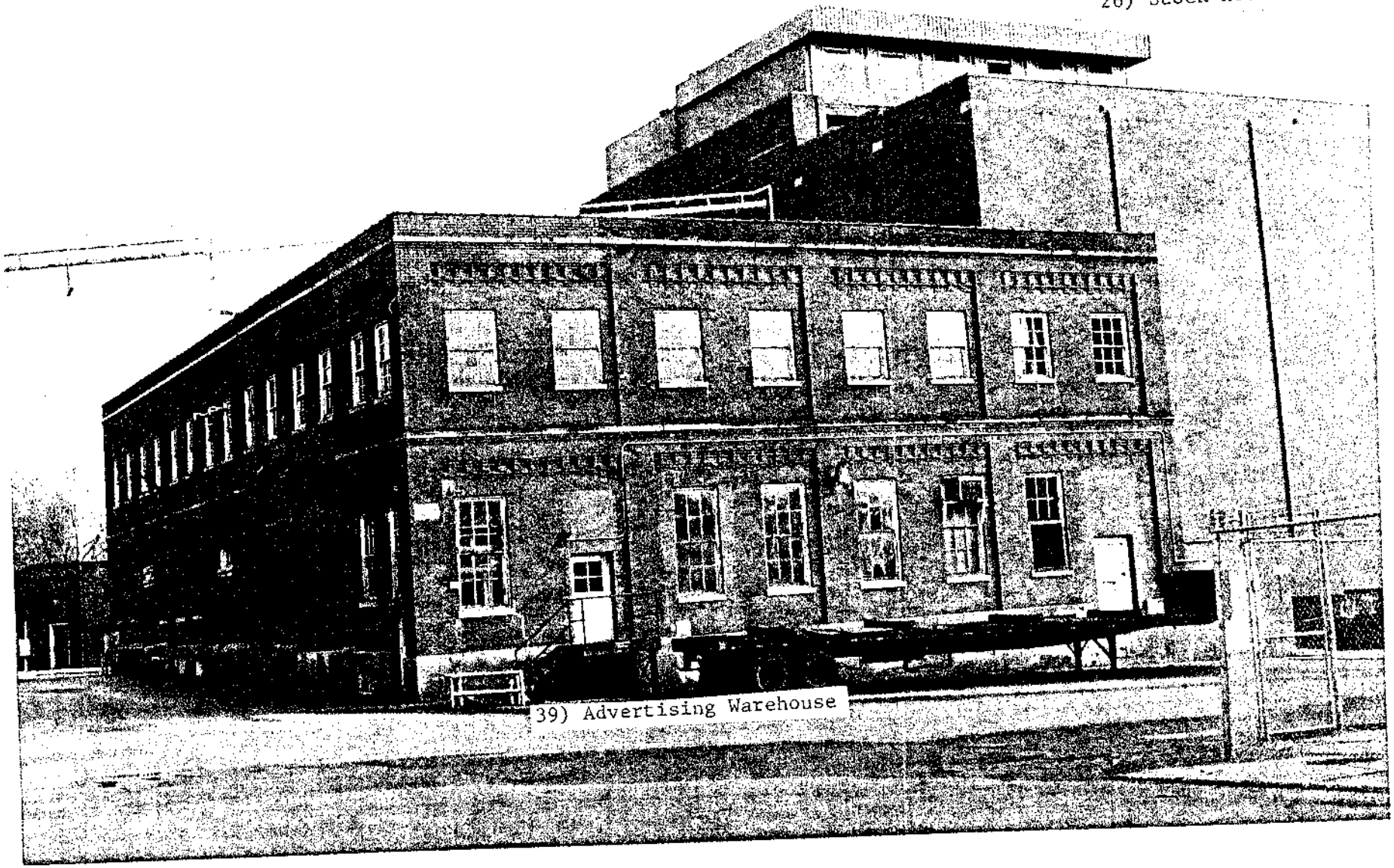

69) Garage
45) Warehouse No. 3
32) Power Plant
Recreational Trail



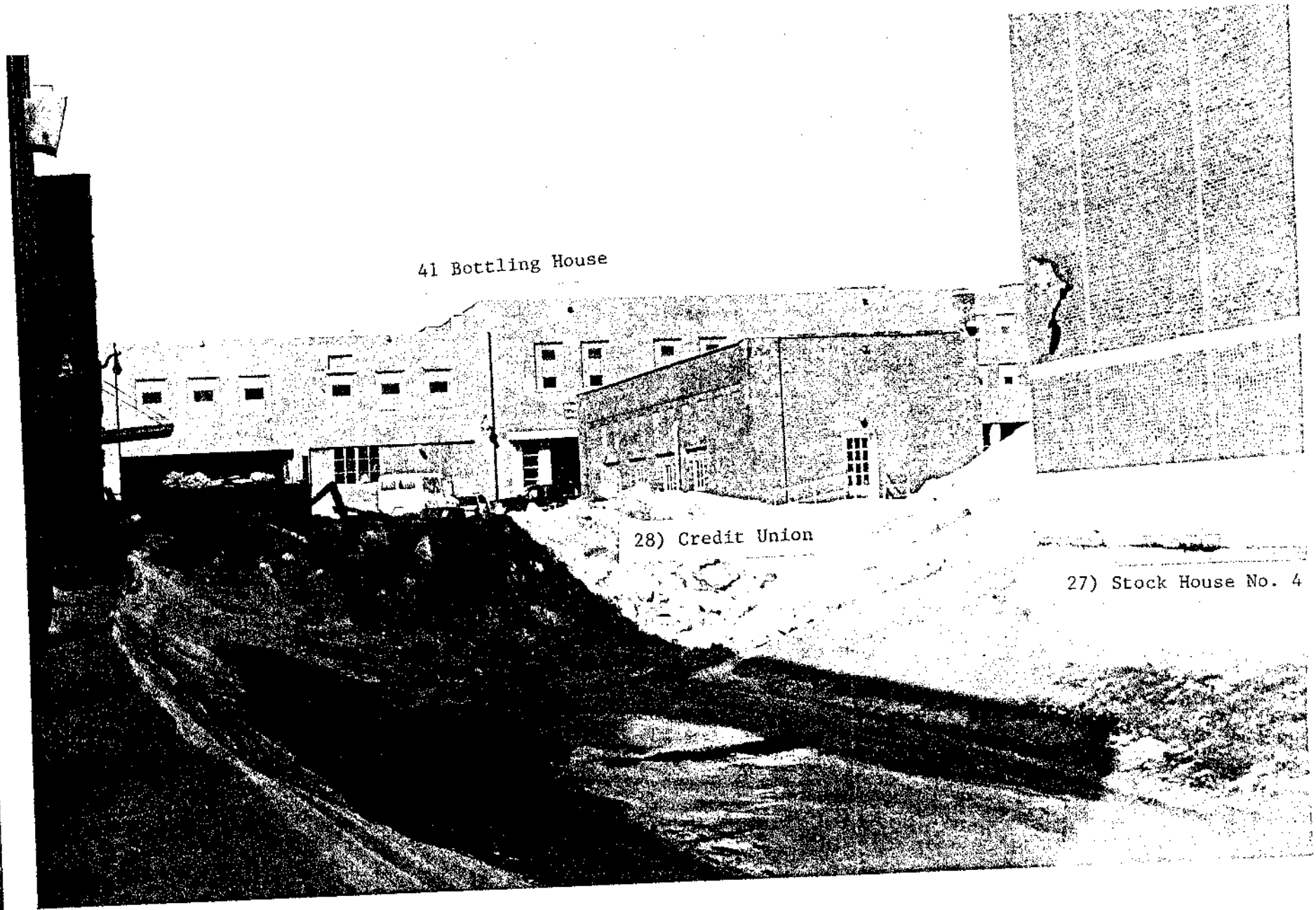
