



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JULY 6, 2011

Filing Date: June 13, 2011
Case No.: **2011.0613A**
Project Address: **130 Sutter Street**
Historic Landmark: No. 37 – The Hallidie Building
Zoning: C-3-O (Downtown Office)
80-130F Height and Bulk District
Block/Lot: 0288 / 027
Applicant: Bruce Albert, The Albert Group
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PROPERTY DESCRIPTION

130 SUTTER STREET, north side between Montgomery and Kearny Streets. Assessor's Block 0288, Lot 027. The eight-story steel-frame and concrete structure that features a glass curtain wall was designed by Willis Polk and completed in 1918. The subject building is recognized as one of the earliest examples of the use of a glass curtain wall, and is notable also for its decorative applied metal work. It is located in a C-3-O (Downtown Office) Zoning District and a 80-130F Height and Bulk District.

The Hallidie Building – the subject property – is an individual landmark designated in Article 10 of the Planning Code, as well as a Category 1 building as described in Article 11 of the Planning Code. The Hallidie building is located within the Downtown Plan Area. The building is listed on both the National and California Registers, and was also included in the Here Today survey as well as the Architectural Heritage survey.

The subject building was originally constructed as an investment property for the University of California at Berkeley, and its decorative metal features were originally painted blue and gold. The Hallidie Building was named for Andrew Hallidie, the inventor of the cable car. The Appendix to the Certificate of Appropriateness notes that:

Though innovative in its use of a glass curtain wall, the building has a traditional composition. Its decorative metalwork is Victorian in style and its architectural organization has a clear base, shaft, and capital. The

fire escapes are integrated into the ironwork of the building and serve to frame the building on either side.¹

While the storefronts at the street level have been altered, most of the façade remains unaltered, with a high level of historic integrity.

The subject building is located on a downtown commercial street and is surrounded by both mid- and high-rise commercial structures.

PROJECT DESCRIPTION

The proposed project is an effort to restore and to repair exterior structural and decorative metal elements on the Sutter Street elevation of the subject building. Approval to remove the second floor decorative sheet metal, metal railings, and all fire escapes was previously granted in order to assess the extent of deterioration and to develop an approach for the repair of these elements as well as the repair of the structural framework that supports the sheet metal and the balconies. The extent of damage has now been assessed, and the current proposal seeks to implement appropriate repairs for each element. The proposed scope of work includes six components:

1. **Repairs to the decorative frieze panels.** The decorative frieze panels will be stripped of paint, repaired, primed and painted. The decorative panels have varying amounts of deterioration. The damage has been assessed, and the proposed treatment is as follows:
 - a. Where 10% or less of the panel is missing, the repair will consist of a patch with 1 pound lead;
 - b. Panels that are 10-50% missing or deteriorated will be repaired with a fiberglass patch. The patch will be made from molds cast from original frieze panels that remain intact.
 - c. Panels that are more than 50% deteriorated will be replaced with fiberglass panels that will be made from molds of original cast metal panels. Replacement fiberglass panels will be painted to match the paint color of the original cast metal panels.
 - d. Missing frieze panels will also be replaced with fiberglass panels created from molds of original cast metal panels. Replacement fiberglass panels will be painted to match the paint color of the original cast metal panels.
2. **Repair to Sheet Metal Details.** Sheet metal details including dentils, cornices, and back panels will be stripped of their paint coatings, repaired, primed, and painted to match the original paint color. Where the extent of damage and deterioration is beyond repair, the elements will be replaced in-kind. Replacement sheet metal details will match the original details, including the striated texture.
3. **Repairs to Metal Railings.** The metal railings are made up of iron elements. Repairs to the iron include removal of paint and rust, in-kind replacement of elements that have deteriorated beyond repair, and painting to match the original blue and gold colors. Where pickets cross on the railings, lead brackets are located. Brackets in poor condition will be repaired in-kind.

¹ Case No. 2011.0613A, "Hallidie Building, 130 Sutter Street. Certificate of Appropriateness, Draft Appendix, May 25, 2011," Page 3. The case docket is available upon request at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

4. **Replacement of Fire Escape Ladders.** The steel fire escape ladders are severely deteriorated and are structurally unsound. The ladders will be replaced with new ladders to match the existing in color and material. The design of the new ladders will be nearly identical to the original, except that the rungs will be angled in order to shed water in order to prevent further deterioration.
5. **Structural Steel Framework Repair.** Much of the exposed structural steel framework that supports the cornice and sheet metal panels has deteriorated. The steel outriggers that tie the sheet metal panels back to the building will be removed (down to the level of sound steel) and replaced with new framework similar to the original.
6. **Structural Steel I-Beams Replacement.** The steel framework consists of I-beams at the fire escape balconies; the I-beams have deteriorated beyond repair. The I-beams will be replaced in order to meet current Fire Codes, but will not be visible from public rights of way. The original steel beams will be replaced with a channel that is sufficiently in front of the curtain wall to provide access to the structural system for future repairs.
7. **Finishes.** Once the repairs have been completed, including repair, patching, and replacement, areas of treatment will be cleaned, rust will be removed, and an appropriate finish will be applied. Specific information about each finish is included in the appendices.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- (a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- (b) 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 SECRETARY OF THE INTERIOR'S STANDARDS

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):

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 proposed work does not include a change of use. The subject building was constructed as a mixed-use office building, and will remain so. The proposed project is limited to the front curtain wall.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The overall scope of work is focused on repair, and calls for replacement only where necessary. As outlined in the scope of work, architectural elements that can be repaired or patched will be repaired, and only those areas that are structurally unsound or in an advanced state of disrepair will be replaced with substitute materials and/or elements.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The distinctive finishes and features of the landmark structure will be retained and preserved. Staff has reviewed the texture and features of the proposed replacement elements, as well as methods of repair, and has confirmed that as outlined in the scope of work, distinctive features and finishes (such as the detail on the frieze panels and the striated texture of the cornice elements) will be preserved.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

When possible, deteriorated features will be preserved through repair techniques such as cleaning, re-finishing, and patching. Only where necessary will materials be replaced in like materials, or with appropriate substitute materials.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

The Project Sponsor applied for two building permits (Application No. 2010.12.08.6300 for emergency balcony inspection and repair, and 2010.04.20.0675 for exploratory demolition and the second floor) in 2010 in order to conduct exploratory work to assess the existing conditions of the decorative frieze panels, the sheet metal work, metal railings, fire escape ladders and balconies, and structural steel framework. The Project Sponsor presented their proposal for exploratory work to the Historic Preservation Commission as an informational item at the December 1, 2010 public hearing. The extent of the damage has now been assessed, and the proposed repair work (which includes repair and replacement) is outlined in this application for a Certificate of Appropriateness.

The Project Sponsor has submitted a letter to the Historic Preservation Commission (dated June 19, 2011 – attached) that requests that the HPC form an Advisory Committee to “collaborate in designing a rehabilitation program for the first curtain wall in the United States.” The concern expressed in the letter by the Project Sponsor is that as elements of the curtain wall are removed and repaired and/or replaced, according to the conditions provided for in the current Certificate of Appropriateness, “peaceful enjoyment of the premises by the tenants” may be compromised. In addition, the Project Sponsor suggests that an Advisory Committee “meet informally with the project team to opine on various approaches developed for the repair of the curtain wall and would be given authority to approve necessary, small-scale repairs to the curtain wall that address deterioration uncovered during the Balcony Project.” Staff has consulted with the City Attorney regarding this request, and has been advised that the HPC can not delegate to a committee decisions that it makes as whole. However, the Commission may delegate review of a specified scope of work to Department Staff.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior’s Standards, staff has determined that the proposed work will not adversely affect the subject landmark site.

Staff finds that the historic character of the property will be retained and preserved by the careful repair and limited replacement of historic elements. Staff has reviewed mockups of the fiberglass replacement panels and patches, as well as replacement sheet metal elements, and has determined that the proposed patches and replacement panels will match the appearance of the historic metalwork’s size, finished texture, profile, and color.

Staff has reviewed the existing condition of the metal railings and of the fire escape ladders, and concurs with the proposed lead repairs, as well as with the replacement ladder rungs.

Staff has reviewed mock ups of both repair and replacement samples with their proposed coatings, and concurs that the proposed coatings are appropriate for each substrate. The finish colors were determined based on two paint color investigations conducted at the site, and staff concurs with the findings of the paint color investigations.

Staff has examined the existing condition of the structural steel framework at the fire escape balconies, and concurs that the deteriorated outriggers require replacement, and that the replacement of deteriorated I-beams will not adversely impact the landmark structure. The repairs proposed for the structural steel framework, including the outriggers and I-beams will not be visible from public rights-of-way.

Staff finds that the project will only remove historic features that are deteriorated beyond repair and that the replacement metal and fiberglass work will match the original in design, color, texture, and, where possible, materials.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion

Certificate of Appropriateness Application and Letter from Project Sponsor

Plans

Appendix

Specifications

Letters in Support of the Proposed Project

June 16, 2011 from Tnemec Company, Inc.

June 17, 2011 from Mark Kellogg

Paint Color Analysis

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: JULY 6, 2011

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Hearing Date: February 17, 2010

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 027 IN ASSESSOR'S BLOCK 0288, WITHIN A C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 80-130F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 13, 2011, Elisa Skaggs on behalf of Bruce Albert of the Albert Group (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore and to repair exterior structural and decorative metal elements on the Sutter Street elevation of the subject building located on the subject property located on lot 027 in Assessor's Block 0288. The work includes repairs to the decorative frieze panels, repairs to sheet metal details, repairs to metal railings, replacement of fire escape ladders, structural steel framework repair, structural steel I-beam replacement, and finish replication. The proposed work is limited to street-facing elevation of the subject building.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on July 6, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0613A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated December 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2011.0613A based on the following conditions of approval and findings:

CONDITIONS OF APPROVAL

- That when repairs have been completed, the Project Sponsor submits to the Planning Department full documentation (written and graphic) describing where each treatment was performed.
- That if more than 50% of the total decorative frieze panels require full replacement rather than repair, the Project Sponsor will return to the HPC for an informational presentation.
- That decorative pieces that are deteriorated and/or damaged and require replacement will be catalogued and documented. Any decorative elements that may be salvaged, but that are too deteriorated to preserve in situ will be donated to an appropriate architectural repository.

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. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated July 10, 1968.

- The proposed project would retain the historic commercial and office uses of the mixed-use building. No change in occupancy or in use will occur as a result of the proposed project.
- The historic character of the property will be retained and preserved by the careful repair and limited replacement of historic elements. Staff has reviewed mockups of the fiberglass replacement panels and patches, as well as replacement sheet metal elements and their finishes, and has determined that the proposed finishes, patches and replacement panels will match the appearance of the historic metalwork.
- The proposed lead repairs and the replacement ladder rungs are appropriate methods of rehabilitating the fire escape balconies.

- The deteriorated outriggers require replacement, and the replacement of deteriorated I-beams will not adversely impact the landmark structure. The repairs proposed for the structural steel framework, including the outriggers and I-beams will not be visible from public rights-of-way.
- The project will only remove historic features that are deteriorated beyond repair and the replacement metal and fiberglass work will match the original in design, color, texture, and, where possible, materials.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development.
- The project would retain wherever possible distinctive materials and finishes from the period of significance, including the glass curtain wall, structural steel, fire escapes including balconies and ladders, metal railings, cornice elements, and metal friezes. Where necessary, historic materials will be replaced in-kind or with compatible materials that match the originals.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

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.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

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 Hallidie Building at 130 Sutter Street for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 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 is for the restoration and repair of a façade and structural framework of a commercial property and will not have any 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 landmark 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 reduce the affordable housing supply as the façade and structural repairs will not result in a change in occupancy of the existing structure.

- 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.

- 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 will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance 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 for the Treatment of Historic Properties.

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

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 027 in Assessor's Block 0288 for proposed work in conformance with the renderings and architectural sketches dated December 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2011.0613A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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).

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 July 6, 2011.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: July 6, 2010



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION PACKET FOR Certificate of Appropriateness

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Pursuant to Planning Code Section 1006, the Historic Preservation Commission (HPC) shall hear and make determinations regarding applications for Certificates of Appropriateness. The first pages consist of instructions which should be read carefully before the application form is completed.

Planning Department staff are available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

WHAT IS A CERTIFICATE OF APPROPRIATENESS?

A Certificate of Appropriateness (CofA) is the authorization by the Historic Preservation Commission (HPC) to perform specific scopes of work on designated City landmarks and buildings within historic districts. A CofA requires an HPC hearing in order to determine if the proposed work conforms to the Secretary of the Interior Standard's, Article 10 of the San Francisco Planning Code and additional recommendations provided by the Planning Department that can be found in the supporting document titled: *Preservation Bulletin #4; Obtaining a Certificate of Appropriateness for Your Historic Property*. The Planning Department and the HPC must determine that your work will not have a significant impact on the historic resource and will be of benefit to the community as a whole. During the public hearing, the HPC can approve, disapprove or approve with conditions a CofA.

WHEN IS A CERTIFICATE OF APPROPRIATENESS NECESSARY?

The CofA is generally required for any construction, addition, alteration, relocation, removal or demolition of a structure, object or feature on a designated historic site, in a designated historic district, or in a designated historic interior, regardless of whether or not the proposed change is visible from a public street or other public place, except in the specific cases set forth in the respective Appendix of the Planning Code for the designated historic district. Any work involving a sign, awning, marquee, canopy or other appendage for which a City permit is required on a landmark site or in a historic district also requires a CofA. The issuance of a CofA is in addition to all other laws and codes and does not exempt a property from, or diminish, such requirements. The CofA must be obtained prior to the approval of any other entitlements, including a building permit. Any conditions placed on a CofA become part of a related building permit. Once it is issued, a CofA is valid for three years.

HOW DOES THE CERTIFICATE OF APPROPRIATENESS PROCESS WORK?

Please review the instructions in the CofA application and answer all questions to the greatest extent possible. PIC staff can answer any questions about the CofA application. After filling out the application and collecting the required additional application, please contact the Planning Department for an intake appointment to process the application. At this appointment a planner will review the application to ensure it is complete. The application will then be assigned to a planner on a specific Quadrant Team, dependent upon the location of the subject property. The assigned planner will review the application against the San Francisco General Plan, the Planning Code, the Planning Department policies, the Secretary of the Interior Standard's, and additional requirements, and set an HPC hearing date. The assigned planner will compile comments and concerns from the neighborhood during the notification period. Neighborhood support or opposition will be reflected in a staff report presented at the HPC hearing complete with the Planning Department recommendation for approval, disapproval or approval with conditions of the CofA.

WHO MAY APPLY FOR A CERTIFICATE OF APPROPRIATENESS?

A CofA is an approval given by the HPC to a property owner of a historic building that allows the owner to then apply for a building permit, or other entitlements; therefore, the property owner or a party designated as the owner's agent may apply for a CofA. (A letter of agent authorization from the owner must be attached to the application.)

INSTRUCTIONS:

The attached application for a CofA includes a project description, necessary contact information and a set of findings to determine the project's conformance with the Secretary of the Interior's Standards. Approximately 2 weeks prior to the scheduled hearing the assigned planner will contact the project sponsor and indicate the number of copies of reduced plans, photos, and technical reports, if applicable, are required for the hearing. An electronic copy of all materials (submitted in PDF format) is also required at this time. Please answer all questions fully and type or print in ink. Additional pages may be attached if necessary.

Please provide the following materials with this application:

- **Authorization:** If the applicant in this case is the authorized agent of the property owner, rather than the owner, a letter signed by the owner and creating or acknowledging that agency must be attached and is included in the application for a Certificate of Appropriateness.
- **Drawings:** One full set of architectural plans showing existing conditions and proposed scope of work. All plans must show: existing to remain, existing to be removed, new construction, existing and proposed materials, project name and address, title of drawing, scale, date, and drawing number. All plans shall include a site plan, floor plans, elevations (including those of adjacent properties), section(s) at either 1/8" or 1/4" scale dependent on the size of the project, and detail drawings at 1/2" scale. A north arrow and scale shall be shown on each plan, and unless an exception is specifically granted by the Historic Preservation Coordinator.
- **Photographs:** Photographs of adjacent properties and street frontages that accurately depict the existing context. Please submit historic photos of the project, if possible, large enough to show the nature of the property but not over 11 x 17 inches. All plans and other exhibits submitted with this application will be retained as part of the permanent public record in this case.
- **Specifications:** for cleaning and repair of applicable historic materials, if proposed.
- **Cut-Sheets:** Product cut sheet for all new elements (including windows, doors, etc.)
- **Mailing Labels:** Two sets of adhesive back mailing labels addressed to the property owner, applicant, architect, etc. for Planning Department use to send hearing agenda and final CofA.
- **Proposition M Findings:** See attached questions on page.

Fees:

Please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. Fees will be determined based on the estimated construction costs. Time and materials charges will be added if staff costs exceed the initial fee. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.

CEQA Review:

The California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code implementing that act may require an Environmental Evaluation before the application may be considered. Please consult the Planning Department staff to determine if an Environmental Evaluation application must be submitted with this application. A separate fee is required for environmental review.

To file your Certificate of Appropriateness application, please call (415) 558-6378 in advance to schedule an intake appointment. At your scheduled appointment with a staff planner, please bring your completed application with all required materials.

What Applicants Should Know About the Public Hearing Process and Community Outreach

- A. The Historic Preservation Commission encourages applicants to meet with all community groups and parties interested in their application early in the entitlement process. Department staff is available to assist in determining how to contact interested groups. Neighborhood organization lists area available on the Department's website. Notice of the hearing will be sent to groups in or near the neighborhood of the project. The applicant may be contacted by the Planning Department staff with requests for additional information or clarification. An applicant's cooperation will facilitate the timely review of the application.
- B. The Commission requests that applicants familiarize themselves with the procedure for public hearings, which are excerpted from the Historic Preservation Commission's Rules and Regulations below.
- Hearings.** A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:
1. A description of the issue by the Director or a member of the staff along with the Planning Department's recommendation.
 2. A presentation of the proposal by the project sponsor's team for a period not to exceed 10 minutes.
 3. Public testimony from proponents of the proposal. An individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 5 minutes if the organization or group is represented by one speaker. Members of such groups are not allowed separate three (3) minutes of testimony.
 4. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 5 minutes for a group or organization if the group or organization is represented by one speaker.
 5. In public hearings on Draft Environmental Impact reports, each member of the public may speak for a period not to exceed three (3) minutes.
 6. Discussion and vote by the Historic Preservation Commission on the matter before it.
 7. The President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
- C. **Private Transcription.** The Commission President may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President may require that a copy of such transcript be provided for the Commission's permanent records.
- D. **Opportunities for Appeals by Other Bodies:** Historic Preservation Commission actions on Permits to Alter are final unless appealed to the Board of Appeals, or to the Board of Supervisors when applicable, within **15 days** of Commission action.

CASE NUMBER:
For Staff Use only

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Edward J. Conner and Herbert P. McLaughlin, Jr.	
PROPERTY OWNER'S ADDRESS: 27 Maiden Lane San Francisco, CA 94108	TELEPHONE: (415) 392-1072
	EMAIL:

APPLICANT'S NAME: Bruce Albert, The Albert Group, Inc. Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 114 Sansome Street, Suite 710 San Francisco, CA 94104	TELEPHONE: (415) 398-1393
	EMAIL: BAlbert@thealbertgroup.com

CONTACT FOR PROJECT INFORMATION: Elisa Skaggs, Page & Turnbull Same as Above <input type="checkbox"/>	
CONTACT PERSON'S ADDRESS: 1000 Sansome Street, Suite 200 San Francisco, CA 94111	TELEPHONE: (415) 593-3224
	EMAIL: skaggs@page-turnbull.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 130 Sutter Street (Hallidie Building), San Francisco, CA	ZIP CODE: 94104
CROSS STREETS: Located between Kearny and Montgomery streets, on north side of Sutter Street	

ASSESSORS BLOCK/LOT: 0288 / 027	LOT DIMENSIONS:	LOT AREA (SQ FT): 16,169	ZONING DISTRICT: C-3-O	HEIGHT/BULK DISTRICT: 250-S
ARTICLE 11 CLASSIFICATION Category I			CONSERVATION DISTRICT: N/A	

3. Project Description

Please check all that apply

New Construction Addition(s) Alterations Demolition Other **Repairs**

Additions to Building: Rear Front Height Side Yard

Building Permit Application No. 201004200675 (Exploratory Demolition at 2nd floor), 20101206300 (Emergency Balcony Inspection & Repair) Date Filed: 04-20-2010, 12-06-2010

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	0	0	0	0
Retail	14,000	14,000	0	14,000
Office	94,432	94,432	0	94,432
Industrial / PDR Production, Distribution, & Repair	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
Total GSF	108,432	108,432	0	108,432
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	104'-10"	104'-10"	0	104'-10"
Number of Stories	7	7	0	7

Please provide a narrative project description, and describe any additional project features that are not included in this table:

Approval to remove the second floor decorative sheet metal, metal railings, and all fire escapes was previously granted in order assess extent of deterioration and develop an approach for the repair of these elements as well as the repair of the structural framework that supports the sheet metal and the balconies. The extent of damage has now been assessed and this application presents the proposed repairs for each of these elements. Proposed scope of work includes:

1. Repairs to the decorative frieze panels: The decorative frieze panels will be stripped of old paint, repaired, primed, and painted. The decorative panels have varying amounts of deterioration including areas where the material is deteriorated due to oxidation. The damage has been assessed and the proposed plan for repair is as follows:

- a. Where 5% or less of the decorative frieze panel is missing, the panel will be patched with 1# lead.
- b. Panels that have between 5% and 50% of the panel missing or deteriorated will be repaired with a fiberglass patch. The patch will be made from molds cast from frieze panels that are still intact.
- c. Frieze panels that have more than 50% deterioration will be replaced with fiberglass panels. The new fiberglass panels will match the historic in detail and size.
- d. Missing frieze panels will also be replaced with fiberglass panels. Fiberglass molds will be made of each type of decorative sheet metal panel and the molds will be used to produce exact fiberglass replicas where all or portions of the panels require replacement. After repairs are completed, the panels will be painted with colors that match the original.

(See attached continuation sheet)

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed scope of work is limited to repair of the exterior facade. Existing neighborhood-serving retail uses will not be impacted.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed scope of work is limited to repair of the exterior facade. The existing neighborhood character will not be impacted.

3. That the City's supply of affordable housing be preserved and enhanced;

This policy does not apply. The proposed scope of work is limited to repair of the exterior facade.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This policy does not apply. The proposed scope of work is limited to repair of the exterior facade.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This policy does not apply. The proposed scope of work is limited to repair of the exterior facade.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

This policy does not apply. The proposed scope of work is limited to repair of the exterior facade.

7. That landmarks and historic buildings be preserved; and

Proposed scope of work is consistent with this policy. Proposed repairs will serve to protect and preserve the Hallidie Building.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

This policy does not apply. The proposed scope of work is limited to repair of the exterior facade.

