



Certificate of Appropriateness Executive Summary

HEARING DATE: JUNE 16, 2021
CONTINUED FROM: MAY 19 and JUNE 2, 2021

Record No.: 2020-010710COA
Project Address: 400 California Street
Landmark: Landmark No. 3
Zoning: C-3-O Downtown Office Zoning District
350-S Height and Bulk District
Block/Lot: 0239/003, 0239/029
Project Sponsor: Michael Eadie
400 California, LLC, c/o Kennedy Wilson
Newport Beach, CA 92663
Staff Contact: Charles Enchill – 628-652-7551
Charles.Enchill@sfgov.org

Recommendation: Approve

Property Description

400 California Street (Bank of California) is located on the north side of California Street with frontages on Sansome Street (east) and Halleck Street (north) (Assessor's Block 0239; Lots 003). The subject building is listed as Landmark No. 03 in Article 10, under Appendix A of the Planning Code.

The building at 400 California was constructed between 1906-1908 as the headquarters for the Bank of California, the oldest incorporated commercial bank in the State. The steel-frame, two-story building (one-story with basement level), was designed in the Classical Revival style with temple form by master architectural firm Bliss & Faville and contains granite and marble exterior. Each of the bank's three street frontages (California, Sansome, and Halleck Streets) are colonnaded with six fluted Corinthian style columns that alternate with large multi-lite windows. The interior contains a central main banking hall rising to a coffered ceiling, an unbroken space 54-feet tall. In 1967, architectural firm Anshen + Allen installed the existing aluminum main entry doors and interior vestibule, and all original materials within the main opening were removed, including: exterior bronze framing with lattice transom, bronze double doors, and interior vestibule.

Project Description

The proposed project involves conversion of approximately 9,330 square feet of retail to office use on the ground floor of the existing Bank of California building. Alterations include widening an existing interior ground floor connection between the subject Landmark and the adjacent historic resource, a 21-story tower addition (430 California Street). The ground floor connection would be widened a cumulative eight to ten inches and remove an existing step to accommodate a new ramp to meet current accessibility and egress requirements. The interior vestibule installed in 1967 would be removed. Alterations at the main entry (Option 1) include the replacement of the existing aluminum, black finish, main entry doors installed in 1967, with anodized aluminum doors in the same dimensions, with dark bronze finish. The new doors would meet current pull force code requirement.

The project sponsor is also presenting an alternate proposal for the main entry (Option 2) which includes the following modifications: new anodized aluminum framing in dark bronze finish and anodized aluminum doors in polished bronze finish, including, wider main entry doors resulting in reduced side lite window width, and replacement of the existing multi-lite transom window with a single lite transom window.

Compliance with Planning Code

PLANNING CODE DEVELOPMENT STANDARDS.

The proposed project requires approval of a Conditional Use Authorization by the Planning Commission as the proposed office use (Non-Retail Sales and Service) would be located at or below the ground floor (Planning Code Section 210.2).

In order to proceed, a building permit from the Department of Building Inspection is required.

APPLICABLE PRESERVATION STANDARDS.

Both the proposed project per Option 1, and the alternate proposal specific to the main entry (Option 2), are appropriate for and consistent with the purposes of Article 10, meet the standards of Article 1006.6 of the Planning Code, and comply with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- The proposal provides a new use for a historic structure which respects the property's architectural significance;
- The integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved;
- The existing entry doors and vestibule installed in 1967 by Anshen + Allen have not acquired any significance in their own right;
- New features, including the accessible main entryway, widened interior ground floor connection, and ramp, will be compatible with the historic resource, though designed in a way to read as contemporary (anodized bronze plates at interior walls and ceiling, bronze handrails, and natural stone ramp), thus avoiding false historicism; and
- The widened interior ground floor connection will remove minimal historic features; wood doors and surround and a cumulative 8-10 inches of stone horizontally; the heightened portion of the interior

connection will not disturb the bottom datum of the existing stone course.

Public/Neighborhood Input

As of the writing of this report, the Department has received two letters of correspondence about the proposed project. Both letters are generally in support of the project's physical alterations with emphasis on substitution of entryway materials. However, one letter is opposed to the change of use and the other recommends on-site public engagement or display.

Issues & Other Considerations

The landmark designation for the Bank of California did not specifically enumerate character-defining features of the interior banking hall, other than volume of space and fenestration. Although the project as proposed will remain publicly accessible (monthly guided tour), and retain all interior features as summarized by the sponsor on Sheet "1" of Exhibit B and environmental determination (Exhibit D), Staff will require an on-site interpretive program. The mechanism to achieve an on-site interpretive program for this particular project will be a condition of approval to the Conditional Use Authorization.

The Department has requested the project sponsor develop Tenant Guidelines that would be conditions of the Conditional Use Authorization, provided on Sheet "16" of Exhibit B to broadly inform how future tenant improvements should be designed; compatible materials; and how to incorporate mechanical, electrical, plumbing, and life-safety equipment.

The Tenant Guidelines may also inform what level of review is desired by the Historic Preservation Commission (HPC) when subsequent tenant improvements are proposed.

While the project overall and the alternate option "Option 2", are found to be generally consistent with the Secretary of the Interior's Standards for Rehabilitation, staff would recommend that the sponsor limit exterior work to only door replacement under Option 1. Staff finds that the level of main entry alterations under Option 2 (door width, side lites, and transom lites) may warrant restoration of bronze features and material historic to the landmark, at the discretion of the HPC.

Summary of issues highlighted

- Minimal enumerated character-defining features from the landmark designation (1968)
- Tenant Guidelines adequacy
- Consideration for original materials
- The Project is fully code compliant and is supported by Department Staff

Environmental Review Status

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

The Department recommends approval of the proposed project and exterior work under “Option 1” as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a Landmark and the *Secretary of the Interior Standards for Rehabilitation*.

Attachments

Draft Motion – Certificate of Appropriateness (Exhibit A)
Exhibit B – Project Sponsor COA Package
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E – Landmark Designation (1968)



Certificate of Appropriateness Draft Motion

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CONTINUED FROM: MAY 19, 2021 and JUNE 2, 2021

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Block/Lot: 0239/003
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 003 IN ASSESSOR'S BLOCK 0239 IN A C-3-O DOWNTOWN OFFICE ZONING DISTRICT AND A 350-S HEIGHT AND BULK DISTRICT.

Preamble

On November 19, 2020, Michael Eadie of Kennedy Wilson (hereinafter "Project Sponsor") filed Application No. 2020-010710COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for interior and exterior alterations on a property located at Lot 003 in Assessor's Block 0239, which is an individual landmark locally designated under Article 10 of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On May 19, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2020-010710COA, and continued the public hearing to June 16, 2021.

On June 16, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2020-010710COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-010710COA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby **APPROVES** the Certificate of Appropriateness, as requested in Application No. 2020-010710COA in conformance with the architectural plans dated June 7, 2021 and labeled Exhibit B based on the following findings:

Findings

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.

- 2. Project Description.** The proposed project involves widening an existing ground floor connection between the subject building's western interior wall and the adjacent 21-story office tower located at 430 California Street (Block 0239/Lot 029), removal and replacement of the existing 1967 main entry doors, and permanent removal of the existing 1967 interior entry vestibule. The existing ground floor connection with 430 California Street (one of two such connections on the ground floor) will be made approximately 8" to 10" wider to meet egress requirements. The height of the opening will be slightly increased so that the opening aligns with the bottom of the stone course just below the Greek key frieze below the pilasters. The walls and ceilings of the passageway between the two buildings will be finished with anodized quarter-inch bronze plates. The floor of the passageway will be finished with new stone and will ramp up to 430 California, eliminating a step and thus making the passageway between the two buildings accessible to persons with disabilities. None of this work would be visible from surrounding public rights-of-way. The entry doors and interior vestibule were installed in 1967 by Anshen + Allen, which have not gained historic significance, are proposed to be removed and replaced with fully glazed anodized aluminum frame doors with bronze finish that meet the pull force requirement. The proposed doors will be balanced and have a design similar to the existing entry doors. The interior vestibule will be removed. This work would be visible from surrounding public rights-of-way. Please see photographs and plans for details.

- 3. Property Description.** 400 California Street is located on the north side of California Street between Leidesdorff Street and Sansome Street (Assessor's Block 0239; Lot 003). The subject building is Landmark No. 3, locally designated under Article 10 of the Planning Code. The building is also an Article 11 Category I "Significant Building." The Classical Revivalist, two-story (ground floor plus basement) building, which was completed in 1908, was designed by Bliss & Faville, and modeled after the Knickerbocker Bank building in New York City by McKim, Mead & White. The exterior of the building is defined by its classical colonnaded temple-front design with Corinthian columns. The main entrance to the building's grand banking hall is marked by a monumental opening with a pedimented door enframingent. The building houses a classically finished banking hall that consists of a single open volume lit by large windows on the north, east, and south walls of the building. The interior walls feature stone-block coursing, pilasters with Corinthian capitals, a Greek key band, and a coffered ceiling with decorative soffits. The building was expanded to the west with the construction of the 21-story Bank of California Tower at 430 California Street in 1967-1968, which was designed by Ashen + Allen. 430 California Street is located on a separate parcel (Block/Lot 0239/029) but is internally connected to 400 California Street.
- 4. Surrounding Properties and Neighborhood.** The subject property is located downtown in the Financial District, and in proximity to Chinatown and Jackson Square. Directly adjacent properties are largely office, commercial and mixed-use structures of varying heights dating to the early 1900s. Similar property types, such as the Wells Fargo headquarters building and the former Federal Reserve Building at One Embarcadero, are located nearby.
- 5. Public Outreach and Comments.** The Department has received two letters generally in support of the accessibility and egress improvements, but provide emphasis or substitution to exterior materials; one letter is opposed to the change of use and the other recommends an on-site public engagement or display.
- 6. Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior and interior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:
- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.
- The proposed project is consistent with Article 10 of the Planning Code.*
- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for landmarks, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):
- (1) **Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires

minimal change to the defining characteristics of the building and its site and environment.

The interior space of 400 California Street was a commercial banking hall and is proposed to be converted to office use as part of a separate Conditional Use Authorization submitted concurrently by the Project Sponsor for consideration by the Planning Commission. The conversion to office space is not the subject of this application for a Certificate of Appropriateness; however, the proposed office use would require minimal changes to the defining characteristics of the building and its site and environment.

- (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property will be retained and preserved. The proposed alterations will have minimal impact to the character-defining features of the banking hall. The alterations at the entry will not remove distinctive materials. The existing entry doors and vestibule were installed in 1967 and are part of the Anshen + Allen modifications. The 1967 work removed all original materials within the opening. The existing entry is aluminum framed with a simple design. Neither the door nor the vestibule have acquired significance in their own right nor are they character-defining features of the banking hall.

The modification of the existing opening at the western interior wall will remove several inches of the stone coursing on either side of the opening in order to comply with egress and accessibility requirements. The height of the proposed opening will be well below the decorative Greek key patterned frieze panel that encircles the room beneath the pilasters. This western interior wall has historically had openings to the adjacent, connected building at 430 California Street, which was constructed in 1968 by Anshen + Allen to expand the historic bank building with a compatibly designed tower. Therefore, the alteration of the opening between these two interrelated structures is in keeping with the history of both buildings and will not change the historic character of the banking hall of 400 California Street.

- (3) **Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

The proposed alterations will have a contemporary design, and thus will not create a false sense of historical development. The interior non-historic vestibule from 1967 will be removed but will not be replaced, which will allow for an improved view into the lobby. The alteration of the existing opening in the western interior wall of the banking hall is in keeping with the history of the building since 1968 when the adjacent 430 California Street building was constructed to expand the Bank of California building. These two structures are connected and alterations to an existing opening between them will not add a conjectural feature. The proposed opening will be designed with modern materials including quarter-inch bronze cladding at the interior of the passageway. The cladding will extend slightly beyond the face of the stone coursing that will differentiate the opening from the original historic features of the banking hall.

- (4) **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project will not impact any non-original features that may have gained significance since the construction of the building. The proposed alterations to the entry will be limited to removal of features that were installed in 1967 that have not acquired significance in their own right nor are they character-defining features of the banking hall. The widening of the interior 1967 passageway will comply with accessibility requirements.

- (5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

The proposed project will preserve distinctive materials or features that are character-defining features of the banking hall. Proposed alterations at the entry will only remove materials from the 1967 renovation that have not acquired significance in their own right and are not character-defining features. Original material will be retained and protected. On the western interior wall, only a small portion of the existing stone-block coursing will be removed to allow for widening of the existing opening. The vast majority of the stone-block coursing within the banking hall will be retained and preserved, allowing it to continue to express its role in the larger design of the banking hall.

- (6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

There are currently no known deteriorated historic features in the banking hall. Proposed scopes of work are limited to previously altered materials – such as at the entry – and the slight widening of an existing opening in the banking hall’s western interior wall, that will minimally impact historic features. If deteriorated features are found during the course of the project, repair will be prioritized over replacement. In the case of the stone coursing around the proposed widened opening in the western interior wall, the 8” – 10” of stone coursing to be removed will be done carefully to protect the adjacent stone. Any patching and repair of the surface will match the historic stone in color, texture, and sizing.

- (7) **Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments are currently proposed. If historic features require cleaning, it will be of the gentlest means possible and will follow the guidance of the Secretary of the Interior’s Standards for Rehabilitation and relevant guidance from the National Park Service Technical Bulletins.

- (8) **Standard 8:** Significant **archeological resources** affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No below-ground work will be undertaken that would disturb archaeological resources.

- (9) **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The project does not include an addition. The proposed alteration of the existing entry is limited to the portions of the entry installed in 1967 that have not acquired significance in their own right. All original materials associated with the entry will be retained. The proposed alterations to the existing opening on the western interior wall will remove only a minimal amount of the stone coursing in order to meet code requirements and will be suitably differentiated from the historic material of the banking hall through the use of modern materials and design. The proposed scopes of work will have a limited impact on a small area of the existing stone-block coursing within the banking hall and will not alter or destroy other historic features or spatial relationships of the property. No other character-defining features will be impacted such that the building would lose its historic significance. 400 California Street and its historic interior banking hall will continue to express their historic significance.

