

**Department of Community Planning and Economic Development – Planning Division**  
Demolition of a Historic Resource  
BZH-27451

**Proposal:** Demolition

**Applicant:** Currie Park Development, LLC (Robert Kueppers), 612-332-2561

**Address of Property:** 1500 6<sup>th</sup> Street South. Gluek Brewing Tied House

**Planning Staff:** Aaron Hanauer, Senior City Planner, 612-673-2494

**Date Application Deemed Complete:** August 31, 2012

**Public Hearing:** November 5, 2012

**Appeal Period Expiration:** November 15, 2012

**Ward:** 2

**Neighborhood Organization:** Cedar Riverside

**ATTACHMENTS**

- A. CPED Attachments
  - Zoning Context Map
  - Cedar Riverside historic resource map
  - Sanborn map
  - Aerials
  - Images of the subject property
  - Historic images of other Gluek saloons
  - List of known Gluek saloons
- B. Materials Submitted by Applicant
  - Application
  - Neighborhood and city council letters
  - Supplemental report (October 9, 2012)
  - Supplemental report (September 24, 2012)
  - Historic analysis report (August 12, 2012)

**A. APPLICATION BACKGROUND**

At the September 24, 2012, Heritage Preservation Commission meeting, the Commission unanimously voted to continue the application two cycles to allow the applicant to complete more research on Gluek tied houses in Minneapolis. The vote was 7-0 (two commissioners

were absent). The direction given to the applicant was to complete a comprehensive study of the 86 Gluek Brewing tied houses that existed in Minneapolis in 1908. More specifically, it was requested that the applicant provide the following information:

- building's status (extant or demolished)
- date built
- address
- image of the existing building (if applicable)

In CPED's communication with the applicant after the public hearing, it was also encouraged that the applicant provide a map showing the spatial analysis of the Gluek tied houses.

The applicant submitted additional information on October 10, 2012. The supplemental report provided a response to findings 5 through 10 in the September 24 staff report, additional analysis on the Gluek tied houses near the subject property, and more information on how the Gluek tied house at 1500 6<sup>th</sup> Street South does not meet local designation criteria. However, the supplemental report did not complete the comprehensive study as requested for the 86 Minneapolis Gluek tied houses that existed in 1908 or those that the applicant was able to identify.

In preliminary research, CPED was able to identify the addresses of 48 of the 86 Gluek tied houses that existed prior to 1919. If time was allowed to complete a designation study for the Gluek tied house at 1500 6<sup>th</sup> Street South, CPED is confident that more of the Gluek tied house addresses and their current status would be identified. Current photographs of the remaining tied houses would also be provided.

## **B. BACKGROUND**

CPED-Planning informed Fine and Associates in November 2011 that a demolition of the Gluek Brewing Company building would require a Demolition of Historic Resource application because the property at 1500 6<sup>th</sup> Street South may meet at least one of the local designation criterions. On August 16, 2012, the applicant submitted a Demolition of Historic Resource application and a historic analysis that recommends that the Gluek Brewing tied house at 1500 6<sup>th</sup> Street South is not eligible for heritage designation.

## **C. DESCRIPTION**

The two-story building at 1500 6<sup>th</sup> Street South is located in the Cedar Riverside Neighborhood. Built in 1903 as a Gluek saloon, the original structure has a footprint of 1,550 square feet and is located on a 6,738 square foot parcel. Including the basement, the building has approximately 4,500 square feet of floor area (without the basement the building is 3,100 square feet).

The brick building has two primary facades-south and west which share many architectural details, including decorative horizontal banding that spans both walls<sup>1</sup>. The south elevation contained the original saloon entry (southwest corner). Although not original, the window on

---

<sup>1</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

the south elevation resembles the original configuration with a tripartite transom window. The building also maintains the decorative brick work including the lintels and cornice. The east face of the building contains a large 1970s mural reflecting its use as a coffee house and jazz venue - the Rainbow Gallery<sup>2</sup>.