Findings of Compliance with Preservation Standards

	FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS	YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do all new additions, exterior alterations, or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Are all new additions differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	If any new addition and adjacent new construction are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation and will retain character-defining features of the building and/or district:

(See continuation sheet)

Estimated Construction Costs

TYPE OF APPLICATION: Certificate of Appropriateness for proposed repairs to the exterior decorative metal, fire escape ladders, & balconies.	
OCCUPANCY CLASSIFICATION: Group B, Business	
BUILDING TYPE: Type III-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: Not Applicable: Scope of work will be limited to exterior decorative metal, fire escape ladders, and balconies.	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST:	\$5,701.00 The Albert Group \$2,200,000.00
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: B. R. Albert Date: May 26, 2011

Print name, and indicate whether owner, or authorized agent:

Bruce Albert
Owner / Authorized Agent (circle one)

Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Historic Preservation Officer or his/her designee will review the application to determine whether the application is complete or whether additional information is required for the Permit to Alter process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in reduced sets (11" x 17") a week before the respective scheduled hearing date. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

(Continued from page 6)

2. Sheet metal including the dentils, cornices, and back panels will be stripped, repaired, primed and painted. Where the extent of deterioration is beyond repair, the elements will be replaced in kind. The historic sheet metal cornices and dentils have a striated texture. This texture will be duplicated in the sheet metal used to replace these features.

3. Repairs to the metal railings: The metal railings are made up of simple iron elements. Repairs to the iron railings will include the removal of paint and rust, in-kind replacement of elements deteriorated beyond repair, and painting. The railings have brackets where the pickets cross. The original brackets were made of lead. Many of these are in poor condition. These will be replaced in kind. The metal railings and balconies will be painted using original colors, blue and gold.

4. Replacement of the fire escape ladders: The steel fire escape ladders are severely deteriorated and structurally unsound. The ladders will be replaced with new ladders to match the existing ladders in color and material. The design will be similar except that the ladders rungs will be positioned so that they are able to shed water and therefore be less prone to deterioration.

5. Much of the exposed structural steel framework that supports the cornices and sheet metal panels has deteriorated beyond repair. The decorative sheet metal panels are supported by steel outriggers to that tie the panels back to the building. The deteriorated portions of the outriggers will be removed to sound steel and replaced with new framework similar to the existing. The new steel will be sistered to the remaining sound steel. See Permit Drawings: 1 & 4/A8.2.

6. The steel framework at the balconies consists of steel "I" beams that have deteriorated beyond repair. Since the balconies provide the only San Francisco Fire Department access to the standpipes, they are required to meet current code requirements. The steel framework will be replaced with new steel similar to the historic in size and shape. However, as a life-safety issue, the new steel framework has been designed to meet current code requirements. Differences in size will be minimal and will not be readily visible from the public right of way. The original steel beam at the back of the balcony will be replaced with a channel that is slightly stepped away from the building. This will allow greater ease for future repairs of the curtain wall. See Permit Drawings: 2 & 5/A8.2

Describe existing features and materials to be removed:

The historic decorative sheet metal, balconies, and ladders have been removed, cataloged, and stored. These features will be repaired as described above and reinstalled in their original location.

(Continued from page 9)

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships:

The proposed project will not involve a change in the use of the historic Hallidie Building, which will continue to be used as an office building. The proposed project will focus on the repair of the decorative sheet metal panels, the cornices, and the iron railings and balconies. The proposed project will not change distinctive spaces or spatial relationships. The Hallidie Building will be used as it was historically. Therefore, the proposed project will be in compliance with Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided:

The historic character of the Hallidie Building will be retained and preserved. The proposed project will focus on the repair of the decorative frieze panels, the cornices, and the iron railings and balconies that are severely deteriorated. The repair of these features requires their removal in order to make the repairs. The frieze panels and railings have been removed and cataloged so that after they have been repaired, they can be reinstalled in their original location. Only those distinctive features that are deteriorated beyond repair will be replaced. The ladders, railings, and cornices will be repaired or replaced in kind. The structural steel framework for the balconies will be replaced with new framework similar to the historic except that it will be upgraded to meet life-safety concerns. The decorative sheet metal panels that have more than 50% of the panel missing due to corrosion, will be replaced with fiberglass panels that duplicate the historic. Fiberglass panels will match historic panels in detail and color. Thus, the proposed repairs to the historic Hallidie Building are in compliance with Standard 2.

(See continuation sheet)

(Continued from previous page)

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, will not be undertaken:

The Hallidie Building will be recognized as a physical record of its time, place, and use; no changes are proposed that would create a false sense of historical development. The proposed project will retain the historic character of the building and therefore will be in compliance with Standard 3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved:

There are no changes to the property that have acquired historic significance in their own right. The proposed project will be in compliance with Standard 4.

5. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved:

The proposed project involves the repair of several of the distinctive features of the Hallidie Building that are severely deteriorated. Most elements, such as the sheet metal cornices, railings, steel ladders, and structural steel frame that supports the balconies and the sheet metal cornices will be repaired or replaced in kind. A small number of decorative frieze panels are deteriorated beyond repair. These will be replaced with fiberglass panels that will be made from molds of panels that are still intact. The fiberglass panels will match the historic in design and color. The historic ladders and railings have mechanical connections that include rivets in certain locations. Where new mechanical connections are required, the connection will be a bolt connection that is similar in size and shape to the original rivets. The connections are not visible from the public right of way. All work will be conducted under the supervision of an architectural conservator or preservation architect. The proposed project will substantially comply with Standard 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence:

The Hallidie Building exterior has suffered extensive deterioration and will require extensive repairs to character-defining features. Where possible, historic elements and features will be repaired rather than replaced and Standard 6 will be followed. Where historic features such as the ladders, railings, structural steel framework for the balconies, and the cornices are deteriorated beyond repair, they will be replaced in kind. Decorative frieze panels that have more than 50% of the panel missing due to corrosion will be replaced with fiberglass panels that match the historic in detail. Mock-ups of all proposed repairs will be conducted for quality control. The proposed project will substantially comply with Standard 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used:

If chemical or physical treatments are necessary, the project sponsor will use the gentlest treatment available. Treatments will be limited to the removal of existing paint and rust and will not include treatments that cause damage to historic materials. The proposed project will be in compliance with Standard 7.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken:

There are no known archeological resources on the project site. The proposed project will not require excavation. Therefore, the proposed project will be in compliance with Standard 8.

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

The proposed project will be limited to the repair and rehabilitation of the iron railings and the structural framework supporting the balconies, and the decorative frieze panels and cornices. The proposed project does not include an addition or related new construction. Therefore, the proposed project will be in compliance with Standard 9.

10. New additions and adjacent or related new construction will 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 not be impaired:

The proposed project will not include an addition or related new construction. The integrity of the historic property will not be impaired; therefore, the proposed repairs will be in compliance with Standard 10.

June 20, 2011

Historic Preservation Commission
City of San Francisco
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Hallidie Building: Request to Form a Curtain Wall Rehabilitation Advisory Group [07086]

Dear Commissioners,

The project team for the Rehabilitation of the Exterior Façade of the Hallidie Building is requesting that the Historic Preservation Commission (HPC) form a special Advisory Committee to collaborate in designing a rehabilitation program for the first curtain wall in the United States. We understand that this request is unusual, but we believe it necessary due to the following factors:

1. The national significance of the building and the desire to conform to preservation standards and maintain the integrity of the resource;
2. The complexity of the technical issues, the number of unknown as-built conditions, and the wide variety of deterioration observed within the curtain wall;
3. The need to keep occupants and pedestrians safe;
4. The need to move nimbly to control construction costs and keep the building fully occupied.

In December 2010 the HPC approved removal of the balconies, fire escapes, and ornamental sheet metal, including the cornices and frieze panels of the Sutter Street elevation of the Hallidie Building, in order to assess their condition and determine appropriate means and methods for their repair. The current application (attached and referred to as “the Balcony Project”) for a Certificate of Appropriateness presents the proposed repairs for these elements.

Thus far, work is limited to the exterior of the building and disruption to tenants has been minimal. However, the removal of the balconies at the fire escapes has revealed that the adjacent curtain wall is far more deteriorated than expected and requires immediate attention. Moving forward, the project team has begun considering appropriate repairs for the curtain wall, as well as logistics for this repair. When the repair of the curtain wall is undertaken, elements will potentially be removed for repair off-site and this will affect the peaceful enjoyment of the premises by the tenants. In order to minimize the length of time that the

tenants are inconvenienced, we are seeking a stream-lined process to provide input on the repair design and expedite the approval process.

While the team understands and agrees that it will be necessary to return to the HPC with a second application for the a Certificate of Appropriateness that will present a comprehensive approach to repairs to the curtain wall, the project team would like to request that the HPC delegate ongoing review to a smaller advisory group that includes both commission members and Planning Staff. This group would be able to meet informally with the project team to opine on various approaches developed for the repair of the curtain and would be given authority to approve necessary, small-scale repairs to the curtain wall that address deterioration uncovered during the Balcony Project. The overall scheme for curtain wall repairs would still be approved by the HPC. Smaller localized repairs requiring immediate attention, however, could be approved by the advisory group.

The existing condition of the curtain wall is such that the degree and type of deterioration is different at different locations. The Advisory Group method has the advantage of avoiding hearings each time a new condition is encountered that requires a different type of repair. This approach also provides the advisory group an opportunity to comment on repair approaches as they are developed and the advantage of keeping both Planning Staff and the HPC up to date on proposed means and methods.

The project team is committed to the rehabilitation of the Hallidie Building. As the first curtain-wall building in the United States, the Hallidie Building is one of the most important historic resources in the city. We hope the HPC will approve an advisory group that will work with the team in the rehabilitation of this important landmark.

Sincerely,



Elisa Skaggs
Page & Turnbull

HALLIDIE BUILDING
130 Sutter Street
San Francisco, CA

**CERTIFICATE OF APPROPRIATENESS
APPENDIX**

Prepared for
The Albert Group, Inc.



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PROJECT TEAM

CONTEXT

HISTORIC PHOTOS

EXISTING CONDITIONS
PHOTOS

PROPOSED WORK

MOCK-UPS

I. PROJECT TEAM

THE HALLIDIE BUILDING OWNERS

Ed Conner and Herbert McLaughlin are long-time San Francisco residents and two of the five founding members of San Francisco Architectural Heritage. They share an interest in historic buildings and have owned and rehabilitated buildings in San Francisco, Chicago, Omaha, Dallas and Cleveland. Mr. McLaughlin is the senior partner at KMD Architects. As a University of California at Berkeley alumnus, Mr. Conner has a special interest in the Hallidie Building.

THE ALBERT GROUP

Founded in 1987, The Albert Group is the project manager and owner's representative. The Albert Group has managed the restoration and renovation of numerous San Francisco buildings. They are coordinating the project team's efforts, managing communication, and overseeing project execution.

MCGINNIS CHEN ASSOCIATES

McGinnis Chen Associates, Inc. is the Architect of Record for the remediation work at the Hallidie Building. They are designing rehabilitation methodologies to improve the existing conditions and are watching over the ornamental sheet metal components.

For the last 47 years, McGinnis Chen Associates, Inc. has been providing specialized exterior building envelope consulting services to private, institutional and public sector clients. Their architectural and engineering expertise includes existing building remediation, waterproofing consultation, design peer review, construction monitoring and contract administration, complemented by a working understanding of the legal procedures involved in litigating defective buildings.

MURPHY BURR CURRY

As the project's structural engineer, Murphy Burr Curry's role is to assess the structural integrity of the balconies and fire escapes through evaluating and testing of the existing structural elements. Murphy Burr Curry will develop recommendations for structural improvements that can be implemented without sacrificing the historic character of the building.

PAGE & TURNBULL

As preservation architect for the project, Page & Turnbull works closely with the team to ensure that best preservation practices are in place. Page & Turnbull's role is to advise on historical issues so that the integrity and character-defining features of the building are retained.

Page & Turnbull's team of architects, historians, planners, and conservators use design, research, and technology to accomplish a broad array of work. Architectural services emphasize the re-use of existing buildings and the thoughtful application of new design. They are skilled in the assessment and treatment of the most significant architectural and historical spaces and elements. Page & Turnbull ensures that projects comply with the Secretary of the Interior's Standards for Rehabilitation for local, state and federal agency review and approvals.

VAN-MULDER SHEET METAL

Van-Mulder Sheet Metal has worked in the Bay Area since 1972. They are a veteran architectural sheet metal repair and fabrication company. Van-Mulder provided a survey of the sheet metal work at the Hallidie Building.

MANUEL PALOS

Manuel Palos has over 30 years experience in specialty sculpture, restoration and conservation projects. His work includes the eagles on top of the Pacific Telephone Building and restoration of The San Francisco Palace of Fine Arts. His role on the Hallidie Building will be to cast molds of the decorative frieze panels to be used to create fiberglass patches and replacements of select panels that are deteriorated beyond repair.



Decorative sheet metal is being removed where there are existing seams



Cataloging and removing of decorative sheet metal



Storing of decorative metal

2A. SITE CONTEXT

Completed in 1918, the Hallidie Building is located at 130 Sutter Street in the Financial District of San Francisco. The building is located between Kearny and Montgomery streets in an area that consists of both mid-rise and high-rise commercial buildings.

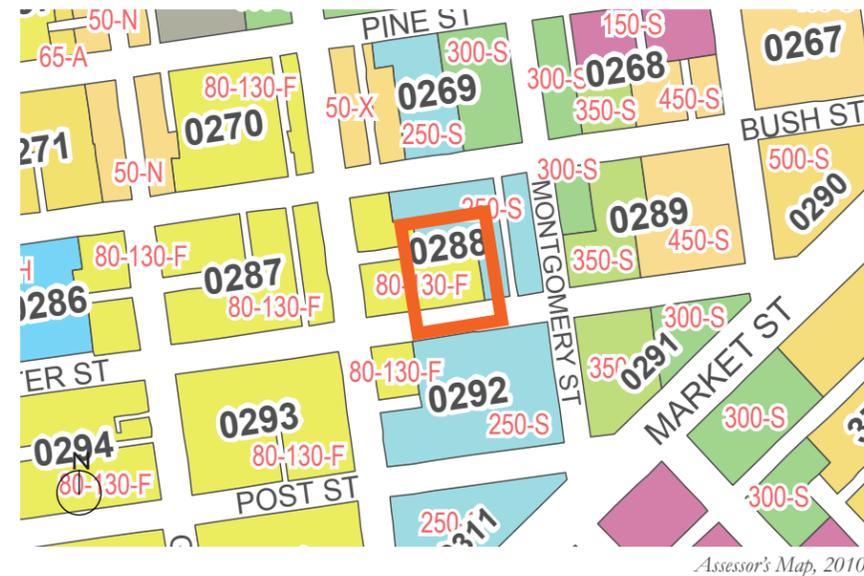
Because of the devastation of the 1906 Earthquake and Fire, the area remained low to mid-rise until the 1950s. The Hallidie Building is on the north side of Sutter Street along side other mid-rise buildings. The buildings immediately west of Kearny Street and across Sutter Street are also mostly mid-rise buildings. However, building heights dramatically increase as one crosses Montgomery Street. The Hallidie Building is in an area zoned C-3-O (Downtown Office).



View of north side of Sutter Street from Kearny Street looking east.



View of south side of Sutter Street from Kearny Street looking east.



ASSESSOR'S INFORMATION:

Block: 0288
 Lot: 027
 Address: 130 Sutter Street
 San Francisco, CA 94104
 Zoning Code: C-3-O
 Year Built: 1918



Aerial, 2010; source: Google Earth

2B. BUILDING CONTEXT

HISTORIC CONTEXT

The Hallidie Building is recognized as one of the first glass curtain-walled structures. Designed by Willis Polk, it was completed in 1918. The building is a steel and concrete structure notable for its glass and decorative metal façade. The building is listed on the National Register of Historic Places as well as on the California Register. The property is City Landmark Number 37, designated in 1971.

The glass curtain wall of the building is generally recognized as the forerunner of contemporary curtain wall buildings. The building was built as an investment for the University of California at Berkeley and its decorative metal was originally painted blue and gold. The building is named after Andrew Hallidie, the inventor of the cable car.

Though innovative in its use of a glass curtain wall, the building has a traditional composition. Its decorative metalwork is Victorian in style and its architectural organization has a clear base, shaft, and capital. The fire escapes are integrated into the ironwork of the building and serve to frame the building on either side. Though the storefronts have been altered, the building's façade remains largely unaltered.



Hallidie Building, Date Unknown; source: San Francisco Public Library

EXISTING CONDITIONS

The front (south) façade of the Hallidie Building remains mostly unaltered and its appearance is much the same as when it was first constructed. The original storefronts at the first and mezzanine levels were replaced with a contemporary storefront system. The front façade at the second through seventh floors is original and the Sutter Street façade retains integrity.

A report by McGinnis Chen Associates noted deterioration in several areas of the front façade. The report noted that the curtain wall system exhibits both distortion and rusting coverplates. Deterioration at the balconies and fire escape ladders has progressed so that they pose a life-safety hazard. The structural steel that supports both the decorative sheet metal and the balconies exhibits severe rusting and requires immediate attention.

The McGinnis Chen report recommended that repairs should start at the Sutter Street façade because of the safety hazards currently posed by the balconies.



Existing building; source: <http://www.docomomo-us.org>

PROPOSED PROJECT

Exploratory demolition work has recently been conducted of deteriorated elements at the Hallidie Building facade to determine the extent of deterioration and an appropriate approach for repair.

All of the decorative sheet metal was removed at the second floor to assess the extent of corrosion at the steel structural framework that supports the balconies as well as the decorative sheet metal. The decorative sheet metal has also been assessed and an approach has been developed for its repair. The following repairs are proposed:

Structural steel framework (supporting the balconies, fire escapes and the decorative sheet metal): The structural steel elements will be replaced with similar steel shapes.

Steel ladders: The steel fire escape ladders will be replaced in kind. The existing ladders provide access to the fire standpipes. In their existing condition, they are too deteriorated to meet life-safety code requirements.

Iron railings: The decorative iron railings will be repaired. Where elements are deteriorated beyond repair, they will be replaced in kind.

Sheet metal cornices: The sheet metal cornices will be repaired. Portions that are deteriorated beyond repair will be replaced in kind.

Decorative sheet metal frieze panels: The panels will be repaired. Where corrosion is less than 5% of a panel, the panel will be patched with 1# lead. Where the extent of corrosion is between 5% and 50% of a panel, the panel will be repaired with a fiberglass patch. Panels that have corrosion exceeding 50% will be replaced with full fiberglass panels that are exact replicas of the frieze panels. The replacement panels will match the historic in detail and paint color.



Decorative sheet metal below balconies

3. HISTORIC PHOTOS



Hallidie Building, 1981, *Historic American Buildings Survey photograph*; source: *Library of Congress*



