NPS Form 10-900
United States Department of the Interior
National Park Service

OMB No. 1024-0018

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Ferd. Heim Brewing Company Bottling Plant

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number 507 N. Montgall Avenue | N/A | not for publication

City or town Kansas City | N/A | Vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64120

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Applicable National Register Criteria: x A ___ B x C ___ D

Toni M. Prawl 04/20/2016

Signature of certifying official/Title Dr. Toni Prawl, Deputy SHPO Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

_____ entered in the National Register

_____ determined eligible for the National Register

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

x	Private
	public – Local
	public – State
	public – Federal

Category of Property
(Check only **one** box.)

X	building(s)
	District
	Site
	Structure
	Object

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

Contributing	Noncontributing	
1	1	Buildings
0	0	Sites
1	1	Structures
0	0	Objects
2	2	**Total**

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

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY: Manufacturing facility

Current Functions
(Enter categories from instructions.)

Vacant

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Second Renaissance Revival

Materials
(Enter categories from instructions.)

foundation: stone

walls: brick

stone

roof: rubber

other:

X	**NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

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.)

[X] 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.

[X] 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 grave.

[ ] D a cemetery.

[ ] E a reconstructed building, object, or structure.

[ ] F a commemorative property.

[ ] G less than 50 years old or achieving significanc0e within the past 50 years.

[X] **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

Areas of Significance

Industry

Architecture

Period of Significance

1901-1918

Significant Dates

1901

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Charles A., architect

Hucke and Sexton, contractor

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

X 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 # _____
___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

x State Historic Preservation Office
___ Other State agency
___ Federal agency
x Local government
x University
X Other

Name of repository: Kansas City Public Library, Special Collections

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 1.25 acres

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	39.119950	-94.548773	3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)
Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Cydney Millstein, Maryann Warfield, Kelsey Lutz

organization Architectural & Historical Research, LLC date July 31, 2015

street & number 1537 Belleview Avenue telephone 816-472-4154

city or town Kansas City state MO zip code 64108

e-mail cydney@ahr-kc.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Ferd. Heim Brewing Company Bottling Plant**

City or Vicinity: **Kansas City**

County: **Jackson County** State : **Missouri**

Photographer: **Richard Welnowski**

Date Photographed: **June 2015 and September 2015**

Description of Photograph(s) and number, include description of view indicating direction of camera:

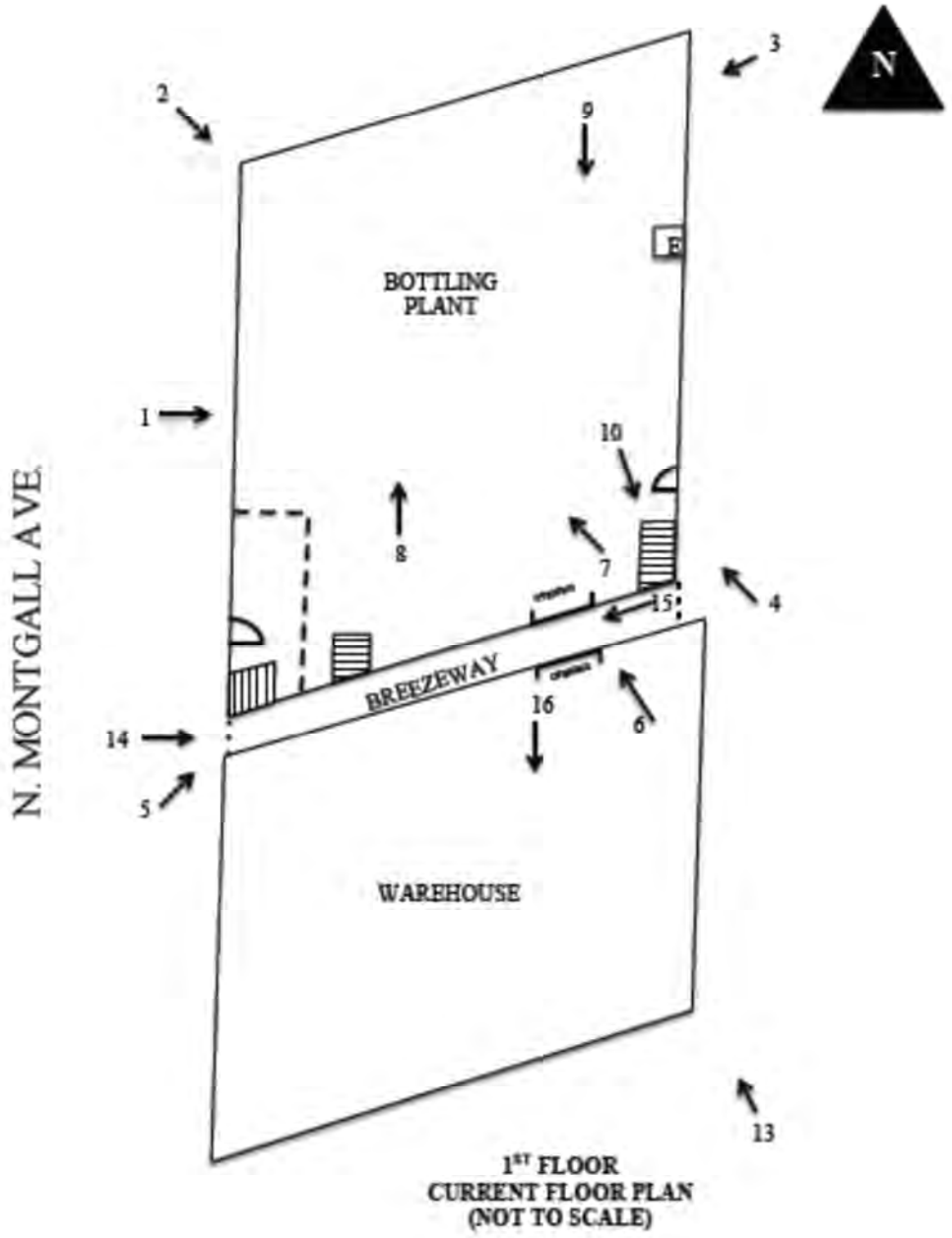
The Ferd. Heim Brewing Company Bottling Plant

1 of 16	Main or west façade; view facing east
2 of 16	Main or west façade and the north façade; view facing southwest
3 of 16	Rear or east façade; view facing southwest
4 of 16	Rear and south facades and a portion of the non-contributing warehouse); view facing northwest
5 of 16	Main or west façade and a portion of the south façade; view facing northeast
6 of 16	A portion of the south façade, first story; view facing northwest
7 of 16	First floor interior; view facing northwest
8 of 16	First floor interior; view facing north, northwest
9 of 16	First floor interior; view facing south
10 of 16	First floor staircase; view facing south
11 of 16	Second floor interior; view facing north
12 of 16	Second floor interior; view facing southwest

The Non-contributing Warehouse

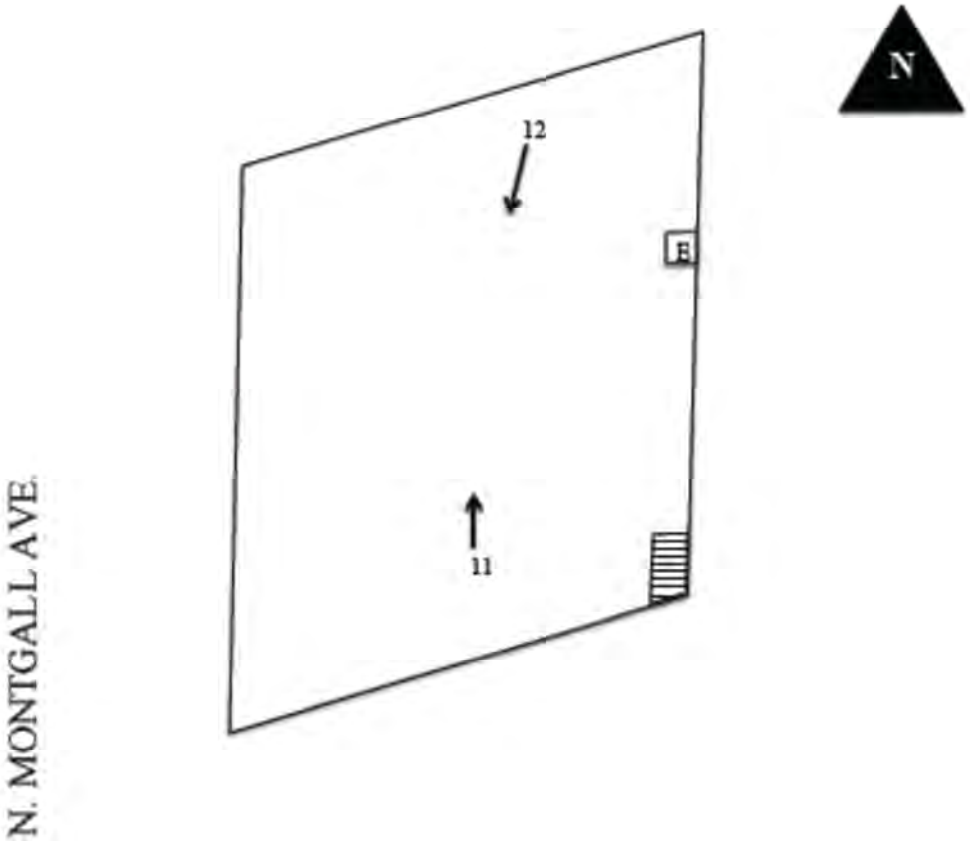
13 of 16	South and east facades (and adjacent parking lot); view facing northwest
14 of 16	Breezeway connection between the warehouse and the Heim plant; view facing east
15 of 16	Breezeway at the first story between the warehouse and the south façade of the Heim plant; view facing northwest
16 of 16	Interior of the warehouse; view facing southwest

Key to Photographs



1ST FLOOR
CURRENT FLOOR PLAN
(NOT TO SCALE)

Key to Photographs: cont.



2ND FLOOR OF BOTTLING PLANT
(NOT TO SCALE)

Figure Log:

Include figures on continuation pages at the end of the nomination.

1. Location Map.
2. 1886 Plat Map illustrating location along railroad line in the Northeast Bottoms of Kansas City Mo.
3. *Sanborn Map 1886-1907:* illustration of the expansion and size of the Ferd. Heim Brewing Company after in 1907.

3a. Table of Known Buildings in the Ferd. Heim Brewing Company Complex.

4. Detail for Ferd. Heim Brewing Company Bottling Plant.
5. Staff outside of the original bottling plant, dated 1897.
6. Bottling Plant, west façade, view facing southeast, c. 1902.
7. View of the East Bottoms and the Bottling Plant, c. 1938.
8. View of the Bottling Plant facing northeast, c. 1910.
9. Bottling Plant, west and south façade, view facing northeast, dated 1940.
10. Bottling Plant, 1903 flood; view looking north.
11. Bottling Plant employees on east loading dock, photo undated.
12. Main floor interior of the Bottling Plant, Heim Brewing Company
13. Interior of the Bottling Plant, c. 1910.
14. Loew Automatic Bottle Cleaner.
15. Detail of a bottle holder that fit into the bottle cleaner.
16. Advertisement in the American Brewers' Review for the Loew New Era Pasteurizer.
17. Trademark No. 45,010.
18. Ferd. Heim Brewing Company Bottle with embossed trademark, c. 1905.
19. Ferd. Heim Brewing Company Letterhead, dated 1901.
20. Ferd. Heim Brewing Company Advertisements and Labels.
21. Ferd. Heim Brewing Company Advertisements and Labels.
22. Ferd. Heim Brewing Company Refrigerated Rail Car, c. 1905.
23. The Norman School.
24. The Thacher School (demolished).
25. Westport High School.
26. Former Rochester Bottling Plant.
27. The Gund Brewing Company Bottling Works.
28. The Kumpf Brewery (demolished).
29. The Muehlebach Brewery (demolished).
30. The Entrance of Heim Electric Park, East Bottoms.
31. Second floor; view facing southwest.
32. Map view of the original layout of the Heim Brewery (1907). Properties no longer extant are marked (X).

SUMMARY

The Ferd. Heim Brewing Company Bottling Plant is located at 507 N. Montgall, Kansas City, Jackson County, Missouri (Photo Nos. 1-12; Figure 1). Charles A. Smith, Kansas City, was the architect and Hucke and Sexton, Kansas City, was the contractor. Completed in 1901, the Ferd. Heim Brewing Company Bottling Plant is a unique architectural expression in Kansas City, where its design mostly borrows from Second Renaissance Revival detailing and form: facades are symmetrical, first story fenestration is arched, and the roofline is marked by an embellished cornice and shaped parapet. Of mill construction, the two-story (plus basement) building measures seven bays wide and six bays deep (138 feet x 123 feet), features a flat roof and is quadrilateral in shape. In general, the original fenestration remains intact, while the brick exterior with contrasting brick embellishment is in good condition. The south façade, which is exposed at both stories, was recently attached (2014) to a separate one-story concrete warehouse building constructed in 1977 (Photo Nos. 13-16; non-contributing). The original detailing of the south façade at the first and second stories remains visible and in excellent condition whereby the entire first floor is visible from the interior of the warehouse (Photo Nos. 6 and 16) and the entire second floor is visible from the outside (Photo No. 4). Open interior spaces feature original wood flooring, cast-iron columns and a clerestory with a 4-foot high, wire and glass skylight that extends approximately three-quarters of the length of the building running north and south. It is placed at the center of the second story at the exterior (Photo Nos. 7-12; Figures 1 and 3).[1] The Ferd. Heim Brewing Company Bottling Plant nomination includes two contributing resources (the bottling plant and a surface loading dock area) and two non-contributing resources (the 1977 warehouse and a surface parking lot). Directly to the north of the Ferd Heim Brewing Company Bottling Plant are the historic Missouri Pacific Railroad tracks; to the west is a partial brick surface loading area that is adjacent to the historic Heim property. To the south across Guinotte Avenue is Heim Fire Station No. 20 and to the east is the substructure for the North Chestnut Avenue Viaduct. The Ferd. Heim Brewing Company Bottling Plant has retained the majority of its historic features to convey its historic significance. In good condition, it retains integrity of location, design, setting, materials, workmanship, feeling and association.

[1]The original skylight was modified several times, for structural issues, at some point after Abner Hood took possession. Currently the exterior length of the original skylight monitor is extant but only about one-third of its full length can be seen on the interior from the second floor.

ELABORATION
Setting

The Ferd. Heim Brewing Company Bottling Plant building is generally located in Block 1 of Howard & Scotts Addition, Lots 1-6 with a non-contributing warehouse, attached in 2014, located in Howard & Scotts Addition, Lots 8-15, Block 1 in Kansas City's East Bottoms (Figure 2). This building (including the non-contributing warehouse) is bounded by North Montgall Avenue on the west, Guinotte Avenue on the south, the UP Railroad tracks (historic Missouri Pacific Railroad) on the north and the North Chestnut Avenue Viaduct to the east (Figure 1).

Further to the east are several buildings that were historically associated with the Heim Brewery that housed the main production plant. Although the Ferd. Heim Brewing Company was once the largest brewery west of St. Louis, the integrity of its main production plant has suffered greatly over the last one hundred years. The oldest portion of the plant predates 1880 and was used as a sugar processing plant. Nothing more has been found as to the construction design or ownership of the sugar plant.

There is no justification for a non-contiguous district as there is a substantial amount of demolition and new construction, including the Chestnut Avenue Viaduct, which by its placement and subsequent construction, eliminated the original tunnel that connected the brewery to the bottling plant and visual separates the bottling plant from the extant brewery buildings to the east (Figure 32).

When J. J. Heim purchased the sugar plant c. 1886, he immediately converted it into the Ferd. Heim Brewing Company with later additions that enlarged the facility to its 1907 footprint (Figures 2 and 3). Subsequently, many of the buildings from the original complex have either been compromised through neglect, demolished as with the grain tower that once stood nearly six-stories, while a few of the demolished buildings were replaced by 1960s era construction.

Additionally, two of the smaller buildings sited at the far west side of the main plant-one serving as the early bottling plant and the other for keg washing and storage-were severely modified when sub-divided and currently used as offices by several different firms.