An enclosed courtyard is between the north side of the building and a garage addition. The garage and courtyard walls are constructed with concrete block. The garage and courtyard wall along Fifteenth Avenue are faced with brick, sympathetic to the design of the original construction<sup>3</sup>.

The interior of the first and second floor have been altered. Originally the building was designed to have the saloon on the first floor and an apartment for the saloon manager on the second floor<sup>4</sup>. The tile floor and the original ceiling tiles (stacked in piles on the floor) are among the only finishes that remain from the saloon<sup>5</sup>. The first floor was converted to residential in 1992<sup>6</sup>.

The adjacent area has a variety of land uses including the large multifamily development, Cedar Riverside, Currie Park, surface parking lots, and interstate roads. Although the area has been substantially altered since the early 20<sup>th</sup> century, three other late 19<sup>th</sup>/early 20<sup>th</sup> century structures remain: the John Gund Brewing Company Building across the street (1501-1507 6<sup>th</sup> Street South), the Minneapolis Brewing Company Building (1520 7<sup>th</sup> Street South), and the Former Fire Station G, the former Mixed Blood Theater (1501 4<sup>th</sup> Street South).

#### **D. PROPOSED CHANGES**

Fine Associates and Currie Park Developments, LLC, propose to develop Currie Park Lofts the first phase of a two-phase project that will occupy almost two city blocks in the Cedar-Riverside neighborhood. Currie Park Lofts will consist of a six-story building with approximately 260 affordable and market-rate apartment units, at grade and structured parking and approximately 6,000 square feet of commercial space<sup>7</sup>.

The applicant has explored moving the building at 1500 6<sup>th</sup> Street South; however, they have not been able to confirm these plans. For mitigation of the subject building, the applicant is proposing to photo document the building and to provide copies of the documentation to the Minnesota Historical Society, selected libraries, and CPED.

#### **E. NECESSITY OF DEMOLITION**

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states that before approving the demolition of a property determined to be an historic resource, the Commission shall make findings that the demolition is

---

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> *ibid*

<sup>6</sup> *ibid*

<sup>7</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

## **D1. SIGNIFICANCE**

In November 2011, CPED informed the applicant that the property may meet at least one of the local designation criteria and that a demolition of the building would require a public hearing before the Heritage Preservation Commission. CPED stated the building may have significance because it was designed by master architects Boehme and Cordella and may represent a distinctive element of city and/or neighborhood identity based on its association with the Gluek Brewery.

After reading the applicant's reports and completing additional research, CPED believes there still is a possibility that the subject property may meet one or more local designation criteria. Specifically, the property may exemplify a broad pattern of economic and social history, be associated with neighborhood identity, and embody a distinctive architectural style. Therefore, CPED is recommending a designation study be completed to further analyze the historic significance of the Gluek tied house at 1500 6<sup>th</sup> Street South.

### **Criteria #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.**

The property is associated with the rise of craft brewing into a full-fledged industry in Minneapolis and Minnesota in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Established in 1857, Gluek's became the state's third-largest brewer by the early twentieth century, behind only the Minneapolis Brewing Company (Grain Belt) and Hamm's<sup>8</sup>.

Gluek's, unlike Minneapolis Brewing Company and Hamm's, focused solely on producing beer for the hometown market of Minneapolis. They did not advertise or have many depots for beer distribution outside the city. The company used "tied houses"—bars that were company-owned or were in contract with the company to sell only its beer—to develop loyalty among clientele<sup>9,10</sup>. The Gluek's Company footed the construction costs for the saloons and put its brand of beer on tap and leased it to managers who would promote the brand<sup>11</sup>.

The concentration of brewery-owned saloons in the Twin Cities was higher than in almost any other major American city despite an ordinance that allowed only individuals to be licensed to own saloons. "By 1908 only 38 of 432 saloons in Minneapolis were actually run by their named

---

<sup>8</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>9</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>10</sup> Hoverson, Doug. Land of Amber Waters: The History of Brewing in Minnesota, Minneapolis, MN. University of Minnesota Press, 2007.