45) Warehouse No. 3

32) Power Plant

26) Stock House No. 1

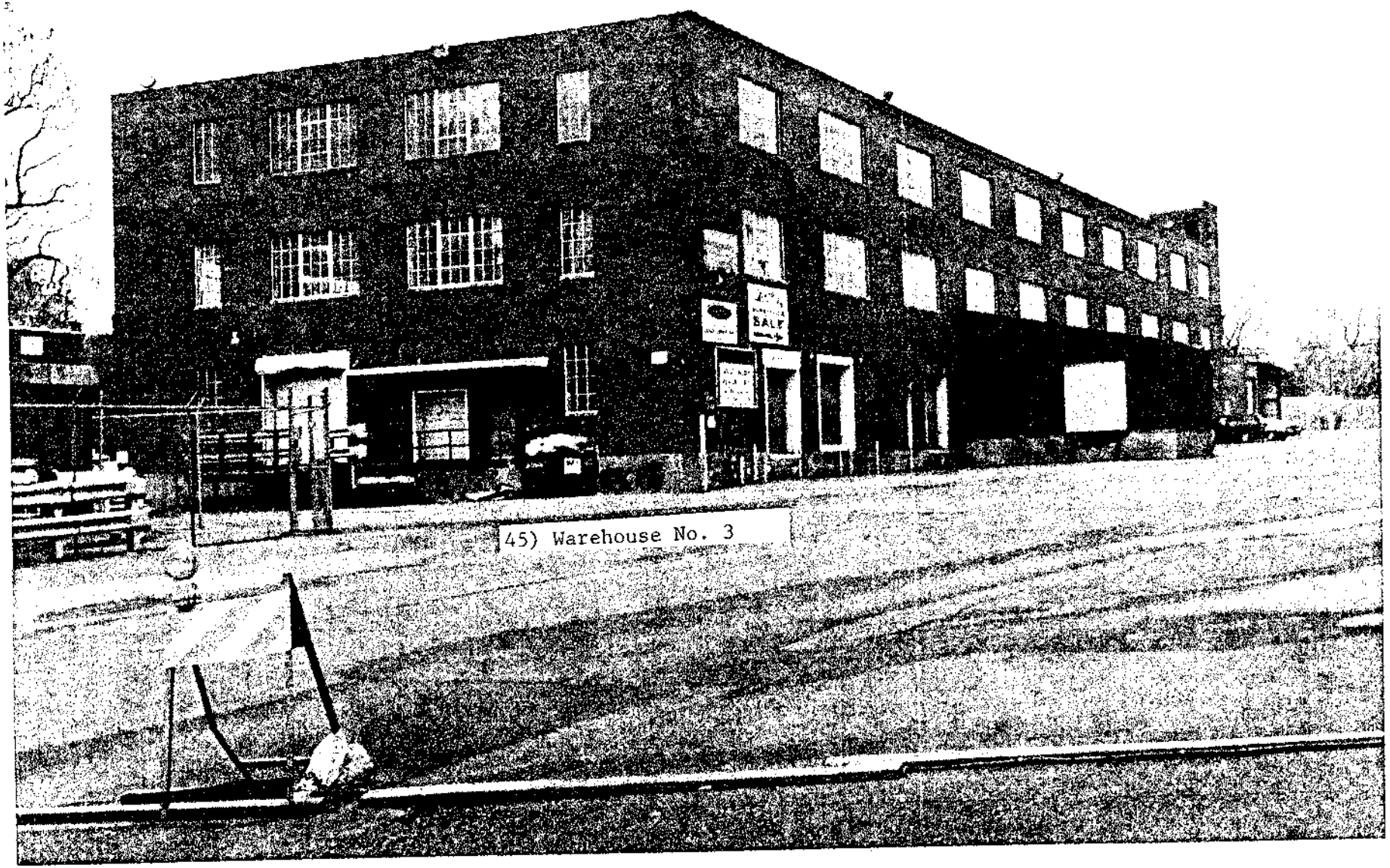


39) Advertising Warehouse