The original horse and buggy barn (and later truck garage), a large bottle shed and the Brewery's main office were all demolished when the Chestnut Street Viaduct was constructed, c. 1938. Additionally, two historic trunk lines, that once provided the brewery with important railroad access, are no longer extant. When the Chestnut Viaduct was

completed, it separated the Bottling Plant, both physically and visually, from what now remains of the original complex.

The following chart lists the buildings (extant, modified or razed) of the Ferd. Heim Brewing Company and represents the completed complex shown on the Sanborn Insurance Map, 1907 (Figures 3-3A; 32). Figure 32 at the end of this document features the 1907 Sanborn map showing extant and demolished resources as well as an overlay of the Chestnut Avenue Viaduct.

Year / Title	Description
1887: Stables and Carriage House. **RAZED**	Stables are gone while the foundation was reused, c. 1939.
1887: Stock House No. 1	Chip Room floors 1-4; Rice floors 5-6; north end 1-2 story Chip washroom and Tap Room.
1887: Malt House (**Modifications** to the south end)	Plank cement for Corn growing on floors 1-4; South end featured a separate area for the 7-story Malt Kiln, which is no longer extant.
1887: **RAZED**	Housed vents for Ice House/Bldg. E
1887: Brew/Engine House	
1887: Ice House	Contained ice making machinery and was hooked into a well on north end of complex.
1887: Stock house No. 4 (Building P on Sanborn)	Has a plank protective roof 3 ft. above brick wall.
1887/c.1903 Wash House Rack Rooms (1909) **Modified**	This bldg. was modified as the company expanded. Started as the original bottle house became the Racking room on north end and the Wash house in the south addition after 1903.
1887; Grain Elevator. **RAZED**	Two bridges attached for conveyors: one each to the Malt Kiln and the Malt House.
1887: Office **RAZED**	Company offices with vault room.
1887: Stock House No. 2 **(Modified)**	Tower still stands.
1887: **RAZED**	Attached to bldg. K.
1887: Storage bldg. **severely modified**	Contained bar fixtures, etc.
c. 1903: Keg House (Building F on Sanborn)	This building was added after the 1903 flood when the company expanded.
1896: Heim Fire House	Fire House for the brewery.
Small ancillary buildings of the original complex / no longer extant	
Cooper Shop	
Storage shed	
Freezing tanks	
Ice house	
Settling basin and condensers	
Well house	
Wagon shed	

Infrastructure in the immediate vicinity of the Fred. Heim Brewing Company Bottling Plant building includes concrete sidewalks, curbs and streetlights. The parking area at the east side of the Heim building is covered with brick pavers. The surrounding neighborhood consists of late 19th century commercial brick buildings, modest frame residences, and modern, light industrial buildings. While the streetscape has not changed considerably over the years, this section of the East Bottoms is now experiencing an increase in activity and revitalization, especially with regard to the commercial properties.

Exterior: Heim Brewing Company Bottling Plant

The main façade of the two-story brick and stone Second Renaissance Revival styled Ferd Heim Brewing Company Bottling Plant faces west (Photo Nos. 1, 2 and 5; Figure 8). Stretching seven bays wide, each bay is divided by prominent contrasting brick piers with stone capitals and base at the first story and paired piers with stone capitals and base, at the second story. Original fenestration at the first story features a Palladian type (a variant) window unit set in half-round arches of contrasting brick with prominent stone keystone. Quarter-round fanlights crown paired double-hung, six-over-six wood sash windows. Lugsills are stone. The southern-most window has been infilled with brick.[2]

Separated from the first story by a wide, contrasting brick spandrel band, the second story fenestration is set in pairs; double-hung aluminum windows are placed at the third through sixth bays (moving north to south), while the remainder of these units are fixed modern single-pane aluminum windows. Original fenestration of the second story, as designed by Smith, was six-over six, double-hung sash windows (Figure 6).[3] Wide lintels with contrasting keystones further characterize the second story fenestration. The corners of the top story are canted to the north and south facades. Original basement fenestration is covered with corrugated metal; the basement opening at the far south bay, originally a window, was modified at an unknown date to accommodate a short, single-leaf door (Figure 9). It is now covered with plywood (Photo No. 5).

A prominent keystone embellished with an Acanthus leaf flanked by

[2] *Buildings by Hucke & Sexton, Contracting and Building Company* (Kansas City: Woody Advertising Company, 1902), n.p. A 1902 photograph illustrates the original configuration of the southernmost window unit. A 1940 Tax Assessment images shows that the window had been infilled by that date. See Figure 9.
[3] At an undetermined early date, possibly made by Abner Hood Chemical Company, the subsequent occupant of the building, the original windows were changed to one-over-one.

scrolls is centered on the top of the parapet at the west facade. The parapet is further embellished with the trademark of the Heim Brewery, which includes the following: "the representation of a crescent bearing the letters "F. H. B. Co. and partly inclosing a section sign (§) and the numeral or figure 11."[4] The trademark is set in a decorative, banded wreath topped by a flowing garland (Figures 17 and 18).

Generally speaking, the articulation of the main or west façade is carried to the north facade, where each of the six bays is divided by prominent contrasting brick piers (without stone base and capital) at the first story and paired piers with stone capitals and base, at the second story (Photo No. 2). First story fenestration (including multipaned transoms) at the north façade is set below cast iron lintels. The original metal, industrial sash, six-over-six units with six-light transoms are intact and protected with corrugated plastic covering. Moving west to east, metal freight doors with shed canopies placed at the third and fifth bays at loading dock level, are operable. The continuous loading dock is constructed of metal piers placed supporting a metal frame on which rests a concrete slab. The second story fenestration of the north façade is also set in pairs. Moving west to east, the first and third bays feature a double-hung and a fixed unit; the second and fifth bays bay feature double-hung units, the fourth and sixth bays feature two fixed units. These windows, like that of the second story of the west façade, are non-original and are aluminum frame.

At the rear or east façade, measuring seven bays, is divided by contrasting brick piers at the first and second stories; end bays are canted at the roofline as seen at the main or west façade (Photo Nos. 3 and 4). Moving south to north at the first story, the first, third and fifth bays feature large, fixed, non-original multipaned window units set beneath cast-iron lintels (Photo 3). The second bay features a non-original aluminum framed double-leaf door storefront unit with sidelights set in a Classically inspired surround articulated with a molded entablature. Above are paired, wooden frame industrial sash multipaned windows (original). A rolling overhead dock door is placed at the fourth bay; the original transom placed above has been removed and infilled with brick. The sixth bay is articulated much the same as the second bay. Instead of a double-leaf door, this bay features a rolling overhead door, which is placed in a Classically inspired entablature surround. The original multipaned transom is extant. The opening at the seventh bay, which features paired industrial sash

[4] Trademark No. 45,010. United States Patent Office, Registered August 1, 1905.

multipaned windows set below paired multipaned transoms (configured the same as the units at the north façade) has been covered with corrugated plastic.

Fenestration at the second floor of the rear façade is all non-original fixed and paired, aluminum frame except for the fourth bay (moving south to north) where the paired units are one-over-one, single hung. Each window features brick lintels with a prominent stone keystone and stone lugsills. A concrete loading dock with a non-original metal shed roof is placed at the rear or east façade.

The south façade is visible from the street (and from the adjacent viaduct) and from the interior of the warehouse space (Photo No. 4). This facade still maintains its original articulation at both stories. Like the main or west façade, each bay is divided by prominent contrasting brick piers with stone capitals and base at the first story and paired piers with stone capitals and base, at the second story. In addition, the window type and configuration at both stories is much the same as that of the main façade. At the first story, moving west to east, the window at the first bay has been infilled with brick. A 1940s tax assessment photograph of the building shows this condition (Figure 9). The second bay unit features original double-leaf apron doors set in an entablature surround and placed beneath half-round arches of contrasting brick with prominent stone keystone and quarter-round fanlights. With the exception of the fifth bay where the original dock door opening set below the half-round window was slightly enlarged (c. 1977) to accommodate today’s larger industrial equipment, the original Palladian type window units set in half-round arches of contrasting brick with prominent stone keystone are extant and in good condition. Quarter-round fanlights crown paired double-hung, multipaned sash windows. Lugsills are stone. As with the second story fenestration of the west and north facades, the original paired units have been replaced with aluminum-frame double-hung, one-over-one and/or fixed aluminum frame units. Wide lintels with contrasting keystones further characterize the second story fenestration.

The Heim Brewing Company Bottling Plant is further articulated at the south, as well as the west facades by a heavily corbeled (resembling coffering) cornice, denticulation (between the first and second story and above the corbeling), stone string coursing below the first story level, decorative finials and a shaped parapet in contrasting brick, symmetrically placed above the cornice. The coping of the parapet features egg and dart molding.

There does not appear to have been a “main entrance” to the bottling

plant, although a short (in height) entry with a single-leaf wood door was cut into the southern most bay at the basement level of the west façade by 1940 (Figure 9). Photographs and history of the plant indicate that the majority of the activity of the plant was concentrated on the east and north sides where kegs were delivered from the brewery and bottles were shipped, respectively. While west and south facades carry the most decorative fenestration, the original design for the plant did not include a main entrance, as evidenced by historic photographs.

Interior: Heim Brewing Company Bottling Plant (See Photo Key)

The interior of the Ferd. Heim Bottling plant remains much the same as it was originally designed and constructed with the only modification as previously stated. [5] The first and second floors feature exposed metal columns, wood beams and floors and a centered 4-ft. high skylight (Photos 7-12; Figures 1, 3). Three sets of original staircases are placed at the southeast and southwest corners of the building. The staircase at the southeast section features original wood newel posts and open railing (Photo No. 10). The smaller staircase placed to the east of the double-leaf doors features wood newel posts, and decorative metal rail set in a wood frame. The third stair run with walnut newel posts and open railing (which may have been a later addition) is placed at the southwest corner of the building. A large freight elevator is located at the mid-portion of the east end of the building (Photo No. 11). An original mezzanine (Figures 12, 31), placed at the second story, was altered, more than likely in the first decades of the 20th century when Abner Hood Chemical Company occupied the building. At this time, the opening to the first floor was infilled with wood flooring and the railing was removed to make a fully second story. Other than this infill, the space in which activities took place on the mezzanine is still intact (Figure 31). However, plans include removing the infill thereby returning the mezzanine’s historic appearance complete with wrought iron rails.

Other interior features include a series of offices on the second floor. A few of these spaces contain the operable transoms and portions of the walls feature original plaster. The original

[5] Jamie Jeffries, contractor, phone conversation, March 15, 2016. The skylight was modified several times after 1918 on the interior, while the exterior casing remains. Repairs to the existing skylight, as well as the entire roof, have been made. Although the mezzanine was infilled and the wrought iron rails removed, plans include returning the mezzanine to it original state with wrought iron rails similar to the original design as seen in historic photographs.

skylight is extant and appears to be the same length historically (compare figures 1 and 4). The lighting has been modified so only about one-third of its full length can be seen on the interior from the second floor (photos 11-12 show light streaming in from the skylight) but it remains an intact feature of the property.

Non-contributing Warehouse

Built in 1977 for the Case Supply Company as a freestanding structure directly to the south of the Ferd. Heim Brewing Company Bottling Plant, the one-story precast, pre-stressed concrete warehouse, with a concrete block unit (at the east façade), measures approximately 129.2 feet x 113.4 feet with 14,651.28 square footage (Photo No. 13). It features steel scissor truss joists and a metal deck flat roof. The interior of the warehouse is a wide-open space with small offices placed to the east side toward the large overhead door. When constructed, a 15-foot alley separated the historic Heim plant from the concrete warehouse, where a series of concrete stairs were constructed to access the north entrance to the warehouse (no longer extant). A single-leaf metal door, reached by a series of concrete stairs (with metal railing) is located at the south end of the east façade. A large overhead metal freight door is located to the north of the entrance. Two smaller overhead metal dock doors are placed at the south side of the concrete block unit attached at the north end of the east façade (Photo No. 13).

In 2014, the current owner of the Ferd. Heim Brewing Company Bottling Plant purchased the Case Supply Warehouse Building in order to save the bottling plant, as there was water damage to the Heim plant (in addition to plant growth) via the alley between the two buildings. Furthermore, the south façade of the Heim building was completely obscured by the north façade of the Case Supply building at the time of its construction in 1977.

In order to remedy the damage to the Heim foundation and to stop further deterioration, a breezeway was constructed, thereby connecting the historic Heim building to the Case warehouse (Photos: 14-15). Eighty percent of the north tilt-up wall of the Case warehouse was removed and then braced with a steel structural system. As a result the entire first floor of the south façade of the Heim plant is now exposed from the interior of the warehouse. A six-inch thick roof with a lightweight steel stud framing was installed the length of the alley and connected to both buildings by a metal slip track to allow for expansion and contraction (Photo No. 15). The connection at the south

façade of the Heim building rests above the fenestration of the first story and the sills of the second story (Photo No. 15). The ceiling and wall material of the breezeway connection is of yellow pine patterned after the ceiling in the Heim building (Photo Nos. 9-12). A metal grate is placed at the first story floor level opening (between the warehouse and Heim) above the basement windows for protection and to expose the basement level of the Heim building (Photo No. 15). Since the warehouse and bottling plant were historically separate and only recently connected, they are counted as separate resources in this nomination.

Parking and Freight Areas:

To the east of the Ferd. Heim Brewing Company Bottling Plant is a secured (with a chain link fence) loading lot (original brick surface is partially exposed). To the east of the non-contributing warehouse is a concrete parking lot with a maximum of six parking spaces and an area for delivery trucks (Photo Nos. 3, 4 and 13). The area east of Heim was originally a secured lot with access to the east loading dock. Because it appears to have been constructed during the period of significance, this lot is considered contributing. The surface parking lot appears to previously have remained vacant until Case Supply constructed their warehouse in 1977. Due to the size and date of construction, it is non-contributing.

INTEGRITY

The Ferd. Heim Brewing Company Bottling Plant retains its historic integrity (all aspects) throughout the exterior and interior. The Ferd. Heim Brewing Company Bottling Plant occupies the same location. Over the years, the setting in the East Bottoms Industrial District of Kansas City adjacent to the Heim building has changed due to the general fluidity of the neighborhood. One of the biggest changes to this section of the East Bottoms was the construction of the Chestnut Street Trafficway, placed directly to the east of the Heim plant (Figure 7). The design, materials and workmanship of the exterior, as planned by Charles A. Smith, the architect for the Bottling Plant, are intact and in good condition, including the majority of the original openings, fenestration, freight doors (north façade) and brickwork, contrasting piers, stone lintels, corbeling throughout the cornice line, shaped parapet, cornerstone and stone plaque.

Over the course of one hundred and fourteen years (since the building’s completion), the vast majority of the original interior features and configuration remain intact and in good condition. Wood flooring, wood beams, metal columns, clerestory at the second level, three staircases and freight elevator, offices (possibly not original

to the building, but an early addition) remain. The original mezzanine was modified after the Heims closed the brewery in 1918 when the opening was in-filled with wood flooring and the railing removed; the wire and glass skylight, although renovated, remains as well (Figures 12 and 31). Although the mezzanine was modified sometime after 1918 to extend the workspace of the second floor as well as address structural issues, the change is reversible. It is also important to note that the second floor was used by the Heim company as storage and employees used artificial lighting in their workspace, as seen in historic photographs. Figure 12 shows the mezzanine space serving as storage and Figure 13 highlights artificial lighting under the mezzanine. The support posts in both figures are intact today as is the wood flooring of the mezzanine (Figure 31). Judging from these historic photos, significant bottling activities took place on the first floor, not the mezzanine. Future plans are to remove the in-fill and return the mezzanine to its original appearance.

Lastly, the feeling and association with the period of significance has been retained.