- (10) **Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No new additions or adjacent or related new construction will be undertaken. Therefore, the form and integrity of the property will remain intact.

- C. **Landmarks.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

Landmarks

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

The project is in conformance with Article 10, and the work will not adversely affect the Landmark site. None of the character-defining features detailed in the designating ordinance would be altered or destroyed as a result of the project, and the project proposes only minor

changes to the non-historic entryway and the existing interior ground floor connection with 430 California Street.

- 7. General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

- 8. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The project is located in Downtown and is extremely well-served by transit as it is located in a major transit corridor and would therefore promote rather than impede the use of MUNI transit service.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not displace any industrial or service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will comply with all applicable construction and safety measures..

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact any parks or open spaces or their access to sunlight or vistas.

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

Decision

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Certificate of Appropriateness** for the subject property located at Lot **003** in Assessor's Block **0239** for proposed work in conformance with the architectural submittal dated June 7, 2021 and labeled Exhibit B on file in the docket for Record No. **2020-010710COA**.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 16, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: June 16, 2021

EXHIBIT A

Authorization Update

This authorization is for a Certificate of Appropriateness to allow Major Alterations located at 400 California Street, Block 0239, Lot 003 pursuant to Planning Code Section 1006 within the C-3-O (Downtown Office) Zoning District and a 350-S Height and Bulk District; in general conformance with plans, dated June 7, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2020-010710COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on June 16, 2021 under Motion No. XXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

Extension

All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.



400 CALIFORNIA STREET
San Francisco, CA

CERTIFICATE OF APPROPRIATENESS

Prepared for the
San Francisco Historic Preservation Commission

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BUILDING OVERVIEW

BUILDING HISTORY

The building at 400 California Street (Block/Lot 0239/003) was completed in 1908 as the new headquarters of the Bank of California, which is the oldest incorporated commercial bank in California. The building, modeled after the Knickerbocker Bank building in New York City by McKim, Mead & White, was designed by Bliss & Faville in the Classical Revival style. The exterior of the building is defined by its classical colonnaded temple-front design with Corinthian columns and a classical denticulated and modillioned cornice. The main entrance to the building's grand banking hall is marked by a monumental opening with a pedimented door enframingent.

The building houses a classically finished banking hall that consists of a single open volume lit by large windows on the north, east, and south walls of the building. The interior walls feature stone-block coursing, pilasters with Corinthian capitals, a Greek key band, and a coffered ceiling with decorative soffits. The bank vaults at the north end of the room are contained within a stone surround topped with a clock flanked by mountain lion sculptures.

Located at the corner of California and Sansome streets, the building was expanded to the west with the erection of the 21-story Bank of California Tower at 430 California Street in 1967-1968, which was designed by Anshen + Allen. 430 California Street is located on a separate parcel (Block/Lot 0239/029) but is internally connected to 400 California Street and provides access to a roof garden on 400 California Street.



View looking from the intersection of California and Sansome Street (Gensler)

HISTORIC STATUS

400 California is a local San Francisco Landmark (Landmark No. 3) due to its architectural significance as an example of distinguished classical bank design in the early twentieth century and for its history as the headquarters of the oldest commercial bank in California. The building is also an Article 11 Category I "Significant Building." The San Francisco Planning Department has given the building a Historic Resource Code of "A- Historic Resource Present." The building has been found eligible for the National Register through survey evaluation.

CHARACTER DEFINING FEATURES

The features of the banking hall of 400 California Street include, but are not limited to:

- Single open volume
- Corinthian pilasters between paneled wall surfaces
- Blank frieze panel with denticulated and modillioned molding
- Coffered ceiling with decorative soffits
- Decorative Greek key panel beneath pilasters
- Large multi-lite windows along north, east, and south walls
- Stone-block coursing along base of lobby below Greek key panel
- Decorative pediment and enframingent around primary entrance
- Bank vault assemblies within stone surround topped with a clock flanked by mountain lion sculptures

PROJECT OVERVIEW

Proposed alterations at the building include:

1. Alteration of an existing, non-original opening in the west wall of the former banking hall. The existing door will be removed and the opening will be made wider so that it meets ADA and egress requirements. The height of the opening will be slightly increased. The existing door will not be replaced.
2. The exterior entry doors and vestibule were installed in 1967 by Anshen+Allen and have not acquired significance in their own right. The entry doors will be removed and replaced with contemporary fully-glazed anodized aluminum frame doors that meet accessibility requirements. The existing 1967 vestibule will be removed. The transom above will either be retained (Option 1) or replaced with new (Option 2).



Aerial view of 400 California (San Francisco Public Library)

IMAGES

HISTORIC IMAGES - PRIOR TO 1967 ALTERATIONS



Exterior view of primary facade, 1910 (OpenSFHistory)



Exterior view of primary facade, 1920 (OpenSFHistory)



Original entrance, prior to Anshen+Allen alterations (Anshen + Allen photographs)



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

IMAGES

HISTORIC IMAGES - PRIOR TO 1967 ALTERATIONS



Interior, west wall of banking hall, prior to Anshen+Allen alterations
(Anshen + Allen photographs)



Interior, south wall of banking hall, prior to Anshen+Allen alterations
(Anshen + Allen photographs)

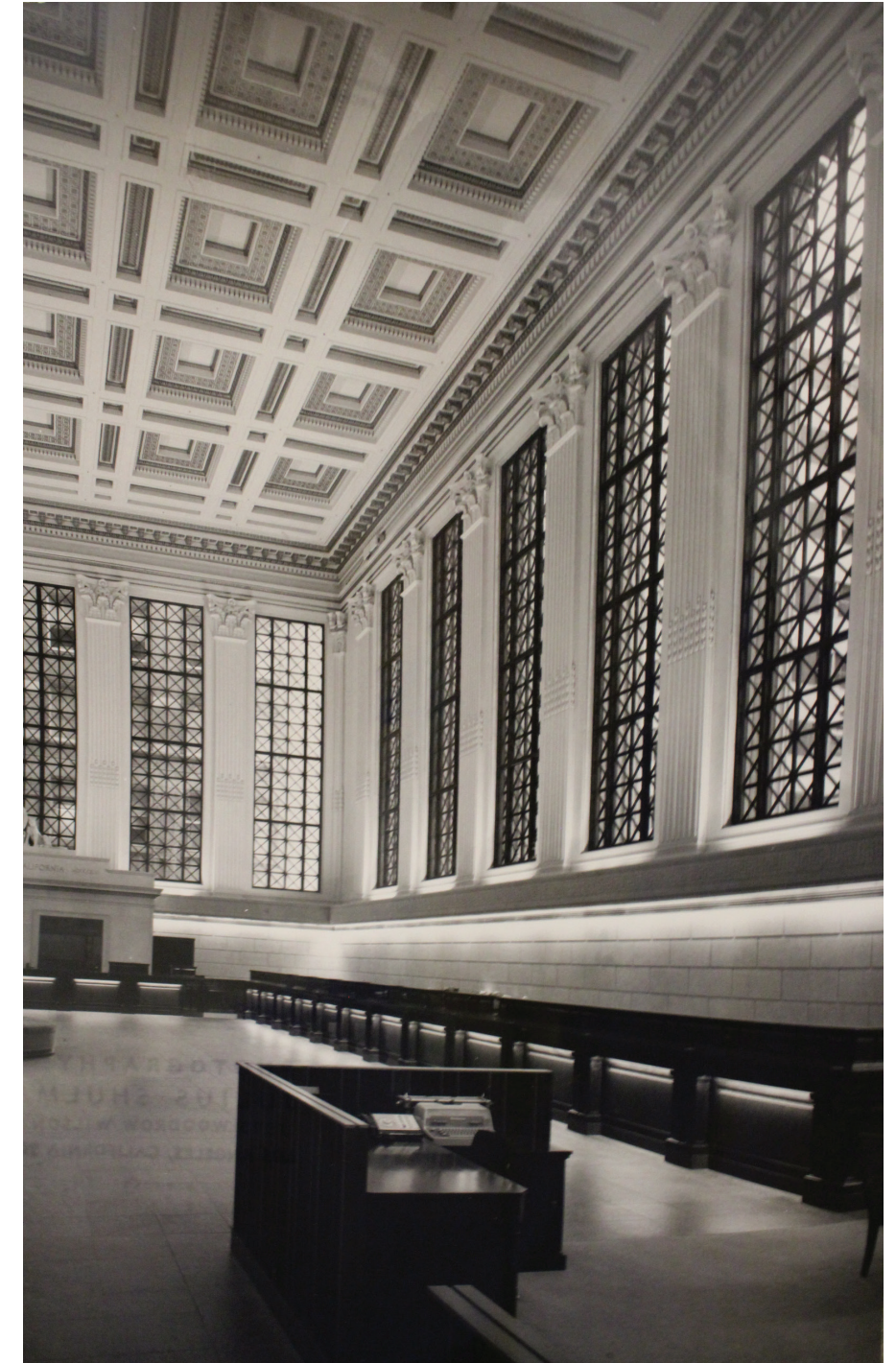
HISTORIC IMAGES - AFTER 1967 ALTERATIONS



Interior of banking hall, looking northwest, after 1967 alterations
(Anshen+Allen photographs)



Interior of banking hall, looking southeast, after 1967 alterations
(Anshen+Allen photographs)



Interior of banking hall, looking northeast, after 1967 alterations
(Anshen+Allen photographs)

IMAGES

EXISTING EXTERIOR PHOTOS



California Street



California Street



California Street



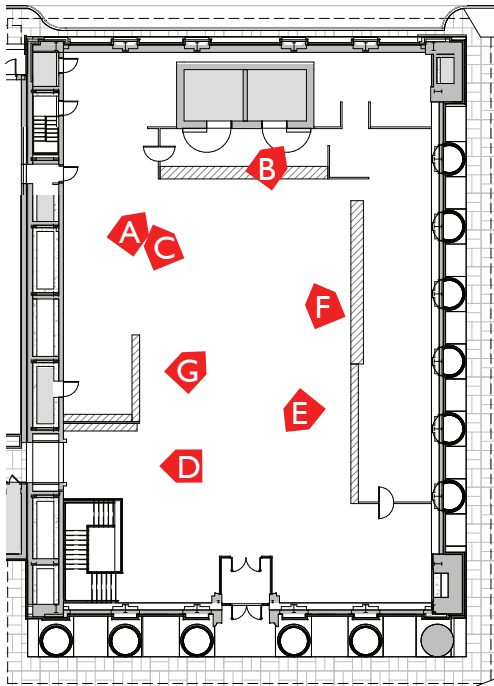
Halleck Alley



Halleck Alley

IMAGES

BANK LOBBY



PROPOSED PROJECT

ENTRY MODIFICATIONS

The existing entry doors and vestibule were installed in 1967 and are part of the Anshen + Allen modifications. The 1967 work removed all original materials within the opening. The existing entry is aluminum framed with a simple design. Neither the door nor the vestibule have aquired significance in their own right nor are they character-defining features of the Banking Hall.

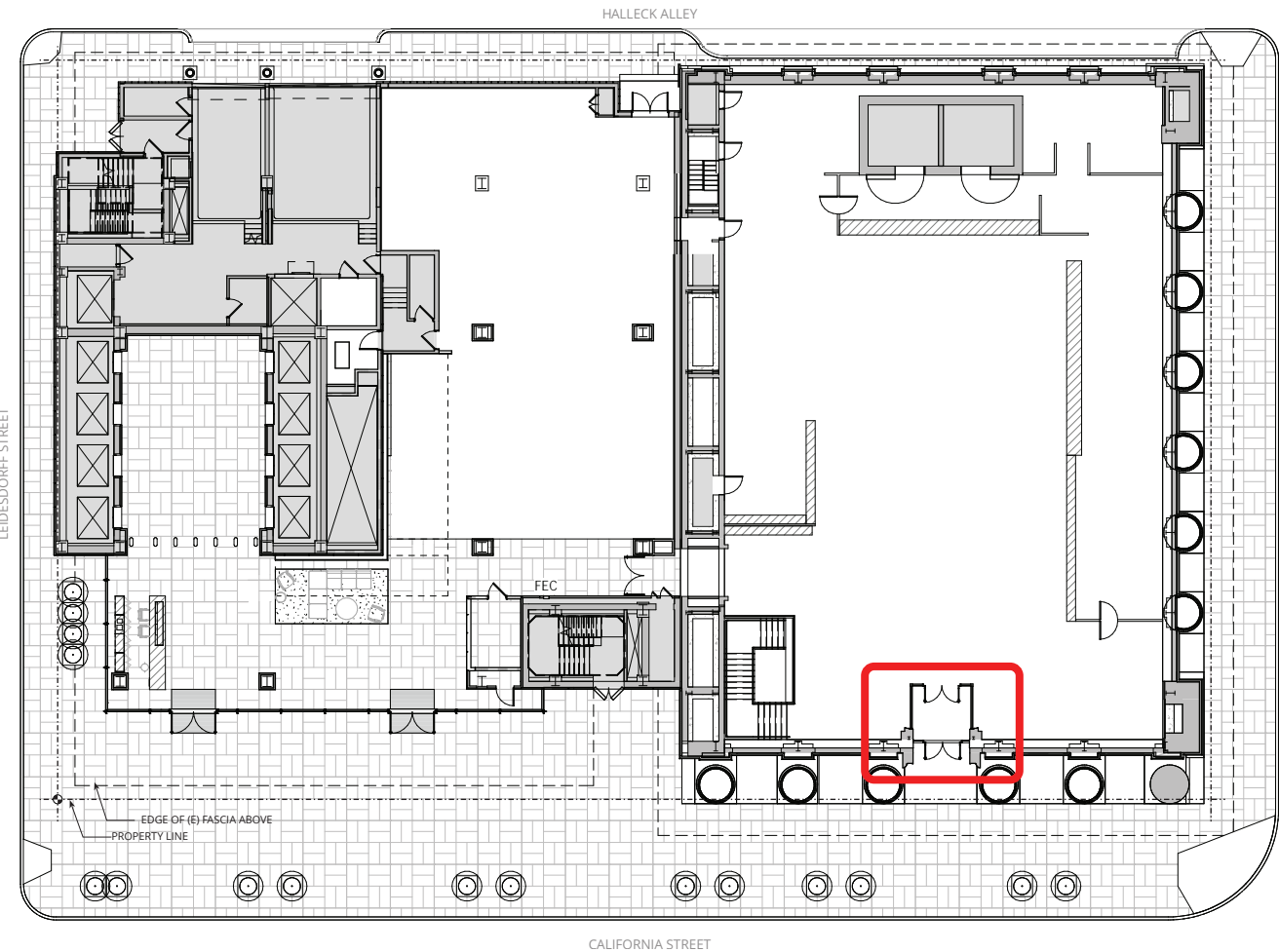
The proposed project includes two options for the entry.

