NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

United States Department of the Interior

DRAFT

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 Fitzgerald Brothers Brewing Company Bottling Works					
other names/site number N/A					
name of related multiple property listing N/A					
Location					
street & number 500 River Street not for publication					
city or town Troy vicinity					
state New York code NY county Rensselaer code 083 zip code 12180					
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:					
_ nationalstatewide _X_local					
Signature of certifying official/Title Date					
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:					
Thereby certary that the property le.					
_entered in the National Registerdetermined eligible for the National Register					
determined not eligible for the National Registerremoved from the National Register					
_other (explain:)					
Signature of the Keener Date of Action					

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5. Classification			
Ownership of Property (Check as many boxes as apply.) Category of Property (Check only one box.)		Number of Resources within Pr (Do not include previously listed resources	roperty s in the count.)
X private public - Local public - State public - Federal	X building(s) district site structure object	Contributing Noncontributi 1 1 1 0	buildings sites structures objects Total
Name of related multiple pro (Enter "N/A" if property is not part of a		Number of contributing resourd listed in the National Register N/A	ces previously
IN/A		IN/A	
6. Function or Use			
Historic Functions (Enter categories from instructions.)		Current Functions (Enter categories from instructions.)	
INDUSTRY/PROCESSING/EXTRACTION:		COMMERCE/TRADE: warehouse	<u> </u>
manufacturing facility			
7. Description			
Architectural Classification (Enter categories from instructions.)		Materials (Enter categories from instructions.)	
LATE 19 th & 20 th CENTURY REVIVALS:		foundation: BRICK, STONE, C	ONCRETE
Classical Revival		walls: BRICK	
		roof: MEMBRANE	
		other: GLASS, METAL	

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Narrative Description

Summary Paragraph

The Fitzgerald Brothers Brewing Company Bottling Works is located on the east side of River Street, south of the Collar City Bridge and State Route 7 and east of the Hudson River in the north central section of the City of Troy, Rensselaer County, New York. The south elevation, west elevation, and upper floors of the north elevation are visible from the street. The building was constructed in three phases between 1892 and 1955. Across all three portions, the building measures seventeen bays on its primary and rear elevations and five bays deep on its north elevation and south elevations. The building's interior has been rehabilitated using historic preservation tax credits (NPS 38689) to house storage units throughout the entirety of the first and second floors, and on the third floor of the 1911 portion. All new partitions are composed of wood studs and gypsum walls. The open floor plates are still readable, and the floors retain perimeter masonry walls; wood, concrete, and tile flooring; timber framing; reinforced concrete construction; and steel beams and trusses. Apart from the replacement of original windows and doors, the Bottling Works is intact to its original appearance and is in excellent condition.

Narrative Description

Location & Setting

The Fitzgerald Brothers Brewing Company Bottling Works is located at 500 River Street in the City of Troy, Rensselaer County, New York. It is sited on the east side of River Street between Hoosick and Hutton Streets, just south of Route 7 and east of the Hudson River in the central section of Troy. Route 7 is an east-west state highway in the Capital District that extends from Pennsylvania to Vermont. The overall character of the immediate neighborhood is defined by large-scale former manufacturing buildings and nineteenth and early twentieth century urban housing forms. The Bottling Works faces west onto River Street, and the 1911 and adjacent 1955 portions are built to the lot line; the 1892 portion is recessed from the street behind a paved parking lot. A concrete sidewalk runs parallel to the front of the Bottling Works at the street line. The site is sloped downward from east to west, such that the west (front) elevations of the 1892 and 1911 portions are three stories, while the east (rear) elevations are only two. The brick walls of the 1955 addition terminate at a concrete foundation on the west elevation and at a concrete loading dock on the east elevation. The Bottling Works is bounded to the north by a one-story concrete building and to the south and east by paved parking areas.

Description

Exterior

The Bottling Works consists of three interconnected portions built at different times. The earliest portion, located at the southeast corner, was constructed in 1892 in part as a stable and was later re-purposed by the company as a bottling and storage building. It is constructed of load-bearing brick masonry and heavy timber framing. Fenestration is regular with segmental-arched openings featuring brick lintels and flat-arched openings, all with stone sills. Windows are a combination of four-over-four and eight-over-eight and are composed of aluminum-clad wood; the remainder of the bays have been covered in composite panel. The

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building is three stories and measures seven bays across its primary (west) and rear (east) elevations and five bays across its south elevation.

The second portion of the building was constructed in 1911 and is interconnected to the 1892 building at its southeast corner. It is a three-story building measuring six bays across its primary (west) and rear (east) elevations and five bays across its south elevation. The north elevation is not visible due to the 1955 addition which is built flush against its north wall. It is constructed of reinforced concrete with exposed steel posts and brick exterior walls. Fenestration is regular with a combination of segmental-arched openings, which feature brick lintels with stone dressings, and flat-arched openings, all with stone sills. Windows are two-over-two, some featuring two-light transoms composed of aluminum clad wood. Some have been covered in composite panel.

The third portion was built in 1955 as an addition to the 1911 portion. It is three stories and measures four bays across its primary elevation and five bays across on its north and south elevations. Its rear elevation measures four bays across and includes an entry door and a loading dock with three bays. It is constructed of steel frame with exterior brick walls. Fenestration is regular with large rectangular openings with brick sills. Windows are historic multi-light steel casements. Some have been covered in composite panel. The rear elevation features a fully glazed aluminum double door.