Hallidie Building, *Date unknown*; source: *San Francisco Public Library*



Hallidie Building, *Date Unknown*; source: *San Francisco Public Library*



Hallidie Building Plaque, *June 6, 1951*; source: *San Francisco Public Library*

4. SOUTH FAÇADE: EXISTING CONDITION PHOTOGRAPHS



South facade; source: <http://www.panoramio.com>



Deterioration at steel framework supporting a balcony



Deterioration at decorative sheet metal

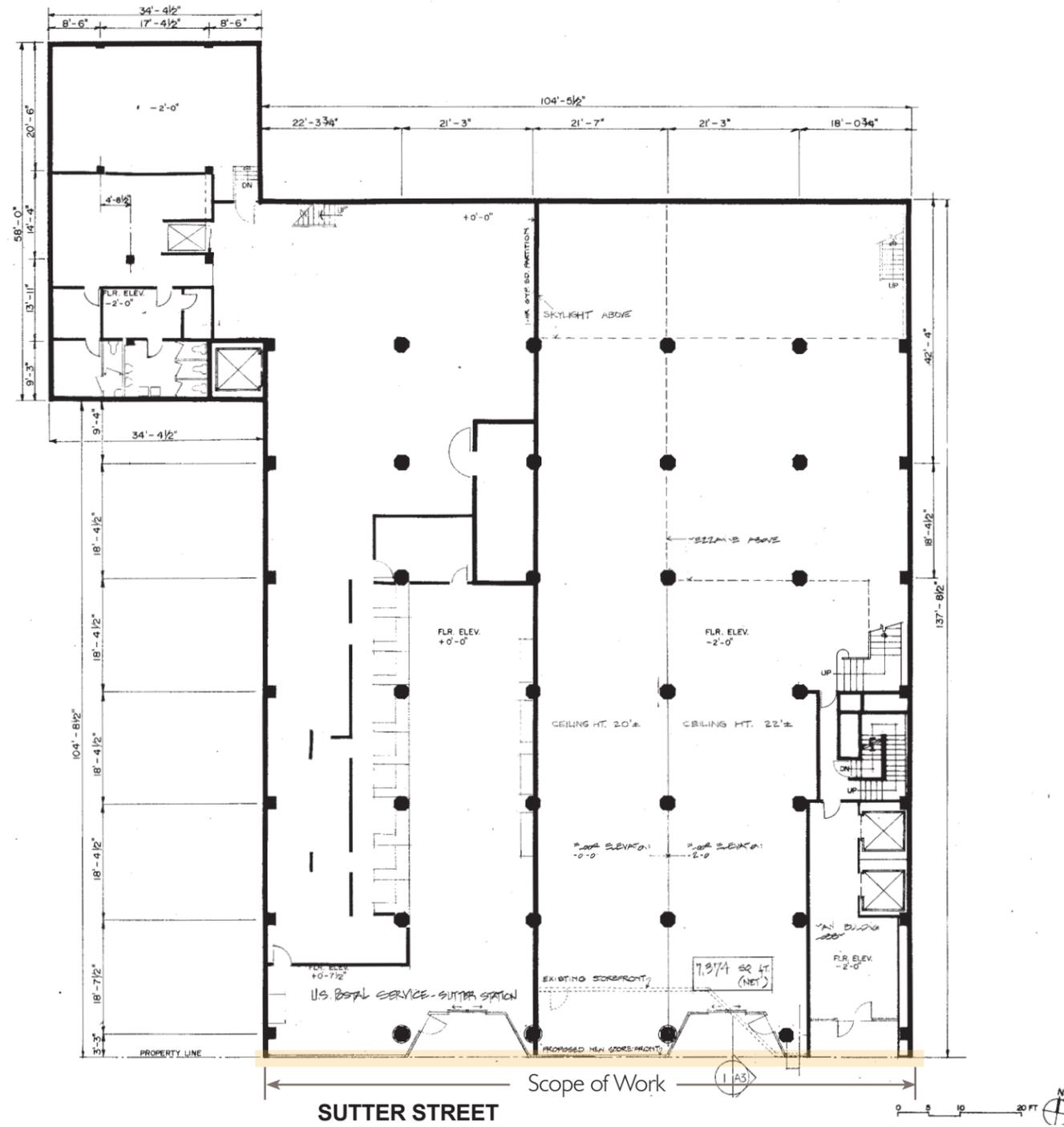


Deterioration at iron railings



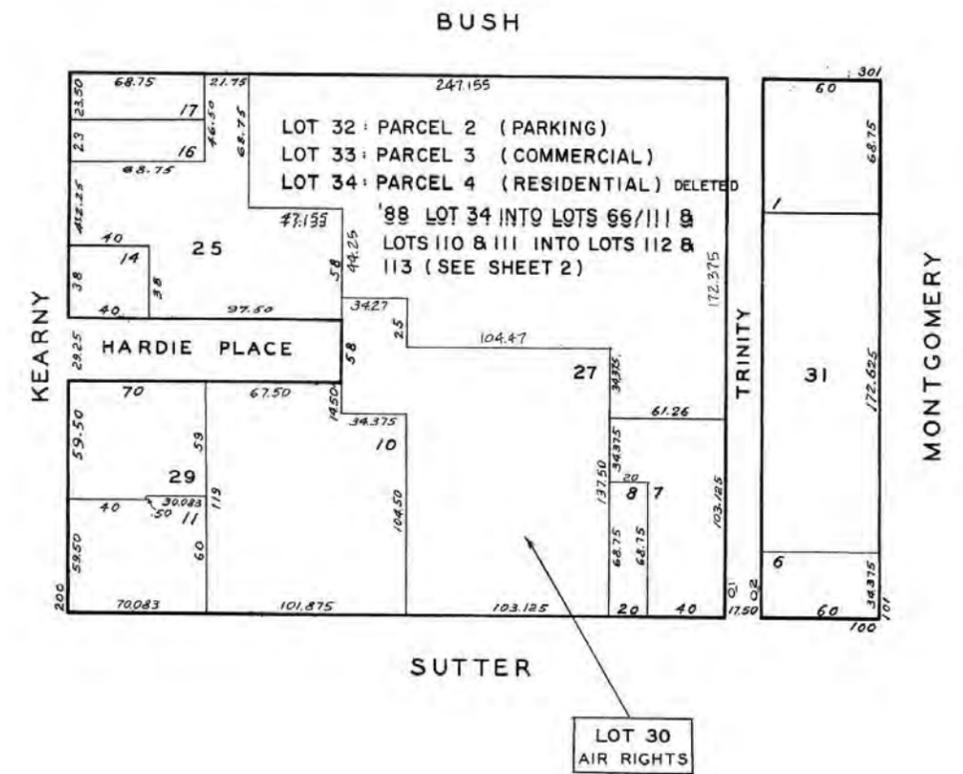
Deterioration at decorative sheet metal

5. PROPOSED WORK



GROUND LEVEL FLOOR PLAN

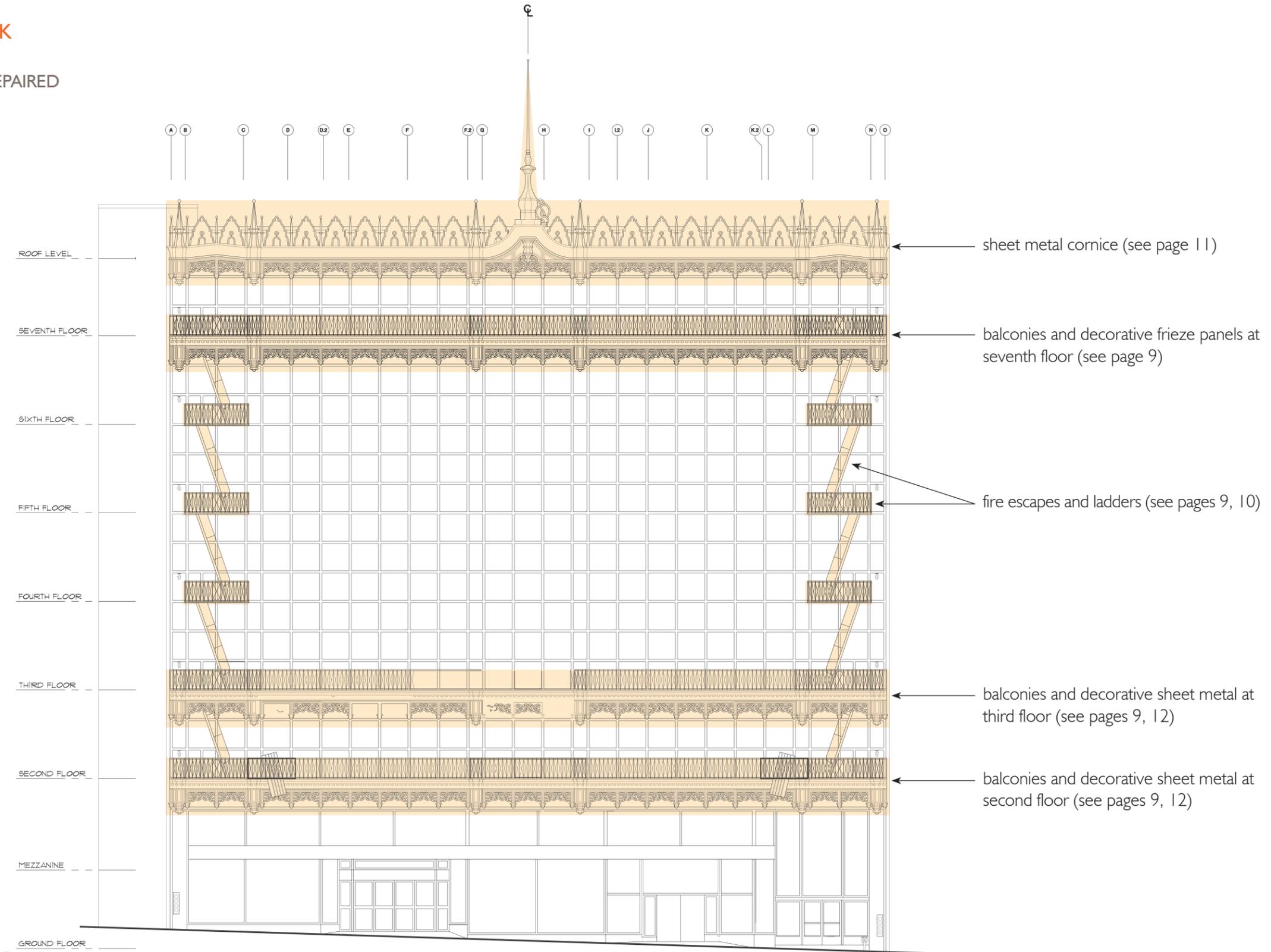
The proposed scope of work is limited to the repair of the decorative metal, balconies, and fire escapes at the front facade along Sutter Street.



PROPOSED WORK

5. PROPOSED WORK

ELEMENTS TO BE REPAIRED

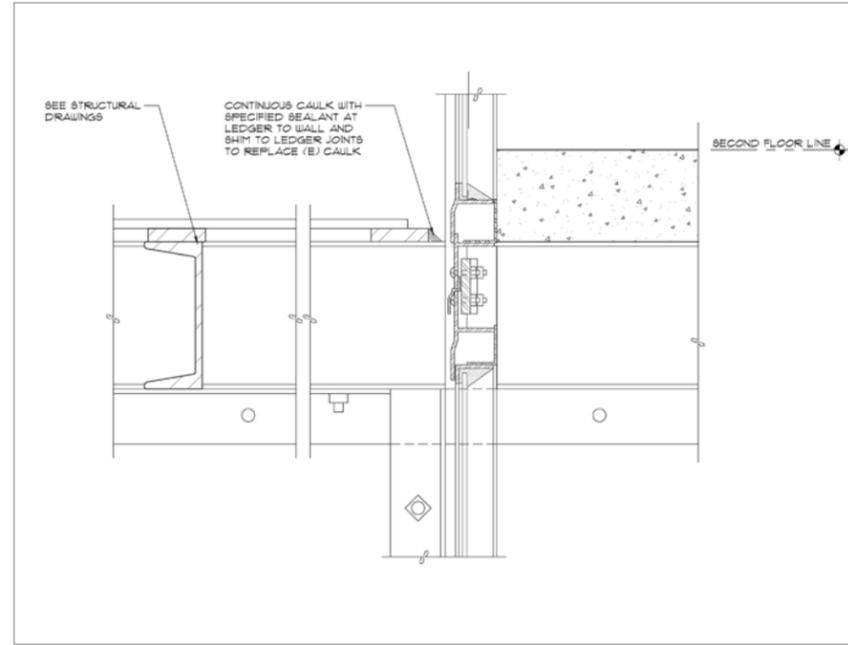


PROPOSED WORK

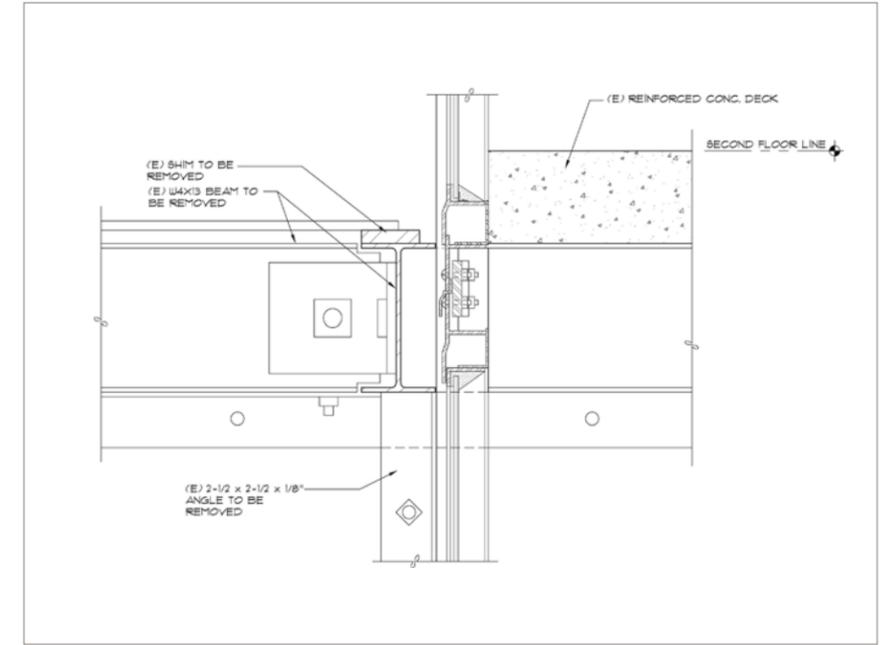
5A. STRUCTURAL STEEL FRAMEWORK



Deterioration at structural framework



New detail at balcony



Existing detail at balcony



Deterioration at structural framework



Deterioration at structural outrigger

The structural steel framework that supports the balconies and decorative sheet metal consists of small steel “I” beams that exhibit extensive corrosion. The framework will be replaced with beams similar in shape and size. “I” beams currently available are not identical in size as the original. However, any difference in size will be minimal and will not be noticeable from the public right of way.

Balconies:

The existing condition is such the W4x13 beam that supports the balconies is in contact with the curtain wall (see existing detail above). This beam will be replaced with a new steel channel that will be held back about six inches to allow future repairs of the curtain wall (see new detail above).

Sheet Metal:

The sheet metal cornices and decorative frieze panels are supported by outriggers that tie these elements back to the building. The outriggers will be removed to sound steel. New steel outriggers will be “sistered” to the remaining sound steel.

PROPOSED WORK

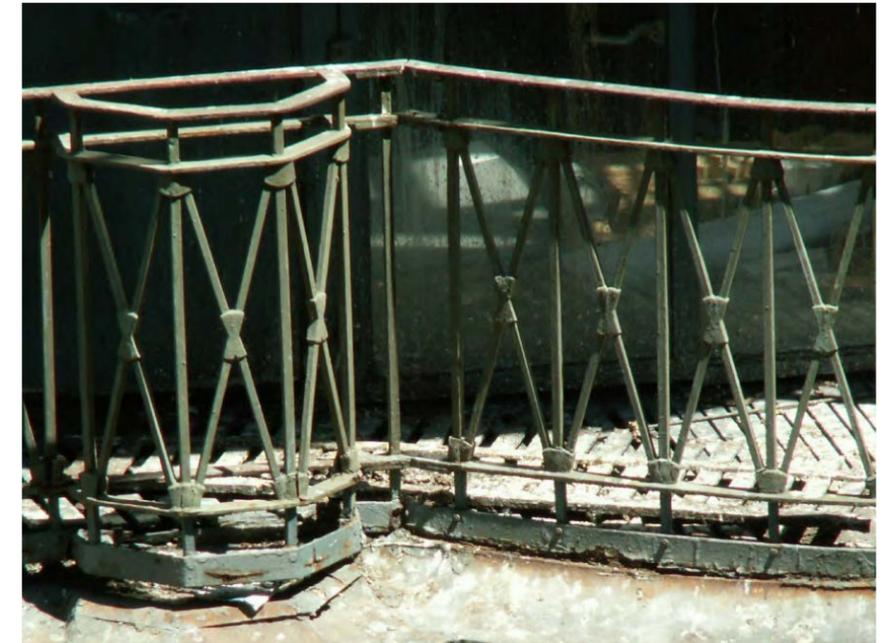
5B. RAILINGS AND BALCONIES



Railings at fire escapes



Deterioration at railings



Deterioration at picket bracket

The railings and balconies consist of simple iron flat steel bars at the floor of the balconies and square iron pickets. Where elements have deteriorated beyond repair, they will be replaced in kind. Repairs to the iron railings will include the removal of rust, in-kind replacement of elements deteriorated beyond repair, and painting. The railings have brackets where the pickets cross. The original brackets were made of lead and many are in poor condition. These will be replaced in kind. The metal railings and balconies will be painted using original colors, blue and gold.

Original mechanical connections were rivets. Where flat bars need to be replaced, they will receive a bolt connection. The bolt head will be round similar to the original rivets.

5C. LADDERS



Ladders at fire escapes



Deterioration at rung welded connections



Deterioration at rung welded connections



Deterioration at rung welded connections

The fire escape ladders are severely deteriorated at the rung welded connections. The ladders will be replaced with new ladders to match the existing ladders in color and material. The design will be similar except that the ladders rungs will be positioned so that they are able to shed water and therefore be less prone to deterioration. The new rungs will be supported by steel angles instead of relying only on a welded connection.

5D. SHEET METAL CORNICES, DENTILS, AND PENDANTS



Deterioration at cornice



Deterioration at pendant



Missing pendant



Deterioration at underside of balcony



Deterioration at dentil

Sheet metal including the dentils, cornices, and back panels will be repaired. Where the extent of deterioration is beyond repair, the elements will be replaced in kind. The historic sheet metal cornices and dentils have a striated texture. This texture will be duplicated in the sheet metal used to replace these features.

5E. DECORATIVE FRIEZE PANELS



Deterioration at a frieze panel



Deterioration at a frieze panel



Deterioration at a frieze panel



Deterioration at a frieze panel

The decorative sheet metal frieze panels will be stripped of old paint, repaired, primed with a rust-inhibiting primer, and painted. The frieze panels have varying amounts of deterioration including areas where the material is missing due to corrosion. The damage has been assessed and the proposed plan for repair is as follows:

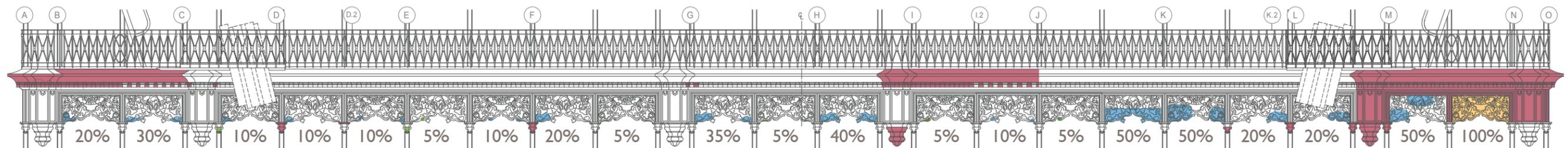
- a. Where 5% or less of the decorative frieze panel is missing, the panel will be patched with 1# lead.
- b. Panels that have between 5% and 50% of the panel missing will be repaired with a fiberglass patch. The patch will be made from molds made from frieze panels that are still intact.
- c. Frieze panels that have 50% or more deterioration will be replaced with full fiberglass panels. The new fiberglass panels will match the historic in detail and size.
- d. Missing frieze panels will also be replaced with fiberglass panels.

Fiberglass molds will be made of each type of decorative sheet metal panel and the molds will be used to produce exact fiberglass replicas where all or portions of the panels require replacements. After repairs are completed, the panels will be painted with colors that match the original.

5E. DECORATIVE FRIEZE PANELS

PANEL REPAIRS

The elevation and table below provide an overview of the required and recommended repairs to the sheet metal on the second floor balcony. The elevation has been broken into four sections shown in more detail on the following pages. The information is an estimate based on a survey conducted by Van-Mulder Sheet Metal. Extent of repairs on the third and seventh floors are expected to be similar.



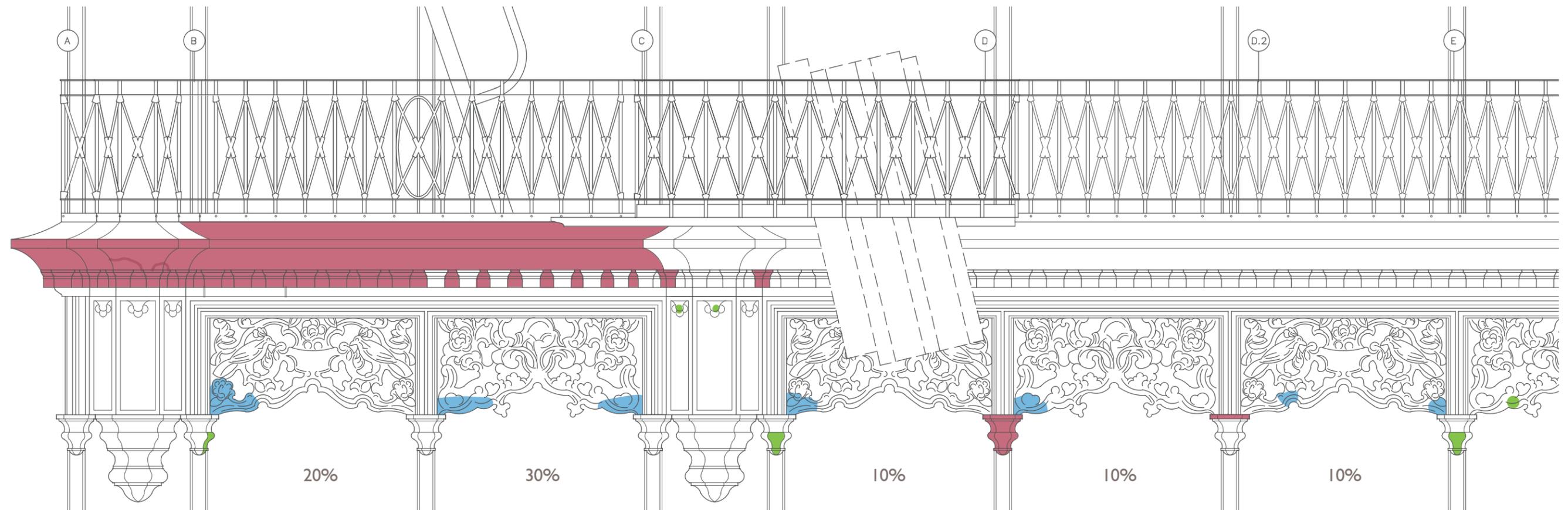
Major Sheet Metal Architectural Elements	Required/Recommended Repair		
	Replacement	Lead Patch(es)	Fiberglass Patch(es)
Decorative frieze panel	1	7 patches on 5 panels	23 patches on 15 panels
Cornices	35 linear feet, est.	n/a	n/a
Sheet metal pendant (small)	5 (full), 2 (partial)	4	n/a
Sheet metal pendant (large)	1 (full), 1 (partial)	0	n/a

- Replacement in kind
- Replacement with fiberglass
- Lead patch required
- Fiberglass patch required
- % Amount of frieze panel requiring work

PROPOSED WORK

5E. DECORATIVE FRIEZE PANELS

SHEET METAL REPAIRS



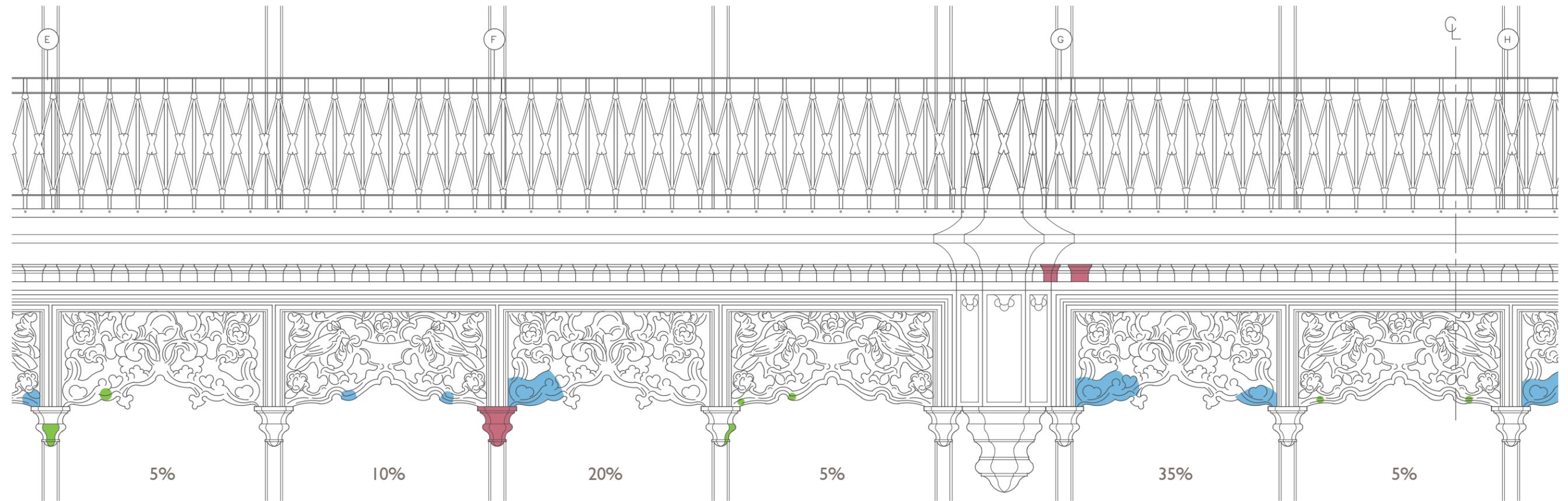
Partial Elevation between Column Lines A through E

- Replacement in kind
- Replacement with fiberglass
- Lead patch required
- Fiberglass patch required
- % Amount of frieze panel requiring work