<sup>11</sup> Winegar, Karin. Bar Still Serving Gluek's, but ferns crowding out old-timers. The Minneapolis Star, June 29, 1979.

individual owners. All others were controlled by breweries, including 131 run by Minneapolis Brewing Company, 86 by Gluek Brewing Company, and 38 by Purity Brewing Company.<sup>12</sup>

Shortly after prohibition ended, a change in the state law regulating how alcohol was sold would permanently affect the business. “Minnesota, along with many states, forbade direct financial connections between brewers, distributors, and retailers of alcohol. A member of the Gluek family would later note that the loss of the saloons significantly contributed to the decline of the company’s sales.<sup>13</sup>” Gluek’s was able to successfully adapt and survive for another thirty years after prohibition by expanding their distribution. However, in 1964, Gluek Brewery sold to the J. Heileman Brewing Company<sup>14</sup>.

At this time it is unknown how many of the 86 Gluek tied houses remain because a comprehensive survey and inventory have not been completed<sup>15</sup>. In addition, it is unknown how many of these saloons were originally designed and constructed by the Gluek Company. The subject property was originally built to be a Gluek saloon. When comparing the Gluek Saloon at 1500 6<sup>th</sup> Street South to historic and contemporary images of other Gluek saloons, the subject property stands as a quality example of a company tied house that was originally built for that purpose. It is true that all 86 Gluek tied houses do not or should not be locally designated, however, prior to making a decision on whether the tied house at 1500 6<sup>th</sup> Street South should be allowed to be demolished or does rise to the level of becoming a local landmark, an inventory of extant tied houses should be completed.

With the information submitted by the applicant and initial research done by CPED, 48 Gluek tied houses that existed prior to 1919 (including the subject property) have been identified. Of those 86, 12 are known to be extant (14 percent). The applicant provided exterior images of 8 of the tied houses (9 percent). The exterior condition of the building is important in order to evaluate the building’s architectural integrity. If time was allowed to complete a designation study for 1500 6<sup>th</sup> Street South, CPED is confident that more of the Gluek tied house addresses and their current status would be identified. With this information the significance of the subject property would be better understood.

The only commercial Gluek building designated as a local landmark is the three-story Gluek Building at 16 North 6<sup>th</sup> Street in Downtown Minneapolis. The City of Minneapolis does not have a Gluek saloon designated as a local landmark similar to the design and scale of the subject property.

The September 24 staff report stated that “A characteristic of tied houses was that they were distributed throughout the City of Minneapolis to promote the Gluek brand citywide”. As the applicant points out, tied houses were confined to the city’s liquor patrol limits. In 1893, the liquor patrol limits allowed liquor sales (as well as tied houses and saloons) in eight of the 13 city wards. Gluek tied houses were located in all eight wards that allowed liquor sales.

---

<sup>12</sup> Hoverson, Doug. Land of Amber Waters: The History of Brewing in Minnesota, Minneapolis, MN. University of Minnesota Press, 2007.

<sup>13</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>14</sup> Hoverson, Doug. Land of Amber Waters: The History of Brewing in Minnesota, Minneapolis, MN. University of Minnesota Press, 2007.

<sup>15</sup> *ibid*

Although, local laws prohibited saloons and tied houses to be in certain parts of the city, Glueks had locations throughout Minneapolis.

In 2007, Hess, Roise and Company completed a report that analyzed the historical significance of the properties that would be impacted by the proposed Currie Park development. In their report they stated that, “It is challenging to determine the eligibility of 1500 South 6<sup>th</sup> Street without an inventory of company saloons of similar scale and design<sup>16</sup>.”

