

FILE NO. 90-81-4

ORDINANCE NO. 292-81

1 DESIGNATING THE BAUER AND SCHWEITZER MALTING CO. AS A LANDMARK PURSUANT TO ARTICLE
2 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 Bauer and Schweitzer
5 Malting Co. located at 550 Chestnut Street, being Lot 10 in Assessor's Block 52, has
6 a special character and special historical, architectural and aesthetic interest and
7 value, and that its designation as a Landmark will be in furtherance of and in
8 conformance with the purposes of Article 10 of the City Planning Code and the
9 standards set forth therein.

10 (a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter
11 11, Part 11 of the San Francisco Municipal Code, 550 Chestnut Street, the Bauer and
12 Schweitzer Malting Co., is hereby designated as a Landmark, this designation having
13 been duly approved by Resolution No. 8865 of the City Planning Commission, which
14 Resolution is on file with the Clerk of the Board of Supervisors under File No.

15 90-81-4.

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

21 APPROVED AS TO FORM:
22 GEORGE AGOST, CITY ATTORNEY

RECOMMENDED:
CITY PLANNING COMMISSION

23 By Justin E. Sullivan
24 Deputy City Attorney

By Dean L. Macris
25 Dean L. Macris
26 Director of Planning

Passed for Second Reading
Board of Supervisors, San Francisco

MAY 26 1981

Ayes: Supervisors Britt, Dolson, Hongisto,
Kennedy, Kopp, Molinari, Neider, Renne, Silver,
Walker, Ward.

~~Noes: Supervisor~~

~~Absent Supervisors~~

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

JUN 1 1981

Ayes: Supervisors Britt, Dolson, Hongisto,
Kennedy, Kopp, Molinari, Nelder, Renne, Silver,
Walker, Ward.

~~Noes: Supervisors~~

~~Absent Supervisors~~

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

John P. Brennan Clerk

John P. Brennan Clerk

90-81-4
File No.

JUN 05 1981
Approved

Diane Feinstein
Mayor

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 8865

WHEREAS, A proposal to designate the Bauer and Schweitzer Malting Co. at 550 Chestnut Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 7, 1981, and said Advisory Board, after due consideration, has recommended approval of this proposal with the recommendation encompassing the entire compound save the silos and iron sheds; and

WHEREAS, The owner of this property is proposing to adaptively reuse the tower portion of the factory as part of a planned unit commercial and housing development which would necessitate demolition of the rear portion of the complex through to Chestnut Street due to structural deficiencies and design considerations; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on February 19, 1981 to consider the proposed designation and the report of said Advisory Board, which hearing was continued to March 5, 1981; 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; and

WHEREAS, The Commission believes that retention of the Francisco Street towers would best serve as a reminder of the former use of the complex and that the said towers could accommodate the alterations and fenestration necessary for housing while still retaining their distinctive character;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Bauer and Schweitzer Malting Co. at 550 Chestnut Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, this designation being limited to the Francisco Street Towers portion of the complex in Lot 10 of Assessor's Block 52;

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 case report entitled "The Bauer & Schweitzer Malting Co." adopted on January 7, 1981, which case report is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its 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 No. LM80.13, subject to renovations necessary to accommodate the reuse of the structure for housing to be approved in the standard Certificates of Appropriateness process outlined in Article 10 of the City Planning Code;

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

CITY PLANNING COMMISSION

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I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of March 5, 1981.

Lee Woods, Jr.
Secretary

AYES: Commissioners Karasick, Kelleher, Nakashima, Rosenblatt, Starbuck
NOES: Commissioner Bierman
ABSENT: Commissioner Dearman
PASSED: March 5, 1981

BUILDING NAME: Bauer & Schweitzer
 Malting Company
 BUILDING ADDRESS: 530-550 Chestnut
 ORIGINAL USE: Malt House
 CURRENT USE: Malt House

OWNER: Francisco Place Venture
 c/o Harold Baxter
 BLOCK & LOT: 52/10 ZONING: RC-3
 NO. OF STORIES: 2-7 LPAB VOTE: 5-3
 EXTERIOR MATERIALS: Concrete, Iron, Steel

STATEMENT OF SIGNIFICANCE:

(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value:)