STATEMENT OF SIGNIFICANCE
SUMMARY

The Ferd. Heim Brewing Company Bottling Plant, located at 507 N. Montgall, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places and is locally significant under Criterion A in the area of INDUSTRY and under Criterion C in the area of ARCHITECTURE. The bottling plant is the most intact representation of the Ferd Heim Brewery. Modern intrusion and demolition has compromised the rest of the complex. The Ferd. Heim Brewing Company Bottling Plant, completed in 1901, played a prominent role in the growth and success of the Heim brewery, which became the largest producing brewery west of St. Louis during the pre-prohibition years. As the final step in the overall brewing production, the bottling plant was considered by the industry as an important part of the brewery process.[6] When the new bottling plant was put into operation, production capacity reached nearly 125,000 bottles of lager beer daily. The two-story industrial building as situated along the historic Missouri Pacific Railroad tracks gave the Heim brewery easy transfer and distribution to their refrigerated fleet of railroad cars. As the work of a master, the Heim Bottling Plant was designed by Charles A. Smith, a prominent Kansas City architect, and constructed by the local firm of Hucke and Sexton.[7] In designing the two-story bottling plant building, Charles A. Smith borrowed from the Second Renaissance Revival vocabulary, where façade detailing is symmetrical, first story fenestration is arched, and the roofline is marked by an embellished cornice and shaped parapet. Designed early in Smith's career in Kansas City, the Ferd. Heim Brewing Company Bottling Plant represents a unique phase in his prolific architectural practice and its overall form and scale heralded much of his institutional designs throughout Kansas City. Furthermore, the building appears to be the only extant industrial building of its style, serving as a stand-alone bottling facility for the Heim Brewing Company from 1901 through 1918 when the brewery ended their business due to prohibition. In 1977 a one-story concrete warehouse was constructed on adjacent lots to the south of the plant. In 2014, structural changes were made to the warehouse to expose the southern façade of the 1901 building, at which time a removable roof and wall structure were added between the two buildings to stop severe water damage that was a threat to the original foundation of the bottling plant. The period of significance

[6] William Nottberg, *Brewers and Bottlers Universal Encyclopedia: A Complete Reference Book and Guide,* (Chicago/Philadelphia: The Brewers Publishing Company Of America, 1910), pp. 609-611.
[7] "Heim Family," *The Kansas City Star* 14 September 1946. Microfilm, Special Collections, Kansas City Public Library, Kansas City, Missouri. The new bottling plant replaced an earlier facility severely damaged by fire in 1899.

is from the date of construction in 1901 through 1918, the year that Prohibition laws were enacted under the Volstead Act.

ELABORATION
Introduction

The Ferd. Heim Brewing Company grew out of the enterprising efforts of two generations of the Heim family headed by Ferdinand (Ferd.) Heim Sr. (1830-1895), who immigrated to the United States in 1851, from Bregenz, Tyrol, Austria. The Heim family began brewing beer in St. Louis County in 1867 and eventually developed a large brewery in East St. Louis, Illinois, under the name Heim Brothers Brewery. In 1884 Ferd. Sr. expanded his enterprise by purchasing the Kumpf Brewery located at 14th and Main Street bringing the Heim beer industry to Kansas City, Missouri.

By 1887, the Heims began construction of a large brewery, which initially included an attached bottling plant, in the East Bottoms on Guinotte Avenue in Kansas City, Missouri.[8] Subsequently, the necessity to build a new bottling plant at 507 North Montgall was two-fold: firstly, in 1899 the original bottling plant was severely damaged by fire and secondly, Federal regulations in place since June 9, 1890, prompted the Heims into building a larger and more modern facility.

In 1901, when the bottling plant was completed, the Heim beer company had grown significantly, having bottling facilities in several locations including Guthrie, Oklahoma, and Los Angeles, California.[9] Furthermore, by the beginning of the 20th century, the Ferd. Heim Brewing Company had become the largest brewing company west of St. Louis.[10]

Under the Federal revenue guidelines of 1890, it was required that a bottling plant had to be separate and unconnected from the brewery or warehouse. Additionally, the kegged beer had to be transported over a ‘highway’ or other public thoroughfare and/or underground tunnel and each keg, so transported, had to exhibit a tax stamp. The purpose of this process was to ensure proper tax collection on any beverage substance containing alcohol at or above the level declared as an intoxicant, which included any beverage with more than 2.75% alcohol content.[11]

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[8] Conard, 300-303.
[9] “Ferd. Heim Brewery: Flat Iron Building,” Guthrie National Register Historic District, OAHP Inventory, August 1980.
[10] Conard, 213-214.
[11] Philip Dreesbach, “The Beer Bottler and The United States Government,” *Beer Bottlers Handy Book,* (Chicago: Wahl-Henius Institute, 1906), 275-285.

Heim chose to use an underground transport tunnel that stretched from the brewery to the bottling plant, over 300 feet in length, as the method of transporting kegs to the bottling plant. When the new bottling plant was completed, it was outfitted with the latest bottle washing machinery and filler stations. While the bottling machinery and the tunnel are no longer extant, the access to the tunnel, although bricked over, remains on the east façade at the basement level.[12]

The bottling plant was designed by Charles A. Smith, who at that time worked closely with the contracting firm of Hucke and Sexton. In 1895-1897, Smith and the contractors designed and constructed residences for all three of the Heim Brothers: Joseph (J. J.) at 320 Benton Blvd., Ferd. Heim Jr. at 328 Benton Blvd., and Michael, who lived in the large carriage house situated between the homes of his two brothers. Additionally, Electric Park and the Heim Theater, both demolished, were designed by Smith and constructed by Hucke and Sexton and opened to the public in 1900 (Figure 30).[13]

In 1900, with the bottling plant in full operation, The Ferd. Heim Brewing Company became a lucrative business for the three brothers. The main threat to their business was from the growing Prohibition movement of the era that was the sole reason for the closure of the Ferd. Heim Brewing Company in 1918.

By 1925, after the brewery closed, Empire Storage and Ice Company bought the main plant where they operated a storage facility and repurposed the cooling equipment to manufacture ice, while the Bottling Plant was taken over by Abner Hood Chemical Company.

In 1977, Case Supply Company acquired the bottling plant as well as the vacant lots on the south side of the building. At that time, an

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Underground tunnels, located between the brew house and the bottling plant, were also an acceptable method of moving kegs to their bottling destination. However, it was necessary to have approval from the revenue office.

[12] Interview with John McDonald, current owner of the bottling plant building, Mr. McDonald verified that the opening to the tunnel at the basement level that was used to transport kegs to the bottling plant remains extant. However the tunnel itself was closed when the Chestnut Avenue Viaduct was constructed c. 1940.

[13] Hucke and Sexton, *Buildings by Hucke & Sexton, Contracting and Building Company* (Kansas City: Woody Advertising Company, 1902), n.p. When the residences were constructed c. 1895, the addressing for the three structures are identified in this publication as 300, 320 and 340 Walrond Avenue. Walrond was changed to Benton Boulevard and appeared as such on the 1909 Sanborn under both names.

open floor warehouse was constructed and a small alley, approximately four-feet wide, remained between the two buildings until 2014. At that time, the new owner began taking measures to reverse water damage and prevent any further deterioration to the bottling plant. Eighty-percent of the north wall of the warehouse was removed and the alley was enclosed on the east and west with a small roof added between the two buildings at the second floor level of the bottling plant. Prior to this modification, trees were growing between the two buildings and rainwater funneled into the basement of the bottling plant, thereby threatening the integrity of the foundation.

The bottling plant serves as the most intact representation of the Ferd. Heim Brewing Company. Demolitions, modifications, and the introduction of the Chestnut Avenue Viaduct have compromised the integrity of many of the other buildings (Figure 32). See Section 7 for an in-depth discussion on integrity.

CRITERIA A: INDUSTRY
Brief History of the Beer Industry in the United States after 1865

Brewing beer did not become an industry of a mass-produced, mass-consumed beverage in the United States until after the Civil War when the Untied States experienced an influx of immigrants from beer producing European countries such as Britain, Ireland and Germany.[14]

Five areas identified as factors in the increased beer market after the Civil War are comparable to the demographics for Kansas City, Missouri between 1860 and 1900, which ultimately led to larger breweries like the Ferd. Heim Brewing Company in Kansas City.[15]

- America was becoming increasingly industrialized and urbanized. Kansas City had grown substantially between 1860 when the population was just 4,418; in 1890, the population increased to 132,716; and in 1900, it reached 163,552.
- This increase in population added to the economy leading to higher wages with more disposable income, thereby allowing for the purchase of more beer. Seven medium-to-large breweries were located in Kanas City by 1886.[16]

[14] Martin M. Stack, PhD. “A Concise History of America’s Brewing Industry”. EH.Net Encyclopedia, edited by Robert Whaples. July 4, 2003. On-line. Accessed July 6, 2015.URL http://eh.net/encyclopedia/a-concise-history-of-americas-brewing-industry/
[15] Ibid.
[16] Hoyes City Directory “Breweries,” Kansas City: City Directories, microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library.

- Beer was considered as a lesser alcoholic beverage than rum or whiskey and therefore, more acceptable by the temperance movements of the period. Kansas City continued to produce beer until 1918, at which time a temporary prohibition was put into effect in order to conserve grain for use by the military during World War One.
- Technological and scientific advances made beer production more profitable especially when pasteurization extended the shelf life of beer.
- The success of Missouri brewers was the production of their German lager beers. The 'lager' process was first used as early as the thirteenth century in regions around Vienna and Bavaria.[17] When lager beers entered the market in the United States, many people found them preferable for their light and refreshing quality to the heavier British-style ales that had dominated the beer market prior to the Civil War.

In 1865, shortly before the Heim family entered the beer industry, national beer production amounted to 3.7 million barrels with a consumption rate of 3.4 gallons per capita, annually. There were approximately 2,252 breweries across the United States ranging from small to large in size.[18]

In 1885, the average annual production per brewery was 19.2 million barrels, with an average of 8,610 barrels for a medium sized brewery. There were 2,230 breweries in operation throughout the United States.[19] In 1887, the Heim brewery in Kansas City, alone, produced nearly 50,000 barrels of lager beer.[20] By the end of 1888, the Heim Brewing Company reached a production level of 50,716 barrels.[21]

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[17] Frederick William Salem. *Beer, Its History and Its Economic Value as a National Beverage,* (Hartford CT: F. W. Salem, 1880), p. 64.
[18] Martin M. Stack, On-line. See footnote 44 for URL.
[19] Ibid.
[20] Klous and Roussin, "Enter the Heim Brothers," *American Breweriana Journal*, Issue 103, March-April 2000. n.p. On-line: http://homepage.hispeed.ch/Heim-family/heim-brewery-a.htm NOTE: While, for the most part, the history in this journal is complete and accurate, it focuses primarily on the Heim Brewery located in East St. Louis, Il. It does not cover the many Kansas City resources that have been located. Therefore, the Heim family history for Kansas City in this journal is either incomplete or in error and has been corrected with this nomination.
[21] *One Hundred Years of Brewing: A complete History of the Progress Made in the Art, Science and Industry of Brewing in the World. Particularly in the Last Century* (H.S. Rich and Company, 1901), p. 95.

In 1915, the national production of beer hit 59.8 million barrels with a per capita consumption of 18.7 gallons. The number of breweries, while larger in capacity, had dropped to 1,345 and included the most successful brewers of the pre-prohibition era.[22] The Ferd. Heim Brewing Company had succeeded as a major beer distributor with bottling plants as far west as Los Angeles.

Lager beer, being the most popular beer for its light effervescent texture, is a malt beverage brewed through a process using yeast that settles to the bottom of brewing vats. It is a distinct German style beer introduced in the United States in 1840 by John Wagner, who is considered the first brewer of lager beer in the United States.[23]

The process of making lager beer, which was the only style of beer produced by the Heim brewery, was described as thus:

> A certain quantity of malted barley is taken and ground, it is then mashed with hot water, the sweet liquor or wort extracted, a portion of hops added, and the whole boiled until the preservative quality as well as the aroma of the hops is obtained. It is then allowed to cool, and afterwards fermented with yeast to produce the small quantity of alcohol it contains, and to give it life. According to analyses made by different chemists, lager beer contains 91.0 water, 5.4 malt extract, 3.5 alcohol, and the remainder—making in all 100 parts-carbonic acid. Ale and porter differ only in having a slight additional percentage of alcohol, and a large amount of solid extract.[24]

The cold storage process or lager was a common practice as early as the 12th century when “black lager” first appeared in Bavaria. Later variations appeared in regions of Germany and Austria.[25] Cold storage of beer, "lagering", in caves for example, was a common practice in the United States prior to refrigeration.[26]

1901: The Ferd. Heim Brewing Company Bottling Plant

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[22] Stack, Table 1. n.p. See also, United States Brewers Association, *1979 Brewers Almanac,* Washington, DC: 12-13.
[23] William L. Downard, *Dictionary of the History of the American Brewing and Distilling Industries,* (New York: Greenwood Press, 1980), p.106, 202.
[24] Frederick William Salem. *Beer, Its History and Its Economic Value as a National Beverage*, (Hartford CT: F. W. Salem, 1880), p. 64.
[25] “The German Beer Portal for North America,” German Beer Institute, On-line accessed July 13, 2015. http://www.germanbeerinstitute.com/history.html
[26] Cydney E. Millstein, “The Survival of Kansas City’s William J. Lemp Brewing Company Beer Depot,” October 1994.

The ability to ship beer long distance was made possible by two important developments: pasteurization and the ability to transport beer long distances via refrigerated railroad cars, in kegs and/or bottles.[27]

The Ferd. Heim Brewing Company had a fleet of twelve refrigerated rail cars prior to 1900 (Figure 22). In 1899, a fire broke out in the brewery's original bottling house (Figure 5). The substantial damage prompted the Heims to build a new bottling plant just west of the main complex along N. Montgall Avenue (Figures 3, 4 and 6). In doing so, they were able to build a more modern facility with the latest in bottling equipment.[28] The new building was directly connected to the railroad line that ran along the north façade where a large shipping platform was situated allowing for ease of access to the rail lines. Figure 3 shows the brewery complex and the location of the nominated bottling plant.

Additionally after the 1899, the brewery underwent extensive repairs and improvements that included a new boiler house with two 700-horse power boilers that operated off steam engines. The entire Heim complex underwent fireproofing throughout. The three-story storage house and the seven-story brew house had all woodwork replaced with iron and steel or cement in the effort to fireproof their facility.[29]

In 1900, the Heims hired Kansas City architect Charles A. Smith to design the new bottling plant with Hucke and Sexton, who had worked closely with Smith on numerous projects, as the builders. During the construction of the new bottling plant an underground tunnel, approximately 300 feet in length, was built between the brewery and the bottling plant serving two purposes: transport system for kegs and as an access for any pipes that were regularly inspected by federal revenue officers. More than likely, the tunnel at Heim's bottling plant was only used for the transportation of kegs, as there appears to be no record of pipe installation.

At the Heim bottling plant, once a keg passed through the tunnel, it was placed into a secured vault whose concrete walls remain extant at the basement level. The stamped kegs were secured in the vault until the keg moved to the bottling department located on the first floor

[27] Bill Lindsey, "Beer and Ale Bottles," Society for Historical Archaeology, On-line, Accessed July 27, 2015. http://www.sha.org/bottle/beer.htm Anheuser-Busch of St. Louis developed the first refrigerated rail cars in 1873.
[28] Robert Wahl and Arnold Spencer Wahl, *American Brewer's Review* 12 January 1899 (Chicago: Der Braumeister Publishing Company), p.335.
[29] *Ibid,* 255.

for tapping. At the time the kegs were tapped, the tax stamp was removed and the stamp was marked 'Tax Paid.' Once the stamp was removed, it was then turned over to the revenue officer assigned to the bottling plant. He then counted the stamps, filled out the tax forms and billed the brewery for taxes due.[30]

In 1906, William Nottberg, the master mechanic for the Ferd. Heim Brewing Company, authored an article regarding his work at the Ferd. Heim Bottling Plant that outlined the type of equipment used in the bottling process (Figures 12, 14 and 15):

> The most important part of the brewery nowadays as we all know, is the bottling department. Delay there means a big loss, and I can tell you I lost many a night's sleep before I had it operated by electricity . . . Make a kind of a separation in your equipment, but always so that any part running is enough to keep you going, as for instance: a soaker, a complete set of washing machines, a crowner and regular corker and wiring machine, and one motor. Call them Group No. I. Then, steaming apparatus, cork rattler, and say one or two labeling machines, which you can call Group No. 2. If you have one or more elevators you can run them from any of these line shafts. I do not recommend it, as the starting of an elevator slackens speed, and for bottling machinery a regular steady speed is most desirable . . .In the bottling department, I recommend that each motor be not fused heavier than its guaranteed capacity, as we all know that in bottling departments boys are employed more or less, who are sometimes inclined to overload machinery. In the above lines I have given you my idea as to how I went about this work, and in our bottling department, which is operated in groups as above indicated . . .This department of our plant has a capacity of 200 barrels per day, and if any motor or machine gives out we can still keep running.[31]

Heim's estimated valuation of their Kansas City operation in 1901 was $2,500,000, with over 250 employees.[32] When the new bottling plant

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[30] William Nottberg, *Brewers and Bottlers Universal Encyclopedia: A Complete Reference Book and Guide,* (Chicago/Philadelphia: The Brewers Publishing Company Of America, 1910), pp. 609-611. https://books.google.com/books/reader?id=PKlBAQAAMAAJ&printsec=frontcover&output=reader&pg=GBS.PA609

[31] William Nottberg, "Electric Power for Breweries," *The Brewers Journal 31* (1 January 1906), p. 25-27.