PROPOSED WORK

5E. DECORATIVE FRIEZE PANELS

SHEET METAL REPAIRS



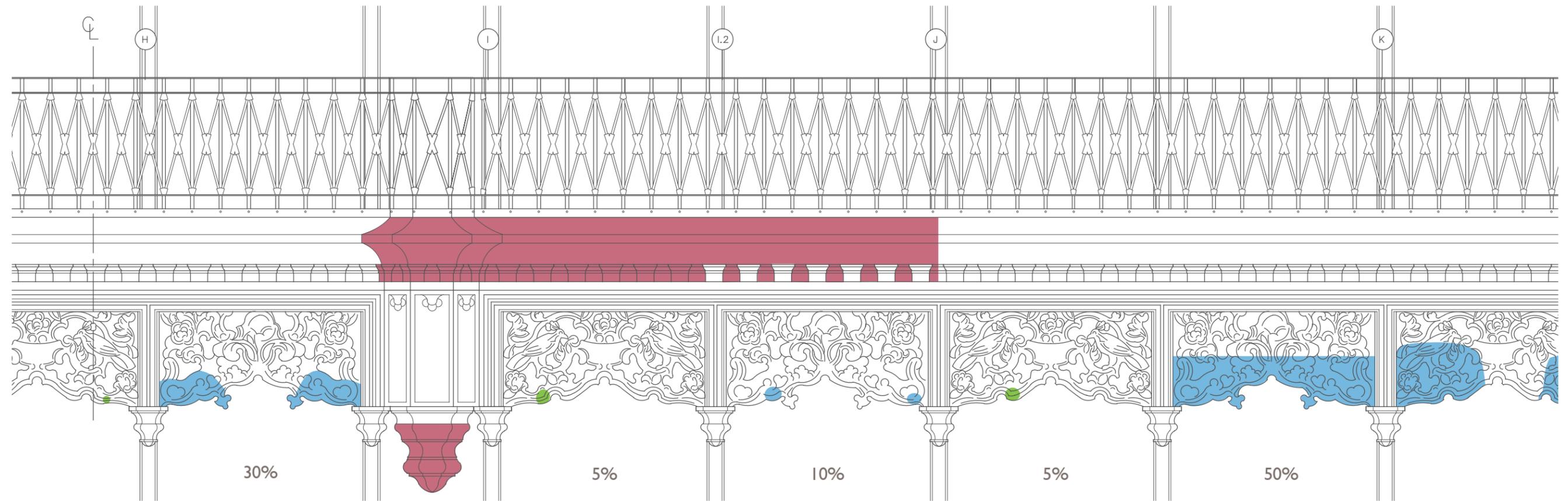
Partial Elevation between Column Lines E through H

- Replacement in kind
- Replacement with fiberglass
- Lead patch required
- Fiberglass patch required
- % Amount of frieze panel requiring work

PROPOSED WORK

5E. DECORATIVE FRIEZE PANELS

SHEET METAL REPAIRS

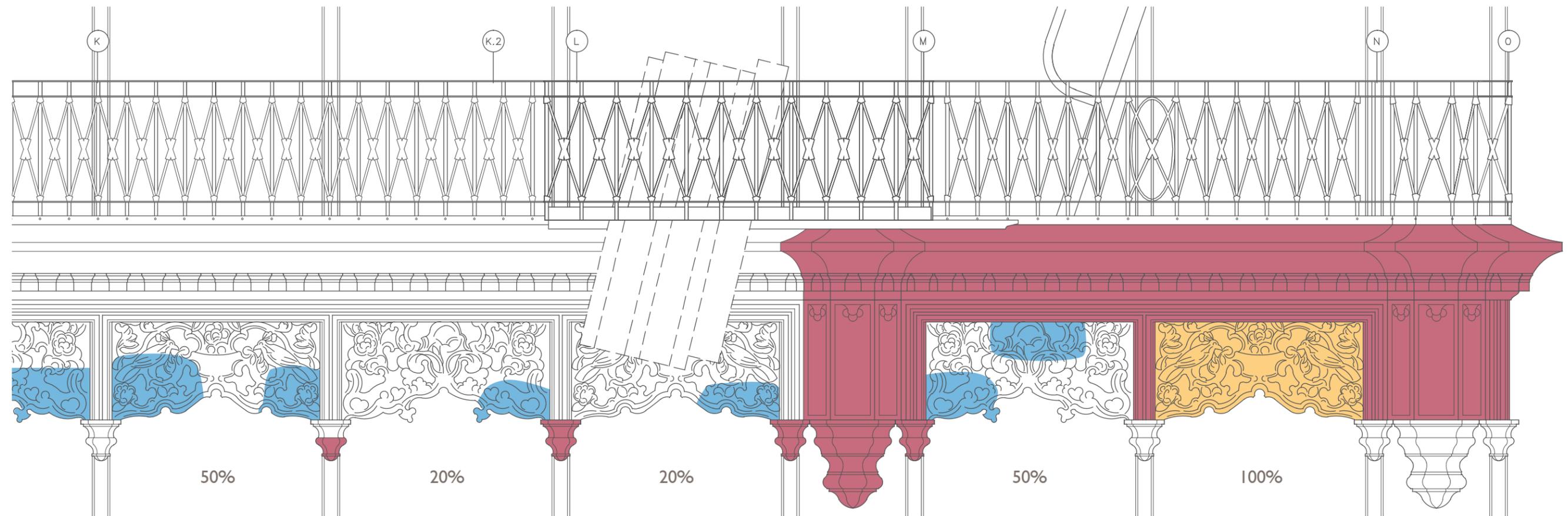


Partial Elevation between Column Lines H through K

- Replacement in kind
- Replacement with fiberglass
- Lead patch required
- Fiberglass patch required
- % Amount of frieze panel requiring work

5E. DECORATIVE FRIEZE PANELS

SHEET METAL REPAIRS

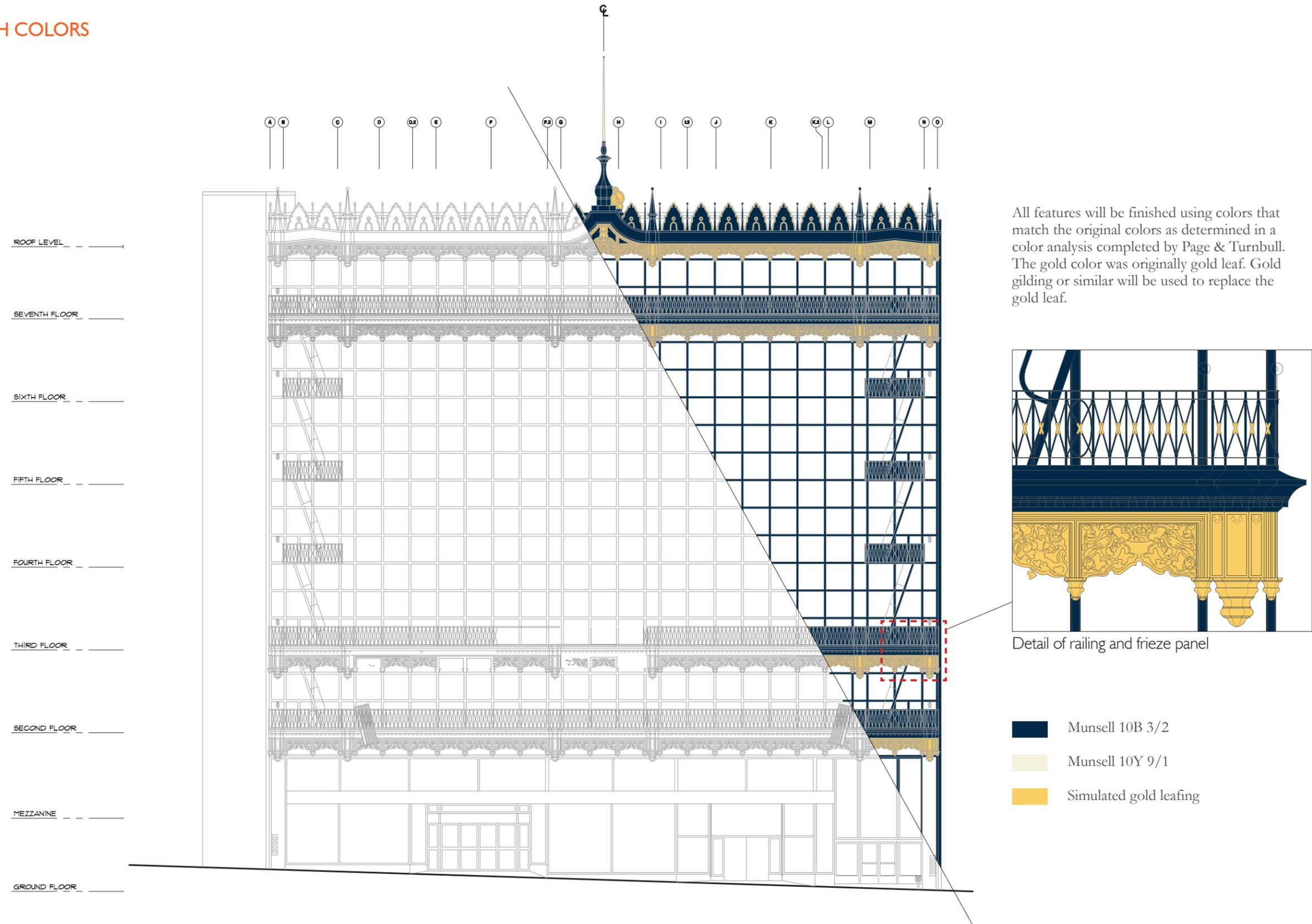


Partial Elevation between Column Lines K through O

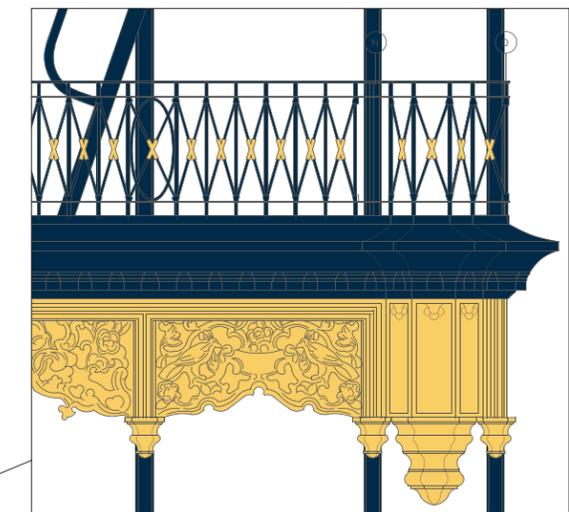
- Replacement in kind
- Replacement with fiberglass
- Lead patch required
- Fiberglass patch required
- % Amount of frieze panel requiring work

PROPOSED WORK

5F. FINISH COLORS



All features will be finished using colors that match the original colors as determined in a color analysis completed by Page & Turnbull. The gold color was originally gold leaf. Gold gilding or similar will be used to replace the gold leaf.



Detail of railing and frieze panel

- Munsell 10B 3/2
- Munsell 10Y 9/1
- Simulated gold leafing

PROPOSED WORK

6. MOCK-UPS

SHEET METAL MOCK-UPS OF THE CORNICES AND PENDANTS



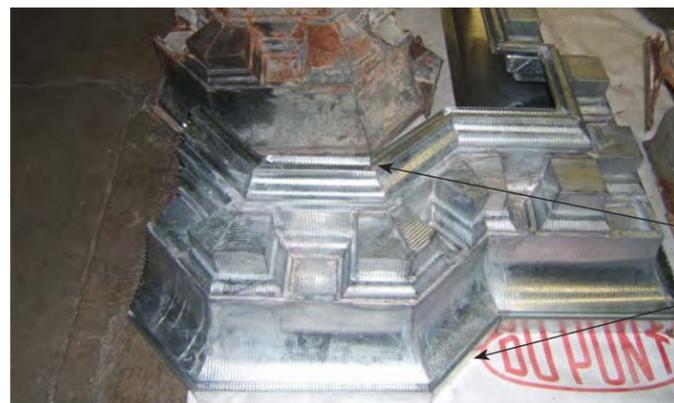
pendant replacement in kind -
note striations in finish

original pendant



cornice replacement in kind

deteriorated cornice



deteriorated cornice

cornice replacement in kind -
note striations in finish

Finish Process:

- Existing paint will be removed by dipping each element in hot sodium hydroxide solution, scrubbing with a nylon brush, and rinsing with water under high pressure.
- The ornamental sheet metal (cornices, dentils, and pendants) will be cleaned using water, mild detergent, and a brush. Corrosion will be removed through garnet blasting.
- The ornamental sheet metal will be patched and repaired as required. Elements that are deteriorated beyond repair will be replaced in kind. New elements will be attached to the original elements using 1/8" diameter rivets.
- Joints used to tie-in new and original materials will be sealed using Sikaflex-1a polyurethane sealant.
- The ornamental sheet metal will be primed with Tnemec Series 90-97 Tneme-Zinc at 2.5 to 3.5 mils dry film thickness (DFT).
- An intermediate coating will be applied prior to finish coat application: Intermediate coat for all surfaces is Tnemec Series 1075 Endura-Shield II at 3.0 to 5.0 mils DFT.
- Ornamental sheet metal will be finish painted with Tnemec Series 1072V Fluoronar Satin at 2.0 to 3.0 mils DFT.

6. MOCK-UPS

FRIEZE PANEL MOCK-UPS



Panels that have between 5% and 50% panel deterioration will be repaired with a fiberglass patch. Two panels were mocked-up.

panel with fiberglass patch

panel replaced entirely with fiberglass patch



close-up of panel with fiberglass patch

fiberglass patch is attached to zinc panel with standard 1/8" diameter rivets made of zinc plated steel

joint between fiberglass patch and zinc is smoothed out using a polyurethane sealant and feathered out to lessen visibility of joint



Panels with less than 5% deterioration will be patched with 1 # lead.

1 # lead patch. No mechanical fasteners are required for the lead patches.

Finish Process:

- Existing paint will be removed by dipping each element in hot sodium hydroxide solution, scrubbing with a nylon brush, and rinsing with water under high pressure.
- Cleaning and finishing of the frieze panels will be similar to the cornices and pendants. The metal will be cleaned using water, mild detergent, and a brush. Corrosion will be removed through garnet blasting.
- Panels will be patched and repaired as required. Patches representing less than 5% of the panel will be patched with 1# lead using Sikaflex-1a as an adhesive component. Patches representing 5% - 50% of the panel will be patched with a fiberglass patch and attached with Sikaflex-1a and mechanical fasteners.
- Joints used to tie-in patch materials with existing zinc frieze panels will be sealed using Sikaflex-1a polyurethane sealant.
- Panels with lead repairs will be primed with Tnemec Series 90-97 Tneme-Zinc at 2.5 to 3.5 mils dry film thickness (DFT).
- Fiberglass patches will be primed with Tnemec135 Chembuild at 3.0 to 4.0 mils DFT.
- An intermediate coating will be applied prior to finish coat application: Intermediate coat for all surfaces is Tnemec Series 1075 Endura-Shield II at 3.0 to 5.0 mils DFT.
- Panels will be finish painted with Tnemec Series 1072V Fluoronar Satin at 2.0 to 3.0 mils DFT.

HALLIDIE BUILDING

EMERGENCY BALCONY INSPECTION AND REPAIR 130 SUTTER STREET, SAN FRANCISCO, CALIFORNIA 2ND FLOOR BALCONY AND ALL FIRE ESCAPES

HALLIDIE BUILDING

EMERGENCY BALCONY REPAIR
2ND FLOOR BALCONY & FIRE ESCAPES
130 SUTTER STREET
SAN FRANCISCO, CA

Building Owner:

Conner McLaughlin Properties

27 Maiden Lane
San Francisco, CA

Owner's Agent:

The Albert Group, Inc.

114 Sansome Street, Suite 710
San Francisco, CA

Architect:

McGinnis Chen Associates, Inc.
ARCHITECTS | ENGINEERS

1019 Mission Street, San Francisco, CA 94103
Phone: (415) 986-3873 Fax: (415) 298-0588

Structural Engineer:

Murphy Burr Curry, Inc.

85 Second Street, Suite 501
San Francisco, CA

Historic Preservation Consultant:

Page & Turnbull

1000 Sansome Street
San Francisco, CA

Consultant:

Seal:



NO.	DESC.	DATE
1	Permit Set	12.07.2010

Sheet Title:

Title Sheet

Scale:	No Scale
Project No.	10024.00
Date:	12.07.2010
Drawn:	FC, CW, AL
Checked:	YJC
Sheet Number:	

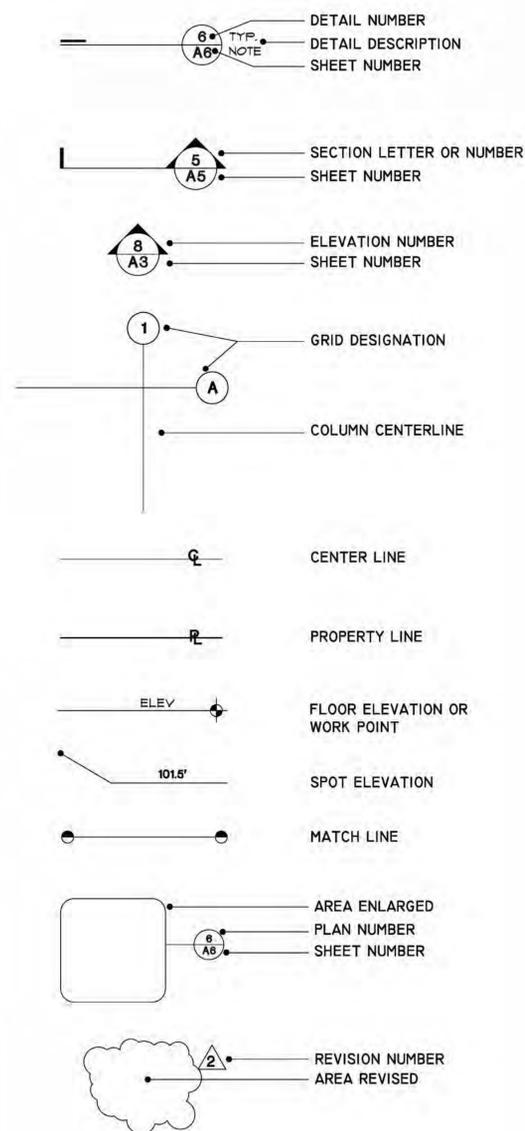
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ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	(R)	REMOVE
A/C	AIR-CONDITIONING	FDN.	FOUNDATION	R.	RISER
ACOUS.	ACOUSTICAL	FIN.	FINISH	R&S	ROOF & SEALANT
A.D.	AREA DRAIN	FL.	FLOOR	RAD.	RADIUS
ADJ.	ADJUSTABLE	FLASH.	FLASHING	R.D.	ROOF DRAIN
AGGR.	AGGREGATE	F.O.C.	FACE OF CONCRETE	REF.	REFERENCE
AL.	ALUMINUM	F.O.F.	FACE OF FINISH	REINF.	REINFORCED
ALT.	ALTERNATE	F.O.S.	FACE OF STUDS	REQ.	REQUIRED
ANOD.	ANODIZED	F.S.	FULL SIZE	RESIL.	RESILIENT
APPROX.	APPROXIMATE	FT.	FOOT OR FEET	RGTR.	REGISTER
ARCH	ARCHITECTURAL	FTG.	FOOTING	RM.	ROOM
ASPH.	ASPHALT	FURR.	FURRING	R.O.	ROUGH OPENING
				R.W.L.	RAIN WATER LEADER
BD.	BOARD	GA.	GAUGE		
BITUM.	BITUMINOUS	GALV.	GALVANIZED	S.	SOUTH
B.F.	BASE FLASHING	GL.	GLASS	S.A.M.	SELF ADHERED MEMBRANE
BLDG.	BUILDING	GND.	GROUND	S.C.	SOLID CORE
BLK.	BLOCK	GR.	GRADE	SCHED.	SCHEDULE
BLKG.	BLOCKING	G.S.M.	GALVANIZED SHEET METAL	SECT.	SECTION
BLW.	BELOW	GYP.	GYPNUM	SGD.	SLIDING GLASS DOOR
BM.	BEAM			SH.	SHELF
BOT.	BOTTOM	H.B.	HOSE BIBB	SHT.	SHEET
BSMT.	BASEMENT	H.C.	HOLLOW CORE	SHTG.	SHEATHING
BTWN.	BETWEEN	HDG	HOT DIPPED GALVANIZED	SIM.	SIMILAR
B.U.R.	BUILT-UP ROOFING	HGT.	HEIGHT	SQ.	SQUARE
		H.M.	HOLLOW METAL	S.ST.	STAINLESS STEEL
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	STA.	STATION
CEM.	CEMENT	H.P.	HIGH POINT	STD.	STANDARD
CFL.	COUNTERFLASHING	HR.	HOUR	STL.	STEEL
C.I.	CAST IRON	H.W.	HOT WATER	STOR.	STORAGE
C.I.P.	CAST-IN-PLACE			STRL.	STRUCTURAL
CLG.	CEILING	I.D.	INSIDE DIAMETER (DIM.)	SYM.	SYMMETRICAL
CLKG.	CAULKING	INT.	INTERIOR		
CLR.	CLEAR	INV.	INVERT	T.C.	TOP OF CURB
CMU	CONCRETE MASONRY UNIT	JT.	JOINT	TEL.	TELEPHONE
CNTR.	COUNTER			T. & G.	TONGUE & GROOVE
COL.	COLUMN			THK.	THICK
COMP.	COMPOSITION	'L'	ANGLE	THRESH.	THRESHOLD
CONC.	CONCRETE	L.B.	LAG BOLT	T.P.	TOP OF PAVEMENT
CONT.	CONTINUOUS	L.P.	LOW POINT	T.S.	TUBE STEEL
CORR.	CORRIDOR	L.T.	LIGHT	T.W.	TOP OF WALL
CTR.	CENTER	LVR.	LOUVER	TYP.	TYPICAL
CTSK.	COUNTERSUNK	L.W.	LIGHTWEIGHT	UNF.	UNFINISHED
				U.O.N.	UNLESS OTHERWISE NOTED
DBL.	DOUBLE	MAX.	MAXIMUM		
DEPT.	DEPARTMENT	M.B.	MODIFIED BITUMEN	VERT.	VERTICAL
DET.	DETAIL	MECH.	MECHANICAL	VEST.	VESTIBULE
D.D.	DECK DRAIN	MEMB.	MEMBRANE	V.I.F.	VERIFY IN FIELD
D.F.	DOUGLAS FIR	MET.	METAL	V.S.	VENT STACK
DIA.	DIAMETER	MFR.	MANUFACTURER		
DIAG.	DIAGONAL	MIN.	MINIMUM	W.	WEST
DIM.	DIMENSION	MISC.	MISCELLANEOUS	W/	WITH
DN.	DOWN	MTD.	MOUNTED	WD.	WOOD
D.P.	DAMP-PROOFING	MTL.	MATERIAL	WIN.	WINDOW
DR.	DOOR	MUL.	MULLION	W/O	WITHOUT
DS.	DOWNSPOUT			W.O.	WHERE OCCURS
D.S.P.	DRY STANDPIPE	N.	NORTH	WP.	WATERPROOF
DTL.	DETAIL	(N)	NEW	WT.	WEIGHT
DWG.	DRAWING	N.I.C.	NOT IN CONTRACT	W.W.F.	WELDED WIRE FABRIC
		NO.	NUMBER		
E.	EAST	NOM.	NOMINAL		
(E)	EXISTING	N.T.S.	NOT TO SCALE		
EA.	EACH				
E.B.	EXPANSION BOLT	O/	OVER		
E.J.	EXPANSION JOINT	O.A.	OVERALL		
EL.	ELEVATION	O.C.	ON CENTER		
ELAS.	ELASTOMERIC	O.D.	OUTSIDE DIAMETER (DIM.)		
ELEV.	ELEVATION	O.F.	OVERFLOW		
ENCL.	ENCLOSURE	O.F.D.	OVERFLOW DRAIN		
EQ.	EQUAL	OPNG.	OPENING		
EQPT.	EQUIPMENT	OPP.	OPPOSITE		
EXP.	EXPANSION				
EXPO.	EXPOSED	P.C.	PHOTO CELL		
EXT.	EXTERIOR	PL.	PLATE		
		PLAS.	PLASTER		
		PLYWD.	PLYWOOD		
		PRCST.	PRE-CAST		
		PT.	POINT		
		P.T.	PRESSURE TREATED		
		P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		

SYMBOLS



SCOPE OF WORK

THE WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO EMERGENCY EXPLORATORY SHEET METAL REMOVAL AND STRUCTURAL WORK FOR THE 2ND FLOOR ORNAMENTAL BALCONY, ALL FIRE ESCAPES AND A PORTION OF THE ROOF CORNICE AT 130 SUTTER STREET. THE BUILDING IS A NOT A HIGH-RISE AND THERE ARE NO SPRINKLERS. THE WORK IS LIMITED TO THE AREAS SHOWN ON THE DOCUMENTS. ADDITIONAL WORK MAY BE REQUIRED AS DICTATED BY FIELD CONDITIONS. GENERALLY, THE WORK INCLUDES THE FOLLOWING:

1. SIDEWALK PROTECTION:

PLYWOOD BARRIERS AS REQUIRED TO ISOLATE WORK AREAS FROM PUBLIC ACCESS AND TO PRESERVE COMMERCIAL ACCESS TO BUILDING ENTRANCES.

