



## Schultze Brew Yard

Jewell Court

Portsmouth, New Hampshire 03801

The Property being offered for sale through this sealed bid process was the former site of the Frank Jones Brewery (see historical overview in this section) and is today known as the “Schultze Brew Yard.” It is located in the rapidly growing West End of Portsmouth and is a short walk or drive (less than ½ mile) from historic Market Square to the east and Route I-95 to the west.

The Offering consists of four buildings located on 2.73 acres and has access from Jewell Court, Brewery Lane and Albany Street, in addition to a deeded ROW from Islington Street. It is being sold in its entirety. The buildings offered for sale are:

- **The Cooper House**, 650 Islington Street – a two story, brick renovated 6,000+/- s.f. office building that is currently vacant.
- **The Scald House**, 33 Jewell Court – a two story brick renovated 18,000+/- s.f. office building that houses one tenant on the first floor.
- **The Brew House**, 55 Jewell Court – a six story unrenovated potential 60,000+/- s.f. brick structure formerly approved for 3,000 s.f. of business offices and/or retail and 52 residential units.
- **The Fermentation and Refrigeration House**, 11 Jewell Court – a five and three story unrenovated potential 30,000+/- s.f. brick structure formerly approved for a mixture of retail (brew pub), business offices and 10 residential units.

There is currently one tenant that occupies the first floor of the Scald House, otherwise the buildings are unoccupied. The Scald House and Cooper House were renovated by the current owner in 1996 and 1999, respectively. Site plan approval for the entire parcel for mixed use development was received from the Portsmouth Planning Board on October 31, 1996 and the project was re-approved on September 2, 1999.

The Property is zoned Business (“B”) and permitted uses and dimensional regulations are included in the Offering in Section 7. Federal historic tax credits may be available to the successful bidder to assist in the redevelopment and restoration of the two unrenovated buildings.

The Property is assessed at \$2,810,500, resulting in current real estate taxes (based on a tax rate of \$17.77) of \$49,942.59. It is shown on Portsmouth Assessor’s Map 155 as Lot 5. There is an easement from Islington Street through the CVS parking lot to the parking for the Property.

Municipal water and sewer, as well as underground utility conduits, service all the buildings on the Property (although the sewer for the Fermentation House is not physically in the building). Electricity is provided by PSNH and natural gas by Northern Utilities. Detailed site plans showing which of the services are in place are available upon request. The vast majority of the site work has been completed, with the last portion finished in the of Fall 2002.

The Schedule for the Sealed Bid process is outlined in Section 9 and includes a sample Purchase and Sale Agreement which the selected bidder will be expected to sign.



## Schultze Brew Yard – The Frank Jones History

The Frank Jones Brewery was one of the greatest landmarks in Portsmouth during the 1800s. Frank Jones purchased the brew recipe in May of 1859 from Englishman John Swindell and he then started to build the Brew Yard. He transformed the buildings to be extensive and large, creating a manufacturing site that would help the brewery become the most prominent and best of its time.



*Photo taken circa 1900. Highlights existing buildings.*

Additions to the brewery included a malt house in 1863, and a second one that was said to be fireproof in 1878. In 1866, Jones announced plans to erect a 70 foot addition to the existing malt house and, while those plans were in progress, Jones also added an icehouse and stable.



*Photo taken January 2005.*

In 1870, a new brew house was built that rose four stories high and was up and running the following year.

