



400 CALIFORNIA STREET
San Francisco, CA

CERTIFICATE OF APPROPRIATENESS

Prepared for the
San Francisco Historic Preservation Commission

TABLE OF CONTENTS

I. BUILDING OVERVIEW I

 a. Building History I

 b. Historic Status I

 c. Character Defining Features I

 d. Project Overview I

2. IMAGES 2

 a. Historic Photos 2

 b. Existing Exterior Photos 4

 c. Bank Lobby 5

3. PROPOSED PROJECT 6

 a. Entry Modifications..... 6

 b. Entry Modifications: Option I 7

 c. Entry Modifications: Option 2..... 9

 d. Alteration of Existing Opening at West Wall..... I I

4. TENANT GUIDELINES I6

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 enframement.

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 enframement 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)



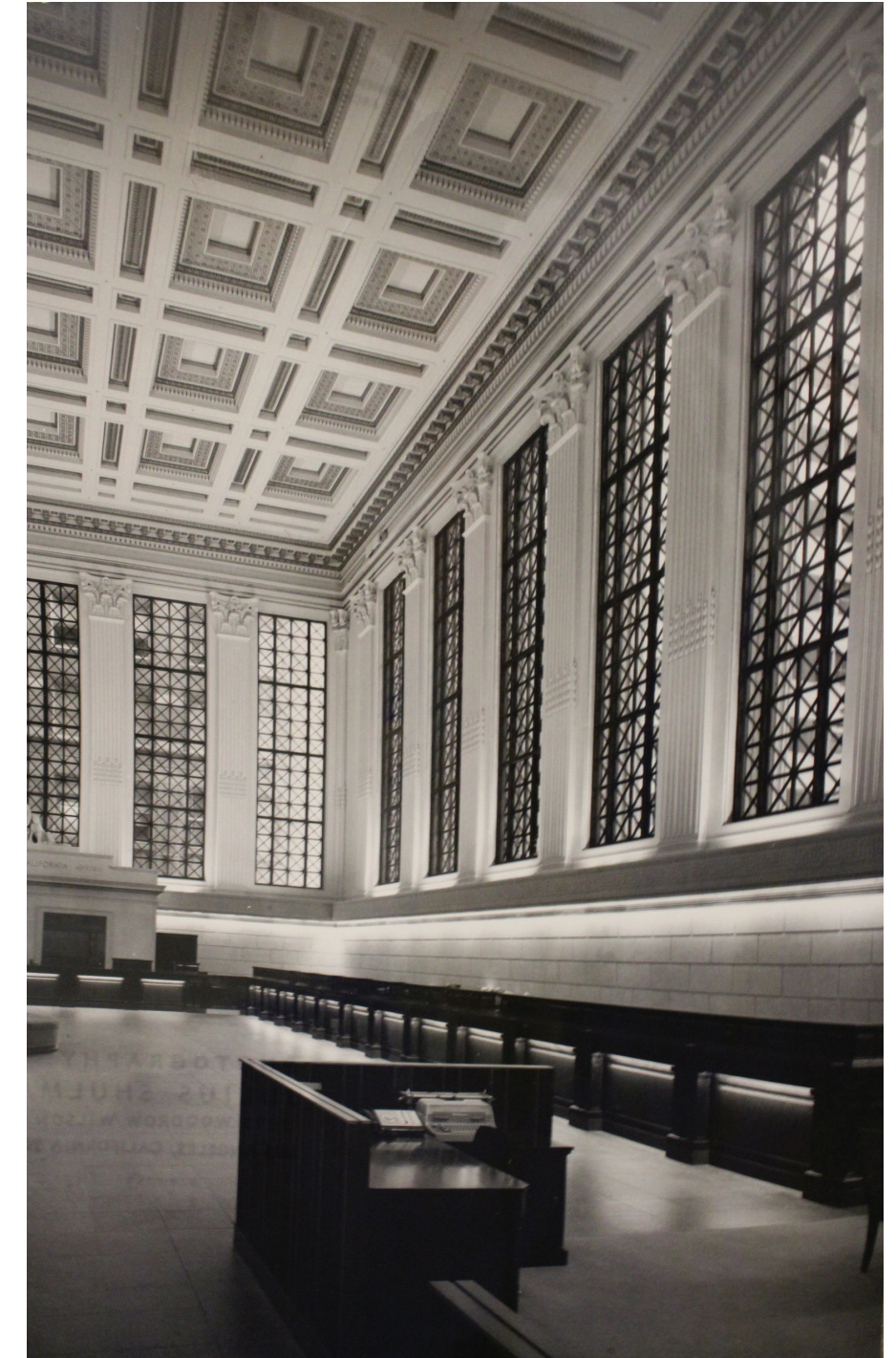
Interior, south wall of banking hall, prior to Anshen+Allen alterations
(Anshen + Allen photographs)



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



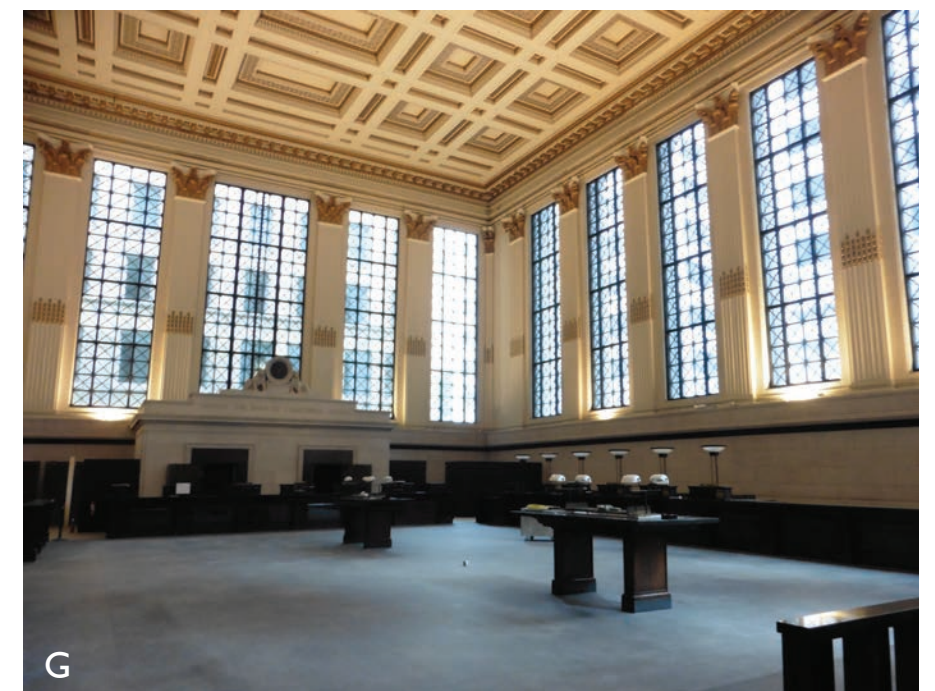
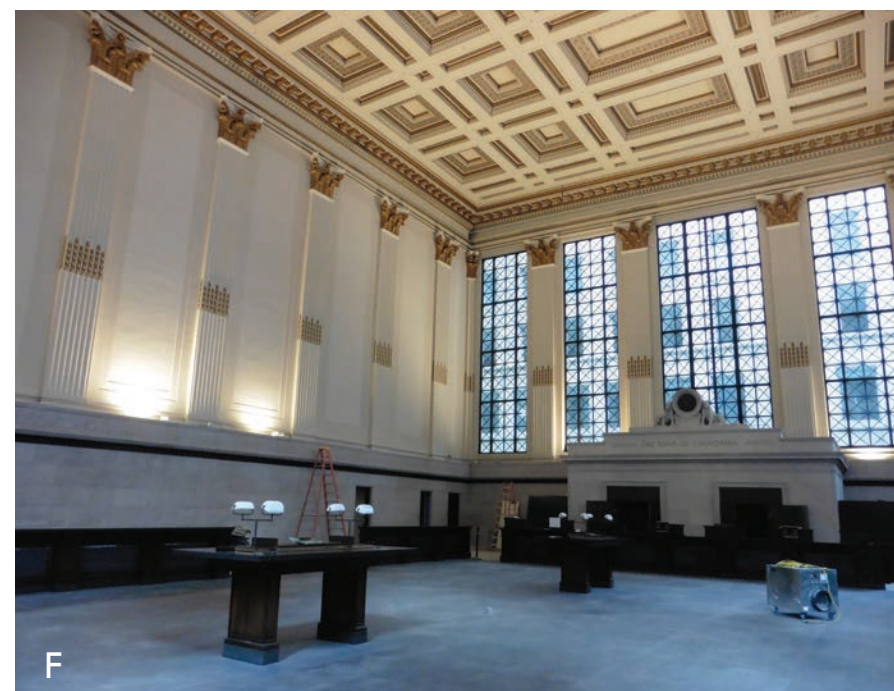
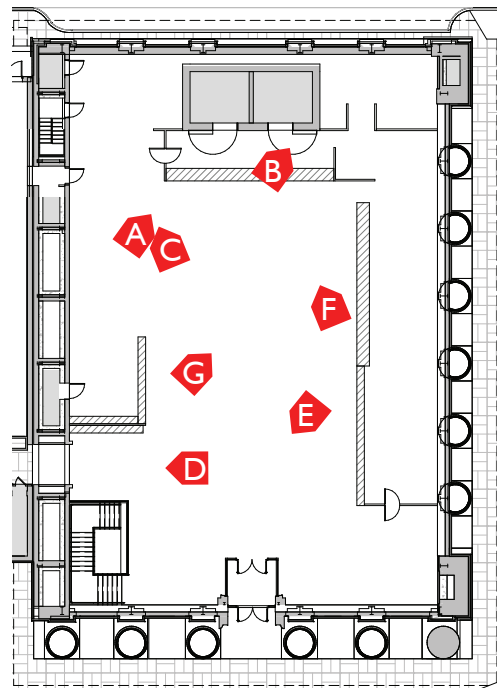
Halleck Alley