2. ORNAMENTAL RAILING WORK:

DOCUMENTATION AND STORAGE. SEE SHEET A0.1 FOR GUIDELINES. REMOVE EXISTING ORNAMENTAL BALCONY RAILINGS AND METAL GRATES AS DIRECTED BY ARCHITECT AND INSPECT FOR DAMAGE.

3. ORNAMENTAL SHEET METAL WORK:

DOCUMENTATION AND STORAGE. SEE SHEET A0.1 FOR GUIDELINES. REMOVE EXISTING ORNAMENTAL SHEET METAL AS DIRECTED BY ARCHITECT AND INSPECT FOR DAMAGE.

4. ORNAMENTAL BALCONY STRUCTURAL WORK:

ORNAMENTAL BALCONIES ARE NOT FOR EGRESS. 2ND FLOOR ORNAMENTAL BALCONY TO BE REPAIRED. REFER TO STRUCTURAL DRAWINGS FOR REPAIRS.

5. FIRE ESCAPES:

FIRE ESCAPES ARE NOT FOR EGRESS - ONLY USED FOR ACCESS TO STANDPIPES. THERE ARE TWO INTERNAL STAIRS THAT MEET CBC 2007 EGRESS REQUIREMENTS. ALL FIRE ESCAPES TO BE UPGRADED. REFER TO STRUCTURAL DRAWINGS FOR UPGRADES.

PROJECT INFORMATION

PROJECT ADDRESS:	130 SUTTER STREET SAN FRANCISCO, CALIFORNIA
OWNER'S AGENT & CONTACT PERSON:	THE ALBERT GROUP, INC. 114 SANSOME STREET, SUITE 710 SAN FRANCISCO, CALIFORNIA CONTACT: BRUCE ALBERT BALBERT@THEALBERTGROUP.COM (415) 398-1393
BUILDING OWNER:	CONNER MCLAUGHLIN PROPERTIES 27 MAIDEN LANE SAN FRANCISCO, CALIFORNIA
ARCHITECT:	MCGINNIS CHEN ASSOCIATES, INC. 1019 MISSION STREET SAN FRANCISCO, CALIFORNIA
ENGINEER:	MURPHY BURR CURRY, INC. 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CALIFORNIA
HISTORIC CONSULTANT:	PAGE & TURNBULL 1000 SANSOME STREET SAN FRANCISCO, CALIFORNIA

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL DRAWINGS

A0.0	TITLE SHEET
A0.1	DOCUMENTATION GUIDELINES AND EGRESS DIAGRAM
A0.2	SOUTH ELEVATION REFERENCE DRAWING
A2.1	PARTIAL PLANS - SECOND FLOOR BALCONY
A2.2	PARTIAL PLANS - SECOND FLOOR BALCONY
A2.3	PARTIAL PLANS - SECOND FLOOR BALCONY
A2.4	PARTIAL PLANS - SECOND FLOOR BALCONY
A2.5	PLAN AND ELEVATION - FIRE ESCAPE BALCONY
A3.1	PARTIAL ELEVATIONS - SECOND FLOOR BALCONY
A3.2	PARTIAL ELEVATIONS - SECOND FLOOR BALCONY
A3.3	PARTIAL ELEVATIONS - SECOND FLOOR BALCONY
A3.4	PARTIAL ELEVATIONS - SECOND FLOOR BALCONY
A3.5	PARTIAL ELEVATIONS - SEVENTH FLOOR BALCONY
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A8.3	WINDOW DETAILS - FOR REFERENCE ONLY

STRUCTURAL DRAWINGS

S1.1	GENERAL NOTES
S2.1	REFERENCE ELEVATION
S2.2	FRAMING PLANS
S4.1	STRUCTURAL DETAILS
S4.2	STRUCTURAL DETAILS

HALLIDIE BUILDING

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Consultant:

Seal:



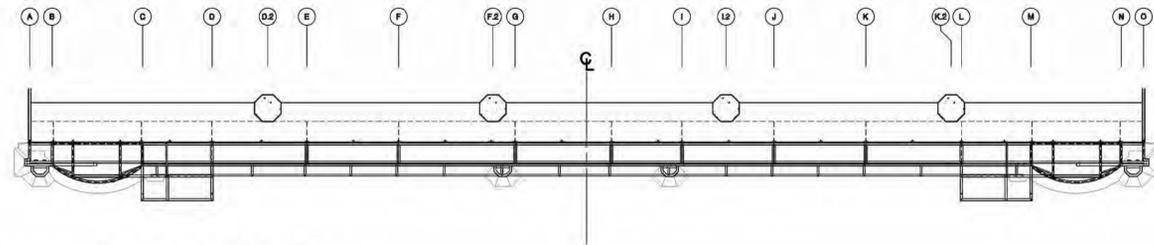
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**South Elevation
Reference Drawing**

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Date:	12.07.2010
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Sheet Number:	

A0.2

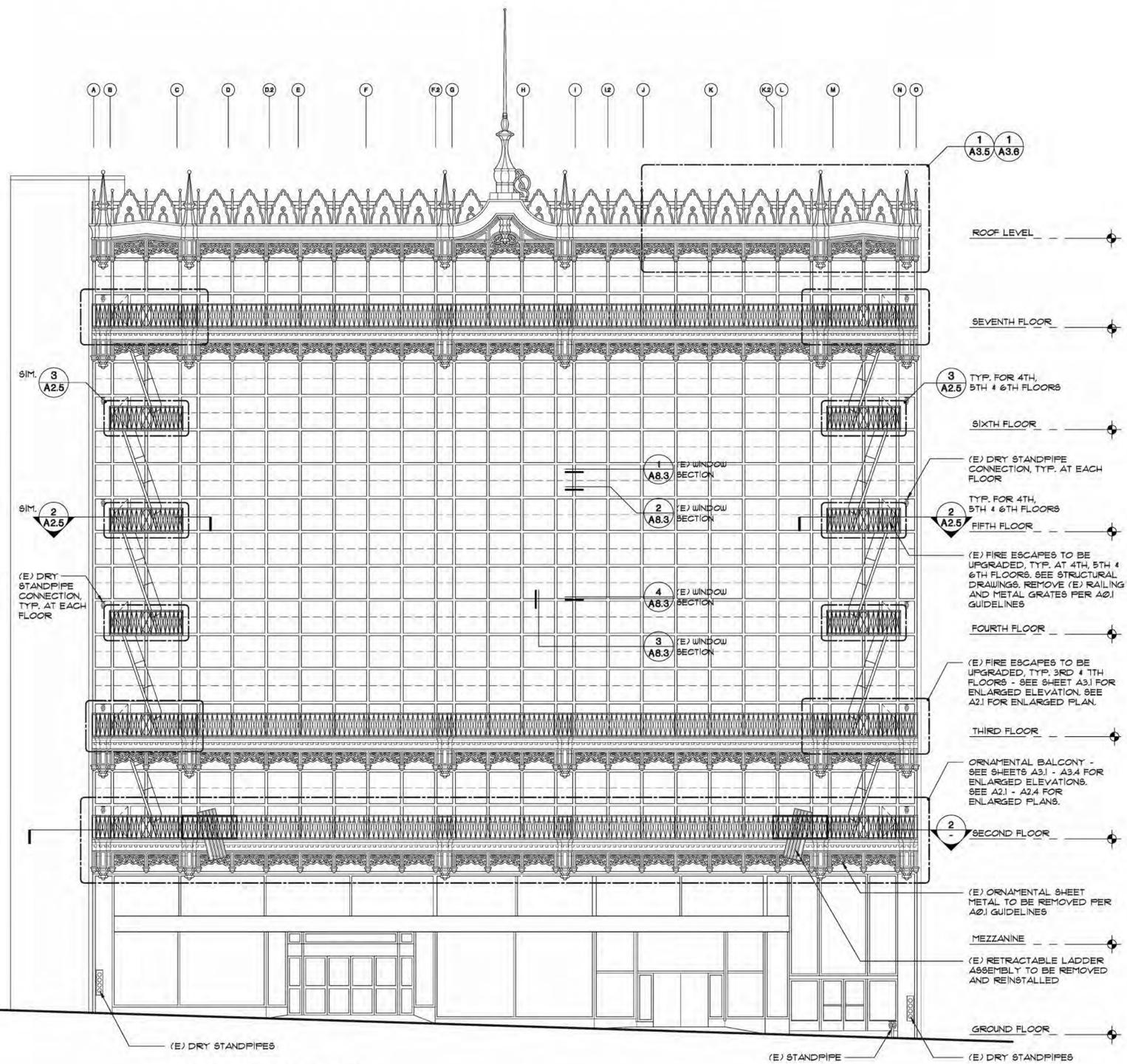
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2 PLAN SECTION
SEE SHEETS A2.1 THROUGH A2.4 FOR ENLARGED PLANS
1/8"=1'-0"

LEGEND:

- SCOPE OF WORK, SEE GENERAL NOTES
- OPERABLE PIVOT WINDOW
- OPERABLE CASEMENT WINDOW



1 SOUTH ELEVATION
1/8"=1'-0"

- GENERAL NOTES:**
- ORNAMENTAL SHEET METAL**
- REMOVE ORNAMENTAL SHEET METAL FROM 2ND FLOOR BALCONY AND ROOF CORNICE.
 - REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
 - PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- ORNAMENTAL BALCONY RAILING AND METAL GRATES**
- REMOVE ORNAMENTAL RAILING AND METAL GRATES AT ORNAMENTAL BALCONY.
 - REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
 - PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- ORNAMENTAL BALCONY STRUCTURAL FRAMING**
- REMOVE ALL EXISTING FRAMING COMPONENTS.
 - SEE STRUCTURAL DRAWINGS FOR REPAIRS.
 - PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- FIRE ESCAPES**
- REMOVE ORNAMENTAL METAL.
 - REMOVE ALL EXISTING FRAMING COMPONENTS.
 - REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
 - SEE STRUCTURAL DRAWINGS FOR UPGRADES.
 - PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- RETRACTABLE LADDER ASSEMBLY AT 2ND FLOOR**
- REMOVE RETRACTABLE LADDER ASSEMBLIES.
 - REMOVE ALL EXISTING FRAMING COMPONENTS.
 - REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
 - SEE STRUCTURAL DRAWINGS FOR UPGRADES.
 - PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- WINDOWS**
- OPERABLE WINDOWS ARE INDICATED ON ELEVATION, SEE LEGEND FOR SYMBOLS.
 - DETAILS ON SHEET A0.3 DEPICT EXISTING CONDITIONS AND ARE FOR REFERENCE ONLY.

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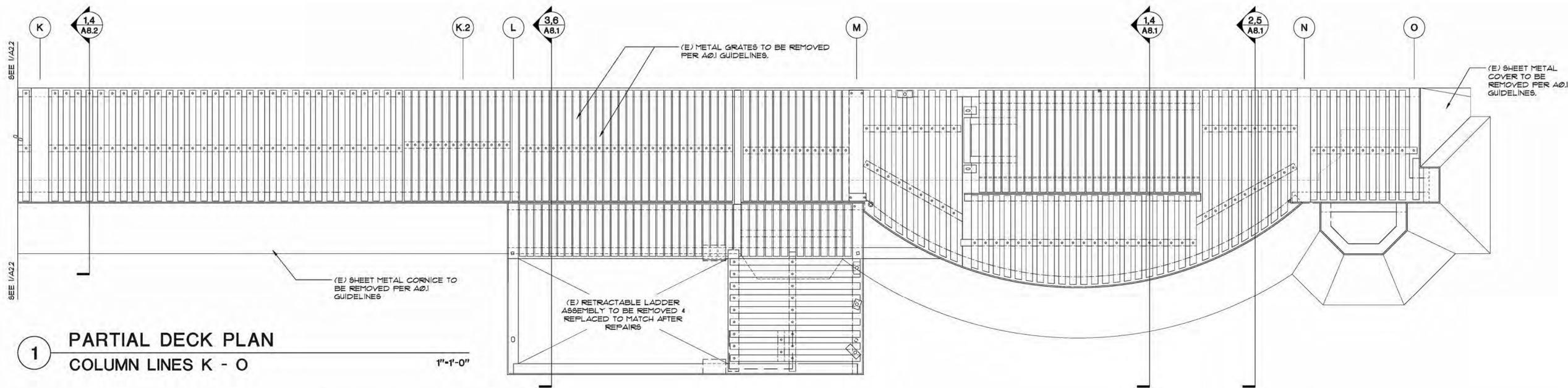
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**Partial Plans -
2nd Floor Balcony -
Deck, Framing, and
Sheet Metal Cover**

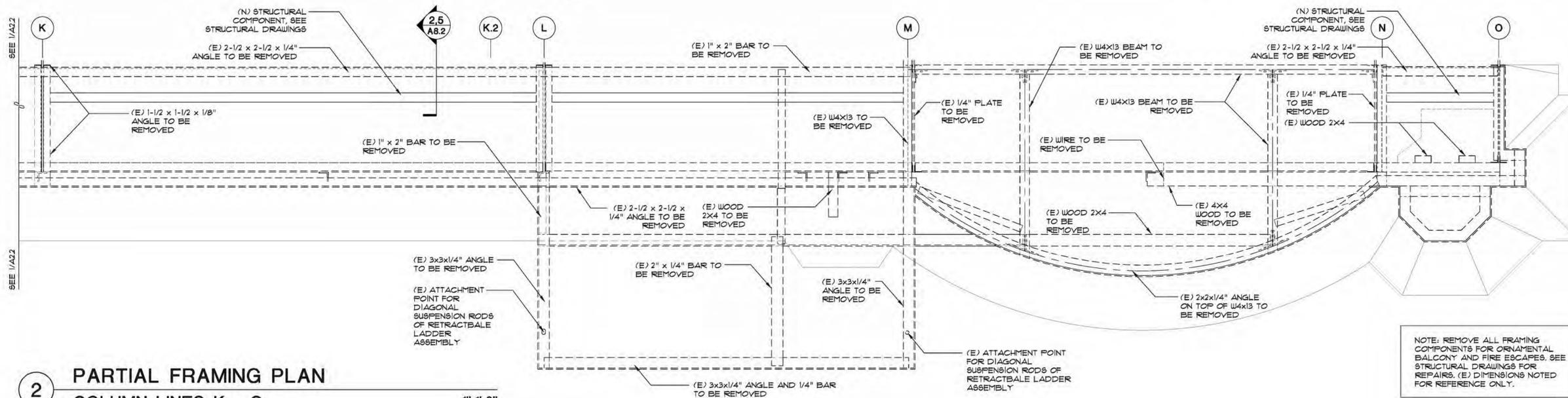
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A2.1

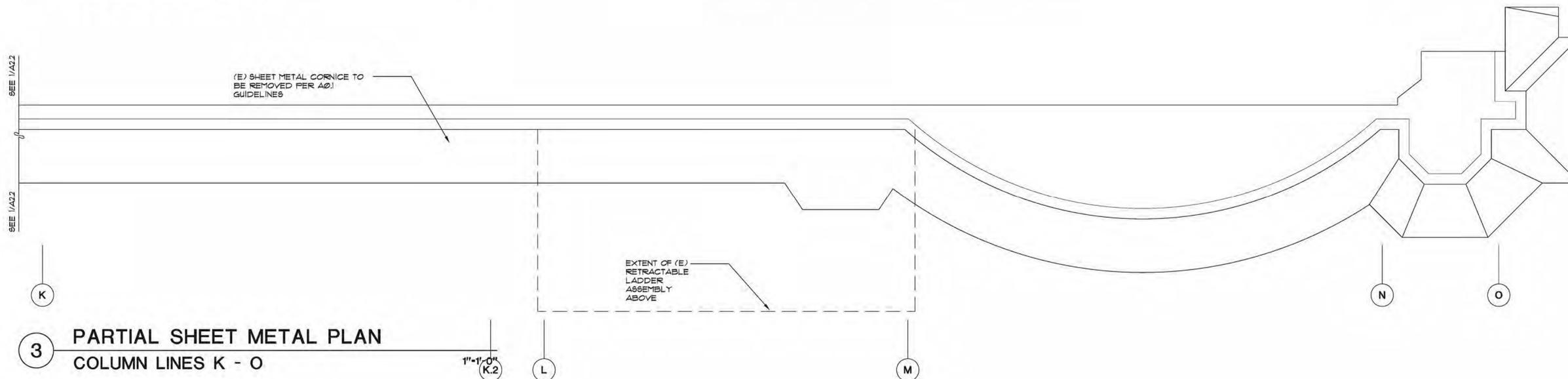
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1 PARTIAL DECK PLAN
COLUMN LINES K - O
1"=1'-0"



2 PARTIAL FRAMING PLAN
COLUMN LINES K - O
1"=1'-0"



3 PARTIAL SHEET METAL PLAN
COLUMN LINES K - O
1"=1'-0"

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

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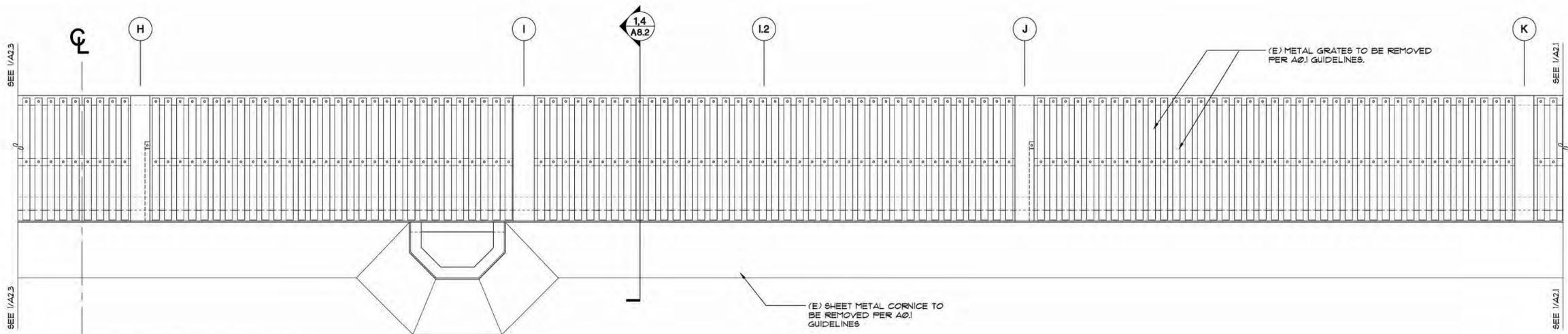
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2nd Floor Balcony -
Deck, Framing, and
Sheet Metal Cover**

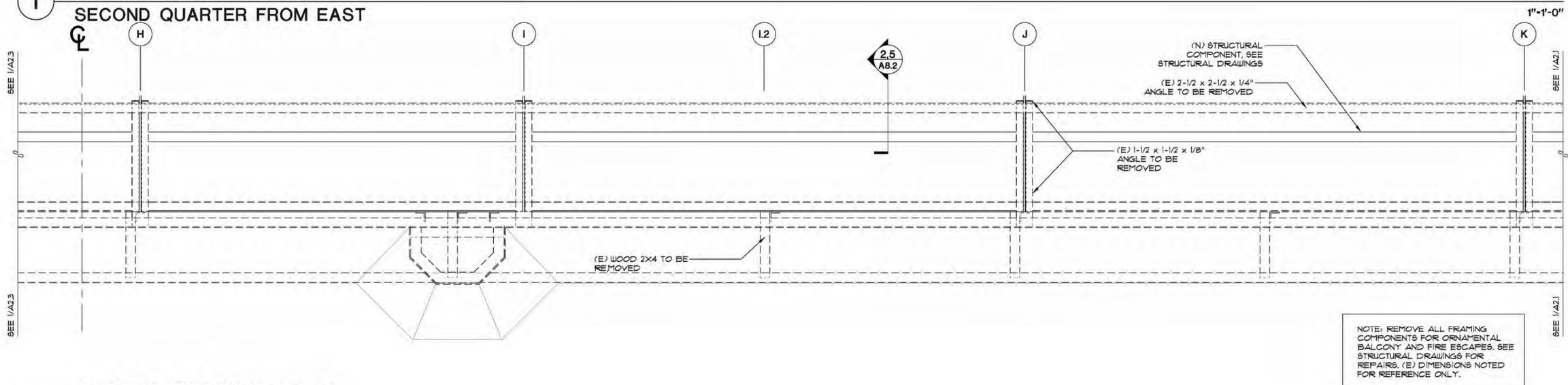
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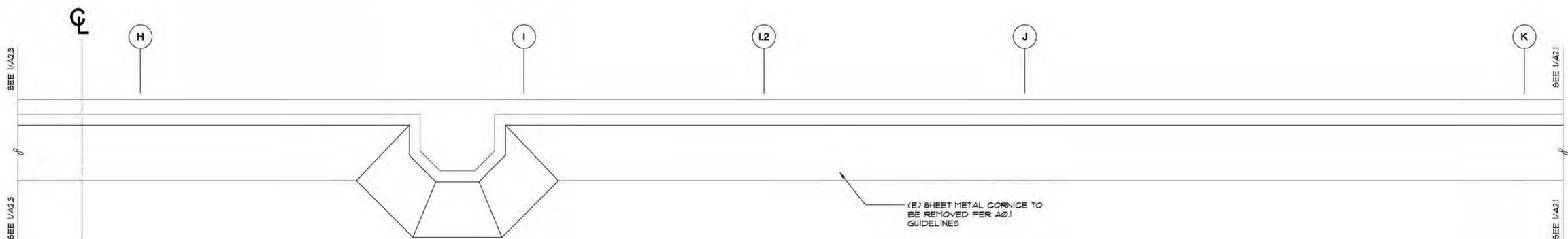
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1 PARTIAL DECK PLAN
SECOND QUARTER FROM EAST



