

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 6th 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: September 24, 2012

Appeal Period Expiration: October 5, 2012

Ward: 2

Neighborhood Organization: Cedar Riverside

ATTACHMENTS

- A. CPED Attachments
 - Zoning Context Map
 - Cedar Riverside historic resource maps
 - Sanborn map
 - Aerials
 - Images
- B. Materials Submitted by Applicant
 - Application
 - Neighborhood and city council letters
 - Demolition of historic resource report
 - Subject property description, history, and evaluation
 - Proposed new construction: The Currie Park Lofts
 - Proposed mitigation
 - Findings
 - Site location map and plans

A. 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 6th Street South may meet at least one of the local designation criteria. 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 6th Street South is not eligible for heritage designation.

B. DESCRIPTION

The two-story building at 1500 6th 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 walls¹. The south elevation contained the original saloon entry (southwest corner). Although not original, the window on 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 Gallery².

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 construction³.

The interior of the first and second floor have been altered. The tile floor and the original ceiling tiles (stacked in piles on the floor) are among the only finishes that remain from the saloon⁴.

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 20th century, three other late 19th/early 20th century structures remain: the John Gund Brewing Company Building across the street (1501-1507 6th Street South), the Minneapolis Brewing Company Building (1520 7th Street South), and the Former Fire Station G, the former Mixed Blood Theater (1501 4th Street South).

C. 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

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

² *ibid*

³ *ibid*

⁴ *ibid*

affordable and market-rate apartment units, at grade and structured parking and approximately 6,000 square feet of commercial space⁵.

The applicant has explored moving the building at 1500 6th 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.

D. 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 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. The commission may delay a final decision for up to one hundred-eighty (180) days to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

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 report for the Demolition of Historic Resource application and completing more research, CPED believes there still is the possibility that the property may exemplify a broad pattern of economic and social history, be associated with neighborhood identity, and be a quality example of Boehme and Cordella's work for the Gluek Brewing Company. CPED is requesting additional information from the applicant prior to a final decision by the Heritage Preservation Commission on the Demolition of Historic Resource application.

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 19th and early 20th 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's⁶.

⁵ Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

⁶ Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

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 clientele⁷⁸. 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 brand⁹.

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 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."¹⁰

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."¹¹ 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 Company¹².

It is unknown how many of the 86 Gluek tied houses (or the other saloons) remain because a comprehensive survey and inventory have not been completed¹³. The Gluek Saloon at 1500 6th Street South, built in 1903, stands as a quality example of a tied house that was built outside of Downtown. If a comprehensive inventory of the extant tied houses was completed, the significance of 1500 6th Street South could better be understood. The applicant points out eight extant examples that remain: 119 Washington Avenue South, 217–219 Third Avenue North, 254 First Avenue North, 315–317 Washington Avenue North, 501 Cedar Avenue South, 505-507 East Hennepin Avenue, 913 Cedar Avenue South and 923 Washington Avenue North.

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 6th 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. Currently no Gluek tied houses outside of

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

⁸ Hoverson, Doug. Land of Amber Waters: The History of Brewing in Minnesota, Minneapolis, MN. University of Minnesota Press, 2007.

⁹ Winegar, Karin. Bar Still Serving Gluek's, but ferns crowding out old-timers. The Minneapolis Star, June 29, 1979.

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

¹¹ Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

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

¹³ *ibid*

Downtown Minneapolis are currently designated. A characteristic of tied houses was that they were distributed throughout the City of Minneapolis to promote the Gluek brand citywide.

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 6th Street without an inventory of company saloons of similar scale and design¹⁴.

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 6th Street South is associated with distinctive elements of the Cedar Riverside neighborhood. The subject property is one of very few buildings from the late 19th/early 20th 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 6th Street South (1904)
- Minneapolis Brewing Company Saloon: 1516 7th Street South (1899)
- Former Fire Station G: 1501 4th 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 survey¹⁵. In addition, the Cedar Riverside Small Area Plan recommends that the former fire station at 1501 4th Street South (former home to the Mixed Blood Theater) be locally designated¹⁶.

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 15th Avenue South
- Fred Miller Brewing Company: 610 15th Avenue South
- Pabst Brewing Company: 616 16th Avenue South¹⁷

¹⁴ Hess, Roise and Company. The Currie Park Development Project: A Historical and Architectural Assessment, March 2007.

¹⁵ Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

¹⁶ CPED. Cedar Riverside Small Area Plan Building Connections, April 18, 2008.

¹⁷ Sanborn Map (1912-1930)

The Gluek Saloon at 1500 6th 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 20th century; currently no tied houses outside of downtown are locally designated. In addition, the Gluek Saloon helps provide early 20th century context to the late 19th/early 20th 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 19th and early 20th 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.

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 6th 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. The tied house is a quality example of an early 20th 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 6th 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 6th 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)¹⁸. If the building is retained in its location it will assist in retaining neighboring context for the neighboring historic buildings.

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 6th 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.

Setting: The setting of Gluek tied house has been compromised with the removal of nearby structures from the late 19th/early 20th century. However, the subject property's setting is aided by three nearby late 19th 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.

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, 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 20th 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.

¹⁸ Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

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 \$68,400.¹⁹

E. PUBLIC COMMENT

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

F. FINDINGS

1. The property is associated with the rise of craft brewing into a full-fledged industry in Minneapolis and Minnesota in the late 19th and early 20th 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.
5. The Gluek Saloon at 1500 6th Street South, built in 1903, stands as a quality example of a tied house that was built outside of Downtown.
6. If a comprehensive inventory of the extant tied houses was completed, the significance of 1500 6th Street South could better be understood.
7. No Gluek tied houses outside of Downtown Minneapolis are currently designated. A characteristic of tied houses was that they were distributed throughout the City of Minneapolis to promote the Gluek brand citywide.
8. The Gluek tied house at 1500 6th Street South is associated with distinctive elements of the Cedar Riverside neighborhood. The subject property is one of very few buildings from the late 19th/early 20th century that still remains west of Cedar Avenue.
9. The Gluek Saloon at 1500 6th Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.
10. The Gluek Saloon helps provide early 20th century context to the nearby late 19th/early 20th century buildings which have been recommended for historic designation.
11. 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.
12. 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.

¹⁹ City of Minneapolis Property Information, 1500 6th Street South, Accessed September 9, 2012

13. 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.
14. The Gluek Brewing tied house at 1500 6th Street South still retains its overall integrity.
15. 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.

G. STAFF RECOMMENDATION

The Department of Community Planning and Economic Development – Planning Division recommends that the Heritage Preservation Commission adopt the above findings and **continue** the demolition of the Gluek Brewing Saloon at 1500 6th Street South for two cycles to the November 5, 2012, Heritage Preservation Commission meeting to allow the applicant time to complete a comprehensive study of Gluek Brewing tied houses in Minneapolis.