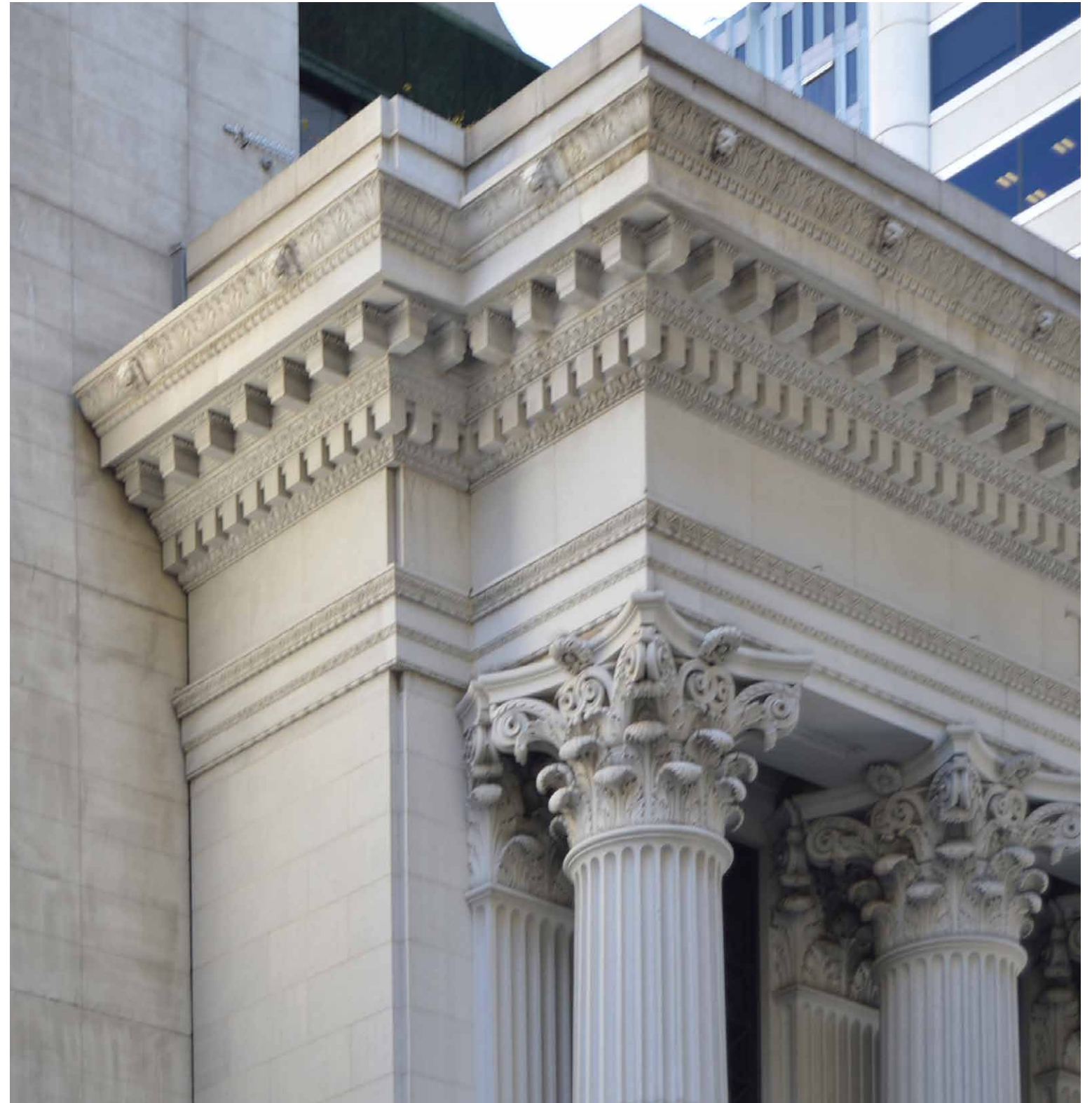


# 400 CALIFORNIA STREET

San Francisco, CA

Prepared for  
Planning Commission

July 22, 2021





## COMPETITIVE MARKET PRESSURES NECESSITATING CHANGE OF USE

- High window line limits visibility from eye level at street;
- Location – Financial District's lack of weekend foot traffic. Retailers were already leaving prior to Covid;
- Size, Configuration, Building Characteristic: The large floor plate and high ceilings are not conducive for retail tenants;
- Mechanical and ventilation challenges for restaurant use;
- Lack of loading;
- Deed restriction does not allow leasing to a financial services and/or banking business at the building.





## PROJECT GOALS

- Preserve the exterior building facades and the interior character-defining features;
- Allow flexibility of use to be able to meet current demand for this type of space;
- Enhance public awareness of the history of the building through an interpretive program.





## HISTORIC STATUS

Designed by Bliss & Faville

San Francisco Landmark #3  
Article 10

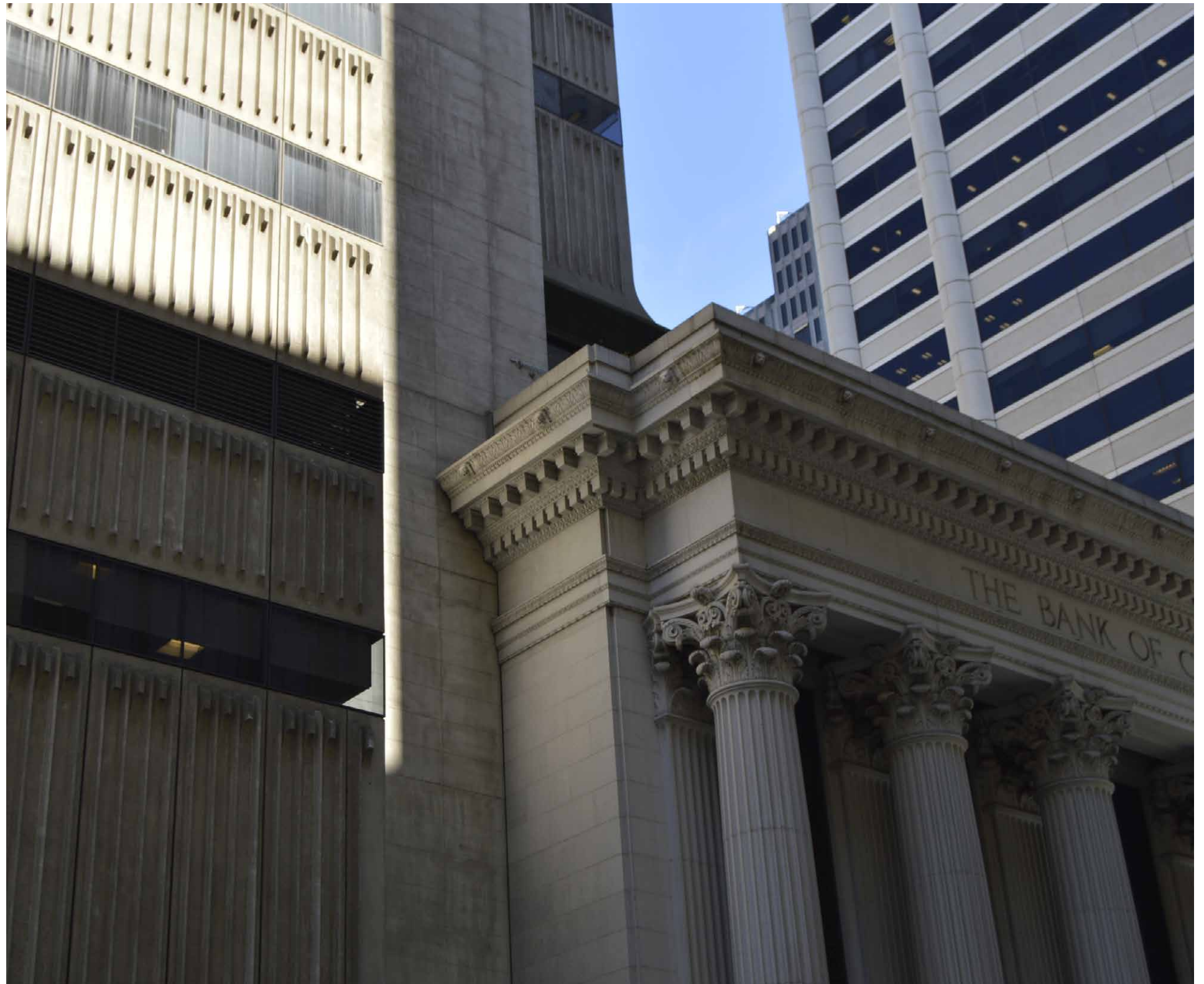
Category I Significant Building  
Article 11

National Register Eligible

## EXISTING CONDITION

Exterior is generally intact except for the Anshen + Allen alterations which include the addition on the west side of the building and the removal and replacement of the entry doors and vestibule.

Interior banking hall has also been altered though it retains integrity.



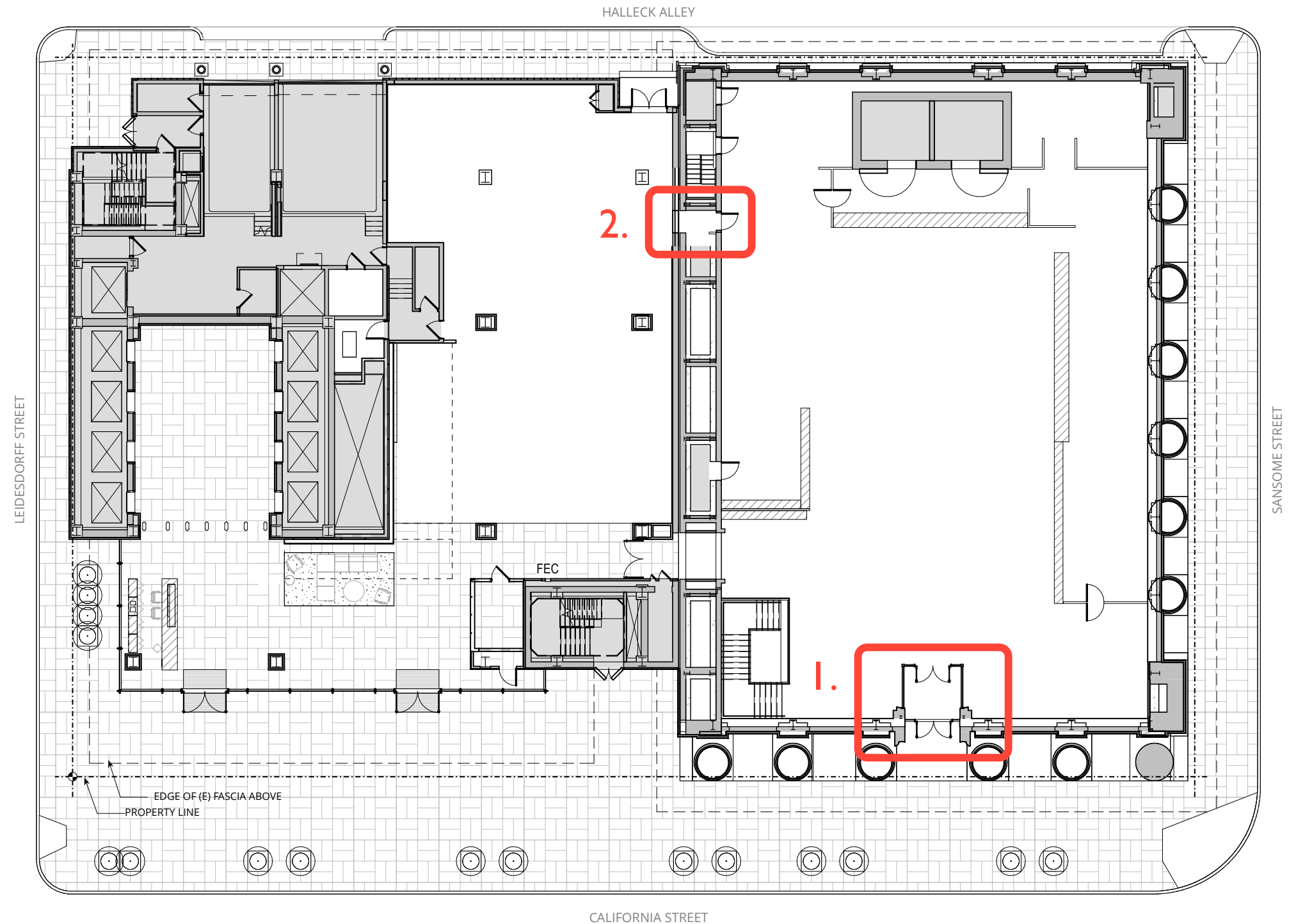
## HPC APPROVED AREAS OF WORK

### 1. Entry

- Remove existing vestibule;
- Replace Doors.