2 PARTIAL FRAMING PLAN
SECOND QUARTER FROM EAST



3 PARTIAL SHEET METAL PLAN
SECOND QUARTER FROM EAST

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

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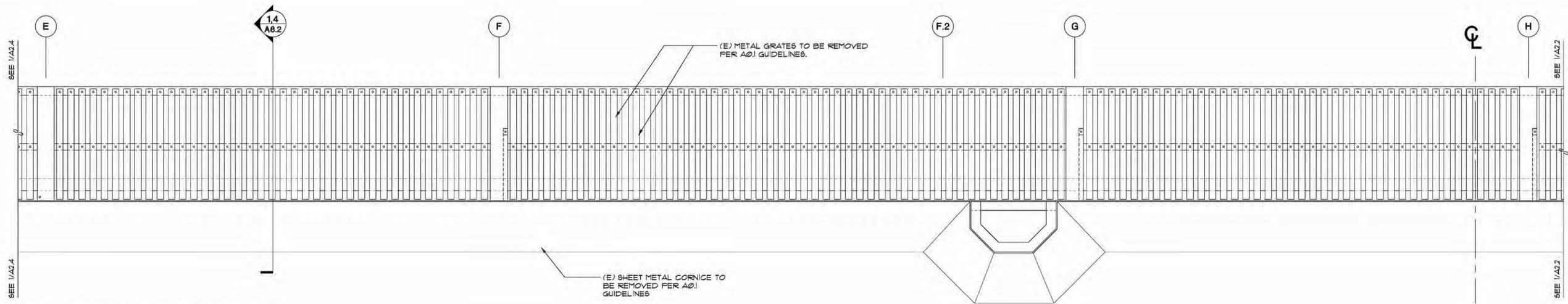
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**Partial Plans -
2nd Floor Balcony -
Deck, Framing, and
Sheet Metal Cover**

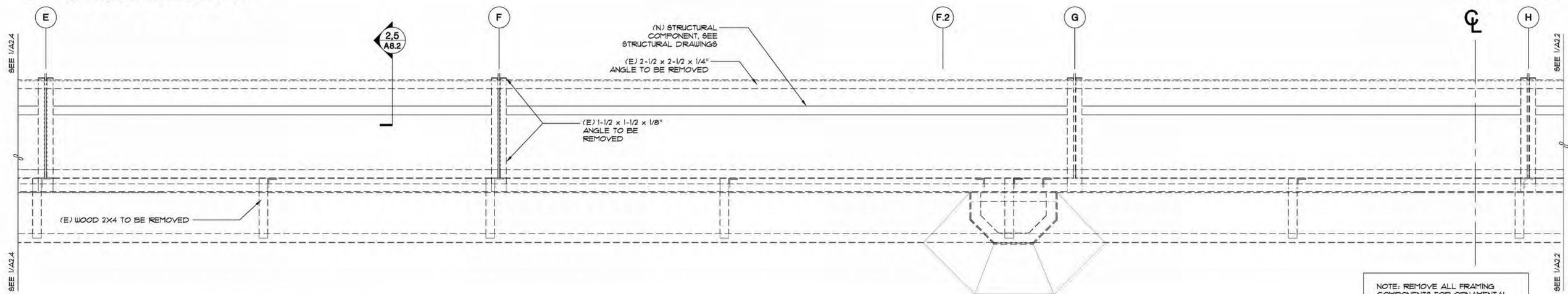
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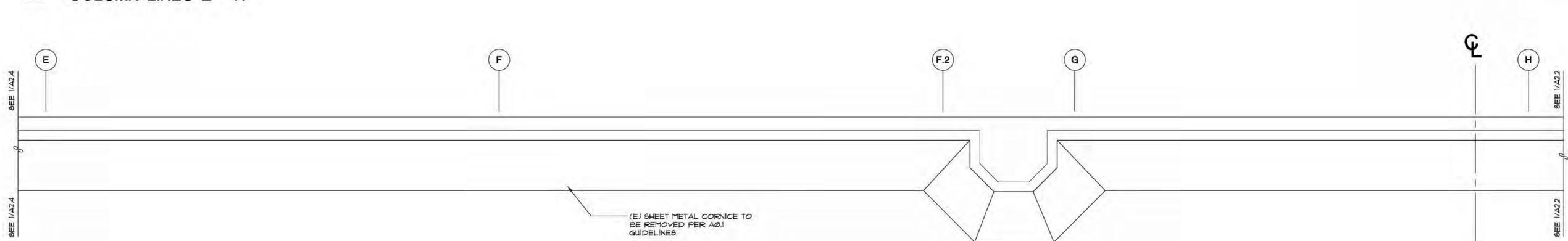
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1 PARTIAL DECK PLAN
COLUMN LINES E - H



2 PARTIAL DECK FRAMING PLAN
COLUMN LINES E - H



3 PARTIAL SHEET METAL PLAN
COLUMN LINES E - H

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

HALLIDIE BUILDING

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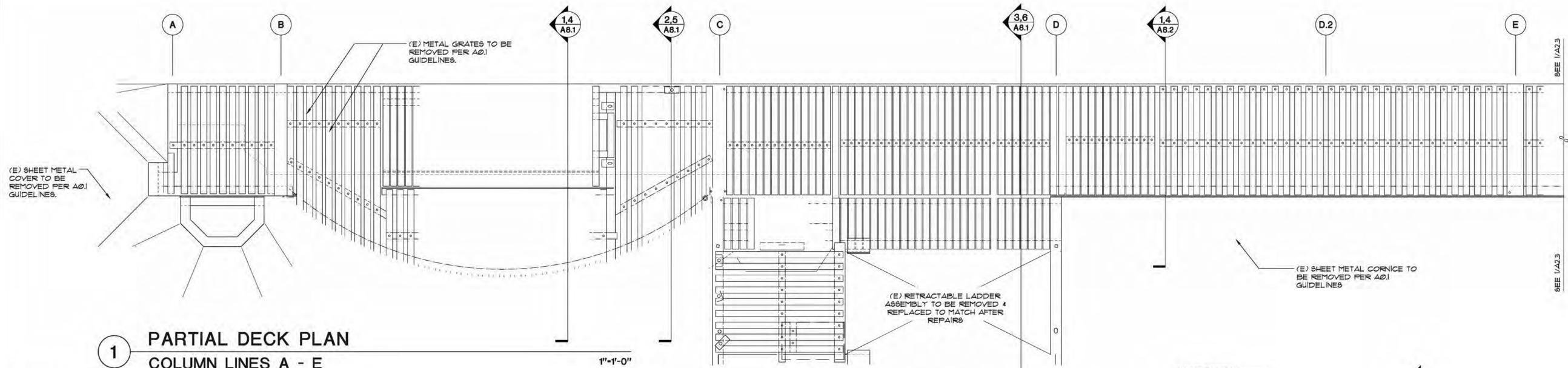
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**Partial Plans -
2nd Floor Balcony -
Deck, Framing, and
Sheet Metal Cover**

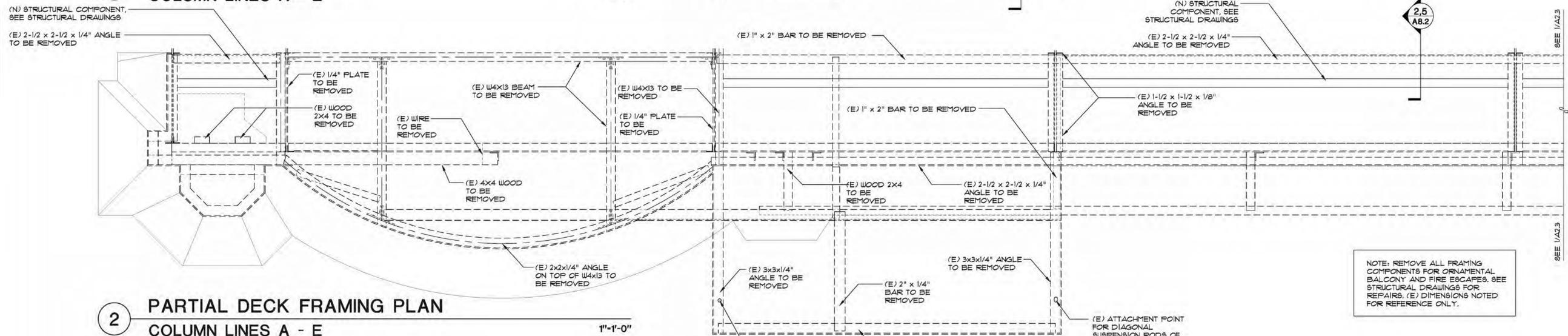
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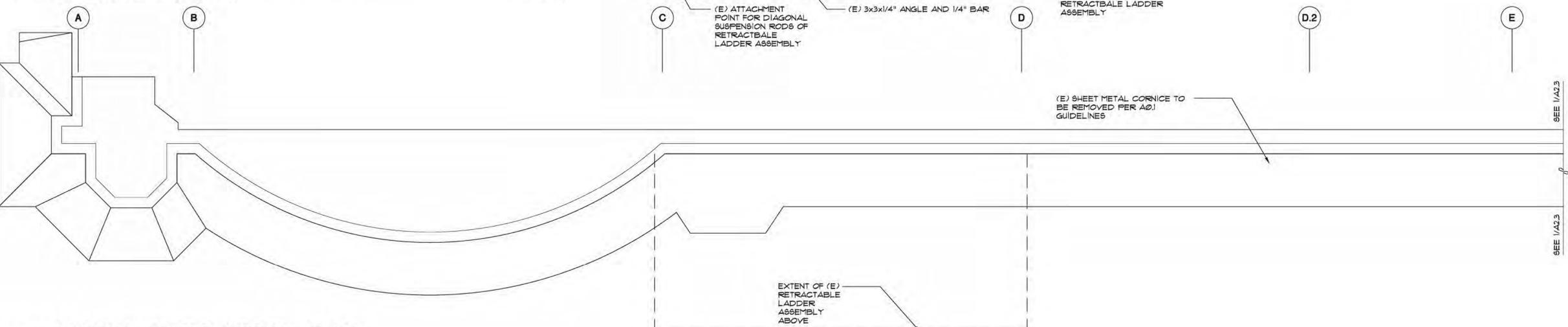
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1 PARTIAL DECK PLAN
COLUMN LINES A - E



2 PARTIAL DECK FRAMING PLAN
COLUMN LINES A - E



3 PARTIAL SHEET METAL PLAN
COLUMN LINES A - E

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

HALLIDIE BUILDING

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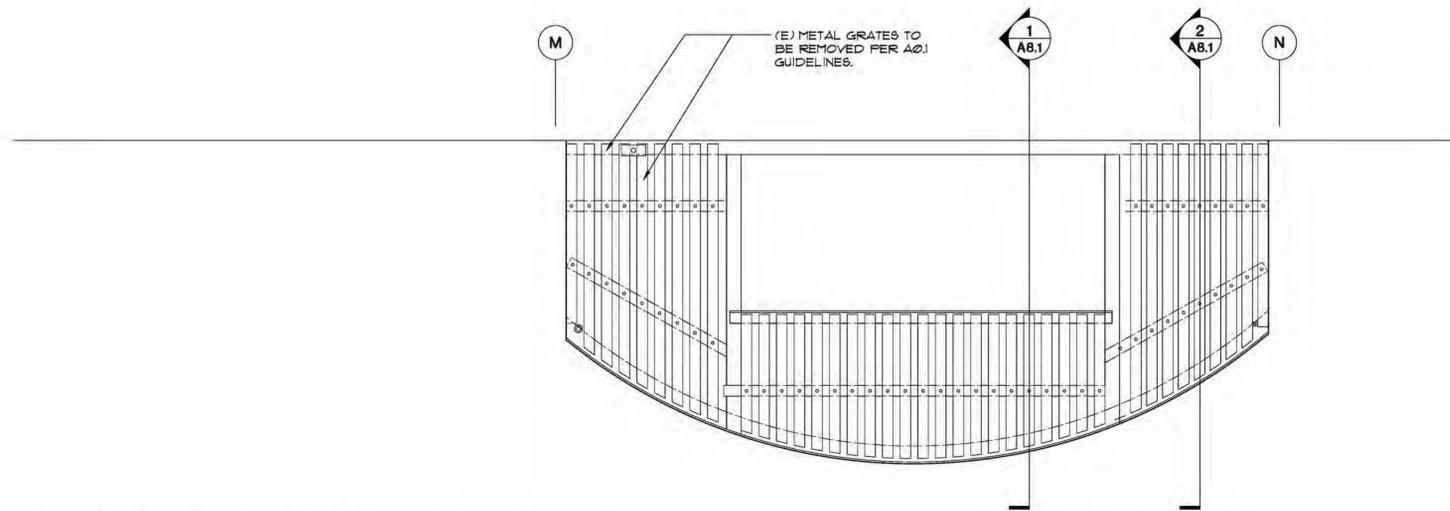
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Sheet Title:
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Fire Escape
Deck and Framing**

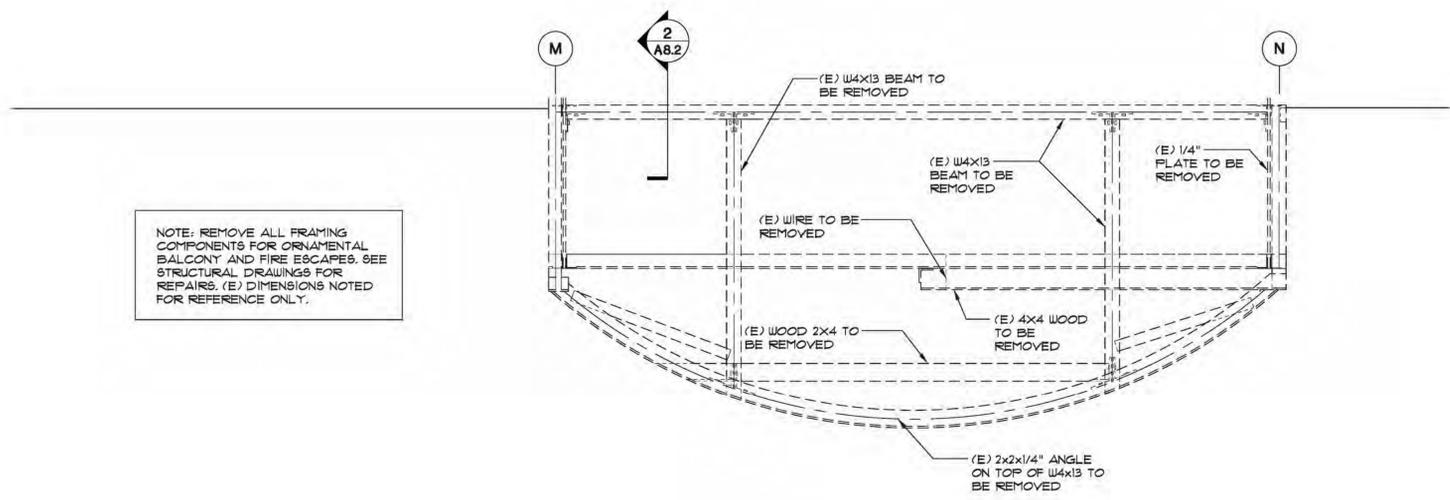
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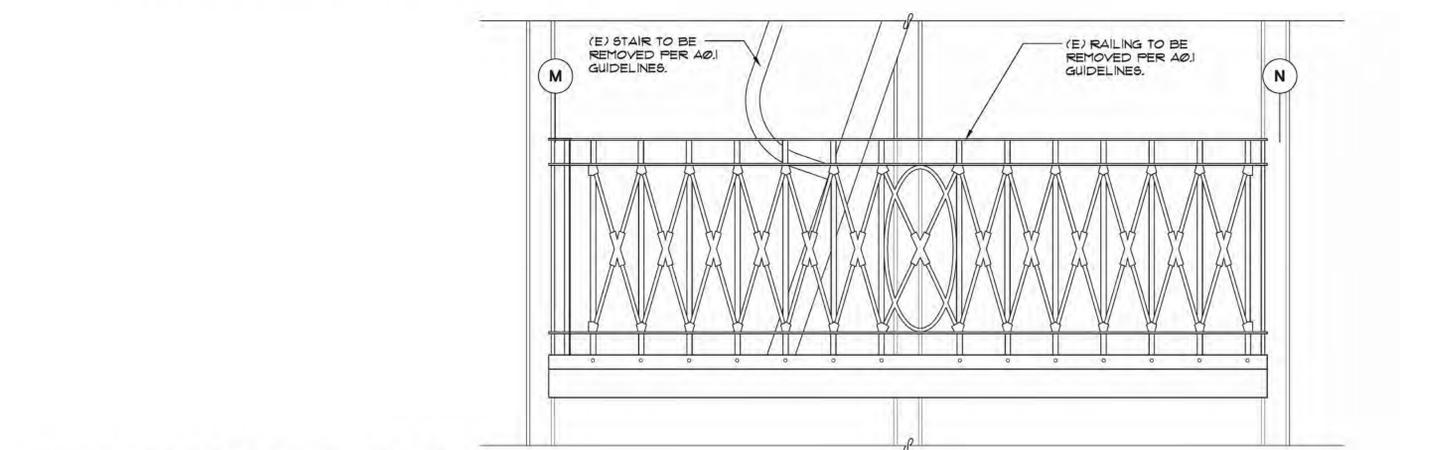


1 FIRE ESCAPE DECK PLAN
TYP. AT 4TH, 5TH AND 6TH FLOORS
1"=1'-0"



NOTE: REMOVE ALL FRAMING COMPONENTS FOR ORNAMENTAL BALCONY AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

2 FIRE ESCAPE FRAMING PLAN
TYP. AT 4TH, 5TH AND 6TH FLOORS
1"=1'-0"



3 FIRE ESCAPE ELEVATION
TYP. AT 4TH, 5TH AND 6TH FLOORS
1"=1'-0"

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

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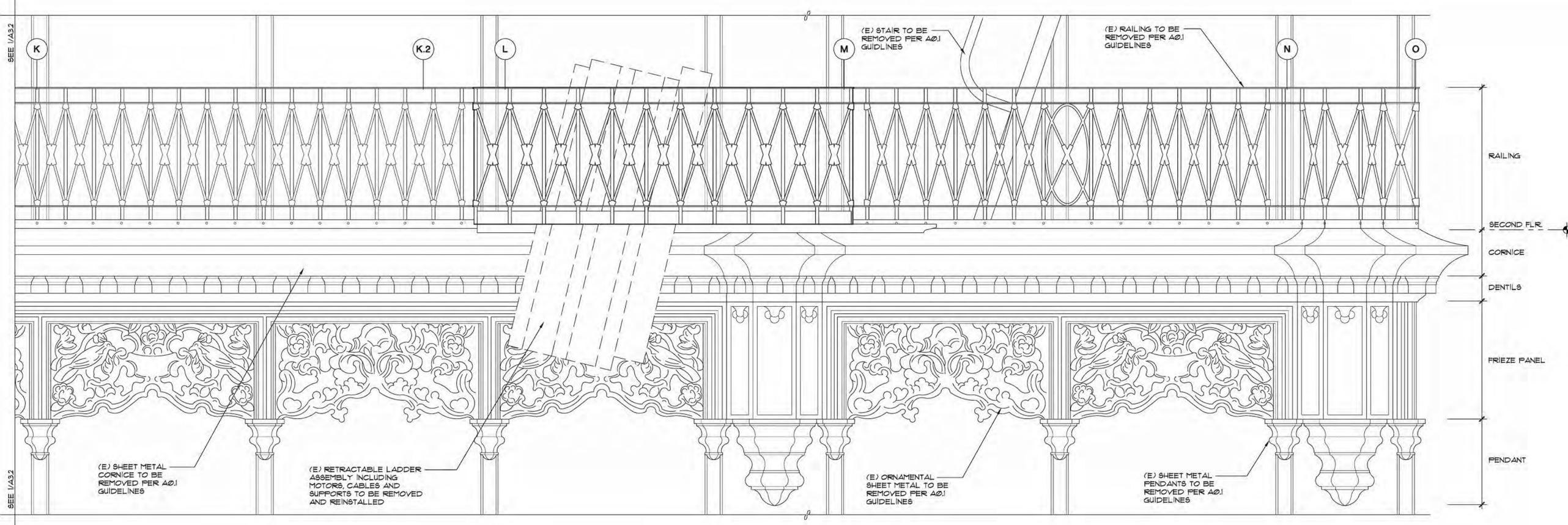
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**Partial Elevations -
Second Floor
Balcony Sheet Metal
Cover and Framing**

Scale: As Shown
Project No. 10024.00
Date: 12.07.2010
Drawn: FC, CW, AL
Checked: YJC
Sheet Number:

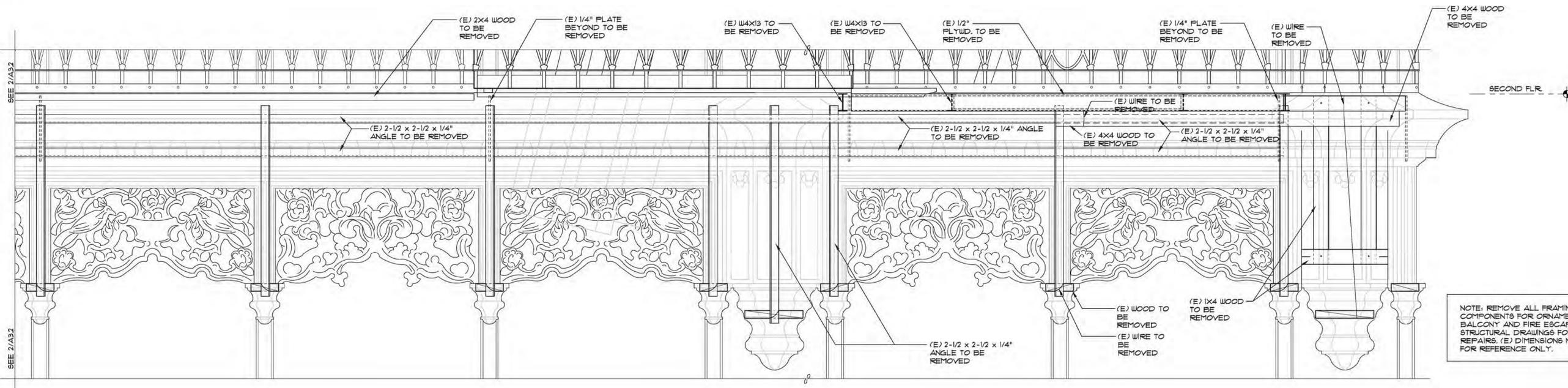
A3.1

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1 PARTIAL ELEVATION - SHEET METAL COVER
COLUMN LINES K - O

1"=1'-0"



2 PARTIAL ELEVATION - FRAMING
COLUMN LINES K - O

1"=1'-0"