The building's primary (west) elevation fronts on River Street. Moving south to north, the 1892 portion, which is recessed from River Street with a paved parking area in front of it, has seven evenly spaced windows on the second and third stories. The first story features four central bays flanked by two entries. The brick below the first-story windows is painted blue. All of the windows and door openings feature brick segmental arches and bluestone sills, except for the southernmost bay on the first story, which is spanned by a steel I-beam. This bay contains a non-historic aluminum and plate glass storefront entry system with full-light aluminum double doors. The northernmost bay contains a non-historic pedestrian entry with a single full-light aluminum door with simulated divided-light transom. Brick corbelling and a pressed-copper cornice form this elevation's terminal feature.

The 1911 portion consists of three symmetrical vertical divisions, each separated by a central brick pier to create three pairs of windows at both the second and third-story levels; the first story has paired windows in the outer bays and a large central historic loading door between them. The lower boards of the historic door were removed and repaired and repainted in-kind. A cut limestone water table separates the first story from the brick foundation, while a cut limestone belt-course serves to separate the principal story from the two above. At the third story level, each of the window pairs is terminated by paired segmental arches with cut limestone skewbacks and keystones. A pressed-copper cornice forms the terminal feature of this portion with sections of paneled frieze and dentils. Windows on the third floor are visually separated from those below by paneled brick spandrels.

The 1955 portion consists of a large expanse of brick with minimal fenestration and no ornamentation. The first story features three rectangular windows and has an entrance at ground level near the northwest corner, which is reached via concrete steps with a wrought iron-railing. A window similar to those on the first story is located on

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the building's single-bay third-story portion, which is where it meets the 1911 block. Metal coping is featured along the roofline.

The north elevation of the 1955 portion is two stories in height and partially concealed behind a single-story parged masonry building that extends the full depth of this elevation. There are two tiers of square bays on the north elevation, aligned in the vertical plane, with five on the second floor and three on the first floor towards the east elevation. The window openings are covered by composite panels.

Heading from north to south, the east elevation of the 1955 portion features three bays of loading docks with raised cement platforms and brick columns that are painted blue and shielded beneath cantilevered hoods. The loading dock bays have metal overhead garage doors. There is a corrugated metal roof above the loading dock that was retained and repaired in kind. A single window opening on the second floor of this portion is covered by a composite panel. On the first floor, a recessed entry is reached by cement steps with a wrought iron railing. The entry is defined by vertical metal cladding.

The east elevation of the 1911 portion has six asymmetrically aligned bays, inclusive of both doors and windows all covered in composite panels; the first floor of this portion is painted blue and has a flat roofed metal awning. Unlike the opposite elevation, the rear elevation of this section features no architectural embellishment.

The north wall of the 1892 portion projects out, creating a north-facing wall adjacent to the 1911 portion and thus defining a partial southern enclosure for this service area. It is painted blue and punctuated by an entry in the northeast corner that is spanned by a steel I-beam and partially filled with composite. A former smaller entrance at the west end is covered by a composite panel. The east elevation of the 1892 portion features a series of asymmetrical doors and window bays covered in composite panels—there are a total of eleven bays at the first-story level, among them seven windows aligned in a row and resting on a single continuous sill. The brick below the first story windows is painted blue. A former entrance is located at the northeast corner, and there is a former loading bay with a flat-arched opening at the north end of the row of windows. At the southeast corner is a former loading bay with a segmental-arched opening that has been modified to add a door. The second story has seven bays, three of which were loading doors and have corresponding wood hoists above, which were retained and repaired in kind.

The south elevation of the 1892 portion features five window openings on each story; those on the first and second stories are taller in proportion but maintain the same width as those on the third story. All those on the second and third stories are covered in composite panels. The south elevation of the 1911 portion features four rectangular window openings on each story, apart from the first story on which one has been filled in with brick. All are covered in composite panel. There is a door at ground level in the southeast corner. The brick below the first story windows is painted blue.

Interior

On the interior of the 1892 portion, the building largely consists of a typical industrial configuration for the late nineteenth century with an expansive, open floor plan, exposed wood floor joists and trusses and steel beams and columns; the original framing was augmented with additional metal structural elements. Original large

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window openings throughout provide generous light, and the perimeter walls are exposed masonry. There is a concrete slab at grade on the first floor, a wood floor covered with asphalt on the second floor, and a wood floor on the third floor. The 1911 portion also has an expansive open floor plan with exposed brick masonry walls, reinforced concrete floors with square ceramic tile in some third-floor locations, a reinforced concrete jack vault ceiling, steel columns, and beams. Similarly, the interior of 1950s addition is also an open floor plan with masonry walls consisting of exposed concrete block. There are reinforced concrete ceilings and floors with steel beams, columns, and trusses.

As a result of the rehabilitation undertaken using preservation tax credits, the majority of interior space has been partitioned off for use as storage units. Mezzanines were constructed on the first and second floors of the 1911 and 1955 portions to create additional storage unit space; features included new corrugated metal ceilings and concrete floors. All new partitions are composed of wood studs and gypsum walls and the storage units feature rolling overhead metal doors. All other interior doors are composite. With the exception of the 1955 portion, all the window casings were removed sometime in the late twentieth or early twenty-first century. The interconnection and vertical circulation in the building is located at three points, each of which provides access to all floors of the Bottling Works: a set of stairs and an elevator at the southeast corner of the 1911 portion; a set of stairs and an elevator at the southeast corner of the 1955 portion; and a set of stairs in the southwest corner of the 1955 portion. With the exception of a historic wood stair in the northwest corner of the 1892 portion that is no longer in use, all interior staircases are non-original and are constructed of concrete with metal handrails. The two elevators are new, single elevators. The only area of the Bottling Works that is not utilized for storage is the third floor of the 1892 portion, which features an open floorplate with wood floors, exposed brick masonry walls, and steel beams and columns where the original framing was later augmented with additional metal structural elements.