### 2. West Wall Opening

- Alteration of existing opening to code-compliant accessible egress.



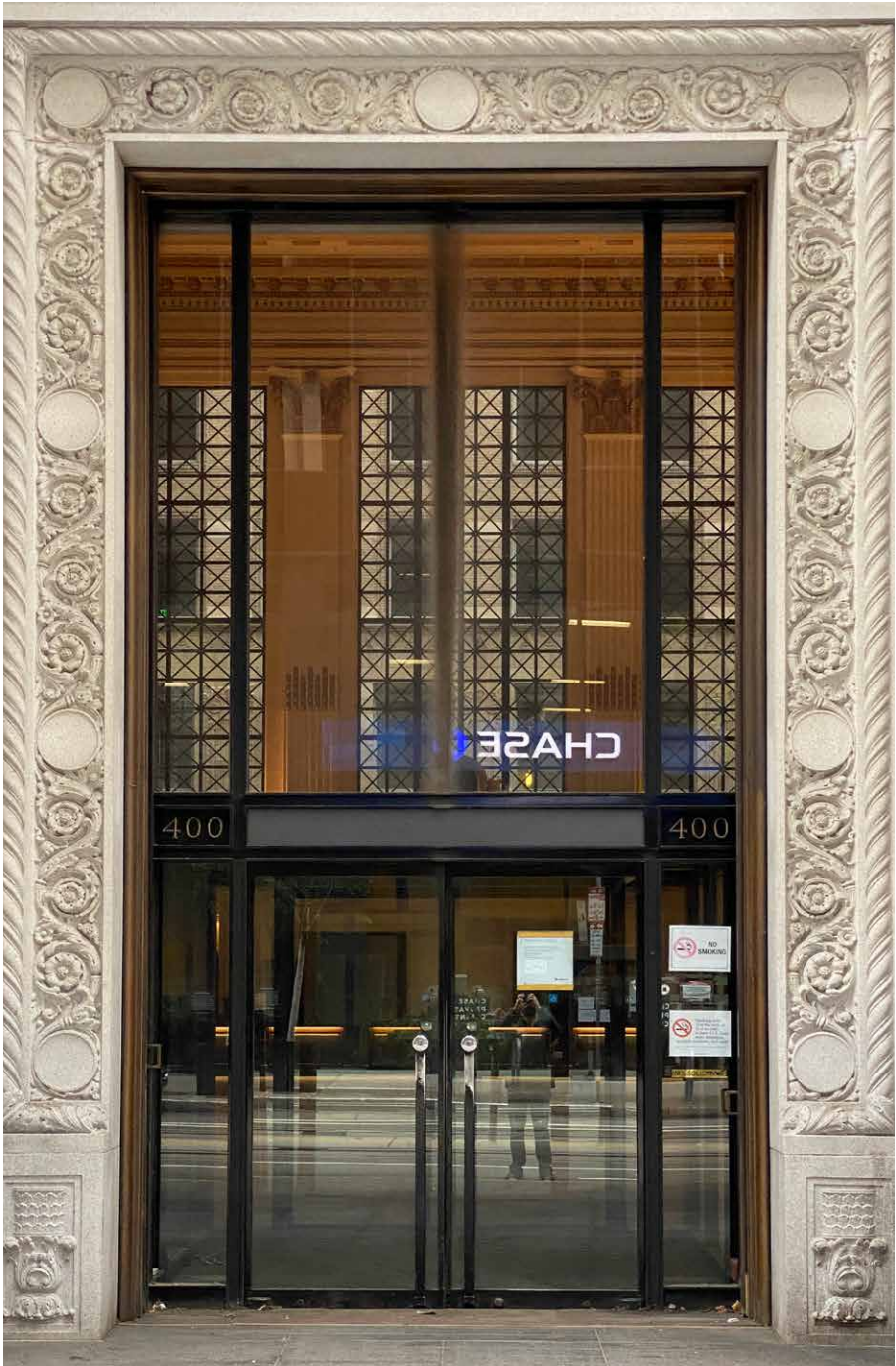


HPC APPROVED PROJECT

ENTRY MODIFICATIONS: OPTION 2 WITH HISTORIC CONTEXT



Original entrance assembly and transom



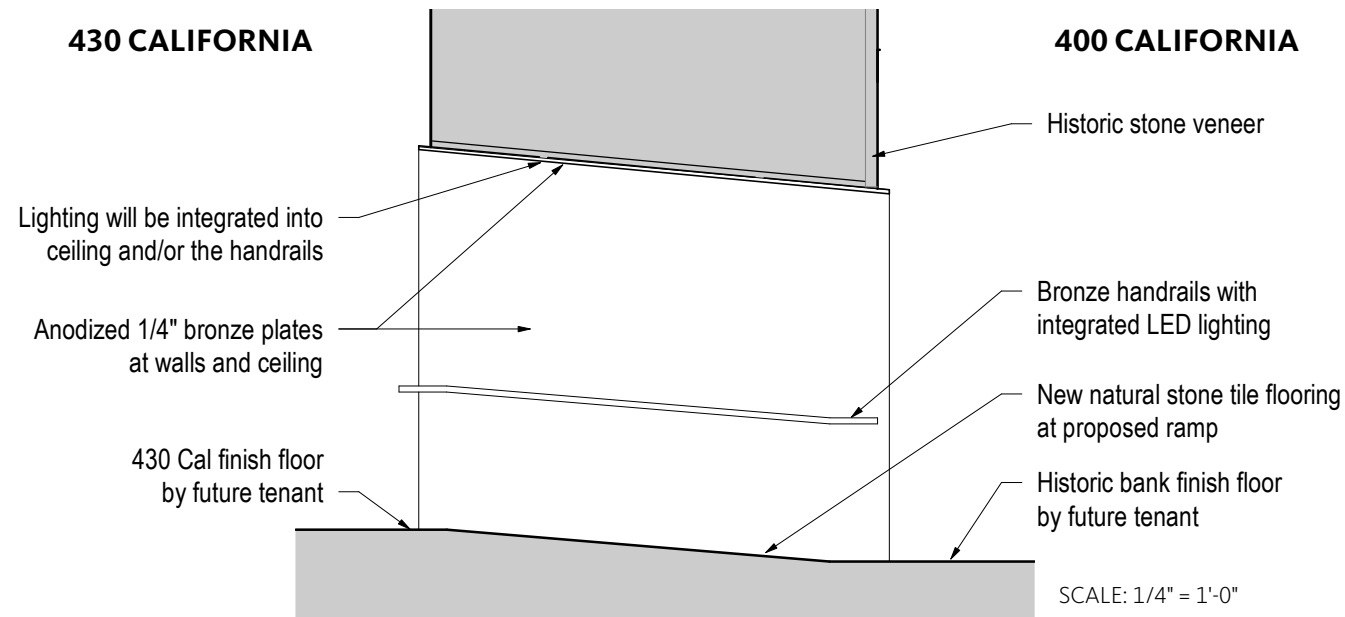
Existing entrance assembly and transom, design dates from 1967 alteration



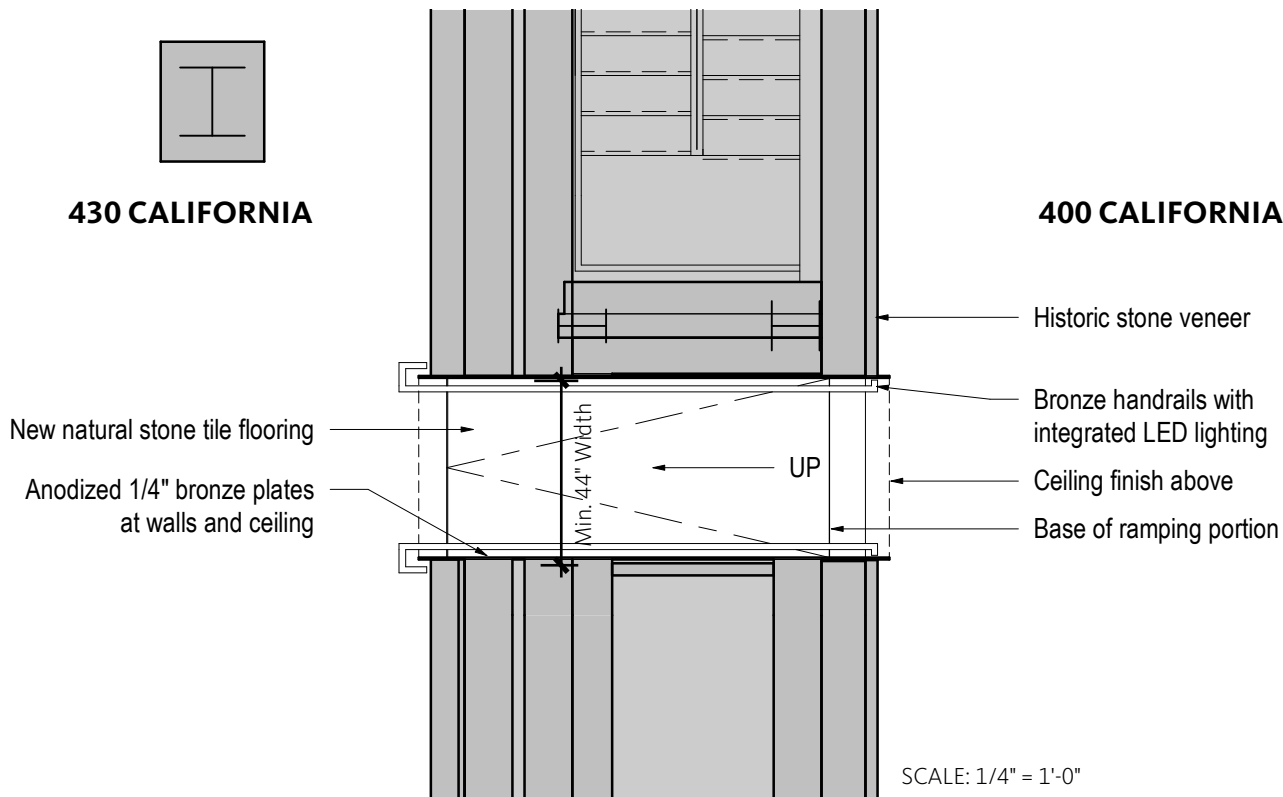
Option 2: Rendering showing proposed replacement doors and transom