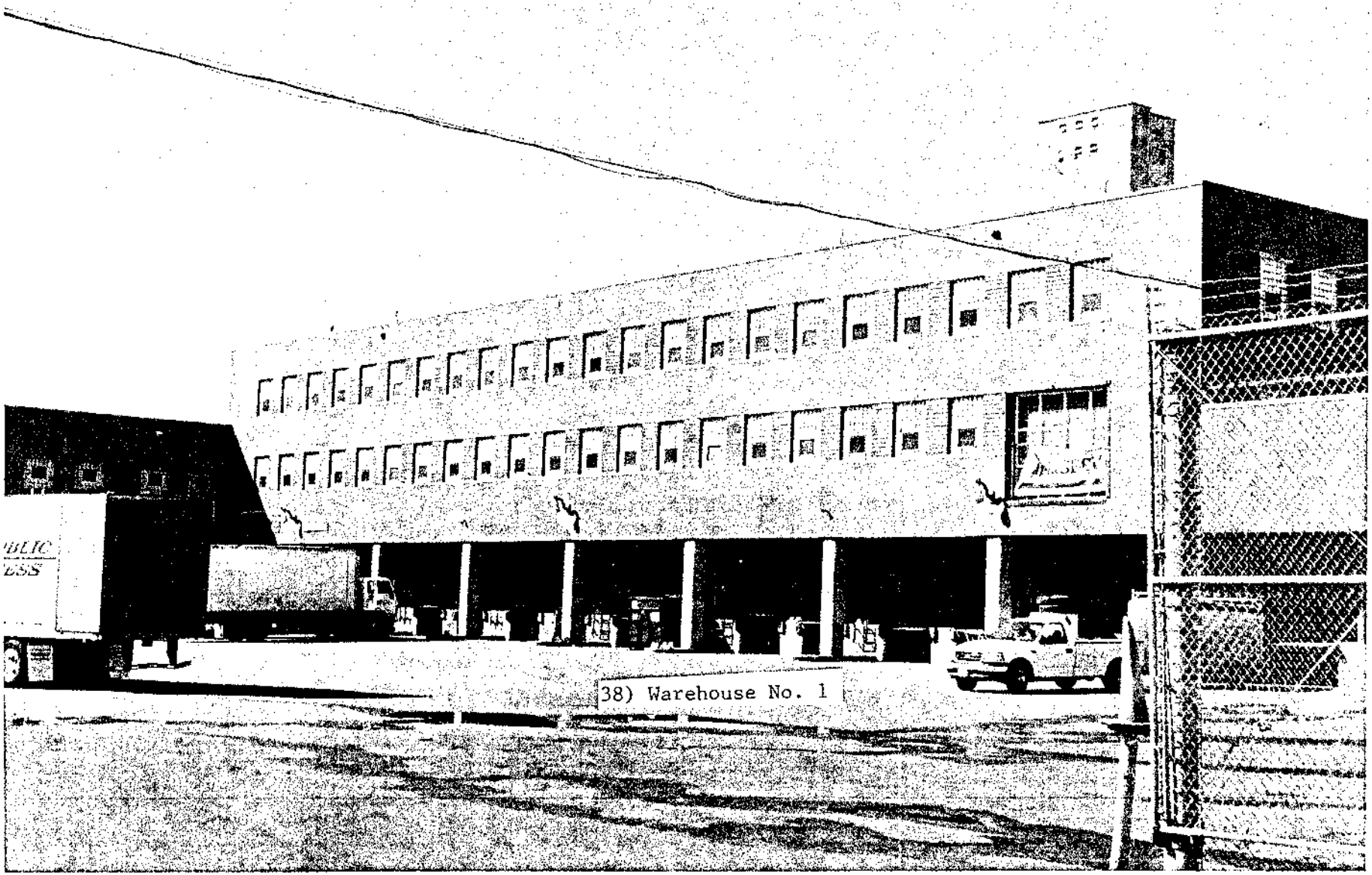

41 Bottling House
28) Credit Union
27) Stock House No. 4

27) Stock House No. 4