**Criteria #2: The property is associated with the lives of significant persons or groups.**

In a cursory review, the property is not known to be associated with significant persons or groups that best captures that individual or group’s importance including the Gluek family. Furthermore, in a cursory review, information could not be found on the bar managers, Noraas and Kittel or Schilt and Swanson.

**Criteria #3: The property contains or is associated with distinctive elements of city or neighborhood identity.**

The Gluek tied house at 1500 6<sup>th</sup> Street South is associated with distinctive elements of the Cedar Riverside neighborhood. The subject property is one of very few buildings from the late 19<sup>th</sup>/early 20<sup>th</sup> century that still remains in the neighborhood west of Cedar Avenue. This area has been transformed by redevelopment and the construction of freeways. However, three other buildings from this time period remain nearby:

- John Gund Brewing Company: 1501 6<sup>th</sup> Street South (1904)
- Minneapolis Brewing Company Saloon: 1516 7<sup>th</sup> Street South (1899)
- Former Fire Station G: 1501 4<sup>th</sup> Street South (1887)

These buildings have been deemed eligible and/or are recommended for local designation. The John Gund Brewing Company Building has been determined eligible for listing on the National Register of Historic Places and the Minneapolis Brewing Company Building was recommended for local designation in 2003 as part of the Cedar Riverside Certified Local Government survey<sup>17</sup>. In addition, the Cedar Riverside Small Area Plan recommends that the former fire station at 1501 4<sup>th</sup> Street South (former home to the Mixed Blood Theater) be locally designated<sup>18</sup>.

Besides the three extant buildings associated with the brewing industry in this part of the Cedar Riverside neighborhood, three others were located nearby:

- Jung Brewing Company: 600 15<sup>th</sup> Avenue South
- Fred Miller Brewing Company: 610 15<sup>th</sup> Avenue South
- Pabst Brewing Company: 616 16<sup>th</sup> Avenue South<sup>19</sup>

---

<sup>16</sup> Hess, Roise and Company. The Currie Park Development Project: A Historical and Architectural Assessment, March 2007.

<sup>17</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>18</sup> CPED. Cedar Riverside Small Area Plan Building Connections, April 18, 2008.

<sup>19</sup> Sanborn Map (1912-1930)

The Gluek Saloon at 1500 6<sup>th</sup> Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood. It is also a quality example of a neighborhood tied house/saloon from the early 20<sup>th</sup> century. In addition, the Gluek Saloon helps provide early 20<sup>th</sup> century context to the late 19<sup>th</sup>/early 20<sup>th</sup> century neighboring buildings which have been recommended for historic designation.

**Criteria #4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.**

The Gluek tied house displays the characteristics of commercial architecture of the late 19<sup>th</sup> and early 20<sup>th</sup> century with the large storefront window and decorative brick detail. In addition it was built in a style similar to other Gluek tied houses in Minneapolis. When comparing the Gluek Saloon at 1500 6<sup>th</sup> Street South to historic and contemporary images of other Gluek saloons, the subject property retains its architectural integrity and stands as a quality example of a company tied house.

A comprehensive survey and inventory have not been completed of extant Gluek tied houses and their architectural integrity. Having this information will help better understand the architectural significance of the Gluek tied house at 1500 6<sup>th</sup> Street South.

**Criteria #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.**

The Gluek tied house does not exemplify a landscape design distinguished by uniqueness.

**Criteria #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.**

The building was designed by Boehme and Cordella, who are considered master architects in Minneapolis. Although Boehme and Cordella designed a number of the Gluek saloons, it is unknown at this time how many they designed.

The tied house at 1500 6<sup>th</sup> Street South is a quality example of an early 20<sup>th</sup> century commercial architecture built in a neighborhood and retains its architectural integrity. However, the property does not exemplify the work of Boehme and Cordella, who also designed the Swan Turnblad House (American Swedish Institute) and the Gluek headquarter building at 14 6<sup>th</sup> Street North in Downtown Minneapolis. Both of these buildings are grander and more ornate than the subject building.