[32] Conard, 302. Heim had been a direct competitor of the Anheuser-Busch Brewery of St. Louis prior to the 20th century. Anheuser was able to remain in the beer industry throughout the Prohibition years with the production of

opened in 1901, Ferd. Heim Brewing Company had become the largest brewer in Kansas City with production levels hitting in excess of 140,000 barrels annually. That year, also competing with the large eastern brewers, Heim had placed in the top fifty breweries nationally.[33]

Among the more than 250 employees of the Ferd. Heim Brewing Company was a number of women and children, as seen in several of the historic photographs from the turn-of-the-century. Although the exact number of remains unknown, women and children worked alongside men in the bottling plant. With smaller hands, the women and children were more agile in manipulating the bottles in and out of the bottle washing machines and wrapping bottles in preparation for shipment (Figure 11).

By 1906, three breweries in Kansas City—Ferd. Heim Brewing Company, Rochester Brewing Company, and Imperial Brewing Company—merged to form the Kansas City Brewing Company. The merger helped to increase their brewing capacity as well as supplying the funds to refit the bottling plant. A journal from 1908 offers a snapshot of the type of equipment that Heim bottling plant installed:

> Kansas City Brewing Co. has purchased two large bottling outfits for its Heim Brewery Branch. Complete contracts for both equipments were awarded to E. Goldman & Co. of Chicago. They will consist of two large Goldman three-section pasteurizers, two four compartment Goldman automatic crate soakers, eight Tunelius bottle washers and a complete conveying system made up of the Goldman steel roller gravity conveyers, box elevators, etc. The plant, when this installation is complete, will have a capacity of 500 barrels daily.[34]

At this time, Heim underwent additional upgrades at the bottling plant with a new filtration system capacity by installing three Kiefer filters.[35] This was followed by the installation of automatic crate soakers, bottle washers, pasteurizers (Figure 16) and conveyor that were also furnished by the Goldman & Co. Inc., Chicago.[36]

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their 'near-beer', which contained an acceptable level of alcohol (3.2% or less) under Prohibition laws of 1918.

[33] Kevin Klous and Donald Roussin, "Enter the Heim Brothers," *American Breweriana Journal*, Issue 103, March-April 2000. n.p. On-line, Accessed July 2015.http://homepage.hispeed.ch/Heim-family/heim-brewery-a.htm

[34] *The Western Brewer* 33 October 1908, 281.

[35] *Ibid,* 431.

[36] *Ibid,* 469.

A rough estimate of the number of bottles filled at the Heim bottling plant on a daily basis was relative to the size of the barrel. A 'full barrel' equaled thirty-one gallons of beer while the average bottle size was one pint or 16 ounces. Therefore, if a full barrel filled 248 pint bottles the total daily capacity could reach 124,000 bottles from the 500-full barrel daily capacity at Ferd. Heim Brewing Company as noted above.[37]

Heim Brewery continued producing beer under their label as a subsidiary of the Kansas City Brewing Company until November 18, 1918. This was just prior to ratification of the Eighteenth Amendment. Congress passed the temporary Wartime Prohibition Act to save grain during World War One. The act banned the sale of all beverages containing greater than 2.75% alcohol.[38]

While many of the breweries closed their doors at this time, several like Anheuser-Busch, Pabst and Blatz breweries reformulated their products to meet the new alcohol requirements. This beverage was called a cereal-beverage, while the public often called it 'near–beer.' The breweries that reformulated their products were able to survive beyond the Volstead Act, which was passed by Congress on October 28, 1919, thereby enforcing the Eighteenth Amendment that went into effect on January 16, 1920.

Ferd. Heim Brewing Company Invests in Bottle Making:

The Heim Brewing Company was a major authority in Kansas City's pre-prohibition beer brewing industry. The Heim brothers shaped multiple facets of life in Kansas City during their time as brewing magnates. With interests in the real estate, transportation, and entertainment industries, the Heims took advantage of numerous opportunities to advance and enhance their business ventures, while expanding their influence. It is no surprise that the Heim Brewing Company would choose to invest in the bottles and other supplies used to bottle their beer.

On July 29, 1901, ground was broken for Kansas City's first glass works, The Interstate Glass Company, located on Guinotte Avenue between Brooklyn and Euclid, (demolished). J. J. Heim was president of the company. Other company officials included W. F. Modes of the Modes-Turner Glass Company of Terra Haute, Indiana, who oversaw the

[37] Cydney Millstein, Interview with John McDonald, July 20, 2015.
[38] William D. Miller, *Pretty Bubbles in the Air: America in 1919*. (Chicago: University of Illinois Press: 1991), p. 151.

construction of the factory and J. D. Riddell, a general freight agent for the Memphis Railroad.[39]

With the railroad in close proximity to the brewery site, switch tracks were laid at the glass factory for easy access.[40] The Interstate Glass Company brought economic gains and new skilled labor to the area. The plant in the beginning employed fifty-five glass blowers and around 100 other laborers.[41] Workers skilled in the glass trade were brought in from other cities with more experience in the trade, as this was the first glass works of its kind in the area.[42] The factory made all types of bottles, including those for beer, distillery, and pharmacy bottles as well as glass jars for canning.[43] It was also here that the bottles used at the Heim Brewery were stamped with the Heim trademark (Figure 18).

Reasons to bottle beer at the turn of the nineteenth century and into the twentieth century in America were numerous. Bottling allowed for beer to be transported across the vast expanses of the country more easily than cumbersome beer barrels. Transportation of goods at this time in the United States, although more reliable than the previous 50 years, was still fraught with breakdowns and other obstacles. The bottling of goods allowed them to be stored for longer periods and prevented their spoilage in case of trouble during the shipping process.[44]

Consistency and uniformity of a product for export were also important. The act of bottling a beer once it had reached a certain point in the fermentation process permitted the brewer to have more control over their finished product, even in the case of beers that were predisposed to variation.[45] The ability for more control and consistency combined with longer storage times and an easier way to export the product of beer made the possibility of reaching new beer drinking markets possible.

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[39] "Building a Bottle Factory" *The Kansas Times*, 30 July 1901, 10.
[40] "Glass to be Made Here" *The Kansas City Star*, 29 July 1901, 8.
[41] "Fires Lighted Last Night" *The Kansas City Journal*, 27 September 1901, N.P.
[42] "Making Glass in This Town" *The Kansas City Star*, 27 September 1901, 11.
[43] *Ibid*
[44] H.S. Rich & Co., *One Hundred Years of Brewing: A Complete History of the Progress Made in the Arts, Science, and Industry of Brewing in the World, Particularly During the Nineteenth Century* (Chicago and New York: H.S. Rich & Co, 1903), 105.
[45] Ian S. Hornsey, *A History of Beer and Brewing* (Cambridge, UK: The Royal Society of Chemistry, 2003), 600.

Improvements in the process of bottling achieved towards the latter part of the nineteenth century paved the way for automated bottling equipment, which would reduce the time it took to package the product and accelerate its export. The invention of the screw stopper in 1872 and the metallic crown cork in 1892 were great advances in technology that allowed for a greater ease in bottling compared to the previous methods of cork and wire stoppers.[46] The type of stoppers used for Heim beer evolved and it appears that Heim was using metal crown bottle caps by c. 1910 (Figure 13).

The need for bottles and bottling in Kansas City during this time was plentiful. *The Hoye's City Directory* for 1900 lists at least eleven bottlers and bottle works, but few suppliers and no glass factories[47]. The listing of these companies, along with countless other businesses who used glass bottles in their operations (druggists and pharmacies, distilleries, etc.) reveals a strong market for glass products and a necessity for their production.

Although many bottles were returned to the brewery for refilling at this time, the Heim Brewing Company was still buying "forty carloads of bottles per year"[48], which would have equated to a large sum in freight. Being the astute businessman that he was, J. J. Heim seized the opportunity for expansion into the glass container industry. The cost of ingredients to make glass locally combined with the money that would be saved on shipping was undoubtedly a factor in establishing this new business venture.

As with many glass blowing businesses at the time, the buildings that housed the operations were subject to fire, often times more than once. Interstate Glass Company was no exception. At least two fires plagued the facility in its short existence with J. J. Heim as president, one almost completely destroying the facility and displacing 250 employees.[49]

On March 19, 1903, Interstate Glass shut down its operations temporarily so the plant could be enlarged and re-opened as a branch of the Obear-Nester Glass Company. Obear-Nester already had a presence

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[46] *Ibid*., 594.
[47] Hoye's City Directory Company, *Kansas City, Missouri City Directory 1900*, 1119-1110.
[48] "Making Glass in This Town" *The Kansas City Star*, 27 September 1901, 11.
[49] "Fire in the Interstate Glass Plant" *The Kansas City Star*, 6 May 1902, 1.; Also "Big Glass Works Destroyed" *The Kansas City Star*, 11 July 1902, 1. There was a third fire, not from glassblowing operations, but the result of arson on October 31, 1901 according to "Fire Charged To Boys" *The Kansas City Star*, 31 October 1901, 9.

in Kansas City by 1902, as evidenced in *The Hoye's City Directory*.[50] This event marks the end of the Interstate Glass Company, although the Heim Brewing Company and J. J. Heim continued to financially back the company.[51]

It appears that even as Obear-Nester, the glass company was short lived. Sanborn Maps from 1938 indicate that the glass blowing furnace was no longer in operation.[52] By 1950, the building was used as a bottle warehouse and was no longer connected to heat or power.[53] Today the ground where Interstate Glass Company once stood is now a surface parking lot.

Biographical History of the Heim Family Brewing Industry: 1865-1918

While researching the Ferd. Heim Brewing Company many errors were found in resource materials written within the last three decades with regard to chronology, names and places that were highly significant in the history of the Heim family. For this reason, it is important to offer a quick history on the Heim family, beginning with their immigration to the United States and ending with the closure of Ferd. Heim Brewing Company at the beginning of Prohibition. The large amount of archival data accessed during the research for this building, serves to correct these errors.

Frederick (1826) and Ferdinand (1830) Heim, sons of Wunnibald and Mary Heim of Bregenz, Tyrol, Austria, immigrated to the United States in 1850. As sons of a prosperous rope maker in Austria, Frederick and Ferdinand had apprenticed in their father's business. When they arrived in St. Louis, they opened their own rope factory along with five of their younger brothers. By 1855, the two brothers tired of rope making at which time, they went into the dairy business in St. Louis County purchasing property adjacent to the farm owned by Ulysses S. Grant.[54] By 1865, Frederick abandoned the dairy business, turning his attention to the retail and wholesale lumber industry. The Heim Lumber Company was located at the corner of Fourteenth Street and

[50] Hoye's City Directory Company, *Kansas City, Missouri, City Directory 1902,* 891.
[51] "Glass Plant to be Enlarged" *The Kansas City Star,* 22 March 1903 N.P.
[52] Sanborn Insurance Company, *Sanborn Fire Insurance Map: Kansas City, Missouri* 2, (1909-1938), Plate 605
[53] Sanborn Insurance Company, *Sanborn Fire Insurance Map: Kansas City, Missouri* 2, (1940-1950), Plate 280
[54] Conard, 300-303. Ferd. and his brother Frederick were frequently confused as in one Kansas City publication naming the brewing company, Fred Heim Brewery.

Russell Ave., where it operated for over thirty years.[55] Ferdinand remained on the farm.[56]

During the Civil War, all of the Heim brothers were members of the Union organization of the Home Guards. Additionally, during the 1860s, Ferdinand Sr.(Ferd.) and his wife Elizabeth were raising three young sons who were born on the dairy farm. Ferdinand Sr. named two of his sons after his brothers: Joseph John (aka J. J.) was born in 1860; Michael G. was born in 1866; and Ferdinand Jr. (aka Ferd.) was born in 1862. Between 1860 and 1869, Elizabeth managed the dairy business, simultaneously raising their sons while on her own. Ferd. Sr. was busy with his duties in the Home Guard, as well as many additional entrepreneurial ventures.[57]

After the civil War, Ferd. Sr., and his brother Michael, ran a small but successful brewery in Manchester, St. Louis County, Missouri for two years beginning in 1867. Additionally, Ferd. Sr. operated a small tavern in French Village, Illinois, which he operated while his brother, Michael, managed their brewery in Manchester, MO. Late in 1869, Krug of the Siemon and Krug Brewery, located in East St. Louis, Illinois, sold his shares of the brewery to Ferdinand Heim Sr. Siemon remained a partner until Ferd. and Michael bought his shares as well. In late 1870, the name of the brewery changed to F. Heim & Brother Brewery.[58]

By 1872, Ferd. Sr. relocated his family to East St. Louis. That same year he recruited his son J. J. into the beer business when he was just twelve years old. J. J. was taught every aspect of the brewery. The business quickly became a family venture when Ferd. Sr. with his brothers, Michael, Joseph, John and G. F. Heim, briefly joined the East St. Louis brewery.[59] In 1883, Ferd. Sr.'s brother, Michael Heim died unexpectedly at the age of 44. Ferd.'s son J. J., now familiar with the brewing business, was prepared to step into his Uncle Michael's duties under his father's direction.[60]

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[55] *Ibid*.
[56] During research for the Heim Brewing Company history, many inconsistencies were found in several of the publications that are cited herein. These inconsistencies have been addressed through additional research in order to provide the most accurate record for the Heim Brewing Company and family history.
[57] *Ibid*.
[58] Klous and Roussin, Chapter, "Enter the Heim Brothers,"
[59] Conard, 300-303.
[60] Klous and Roussin, "Enter the Heim Brothers," *American Breweriana Journal*, Issue 103, (March-April 2000). n.p.

In 1884, Frank Kumpf of Kansas City advertised that his Star Ale Brewery, producing lager beer, located on the southwest corner of Main and 14th Street, was for sale.[61] Ferd. Sr., and son J. J., traveled from St. Louis to Kansas City to view the Kumpf brewery. Heim Sr. then purchased the Kumpf Brewery, which was renamed the Bavarian Brewing Company. His son, J. J. remained in Kansas City to manage the Bavarian Brewing Company, which became a subsidiary to the F. Heim & Brother Brewing Company of Illinois.[62]

For several years following the establishment of the Bavarian Brewing Company, operations between the East St. Louis and Kansas City facilities overlapped and shifted management. Ferd. Sr. returned to East St. Louis where Ferd. Jr. and Michael G. continued to run the family business.

The Heim's Kansas City brewery quickly outgrew the Bavarian plant on Main Street, prompting J. J. to search for a new location. In 1886, he purchased an old sugar refinery, located in the northeast industrial district at Guinotte and Chestnut Avenue (Agnes Ave. prior to 1895)(Figures 2 and 3).[63] J. J. immediately began converting the refinery into a brewery. A foundation was laid for a grain elevator that would hold three hundred thousand bushels of barley and malt.[64]

On April 16, 1887, papers of incorporation were filed in the State of Missouri under the name, Ferd. Heim Brewing Company, with Ferd. Sr., J. J. Heim and William J. Head, serving as the political body of the corporation.[65]

Between 1886 and 1888, J. J. expanded the new Ferd. Heim Brewing Company of Kansas City resulting in a complex consisting of major production facilities and small ancillary buildings, roughly twenty-five buildings when completed (Figures 3 and 3A).

In 1889, Ferd. Sr. sold his East St. Louis brewery for $350,000. Operations of the Illinois facility remained the same. Henry C.