# HPC APPROVED PROJECT

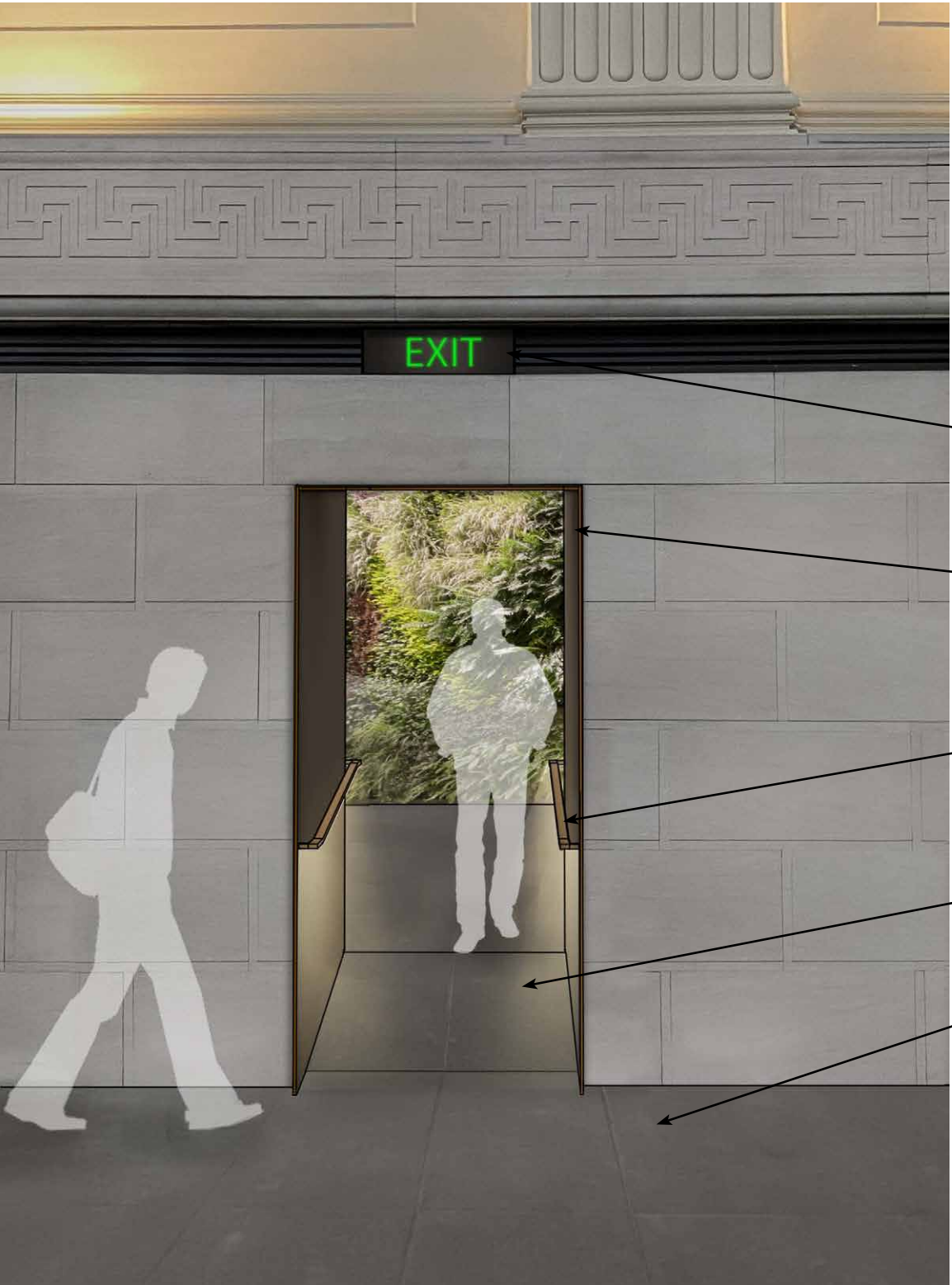
## ALTERATION OF EXISTING OPENING AT WEST WALL: EXISTING ELEVATION



SECTION OF CONNECTION TO 430 CAL



PLAN OF CONNECTION TO 430 CAL





## PUBLIC ACCESS AND INTERPRETATION

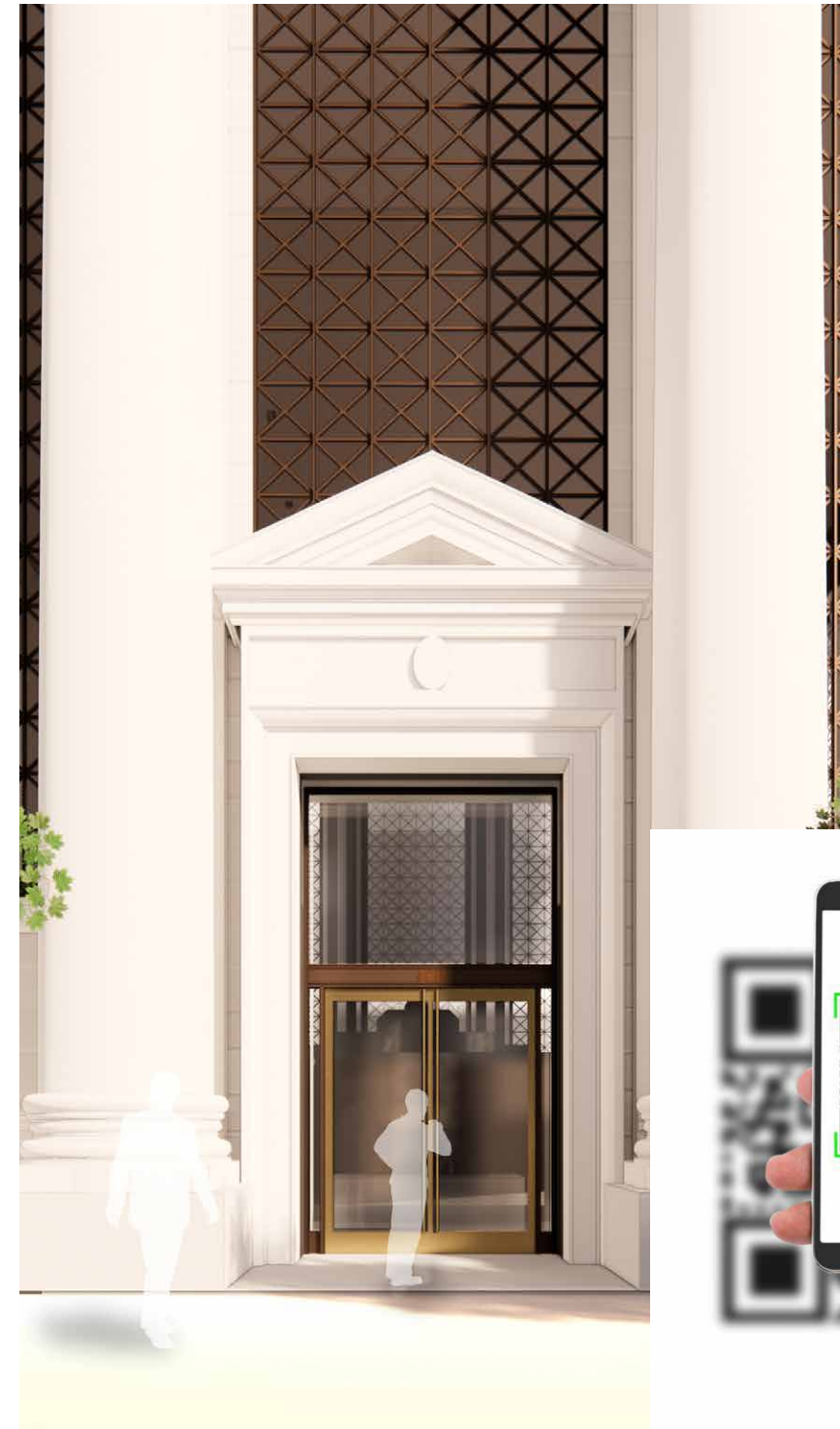
Public will be able to look through entry doors directly into the banking hall space.

Public may enter the space at designated tour times (weekends, at least once per month).

QR code at exterior directing each user to a website with video link and sign up for weekend tour.

### Concerns:

- Security: no one walks into spaces freely;
- Acoustics: smaller groups.








THANK YOU



INTERPRETIVE DISPLAY PRECEDENT

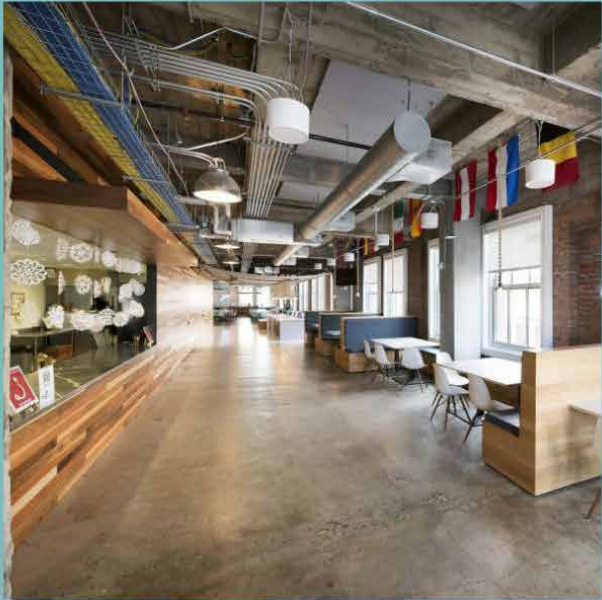


THEN

A HISTORIC ICON

The revitalization of 140 New Montgomery honors its original spirit as a modern communications hub and center of innovation, business and creativity – all within the iconic terra-cotta wrapper of this historic building.

[READ MORE](#)



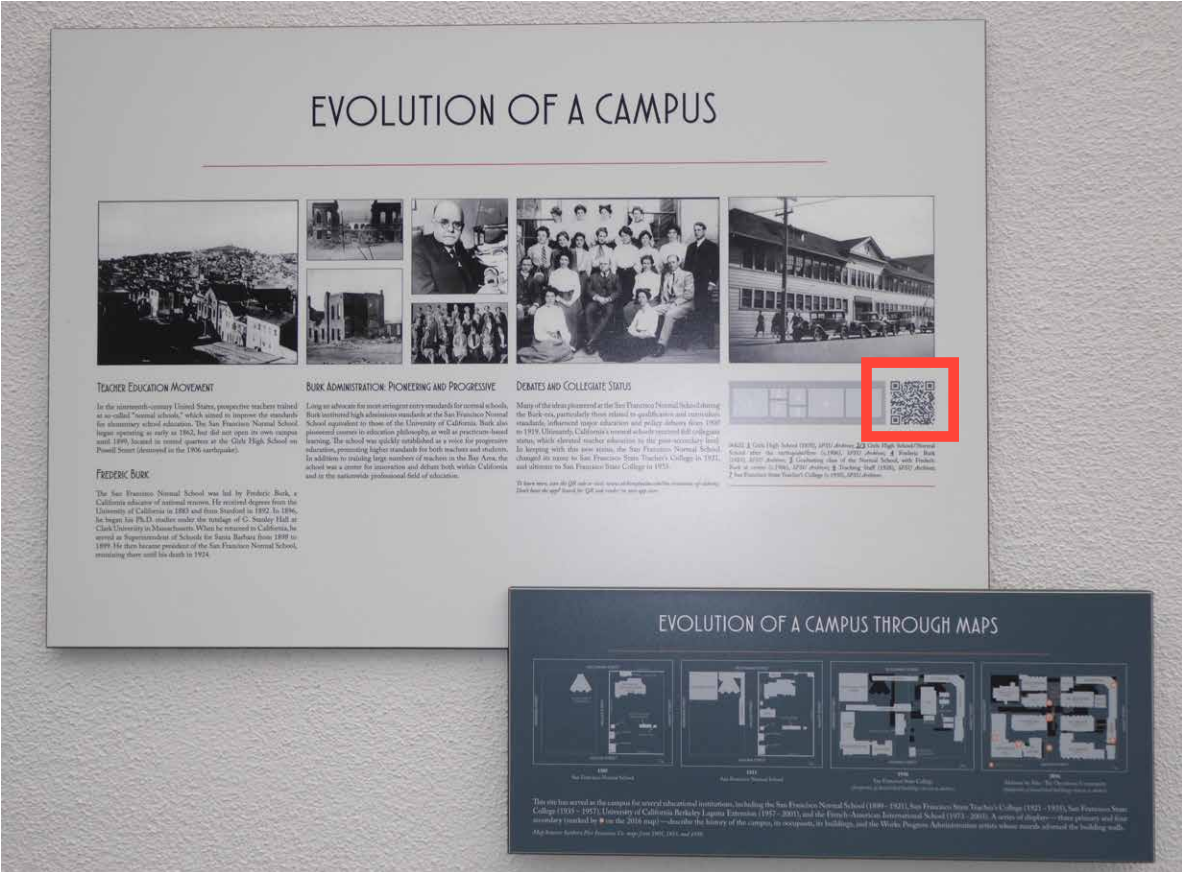
NOW

PRESERVATION + TRANSFORMATION

The revitalization of 140 New Montgomery honors its original spirit as a modern communications hub and an engaged center of innovation, business and creativity. It attracts creative entrepreneurs and companies, and provides them with state-of-the-art technology, infrastructure and innovative and flexible workspace, all within the iconic terra-cotta wrapper of the restored historic high-rise building.