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8. Sta	atement of Significance	
	icable National Register Criteria	Areas of Significance
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)		(Enter categories from instructions.)
IOI INCI	ional register listing.)	ARCHITECTURE
X	Property is associated with events that have made a significant contribution to the broad patterns of our history.	INDUSTRY
В	Property is associated with the lives of persons significant in our past.	
X	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high	Period of Significance
artistic values, or represents a significant		_
	and distinguishable entity whose components lack individual distinction.	1892-1962
D Property has yielded, or is likely to yield, information		
	important in prehistory or history.	Significant Dates
		1892; 1911; 1955
(Mark	ria Considerations "x" in all the boxes that apply.) erty is:	Significant Person (Complete only if Criterion B is marked above.)
	Owned by a religious institution or used for religious purposes.	
E	3 removed from its original location.	Cultural Affiliation
	a birthplace or grave.	
	o a cemetery.	
	a reconstructed building, object, or structure.	Architect/Builder
F	a commemorative property.	William F. Koelle Sons, architect (1955) R.D. Golden Construction Co., contractors (1955)
	G less than 50 years old or achieving significance within the past 50 years.	11.D. Golden Gonstidetion Go., contractors (1900)

Period of Significance (justification)

The period of significance begins in 1892 with the first phase of construction and ends in 1962, when the Fitzgerald Brothers Brewing Company closed. The period includes the building's three phases of construction, with the terminal date reflecting the company's continued use of the facility into the early 1960s.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph

The Fitzgerald Brothers Brewing Company Bottling Works is significant under Criterion A in the area of industry for its direct association with the Fitzgerald Brothers Brewing Company, one of the City of Troy's and the region's leading breweries. Established in 1866, in its heyday the company was among the country's leading regional breweries, marketing its products in New York in addition to Vermont, New Hampshire, Massachusetts, and Connecticut, and remaining in operation until the early 1960s. The bottling works was a central component of a larger brewery facility that once straddled both sides of River Street. Constructed in three distinctive phases between 1892 and 1955, the bottling works is the last physical vestige of this once prominent local brewery and business interest. The section built in 1911, the most architecturally elaborate of the three construction phases, was designed as a state-of-the-art bottling works. Upon completion it was widely touted by the company for its modernity, efficiency and sanitary nature, and interior and exterior views of it were used widely in promotional materials published at the time. After the 1964 destruction of the rest of the brewery complex in a fire, only the bottling works remains to chronicle the once prominent place the company maintained in Troy's industrial and brewing interests.

The Fitzgerald Brothers Brewing Company Bottling Works is also significant under Criterion C in the area of architecture as a relatively intact example of period industrial design that chronicles the evolution from slow-burn mill construction to steel frame and reinforced concrete construction. On the interior, the Bottling Works largely consists of expansive open floor plans with exposed heavy wood framing in the 1892 portion, exposed internal steel framing with concrete floors and roof in the 1911 portion, and exposed reinforced concrete construction in the 1955 portion. On the exterior, the façade of the 1911 portion of the Bottling Works is the most architecturally sophisticated portion of the building, featuring pier-and-spandrel design and a denticulated cornice that relate it to the Classical Revival style.

Statement of Significance

Historical Overview: Development of the City of Troy

Note: The following historic context is adapted from the Multiple Property Documentation Form "Textile Factory Buildings of Troy" (2013).¹

European settlement of this region of New York began in earnest under the direction of Kiliaen Van Rensselaer, an Amsterdam merchant affiliated with the Dutch West India Company. In 1630 Van Rensselaer secured rights to a vast expanse of land straddling the Hudson River in the present-day Capital Region of New York, which was known as Rensselaerwyck or Van Rensselaer Manor, which he in turn populated with tenant farmers. Prior to the initiation of European settlement this land had previously been inhabited by Mohican Indians, who knew the area by the name "Paanpack." Through a series of purchases and subdivisions, the land which came to constitute the present-day City of Troy came into the ownership of the Vanderheyden family, whose ownership spanned three generations. By the late eighteenth century, three Vanderheyden descendants—Jacob D., Jacob I.,

¹ Michael Lopez and William Krattinger, "Textile Factory Buildings in Troy, New York, 1880-1920," National Register of Historic Places Multiple Property Documentation Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2013).

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and Matthias—owned exclusive rights to this land, which they subdivided into building lots for the purpose of promoting new development. A village soon began to take form, fortuitously situated at the head of navigation on the east side of the Hudson, or North River, roughly five miles north of Albany. The name Troy was adopted in 1789, the location having formerly been known as Vanderheyden or Ashley's Ferry. An account of the name change, published in a local newspaper, opined that "It may not be too sanguine to expect, at no very distant period, to see Troy as famous for her trade and navigation as many of our first towns." The settlement became part of Rensselaer County upon the county's formation in 1791 (when it was partitioned off from Albany County), and it was incorporated as a village in 1801. By 1812 Troy boasted nearly 540 dwellings and over 100 stores; in 1815 its population had exceeded 4,200 inhabitants. In 1816 Troy successfully petitioned the state legislature for status as a city.

Brick-making operations were established in Troy before the end of the eighteenth century, and the first paper mill in northern New York was built there as well, on the banks of the Poestenkill, a powerful creek situated near Troy's southern periphery, which proved ideal for furnishing hydraulic power for industrial enterprises. Other early industrial pursuits, many of which relied on the harnessing of water power, included cotton and woolen mills, tool and agricultural implement factories, nail works, grain mills, distilleries and breweries, a rope works, carriage factories, chair factories, and a gun factory.³ The unfolding of the nineteenth century witnessed the expansion of an industry strongly associated with Troy's historic development: the iron industry, which centered on the refinement of iron and its use in the manufacture of stoves, bells, and other such cast products. Abundant waterpower in the southern part of Troy, where the Wynantskill, much like the Poestenkill, flowed to meet the southward course of the Hudson River, spurred the establishment of large iron factories there as early as the first decade of the nineteenth century. By the 1860s, Troy boasted the four largest iron mills in the country, in addition to fourteen smaller foundries which produced a variety of wares.