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[61] Ibid, "A Decade of Growth," *American Breweriana Journal*, Issue 103 (March-April 2000), n.p.
[62] *Ibid*.
[63] "J. J. Heim, Death," *The Kansas City Journal-Post* 1 March 1927. Microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library.
[64] Theodore Case, *History of Kansas City, Missouri,* (New York: D. Mason & Company, 1888), 253.
[65] Ferd. Heim Brewing Company, State of Missouri, Articles of Incorporation, April 16, 1887, (Kansas City: Kansas City Title and Trust Company, 1887), p. 50-51. William J. Head was only mentioned at the time of incorporation.

Griesedieck, who would eventually become famous for his Falstaff Brewing Company of St. Louis, managed the plant.[66]

Under the sale, the East St. Louis facility was consolidated with eighteen other St. Louis breweries as the St. Louis Brewing Association (SLBA).[67] Although now part of the SLBA, the brewery continued to produce "Heim Select," which had been the Heim's flagship beer. The Heim family continued to hold interest in the SLBA until 1918.[68]

Ferd. Jr. and Michael G. relocated to Kansas City shortly after the sale of the East St. Louis brewery. Ferd. Sr., having opted out of the beer business once the Illinois facility was sold, remained in the role of key advisor to his sons when they took over the operations of the breweries in Kansas City.[69]

Elizabeth Heim died in East St. Louis 1893.[70] Two years later, Ferd. Sr. was visiting Kansas City where he was bitten in the leg by a dog. The wound became seriously infected and Ferd. Sr. returned to St. Louis for additional medical treatment. In October 1895, he passed away in his home and was buried in St. Henry's Cemetery in East St. Louis, Il. With the death of their father, J. J. became president, Ferd. Jr. held the position of secretary/treasurer, while Michael served as superintendent.[71]

The management of the Bavarian Brewing Company had been turned over to Michael G. in 1889 when he was just 21 years old. In 1895 with Ferd. Sr. gone, the Heim brothers closed the Bavarian Brewing Company on Main Street, thereby merging the production with Ferd. Heim Brewing Company in the East Bottoms of Kansas City. In 1894 the production of the two Bavarian beers reached 18,000 barrels of beer under the brands, Bavarian 'Kyffhauser' and 'Baieirich,'which were rebranded under the name Ferd. Heim Brewing Company (Figures 20 and 21).[72]

Two years later, the whole of Kanas City's flood plain was hit hard by the flood of 1903 (Figure 10). Heim along with Imperial Brewing lost

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[66] *Ibid*.
[67] Klous and Roussin, "A Decade of Change." Shortly after the sale of the Illinois brewery, Fred Sr. invested in a cattle ranching business in Los Angeles, California. The senior Heims maintained a home in East St. Louis where Elizabeth preferred to stay.
[68] *Ibid*.
[69] *Ibid,* p.218-219.
[70] Conard, 302.
[71] Klous and Roussin, "A Decade of Change." *American Breweriana Journal*
[72] *Ibid*.

$20,000 in empty beer kegs alone. In addition, the brewers lost thousands of dollars of beer that had still been in the fermentation process. J. J. Heim arranged with L. F. Rieger, president of Rochester Brewing Company of Kansas City, to take up their Kansas City trade.[73]

In 1905, the Ferd. Heim Brewing Company joined forces with L. F. Rieger in the consolidation of the Rochester Brewing Company, Kansas City, Missouri (also known as the J. D. Iler Brewery: demolished except for bottling plant building (Figure 26), (integrity may be compromised); and the Imperial Brewing Company (Kansas City, 1906: NR Listed 12/10/2010) joined the consolidation.[74] The Heim's, together with new partner, L. F. Rieger were approached by a group of Cincinnati investors to form the Kansas City Brewing Company.[75] The new company continued to produce under the Heim name. The Heim brothers held positions as managing officers of the Kansas City Brewing Company with J. J. in the role of president; Ferd, Jr. remained secretary/treasure; and Michael retained his managerial titles.[76] The Ferd. Heim Brewing Company continued to bottle under the Heim labels for the following twelve years, through 1918.

Prohibition: The Closing of the Ferd. Heim Brewing Company

Prohibition was becoming more and more likely as states began prohibiting the sale of alcoholic beverages. The State of Kansas had become a dry state as early as January 1881 but Heim Brewery worked around the Kansas state laws with the production of a special beer called a "hop tea tonic." This beverage contained a low level of alcohol and was within the temperance guidelines as a non-intoxicant.[77] The Heims had additional bottling plants west of Kansas City. While all the locations are unknown at this time, one of their first bottling plants to be affected by prohibition was built in Guthrie, Oklahoma, in 1890, while Oklahoma was still a territory. In 1907, Oklahoma became a state and declared itself a dry state within their

[73] "Brewers-Heim," SC 164, Vertical file, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City Missouri.
[74] Michael Englebert Griffin, Shaw Hofstra + Associates, Inc. "Imperial Brewing Company," National Register of Historic Places Registration, 10 December 2010. Imperial Brewing Company had only been in operation since April of 1902. By 1905 they had overextended their credit
[75] Klous and Roussin, Chapter, "Into the Twentieth Century," n.p.
[76] "Heim," *Moody's Manual of Investments: American and Foreign,* 1 January 1920 (New York: Mood's Investor Services), p. 1231.
[77] *Kansas City: Its Resources and Their Development, a Souvenir of The Kansas City Times* (Kansas City: Inter-State Publishing Co. 1890), n.p. On-line, Kansas City Public Library, Kansas City, Missouri. http://www.kchistory.org

constitution. The Heim bottle plant in Guthrie closed and was converted into a soda bottling facility.[78]

As political pressure grew, more voters became convinced that Prohibition was necessary for the country. For the Heims it was just a matter of time. In 1918, Congress implemented a short-term mandate that limited the sale of grain for the production of alcoholic beverages containing more than 2.75% alcohol. In essence, while the measure was not a full prohibition it was enough to hurt those breweries who did not wish to move into the market for 'cereal beer' also called 'near beer' with an alcohol content less than .5% which was consider non-intoxicating.[79] This can be better explained as follows:

> . . . alcohol was banned by the U.S. Constitution, as provided for by the 18th Amendment. This constitutional amendment, approved by the U.S. Congress on December 18, 1917, declared the manufacture, transportation, and sale—but not the consumption as such—of "intoxicating liquors," that is alcohol for beverage purposes, illegal. The obligatory ratification of the amendment by three-fourths of the forty-eight states proceeded with unprecedented rapidity and was accomplished by January 16, 1919, when the Nebraska legislature voted yes . . . Congress passed a statutory law, the National Prohibition Act, called the Volstead Act.[80]

Although Prohibition under the Volstead Act did not go into effect until January 1920, the Heim brothers formally closed Ferd. Heim Brewing Company and its bottling plant on December 19, 1918, thus ending the period of significance.

Heim Brothers: Other Ventures

The Heim brothers were life-long business partners. As a team, J. J. was the avid investor, while Ferd. Jr. and Michael provided all the

[78] Mindy Meyer, "Ferd. Heim Brewing Company: Flat Iron Building," Bottling plant, Guthrie, Oklahoma. OAHP Inventory, Office of Archeology and Historic Preservation, August 1980.
[79] Immigrant Entrepreneurship: German American Business Biographies, "Prohibition (1919-1933)," n.p. On-Line, Accessed July 23, 2015. http://immigrantentrepreneurship.org/entry.php?rec=87
[80] Ibid.

backup support. Michael, in jest, once said of their moneymaking ventures; "Joe [J. J.] makes it, Ferd. saves it and I spend it."[81]

The Heims diversified their interests across a broad range of ventures while operating their brewery. In addition to the bottle manufacturing plant mentioned above, one of the earliest businesses to branch off the brewery came from J. J.'s interest in the Street Railway system. By the mid-1890s, J. J. recognized that access to the plant was limited. With an investment of $96,000, he constructed an electric streetcar line from City Market square, along 5th Street to the East Bottoms. The cars operated from power stored on a battery, the first of its kind ever attempted.[82] The line was called the 'Heim Line' as noted on the company letterhead (Figure 19).[83]

In 1899, ridership was limited so the Heims conceived of an amusement park, built one block north of the brewery at the northeast corner of N. Montgall and Rochester Avenues, to provide patrons for the Heim Line. Electric Park (Figure 30), referred to as the 'Coney Island of Kansas City,' was so successful that Metropolitan Street Railway purchased the Heim Line for $250,000.[84] It was a common occurrence for breweries of the period to build amusement parks in close proximity to their breweries as a way to advertise their products.[85] In 1907, The Heims had Electric Park dismantled and rebuilt at Gillham and Paseo Road where it operated until it burnt down in 1925.[86]

Throughout their lives the brothers owned equal shares of everything held under the Heim name including; the bottle making company, an ice company, a refrigerated line of rail cars, entertainment businesses, streetcar railway development, utility companies including one of the first telephone companies in Kansas City, and numerous real estate holdings.[87]

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[81] Obituaries, "Heim, Michael G.," Microfilm Clippings, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City Public Library. Michael's statement was in reference to his management of Electric Park. He considered himself a gifted entertainer.
[82] *Ibid.*
[83] Ferd. Heim Brewing Company, Letterhead c. 1895.
[84] "J. J. Heim, Death," *The Kansas City Journal-Post* 1 March 1927.
[85] Several examples of amusement parks developed by breweries include: Olympic Park, New Jersey (1887); Lakeside Amusement, Denver Co. (1908); and Krug Park, Omaha, NE. (1904).
[86] Dory DeAngelo, "Heim Brothers Left Mark on Kansas City," *Northeast World* 2 December 1987, p. 9.
[87] "J. J. Heim, Death," *The Kansas City Journal-Post* 1 March 1927. Microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library.

In the 1920s, the brothers invested heavily in Florida real estate but when the bubble burst going into the Depression, J. J. and Michael lost part of the family fortune. J. J. passed away at the age of 66 in March 1927. Michael died at age 69, in January 1934, while Ferd. Jr. died of pneumonia at the age of 80 in September 1943.[88] Ferd. Jr., noted as the most fiscally conservative of the three brothers left an estate of nearly $1 million cash, along with sizable real estate holdings at the time of his death.[89]

CRITERIA C: ARCHITECTURE: WORK OF A MASTER
Charles A. Smith: His Design for the Ferd. Heim Brewing Company Bottling Plant.

Charles A. Smith's Second Renaissance Revival design for the Ferd. Heim Brewing Company Bottling Plant borrows from Italian Renaissance Revival and Classical detailing and motifs (Figure 6). The articulation of all facades is symmetrical; the first story fenestration, larger than the second story, is arched; and a roofline marked by a prominent, embellished cornice. Doric columns, which divide each bay, string coursing and wide spandrel—of buff brick—add depth and contrast to an otherwise straightforward massing. Designed early in his career in Kansas City, the Ferd. Heim Brewing Company Bottling Plant represents a unique phase in Smith's prolific architectural practice and its overall form and scale heralded much of his institutional designs throughout Kansas City. Furthermore, the Ferd. Heim building appears to be the only extant industrial building of its type in Kansas City, serving as a stand-alone bottling facility for the Heim Brewing Company from 1901 through 1918 when the brewery ended their business due to prohibition.

Charles Ashley Smith was born in Steubenville, Ohio, on March 22, 1866. His father Augustine Smith was a contractor (and also served on the City Council and the Board of Education) when the family lived in Des Moines, Iowa. Following graduation from public school, Charles worked with the architectural firm of Bell and Hackney, in Des Moines, Iowa. When Hackney and his office moved to Kansas City in 1887, Smith, then 21 years of age, accompanied him in practice, working as a draftsman. Five years later, Smith was made a partner and the firm was

[88] Obituaries: "Joseph J. Heims," *The Kansas City Journal Post* 1 March 1927; "Michael G. Heim," *The Kansas City Times* 21 January 1943; "Ferdinand G. Heim," *The Kansas City Times* 6 September 1943. Microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.
[89] "Heim Family," *The Kansas City Star* 8 October 1942. Microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.

then called Hackney and Smith. Buildings designed in the early years of the firm included the Missouri Public Library Building (1895-1897; addition in 1917-1918 by Smith, (500 E.9th Street, KCMO: NR Listed 5/23/77).[90] Smith designed two residences, one each for brothers J. J. and Ferd. Heim as well as a large carriage house that sat between the two residences also serving as a residence for Michael Heim when he was in town (1895; 320 and 328 Benton Boulevard).[91] With the Missouri Public Library Building, designed in the Second Renaissance Revival style, Hackney and Smith held to a strict academic tradition. Smith's early residential work for the Heims adhered to the then popular Queen Anne expression.

In 1898, Smith became the official architect for the Kansas City, Missouri School Board, following William Hackney. During his tenure of 38 years, Smith was responsible for more than fifty school buildings for the district, while continuing in private practice.[92] Smith's school buildings were executed in a variety of styles, that of Gothic, Neoclassic, Jacobean, Art Deco, Greek Revival and Mediterranean and Italian Villa or sometimes embellished with high style elements. Furthermore, many of Smith's early school buildings were designed in the Second Renaissance Revival style, including the Norman School (3514 Jefferson, 1906; NR Listed 1/15/2014)(Figure 23); Thacher (5800 Independence, 1900; demolished)(Figure 24); and Westport High (W. 39th Street, 1908; NR Listed 2/03/2015)(Figure 25). The Norman School, with its emphasis on symmetry, detailed cornice, placement of a shaped parapet at the main façade and overall form and rhythm, closely resembles the Ferd. Heim Brewing Company Bottling Plant.

From 1910-1920, Smith joined in business with architects Charles Rea and Walther Lovitt, forming the firm of Smith, Rea & Lovitt. Some of their notable buildings in Kansas City include the Firestone Building (2001 Grand Ave., 1915: NR Listed 1/3/1986), and the Kansas City Club (1218 Baltimore Ave. 1918: NR Listed 11/19/2002).

The work of Smith, Rea and Lovitt is also found across the state line into Kansas City, Kansas. The firm's residential work in this neighboring city include the George H. Gray home (1210 Hoel Parkway, 1924 KC-CLG Survey III, 1989), Fire Station No. 11, designed in the Tudor style (3100 State Avenue, 1924), and the warehouse for Anderson

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[90] Linda F. Becker and Cydney E. Millstein, "Kansas City Public Schools Survey Final Report (pre 1940)." Prepared for the Landmarks Commission, Kansas City, MO, 1989, 46.
[91] Hucke and Sexton, *Buildings by Hucke & Sexton, Contracting and Building Company* (Kansas City: Woody Advertising Company, 1902), n.p.
[92] *Ibid*, 47.

Storage Company (738 Armstrong, 1925).[93]

Some of Smith's finest works came late in his career, when he was in his sixties. Embracing the Art Deco tradition, Smith designed the Fairfax Airport (Wyandotte County, Kansas) for the Woods Brothers Corporation, a complex that included the sales building, twin hangers, and the administration building, all built between 1929 and 1930. These Art Deco buildings were demolished in 1987 for the new General Motors assembly plant.[94]

Other Art Deco buildings that Smith designed in Kansas City, Missouri, suffered a similar fate. The Municipal Airport Administration Building, the Jenkins Music Company Building, were later demolished and radically modified, respectively.

The Ferd. Heim Brewing Company Bottling Plant stands as a precursor to many of Charles Smith's architectural designs. With the Bottling Plant, Smith designed what appears to be his first industrial building in the Second Renaissance Revival style. The elements of this property influenced the overall design and form of his work as the architect for the Kansas City, Missouri, school system for the next several decades. The only other known industrial building by Smith is the Art Deco styled Fairfax Airport complex, constructed in 1929-1930 (demolished in 1987). Additionally, the Bottling Plant may be Smith's only known surviving industrial work in Kansas City, proving to be seminal to his subsequent commissions.

The Ferd. Heim Brewing Company Bottling Plant and Other Brewery Styles

Breweries in Kansas City, along with their respective bottling plants, all but ritualistically were designed in the Romanesque Revival style. However, early breweries, as evidenced in renderings and early photographs, demonstrated a connection to European prototypes, especially that of Germany. There are only two bottling plants that survive intact from the golden age of breweries (1870-1918). From a recent examination of brewery bottling plants within Kansas City and a few outside the state, it appears that the Ferd. Heim Brewing Company Bottling Plant is unique in architectural design.