[READ MORE](#)

Rehabilitation of 140 New Montgomery includes a digital display in the building lobby with a format that could be easily adapted for use as a virtual interpretive display accessible via a QR code.



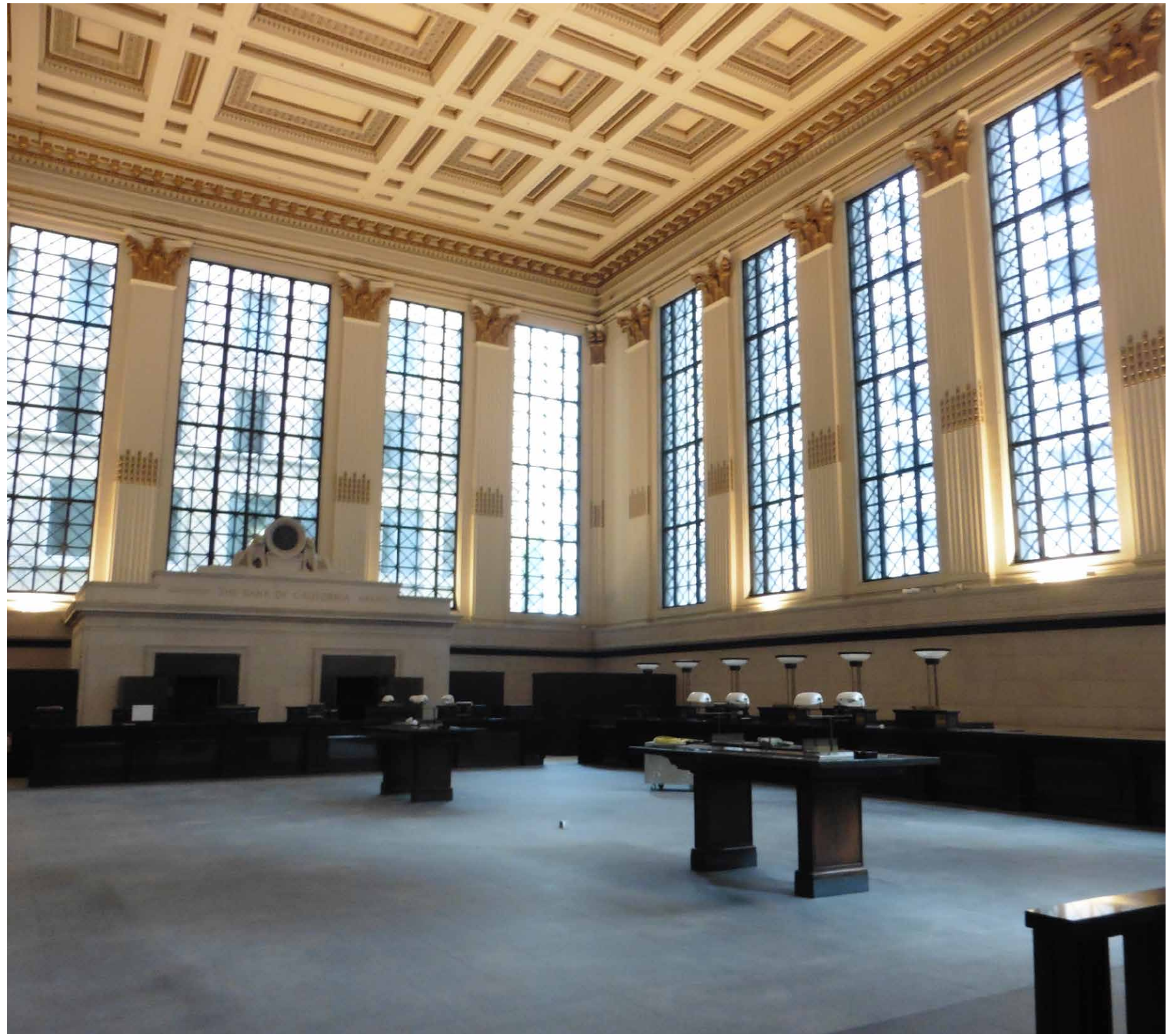
55 Laguna rehabilitation project has interpretive displays throughout campus that include QR codes (example shown in red rectangle).



## CHARACTER-DEFINING FEATURES

### Interior Banking Hall

- Open volume;
- Corinthian pilasters;
- Coffered ceiling;
- Large multi-lite windows;
- Stone block coursing along base of lobby;
- Bank vault within stone surround, topped with a clock flanked by mountain lion sculptures.





# CHARACTER-DEFINING FEATURES

## Exterior

- Classical Revival style;
- Stone exterior;
- Colossal columnnade;
- Decorative pediment and enframement around primary entrance.





HISTORIC IMAGES



Original entrance, prior to Anshen + Allen alterations.  
All photographs by Anshen + Allen.



Interior view of entrance and original vestibule - doors in open position, prior to Anshen + Allen alterations.



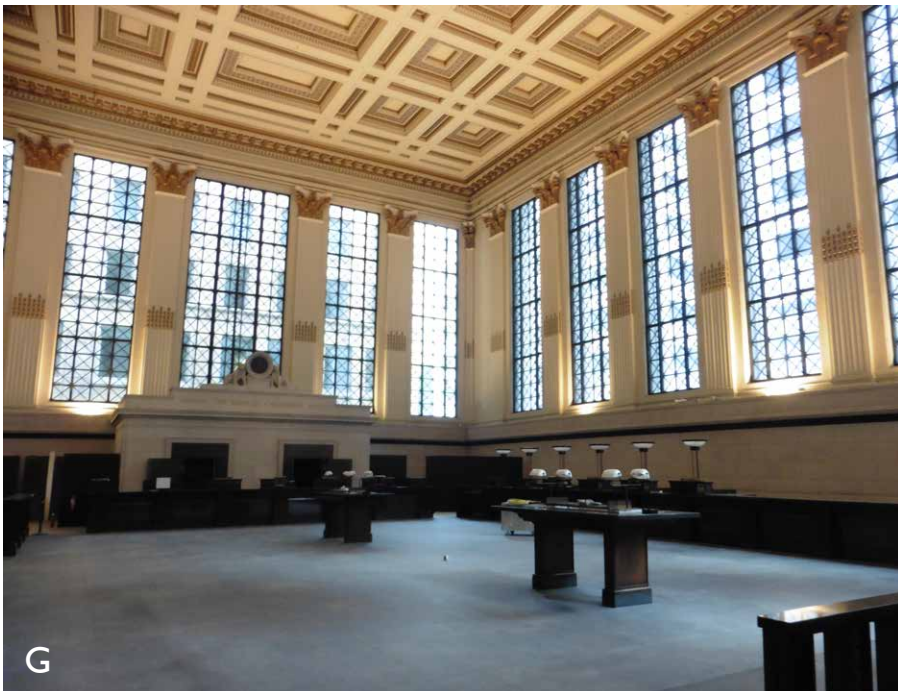
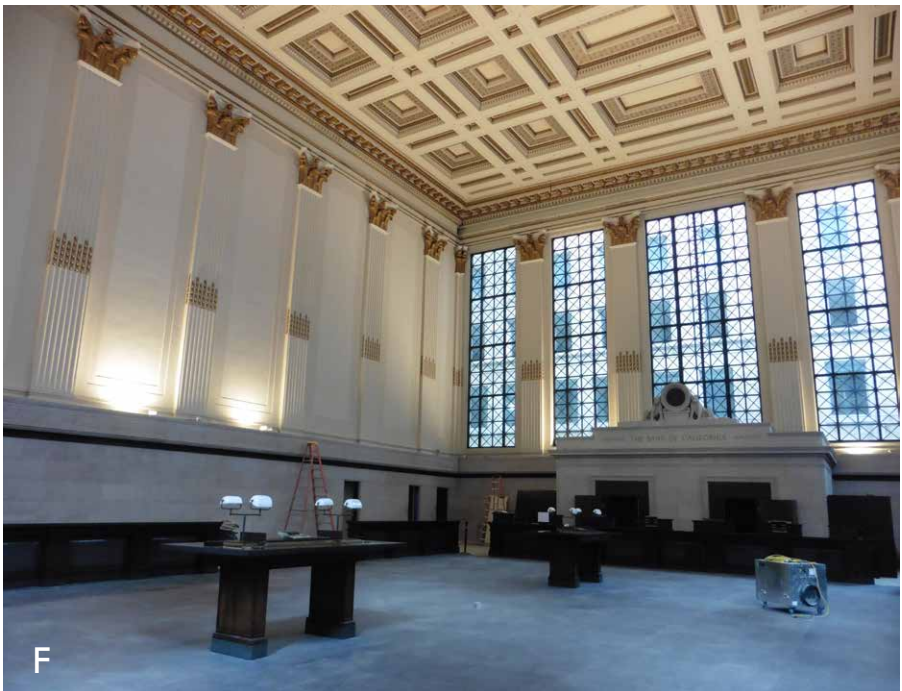
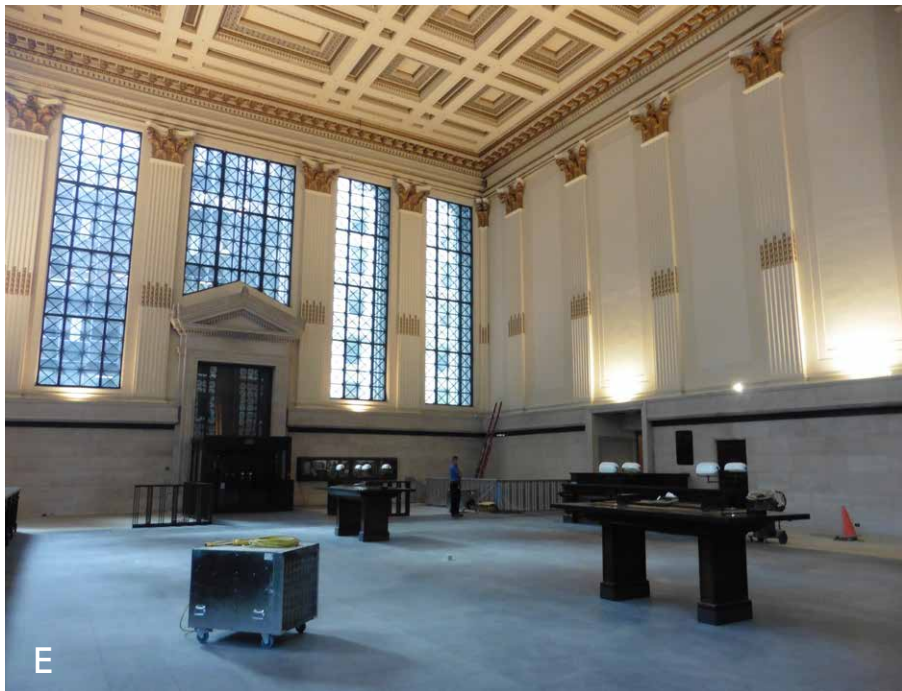
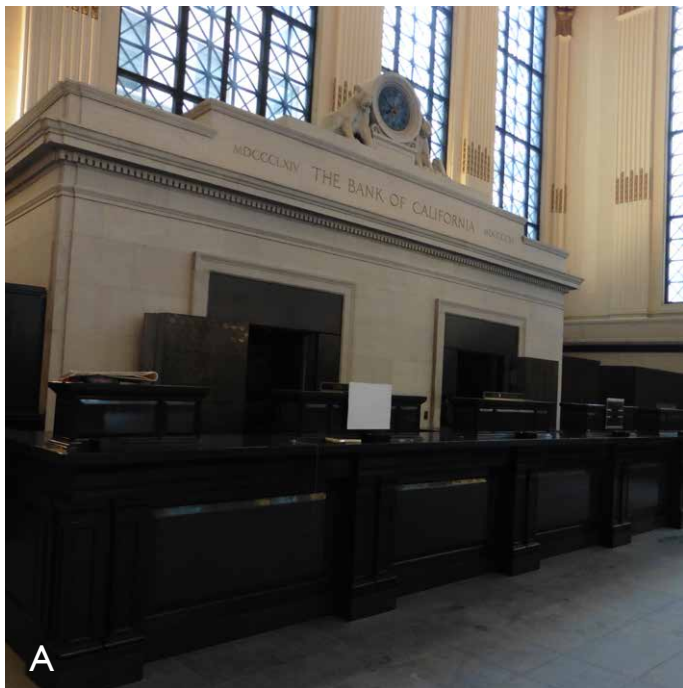
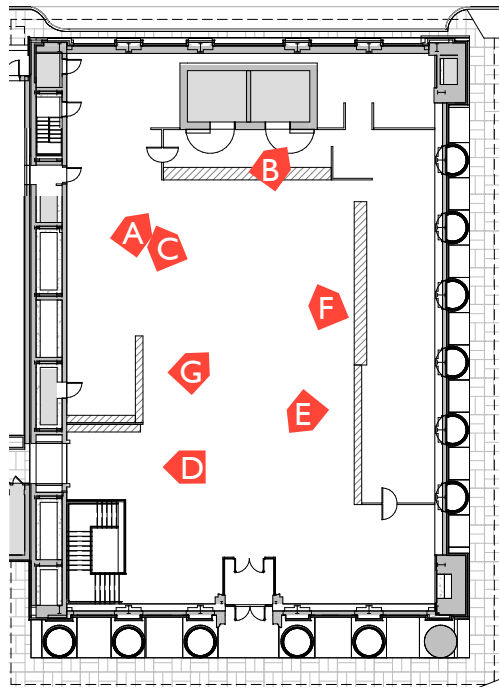
Interior, south wall of banking hall, prior to Anshen + Allen alterations.