Troy's location on the Hudson River and its proximity to the state canal system helped to sustain its industrial fortunes during the nineteenth century. In 1823 the Champlain Canal was completed, providing a water passage between Lake Champlain and the Hudson River, and two years later the Erie Canal was completed, providing for communication between the Hudson River and western New York and the Great Lakes. Steamboat transportation on the Hudson River linked Troy with Albany and distant New York City, prior to which sloops, dependent in some measures on the vagaries of the wind, plied the river for commercial and other purposes. Troy inaugurated the completion of the Erie Canal in 1825 by launching a barge laden with Troy-manufactured goods for Rochester, and for many years hence the city served as a gateway for both the Erie and Champlain canals, receiving and shipping tons of materials such as lumber, grain, and the products of its industry. The canal system made possible the importation of pig iron and iron ore to Troy from distant refining operations, where it was processed and could in turn be shipped to the New York City and other distant markets.⁴

Troy's manufacture of collars and cuffs—made independent of the shirt and a fashion standard for men and women of the nineteenth century—reached world-wide dominance by the turn of the twentieth century. Bolts of

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² George B. Anderson, Landmarks of Rensselaer County, New York (Syracuse: D. Mason & Co., 1897), 227.

³ Anderson, Landmarks of Rensselaer County, 243, 254.

⁴ Don Rittner, Troy: A Collar City History (Charleston, SC: Arcadia Publishing, 2002), 87.

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cloth came to Troy and left as collars and cuffs via shipping on the Hudson River. Troy's population grew from a mere fifty people in 1789 to a peak of nearly 78,000 residents in 1916, during the First World War, by which time it had developed from a provincial Hudson River hamlet to a major New York State manufacturing center. Immigration had in large measure helped to swell the city's population; in Troy, much like other manufacturing centers, people of foreign extraction made up a majority of the city's population by the last quarter of the nineteenth century. Earlier immigrant groups, such as the Irish—many of whom worked in the iron mills in the south part of Troy—were followed in subsequent periods by Italians, Poles and Russians, who came seeking similar opportunities for work, often times in less-than-ideal conditions.⁵ Along with nearby Albany, Troy emerged as a leading center of industry and commerce in the region during the second half of the nineteenth century.

The Fitzgerald Brothers Brewing Company

The brewing of beer in Troy began around 1793, a few years prior to its incorporation as a village, although the first brewery in the city did not open until the beginning of the nineteenth century when Charles Hurstfield and Thomas Tranor built a brewery on the corner of Ferry Street and Sixth Avenue. Brewers in Troy capitalized on New York's considerable agricultural resources and the all-important transportation network that included the Hudson River and the Erie and Champlain Canals. By 1891 the city had nine breweries that produced ale, porter, and lager. Many were operated by the influx of Irish-born immigrant brewers, with the two most successful Irish breweries being the Stanton Brewery on Fifth Avenue and the Fitzgerald Brothers Brewery on River Street. Brewers who had immigrated from central Europe and Germany also contributed to the industry's success.

The Fitzgerald brothers who founded the brewery were born in Ireland and emigrated to the U.S. with their parents in the 1850s. After initially settling in North Adams, MA, the family came to Troy around 1860, where the youngest brother, Edmund (who would be associated with the brewery for the longest), opened a grocery store and meat market. In 1866 Edmund and two of his brothers, John and Michael, bought the existing North River Brewery, located at 461 River Street in Troy, from John Dunn and William Kennedy. After a short time at this location, by 1868 they were operating at 495-505 River Street (across from the present bottling works location) under the new name of Garryowen Brewery (see Figure 1). While originally they were simply alcohol distributors, after Michael left the company in 1870, John and Edmund began brewing their own brand of beer and ale, which they called Fitzgerald's. Over the next decade they expanded the brewery with a six-story malt house (1877) and brewing house (1881) on the west side of River Street (not extant). In addition to his role in the company, Edmund was a politician and served as mayor of Troy from 1882 to 1886. After John's death in 1885 he became the company's sole proprietor.

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⁵ Thomas Phelan, *The Hudson Mohawk Gateway* (Northridge, CA: Windsor Publications, 1985), 78.

⁶ Arthur James Weise, Troy's One Hundred Years, 1789-1889 (Troy: W. H. Young, 1891), 276.

⁷ "Former Mayor Edmund Fitzgerald of Troy Dead," *Knickerbocker Press*, July 6, 1911; "Obituary," *Troy Times*, July 6, 1911.

⁸ Arthur James Weise, *The City of Troy and Its Vicinity* (Troy, NY: Edward Green, 1886), 39-40; "The North River Brewery," *Troy Daily Times*, May 2, 1867.

⁹ "Brewers," *Daily Whig* (Troy), January 24, 1868.

¹⁰ Weise, Troy's One Hundred Years, 276-277.

^{11 &}quot;Obituary," Troy Times, July 6, 1911.

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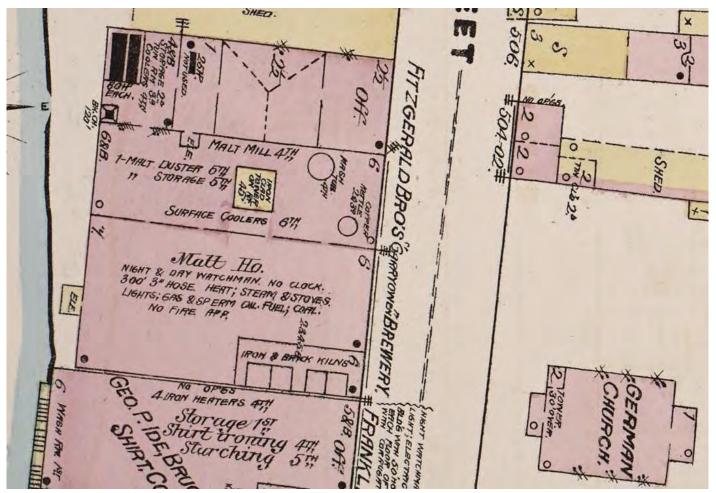


Figure 1. 1885 Sanborn Fire Insurance Map of Troy, NY, showing original Fitzgerald Brothers Brewery building with 1877 and 1881 expansions. Across River Street, north of the German church, is the future site of the bottling works.