---

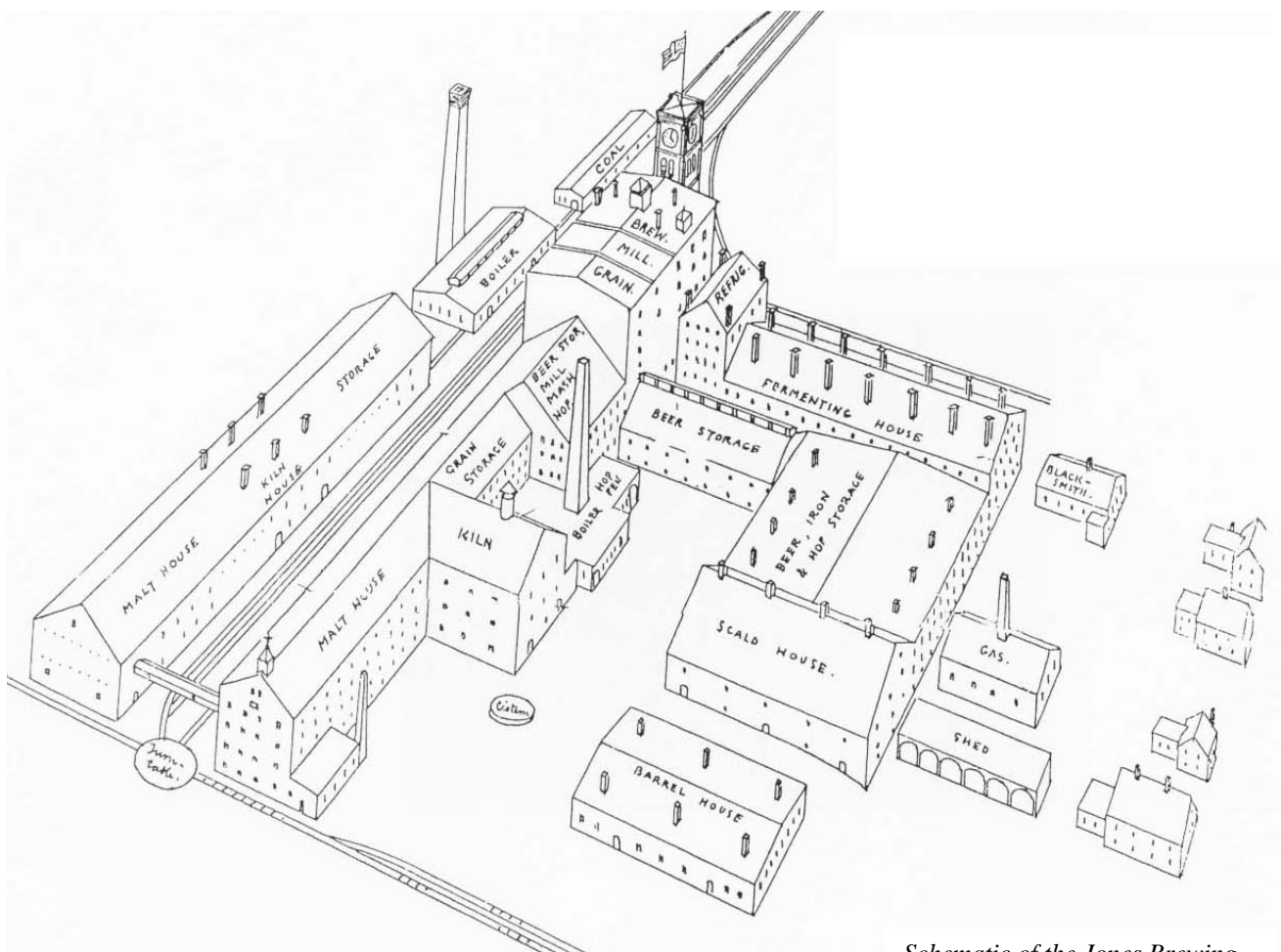
To quote a newspaper article written in 1879 for *The Chronicle*, here is a detailed description of the brewery and the buildings of which it consisted:

"The extension of the malt house, facing Albany Street, is 40 feet by 45, with two additional stories, making a building 225 feet in length, with a very sharp roof, slated and surmounted on the eastern end by a tower. . . . Here is every modern appliance for the extensive business,

including elevator for handling grains. Attached is a kiln house, 50 feet by 60, used for drying malt. . . . Adjoining is a substantial storehouse, two stories high, each 15 feet, designed ultimately for an additional malt house, but at present for the reception of grains; foundations are laid on solid rock ledge . . . in these additions have been used 1.5 million of bricks since last March, most of which were manufactured at Dover Point.

"Special care seems to have been observed throughout the work to guard against the possibility of damage by fire. Four steam engines are required to operate the brewery, pump the water, elevate the grain and do the malting. [There were] two artesian wells, 25 feet deep and 25 feet in diameter."

The site was purchased in phases by the Schultze family starting in 1940 and, until a spectacular fire in 1983 burned the roof of the Fermentation and Refrigeration House and a second fire in 1990 closed the plant, it served as the home of New Hampshire Provisions and the world famous Schultze hot dogs.



*Schematic of the Jones Brewing Co., Ltd. that was found in the Portsmouth Athenaeum.*



PROPERTY MAP  
**PORTSMOUTH**  
 NEW HAMPSHIRE

LEGEND  
 R-7  
 23  
 ADJACENT SHEET NO.  
 PARCEL NUMBER  
 PARCEL AREA  
 SUBDIVISION NUMBER

DIGITALLY COMPILED BY: AERIAL SURVEY & PHOTO, INC.  
 NORRIDGEWICK, MAINE (1996)  
 FROM PROPERTY MAPS PREPARED BY: AERIAL SURVEY & PHOTO ASSOC.  
 NORRIDGEWICK, MAINE (1979)  
 UPDATED TO APRIL 1, 2000