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 modications. 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.

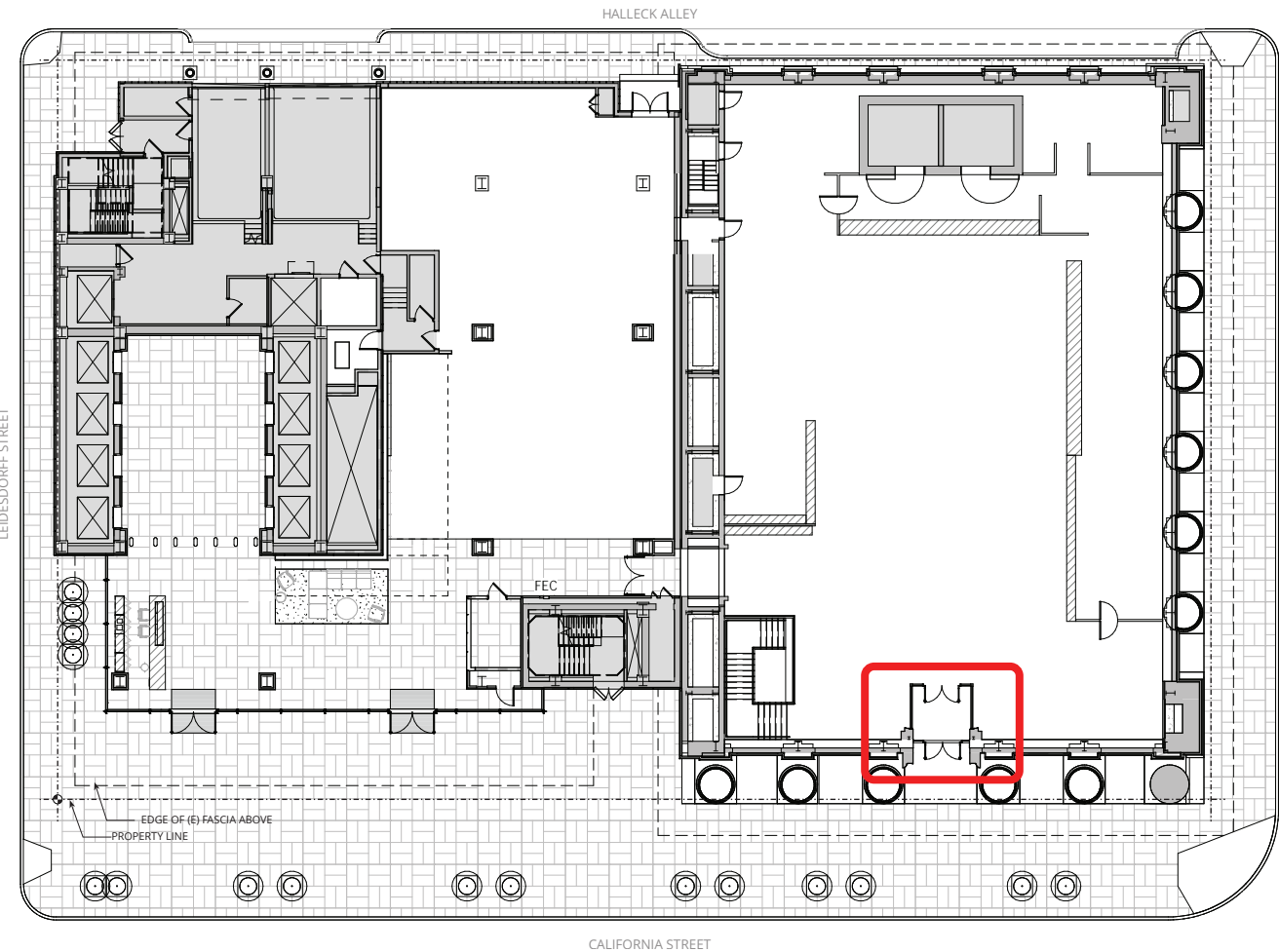
The proposed project includes two options for the entry.

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.

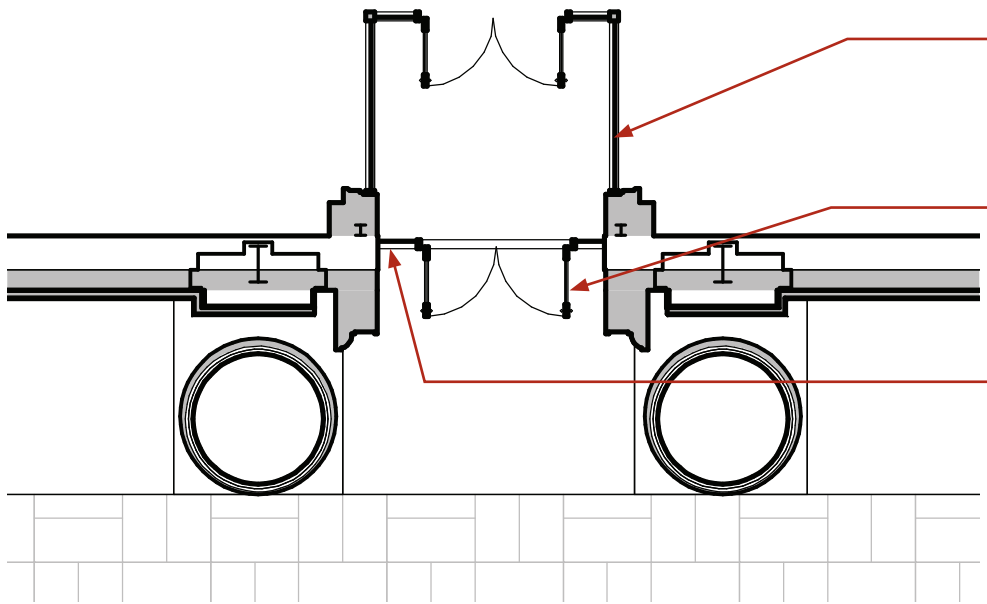


Ground floor plan showing area of work



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.