Option 1

- Remove and replace the entry doors.
- Existing transom and side lites will be retained.
- Remove existing vestibule.

Option 2

- Remove and replace the entry doors, transom, and side lites with new.
- Remove existing vestibule.

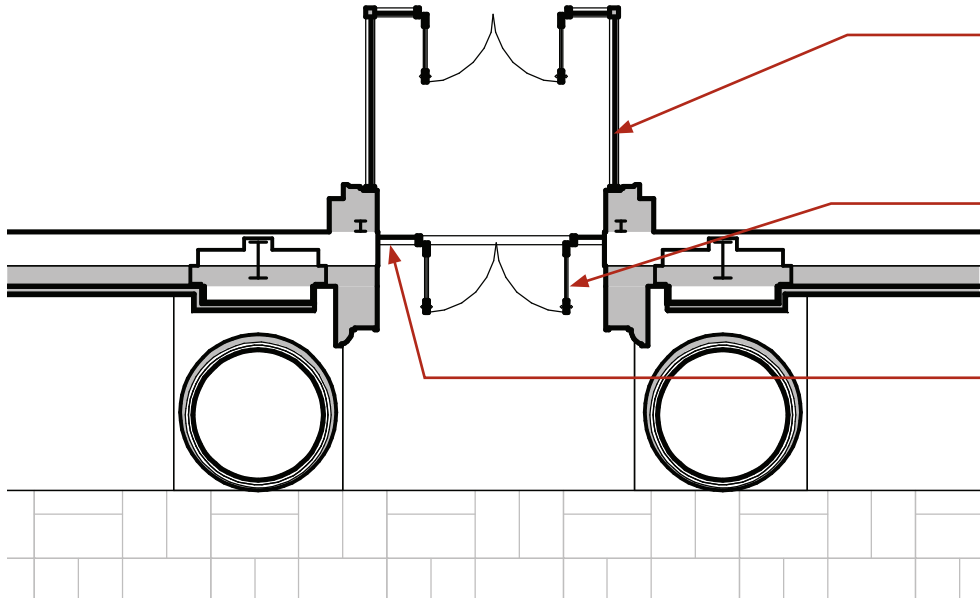


Ground floor plan showing area of work



1967 vestibule (not a character-defining feature)

Interior view of vestibule and entrance doors, looking southeast.



Option 1 and 2: Vestibule to be removed.

Option 1 and 2: Entry doors to be removed and replaced with code compliant doors.

Option 1: Existing transom and side lites to remain.

Option 2: New transom and side lites.

Enlarged plan of entry doors and vestibule

PROPOSED PROJECT

ENTRY MODIFICATIONS

The original entry included a pair of bronze double doors with side lites and a transom above. A horizontal mullion divided the entrance assembly and an upper transom with the same lattice screen detail as the windows of the banking hall. These features were completely removed and replaced during the 1967 alterations.

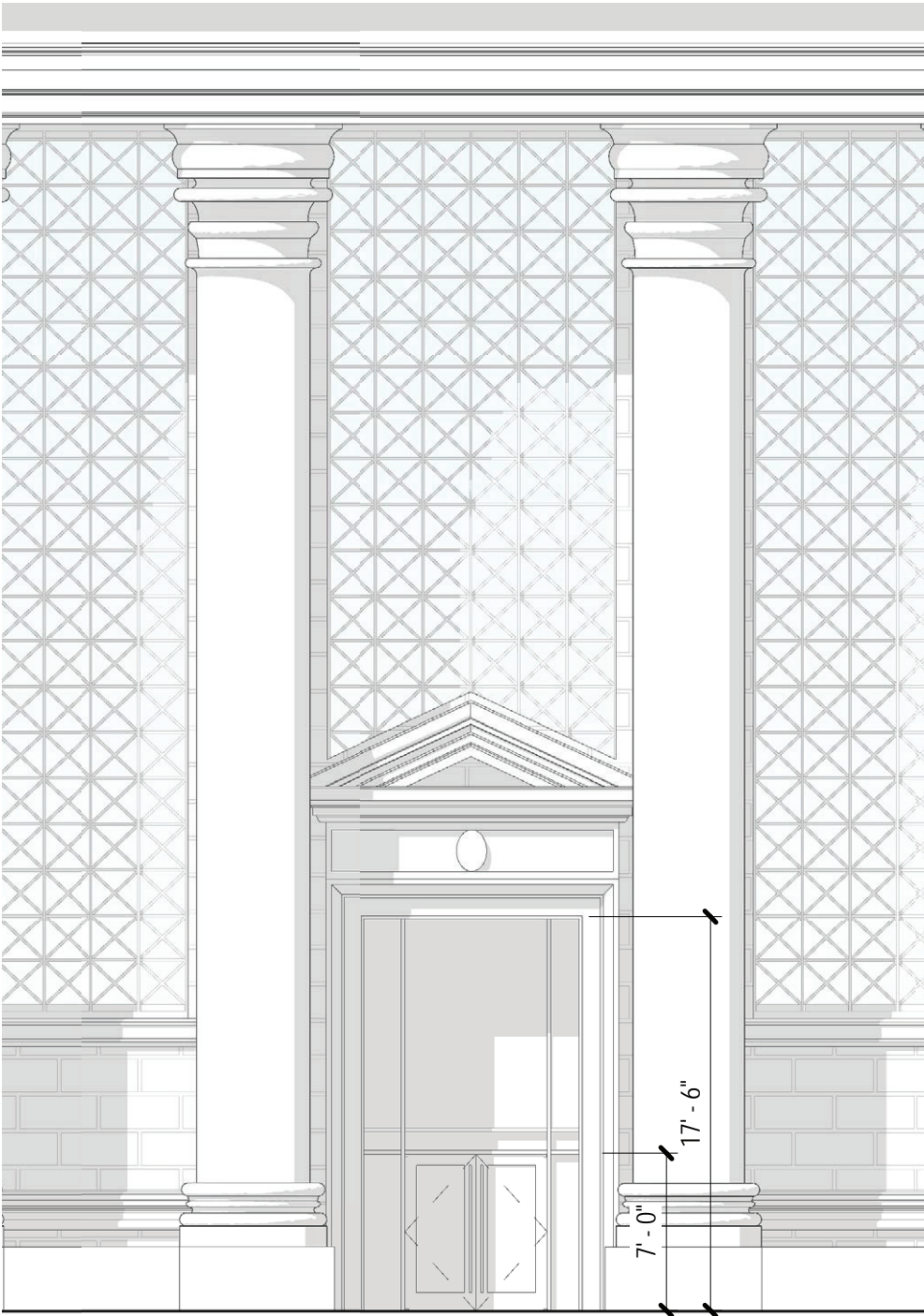
The 1967 entry has a simple design and consists of a pair of fully glazed aluminum frame doors with two small side lites. The lines of the side lites carry into the transom above. The existing transom rests directly above the entry doors and is larger in height than the original, combining the original transom and upper transom into a single feature.



Original entrance assembly and transom



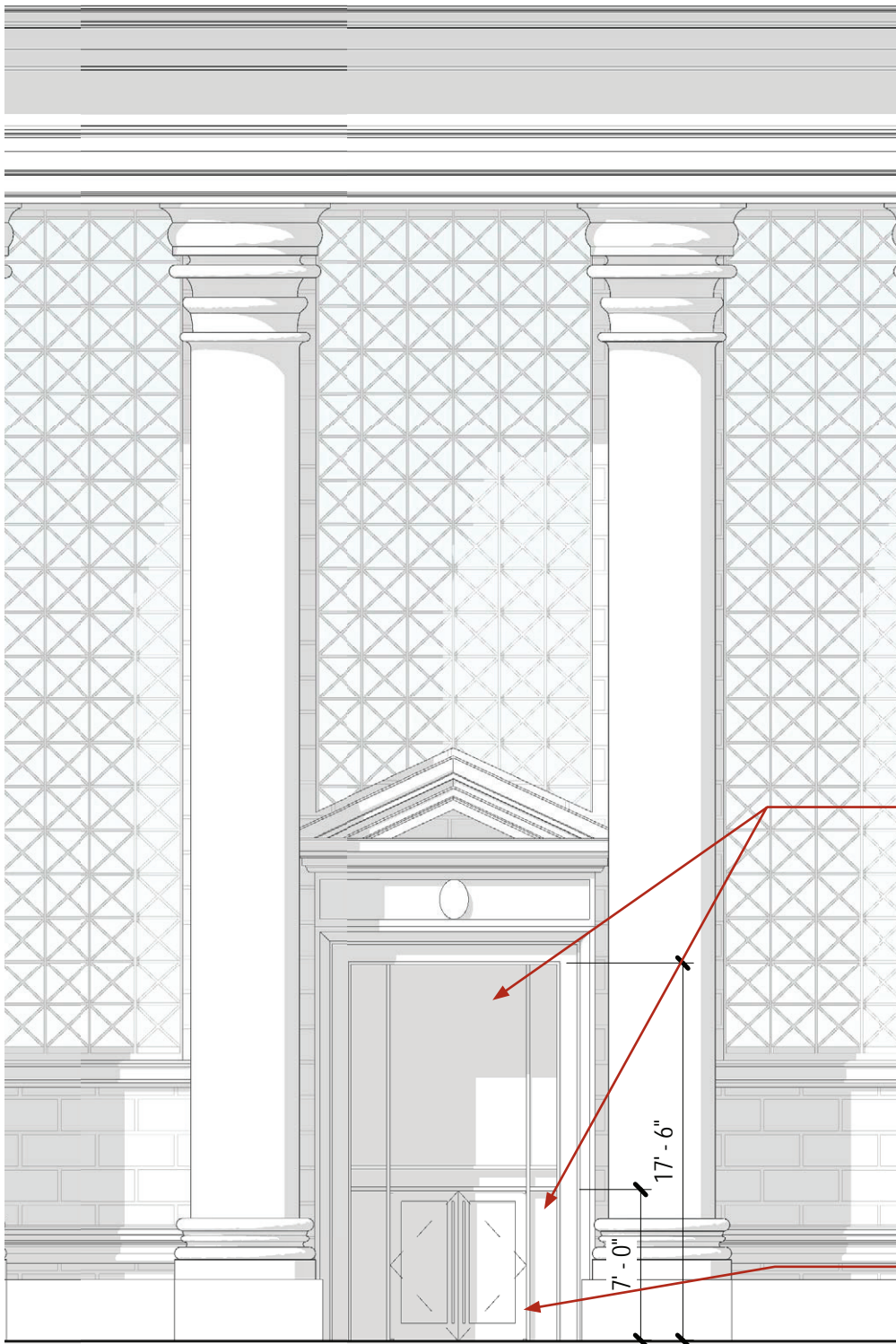
Existing entrance assembly and transom, design dates from 1967 alteration



Existing entrance assembly and transom, design dates from 1967 alteration

PROPOSED PROJECT

ENTRY MODIFICATIONS: OPTION I

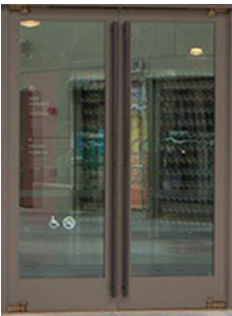


Option I: Elevation of proposed entry



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

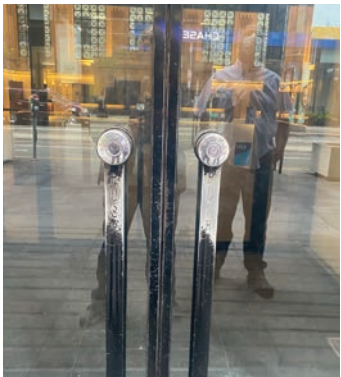
Entry doors to be removed and replaced with pull force compliant doors, dark bronze anodized aluminum. (See reference image above)

Entry doors to be removed and replaced with pull force compliant doors. Existing side lites to remain.

In Option I, 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.

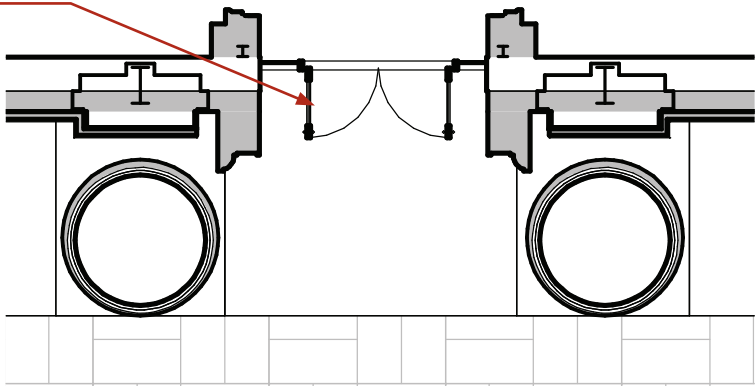
The interior non-historic vestibule from 1967 will be removed and will not be replaced, providing an unobstructed view into the lobby.



Existing painted doors to be replaced.



