

FILE NO.

90-74-2

ORDINANCE NO.

119-74

1 DESIGNATING THE HUNTER'S POINT SPRINGS AND ALBION BREWERY AS A
2 LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

3 Be it ordained by the people of the City and County of San Francisco:

4 Section 1. The Board of Supervisors hereby finds that the
5 Hunter's Point Springs and Albion Brewery located at 881 Innes
6 Avenue, being Lot 6 in Assessor's Block 5340, has a special character
7 and special historical, architectural and aesthetic interest and
8 value, and that its designation as a Landmark will be in furtherance
9 of and in conformance with the purposes of Article 10 of the City
10 Planning Code and the standards set forth therein.

11 (a) Designation. Pursuant to Section 1004 of the City Planning
12 Code, Chapter II, Part II of the San Francisco Municipal Code, the
13 Hunter's Point Springs and Albion Brewery is hereby designated as a
14 Landmark, this designation having been duly approved by Resolution
15 No. 7104 of the City Planning Commission, which Resolution is on
16 file with the Clerk of the Board of Supervisors under File No. 90-74-2.

17 (b) Required Data. The location and boundaries of the landmark
18 site, the characteristics of the landmark which justify its
19 designation, and the particular features that should be preserved,
20 described and included in the said Resolution, are hereby
21 incorporated herein and made a part hereof as though fully set forth.

24 APPROVED AS TO FORM:

25 THOMAS M. O'CONNOR
26 CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

29 By

Robert A. Zensaley
Deputy City Attorney

By

Allan B. Jacobs
Director of Planning

Passed for Second Reading
Board of Supervisors, San Francisco

FEB 25 1974

Ayes: Supervisors Barbagelata, Feinstein, Francois, ~~Cancian~~, Kopp, ~~Mendelsohn~~, Molinari, Nelder, ~~Pelos~~, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors GONZALES MENDELSON
PELOSI


Clerk

90-74-2
File No.

Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco

MAR 4 1974

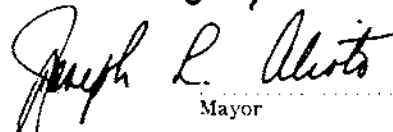
Ayes: Supervisors Barbagelata, Feinstein, ~~Fran~~cois, Gonzales, Kopp, Mendelsohn, Molinari, Nelder, ~~Pelos~~, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors FRANCOIS PELOSI

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.


Clerk


Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7104

WHEREAS, A proposal to designate Hunter's Point Springs and Albion Brewery at 881 Innes Avenue as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on October 17, 1973, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on November 29, 1973, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that the proposal to designate the Hunter's Point Springs and Albion Brewery at 881 Innes Avenue as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at a point on the southwesterly line of Innes Avenue at a distance of 75 feet southeasterly of the intersection of Innes Avenue and Griffith Street; thence southeasterly along the southwesterly line of Innes Avenue for a distance of 75 feet; thence at a right angle southwesterly for a distance of 200 feet; thence at a right angle northwesterly for a distance of 75 feet; thence at a right angle northeasterly for a distance of 200 feet to the point of beginning. Being Lot 13 in Assessor's Block 4654; which property is known as 881 Innes Avenue.

Second, that the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 94 as adopted on October 17, 1973, which resolution is incorporated herein and made a part hereof as though fully set forth;

Third, that the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM 73.5;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

CITY PLANNING COMMISSION

RESOLUTION NO. 7104
PAGE TWO

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of November 29, 1973.

Lynn E. Pio
Secretary

AYES: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Ritchie, Rueda

NOES: None

ABSENT: None

PASSED: November 29, 1973

File copy

LANDMARKS PRESERVATION ADVISORY BOARD
Case Report - Approved October 17, 1973

HUNTER'S POINT SPRINGS
and ALBION BREWERY
881 Innes Avenue

OWNER: S. F. Mountain Springs Water Co.

LOCATION: 881 Innes Avenue, southwest line of Innes Avenue, 75 feet southeast of Griffith Street. The lot has a 75 foot frontage on Innes Avenue and a depth of ~~100~~ feet. Being Lot 13 in Assessor's Block 4654.

HISTORY: On October 18, 1849, a San Francisco newspaper, the Alta California, carried an advertisement of John Townsend and Cornielle de Boom announcing that the survey for their new city of South San Francisco had been completed and lots were available for purchase. This was not today's South San Francisco in San Mateo County but rather an area some two miles southerly of the 500 or so structures focused on Portsmouth Plaza which then constituted San Francisco. The new city was to be carved out of the Bernal Ranch and was roughly defined by the Bay, Islais Creek and Visitacion Valley.

Among the many virtues extolled for the new city were that "ships of the heaviest burden may lay within a boat's length of the land at many points..." and "...springs of fine running water are found on the face of the hill in many places."