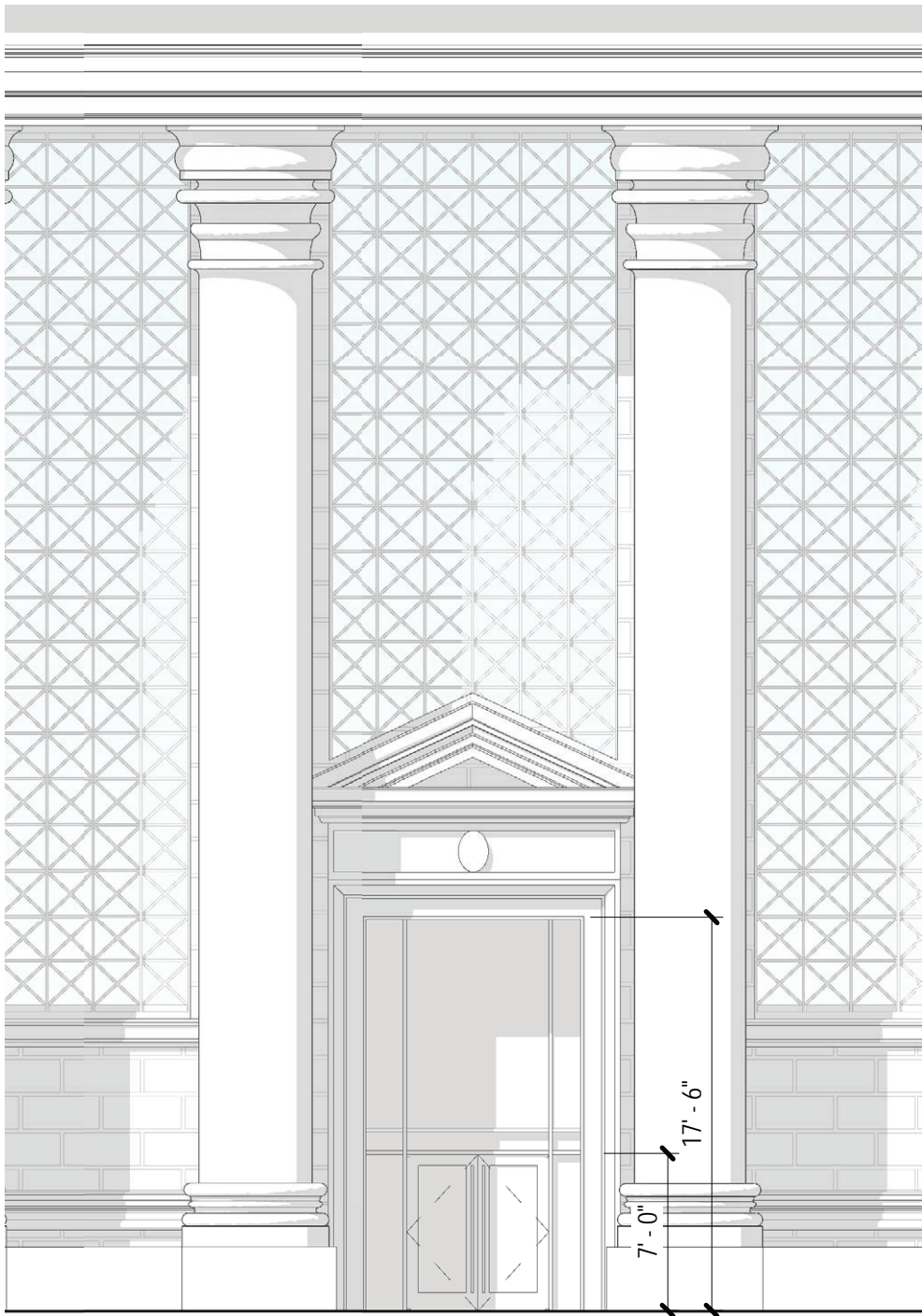
The 1967 entry has a simple design and consists of a pair of fully glazed aluminum frame doors with two small side lites. The lines of the side lites carry into the transom above. The existing transom rests directly above the entry doors and is larger in height than the original, combining the original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



Original entrance assembly and transom



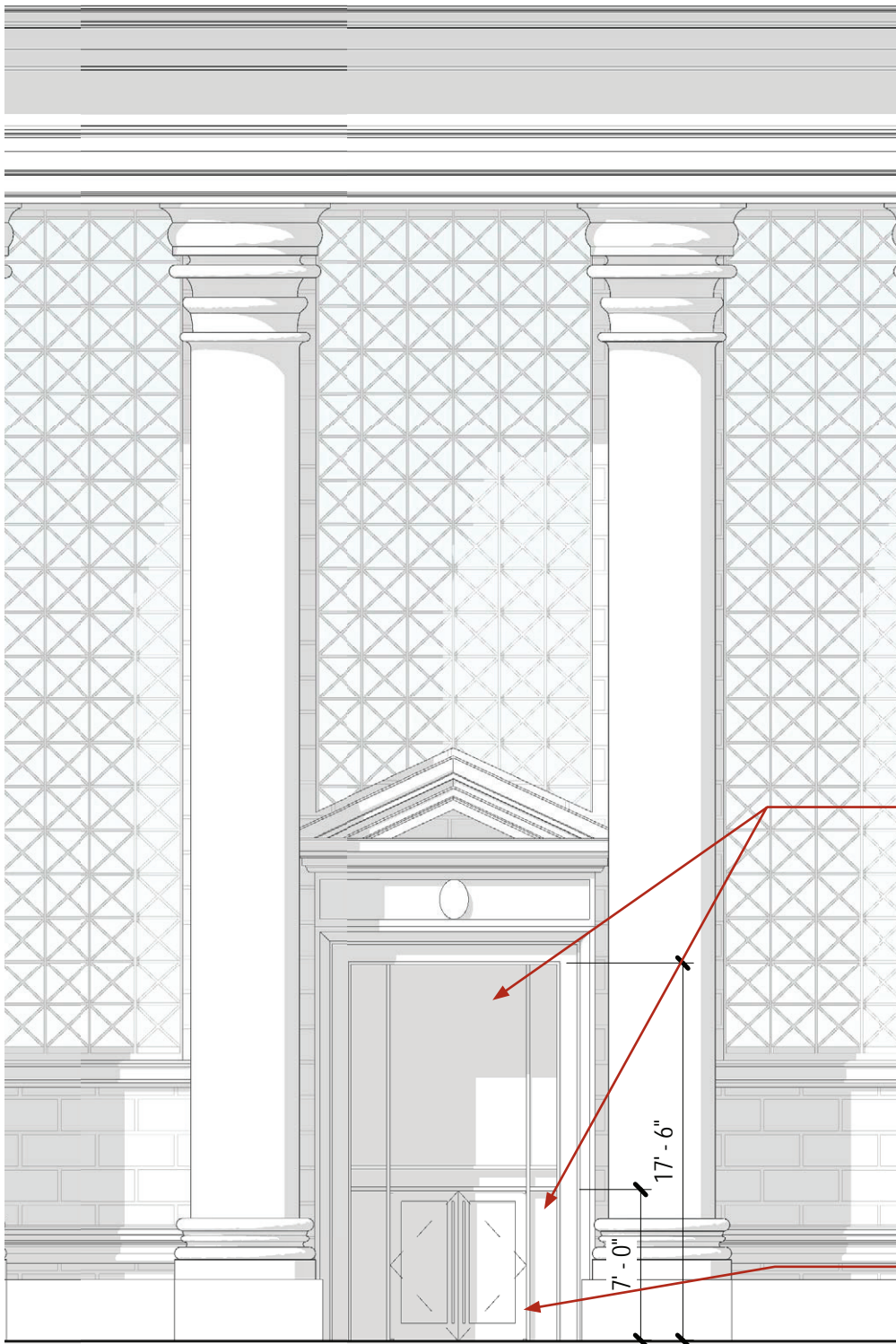
Existing entrance assembly and transom, design dates from 1967 alteration