Certainly early breweries in Kansas City such as the Kumpf Brewery (Bavarian Brewing Company) located at 14th and Main (1867 with additions; demolished) defined what was typical of brewery architecture not only in Kansas City but also in locations throughout

[93] *Ibid*, 48.
[94] *Ibid*.

the Midwest. The Kumpf Brewery began as a soda company, which included a bottling section (but not a stand alone building) was representative of German industrial vernacular design (Figure 28).

The George Muehlebach Brewing Company (18th and Main, 1869; demolished) was styled similarly to the Kumpf Brewery, and incorporated elements of the Romanesque Revival with its arched entrances at the main façade (Figure 29). The Muehlebach buildings, known as the "Beer Castle" were embellished with contrasting brickwork and stone at its exterior. The large complex included a separate two-story brick bottling plant (18th and Baltimore, 1908, demolished), measuring 75 feet x 140 feet, with the interior organized much the same as the Heim Bottling Plant, constructed seven years earlier.[95] Although images of the bottling plant have not been located, it would seem plausible that it would have been designed with Romanesque flourishes to complement the overall brewery vocabulary.

Also designed in the industrial vernacular, appearing much the same in style as the Kumpf Brewery, was the Rochester Brewery (1888; demolished) located at 20th and Washington Street. A surviving building from the original Rochester complex is the Bottling Works facility located at 2015 Washington Street (Figure 26), presumably constructed at the same time as the main complex, but possibly when J. D. Iler, et. al., took over the company in 1897.[96] Designed in a straightforward vernacular, the one-story brick Rochester Brewery Bottling Works plant has been modified from the original design.

Outside of Kansas City, there are a few brewery-bottling buildings that are listed in the National Register of Historic Places worth mentioning for comparison. The Highland Spring Brewery Bottling and Storage Building (Boston, Massachusetts, 1892: NR Listed 5/28/2010), is a brick, four-story Romanesque Revival building, typical of brewery architecture throughout America. The Gund Brewing Company Bottle Works (LaCrosse, WI, 1903: NR Listed 12/15/2008) (Figure 27) was built two years after the Heim Brewing Company Bottling Plant and resembles the Heim bottling works in scale, overall size, and materials. Standing two-stories with large windows crowned by contrasting lintels, the vernacular building was converted to lofts prior to its listing in the

[95] Muehlebach's bottling plant included two bottle lines with New Eick Bottle washing machines built by Goetz and Flodin Manufacturing Company, Chicago. See: H. James Maxwell and Bob Sullivan, Jr., *Hometown Beer, A History of Kansas City's Breweries* (Kansas City: Omega Innovative Marketing, 1999), 39-40. The main building, as illustrated in a c. 1930 photograph features a shaped parapet.

[96] Rochester's main complex was located across the street from the Bottling Works facility.

National Register. While there are some similarities to the Heim building, the Gund bottling plant is more restrained in design and articulation. Furthermore, only the main façade is ornamented.

CONCLUSION

The Ferd. Heim Brewing Company Bottling Plant, located at 507 N. Montgall, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places and locally significant under Criterion A in the area of INDUSTRY and under Criterion C in the area of ARCHITECTURE. The bottling plant was once part of a thriving Ferd. Heim Brewery complex specifically assembled for the production of lager beer. Due to demolitions, intrusions and modifications the nominated property is the most intact representation of the brewery today. The bottling plant was key to the success of the Heim brewing company. To wit, nearly 124,000 bottles of beer were produced in this facility daily. The bottling plant served as the end of the brewing process. Additionally, federal taxation processes and production numbers were accounted for at the bottling plant. The Ferd. Heim Brewing Company Bottling Plant is the only known industrial building in Kansas City designed in the Second Renaissance Revival style. It is an important representative early work of a master, Kansas City architect Charles A. Smith.

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VERBAL BOUNDARY DESCRIPTION

Legal Descriptions:

Ferd. Heim Brewing Company Bottling Plant

507 N MONTGALL HOWARD & SCOTTS ADDITION LOTS 1 THRU 6 BLK 1 ALSO VAC ALLEY LY WLY & ADJ SD LOTS ALSO LOTS16 THRU 21 BLK 1

Warehouse (non-contributing)

507A N MONTGALL HOWARD & SCOTTS ADDITION LOTS 8 THR 15 BLK 1 ALSO VAC ALLEY N OF & ADJ LOTS 7 THRU 15 BLK 1 EXC S 1/2 SD ALLEY N OF & ADJ SD LOT 7

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Ferd. Heim Brewing Company Bottling Plant as situated next to the Missouri Pacific Railroad right-of-way along the north property line, with adjacent loading area on the east, and a non-contributing warehouse and surface parking lot to the south. North Montgall Avenue is to the west of the both buildings.

Figure 1:

Location Map: Heim Brewing Company Bottling Plant Building, 507 N. Montgall, and Warehouse built in 1977 by Case Supply Company, 2700 Guinotte Ave., Kansas City Missouri.

Source: *Google Maps.* 507 N. Montgall Avenue, Kansas City Missouri. Accessed 8 September 2015.

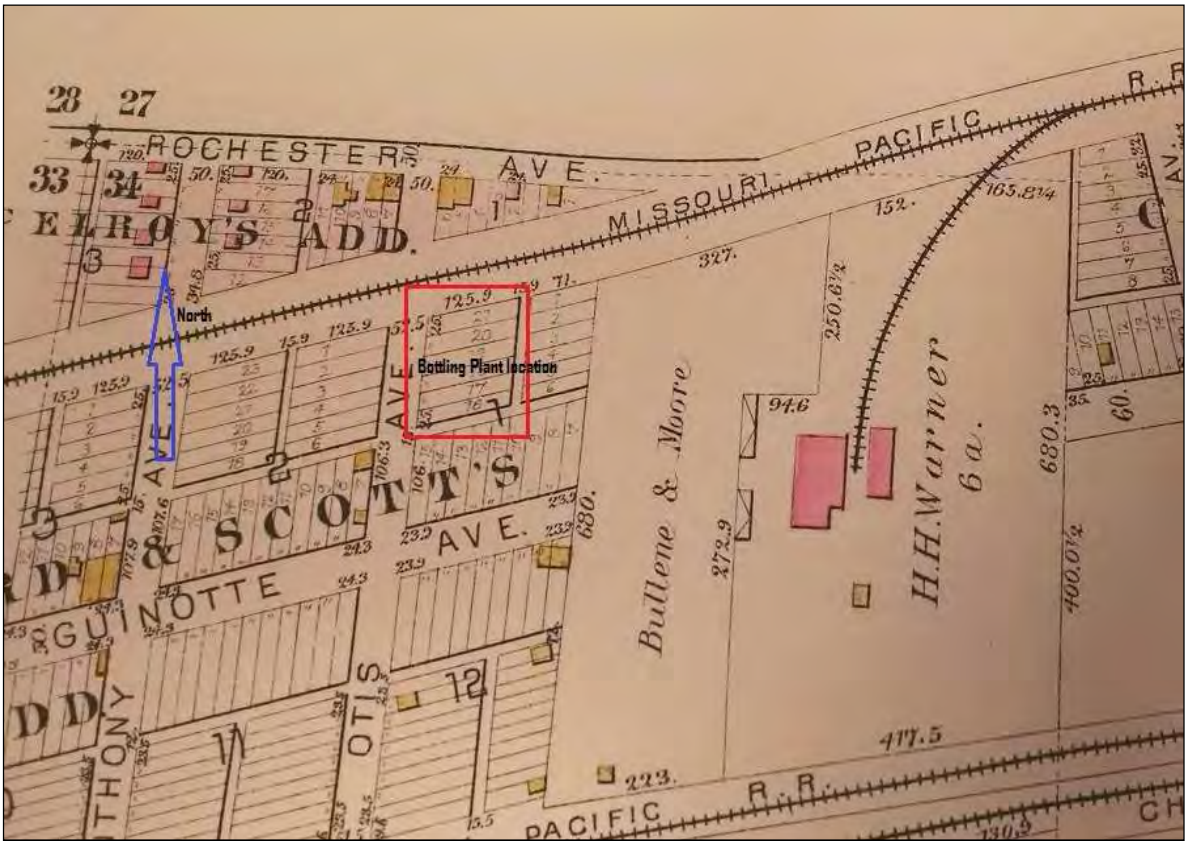


Figure 2:
1886 Plat Map: Red outline indicates plats 16 thru 21 of the Howard's Scott Addition, the location where the Heim Brewery Bottling Plant was constructed in 1901. Additional lots 1-6, plus the alley, are included in the property description.

Source: Hopkins, Griffith Morgan, Jr. *A complete set of surveys and plats of properties in the City of Kansas, Missouri* (Philadelphia: G.M. Hopkins, 1886), Plate 35.

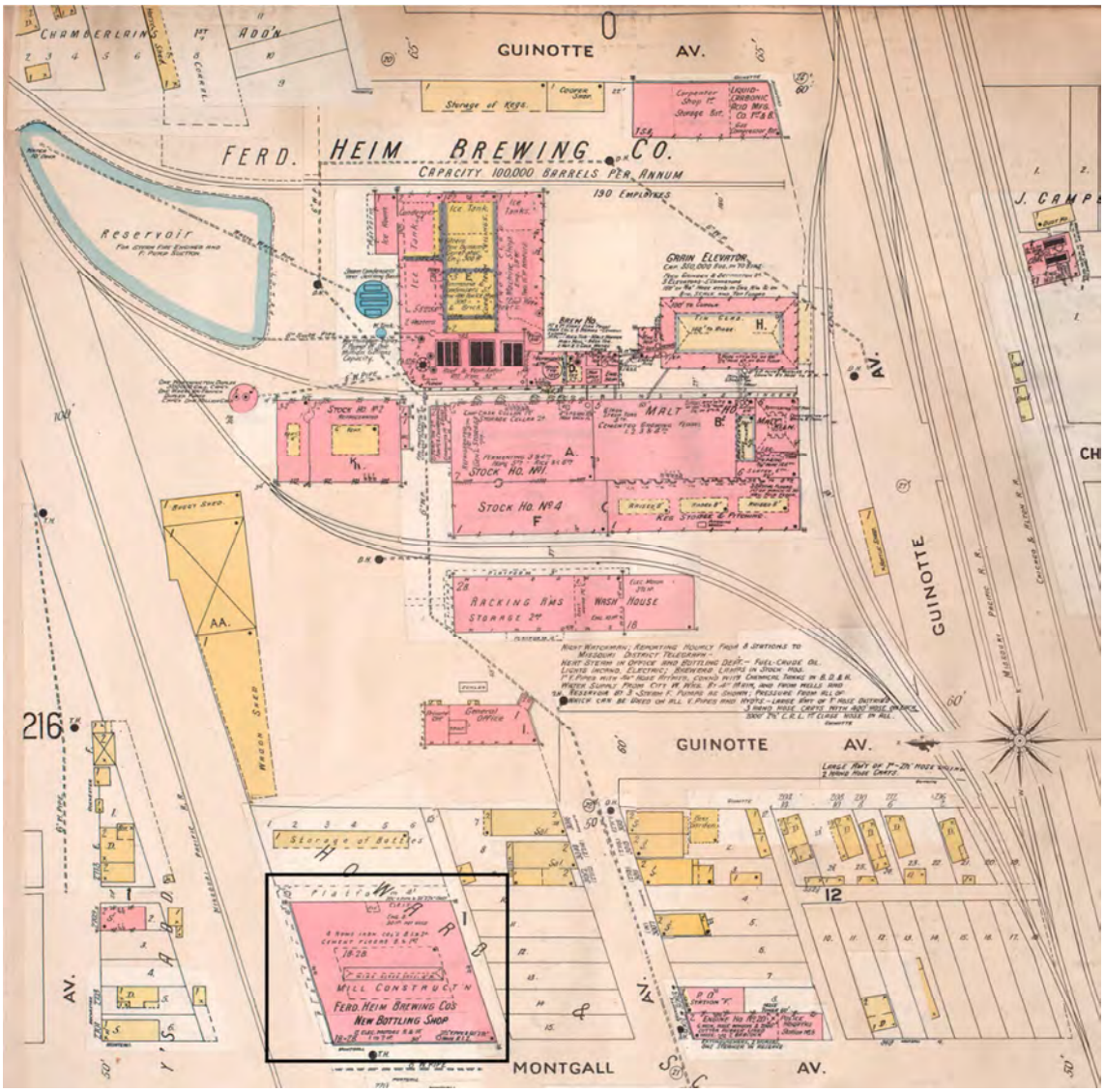


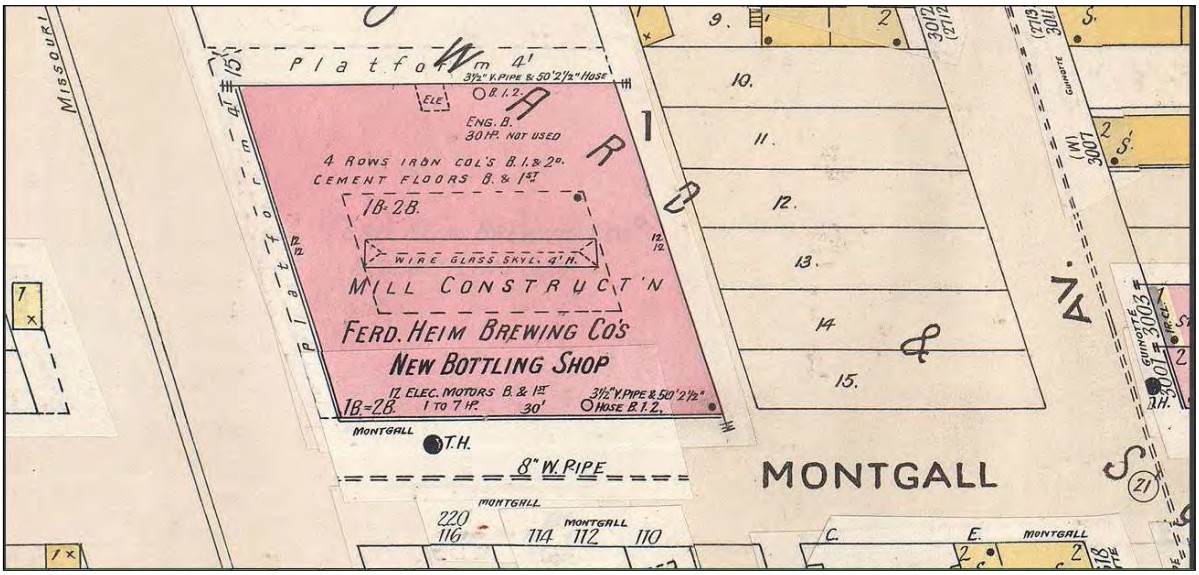
Figure 3: Map illustrating the expansion and size of the Ferd. Heim Brewing Company after 1886 (previous page) when J. J. Heim converted the old sugar factory. Ferd. Heim Brewery, Kansas City, Jackson County, MO. (Building Table on next page). See Figure 31 for an illustration of the razed buildings.

Source: *Sanborn Map Company*, 1896-1907, Volume 2, Plate 214. Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.

Buildings w/number of stories	Year / Title	Description
AA: 1 RAZED	1887: Stables and Carriage House. RAZED	Stables are gone while the foundation was reused, c. 1939.
A: 6-7	1887: Stock House No. 1	Chip Room floors 1-4; Rice floors 5-6; north end 1-2 story Chip washroom and Tap Room.
B: 5	1887: Malt House (Modifications to the south end)	Plank cement for Corn growing on floors 1-4; South end featured a separate area for the 7-story Malt Kiln, which is no longer extant.
C: 1-2 RAZED	1887: RAZED	Housed vents for Ice House/Bldg. E
D: 1-3	1887: Brew/Engine House	
E: 1-2	1887: Ice House	Contained ice making machinery and was hooked into a well on north end of complex.
F: 1-2	1887: Stock house No. 4 (see P)	Has a plank protective roof 3 ft. above brick wall.
G: 1-2	1887/c.1903 Wash House Rack Rooms (1909)	This bldg. was modified as the company expanded. Started as a the original bottle house became the Racking room on north end and the Wash house in the south addition after 1903.
H: 2-6 RAZED	1887; Grain Elevator. RAZED	Two bridges attached for conveyors: one each to the Malt Kiln and the Malt House.
I: 1 RAZED	1887: Office RAZED	Company offices with vault room.
K: 1-3	1887: Stock House No. 2 (Modified)	Tower still stands.
L: 1-2 RAZED	1887: RAZED	Attached to bldg. K.
M: 1-2 RAZED	1887: Storage bldg.	Contained bar fixtures, etc.
P: 1-2	c. 1903: Keg House (see F)	This building was added after the 1903 flood when the company expanded.
R: 2	**1901: Bottling Plant**	**1st floor, Bottle works; 2nd floor, barrel storage, re-coopering shop and machine shop.**
Heim No. 20: 2-3	1896: Heim Fire House (extant)	Fire House for the brewery.
	Small ancillary buildings of the original complex / no longer extant	
	Cooper Shop	
	Storage shed	
	Freezing tanks	
	Ice house	
	Settling basin and condensers	
	Well house	
	Wagon shed	

Figure 3A:

The above table is a list of all the known buildings that were included in the Ferd. Heim Brewing Company complex, as identified on the Sanborn Maps. Sixteen major buildings with an assortment of ancillary structures made up the brewery complex by 1918. All of the ancillary buildings have been razed.