Robert and Phillip Hunter, Forty-niners of distinguished American Colonial ancestry, were engaged by the town's founders to promote and otherwise handle all real estate transactions. Shortly thereafter a lodging house for prospective lot purchasers was erected near the intersection of presentday Oakdale Avenue and Fitch Streets. Virtually on the Bay shoreline, that location was apparently selected because of its proximity to one of the finest springs on the hill.

The dream of a new city rivaling San Francisco never materialized. (The sole public reminder of its contemplated existence being the South San Francisco Opera House erected in 1888 long after the dream had died and the area had been officially incorporated into San Francisco.) The Hunters and their families - including another brother who would join them later - settled down in and near the lodging house to take up farming and other pursuits. The springs provided an abundant source of water for their activities. This necessity was lacking in San Francisco and as early as 1855 the brothers sold unlimited water rights for \$50 a month to the Independent Water Company of San Francisco. Daily supplies were carried by ship to San Francisco and ocean going vessels, which could anchor virtually at the Hunters' doorstep, used the same source to replenish their water needs before sailing outbound through the Golden Gate.

The Reverend Francis McCarthy, in his 1942 history, "Hunter's Point", (from which this information is summarized) notes that the springs were still being used commercially in that year. Indeed, their commercial use continued until September 1947 when the Navy acquired the property through eminent domain from the Mt. Springs Water Co. Although the springs still flow in 1973, their waters are diverted into a storm sewer.

HISTORY:
(continued)

When pressed for a new location, the water company did not have far to go. Water from the same source was available and had been used for commercial purposes as early as 1870 at another outflow on the north slope of the Hunter's Point Ridge near Innes Avenue and Griffith Street. This is the site of the old Albion Brewery just inland from the Anderson-Cristofani boatyard which is nearing the century mark of its existence and occupies what may very well be the only extant original Bay shoreline remaining in San Francisco.

The Albion Ale and Porter Brewery was founded in 1870 by John Hamlin Burnell. Born in East Hoathly, Sussex, England, in 1849, Burnell came to San Francisco via British Columbia. Having failed to make his fortune in the fur trade business, Burnell became interested in producing ales and porters comparable to those in England. A supply of fresh water was a critical ingredient for developing a brewery in "the English Tradition." This Burnell found in abundant supply in the underground springs which run beneath the property.

Sources differ about the origin of the materials used to construct the brewery building. One version has it that the brewery was built by English stone masons commissioned by Burnell using local "float rock" hewn from nearby Bayview Hill. Another source maintains that the material used was limestone brought as ballast in English and French ships. These materials might have disintegrated because of climatic conditions, giving rise to the need to employ local stone.

Tunnels used for storing the ale were cut approximately 200-300 feet into the hillside and today are the source of water for commercial bottling.

The structures comprising the Brewery covered fully half the lot, although little remains today but the reconstructed main brewery building, where fermenting kettles and malt mills were once located. This stone building with its three story stone tower was probably modeled after the Norman castles of England in line with the knowledge of the masons.

Burnell specially imported the hops used for brewing from Scotland; from England came the casks and bottles used in storing ale. An 1887 edition of "Illustrative Review" indicated that the brewery was thoroughly supplied with the latest improved machines and appliances known to the trade.

Although Burnell's brewery was not a lucrative business, it furnished the proprietor and his family with a living. After the death of John Burnell in 1890, his widow, brother and surviving nephews ran the brewery until 1919 at the time of Mrs. Burnell's death. With her death and with the advent of prohibition, the brewery ceased operation altogether.

Between 1920 and 1927 the property was held by trust deeds. The site continued to deteriorate until 1938 when Adrien Voisin, a sculptor, bought the property. Using old photographs and drawings, Voisin restored the main building's stonework to its original quality and used the premises as a residence and studio.

HISTORY:
(continued)

Later, the S.F. Mountain Springs Water Co. purchased the water rights from Voisin and in 1964 the company purchased the brewery itself, allowing Mr. Voisin to retain life tenancy.

ARCHITECTURE:

Designed in the Norman style, the stone building consists of two stories and a center three-story tower. The stonework of the brewery is rough masonry. A recessed and arched entrance is located in the center of the building beneath the tower. The wooden front door is well studded and fitted with heavy iron hinges, similar to the style of Spanish doors. The door is flanked on either side by twisted, carved stone columns and is surmounted by a wreath.

Fenestration is regular; the windows are rectangular with wooden frames and small panes. The tower windows are vertically arranged with one small square window for each story of each wall.

SURROUNDING LAND
USE AND ZONING:

The zoning is R-1 (One-Family Residential District). Adjacent to the west is the office building of the S. F. Mountain Springs Water Co. Residential buildings occupy most of the adjoining properties except to the northeast along the Bay where industrial uses, including the Anderson-Cristofani boat-yards, are located.