Existing entrance assembly and transom, design dates from 1967 alteration

PROPOSED PROJECT

ENTRY MODIFICATIONS: OPTION I

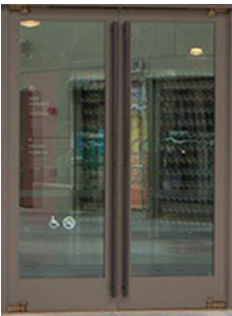


Option I: Elevation of proposed entry



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

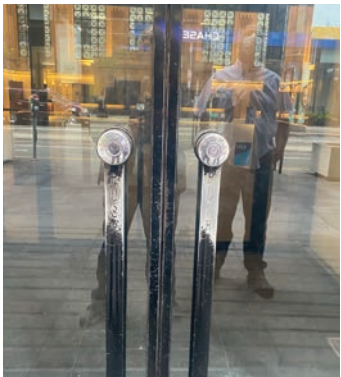
Entry doors to be removed and replaced with pull force compliant doors, dark bronze anodized aluminum. (See reference image above)

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.

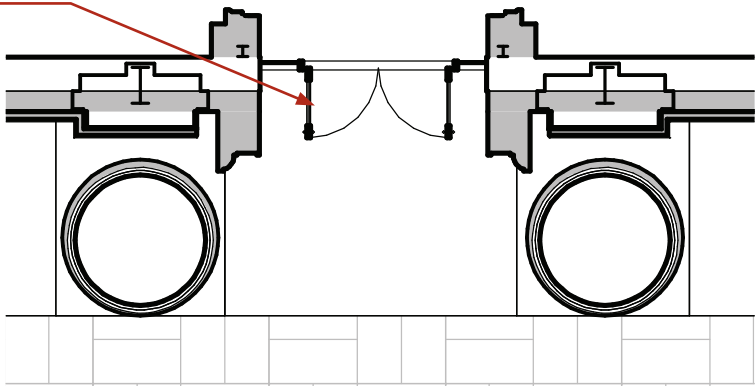
The interior non-historic vestibule from 1967 will be removed and will not be replaced, providing an unobstructed view into the lobby.



Existing painted doors to be replaced.



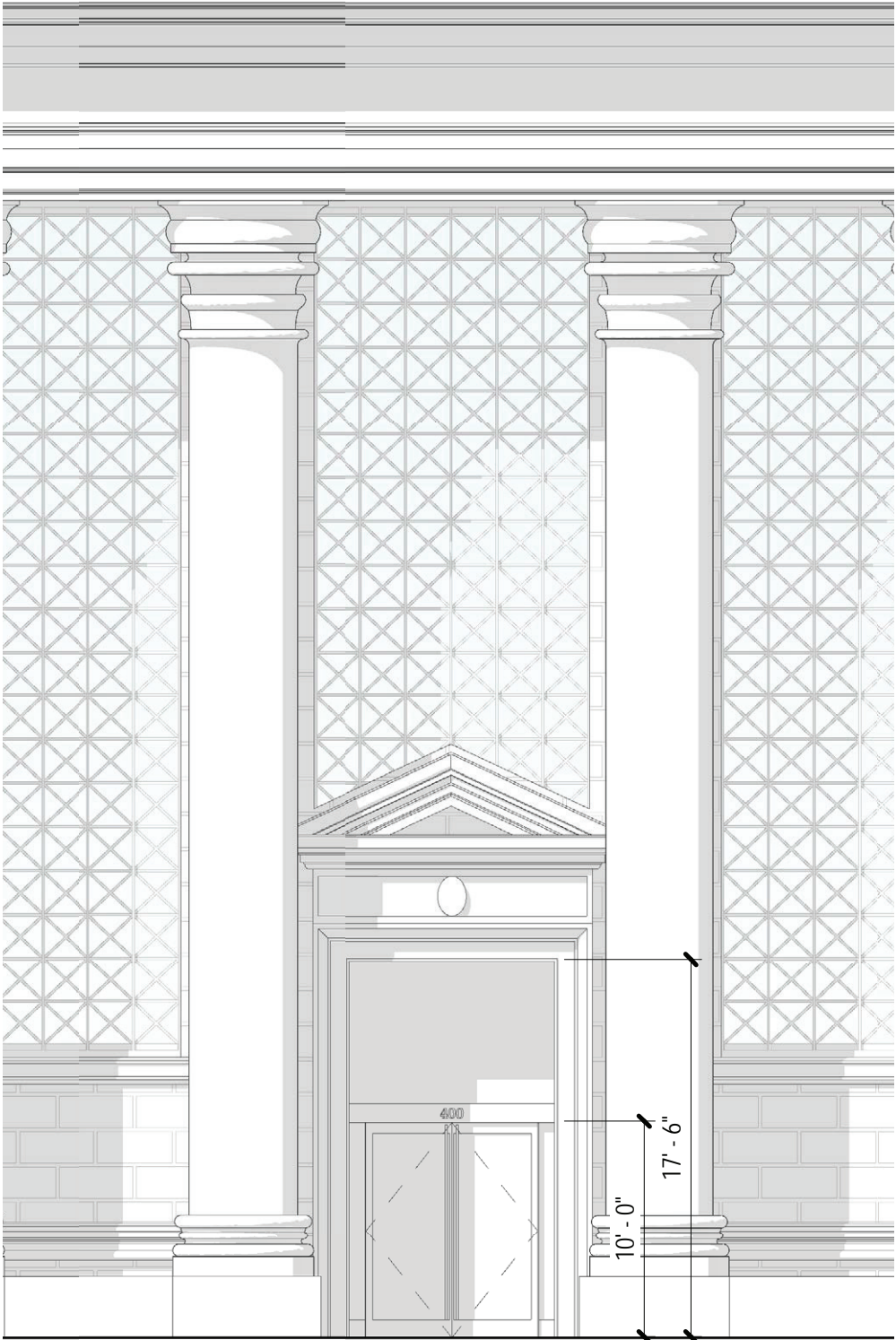
Existing painted window & door mullions to remain.