The Bauer & Schweitzer Malting Company is significant as the last brewing and malting operation remaining in North Beach, the last barrel malting factory west of the Mississippi, and one of only three such operations remaining within the United States. Historically, North Beach has been residential mixed with some industry and a number of waterfront-centered enterprises. Brewing and malting were important industries. The site has been continuously occupied by brewers and maltsters since the Lyon Brewery occupied the 500 Block of Chestnut in 1867. In 1884 the Lyon Brewery was replaced by the Empire Malt House, operated by John Bauer and Joseph Schweitzer. In 1906, the Empire Malt House was renovated for Bauer and Schweitzer by the Galland-Henning Pneumatic Malting Drum Company of Milwaukee with equipment based on French designs from the 1860's. Following these renovations, the building was almost totally destroyed in the earthquake and fire of 1906. Reconstruction using reinforced concrete was completed in 1908.

(may be continued on back)

EVALUATION CRITERIA**A. ARCHITECTURE**

1. Style: Industrial, neoclassical facade.
2. Construction Type: Reinforced concrete.
3. Construction Date: 1906-1908.
4. Design Quality: (LPAB ONLY)
5. Architect: Galland-Henning P.M.D. Mfg. Co.; "Arch. & Engr."
6. Interior Quality: (LPAB ONLY)
 (Publicly owned buildings)

B. HISTORY

(as building is significantly associated with specific)

7. Persons:

8. Events:

9. Patterns of History:

(cultural, social, political, military, economic or industrial)

The 1871 Merchants Directory for San Francisco lists 21 brewers, 11 of which were located north of Broadway and east of Columbus. Only Bauer and Schweitzer presently (over

C. ENVIRONMENT

(relation to surroundings, specifically in terms of:)

10. Continuity: The Bauer and Schweitzer factory reflects the mixed land use pattern of North Beach.
11. Setting: Bauer and Schweitzer is an industrial building twice as tall as its surrounding residential structures.
12. Importance as a Visual Landmark: In size, pier-like facade, and 6 story towers, the building reflects the earlier character of industry in the area.

D. INTEGRITY

(cite alterations and physical condition)

The building has not been considerably altered since construction was completed in 1908.

RATINGS

DCP: Not included.
 HERE TODAY: N/A
 SPLENDID SURV.: N/A
 NAT'L REGISTER:
 NAT'L LANDMARK:
 STATE LANDMARK:

BIBLIOGRAPHY:

(list sources on back)

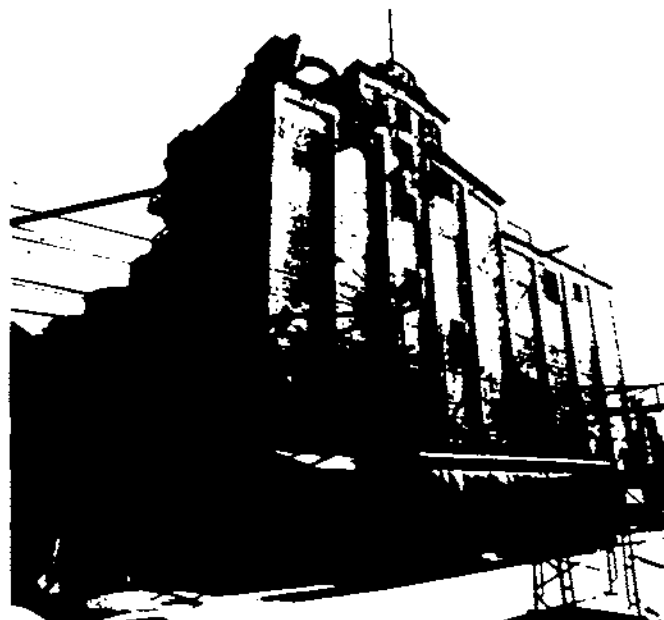
PREPARED BY: Jennifer Ferguson

ADDRESS: 330 Chestnut St.
 S. F. 94133

PHONE: 391-7272

DATE: 10-30-80

Edited by Staff: 11/14/80



(cont'd) The 1901 Galland-Henning equipment is maintained on the premises. This includes a large weighing scale with fluted columns for armatures, bas-relief sculpture on the iron kiln doors and 18 large red enameled malting drums. This labor intensive method of processing has consistently produced the highest quality malt.

(cont'd) remain, reflecting the economic evolution of the city.