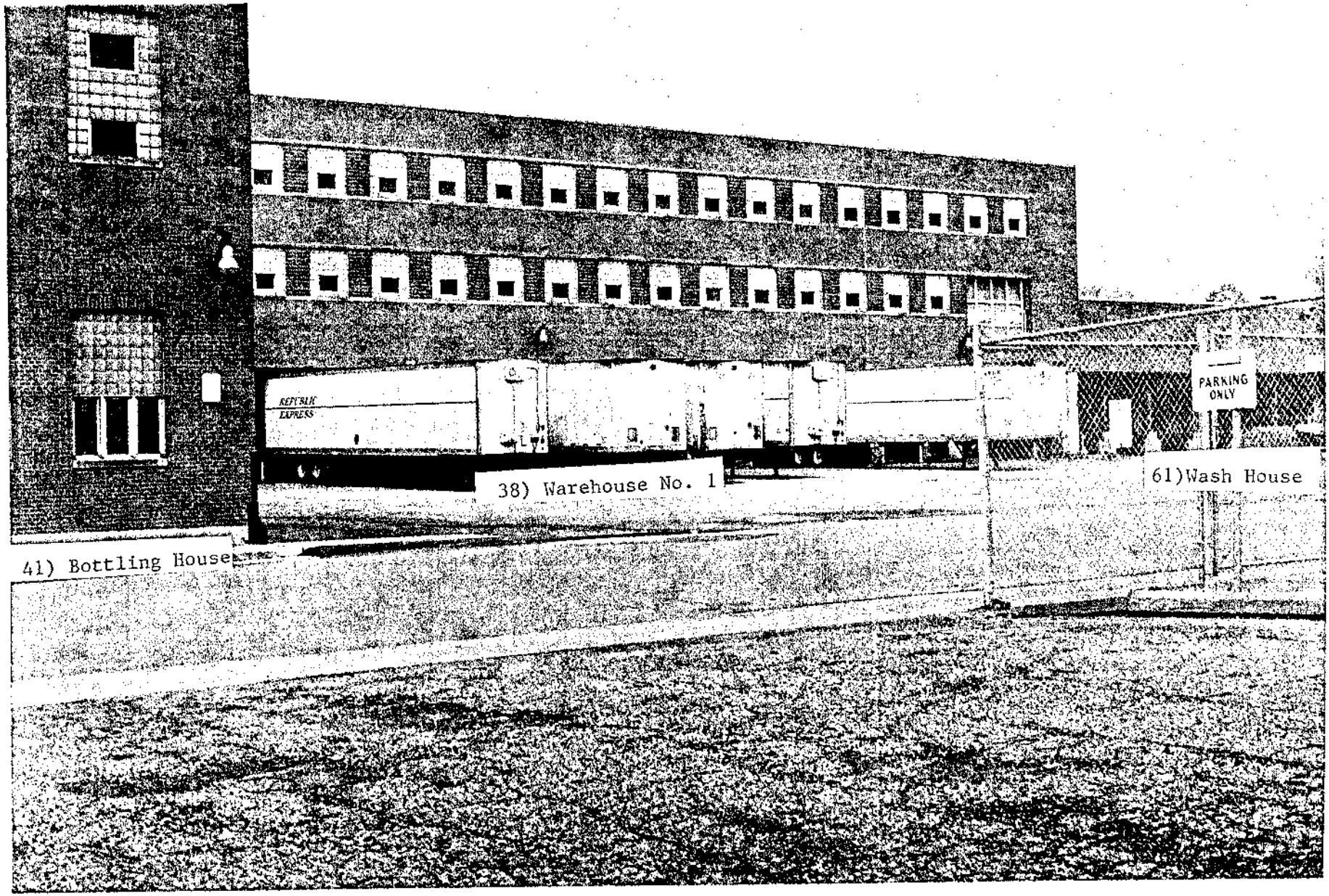
28) Credit Union



45) Warehouse No. 3



38) Warehouse No. 1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