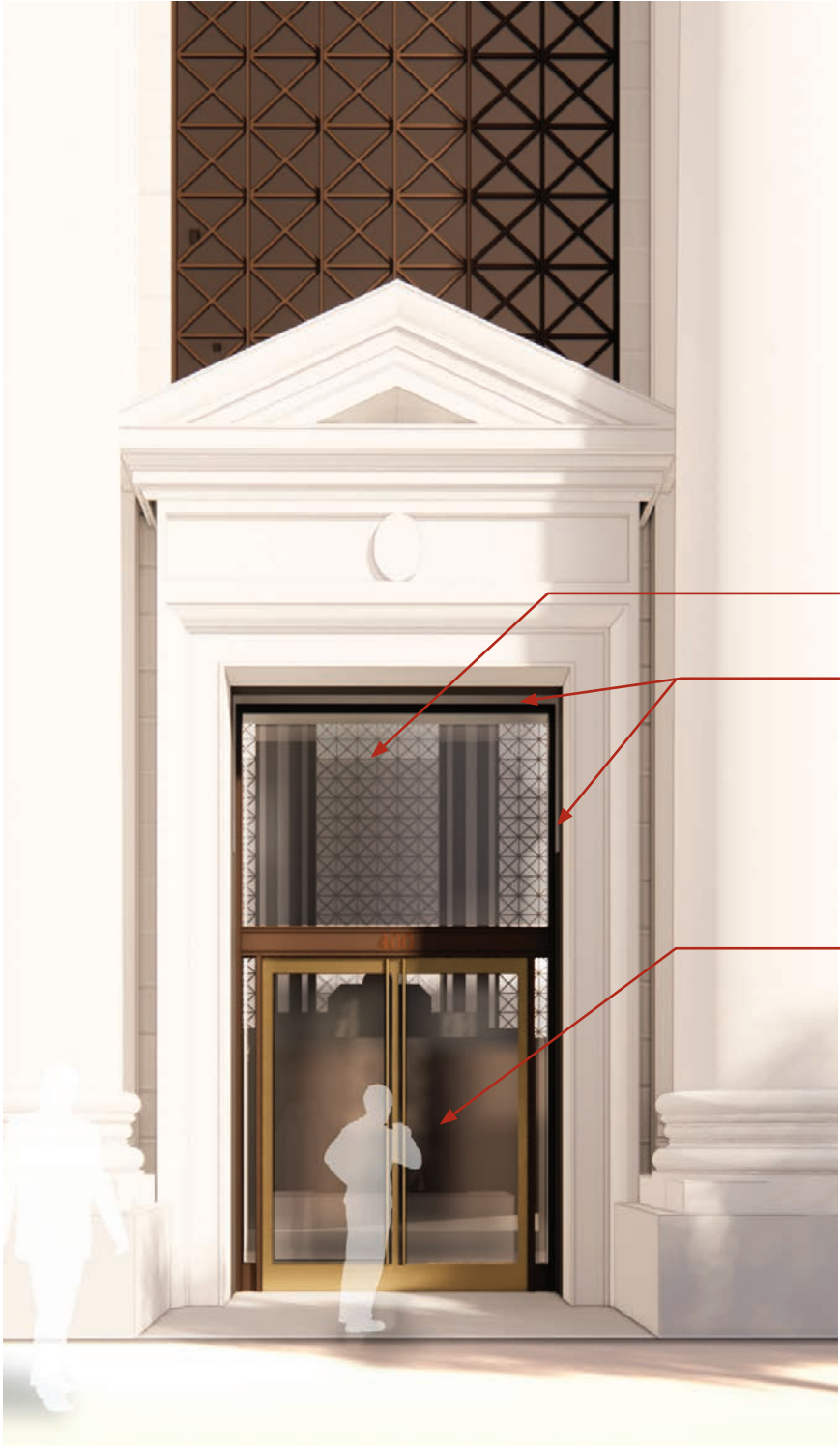
Option I: Enlarged plan of entry doors.

PROPOSED PROJECT

ENTRY MODIFICATIONS: OPTION 2



Option 2: Elevation of proposed entry,



Option 2: Rendering showing proposed replacement doors and transom

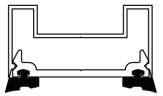
Option 2 calls for the removal and replacement of the existing, non-historic entry doors, side lites, and transom. The doors will be replaced with new balanced doors that meet the pull force code requirement. The proposed transom will be simple, consisting of a single, framed lite that provides transparency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

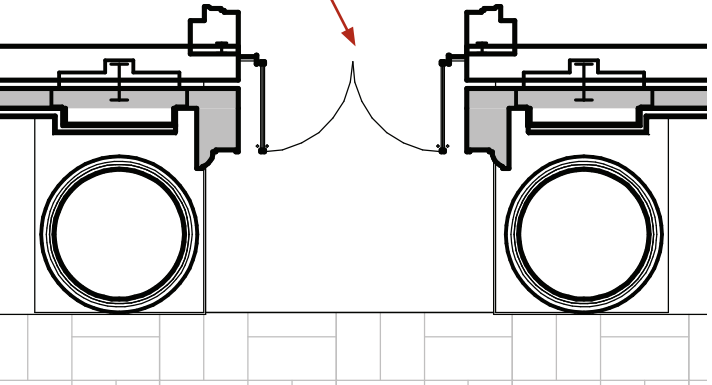
New balanced doors with ultra-narrow stiles, door pulls, and matching panic hardware at interior, polished bronze anodized aluminum finish



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



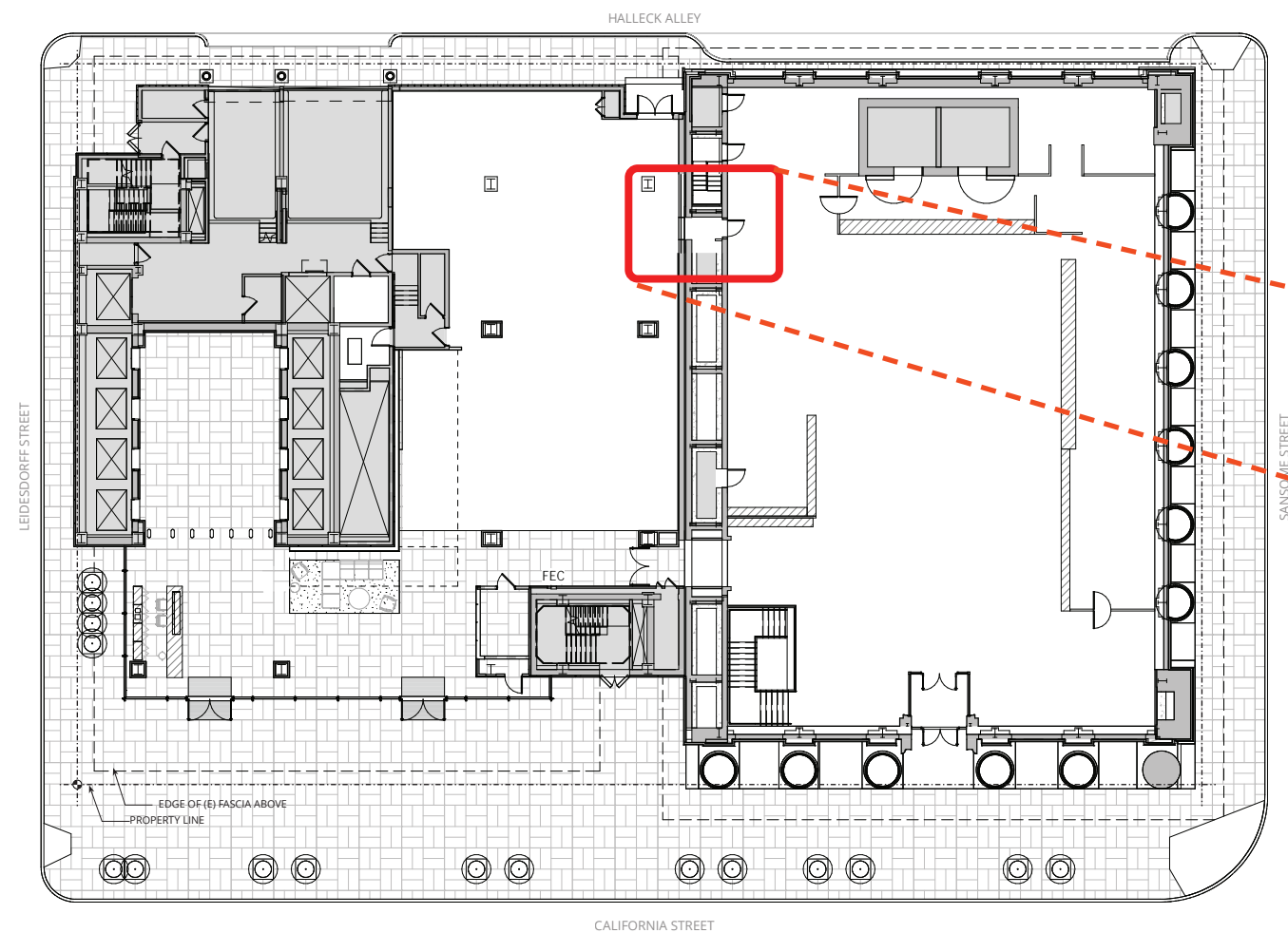
Option 2: Rendering showing proposed replacement doors and transom