Interior of banking hall, looking southeast, after 1967 alterations.



EXISTING CONDITION IMAGES - BANK LOBBY





ORIGINAL AND EXISTING ENTRY



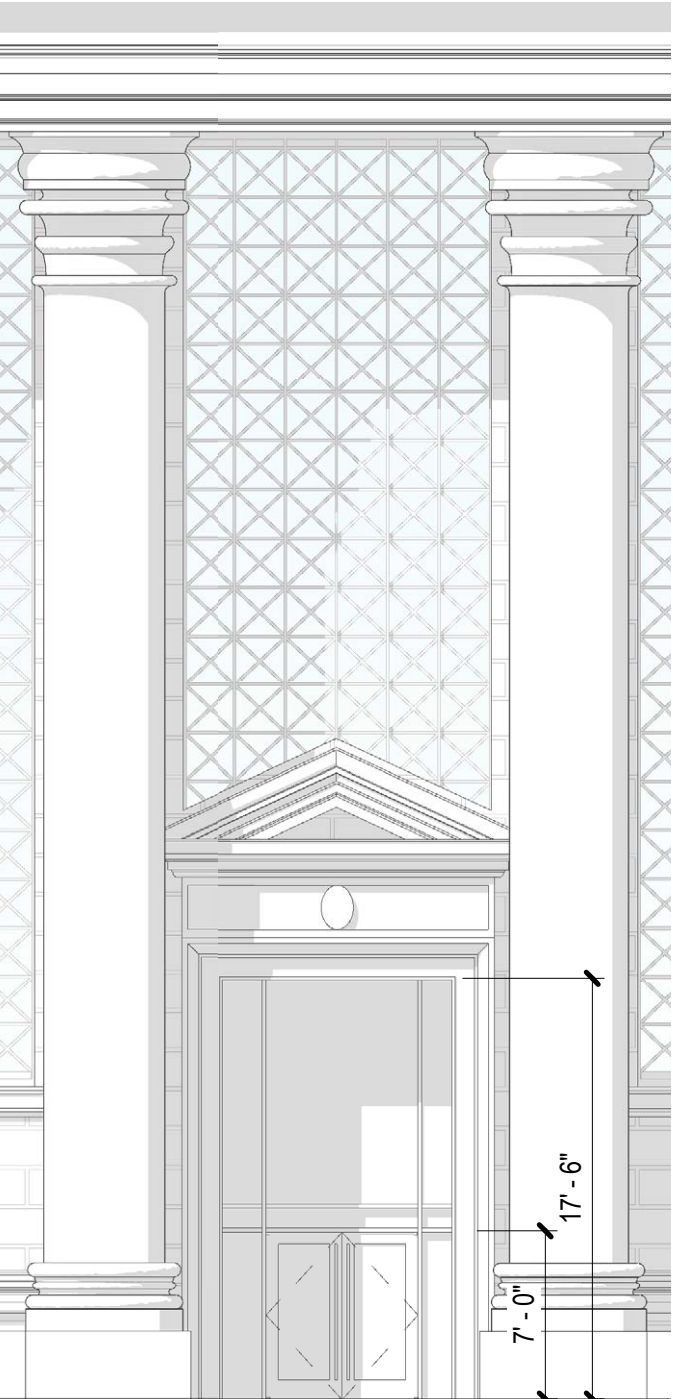
Original entrance assembly and transom.



Existing entrance, design dates from 1967 alteration.

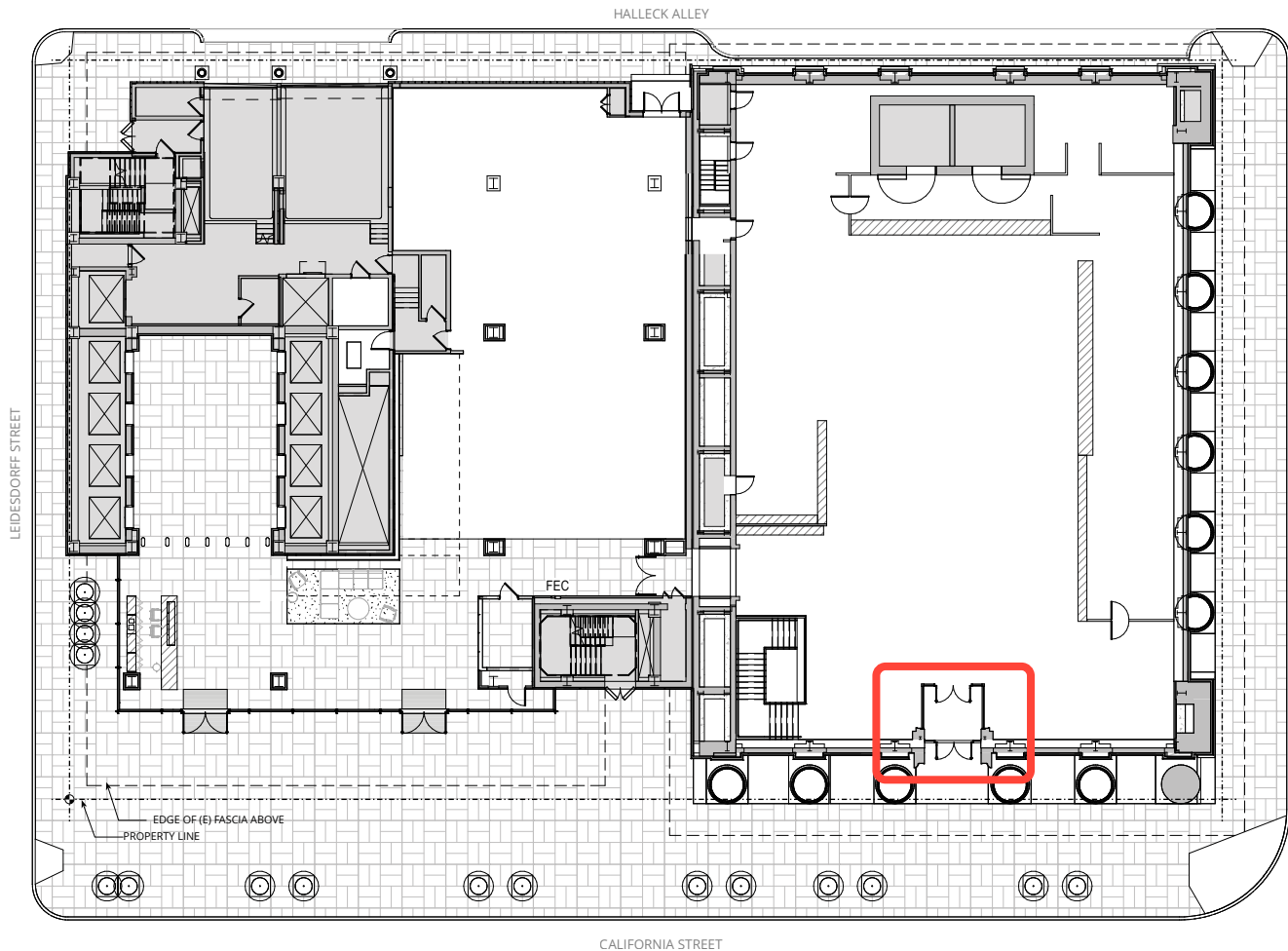


Existing entrance, shown with wood pocket doors closed.

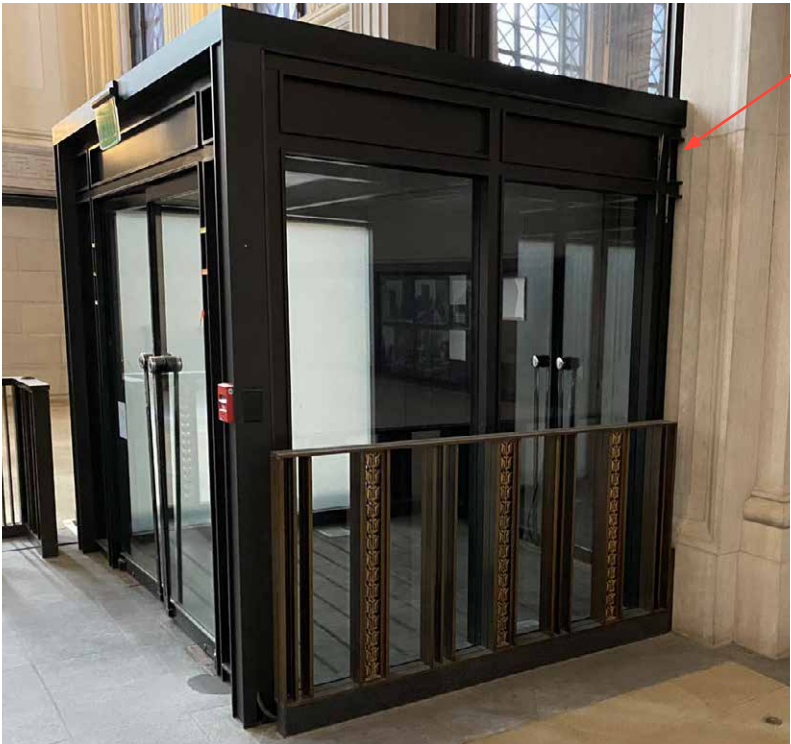


Existing entrance elevation, design dates from 1967 alteration.