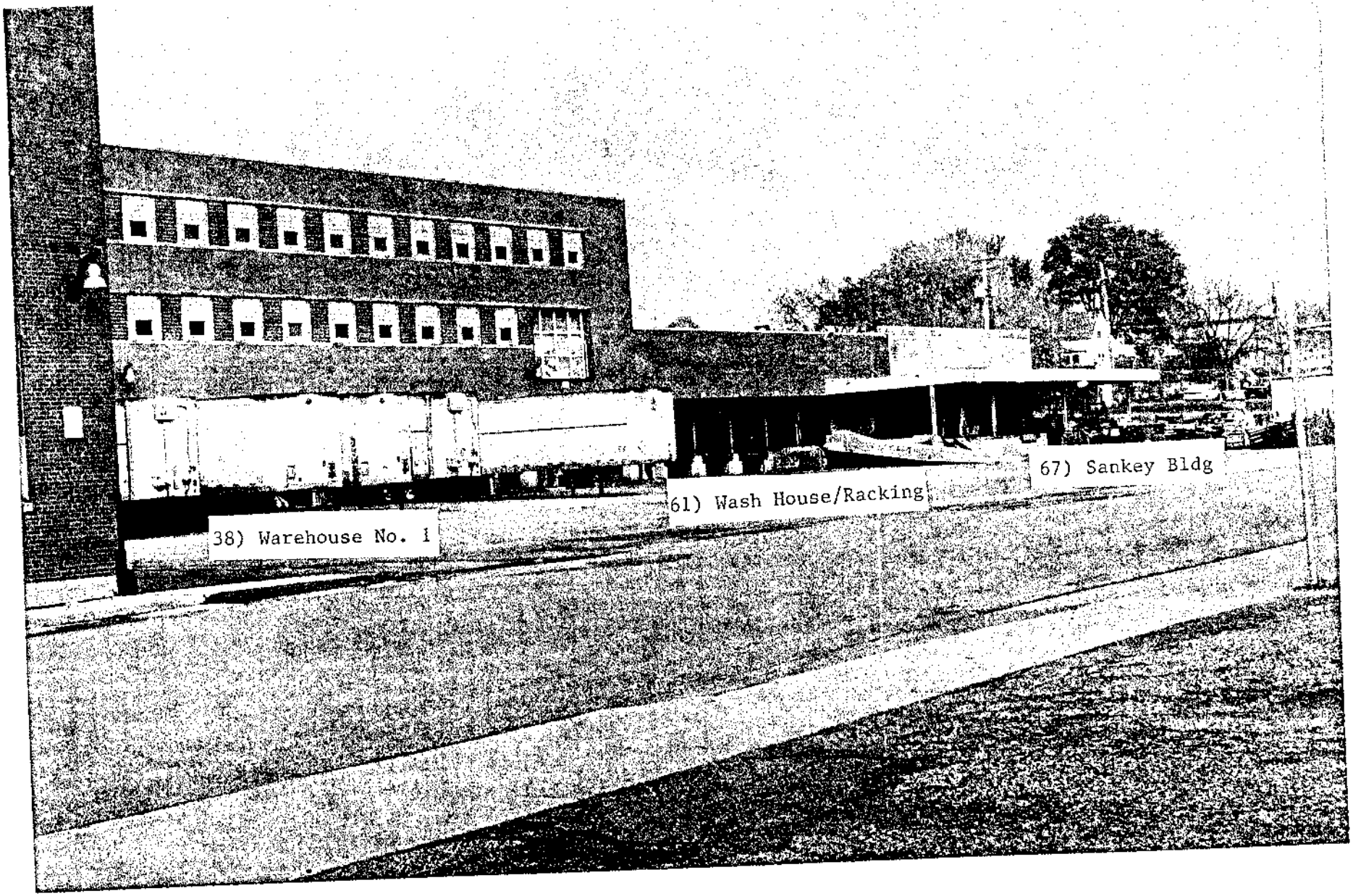
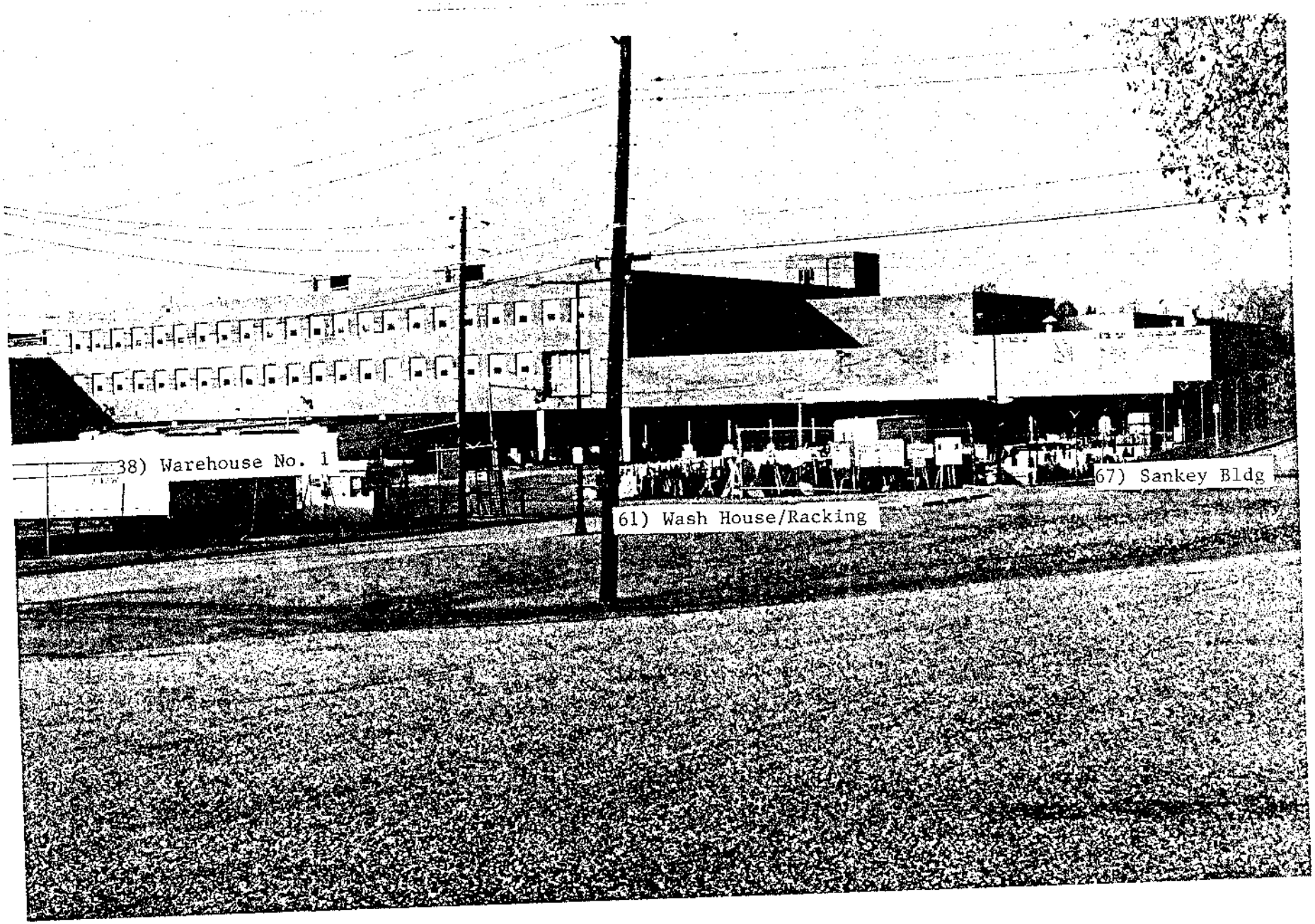
38) Warehouse No. 1
61)Wash House
41) Bottling House