PROPOSED PROJECT

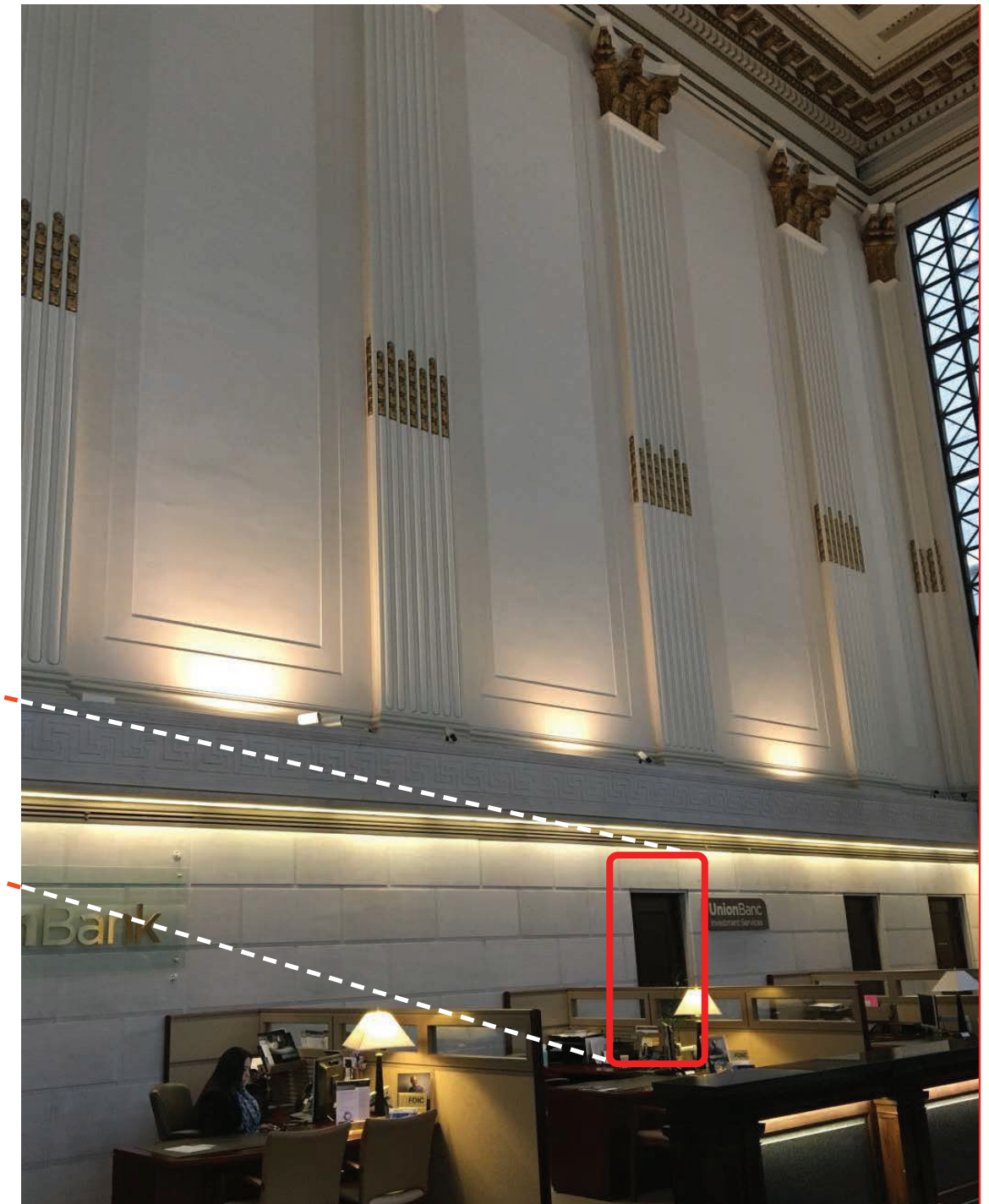
ALTERATION OF EXISTING OPENING AT WEST WALL

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



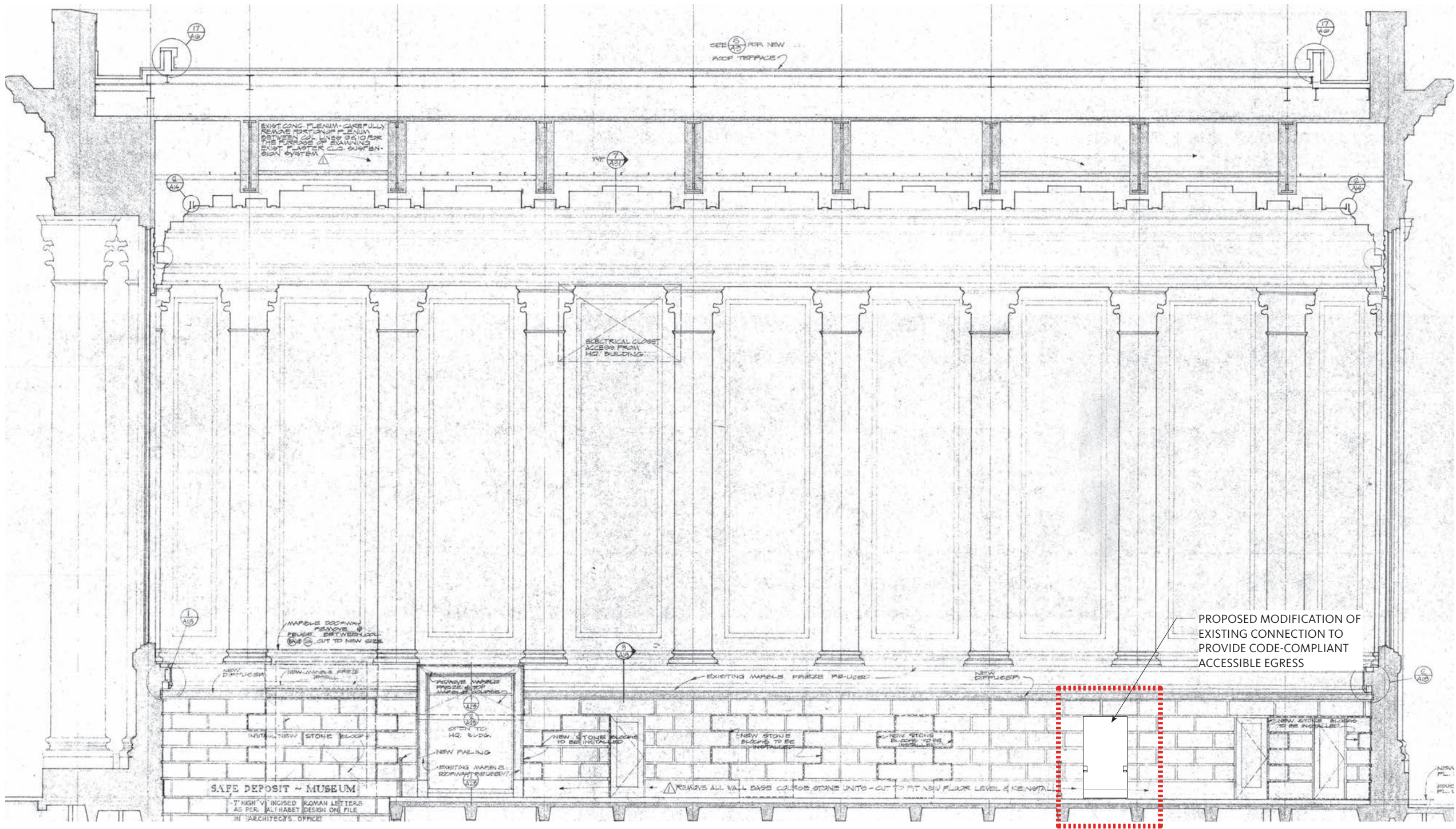
View of west wall showing proposed area of work