North

Figure 4:
Detail for Ferd. Heim Brewing Company's Bottling Plant

Source:
Sanborn Fire Insurance Map, Vol. 2 1896-1907, Sheet 214. Online database, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri. Accessed April 13, 2015. http://www.kchistory.org/cdma4/sanborn_splash.php

Figure 5:
Staff outside of the original bottling building for the Ferd. Heim Brewing Company (Building "G"), dated 1897.

Source: John McDonald (personal collection).

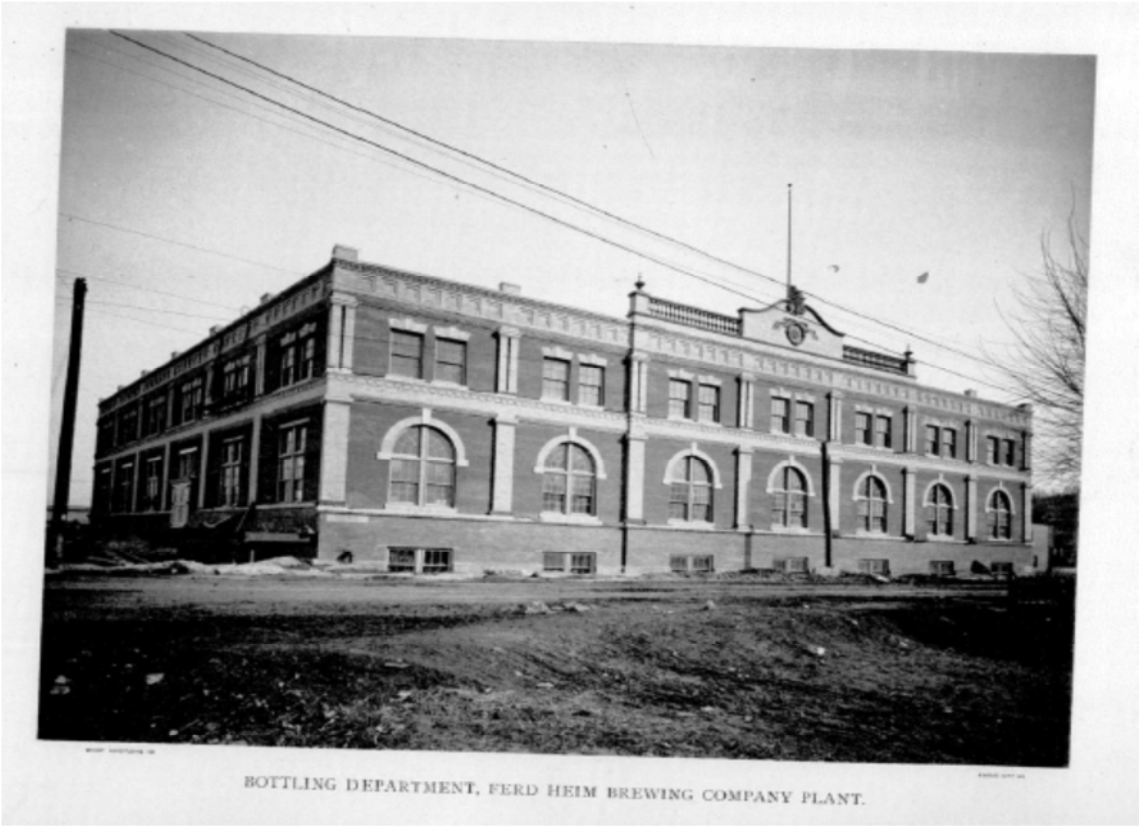


Figure 6:
Ferd. Heim Brewing Company Bottling Plant, west façade, view facing southeast, c. 1902.

Source:
Buildings by Hucke & Sexton, Contracting and Building Company (Kansas City: Woody Advertising Company, 1902), n.p.

Figure 7:
View of the East Bottoms and the Bottling Plant, c. 1938. Chestnut Street Trafficway construction can be seen in the foreground. View facing north. (See also Figure 32)

Source: John McDonald (personal collection).

Figure 8:
View of the Bottling Plant facing northeast, c. 1910.

Source: John McDonald (personal collection).

Figure 9:

Kansas City Public Library: Kansas City 1940 Tax Assessment Photographs Online Accessed July 2015.
http://cdm16795.contentdm.oclc.org/cdm/landingpage/collection/kcpltax

Figure 10:
Ferd. Heim Brewing Company Bottling Plant, 1903 flood; view looking north.

Source:
Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri. Accessed April 13, 2015.
http://kchistory.org

Figure 11:
Bottling plant employees on east loading dock

Source: John McDonald (personal collection).

Figure 12:

Main Floor of Bottling Works, Heim Brewing Company; view facing south-southwest. This illustrates the interior of the brewery with a focus on the mezzanine as lit by a wire and glass wire skylight, as centered above the two floors. See also Figure 31.

Source: *Buildings by Hucke & Sexton, Contracting and Building Company* (Kansas City: Woody Advertising Company, 1902), n.p.

Figure 13:

Interior of Bottling Plant, c. 1910.

Source: John McDonald (personal collection).

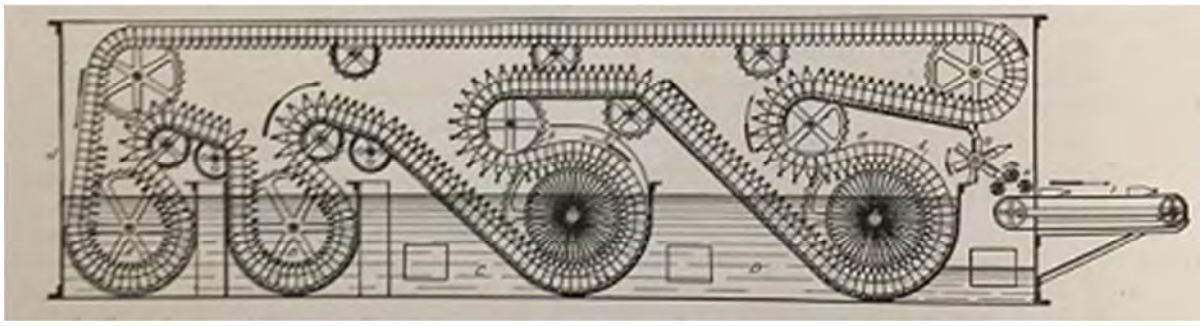


Figure 14:
Loew Automatic Bottle Cleaner.

Source: *American Brewer*, 38 (April 1905), 176.

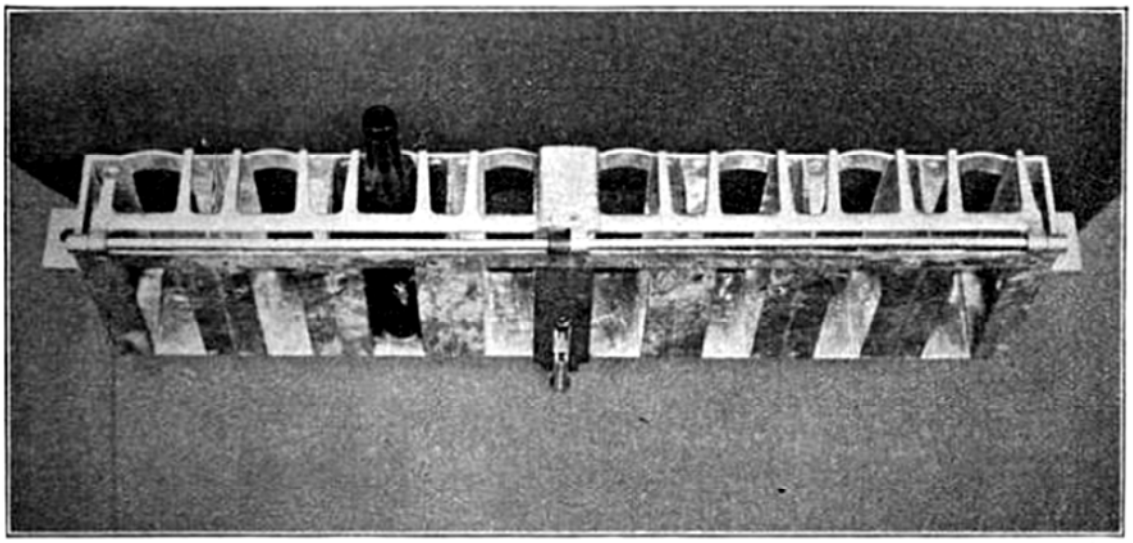


Figure 15:
Detail of bottle holder that fit into the bottle cleaner, holding the bottles tight to prevent rattling and breakage.

Source: Fred Jone, M. E., *Modern Bottling Machinery and Equipment* (Milwaukee: Hantke's Brewers' School and Laboratories, 1909), 33.

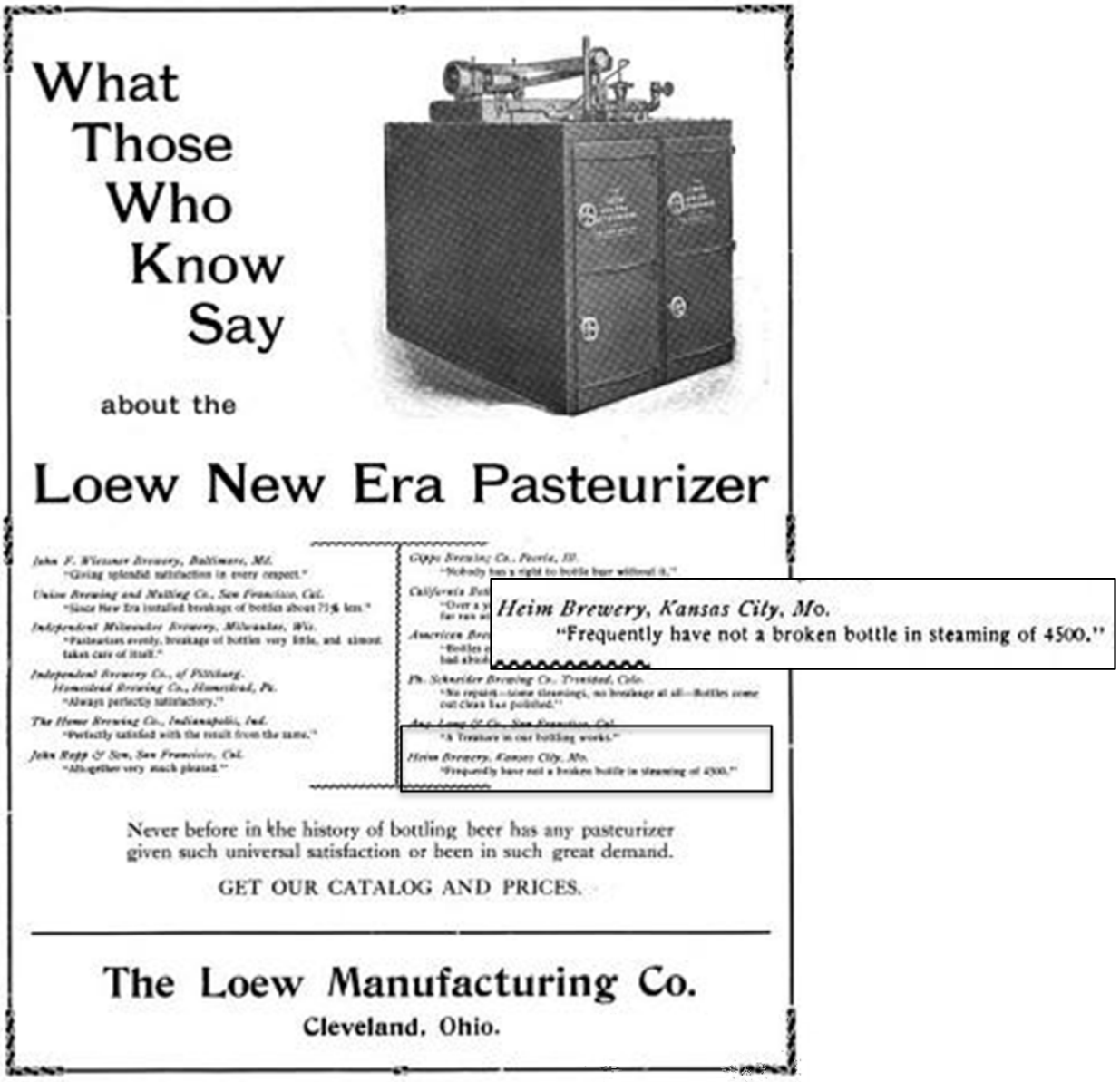
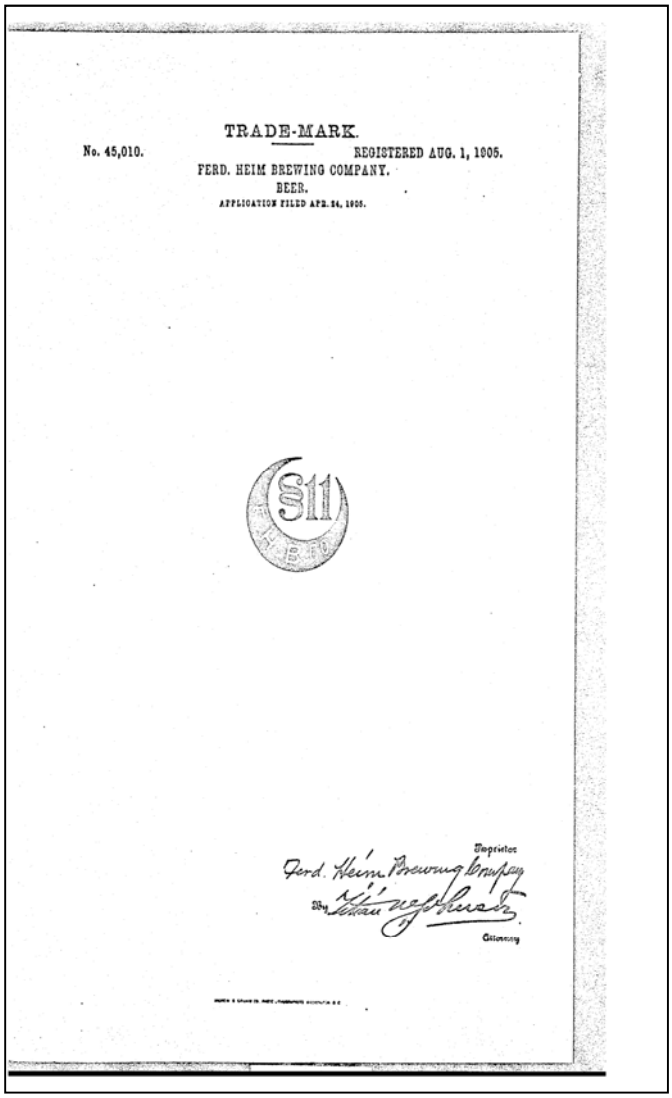


Figure 16:

Advertisement in the American Brewers' Review for the Loew New Era Pasteurizer. This equipment would have been operational at the bottling plant. Heim Brewery, Kansas City, MO, is quoted as saying "Frequently have not a broken bottle in steaming of 4500" (see inset).

Source: *American Brewers' Review*, 21 (July 1907), 49.



TRADE-MARK.

No. 45,010. REGISTERED AUG. 1, 1905.