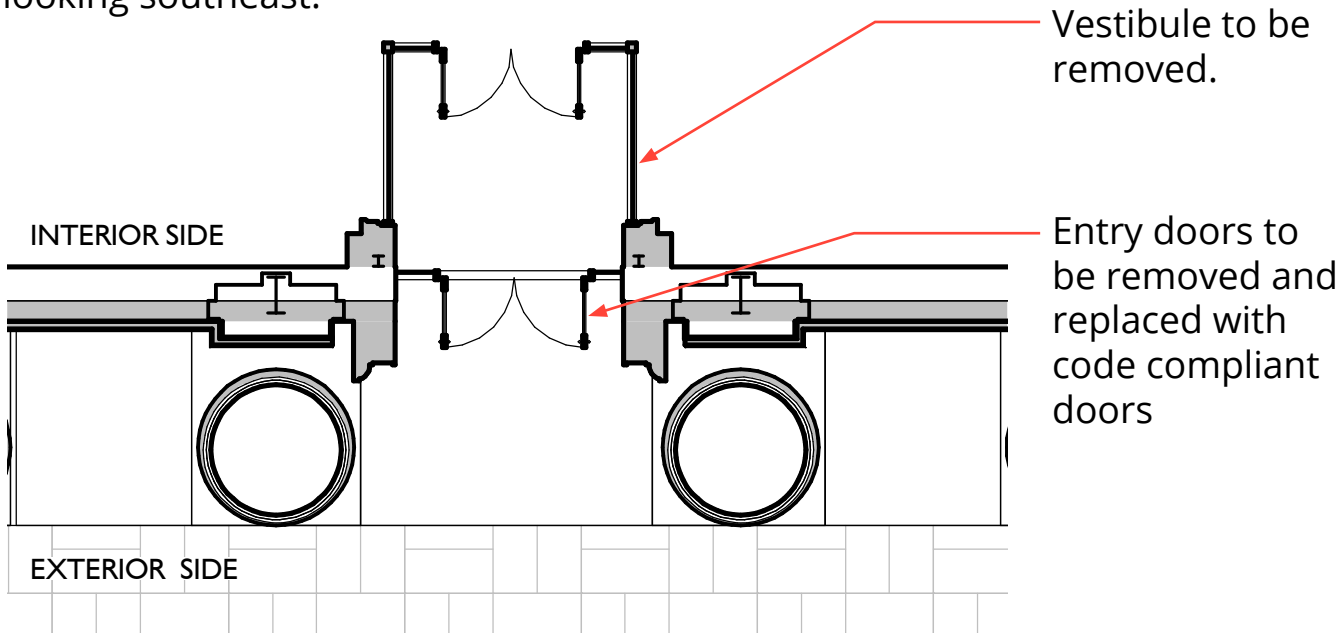
EXISTING ENTRY



Ground floor plan showing existing entry.



Interior view of vestibule and entrance doors, looking southeast.

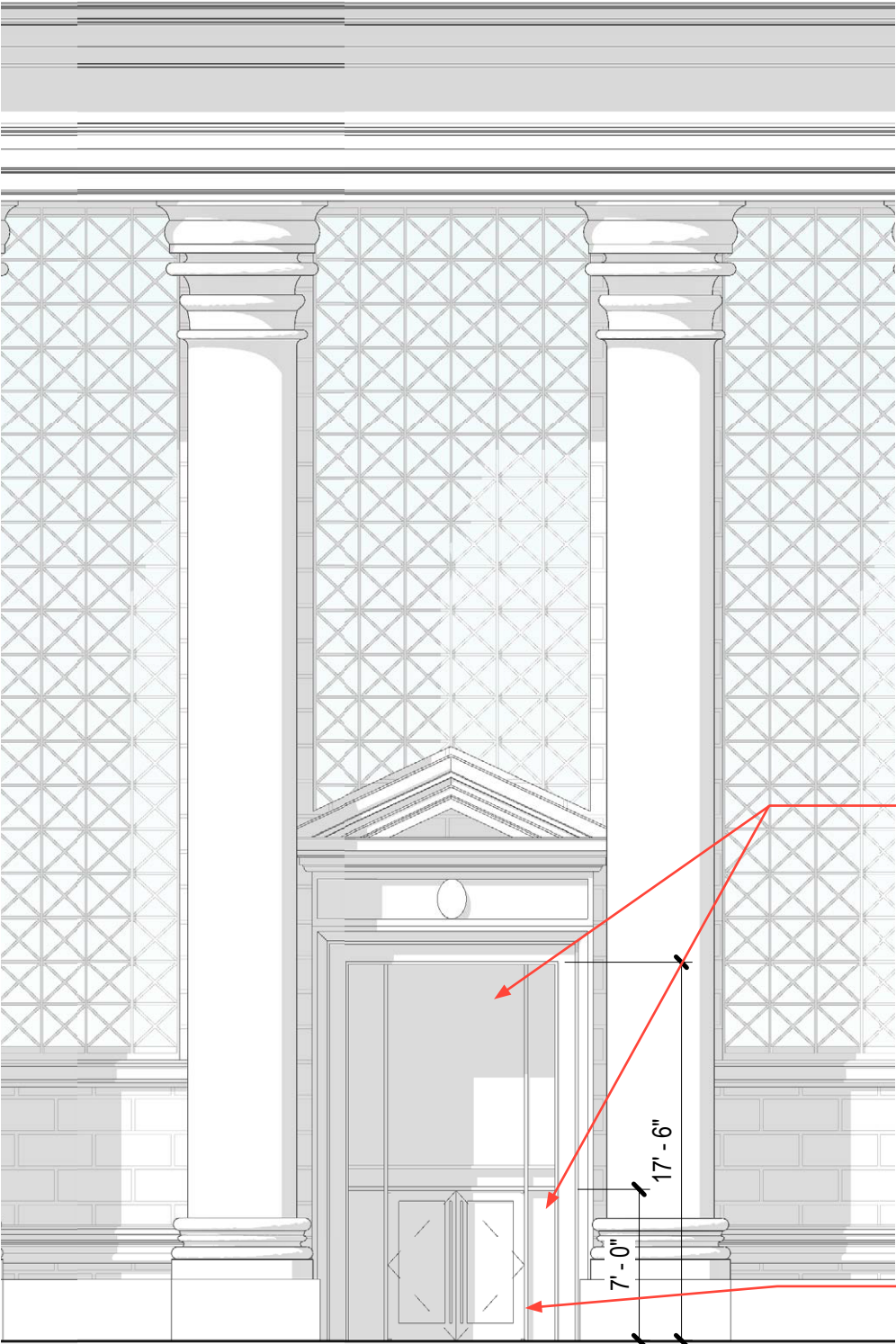


Enlarged plan of entry doors and vestibule.



PROPOSED PROJECT

ENTRY MODIFICATIONS: OPTION 1



Option I: Elevation of proposed entry.

PAGE&TURNBULL



View from the interior of the existing vestibule. Note the view of the historic lobby afforded from this vantage point.

Existing non-historic aluminum, painted black, gloss finish transom and side lites to remain.



Proposed dark bronze anodized alum door.

Entry doors to be removed and replaced with pull force compliant doors, dark bronze anodized aluminum (see reference image above).

In Option 1, the existing entry doors are proposed to be replaced with new balanced doors that meet the pull force code requirement. The new doors will be similar in design to the existing entry doors.

The existing, non-historic transom and side lites will be retained.

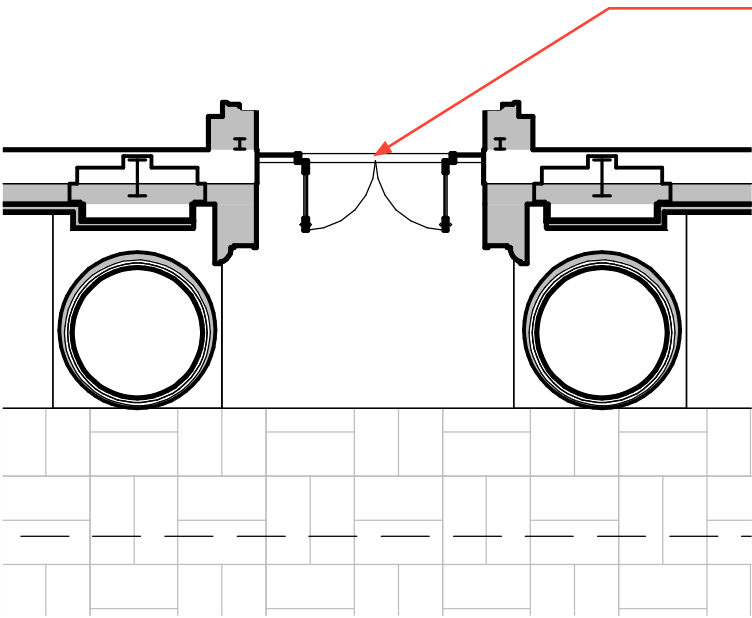
The interior non-historic vestibule from 1967 will be removed and will not be replaced, providing an unobstructed view into the lobby.



Existing painted doors to be replaced.



Existing painted window & door mullions to remain.



Option I: Enlarged plan of entry doors.

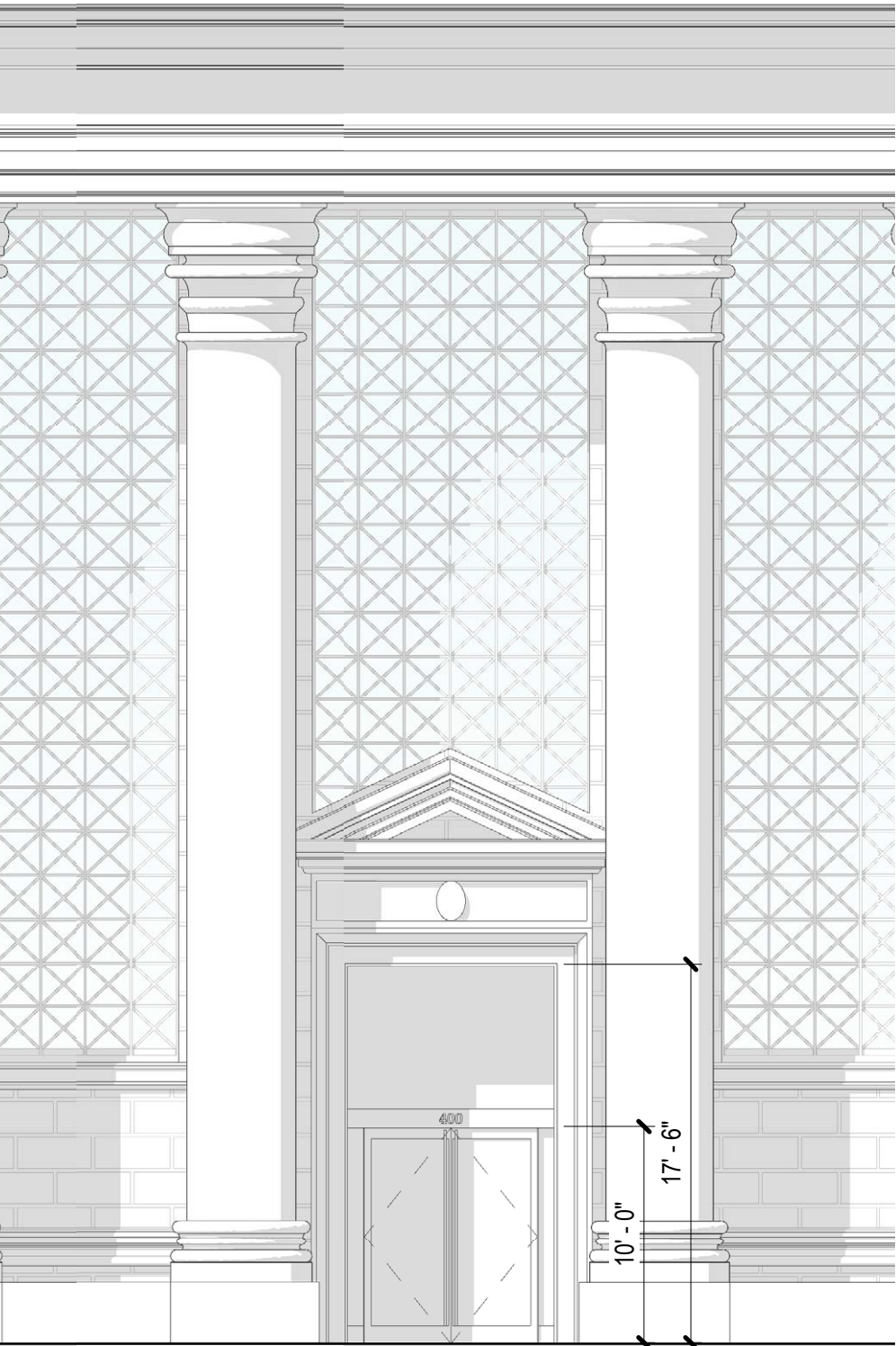
Entry doors to be removed and replaced with pull force compliant doors.

