

TIMELINE

1895

Leopold Schmidt buys brewery site at the foot of Tumwater Falls

1896

First beer produced by Capital Brewing Co. (later Olympia Brewing Co.)

1896-1906

Additional wooden buildings and cellars added to brewery compound

1905

William Naumann, brewmaster for the Olympia Brewing Co., builds a new home in Tumwater (now The Henderson House Museum)

1905-1906

New six-story brewhouse built out of sandstone and brick

1914

Leopold Schmidt dies six weeks before Washington, Oregon and Idaho vote to ban the sale of all alcoholic beverages (effective January 1, 1916)

1919

National Prohibition Olympia Brewing Co. switches to production of fruit juices and preserves

1920

Fruit juice operation fails due to volatile sugar prices

1921

Olympia Brewing Co. sells original brewery site as Schmidt family concentrates on other business interests

1927-29

Short-lived pulp and paper mill operation at old brewery site

1930s

Old Brewhouse stands empty through the Great Depression

1933

Repeal of National Prohibition Schmidt family considers reopening the Olympia Brewing Co. at its original location but finds the old buildings unsuitable for modern brewing and choose a new site upriver instead

EARLY 1940s

Original brewery buildings purchased by Jensvold Manufacturing, a producer of parts for the Boeing Co.

MID 1940s - LATE 50s

Old brewery used by Western Metal Craft Co., a manufacturer of metal kitchen cabinets.

EARLY 1960s

Old Brewhouse stands empty

1965

Original brewery site, including Old Brewhouse, reacquired by Olympia Brewing Co.

1965-2003

Old Brewhouse and surrounding buildings used as warehouse and storage space

1978

Old Brewhouse included in newly established Tumwater Falls/New Market National Register Historic District

1983

Olympia Brewing Co. acquired by Pabst Brewing Co.

1993-97

City of Tumwater commissions Historic District Master Plan (1993), Long-Range Plan (1996), Environmental Site Assessment (1997) and Estimated Market Value Report (1997) to determine rehabilitation potential of Old Brewhouse

1995

Old Brewhouse named one of the state's Ten Most Endangered Historic Buildings by the Washington Trust for Historic Preservation

1998

City of Tumwater receives \$250,000 grant from State Legislature for emergency repair of rotting roof on Old Brewhouse but is forced to return the funds when an expected private development deal falls through

1999

Tumwater brewery acquired by Miller Brewing Co.

2002

Miller Brewing Co. acquired by SAB, Ltd.

2003

Tumwater brewery closes

2005

Tumwater brewery property, including Old Brewhouse, acquired by All American Bottled Water Corp.

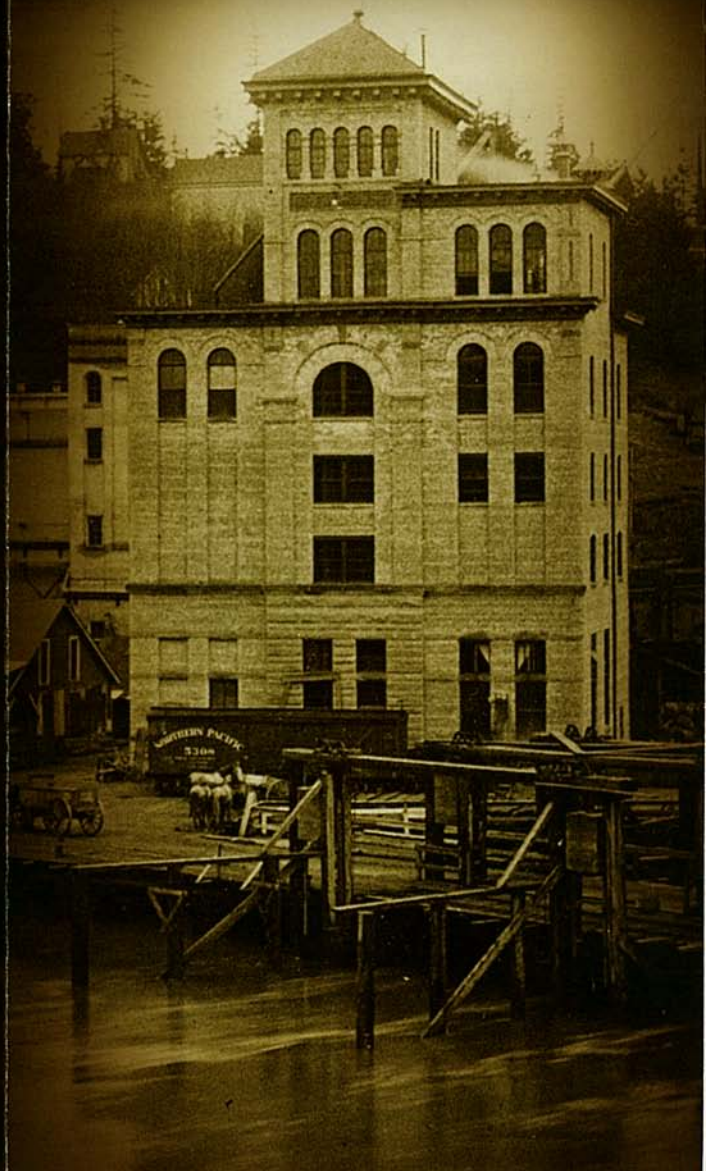
Report commissioned by City of Tumwater places estimated cost of redevelopment of the Old Brewhouse site (access roads, utilities, storm water containment, parking, rail line connection) at \$9.6-\$18.2 million—a figure that does not include the cost of acquiring the property or restoring the old brick structures