38) Warehouse No. 1
61) Wash House/Racking
67) Sankey Bldg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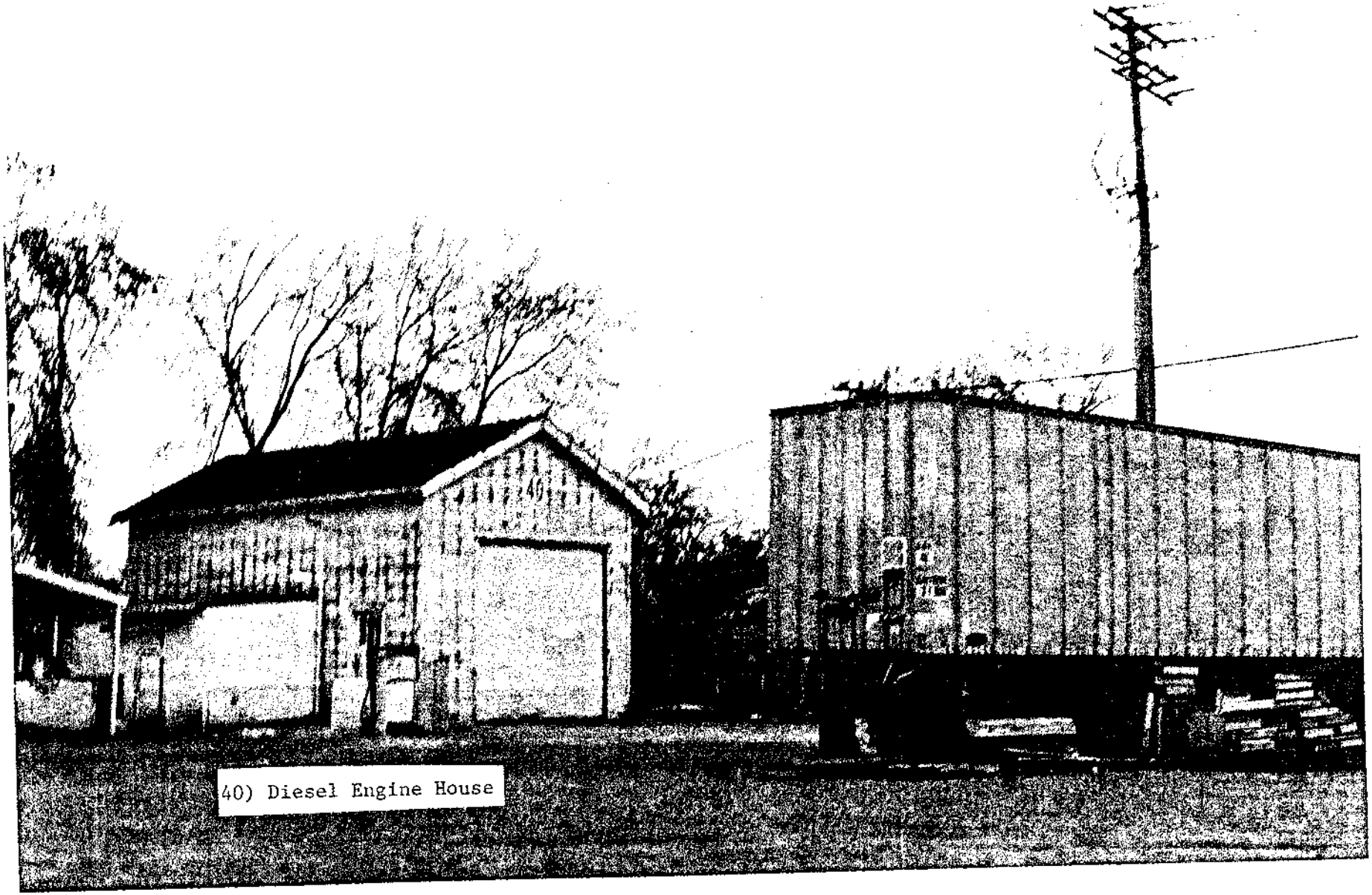
67) Sankey Bldg