**Criteria #7: The property has yielded, or may be likely to yield, information important in prehistory or history.**

No prehistory or history is known to be on the site of the Gluek Saloon.

**D2. UNSAFE OR DANGEROUS CONDITION**

The applicant has not provided documentation showing that the proposed demolition is to eliminate an unsafe or dangerous condition. Based on photographs and a site visit of the exterior of the building, the building appears to be in a good structural condition.

### **D3. REASONABLE ALTERNATIVES TO DEMOLITION**

Currie Park Development LLC does not provide an alternative to demolition. The applicant states that they are exploring moving the building, however, this plan has not been finalized.

Alternatives exist to demolishing or moving the Gluek tied house at 1500 6<sup>th</sup> Street South. The subject building could be incorporated into the new development. The subject building takes up 1.5 percent of the new project site (the existing building has a 1,550 square foot footprint and the project site is 104,963 square feet)<sup>20</sup>. If the building is retained in its location it will assist in retaining neighboring context for the neighboring historic buildings and could be used to help the future project meet the intended 6,000 square feet of commercial space<sup>21</sup>. The subject building contains 4,500 square feet of floor area (without the basement the building is 3,100 square feet).

Former Gluek saloons of similar size to the subject property have been successful in being present day food and drink establishments. These include the following:

- Haute Dish: 119 Washington Avenue North
- Town Hall Brewery: 1428 Washington Avenue South
- The Sample Room: 2124 Marshall Street Northeast
- Monte Carlo: 217-219 3<sup>rd</sup> Avenue North
- Nomad: 501 Cedar Avenue
- The Joint: 913 Cedar Avenue
- Clubhouse Jaeger: 923 Washington Avenue North

### **D4. INTEGRITY**

The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

The Gluek Brewing tied house at 1500 6<sup>th</sup> Street South still retains its overall integrity.

*Location:* The Gluek tied house retains its integrity of location. The tied house was completed in 1903 at its current location.

*Design:* The original design of the Gluek tied house remains intact. Although the building has had some exterior alterations, the current building design resembles the appearance of the tied house when it was completed in 1903.

---

<sup>20</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>21</sup> *ibid*

*Setting:* The setting of Gluek tied house has been compromised with the removal of nearby structures from the late 19<sup>th</sup>/early 20<sup>th</sup> century. However, the subject property's setting is aided by three nearby late 19<sup>th</sup> century buildings: the John Gund Brewery across the street, the Minneapolis Brewing Company Building on the next block, and the former Fire Station G two blocks down. The removal of the subject property would further compromise the setting of the area.

*Materials:* The materials of the Gluek Brewing Company have been compromised with the replacement of windows. However, many of the building's original exterior materials are intact including the masonry, iron column, tile floor, and pressed-metal ceiling tiles.

*Workmanship:* The Gluek Brewing Company tied house retains the integrity of the original workmanship. The saloon maintains its decorative brick details, pressed metal ceiling, and iron column with decorative capital.

*Feeling:* The Gluek tied house retains its integrity of feeling by having the neighboring brewing buildings and train tracks nearby. In the early 20<sup>th</sup> century, at least five other brewing businesses were located near the Gluek tied house and the Chicago, Milwaukee, and St. Paul Railroad, which is the current location of the Cedar Riverside LRT station.

*Association:* With the neighboring historic buildings and landscape still extant, the Gluek tied house retains sufficient physical features to maintain its integrity of association.

## **D5. ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE**

The estimated market value of the Gluek Brewing tied house is \$305,500; the building was valued at \$237,100 and the land at \$68,400.<sup>22</sup>

## **F. PUBLIC COMMENT**

CPED notified the neighborhood association and the surrounding property owners; however, no letters have been submitted.