By 1886, the brewery was producing 70,000 barrels of ale and porter every year and had about seventy employees.¹² The complex's physical expansion continued with the first portion of the extant bottling complex, which the Troy Daily Times described as a "large barn," built in 1892 as a stable and storage facility (see Figure 2). 13 Once horses were no longer needed as motive power, the building ceased being used for stabling and became dedicated solely to storage and bottling operations. Later in 1892, the company expanded their facilities on the west side of River Street with another six-story building built by contractor Peter H. Buckley, representing the brewery's continued evolution and the company's growth. ¹⁴ By 1903 the company also had an office building and a bottle washing facility (not extant) on the lot in front of the barn (see Figure 2).

¹² Weise, The City of Troy and Its Vicinity, 40.

¹³ "North Troy News," *Troy Daily Times*, January 8, 1892.

^{14 &}quot;City Notes," Troy Daily Times, September 9, 1892.

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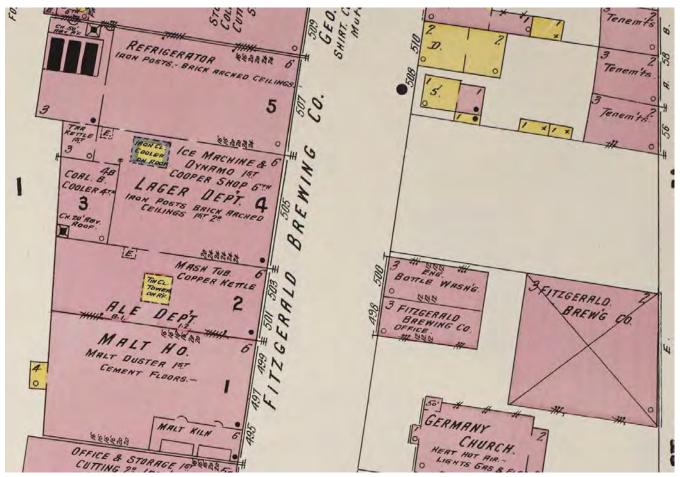


Figure 2. 1903 Sanborn Fire Insurance Map of Troy, NY, showing the expansion of the complex on the west side of River Street and the extant barn building on the east side (bottom right).

In 1897 the company was reorganized, with Edmund's wife, Annie, and his son Thomas added as stockholders, and renamed the Fitzgerald Brothers Brewing Company. ¹⁵ In 1911, the bottling department addition was built to the north of the stable/storage building. Following its completion, it became the centerpiece of the company's bottling works. The new building was touted by Fitzgerald Brothers in the *Troy Times* as "the most modern—most expensively equipped—most sanitary bottling plant outside of the metropolis [...] [T]here can be no costlier or more sanitary way to bottle and serve to Trojan and vicinity homes." Their large advertisement announcing the opening celebrated the new, largely automated systems that could bottle the company's products in a more thorough, rapid, and sanitary fashion, better "than any human being could." ¹⁶ Subsequent advertisements in Troy newspapers as well as those in other cities the company served continued to promote the new bottling works, using it as a selling point in their advertising, both in regard to the facility's sanitary aspects and its efficiency: "Fitzgerald Bros. Brewing Co.'s Ales and Lagers—are now being bottled the modern sanitary way—and placed in carriers awaiting your calling at the rate of 72 bottles per minute." A number of these advertisements included photographs of the new building's interior and exterior (Figures 3 and 4).

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¹⁵ "Troy Companies Incorporated," *Daily Times*, August 19, 1897.

¹⁶ "Announcement," *Troy Times*, June 22, 1911.

¹⁷ "Advertisement," June 23, 1911.

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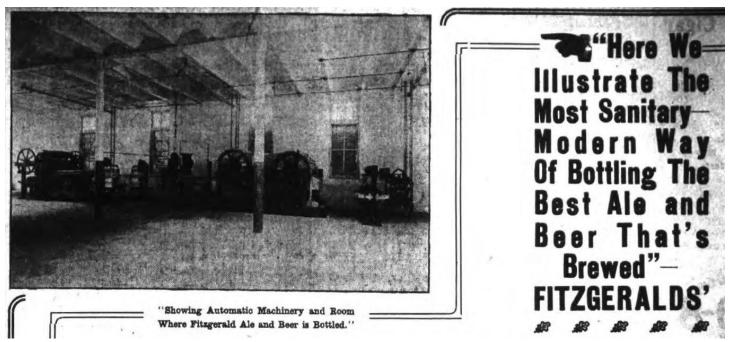


Figure 3. Ad for Fitzgerald's new bottling plant, *Troy Times*, June 23, 1911.



Figure 4. Photo of the new bottling plant from a Fitzgerald Brothers ad, *Troy Times*, June 29, 1911.