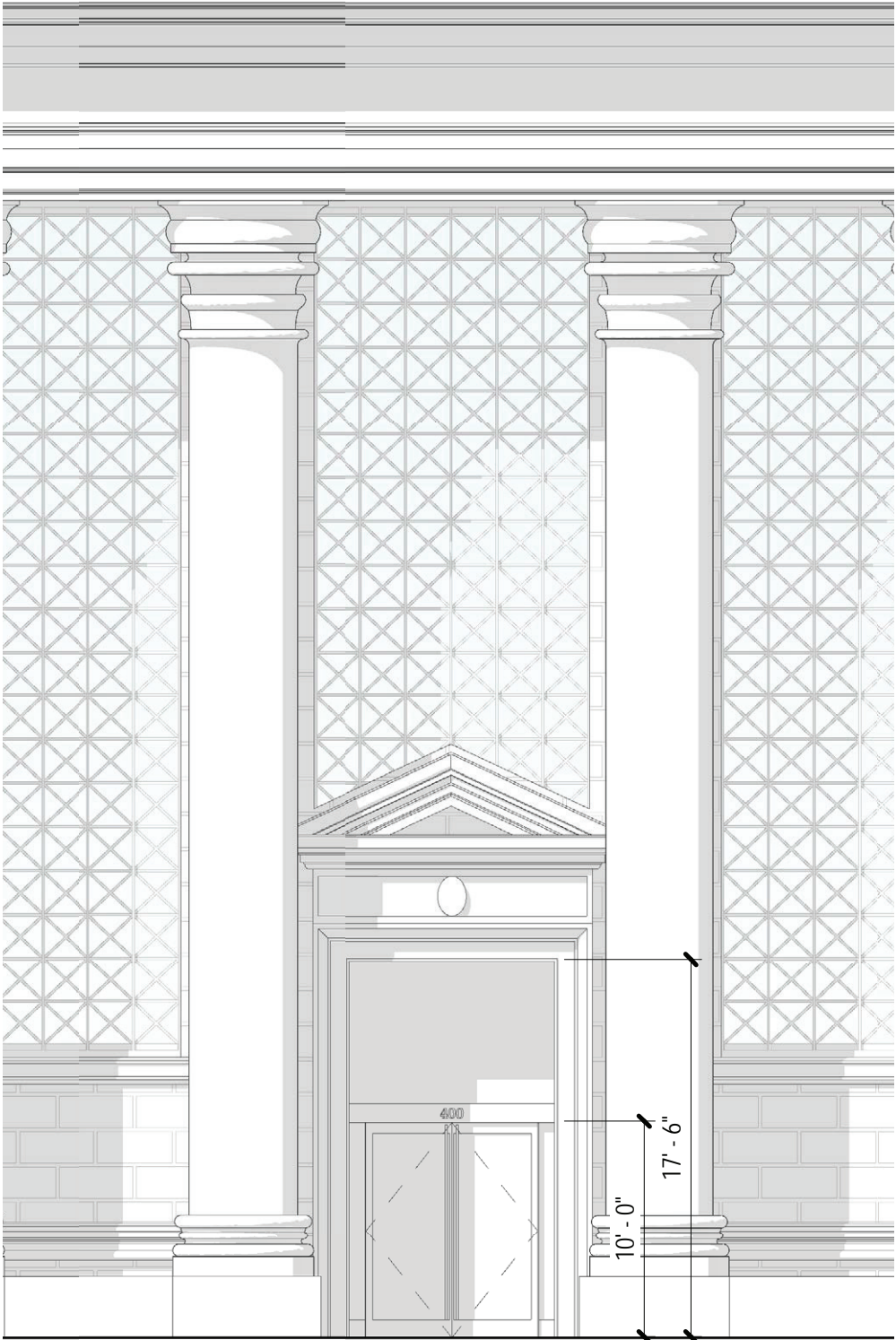
Existing painted window & door mullions to remain.



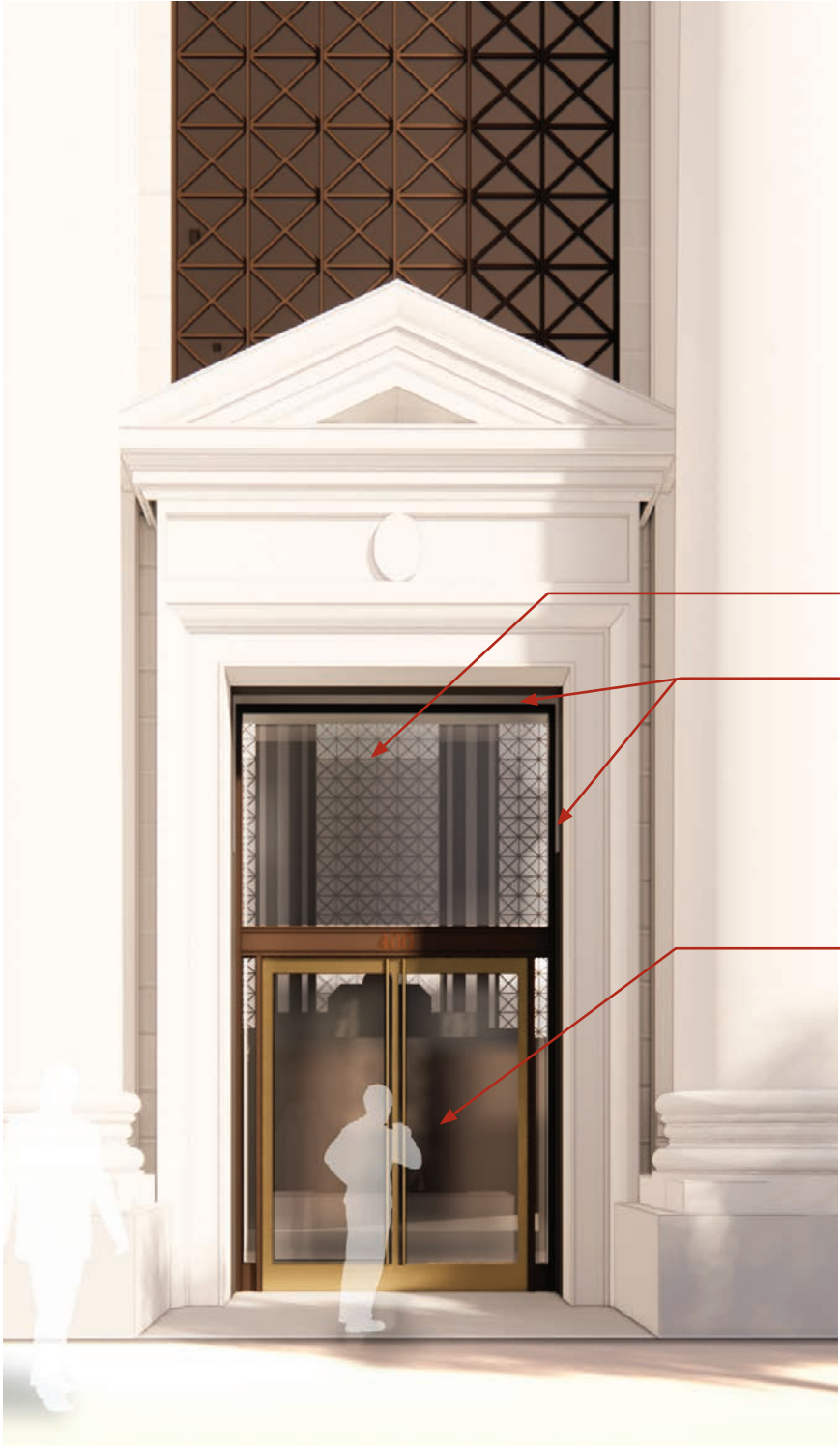
Option I: Enlarged plan of entry doors.

PROPOSED PROJECT

ENTRY MODIFICATIONS: OPTION 2



Option 2: Elevation of proposed entry,



Option 2: Rendering showing proposed replacement doors and transom

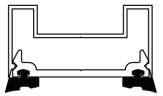
Option 2 calls for the removal and replacement of the existing, non-historic entry doors, side lites, and transom. The doors will be replaced with new balanced doors that meet the pull force code requirement. The proposed transom will be simple, consisting of a single, framed lite that provides transparency 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.

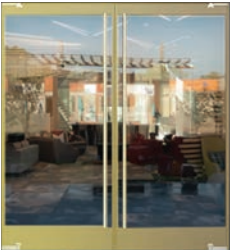
New transom

New Anodized Aluminum window mullions, Dark Bronze Finish

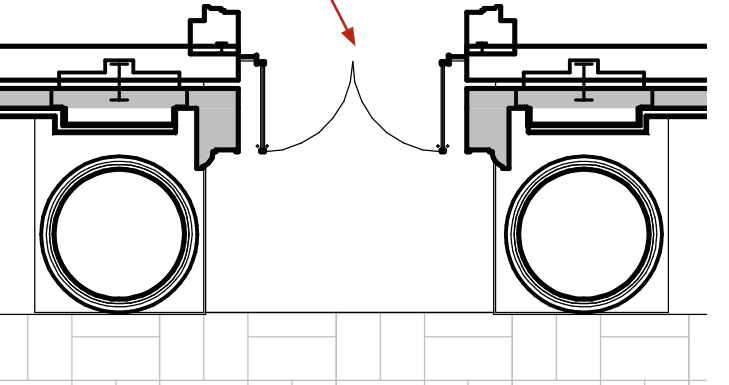
New balanced doors with ultra-narrow stiles, door pulls, and matching panic hardware at interior, polished bronze anodized aluminum finish



Double Batten Mullion



Anodized aluminum, polished bronze finish doors



Option 2: Proposed enlarged plan

PROPOSED PROJECT OPTION 2 WITH HISTORIC CONTEXT

ENTRY MODIFICATIONS



Original entrance assembly and transom



Existing entrance assembly and transom, design dates from 1967 alteration



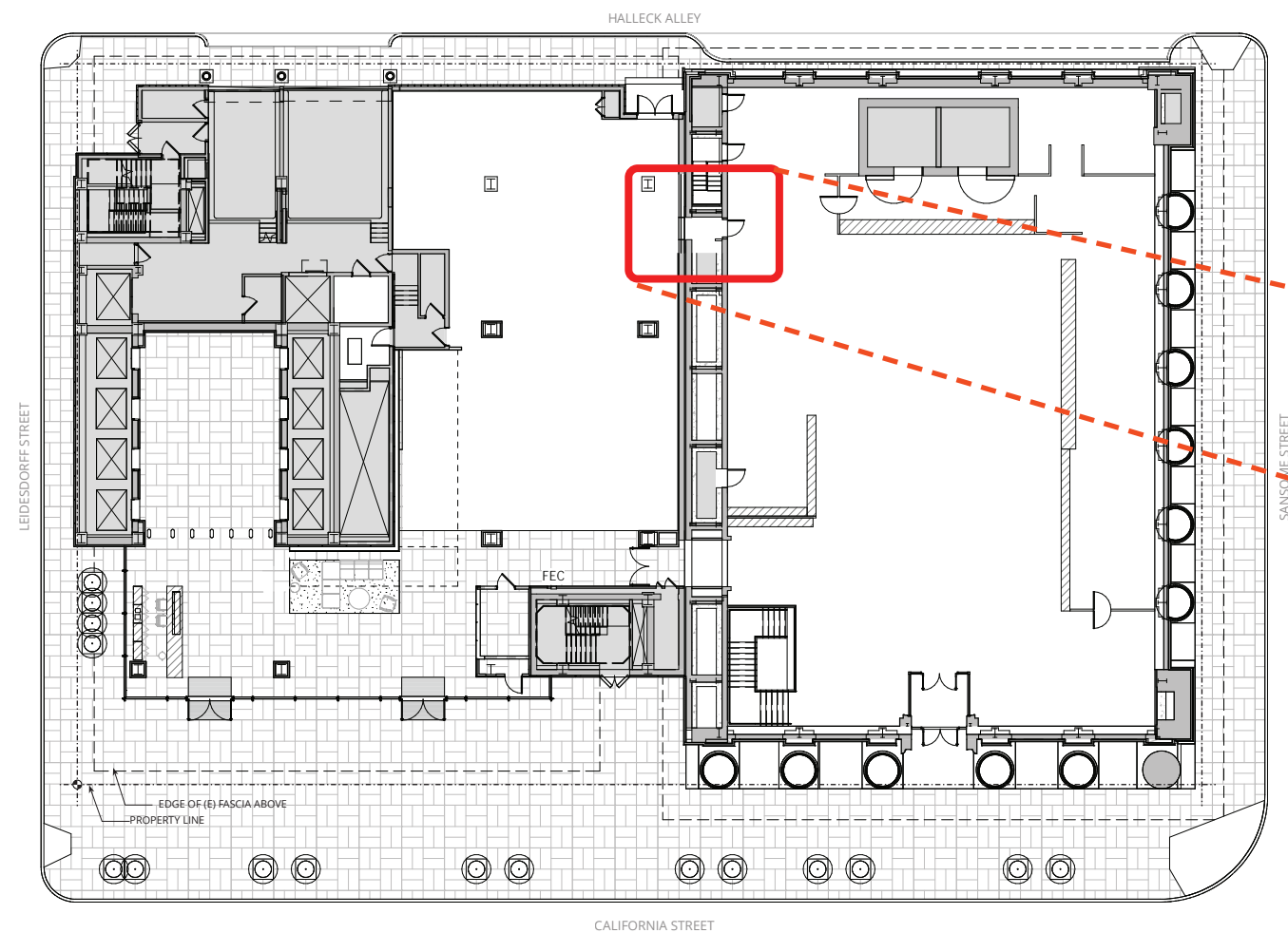
Option 2: Rendering showing proposed replacement doors and transom