40) Diesel Engine House

17) Stock House No. 3

65) Rail Shipping

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE NEWTON, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

February 11, 2025

MN State Historic Preservation Office
c/o Amy Spong
Administration Building 203
50 Sherburne Avenue
Saint Paul, MN 55155
amy.spong@state.mn.us

VIA EMAIL

Dear Ms. Spong:

RE: Certified Local Government comment on the nomination of: **Theodore Hamm Brewing Company Historic District, Minnehaha Ave. E Between Payne Ave. & Stroh Dr., Saint Paul, Ramsey County** to the National Register of Historic Places.

Thank you for the opportunity to comment on the National Register nomination of the Theodore Hamm Brewing Company Historic District. Saint Paul Heritage Preservation Commissioner, Stuart MacDonald, meets the Federal Standards for Historic Architecture and has reviewed the National Register nomination of the above property. Heritage preservation staff, Christine Boulware, meets the Federal Standards for History and Architectural History and prepare a report and recommendation for the HPC.

The commissioners reviewed the report agreed that the proposed district meets National Register Criteria A and B. The Saint Paul Heritage Preservation Commission allowed for public comment during the February 10, 2025, meeting and received one letter of testimony in support of listing the district and one letter opposing the listing. At the meeting, Ashley Bisner, with JB Vang partners, expressed support for the nomination and provided staff with written comments (enclosed). Paul Hardt, 291 7th Street West, Apt. 906, of Saint Paul spoke in favor of the nomination. Sean Ryan, 688 Minnehaha Avenue East, Saint Paul, spoke on behalf of the organizations owned by Rob Clapp in opposition to the designation stating it will negatively impact their properties.

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SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE NEWTON, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

The commissioners discussed the nomination and asked questions of Lauren Anderson, with New History, who updated and submitted the National Register nomination for consideration. The Historic Preservation Commission voted unanimously to support the nomination of the Theodore Hamm Brewing Company Historic District for listing in the National Register of Historic Places.

Sincerely,

Christine Boulware
Historic Preservation Specialist

Encl: HPC staff report 2-10-2025
Dan Hall, owner's attorney letter – opposing
Nicolle Newton, HRA letter – supporting
Ashley Bisner, JB Vang letter - supporting

cc: Councilmember Johnson
Everest LLC
Clapp Investments LLC
HCA Building Company
Ramsey County Regional Railroad Authority
688 Minnehaha Management LLC
Swede Dayton Properties
704 Minnehaha LLC
700Fish LLC
HRA City of Saint Paul
Saint Paul City Council
File

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Theodore Hamm Brewing Company Historic District
Name of Property
Ramsey County, MN
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation Page 3

Figure C. District map with approximate 2005 boundaries overlaid. Background image courtesy of Ramsey County.

Outlook

RE: Hamm Brewery Map

From Way, Ginny (ADM) <ginny.way@state.mn.us>
Date Wed 4/30/2025 1:23 PM
To Christine Boulware <christine.boulware@ci.stpaul.mn.us>

Think Before You Click: This email originated **outside** our organization.

Christine,

Yes, the carpenter shop is also considered a contributing structure. Below is an excerpt from section 7, page 13 of the nomination. I'll make sure you get a copy of the final when we have addressed the NPS concerns.

9) Carpenter Shop, ca. 1865, remodeled 1901 and later
Contributing - (Photos 0004, 0017, and 0018)

Formerly, a two-story, flat-roofed building constructed of rock-faced limestone was located directly to the south of the Wash House/Building 8. This building was the oldest surviving building in the district. Originally a stable, the building served a number of purposes over the years and was remodeled many times. The building later became a cooper's shop, and it also served as a carpenter's shop, a sign painter's shop, and a repair shop for draught beer tap equipment. Today, the building's roof, east exterior wall, and interior partitions and finishes have been removed; only one and one-half stories at the south and west exterior walls remain. The building serves as outdoor patio space for the brewery in Buildings 7 and 8. Walls are stabilized with non-historic metal bracing. The primary west façade retains a central arched door opening (partially infilled with brick) flanked by two smaller arched window openings, all with limestone voussoirs; two window openings remain at the second level, one with a multi-light steel window. The south elevation features several window openings at the first level, including arched window openings with limestone voussoirs and the remnants of hung wood windows, and square-headed window openings with brick surrounds and the remnants of steel sash windows. Remnants of former second-level window openings are located at the top of the elevation.