CELEBRATING *100* HISTORIC YEARS

THE OLD BREWHOUSE

TUMWATER, WA

1906 - 2006



Tumwater Historic Preservation Commission
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THE OLD BREWHOUSE

In 1895 a German brewmaster named Leopold Schmidt chose a site at the foot of Tumwater Falls as the location for his new brewery. It had everything that he needed: access to saltwater shipping, electrical power produced by the falls and—most important of all—artesian springs of pure water that was perfect for brewing beer.



Ten years later, having outgrown its first wooden buildings, the Olympia Brewing Company broke ground on a new five-story brick brewhouse with elegant arches, a copper roof and Tenino sandstone trim. Completed in 1906, the red brick brewhouse beside the Deschutes served as the proud centerpiece of the Schmidt family brewing operation until Prohibition closed down the brewery in 1916.

Today the Old Brewhouse stands as the Tumwater's most important architectural landmark. It is a symbol, first of all, of the crucial role that the Olympia Brewing Company played in the history of this community. It is also the last reminder of the flourishing riverside industries that once formed the heart of this town.



The City of Tumwater has long understood the significance of the Old Brewhouse. When the Tumwater National Register Historic District was established in 1978, the old brewery complex was identified as its most significant feature. Since 1993 the City has commissioned four separate studies to help determine the redevelopment potential of the site, including a Master Plan that sets guidelines both for preserving the old brick buildings and for any potential new construction within the old brewery grounds.

Restoring the grand Old Brewhouse will not be simple or easy. Any effort to save and adapt Tumwater's riverside landmark will require widespread public support and enormous financial investment. But other cities—both here in the Northwest and across the U.S.—have proven that abandoned mills and factories can indeed be preserved, restored and given a second life.

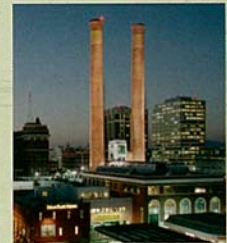
Here are a few success stories:

Albers Mill, Tacoma

A modern addition that doubled floorspace and concessions on parking from the City made renovation of this 1904 flour mill possible during the redevelopment of Tacoma's Thea Foss Waterway. Today the old mill houses view condominiums and upscale retail space.

Steam Plant Square, Spokane

Spokane's 1916 Central Steam Plant Building was the cornerstone of a downtown redevelopment project that linked two historic structures with a brand-new building in between. Shops and a brewpub now share space with the old steam plant machinery still display inside.



Torpedo Factory Art Center, Alexandria VA

Local artists, federal tax credits and a cooperative city government all played a part in converting this 1918 munitions factory into art studios and galleries. The City owns the building, the artists manage the space.

With luck, Tumwater's Old Brewhouse may one day be rescued, too. As architectural historian Michael Sullivan points out, "A lot of communities, large and small, have taken on more ambitious projects. Success here is not out of reach." *Are we as a regional community ready to restore the Old Brewhouse? How much longer than 100 years will the building last?*

For more information about the Old Brewhouse, or to express your ideas about its future, contact:

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