PROPOSED PROJECT

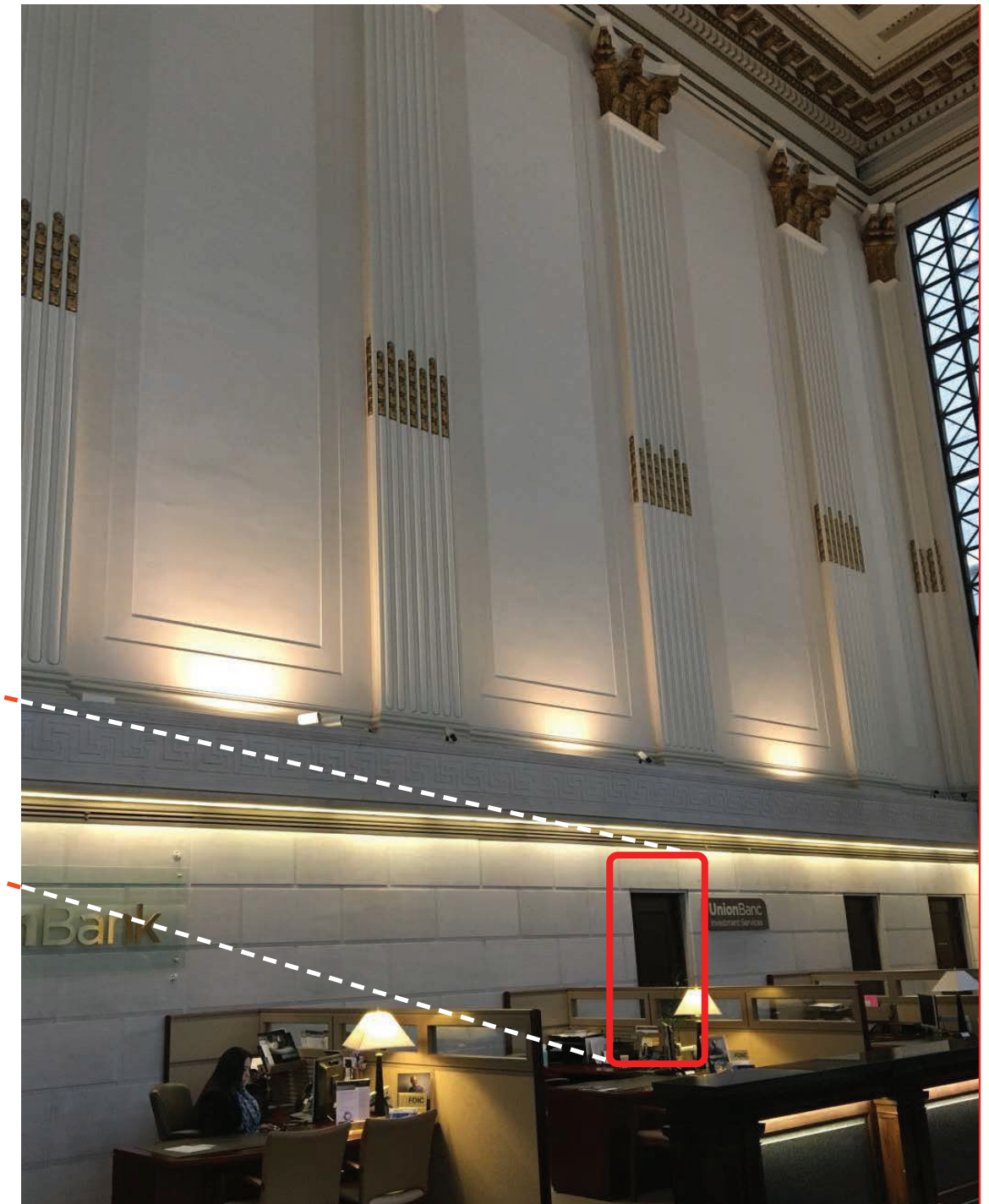
ALTERATION OF EXISTING OPENING AT WEST WALL

The project includes the alteration of an existing, non-original opening located in the west wall that connects the historic banking hall to 430 California Street. A ramp will be installed in the passageway between the two buildings to make the connection accessible and will provide a second means of egress that meets the code required separation of exits. The existing door will be removed and the opening will be made about 8" – 10" wider to meet the code required 44" landing width for a ramp. The height of the opening will be slightly increased so that the opening aligns with the bottom of the stone course just below the Greek key frieze below the pilasters.

Openings in this wall have previously been made as a response to programing needs. Previous attempts to patch and repair have been successful and therefore the Design Team is confident that this alteration is reversible. The west wall is a shear wall and therefore there are existing constraints that dictated the location and size of the proposed alterations to this opening.



Ground floor plan key



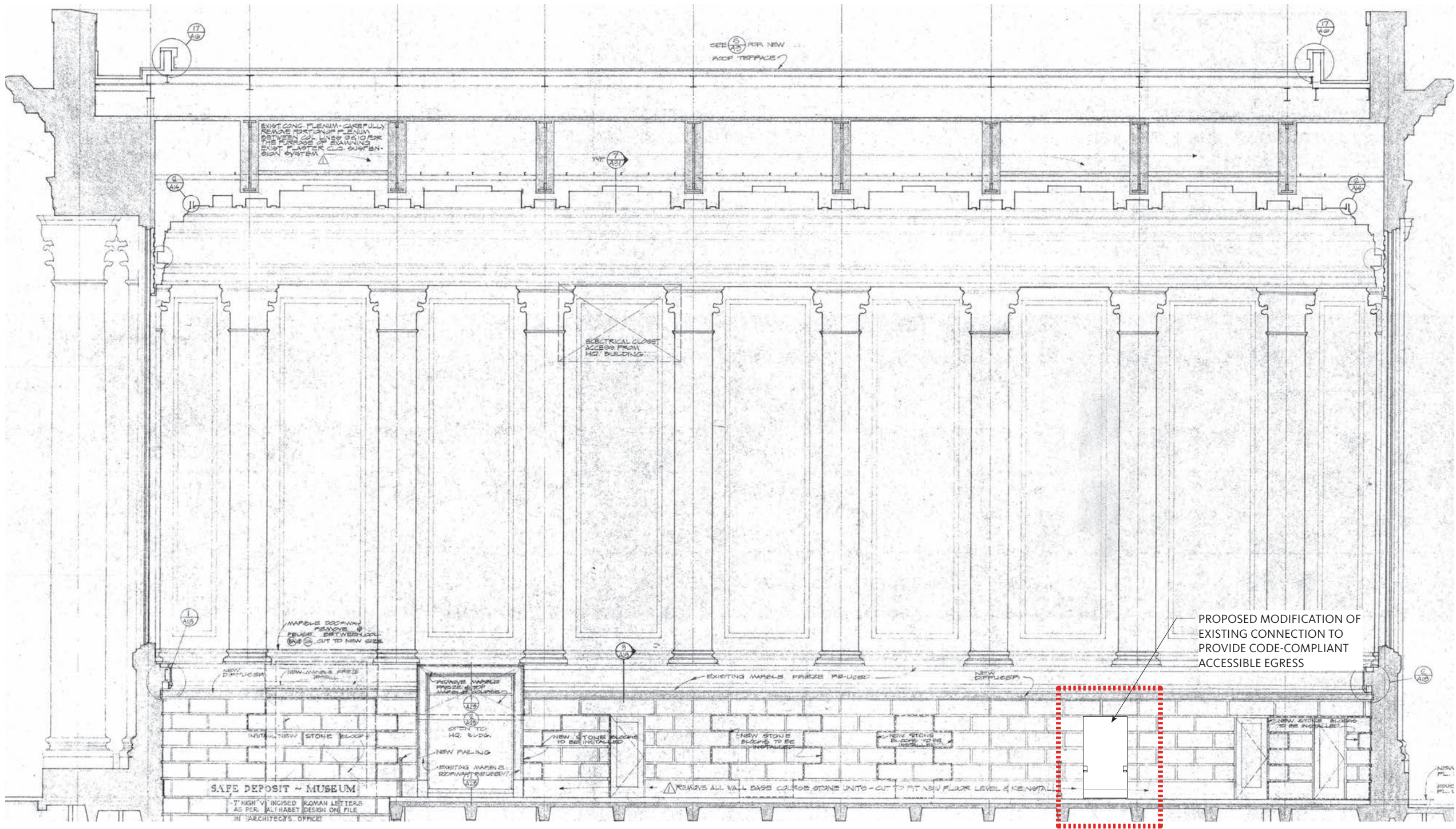
View of west wall showing proposed area of work

ALTERATION OF EXISTING OPENING AT WEST WALL: EXISTING ELEVATION



PROPOSED PROJECT

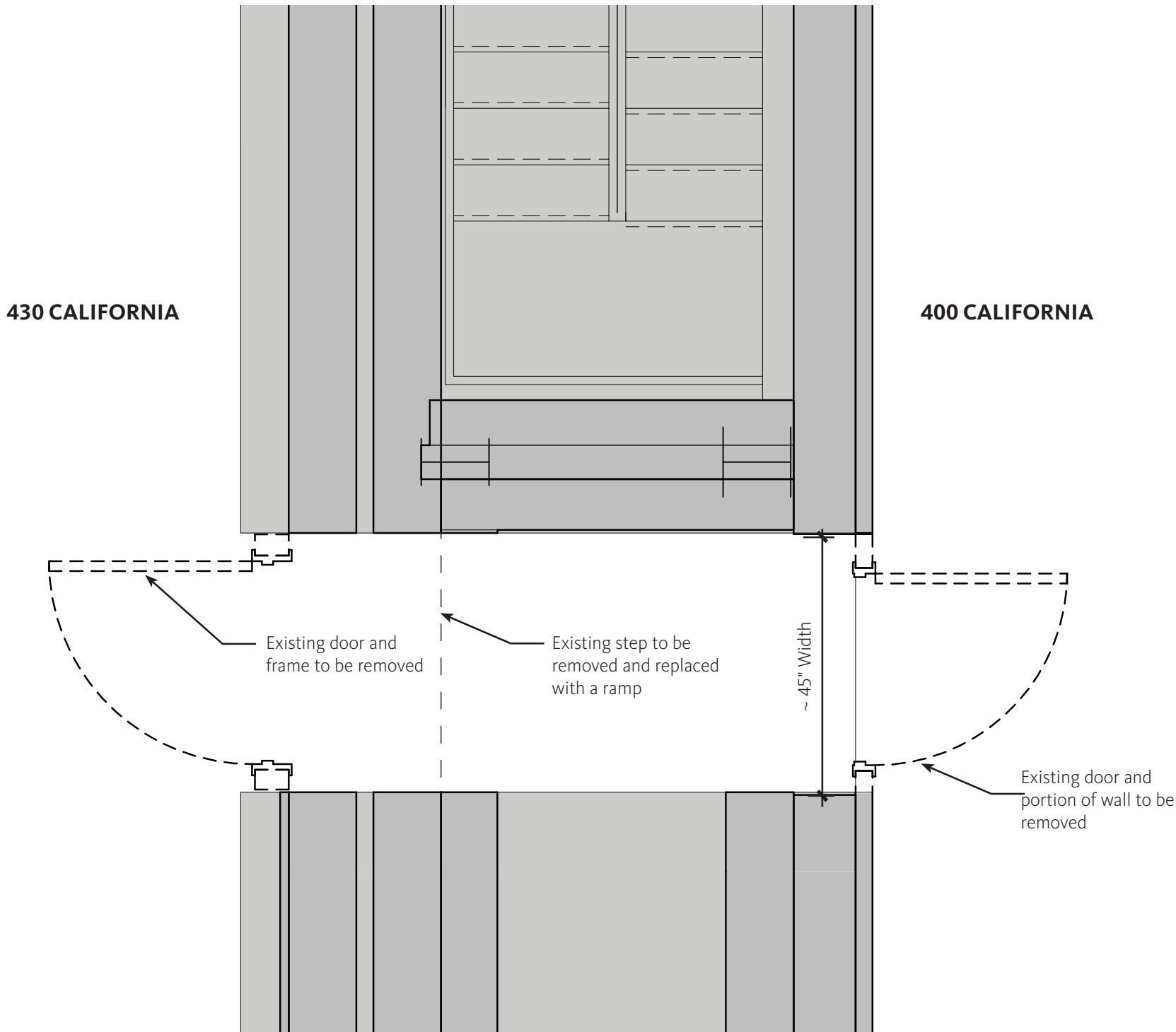
ALTERATION OF EXISTING OPENING AT WEST WALL: PROPOSED ELEVATION



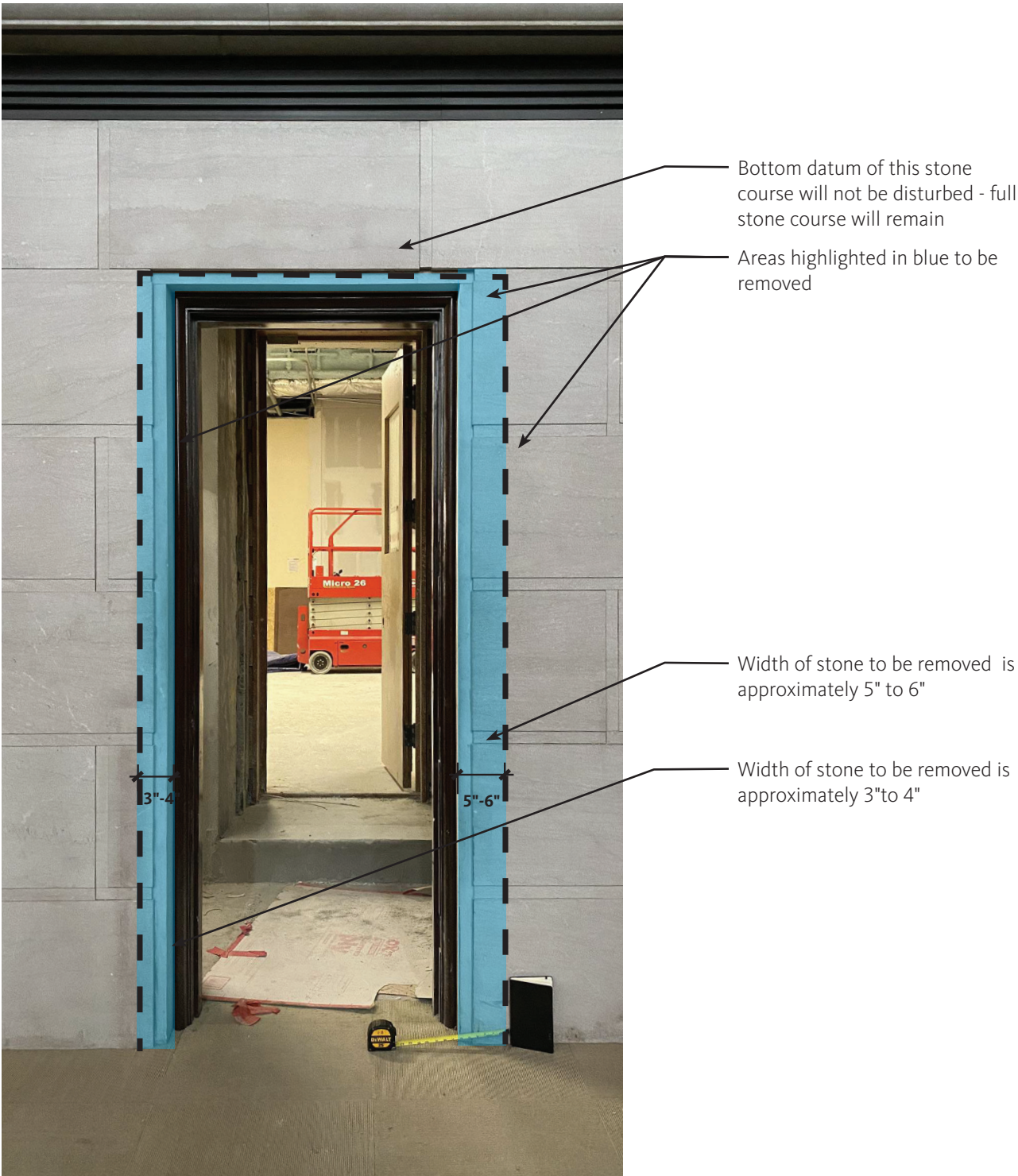
West Elevation showing proposed alteration of existing opening