Ginny Way (she/her) | **National Register Architectural Historian**
State Historic Preservation Office
MN Department of Administration
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(651) 201-3293

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From: Christine Boulware <christine.boulware@ci.stpaul.mn.us>
Sent: Wednesday, April 30, 2025 1:16 PM
To: Way, Ginny (ADM) <ginny.way@state.mn.us>
Subject: Re: Hamm Brewery Map

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION
FILE NAME: Theodore Hamm Brewing Company Heritage Preservation District
DATE: May 19, 2025

Memorializing the decision of the Saint Paul Heritage Preservation Commission on May 19, 2025, recommending the City Council approve the Theodore Hamm Brewing Company complex be designated a Saint Paul Heritage Preservation Site.

WHEREAS, the Saint Paul Heritage Preservation Commission (HPC) is authorized by Chapter 73 of the Saint Paul Legislative Code to review designation applications and provide a recommendation that is forwarded to the City Council; and

WHEREAS, the Theodore Hamm Brewing Company Heritage Preservation District, is significant under criteria (1), (3) and (7) of Section 73.05 (a) of the Legislative Code; and

WHEREAS, on May 19, 2025, the HPC, having provided notice to affected property owners, duly conducted a public hearing on the said application where all interested parties were given an opportunity to be heard; and

WHEREAS, in accordance with Sec. 73.05(a), the HPC considered a staff report addressing the criteria, as follows:

73.05(a)(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. The nomination notes the theme of the district is its significance in the area of Industry as one of the most important breweries to operate in the state of Minnesota. The related State historic context is “Urban Centers, 1870-1940” and the local historic context, established by the Saint Paul HPC, is “German American Community and Dayton’s Bluff: 1882-1900.” The Theodore Hamm Brewing Company had a large role in the development and longevity of the brewing industry in Saint Paul and more specifically, the development of the Dayton’s Bluff, Payne Phalen, Railroad Island and Swede Hollow neighborhoods and culture.

73.05(a)(3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul. The nomination identifies the association with three of the Saint Paul’s more influential businessmen. Applying the scientific and technological innovations of the time to improve and expand the plant and operations, the Hamm Brewery became a leader in the brewing industry locally, regionally, and in Minnesota. The company founder, his son, and grandson influenced development in Saint Paul and the Twin Cities region; the report identifies these significant persons as: Theodore Hamm, William Hamm Sr., and William Hamm Jr.

73.05(a)(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul. The Theodore Hamm Brewing Company has been an established and visual feature of the eastside for 160 years. Its smokestack is a landmark of the skyline, and the massive red brick and stone buildings have a strong visual impact on the surrounding neighborhoods. The brewery complex is uniquely sited near multiple rail lines, next to Phalen Creek, and near the Mississippi River. Access to transportation/distribution, walking distance for workers from adjacent communities, and access to natural resources was the ideal setting for the brewery to survive and thrive, as well as become and remain a hub of community businesses and activity; and

WHEREAS, the proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District is generally consistent with the goals and policies of the Comprehensive Plan. Specifically, the Heritage and Cultural Preservation Chapter calls for designation and protection of historic resources and the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties in Policies HP-1, HP-2, HP-6 and HP-9; and

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission adopts the findings in the staff report and recommends to the City Council that the Theodore Hamm Brewing Company Heritage Preservation District be accepted for designation as a Saint Paul Heritage Preservation Sites along with the Preservation Program.

MOVED BY
SECONDED BY
IN FAVOR
AGAINST
ABSTAIN

city of saint paul
planning commission resolution
file number _____
date _____

Resolution on Recommendations to the Heritage Preservation Commission Regarding the Nomination of the Theodore Hamm Brewing Company Heritage Preservation District as a Local Heritage Preservation Site

WHEREAS, the Theodore Hamm Brewing Company Heritage Preservation District has been nominated for designation as a local heritage preservation site; and

WHEREAS, the Saint Paul Heritage Preservation Commission has initiated review of said nomination pursuant to Saint Paul Legislative Code § 73.05; and

WHEREAS, § 73.05(b) states that the Saint Paul Planning Commission shall advise the Heritage Preservation Commission regarding the proposed designation based on consideration of the Saint Paul Comprehensive Plan, consideration of potential effects on the surrounding neighborhood of the designation, and evaluation of other planning considerations as related to the nomination; and

WHEREAS, the Planning Commission finds that policies HP-1, HP-2 and HP-6 of the Heritage Preservation Chapter of the 2040 Comprehensive Plan are consistent with the proposed designation; and

WHEREAS, the Planning Commission finds that the effect of the proposed designation on the neighborhood would be positive, helping to define the character of the neighborhood, create a strong sense of place, enhance the quality of life of residents, and serve as a catalyst for investment in surrounding properties; and

WHEREAS, the Planning Commission hereby forwards its recommendation on to the Heritage Preservation Commission,

NOW, THEREFORE, BE IT RESOLVED, that based on consideration of the Saint Paul Comprehensive Plan, consideration of potential effects on the surrounding neighborhood of the designation, and evaluation of other planning considerations, that the Saint Paul Planning Commission recommends approval of the proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District as a local heritage preservation site.

moved by _____
seconded by _____
in favor _____
against _____