Existing side lites to remain.

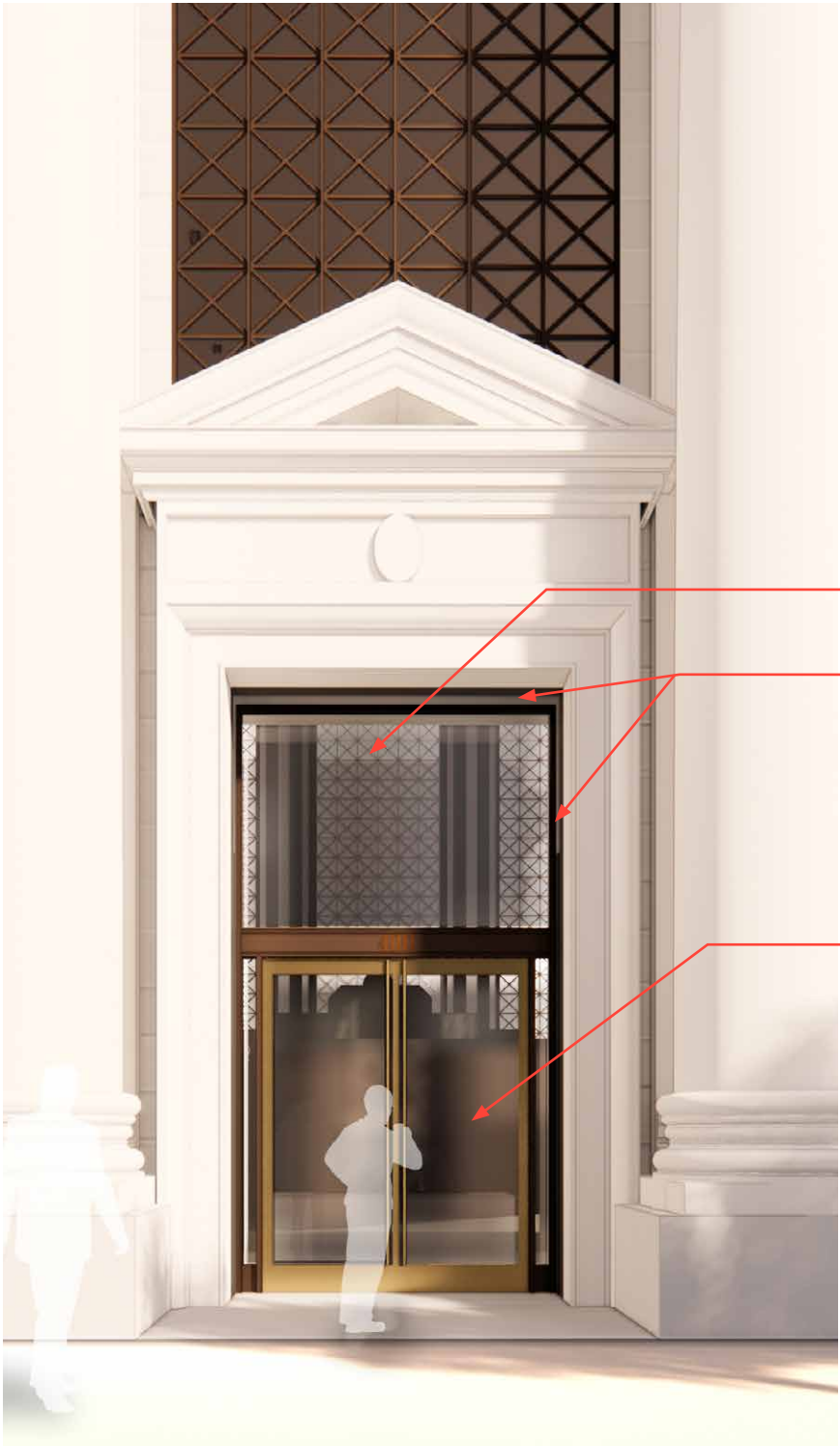


# PROPOSED PROJECT

## ENTRY MODIFICATIONS: OPTION 2



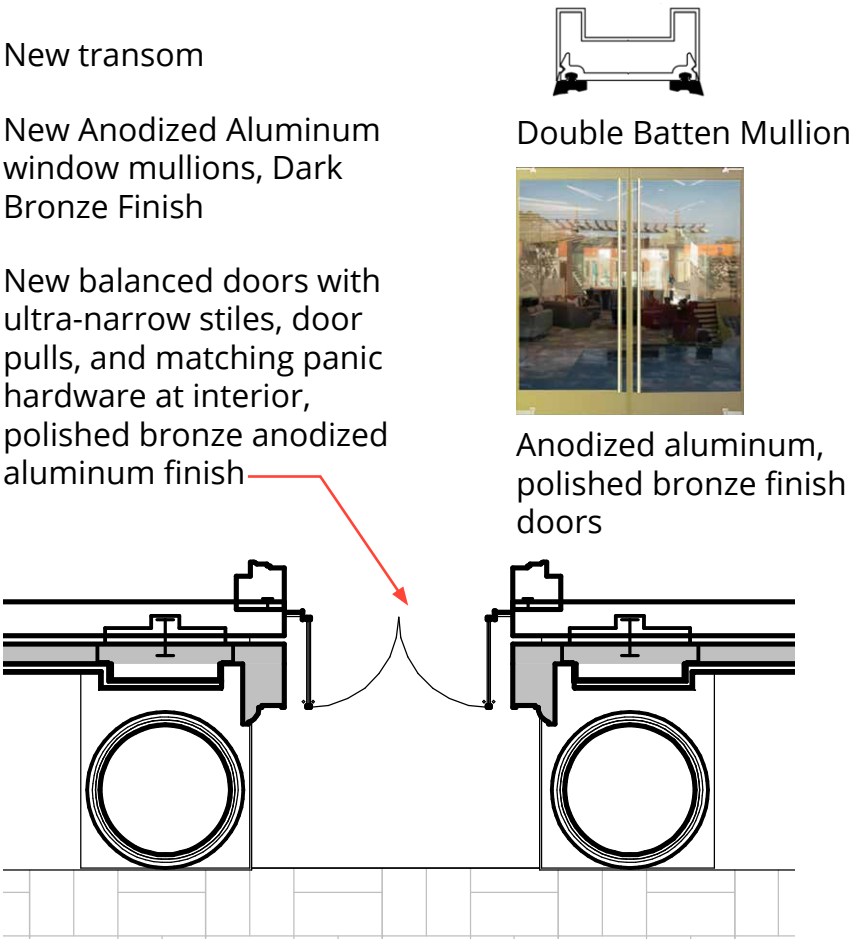
Option 2: Elevation of proposed entry,  
PAGE&TURNBULL



Option 2: Rendering showing proposed replacement  
doors and transom

Option 2 calls for the removal and replacement of the existing, non-historic entry doors, side lites, and transom. The doors will be replaced with new balanced doors that meet the pull force code requirement. The proposed transom will be simple, consisting of a single, framed lite that provides transparency into the bank lobby. The doors, transom, and side lite will have anodized aluminum framing that is compatible with the lattice screen detail of the windows. The new frame will be dark anodized bronze and the doors will be light anodized bronze with a compatible profile.

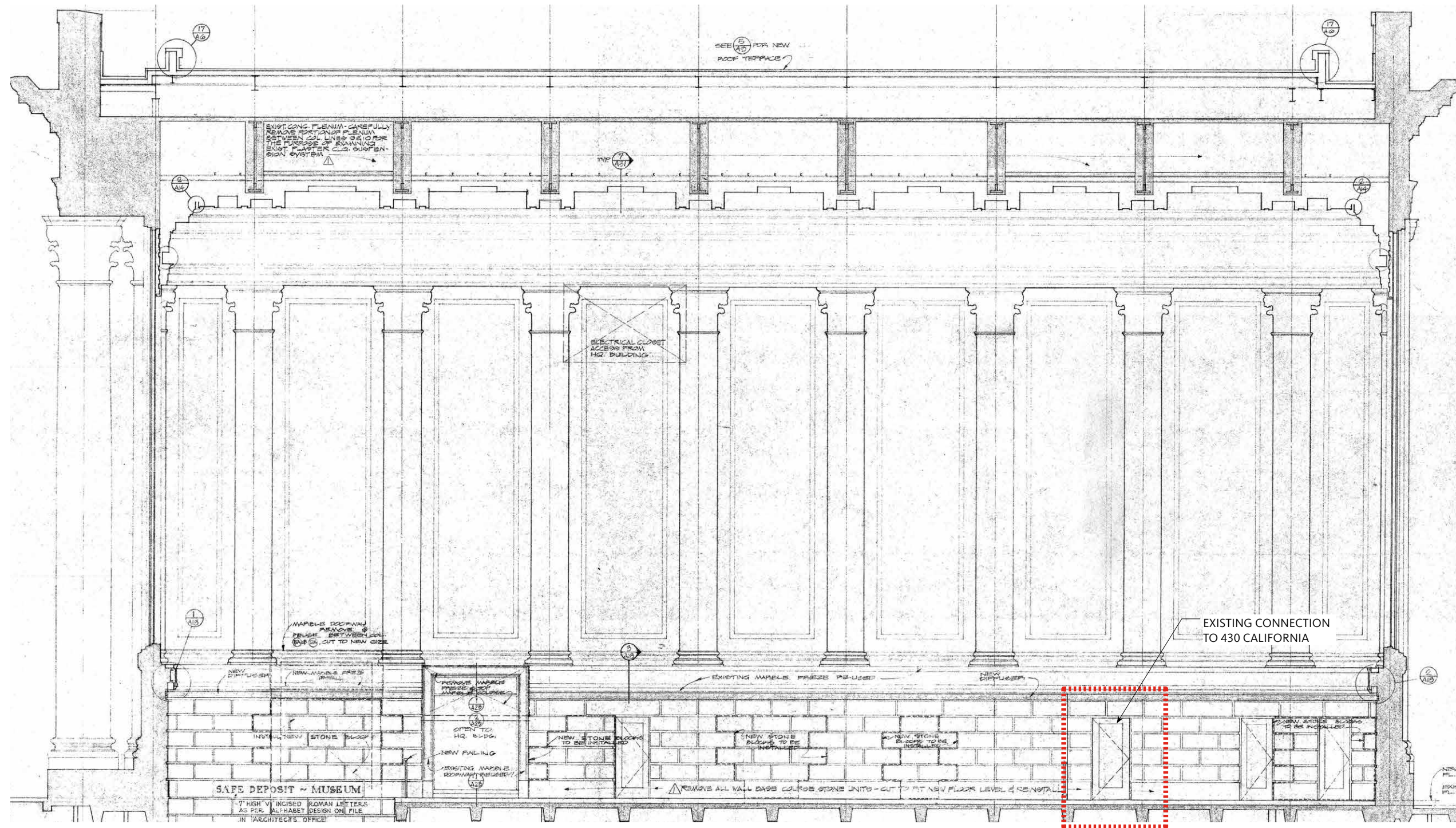
The interior non-historic vestibule from 1967 will be removed and will not be replaced, providing an unobstructed view into the lobby.