## **G. FINDINGS**

1. The property is associated with the rise of craft brewing into a full-fledged industry in Minneapolis and Minnesota in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
2. Established in 1857, Gluek's became the state's third-largest brewer by the early twentieth century, behind only the Minneapolis Brewing Company (Grain Belt) and Hamm's.
3. Gluek's Brewing Company used "tied houses"—bars that were company-owned or were in contract with the company to sell only its beer—to develop loyalty among clientele.
4. It is unknown how many of the 86 Gluek tied houses remain because a comprehensive survey and inventory have not been completed.

---

<sup>22</sup> City of Minneapolis Property Information, 1500 6<sup>th</sup> Street South, Accessed September 9, 2012

5. The subject building was originally built and designed to be a Gluek saloon. It is unknown how many of the Gluek tied houses were originally designed and constructed by Gluek Brewing Company.
6. The Gluek Saloon at 1500 6<sup>th</sup> Street South, built in 1903, stands as a quality example of a tied house.
7. If a comprehensive inventory of the extant tied houses was completed, the significance of 1500 6<sup>th</sup> Street South could better be understood.
8. The only commercial Gluek building designated as a local landmark is the three-story Gluek Building at 16 North 6<sup>th</sup> Street in Downtown Minneapolis. A characteristic of tied houses was that they were distributed throughout the City of Minneapolis (within liquor patrol limits) to promote the Gluek brand citywide.
9. The City of Minneapolis does not have a Gluek saloon designated as a local landmark similar to the design and scale of the subject property.
10. The Gluek tied house at 1500 6<sup>th</sup> Street South is associated with distinctive elements of the Cedar Riverside neighborhood. The subject property is one of very few buildings from the late 19<sup>th</sup>/early 20<sup>th</sup> century that still remains west of Cedar Avenue.
11. The Gluek Saloon at 1500 6<sup>th</sup> Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.
12. The Gluek Saloon helps provide early 20<sup>th</sup> century context to the nearby late 19<sup>th</sup>/early 20<sup>th</sup> century buildings which have been recommended for historic designation.
13. The applicant has not provided documentation showing that the proposed demolition is necessary to eliminate an unsafe or dangerous condition. Based on photographs and a site visit of the exterior of the building, the building appears to be in a good structural condition.
14. Currie Park Development LLC does not provide an alternative to demolition. The applicant states that they are exploring moving the building; however, this plan has not been finalized.
15. Alternatives exist to demolishing or moving the Gluek tied house. The subject building could be incorporated into the new development. The subject building takes up 1.5 percent of the new project site. In addition, other Gluek tied houses of similar size have been successful in being present day food and drink establishments.
16. The Gluek Brewing tied house at 1500 6<sup>th</sup> Street South still retains its overall architectural integrity.
17. The estimated market value of the Gluek Brewing tied house is \$305,500; the building was valued at \$237,100 and the land at \$68,400.
18. At the September 24, 2012, Heritage Preservation Commission meeting, the Commission unanimously voted to continue the application two cycles to allow the applicant to complete more research on Gluek tied houses in Minneapolis. The vote was 7-0 (two commissioners were absent).
19. At the September 24, 2012 Heritage Preservation Commission meeting, the applicant was directed to provide the following information for the 86 Gluek tied houses that existed in 1908 or those tied houses that they were able to identify: building's status (extant or demolished), date built, address, and image of the existing building (if applicable). It was also encouraged that the applicant provide a map showing the spatial analysis of the Gluek tied houses.

20. On October 10, 2012, the applicant provided additional information about Gluek tied houses. However, the supplemental report did not complete the comprehensive study of the 86 Minneapolis Gluek tied houses that existed in 1908 or those that the applicant was able to identify.

#### **H. STAFF RECOMMENDATION**

The Department of Community Planning and Economic Development – Planning Division recommends that the Heritage Preservation Commission adopt the above findings and **deny** the demolition of the Gluek Brewing Saloon at 1500 6<sup>th</sup> Street South, establish interim protection; and direct the Planning Director to prepare or cause to be prepared a designation study.