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Edmund Fitzgerald passed away in 1911, shortly after the completion of the bottling plant, and the business was passed down to his four sons: Michael, Thomas F., Edmund Jr., and William. Thomas would later leave the business, and Michael died unexpectedly in 1930, but Edmund Jr. and William continued to run the company, with their sons (Edmund III and John, sons of Edmund Jr., and William Jr. and Thomas, sons of William) eventually joining them. While the brewery had to cease the manufacture of alcoholic beverages upon the enactment of Prohibition in 1920, the company adapted by selling non-alcoholic drinks and turning the brewery complex into a "malt house." Upon the end of Prohibition in 1933, they immediately resumed making alcoholic beverages.

While Troy had boasted nine breweries in the early twentieth century, by the end of World War II only Stanton's and the Fitzgerald Brothers Brewery remained.²¹ As a precursor to future growth, Fitzgerald's took advantage of its position and acquired the lots at 484 and 488-490 River Street for a total of \$4,000 from the city in 1947. Initially, these lots were used as a storage yard. Three years later, Stanton's Brewery closed, leaving the Fitzgerald Brothers as the sole remaining brewery in Troy.²² On January 15, 1955, the Fitzgerald Brothers Brewery announced plans for a major expansion: to build one of the most modern bottling plants in the United States. The brewery was now at peak production and had outgrown its current bottling facilities; a new plant would double its present bottling capacity. The new building was to be located adjacent to the brewery on the lots purchased on the east side of River Street. The design layouts and specifications for the new plan were created by William F. Koelle & Co, of Philadelphia, architectural specialists in the brewery field. The R.D. Golden Construction Co., Troy, was hired as the contractor.²³

The design for the 1955 addition was largely utilitarian in character on the exterior, erected with brick exterior walls; the interior was equally straightforward and of fireproof construction, with the extensive use of concrete and steel. The building's rear elevation, with its loading bays and dock, was designed to accommodate truck transportation, which had replaced canals in the distribution system. Upon the new bottling plant's completion, William E. Fitzgerald Jr. announced that the two-story plant, erected and equipped at a cost of about one million dollars, would enable the company to produce more than in any other year. New equipment included tanks, pasteurizers, bottle washers, can fillers, and labels. At the same time, new packaging, advertising, and merchandising plans for the brewery's products were being created by the Moser & Cotins Advertising Agency of Utica, NY.²⁴ The brewery now covered nine building lots located on both sides of River Street between Hoosick Street and Hutton Street (see Figure 5). All brewing operations were located on the west side of the street, and the office building, bottling and storage building, and the bottling department building with its new addition were located on the east side.²⁵

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¹⁸ "Obituary," *Troy Times*, July 6, 1911.

¹⁹ United States Federal Census, 1840-1950; "Snyder Tells Brewery Club of New Tasks," *Times Record*, November 7, 1961, 3.

²⁰ "New York State Breweries Ready for Beer Return," Saratogian, November 15, 1932.

²¹ Joe Parker, "Looking Back," *Times Record*, July 12, 1975, 40.

²² "Common Council Sanctions Sales Under Tax Liens," *Times Record*, March 21, 1947, 5.

²³ "Fitzgerald Brewery Begins Work on New Bottling Plant," *Troy Record*, January 15, 1955.

²⁴ "Sales Force Inspects New Bottling Plant," *Troy Record*, February 25, 1956, 3.

²⁵ Sanborn Fire Insurance Map of Trov. NY, 1955.

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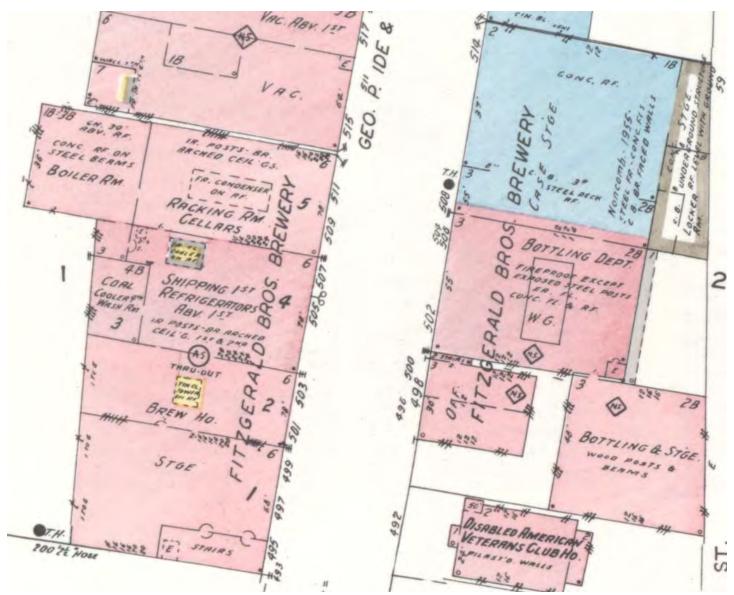


Figure 5. 1955 Sanborn Fire Insurance Map of Troy, NY showing 1911 bottling plant (labeled "bottling dept.") and 1955 addition (labeled "case st'ge").

After World War II, two significant changes drastically altered the market for beer. First, the total number of breweries operating in the U.S. dropped radically. This indicated the growing importance of the large national breweries. The scale of the operations of national firms such as Anheuser-Busch, Pabst, Schlitz, and Blatz had grown tremendously, and from the mid-1940s to 1980, the five largest breweries saw their share of the national market grow from 19 to 75 percent. By 1962, the fierce competition had so negatively impacted the Fitzgerald Brothers Brewery that the decision was made to sell the company. William E. Fitzgerald Jr., president of the company, explained:

²⁶ Martin H. Stack, "A Concise History of America's Brewing Industry," Economic History Association, https://eh.net/encyclopedia/a-concise-history-of-americas-brewing-industry/, accessed September 18, 2023.