Option 2: Proposed enlarged plan



## ALTERATION OF EXISTING OPENING AT WEST WALL: EXISTING ELEVATION

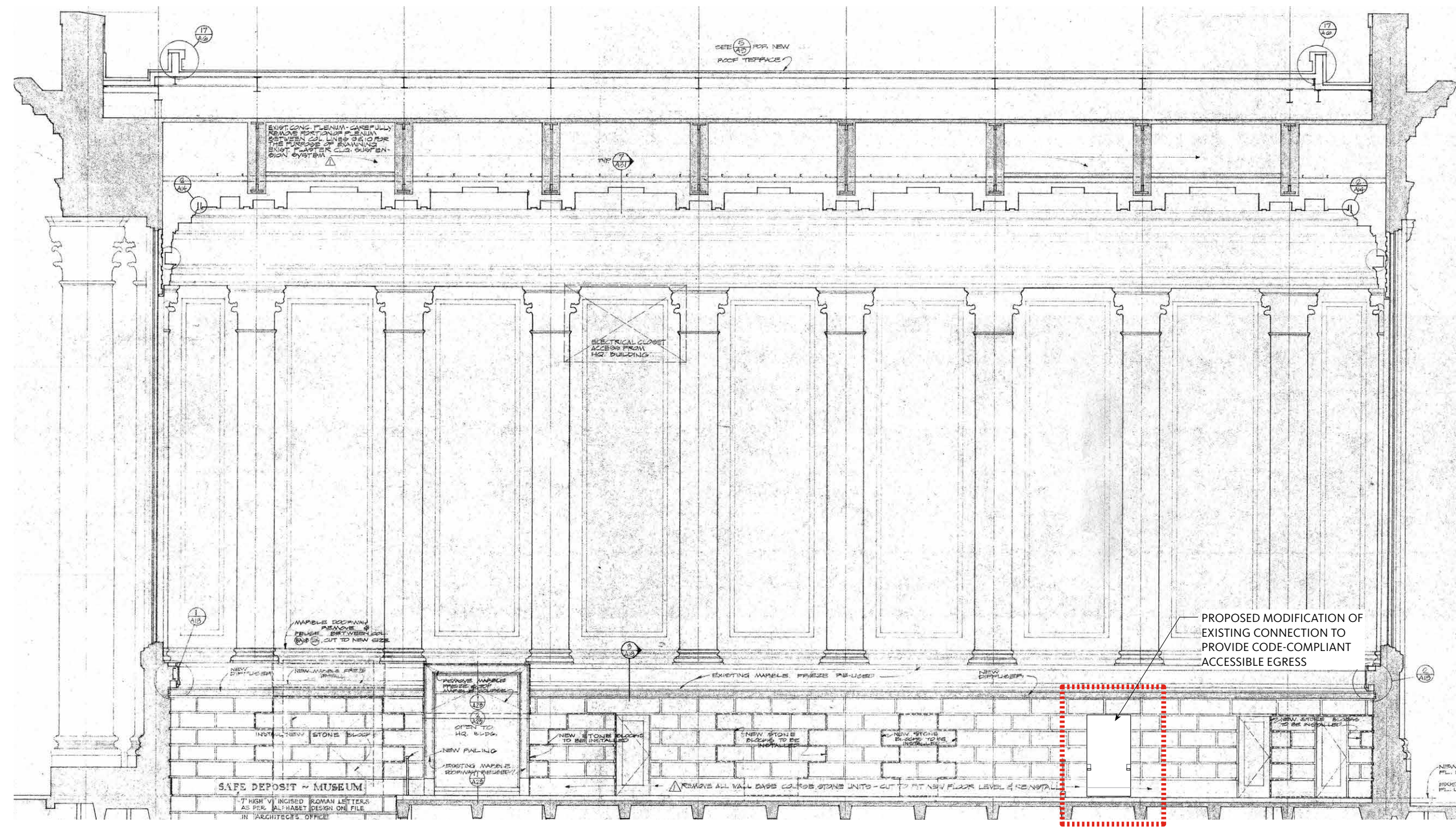


Existing West Elevation (Anshen + Allen drawings).



# PROPOSED PROJECT

## ALTERATION OF EXISTING OPENING AT WEST WALL: EXISTING ELEVATION

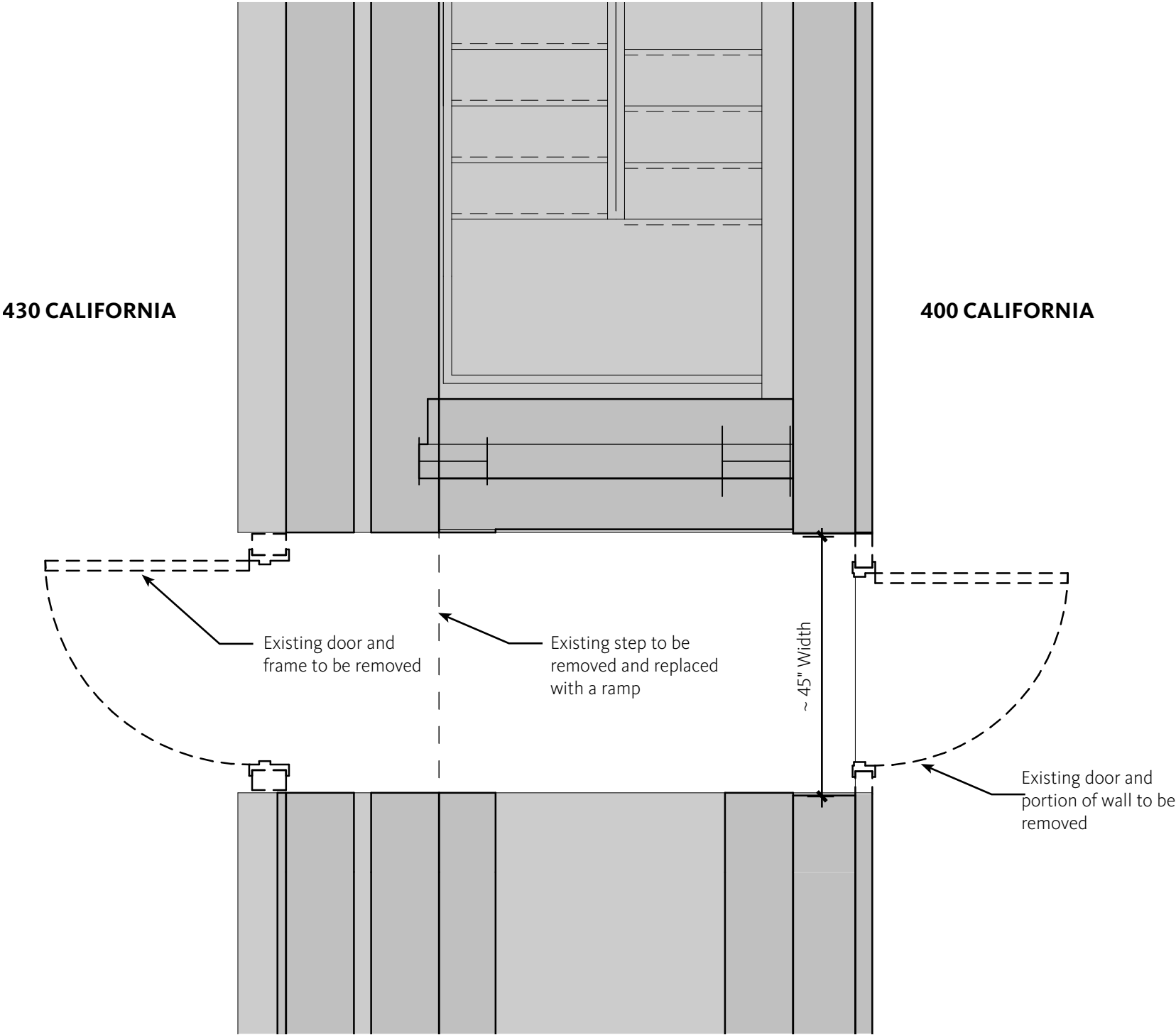


West Elevation showing proposed alteration of existing opening.



# PROPOSED PROJECT

## ALTERATION OF EXISTING OPENING AT WEST WALL



Existing Connection - Plan View with Areas of Required Demolition

SCALE: 1/2" = 1'-0"



Existing Connection - Area of Demolition



## EXAMPLES OF RETAIL USES THAT WERE EXPLORED

### Grocery/Convenience

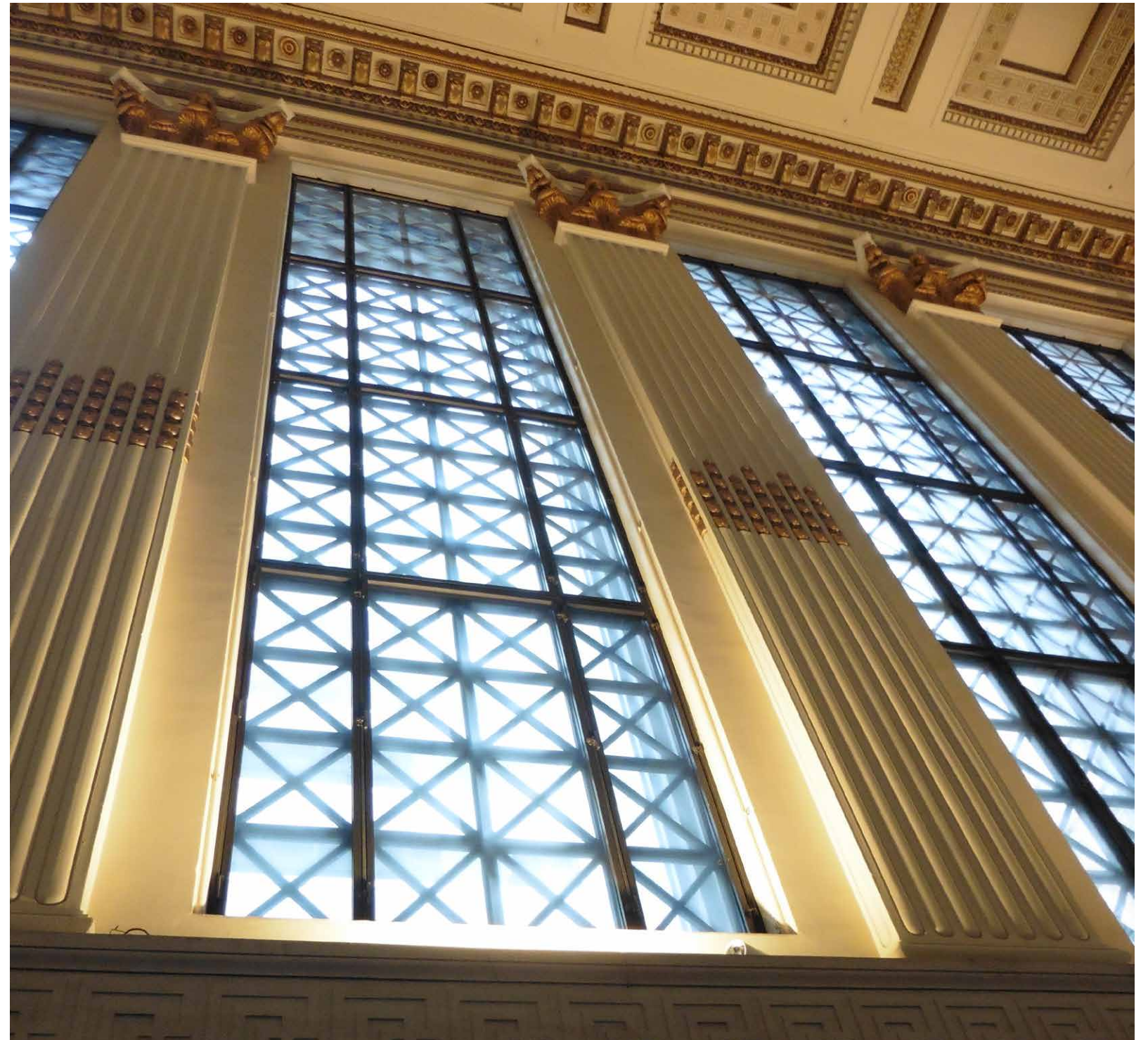
- Trader Joe's;
- Gus's Community Market;
- Bi-Rite.

### Amenity/Activity

- Golfzon;
- Swing Gym.

### Restaurant/Cafe/Other Uses

- UrbanSpace;
- Time Out Market;
- Top Golf;
- Eataly;
- SL Roch Market.





## TIMELINE & SCHEDULE

May 7th: San Francisco Heritage;

June 16th: Historic Preservation Commission;

July 22nd: Planning Commission Hearing;

July - December 2021: Construction drawings and permitting for modifications to 400 California Building shown in our application;

January - April 2022: Modifications to 400 California shown in our application;

September - December 2022: Design, permitting and construction of the tenant improvement space at 400 California;

Jan 2023: Tenant Occupancy.