PROPOSED PROJECT

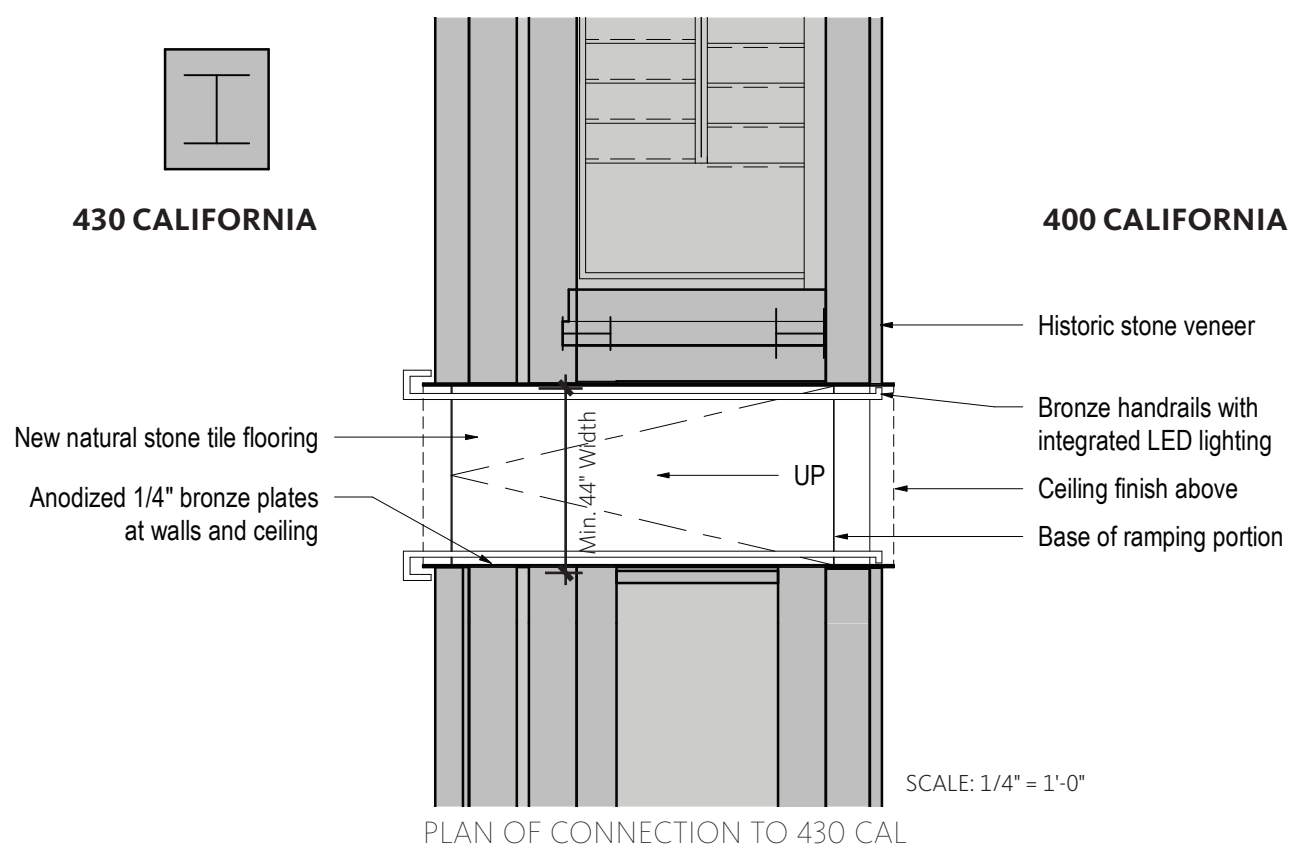
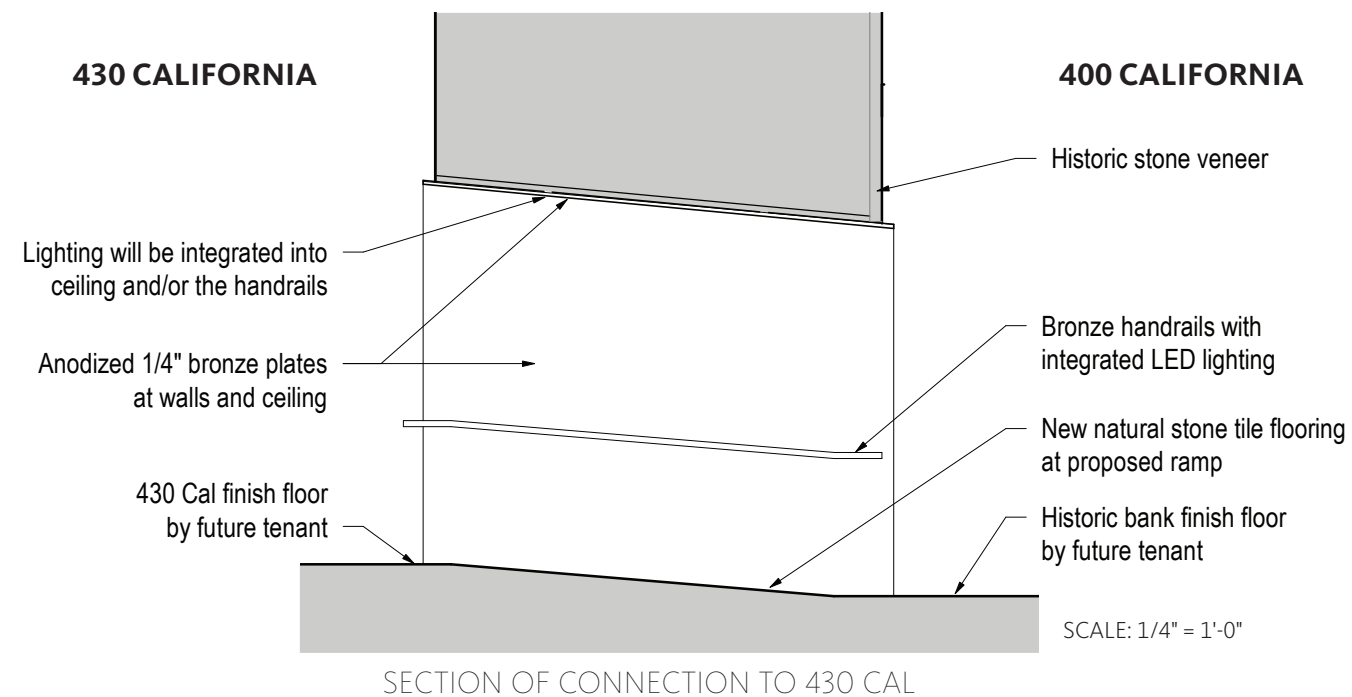
ALTERATION OF EXISTING OPENING AT WEST WALL



Existing Connection - Plan View with Areas of Required Demolition
SCALE: 1/2" = 1'-0"



Existing Connection - Area of Demolition



The walls and ceilings of the passageway between the two buildings will be finished with anodized 1/4" bronze plates. The bronze plates will extend slightly beyond the stone coursing of the banking hall. The floor will be finished with new stone and will ramp up to 430 California thus making the passageway between the two buildings accessible to persons with disabilities.

TENANT GUIDELINES

Tenant Guidelines have been developed to inform future tenant improvements and are intended to be applied to the Project as a condition of the conditional use authorization. They apply to features that will be fixed, such as partitions. The guidelines do not apply to furniture or other moveable features. The guidelines are intended to protect character-defining features in the Banking Hall while allowing tenants to build out spaces that reflect their identity and brand, but are not intended to prohibit proposed future modifications which may, depending on the proposal, require a new Certificate of Appropriateness. They are not strict requirements but rather represent general guidance for future tenant improvements.



GENERAL DESIGN PRINCIPLES

- Modifications to the historic Banking Hall should allow continued perception of the sense of its historic volume of space.
- Material finishes should have an office aesthetic. An industrial aesthetic, such as exposed mechanical ducts, is not appropriate.
- Design of tenant improvements should be distinct from the original fabric of the space but compatible to the Banking Hall.
- Removal of historic materials should be avoided to the extent practicable.
- New construction should be limited to the extent practicable to below the Greek key frieze datum line below the pilasters.
- If a privacy screen is programatically required near the entry, its height should be limited so that it is no taller than the datum line created by the bottom of the Greek key frieze below the pilasters.
- Refrain from attaching new construction to historic features, especially those above the Greek key frieze datum line, to the extent practicable.
- New tenant improvements should comply with the Secretary of the Interior Standards.

COMPATIBLE MATERIALS

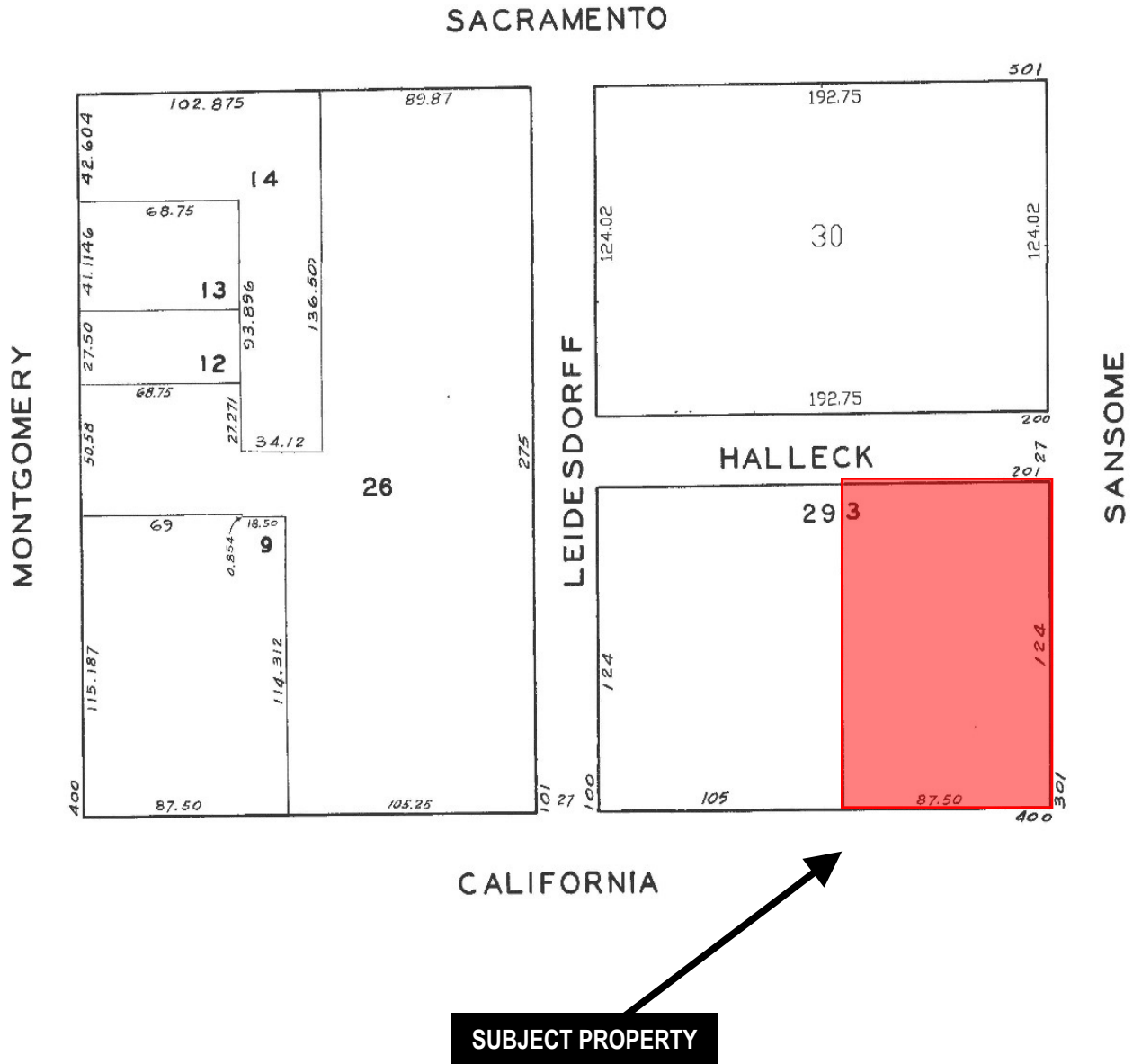
The materials listed below are identified as being compatible with the Banking Hall space. These guidelines are not intended to restrict the use of materials that are not listed below.