FERD. HEIM BREWING COMPANY.

BEER.

APPLICATION FILED APR. 24, 1905.

Proprietor

Ferd. Heim Brewing Company

By Wm. Schuch

Attorney

Figure 17:
Left: Trademark No. 45,010: Ferd. Heim Brewing Company, August 5, 1905.

Figure 18:
Right: Bottle with embossed trademark, c.1905.

Source: Bruce Mobley, "#2 Amber Quart". Digital Image. Embossed Bottles. N.D. Accessed July 28, 2015.
http://www.brucemobley.com/beerbottlelibrary/mo/kansascity/heim.htm

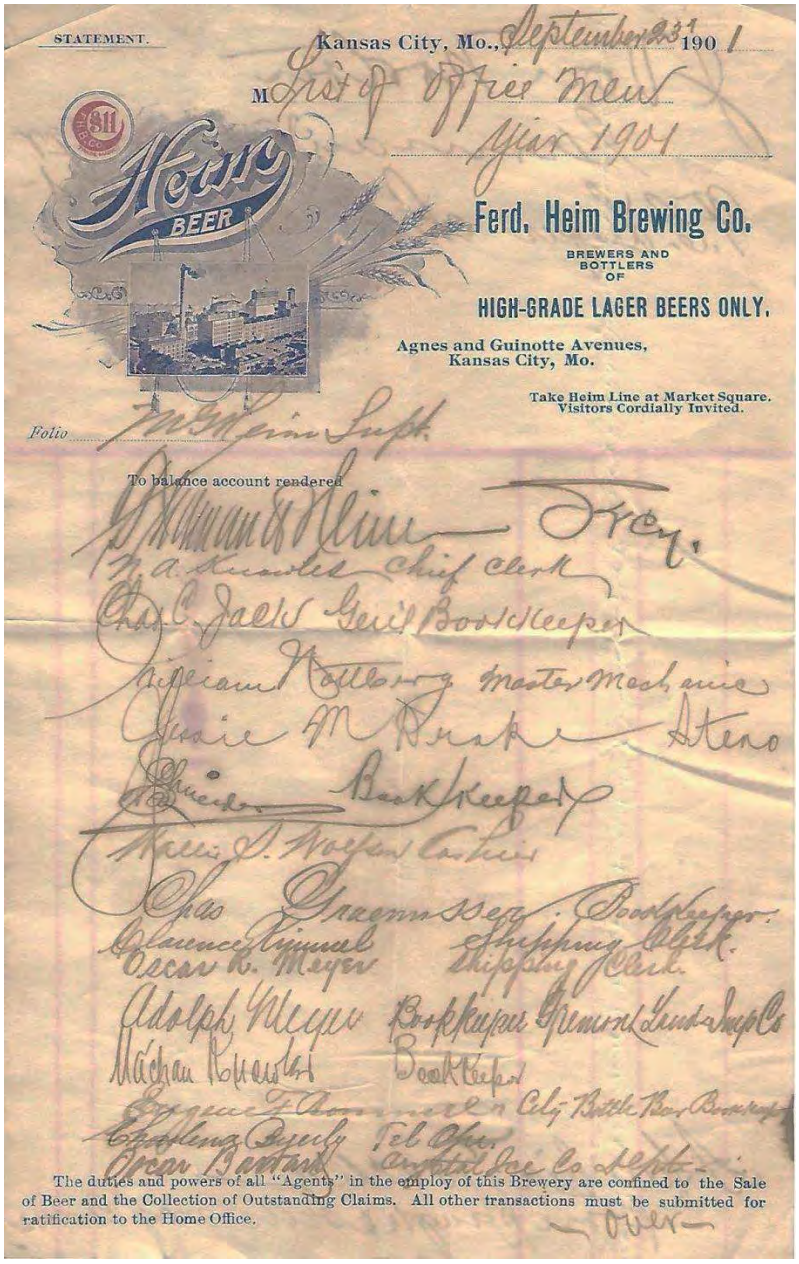
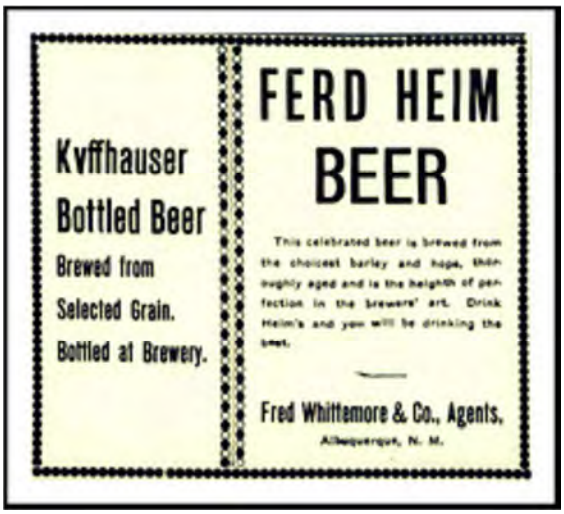


Figure 19:

Ferd. Heim Brewing Company Letterhead, dated 1901.

Source: John McDonald (personal collection).



Figures 20 and 21:
Images: Ferd. Heim Brewing Company, advertisements and labels.
Source: Hold, Carlyle. “1899 'Kuffhauser' Bottled Beer Ferd. Heim Brewing Co., Kansas City, MO”. 2012. Available from Flickr Commons, On-line, Accessed July 28,2015.
https://www.flickr.com/photos/carlylehold/7444946246/?sa=X&ved=0CCAQ9QEwBWoVChMI95Dkt87-xgIVk36SCh2vog8q.

Figure 22:

Ferd. Heim Brewing Company, Kansas City Missouri: Refrigerated Rail Car c.1905

Source: John McDonald (personal collection).

Figure 23:

The Norman School, 3521 Summit St., Kansas City, Missouri. Charles A. Smith, architect. Built 1906-1911. c. 1911.

Source: Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri. Accessed July 28, 2015.
http://kchistory.org

Figure 24:

The Thacher School, 4904 Independence Ave. (demolished), Kansas City, Missouri. William F. Hackney and Charles A. Smith, architects. Built 1898. Photo c. 1900.

Source: Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri. Accessed July 28, 2015. http://kchistory.org

Figure 25:
Westport High School, 315 E. 39th St., Kansas City, Missouri. Charles A. Smith, architect. Built 1908. Photo c. 1908.

Source: Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri. Accessed July 28, 2015. http://kchistory.org

Figure 26:
The former Rochester Bottling Plant, 2015 Washington, Kansas City, Missouri.

Architect: unknown

Source: Cydney Millstein, August 2015.

Figure 27:
The Gund Brewing Company Bottling Works, La Crosse, Wisconsin. Built in 1903, it was listed in the National Register of Historic Places in 2008. Photo c. 2008.

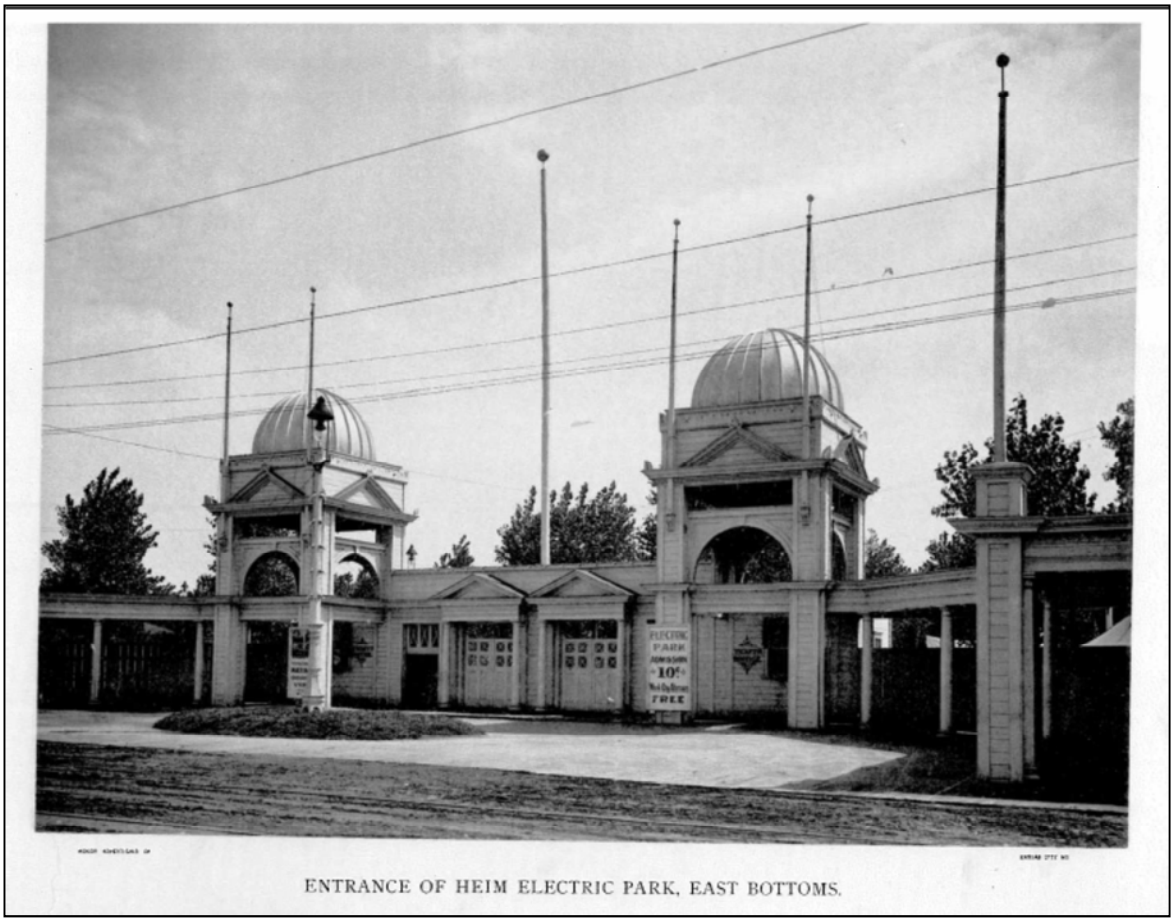
Source: The Gund Brewing Company Bottling Works. Digital Image. National Parks Service, U. S. Department of the Interior. Accessed July 29, 2015. http://www.nps.gov/tps/sustainability/new-technology/solar/new-addition.htm?sa=X&ved=0CB4Q9QEwBDgUahUKEwioy-Ci3P7GAhWDUpIKHS5FAmQ

Figure 28:
The Kumpf Brewery, 14th and Main Streets, Kansas City, Missouri. The building is no longer extant. Date of image c. 1870s.

Source: 14th Street Brewery. Digital Image. KC Rag Forum. Accessed July 29, 2015.
http://kcrag.com/viewtopic.php?t=13755&start=20&sa=X&ved=0CBgQ9QEwAWoVChMIsebD0s-AxwIVQouSCh3JbgS9

Figure 29:
The Muehlebach Brewery, 18th and Main. The building is no longer extant. Photo c. 1930s

Source: Muehlbach Brewery. Digital Image. KC Rag Forum. Accessed July 29, 2015.
http://kcrag.com/viewtopic.php?t=13755&sa=X&ved=0CBgQ9QEwAWoVChMIwsDd5NGAxwIVCViSCh3bwg4W



ENTRANCE OF HEIM ELECTRIC PARK, EAST BOTTOMS.

Figure 30:
The entrance of Heim Electric Park, East Bottoms. Photo, c.1902.
Architect: Charles A. Smith

Source: *Buildings by Hucke & Sexton, Contracting and Building Company* (Kansas City: Woody Advertising Company, 1902), n.p.

Figure 31:

Second Floor, view facing southwest. The original mezzanine was removed during the first decades of the 20th century to create extra floor space for the Abner Hood Chemical Company. Although the wood floor was extended, closing the opening to the first floor, there are plans to remove the infill to recreate the mezzanine of 1902 complete with wrought iron railing. (See also Figure 12).

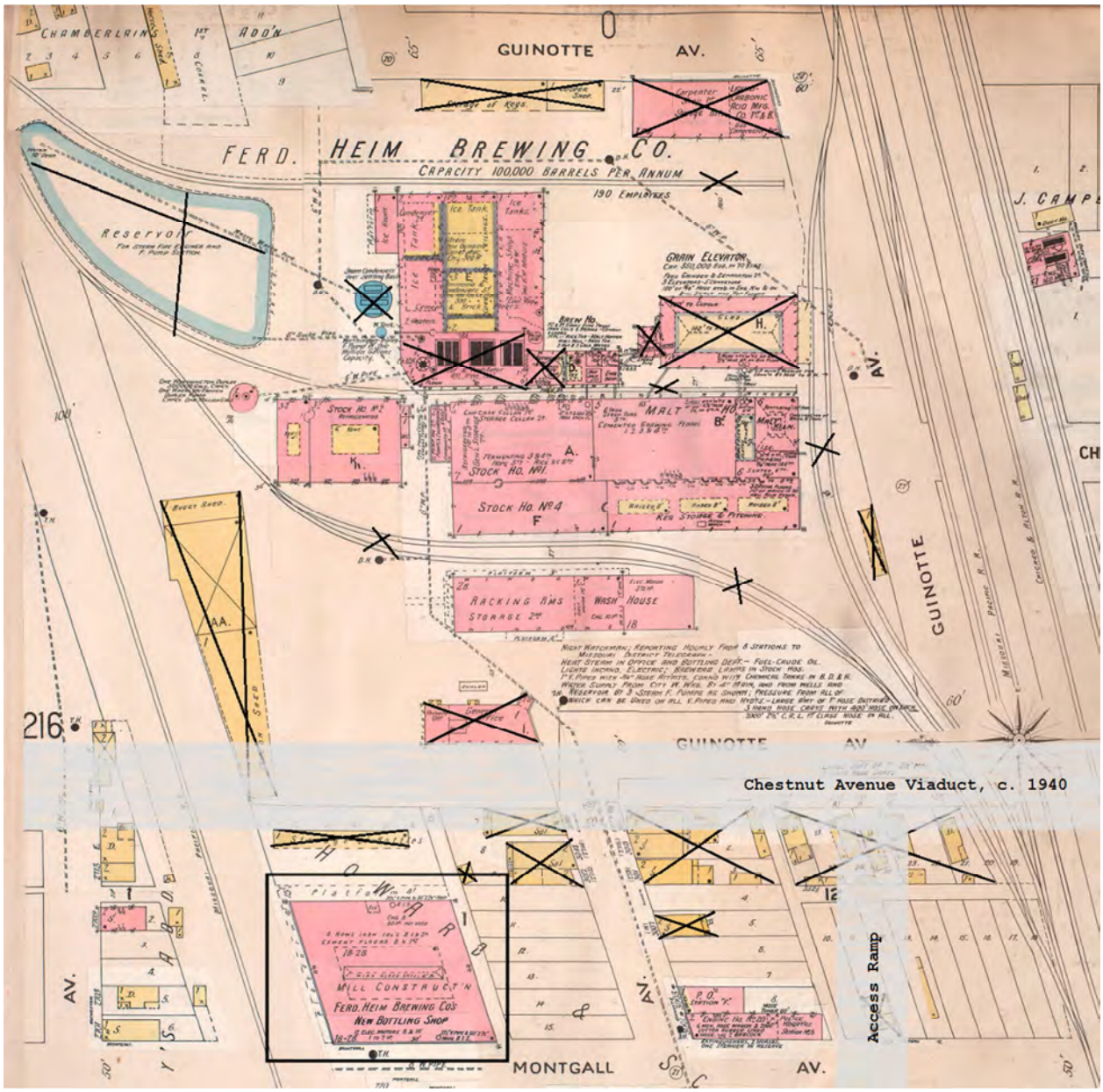


Figure 32:

Sanborn Map 1907 (see also Figure 3).
Map view of the original layout of the Heim Brewery (1907). Properties no longer extant are marked (X). On overlay has been added for the Chestnut Avenue Viaduct, built by 1940, which further compromised the integrity of the remainder of the brewery.

507

S185
Bobcat

Marley
SPX
WILL CALL
DEPT
3487

507
CUSTOMER PARKING
ACROSS STREET
WILL CALL REAR
OF BUILDING

CUSTOMER PARKING
ACROSS STREET
WILL CALL REAR
OF BUILDING