ALTERATION OF EXISTING OPENING AT WEST WALL: EXISTING ELEVATION



PROPOSED PROJECT

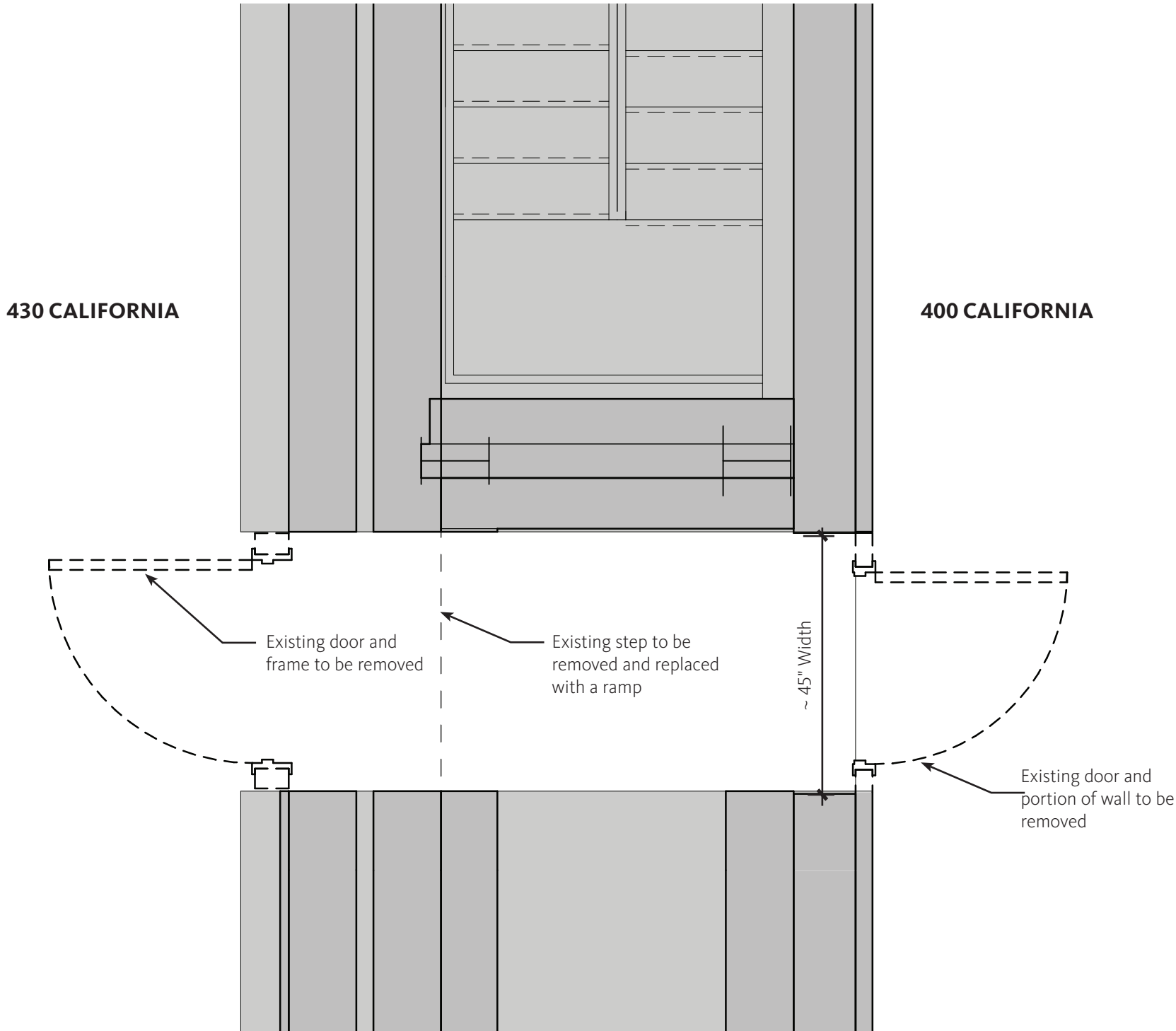
ALTERATION OF EXISTING OPENING AT WEST WALL: PROPOSED ELEVATION



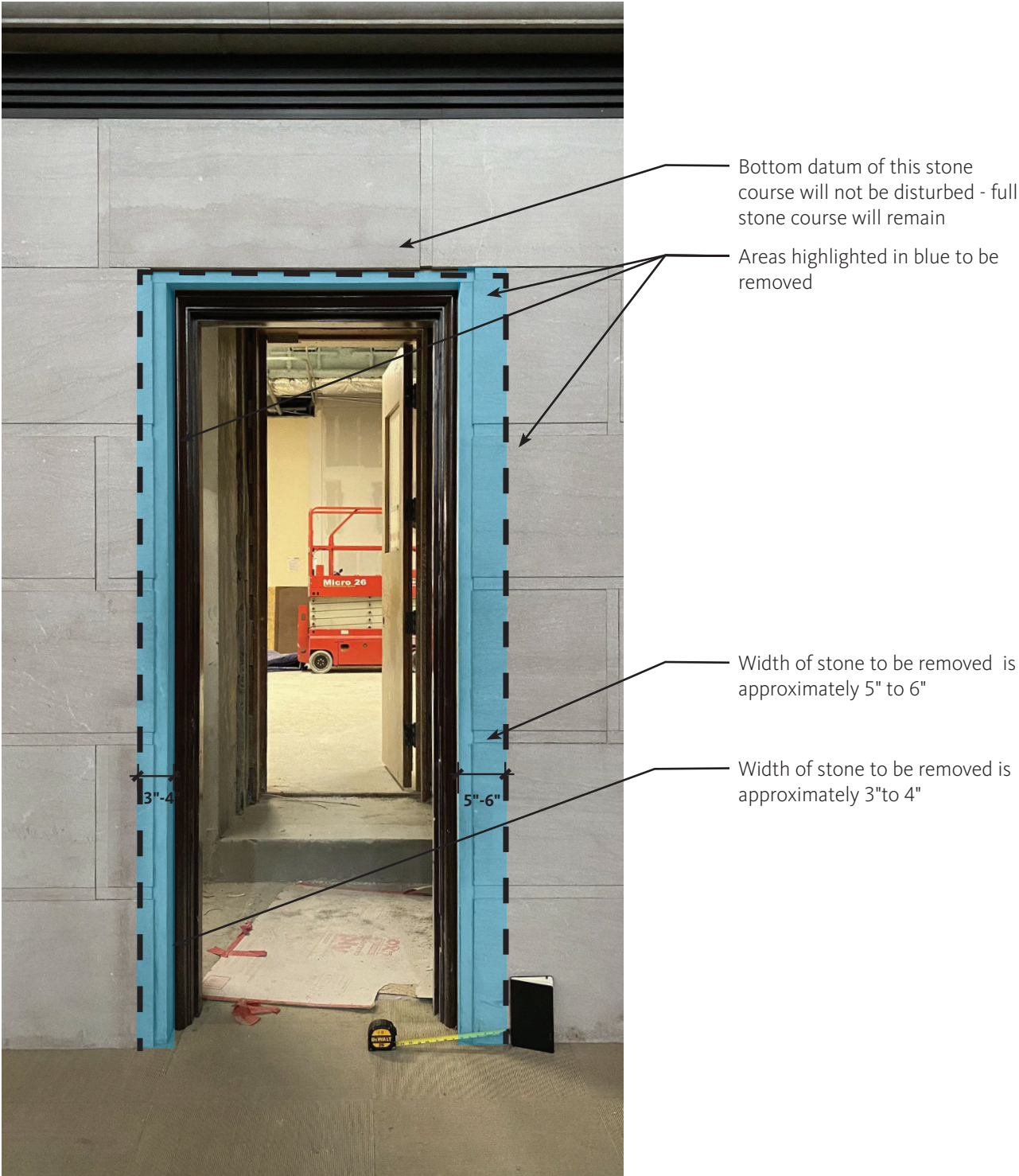
West Elevation showing proposed alteration of existing opening