- Plaster
- Finished and painted drywall
- Stone with tones that are compatible with the existing colors in the space or similar to the marble seen in historic photos
- Metals similar to the existing metals in the space, such as the lattice screen of the windows or the bronze used in teller partitions as seen in the historic photos
- Wood

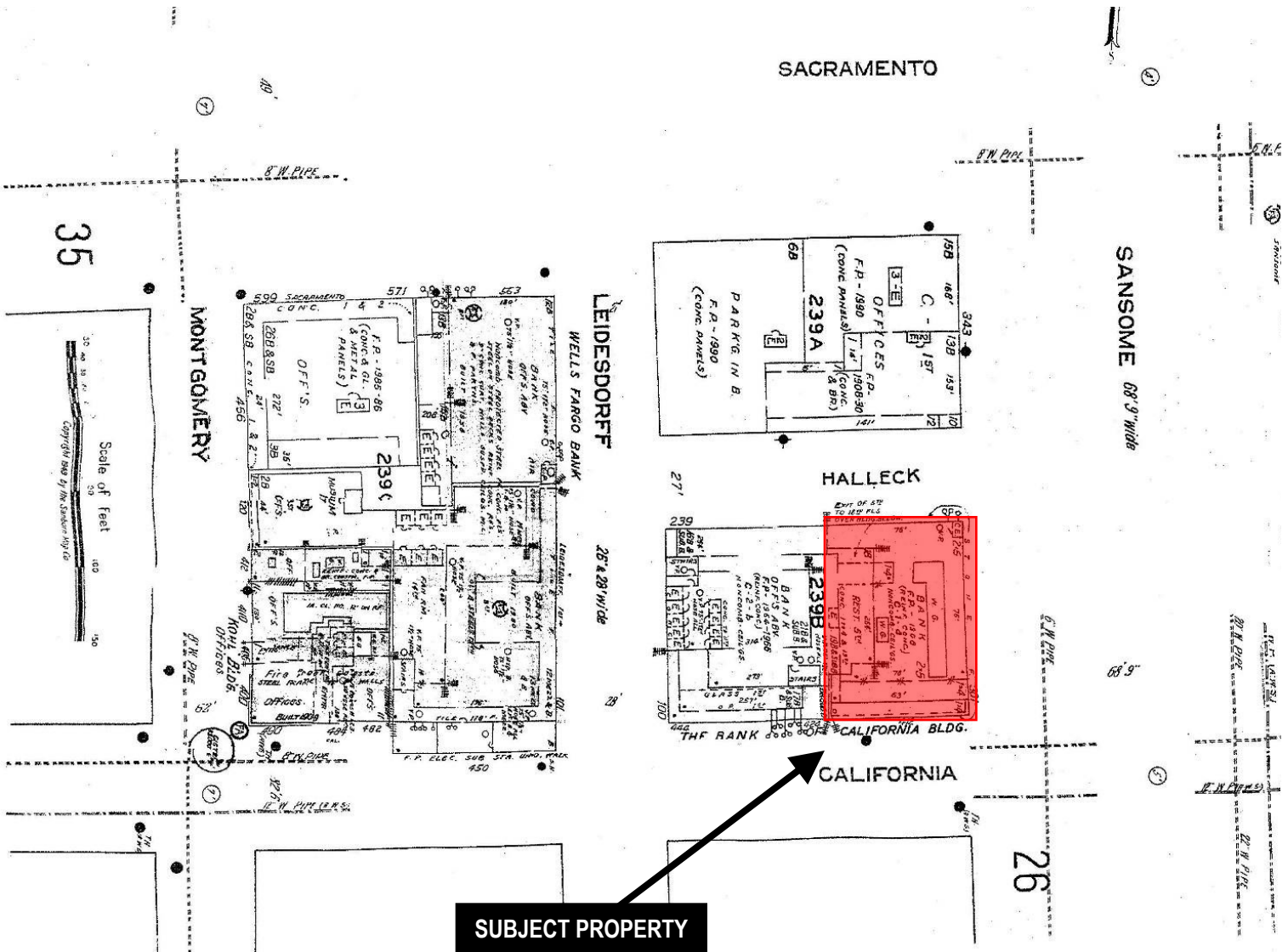
MECHANICAL, ELECTRICAL, PLUMBING, & LIFE SAFETY EQUIPMENT

- Mechanical, electrical, and plumbing services should be hidden, not exposed.
- Fire sprinklers and other life safety features should be hidden to the extent possible.
- Anchorage methods of these features should be reversible.
- Do not attach mechanical, electrical, and plumbing equipment to character-defining features.

Parcel Map



Sanborn Map*

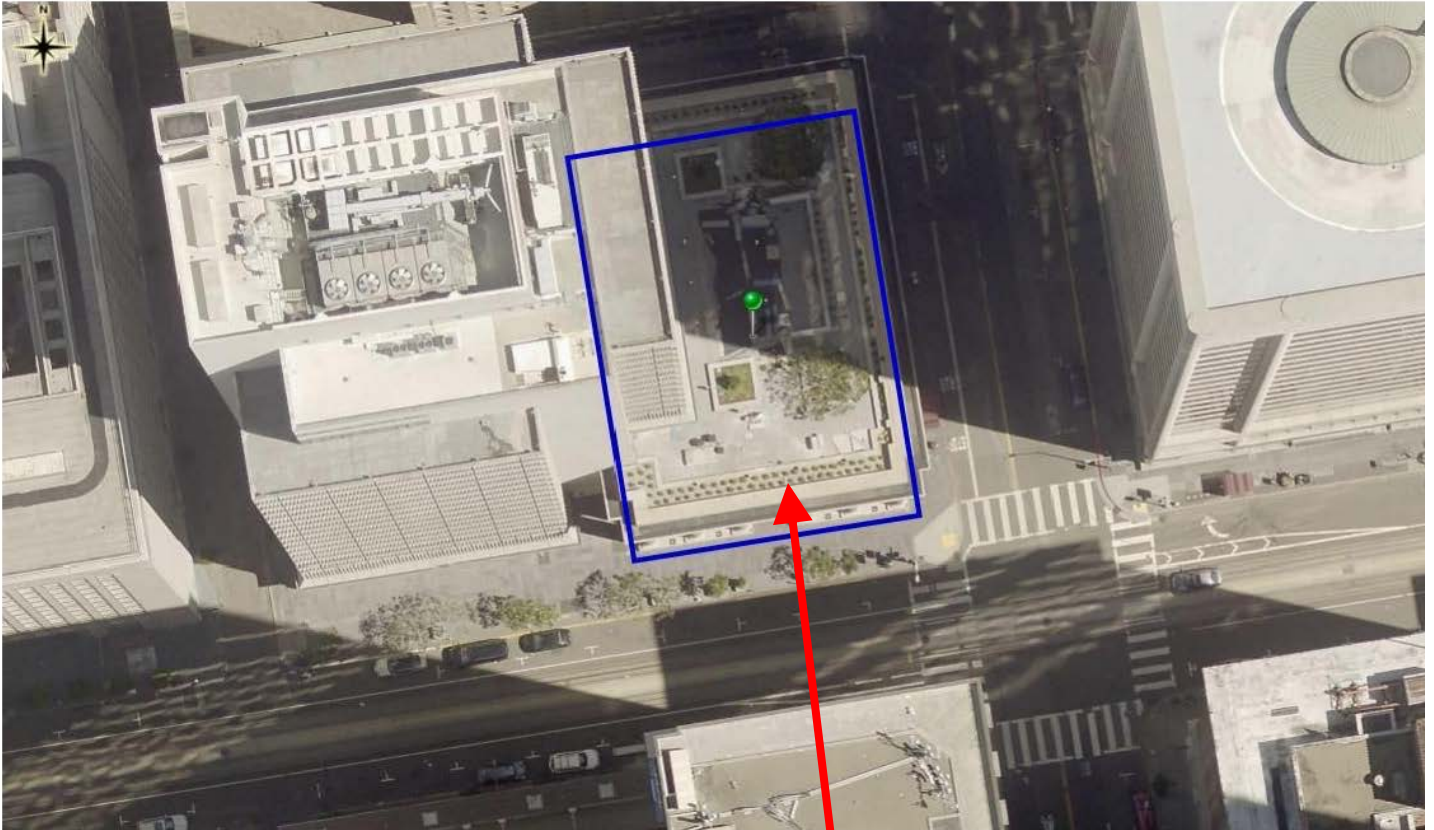


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2020-010710COA
Bank of California
400 California Street

