



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: February 9, 2012 REPORT NO. HRB-12-014

ATTENTION: Historical Resources Board
Agenda of February 23, 2012

SUBJECT: **ITEM #10 – The Mission Brewery Bottling Plant**

APPLICANT: Owner represented by Jaye MacAskill

LOCATION: 1747 Hancock Street, 92101, Midway-Pacific Highway Community, Council District 2

DESCRIPTION: Consider the designation of the Mission Brewery Bottling Plant located at 1747 Hancock Street as a historical resource.

STAFF RECOMMENDATION

Designate the Mission Brewery Bottling Plant located at 1747 Hancock Street as a historical resource with a period of significance of 1913 under HRB Criteria A. This recommendation is based on the following finding:

The resource is a special element of the City's brewery development. Specifically, the resource the bottling plant was constructed in 1913 simultaneously with the main brewery building, which is thought to be the first Mission Revival style brewery in the nation.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The building is located to the south of the main building of the Mission Brewery in a largely industrial area with rail lines in close proximity for the movement of goods.

The historic name of the resource, the Mission Brewery Bottling Plant has been identified consistent with the Board's adopted naming policy and reflects the name of original use and name of the building.

ANALYSIS

A historical resource research report was prepared by Jaye MacAskill, which concludes that the resource is significant under HRB Criteria A and C. Staff concurs that the site is a significant historical resource under HRB Criterion A but not HRB Criterion C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The Mission Brewery Bottling Plant was designed by Richard Griesser, well-known for brewery design, and constructed in 1913. It was erected simultaneous with the main brewery building, which is thought to be the first Mission Revival style brewery constructed in the nation. The bottling plant had a 200 barrel per day capacity, although only half of the intended amount was bottled.

The Mission Brewery was designated on the City of San Diego Historical Register in 1988 (HRB # 232) and on the National Register of Historic Places in 1989. The brewery was designated as the first Mission Revival style brewery in the nation. It was considered a unique industrial application of the Mission Revival style.

During the five years that the Mission Brewery and Bottling Plant were in operation, it produced a light and dark lager, as well as a "soft drink" after Prohibition loomed on the horizon. The brewery was unable to sustain its business in light of the Prohibition and in 1918 shuttered its doors. After its closure the buildings served as an isolation hospital for the flu epidemic for a year and then sat vacant until 1923 when it was used by the American Agar Company. Agar is a product of ocean kelp with a number of uses. The end product can be used for iodine, gels, and bacteriological culture plates. The American Agar Company occupied the brewery and the bottling plant until 1935. After the departure of the American Agar Company the bottling plant had a number of uses including as storage for Bekins, a linen and laundry supply company and more recently as an architectural firm.

The Mission Brewery Bottling Plant demonstrates a high degree of historic significance when evaluated in the context of the Mission Brewery. The bottling plant has a direct relationship to the brewery in terms of use and design. Therefore, given the significance and relationship of the two buildings, the bottling plant appears to reflect a special element of City's development and staff recommends designation under Criterion A.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

Constructed in 1913, the Mission Brewery Bottling Plant was designed to tie in with the Mission Brewery on a slightly smaller scale. The bottling plant was designed in the Mission Revival

style and featured an undulating parapet, stucco and brick exterior walls, and wood windows. The foot print of the building is rectangular in nature at a corner of two major roads with railroad tracks to the west.

The north and the east facades are the decorative elevations with arched window and door openings and arched parapets. The east façade features three arched openings and provide the main access to the building. The east wall is set back from the street and has an enclosed courtyard. The court yard is enclosed with a low brick wall and is not original to the building. The north façade has brick on the main level and exposed poured concrete on the partial basement level. The windows are a mixture of arched, casement, and fixed. There are also two entrances on this façade. One of the entrances was an original loading dock that has been converted and the other was also an original entrance to the building. The west elevation continues to show the partial basement level and the upper floor with the brick. The lower floor originally had three loading docks. Two of the loading docks have been enclosed with fixed windows and the third (central) one has been expanded to provide an entrance on this elevation. All of the upper windows on this façade have been changed to single light casements. The south elevation originally had several window openings evenly spaced on the wall plane which have since been enclosed.

There have been several modifications to the building, which adversely impact its integrity. Similar to the Mission Brewery, the bottling plant was a brick and stucco building with stucco on the north and east facades. The stucco appears to have been removed in an abrasive manner and the remaining brick is extremely pitted. The decorative details that were readily visible with the stucco still remain on the brick, but seem to disappear into the wall plane. All of the windows on the building have been replaced. While they are still in their original opening the operation and light pattern have changed significantly. There was also a grade change at the east and south facades. There were originally steps up in the main entrance on the east façade, which have since been eliminated. Additionally, the south side originally had a slope similar to the north side which exposed the partial basement. The partial basement view has been eliminated with the addition of a parking lot to the south of the building. Given the number of modifications to the building and the adverse impact it has had on the integrity, staff does not recommend designation under Criterion C.

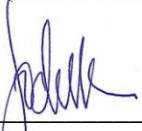
OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.


CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Mission Brewery Bottling Plant located at 1747 Hancock Street be designated with a period of significance of 1913 under HRB Criterion A as a companion to the Mission Brewery which was listed on the City of San Diego Register and the National Register. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's

Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JB/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A

ADOPTED ON 2/23/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/23/2012, to consider the historical designation of the **Mission Brewery Bottling Plant** located at **1747 Hancock Street, San Diego, CA 92101**, APN: **451-590-30-00**, further described as BLK 172 POR in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Mission Brewery Bottling Plant on the following findings:

(1) The property is historically significant under CRITERION A with a period of significance of 1913 as a special element of the City's brewery development. Specifically, the resource was constructed simultaneously to the main brewery building, which is thought to be the first Mission Revival style brewery in the nation. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
KEITH BAUERLE
Deputy City Attorney