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It has become impossible for a brewing company of our size to compete and operate profitably in today's competitive market... At one time, there were eleven breweries operating in Troy and these have either gone completely out of business or have consolidated and moved. Consolidation is a way of life these days in the brewing business. A small company such as ours just cannot expect to compete and survive facing this type of competition.²⁷

The Fitzgerald Brothers label and machinery were bought by Drewry's Ltd., USA Inc., brewers in South Bend, Indiana and Williamsett, Massachusetts, which planned to brew and package Fitzgerald beer and ale. However, the Troy buildings were not part of the purchase, and by later that year the facility had ceased functioning and was no longer in service. In November 1964 the abandoned brewery buildings on the west side of River Street were all but destroyed in a general-alarm fire which took seven hours to bring under control. The fire, which also destroyed adjacent buildings associated with the George P. Ide textile business, had largely consumed the facility within an hour, and by the time it was quelled the brewery was reduced to little more than its masonry shell. In a stroke of good fortune, Troy Fire Chief Edward Zapf had recalled a half dozen squads shortly before a major collapse occurred. Five local children had begun the blaze by throwing a match into a pile of beer bottle labels on an upper floor. ²⁸

The bottling buildings on the east side of the street were not damaged in this event. In subsequent years they served other uses, among them as Nelick's Furniture Warehouse from the early 1960s to around 1976, and later as a storage facility.²⁹ The bottling works continues to represent the evolution of brewery architecture from the 1890s into the 1950s in Troy and survives largely intact. Today, these buildings represent the last architectural vestige of this once flourishing local company and Irish brewery.

Architecture

The Fitzgerald Brothers Brewery Bottling Works was built in three distinctive periods of construction undertaken during a roughly sixty-year span beginning in the later nineteenth century and continuing into the mid-twentieth century. During this period industrial architecture evolved considerably. In the latter stages of the nineteenth century, when the first section of the bottling complex was built (1892), conventional solutions combining load-bearing masonry envelopes with heavy timber framing continued to be the industry standard. By that time the prevailing factory type, as epitomized by the large-scale cuff and collar factories erected in Troy at the turn on the twentieth century, was that known familiarly as mill construction. This system combined brick exterior walls with heavily scaled "slow burn" wood posts, floor and roof framing, configured in such a way that a collapse would not bring down the brick bearing walls, thus preventing total ruin. This construction method would remain the prevailing one until the 1910s, at which time reinforced concrete came into increasing usage.

²⁷ "Fitzgerald's Sold to Indiana Brewery," *Times Record*, March 22, 1962, 25.

²⁸ "General-Alarm Troy Fire: Old Brewery Destroyed," Knickerbocker News, November 2, 1964.

²⁹ "Fire Sweeps Former Fitzgerald Brewery," Troy Record, November 2, 1964, 17; "Advertisement," Times Record, July 19, 1976, 23.

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The 1892 section of the Bottling Works is an example of conventional construction with a wood-framed interior and a load-bearing masonry brick envelope; the exterior, with its segmentally arched window openings, was utilitarian in nature and lacking in architectural ornament. In contrast, the 1911 portion of the Bottling Works is the most architecturally sophisticated. Its River Street façade is rendered in a pier-and-spandrel fashion with Classical Revival design features including a denticulated cornice. Following its completion, it became the centerpiece of the company's bottling works. It featured more sophisticate fireproofing measures, including a brick exterior envelope in combination with steel internal framing with concrete floors and roof. In a 1911 paper, brewery architect and engineer Frederick Widmann described the evolution of brewery architecture, writing of modern bottling works:

The bottling department, practically a new enterprise in connection with breweries—since the rigid laws regulating the sale of beer are enforced, the bottled beer has become more and more in demand—has made more advance in the later years than any other branch of the brewery. This building is to be isolated from the brewery premises, according to the United States revenue law... [I]t requires a great deal of floor space, as everything in connection with it is bulky; the idea in designing a bottling department is to place the machinery closely together, to avoid as much as possible the handling of bottles, boxes and barrels by hand, thus reducing the operating expense. ...The boxes and barrels are handled by means of gravity conveyors. ...The building should be strictly fireproof, as a great deal of expensive machinery and stock is contained therein.³⁰

The Fitzgerald Company's 1911 bottling works building exemplifies these design principles, making it cutting-edge for its time.

The last portion of the bottling works was built in 1955 by the R.D. Golden Construction Company of Troy from the plans of William F. Koelle Sons of Philadelphia, a recognized design firm in the realm of brewery design. The new addition was conceived as part of a major expansion program, and upon completion was projected to double the company's bottling capabilities. The design for the 1955 portion was largely utilitarian in character on the exterior, with plain brick exterior walls. The interior was equally straightforward and of fireproof construction, making extensive use of concrete and steel. The building's rear elevation, with its loading bays and dock, was designed to accommodate truck transportation.

William F. Koelle & Co. was run by Richard Koelle, son of the late William, from 1948-1975. Richard was born in Philadelphia in 1913 and attended Episcopal Academy in Merion, PA, before earning a B. Arch. at the University of Pennsylvania in 1938. He joined his father's firm after graduation and ran the business from 1948-1975, specializing in the construction of breweries. In 1975, Richard sold the business to engineers Day & Zimmerman and continued to work for that firm until he retired in 1980.³¹

³⁰ Frederick Widmann, "The Development of the Buildings and Equipments of Breweries from Pioneer Times to the Present Day," *The Western Brewer and Journal of the Barley, Malt and Hop Trades* 38,1 (January 15, 1912): 31.

³¹ Emily T. Cooperman, "Koelle, Richard Carl (1913-1993)," Philadelphia Architects and Buildings, https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/97338, accessed September 18, 2023.