PROPOSED PROJECT

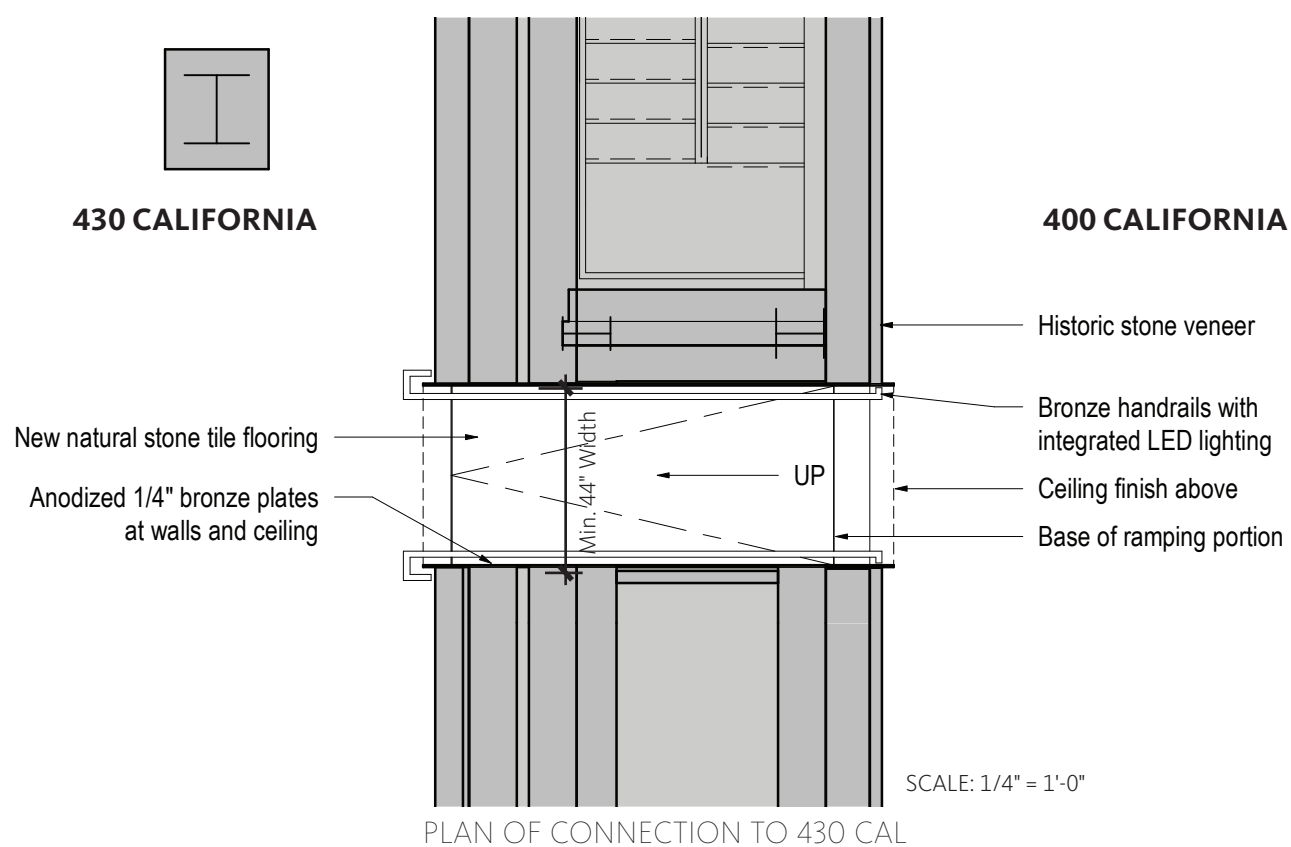
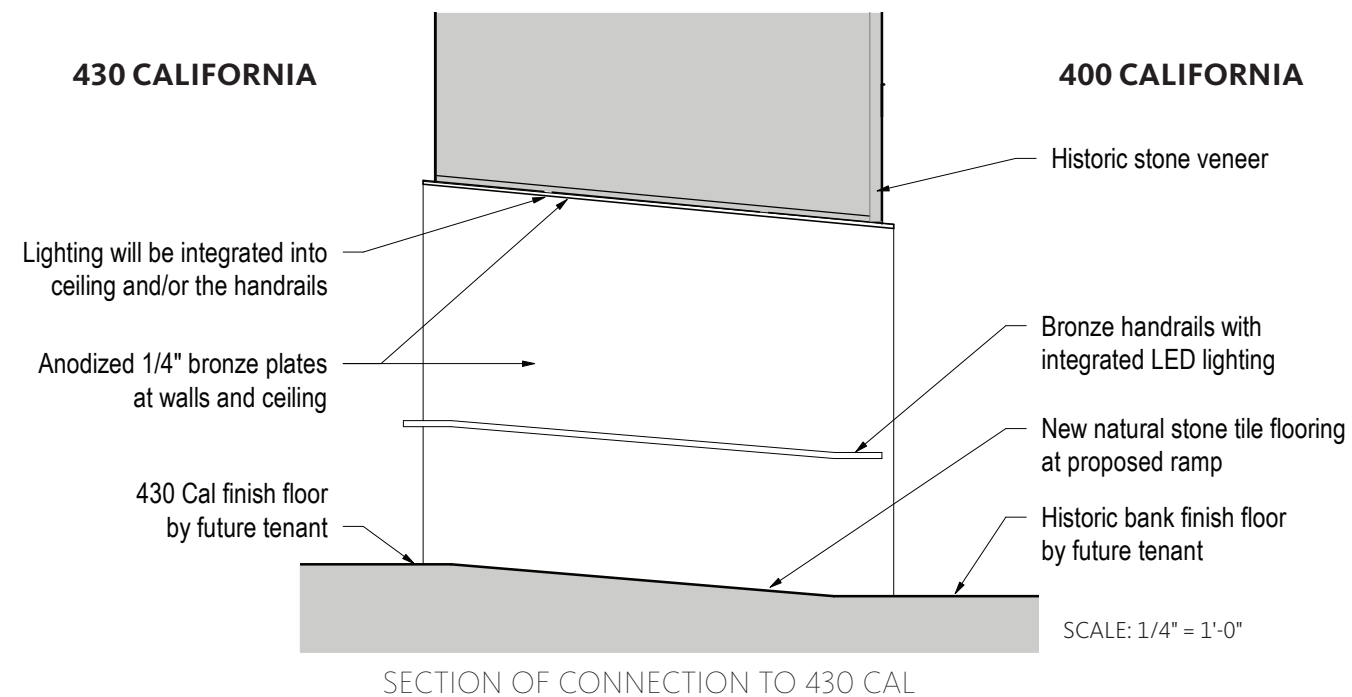
ALTERATION OF EXISTING OPENING AT WEST WALL



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.