Aerial Photo – View 1

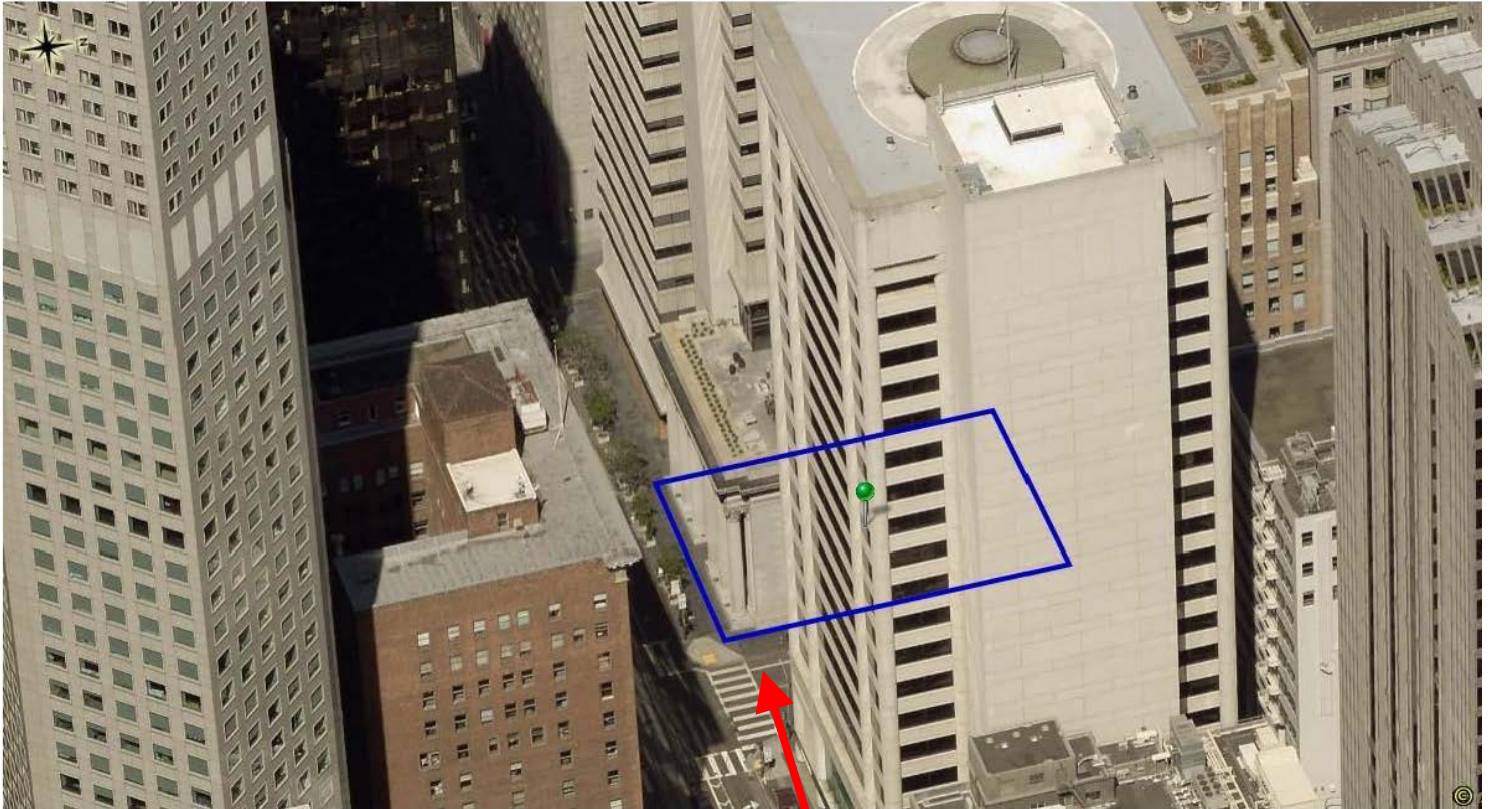


06/07/2020

SUBJECT PROPERTY



Aerial Photo – View 2



06/07/2020

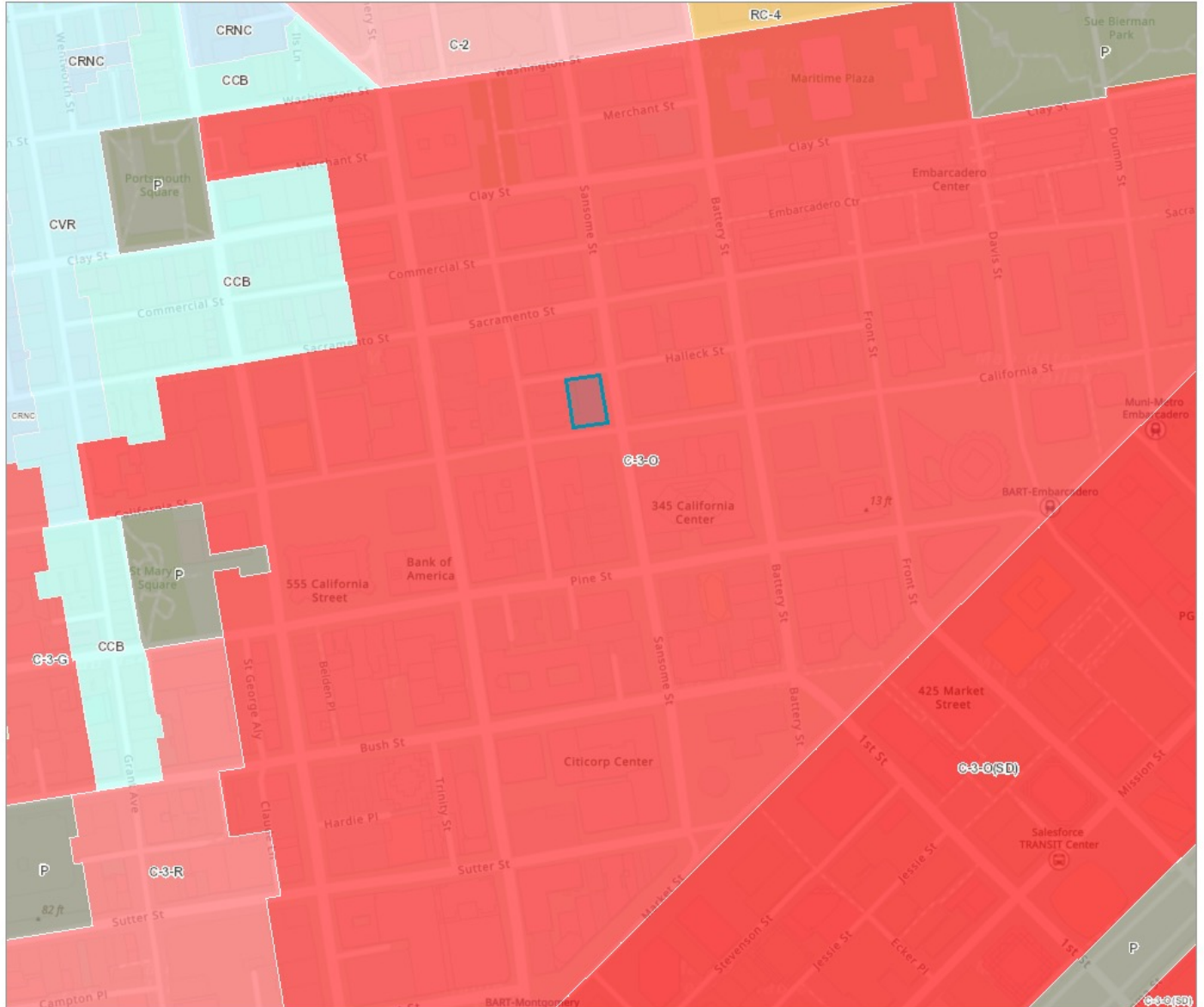
SUBJECT PROPERTY



Zoning Map



Map for: 400 CALIFORNIA ST



Certificate of Appropriateness Hearing
Case Number 2020-010710COA
Bank of California
400 California Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2020-010710COA
Bank of California
400 California Street



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
400 CALIFORNIA ST		0239003
Case No.		Permit No.
2020-010710PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>400 California, LLC, the Project Sponsor, proposes to convert to office use 9,330 square feet on the ground floor of the existing building at 400 California Street (the "Project"), which is located on Assessor's Block 0239, Lot 003 (the "Property"). The Property consists of the historic two-story (one story with basement level) Bank of California building (the "Bank"). The Project Sponsor also owns the adjacent 21-story office tower located at 430 California Street (Block 0239/Lot 029)(the "Tower"), which is connected to the Bank via two openings on the ground floor.</p> <p>The Bank is San Francisco Landmark Number 3 under Article 10 of City of San Francisco's (the "City") Planning Code (the "Code"), and it is designated as a "Category I" significant building under Article 11 of the Code. Because the proposal includes newly instituted ground-floor office use in the C-3-O District, conditional use authorization is required. The Project requires no new construction, demolition, or additions to the Property. The conversion to office space will help support the revitalization of the underutilized historic Bank, while at the same time retaining the Bank's historic features and character as an important City Landmark. The Project is the final component of</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other ____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i>
<input type="checkbox"/>	Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Charles Enchill	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input checked="" type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required): PLEASE SEE ATTACHED
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input checked="" type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional): A formal HRER Part II is not required due to the limited scope of accessibility and egress improvements as described above in section 8.	
Preservation Planner Signature: Charles Enchill	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Charles Enchill 05/26/2021
	Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Full Project Description

400 California, LLC, the Project Sponsor, proposes to convert to office use 9,330 square feet on the ground floor of the existing building at 400 California Street (the "Project"), which is located on Assessor's Block 0239, Lot 003 (the "Property"). The Property consists of the historic two-story (one story with basement level) Bank of California building (the "Bank"). The Project Sponsor also owns the adjacent 21-story office tower located at 430 California Street (Block 0239/Lot 029)(the "Tower"), which is connected to the Bank via two openings on the ground floor.

The Bank is San Francisco Landmark Number 3 under Article 10 of City of San Francisco's (the "City") Planning Code (the "Code"), and it is designated as a "Category I" significant building under Article 11 of the Code. Because the proposal includes newly instituted ground-floor office use in the C-3-O District, conditional use authorization is required. The Project requires no new construction, demolition, or additions to the Property.

The conversion to office space will help support the revitalization of the underutilized historic Bank, while at the same time retaining the Bank's historic features and character as an important City Landmark. The Project is the final component of the Project Sponsor's larger renovation and rehabilitation of the Property, which includes complex seismic and structural upgrades and minor exterior upgrades. Specifically, the Project Sponsor has been working to create a program for the Property that supports and maintains the historic characteristics of the Bank and has already obtained building permits for seismic upgrades and such work is currently underway. Additionally, in order to accommodate future occupancy and exiting needs from the proposed new office use, the Project Sponsor is also seeking a Certificate of Appropriateness from the Historic Preservation Commission (HPC) for the following modifications:

1) Widening an existing ground floor connection between the Bank and the Tower. The opening exists within the west wall of the Bank but must be widened to comply with current accessibility and egress requirements. The enlarged opening will remain below the decorative stone frieze.

2) Removal of the existing 1967 entry doors. Two strategies are under consideration for removal of the existing 1967 entry doors. The existing door hardware and pull forces are non-compliant with current code requirements or a future tenant's access and security needs, and therefore must be removed.

Taken together, the building permit for seismic upgrades, Certificate of Appropriateness and this Conditional Use authorization will help support the revitalization and maintenance of this underutilized historic Bank, with minimal interference to the Bank's character defining features.

Step 5: #8 Work Consistent With the Secretary of the Interior Standards for the Treatment of Historic Properties Analysis

Accessibility and egress work will be limited to the non-historic main entry installed in 1967 and one interior ground floor connection. The latter will remove a step, doors, and 8-10 inches of stone horizontally at the west wall for a new ramp. Therefore the work is found to be a minimal change and compatible to the Landmark building. Furthermore, interior character-defining features of the banking hall identified under this CEQA review will remain, including: single open volume, Corinthian pilasters between paneled wall surfaces, blank frieze panel with denticulated and modillioned molding, coffered ceiling with decorative soffits, decorative Greek key panel beneath pilasters, large multi-lite windows along north, east, and south walls, stone-block coursing along base of lobby below Greek key panel, decorative pediment and enframing around primary entrance, and bank vault assemblies within stone surround topped with a clock flanked by mountain lion sculptures.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date:

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CITY PLANNING COMMISSION

RESOLUTION NO. 6197

WHEREAS, A proposal to designate the Bank of California as a Landmark pursuant to the provisions of Article 10 in the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 3, 1968, and said Advisory Board, after due consideration, recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on March 14, 1968 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 Bank of California 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 the point of intersection of the northerly line of California Street with the westerly line of Sansome Street; running thence northerly 124 feet along the said line of Sansome Street to the southerly line of Halleck Street; thence westerly along said line of Halleck Street 87.5 feet; thence at a right angle southerly 124 feet to the northerly line of California Street; thence at a right angle easterly along said line of California Street 87.5 feet to the point of beginning; being Lot 3 in Assessor's Block 239.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

The oldest incorporated commercial bank in California, founded 1864 by D. O. Mills and William Chanman Ralston; instrumental in financing the Southern Pacific Railroad, the Comstock Mines in Nevada, and steamship lines to the Atlantic Coast; Consistent exemplar of classical form and style in architecture, demonstrated by retention of the present headquarters building, built in 1906-08, while constructing a new functional building alongside;

Third, That the said Landmark should be preserved generally in all 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 in Docket No. LM67.4; the summary description being as follows:

Classical style, massive Roman Temple, colonnaded on three sides of the building, with columns in Corinthian style; constructed of grey granite and Tennessee marble. Colossal main banking room, 54 feet in height, with continuous windows on three sides.

File Copy

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Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

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Third, That the said Landmark should be preserved generally in all 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 in Docket No. LM67.4; the summary description being as follows:

Classical style, massive Roman Temple, colonnaded on three sides of the building, with columns in Corinthian style; constructed of grey granite and Tennessee marble. Colossal main banking room, 54 feet in height, with continuous windows on three sides.

CITY PLANNING COMMISSION

Resolution No. 6197

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.

Lynn Pio
Secretary

AYES: Commissioners Brinton, Elliott, Fleishhacker, Kearney, Porter
NOES: None
ABSENT: Commissioners Carr, Newman
PASSED: March 14, 1968

LOCATION AND
BOUNDARY OF SITE

Bank of California, northwest corner of California Street at Sansome Street. Commencing at the intersection of the northerly line of California Street with the westerly line of Sansome Street, running thence northerly 124 feet along the said line of Sansome Street to the point of intersection with Halleck Street; thence westerly along the southerly line of Halleck Street 87.5 feet; thence at a right angle southerly 124 feet to the line of California Street; thence easterly along the northern line of California Street to the point of commencement; being lot 3 in Assessor's Block 239.

NATURE AND HISTORY

Oldest incorporated commercial bank in California. The bank was founded in 1864 (opened July 5), a milestone in the financial history of the West; founders were Darius Ogden Mills, a Sacramento banker, and Wm. Chapman Ralston, steamship clerk, later a banker, and called the "Man who built San Francisco". The bank aided in financing the Southern Pacific, steamship lines, and especially the Comstock Mines in Nevada. It is the only national bank federally chartered, operating in all the Pacific Coast States. The bank's original Head Office, 1867, was at the present site; and a handsome two story structure, Roman arched, pilastered, surmounted by classic balustrade. In 1906 (before the fire) this building was demolished, and plans drawn by Bliss and Faville to replace it. The present building, built 1906-8, was modelled after the bank of the Knickerbocker Trust Company on Fifth Avenue in New York, by McKim, Mead, and White. The Bank of California, somewhat modified from the model, displays the value of good architectural precedents, and also demonstrates the good taste of the present generation of bank management, which has chosen to retain it while constructing a new skyscraper headquarters adjoining in 1965, using air rights of the lot on which the old building stands.

STRUCTURAL
DESCRIPTION

A colossal classical temple, three story, with a central main banking room rising to the roof; and unbroken space some fifty feet in height. It is surrounded on three sides by a colossal colonnade, enclosing the main banking room. Six fluted columns face California Street, three on each side of the main entrance. There are six each on Sansome and on Halleck Streets. Once dwarfing its environment, the building is now itself dwarfed by its neighbors. It is Corinthian in style, florid in ornamentation. Piers on the Sansome Street facade have been added to the model's form. There is an absence of decorative patterns and elements on the frieze, which bears the name of the bank on California Street. There are windows continuous on all facades, without the blank ones which existed on the model. There is a large cornice, dentillated. It is a most distinguished representative of the era when banks exhaled an air of elegance, dignity and opulence. The interior is in the course of complete remodelling at present.

SURROUNDING LAND
USE AND ZONING

Near the center of the present financial district, this location has been at the heart of San Francisco's money markets for a century. Zoning is now C-3; proposed C-3-0. The lot on which this building stands has substantially reached the full scope of its potential development inasmuch as the rights of development have been utilized in the new building by transfer.

LM 67.4
file copy

NOTICE OF FINAL PASSAGE
FILE NO. 344-68 ORD. NO. 227-68
DESIGNATING THE BANK OF CALI-
FORNIA AS A LANDMARK PURSU-
ANT TO ARTICLE 10 OF THE CITY
PLANNING CODE.

I hereby certify that the foregoing ordinance was read for the second time and finally passed by the Board of Supervisors of the City and County of San Francisco at its meeting of July 29, 1968.

PHILIP P. ENGLER, Acting Clerk
Approved: July 31, 1968
JAMES MAILLIARD, Acting Mayor
Aug. 3, 1968—11

FILE NO. 344-68 ORD. NO. 227-68
DESIGNATING THE BANK OF CALI-
FORNIA AS A LANDMARK PUR-
SUANT TO ARTICLE 10 OF THE CITY
PLANNING CODE.

Be it Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that THE BANK OF CALIFORNIA has a special character and special historical architectural and aesthetic interest and value and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, THE BANK OF CALIFORNIA is hereby designated as a Landmark, this designation having been duly approved by resolution of the City Planning Commission.

(b) Location and Boundaries. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, a landmark site is hereby designated for the said Landmark, located and bounded as follows:

Beginning at the point of intersection of the northerly line of California Street with the westerly line of Sansome Street; running thence northerly 124 feet along the said line of Sansome Street to the southerly line of Halleck Street; thence westerly along said line of Halleck Street 87.5 feet; thence at a right angle southerly 124 feet to the northerly line of California Street; thence at a right angle easterly along said line of California Street 87.5 feet to the point of beginning; being Lot 3 in Assessor's Block 239.

(c) Justification. The special character and special historical architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

The oldest incorporated commercial bank in California, founded 1864 by D. O. Mills and William Chapman Katsion; instrumental in financing the Southern Pacific Railroad, the Comstock Mines in Nevada, and steamship lines to the Atlantic Coast; consistent exemplar of classical form and style in architecture, demonstrated by retention of the present headquarters building, built in 1906-08, while constructing a new functional building alongside.

(d) Features. 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 in Docket No. LM67.4; the summary description being as follows:

Classical style, massive Roman Temple, colonnaded on three sides of the building, with columns in Corinthian style; constructed of grey granite and Tennessee marble. Colossal main banking room, 54 feet in height, with continuous windows on three sides.

I hereby certify that the foregoing ordinance was passed for second reading by the Board of Supervisors of the City and County of San Francisco at its meeting of July 22, 1968.

PHILIP P. ENGLER, Acting Clerk
July 27, 1968—11.