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The R. D. Golden Construction Company was located on Green Island in New York. Aside from the Fitzgerald Brothers Brewery project, the company received contract to work on several other local projects in the early to mid-1950s. Some of their projects include pipeline installation for the Allegheny-Ludlum Steel Corp. in Menands, construction of St. Joseph's School in Troy, and construction of the Naval Reserve Training Center in Albany.³²

32 "Albany Road Blocked by Flood," Troy Record, March 13, 1952, 7; "The R.D. Golden Co.," Times-Union, August 31, 1955, 7; "R.D. Golden gets Armory Contract," Times Record, August 20, 1955, 3.

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Fitzgerald Brothers Brewing Company Bottling Works Rensselaer County, NY Name of Property County and State Primary location of additional data: Previous documentation on file (NPS): X preliminary determination of individual listing (36 CFR 67 has been X State Historic Preservation Office requested) Other State agency previously listed in the National Register Federal agency previously determined eligible by the National Register Local government designated a National Historic Landmark University recorded by Historic American Buildings Survey # Other recorded by Historic American Engineering Record # Name of repository: recorded by Historic American Landscape Survey # Historic Resources Survey Number (if assigned): 10. Geographical Data Acreage of Property 0.76 (Do not include previously listed resource acreage.) Latitude/Longitude Coordinates Datum if other than WGS84: (enter coordinates to 6 decimal places) Latitude: 42.738917 Longitude: -73.685904

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the historic limits of the property owned by the Fitzgerald Brothers Brewing Company on the east side of River Street. While the company also historically owned property across the street to the west, this site has been excluded from the boundary because none of the company's buildings that once stood on that site are extant.

11. Form Prepared By				
name/title	title Karen A. Kennedy, Director of Architectural History, from a draft by Shannon Brown, AIA, John G. Waite			
	Associates Architects (edited by Tabitha O'Connell, NY SH	PO)		
organizatio	n Preservation Studios	date February 2024		
street & nu	mber 170 Florida Street	telephone (716) 725-6410		
city or towr	n <u>Buffalo</u>	state New York 14208		
e-mail	info@preservationstudios.com			

Fitzgerald Brothers Brewing Company Bottling Works

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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
- Additional items: (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Photo Log

500 River Street, Troy, New York

Photographer: Michael Puma

Date: January 13 and 19, 2023

Photo 1: primary (west) and south elevations, facing northeast

Photo 2: primary (west) and north elevations, facing southeast

Photo 3: east elevation, facing southwest

Photo 4: east elevation, facing northwest

Photo 5: east elevation, facing southwest

Photo 6: first floor, facing north

Photo 7: first floor, facing west

Photo 8: first floor, facing south

Photo 9: second floor, facing northwest

Photo 10: second floor mezzanine, facing south

Photo 11: third floor, facing north

Photo 12: third floor, facing southeast

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Property Owner:	
(Complete this item at the request of the SHPO or FPO.)	
name	
street & number	telephone
city or town	state zip code

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

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Figure 6. Ad from 1909 Troy City Directory showing Fitzgerald Brothers Brewing Company buildings that once stood on the west side of River Street (center) and on the east (lower right). Extant 1892 building at far right, indicated with arrow.

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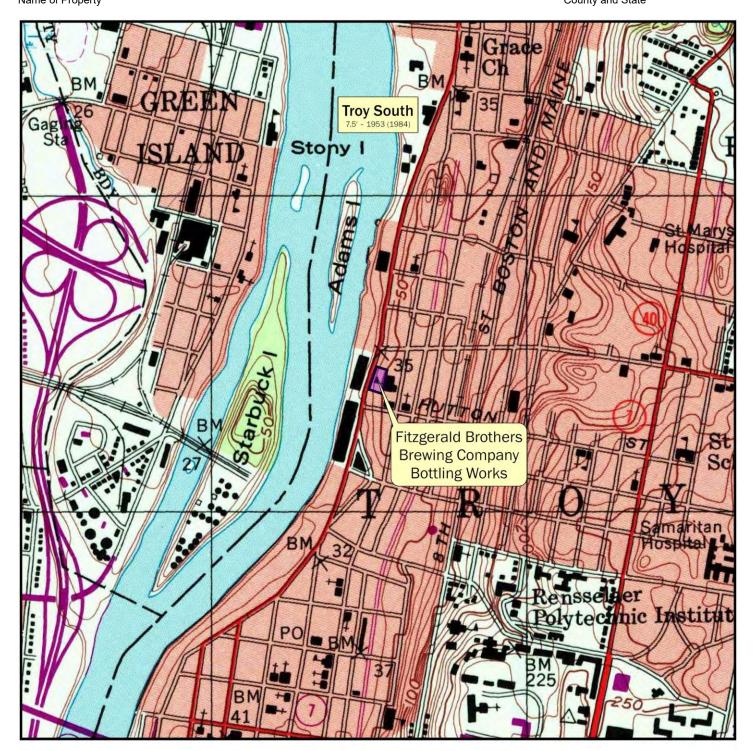
Rensselaer County, NY
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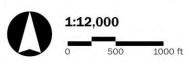


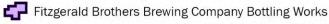
Figure 7. Ad for the brewery's new bottling plant, *Troy Times*, June 22, 1911.

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Fitzgerald Brothers Brewing Company Bottling Works









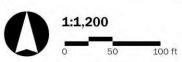
Projection: WGS 1984 UTM Zone 18N

Mapped 02/02/2024 by Matthew W. Shepherd, NYSHPO

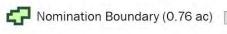
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Projection: WGS 1984 UTM Zone 18N







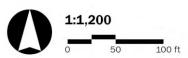
Rensselaer County Parcel Year: 2021

Mapped 02/02/2024 by Matthew W. Shepherd, NYSHPO

Fitzgerald Brothers Brewing Company Bottling Works Name of Property

Rensselaer County, NY County and State









Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2021

Mapped 02/02/2024 by Matthew W. Shepherd, NYSHPO