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

NOTE: REMOVE ALL FRAMING COMPONENTS FOR ORNAMENTAL BALCONY AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

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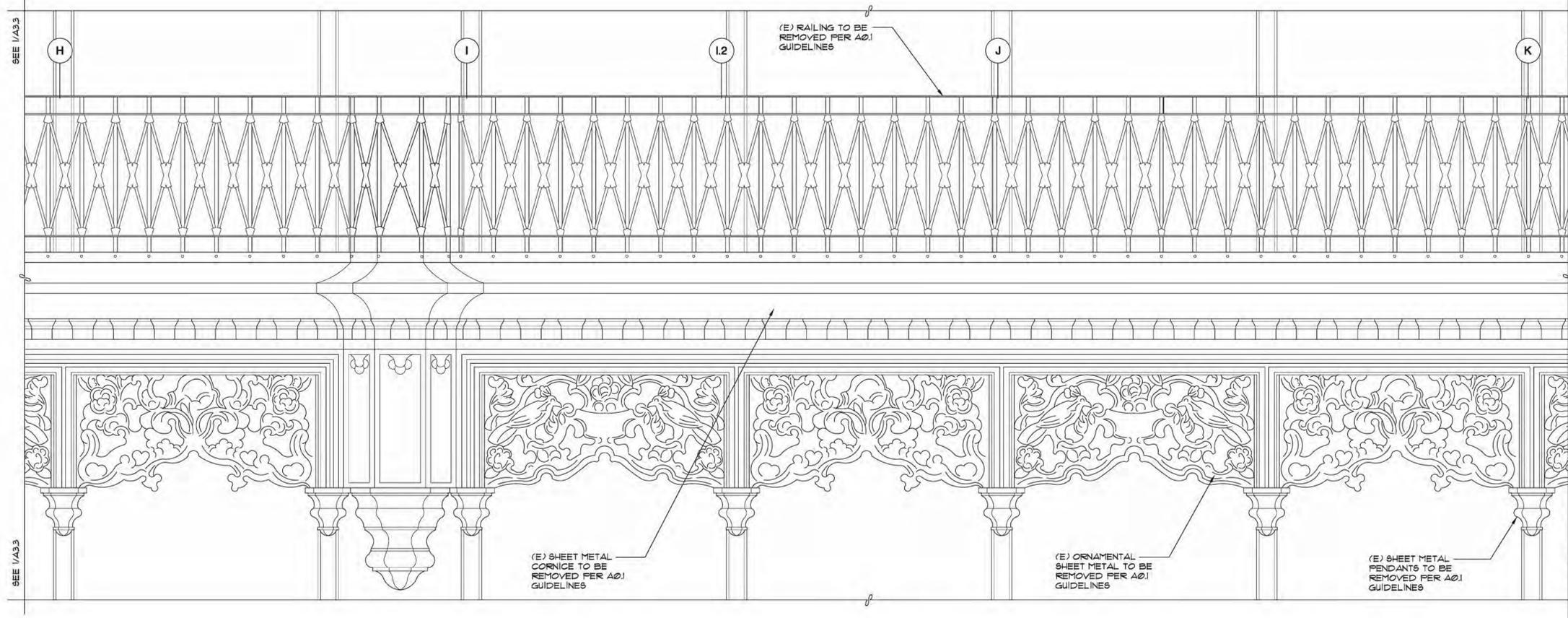
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**Partial Elevations -
Second Floor
Balcony Sheet Metal
Cover and Framing**

Scale:	As Shown
Project No.	10024.00
Date:	12.07.2010
Drawn:	FC, CW, AL
Checked:	YJC
Sheet Number:	

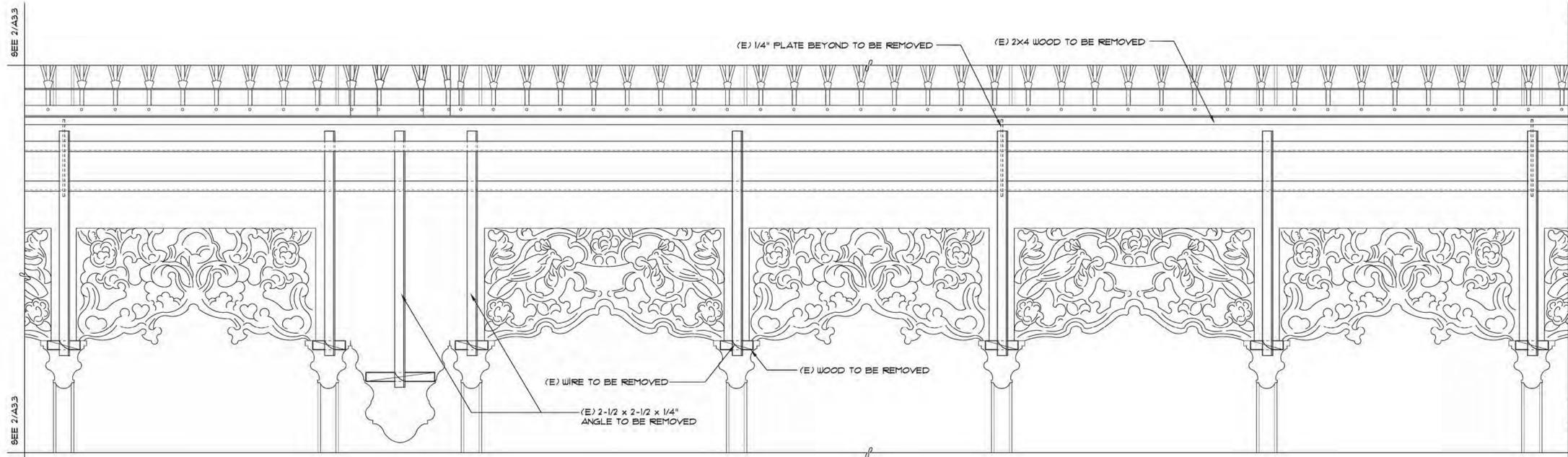
A3.2

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1 PARTIAL ELEVATION - SHEET METAL COVER
COLUMN LINES H - K

1"=1'-0"



2 PARTIAL ELEVATION - FRAMING
COLUMN LINES H - K

1"=1'-0"

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

NOTE: REMOVE ALL FRAMING
COMPONENTS FOR
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FIRE ESCAPES. SEE
STRUCTURAL DRAWINGS FOR
REPAIRS. (E) DIMENSIONS
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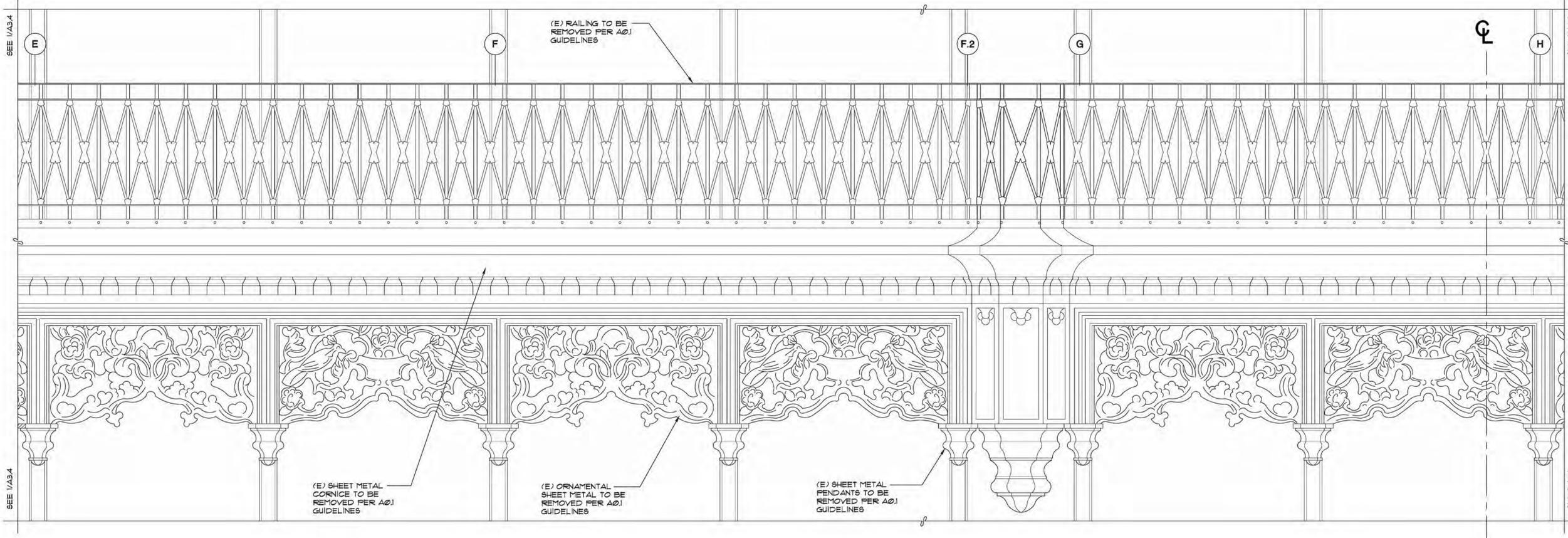
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**Partial Elevations -
Second Floor
Balcony Sheet Metal
Cover and Framing**

Scale: As Shown
Project No. 10024.00
Date: 12.07.2010
Drawn: AL
Checked: YJC
Sheet Number:

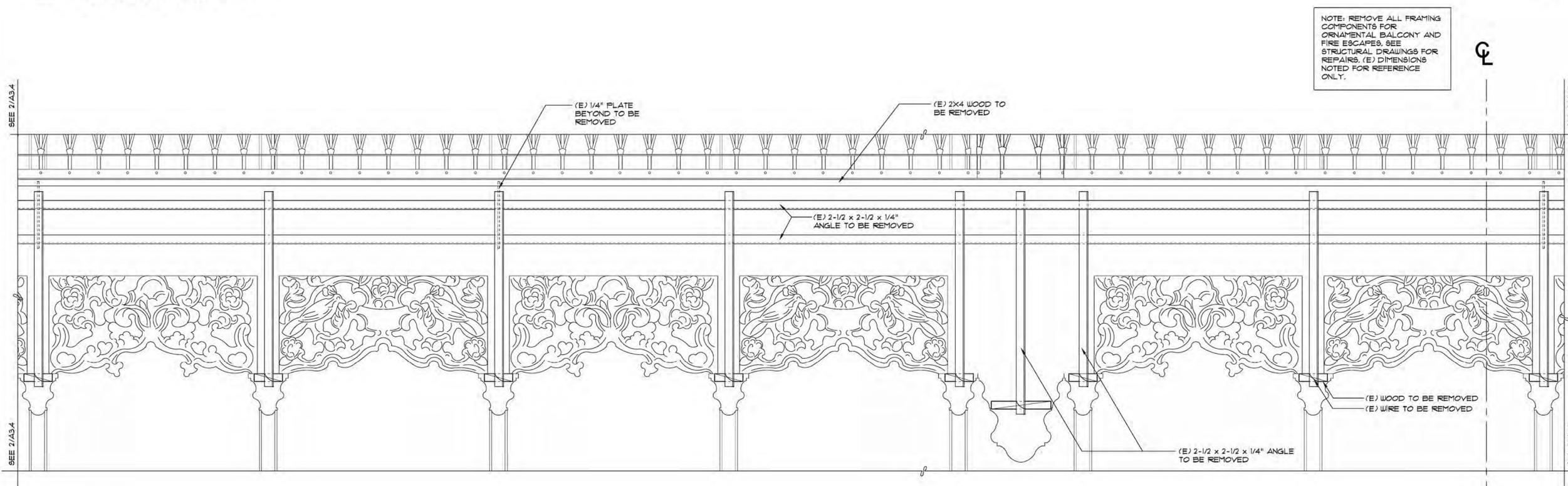
A3.3

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1 PARTIAL ELEVATION - SHEET METAL COVER
COLUMN LINES E - H

1"=1'-0"



2 PARTIAL ELEVATION - FRAMING
COLUMN LINES E - H

1"=1'-0"

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

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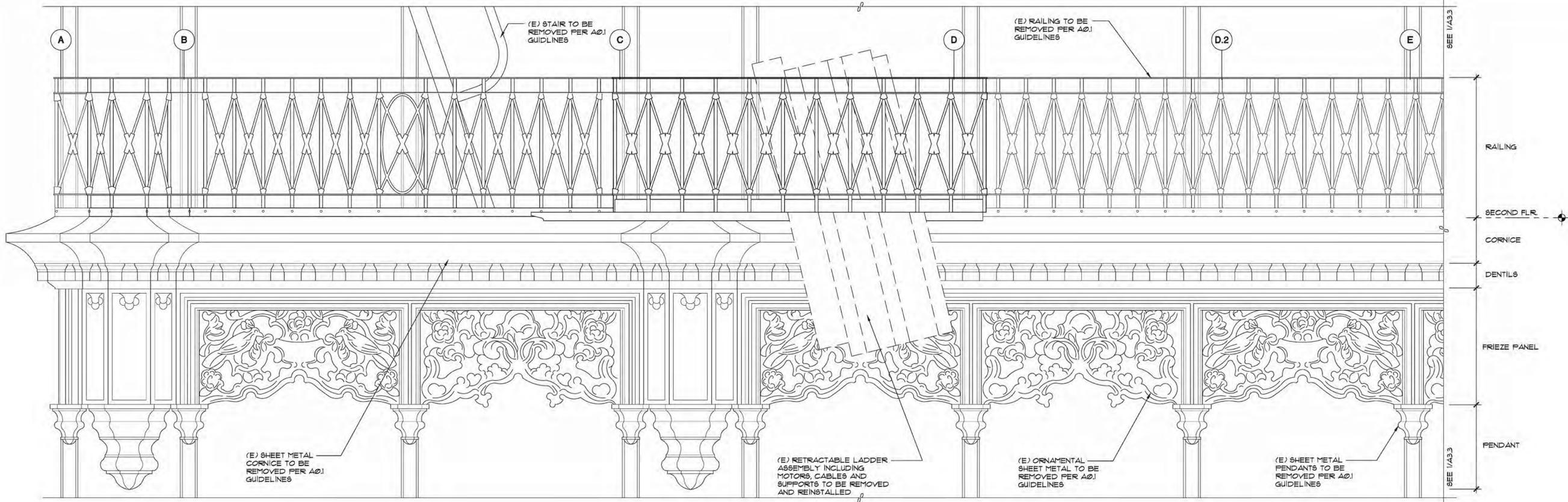
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**Partial Elevations -
Second Floor
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Cover and Framing**

Scale:	As Shown
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Date:	12.07.2010
Drawn:	AL
Checked:	YJC
Sheet Number:	

A3.4

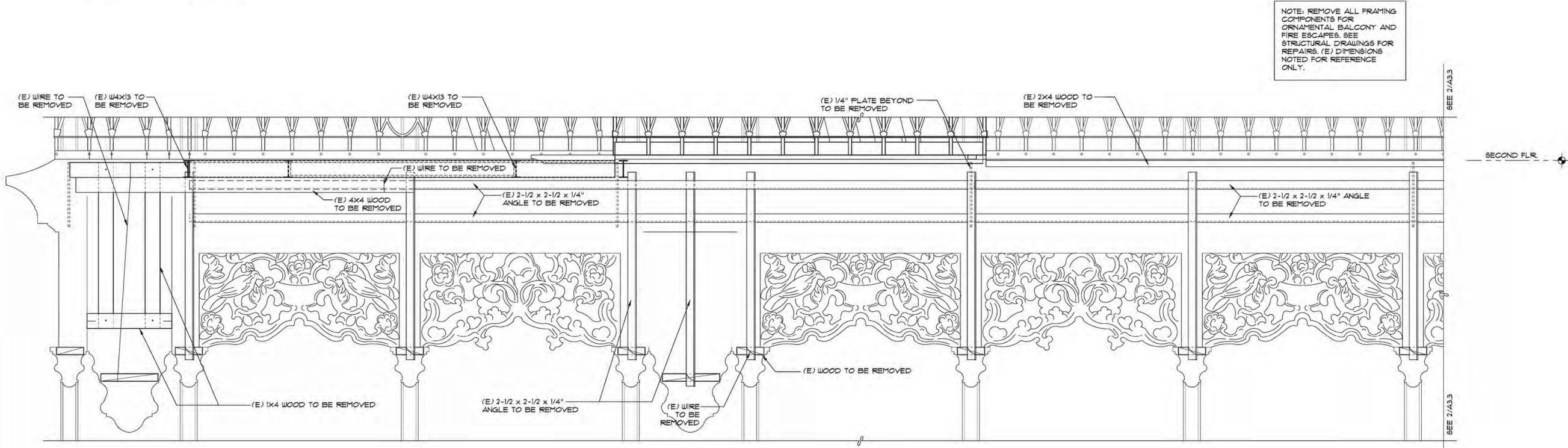
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1 PARTIAL ELEVATION - SHEET METAL COVER
COLUMN LINES A - E

1"=1'-0"

NOTE: REMOVE ALL FRAMING COMPONENTS FOR ORNAMENTAL BALCONY AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.



2 PARTIAL ELEVATION - FRAMING
COLUMN LINES A - E

1"=1'-0"

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

HALLIDIE BUILDING

EMERGENCY BALCONY REPAIR
2ND FLOOR BALCONY & FIRE ESCAPES
130 SUTTER STREET
SAN FRANCISCO, CA

Building Owner:

Conner McLaughlin
Properties

27 Maiden Lane
San Francisco, CA

Owner's Agent:

The Albert Group, Inc.

114 Sansome Street, Suite 710
San Francisco, CA

Architect:

McGinnis Chen Associates, Inc.
ARCHITECTS | ENGINEERS

1019 Mission Street, San Francisco, CA 94103
Phone: (415) 986-3873 Fax: (415) 298-0588

Structural Engineer:

Murphy Burr Curry, Inc.

85 Second Street, Suite 501
San Francisco, CA

Historic Preservation Consultant:

Page & Turnbull

1000 Sansome Street
San Francisco, CA

Consultant:

Seal:



NO.	DESC.	DATE
1	Permit Set	12.07.2010

Sheet Title:

**Partial Elevations -
Roof Level Cornice
Sheet Metal**

Scale:	As Shown
Project No.	10024.00
Date:	12.07.2010
Drawn:	AL
Checked:	YJC
Sheet Number:	

A3.5

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**1 PARTIAL ELEVATION - SHEET METAL COVER
COLUMN LINES K - O**

1"=1'-0"

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

HALLIDIE BUILDING

EMERGENCY BALCONY REPAIR
2ND FLOOR BALCONY & FIRE ESCAPES
130 SUTTER STREET
SAN FRANCISCO, CA

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Consultant:

Seal:



NO.	DESC.	DATE
1	Permit Set	12.07.2010

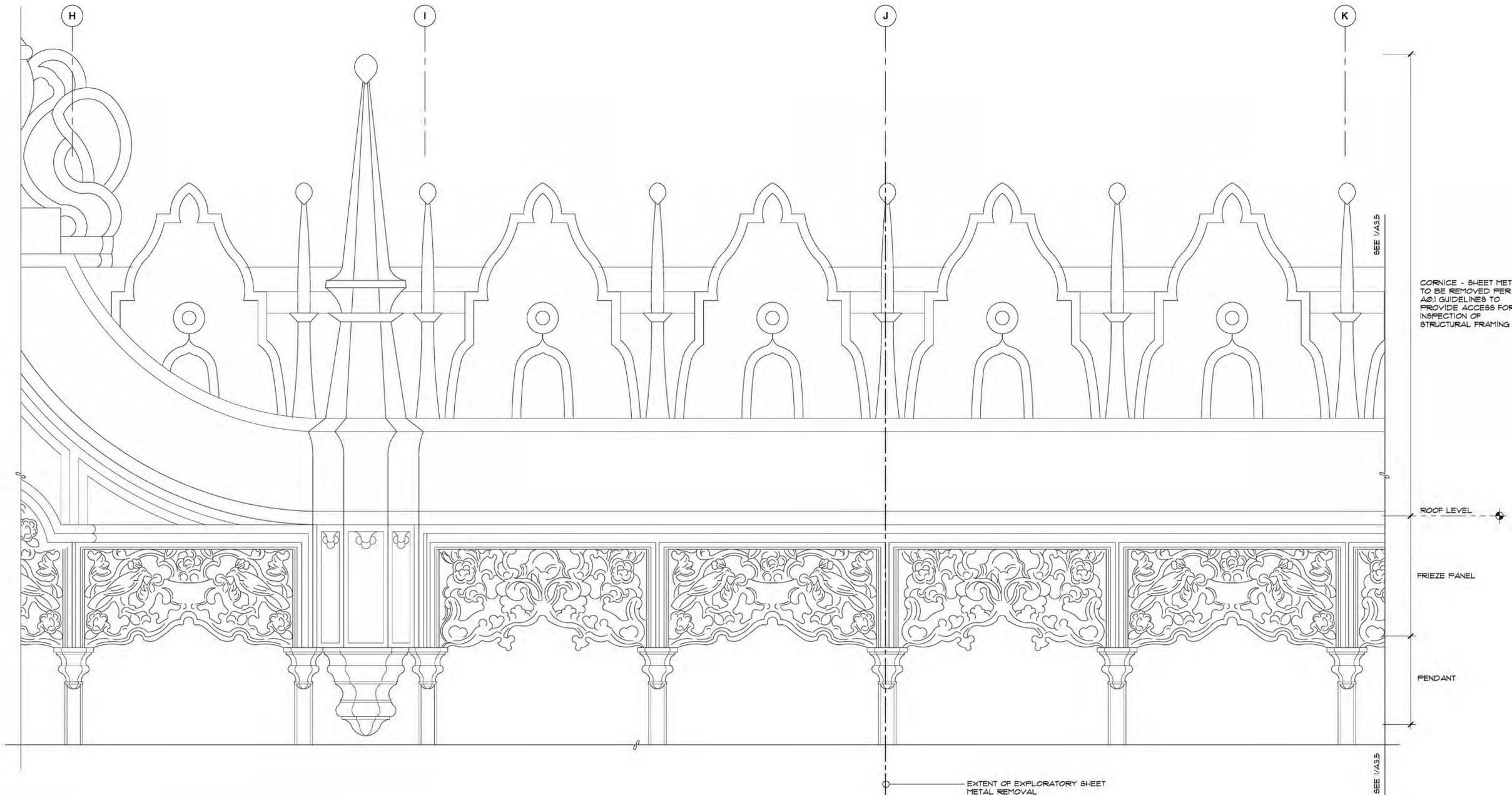
Sheet Title:

**Partial Elevations -
Roof Level Cornice
Sheet Metal**

Scale:	As Shown
Project No.	10024.00
Date:	12.07.2010
Drawn:	AL
Checked:	YJC
Sheet Number:	

A3.6

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1 PARTIAL ELEVATION - SHEET METAL COVER
COLUMN LINES H - K

CONTRACTOR NOTE:
REFER TO GENERAL NOTES ON SHEET A0.1

HALLIDIE BUILDING

EMERGENCY BALCONY REPAIR
2ND FLOOR BALCONY & FIRE ESCAPES
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Consultant:

Seal:



NO.	DESC.	DATE
1	Permit Set	12.07.2010

Sheet Title:

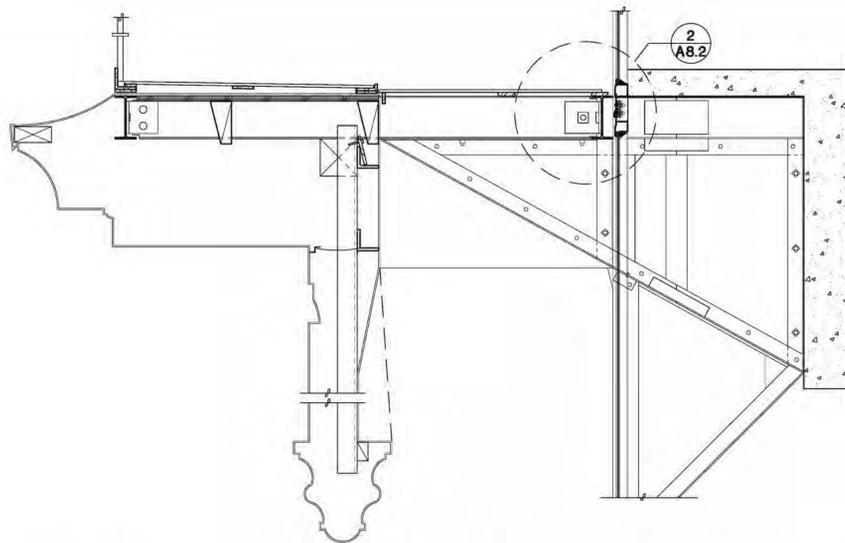
**Details at Balcony
and Mullion Covers**

Scale: As Shown
Project No. 10024.00
Date: 12.07.2010
Drawn: AL
Checked: YJC
Sheet Number:

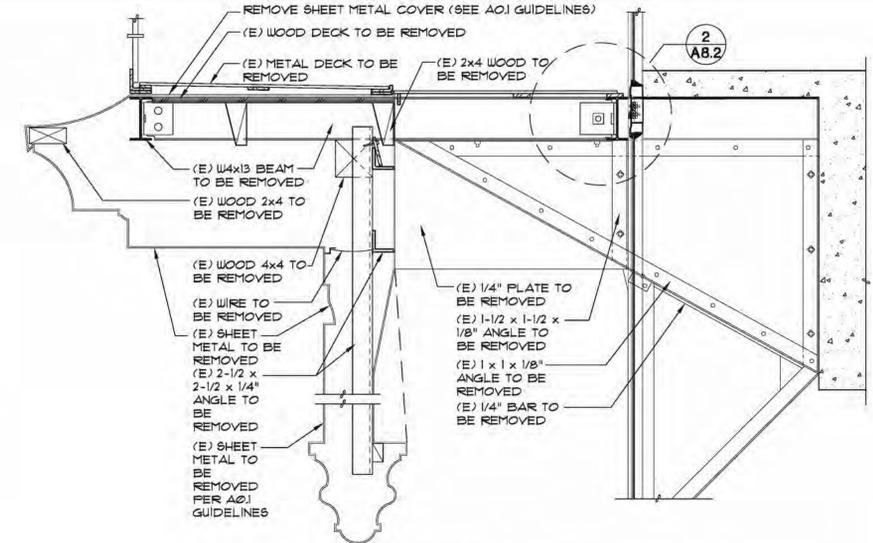
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Copyright McGinnis Chen Associates, Inc. 2005

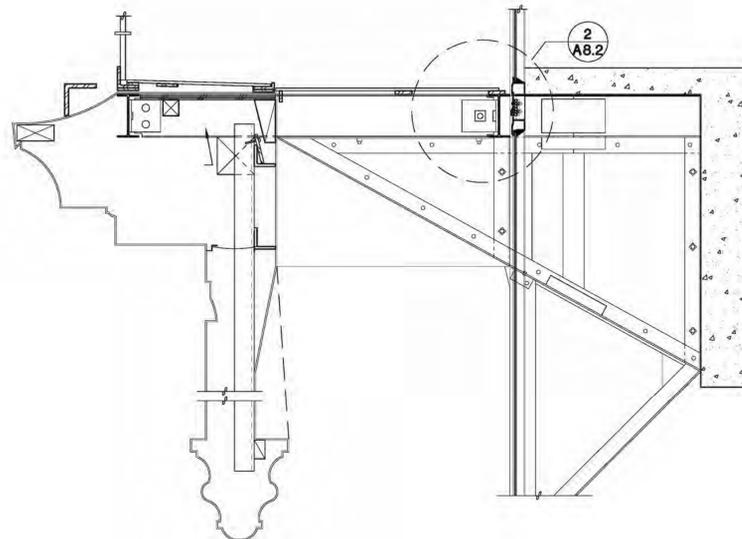
NOTE: REMOVE ALL FRAMING COMPONENTS FOR
ORNAMENTAL BALCONY AND FIRE ESCAPES. SEE
STRUCTURAL DRAWINGS FOR REPAIRS. (E)
DIMENSIONS NOTED FOR REFERENCE ONLY.



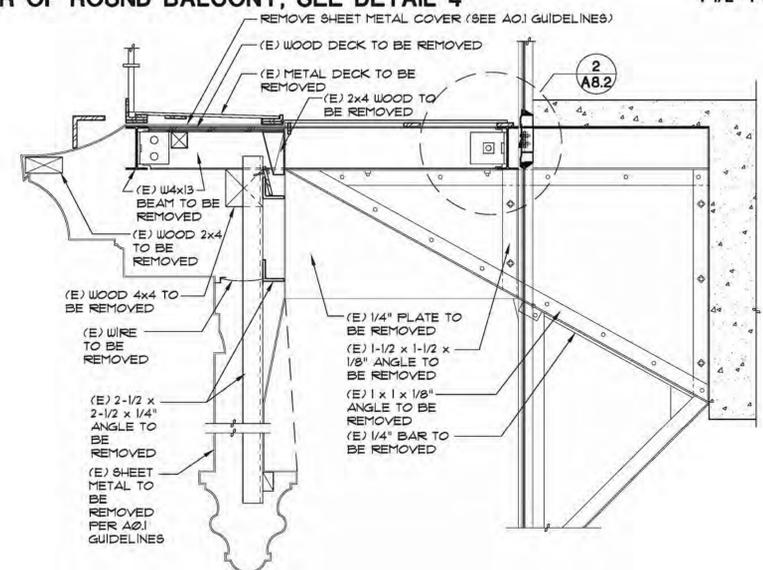
4 NEW DETAIL AT FIRE ESCAPE LANDING - NO CHANGE
CENTER OF ROUND BALCONY, SEE DETAIL 1
1 1/2"=1'-0"



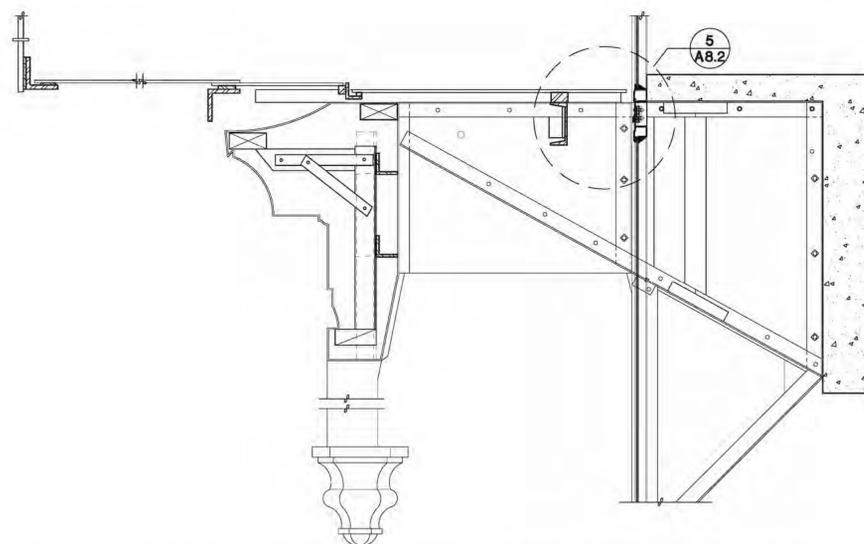
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CENTER OF ROUND BALCONY, SEE DETAIL 4
1 1/2"=1'-0"



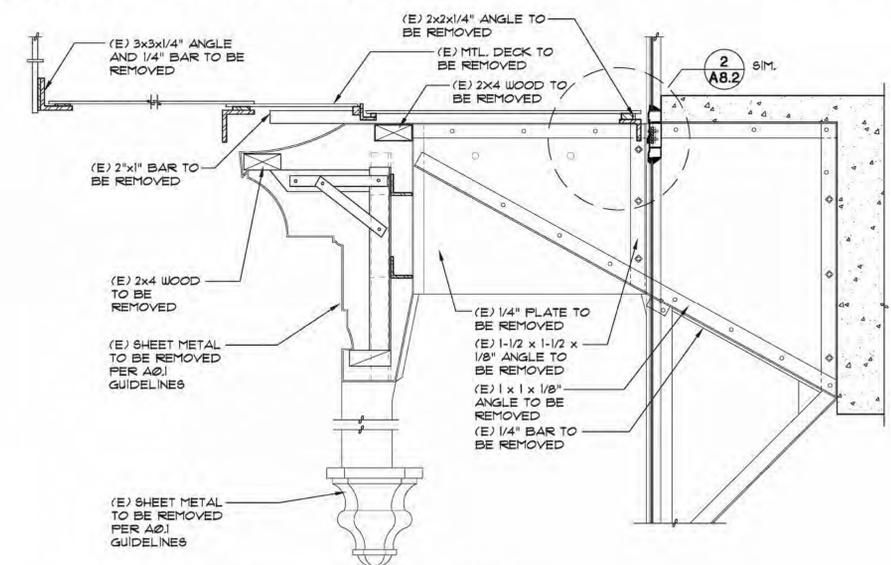
5 NEW DETAIL AT FIRE ESCAPE LANDING - NO CHANGE
SIDE OF ROUND BALCONY, SEE DETAIL 2
1 1/2"=1'-0"



2 EXISTING DETAIL AT FIRE ESCAPE LANDING
SIDE OF ROUND BALCONY, SEE DETAIL 5
1 1/2"=1'-0"



6 NEW DETAIL AT BALCONY - SEE STRUC. DWGS.
AT FIRE ESCAPE REF, SEE DETAIL 3
1 1/2"=1'-0"



3 EXISTING DETAIL AT BALCONY
AT FIRE ESCAPE, SEE DETAIL 6
1 1/2"=1'-0"

HALLIDIE BUILDING

EMERGENCY BALCONY REPAIR
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1	Permit Set	12.07.2010

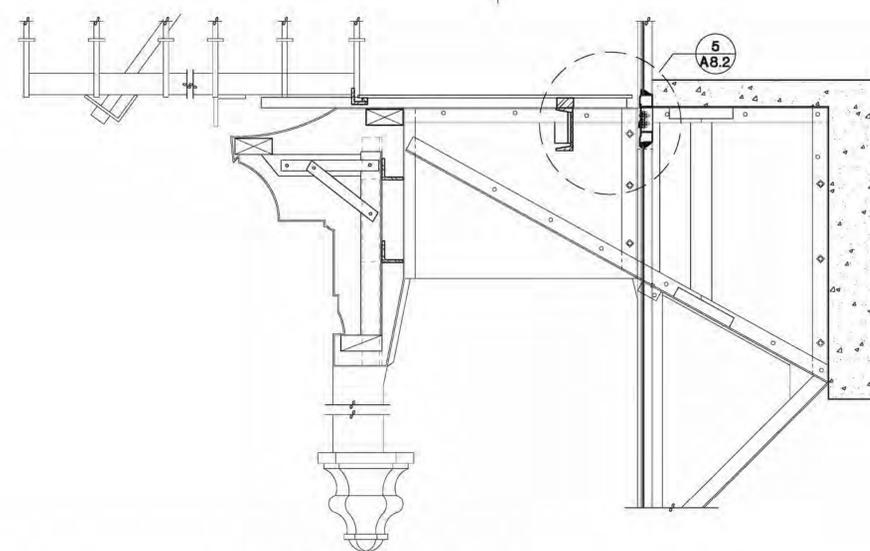
Sheet Title:
**Details at Balcony
and Mullion Covers**

Scale: As Shown
Project No. 10024.00
Date: 12.07.2010
Drawn: AL
Checked: YJC
Sheet Number:

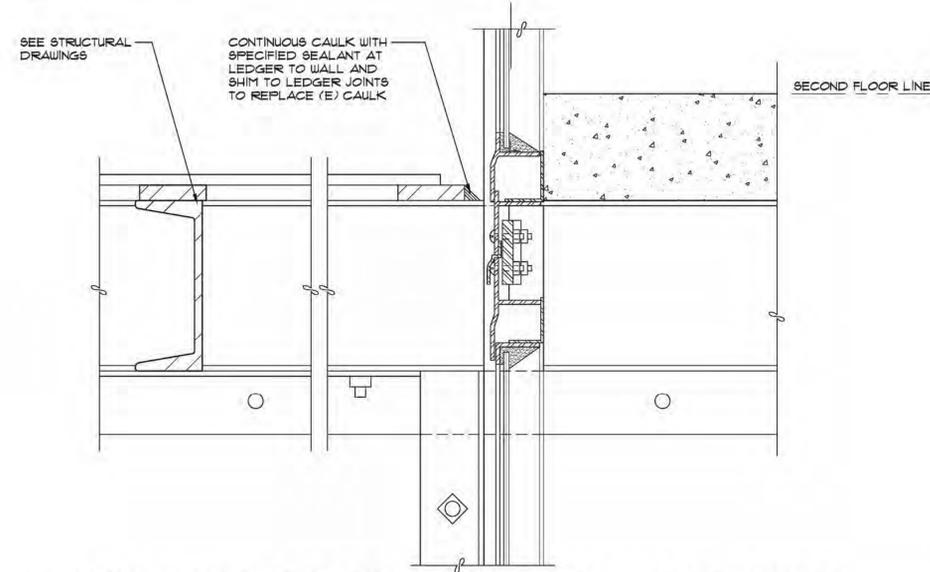
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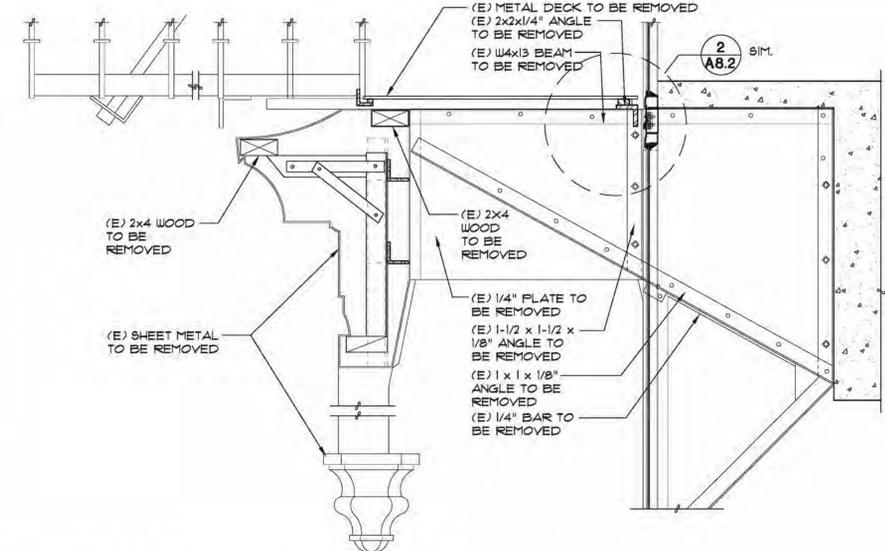
NOTE: REMOVE ALL FRAMING COMPONENTS FOR ORNAMENTAL BALCONY AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.



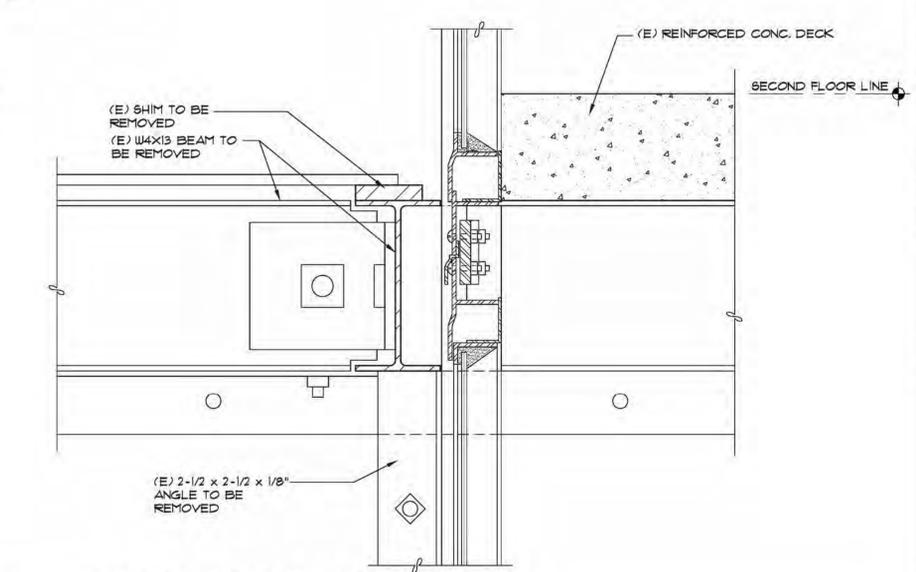
4 NEW DETAIL AT BALCONY - SEE STRUC. DWGS.
SEE DETAIL 1 1 1/2"=1'-0"



5 NEW DETAIL AT BALCONY - SEE STRUC. DWGS.
SEE DETAIL 2 HALF SIZE



1 EXISTING DETAIL AT BALCONY
SEE DETAIL 4 1 1/2"=1'-0"



2 EXISTING DETAIL AT BALCONY
SEE DETAIL 5 HALF SIZE

HALLIDIE BUILDING

EMERGENCY BALCONY REPAIR
2ND FLOOR BALCONY & FIRE ESCAPES
130 SUTTER STREET
SAN FRANCISCO, CA

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Properties

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Consultant:

Seal:



NO.	DESC.	DATE
1	Permit Set	12.07.2010

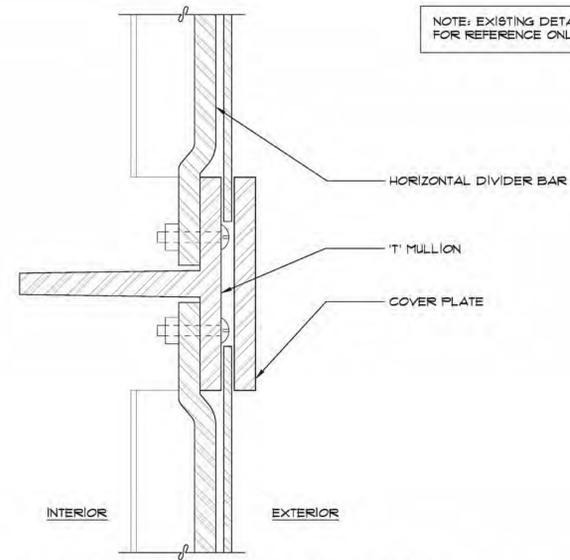
Sheet Title:

**Window Details -
For Reference Only**

Scale: As Shown
Project No. 10024.00
Date: 12.07.2010
Drawn: AL
Checked: YJC
Sheet Number:

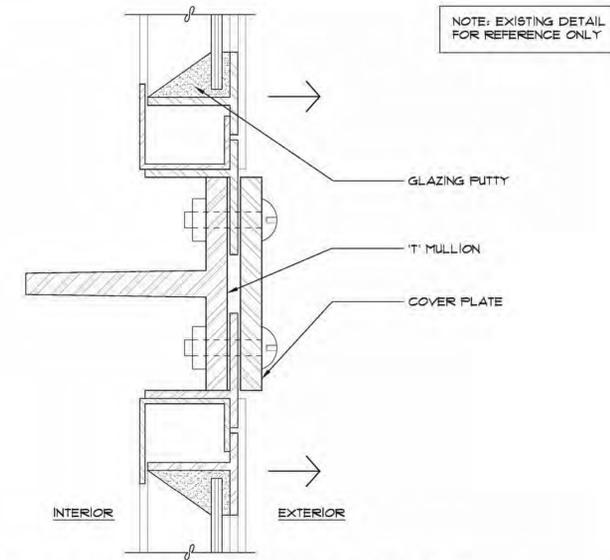
A8.3

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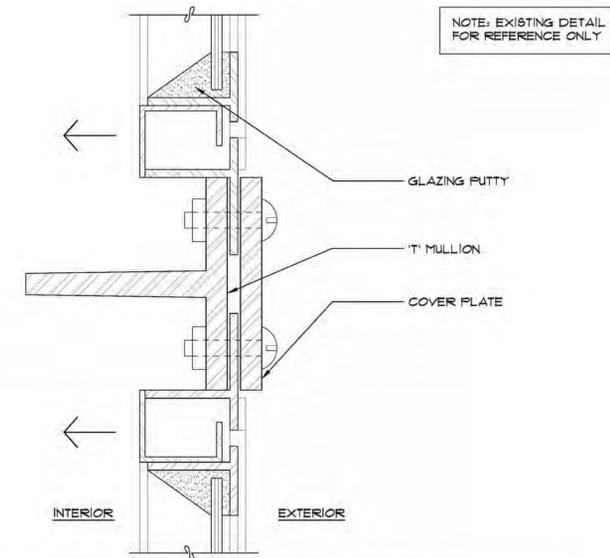
**4 (E) WINDOW PLAN SECTION
AT DIVIDER BAR**

FULL SCALE



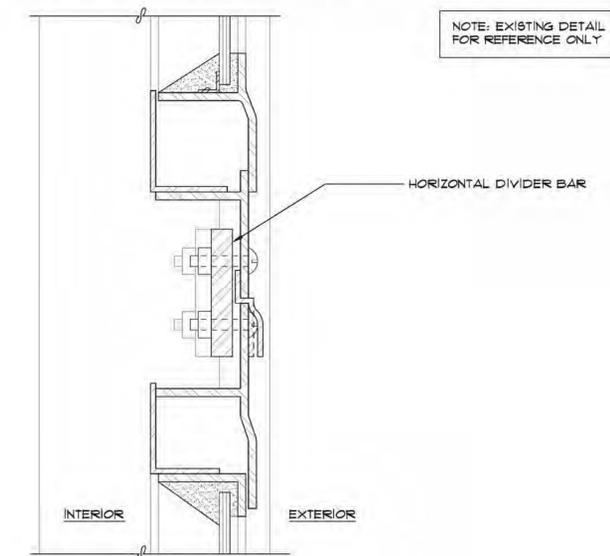
**1 (E) WINDOW PLAN SECTION
AT BOTTOM OF OPERABLE SASH**

FULL SCALE



**2 (E) WINDOW PLAN SECTION
AT TOP OF OPERABLE SASH**

FULL SCALE



3 (E) WINDOW VERTICAL SECTION

FULL SCALE

M E M O R A N D U M

DATE	June 10, 2011	PROJECT NO.	07086
TO	BRUCE ALBERT	PROJECT NAME	Hallidie Building
OF	The Albert Group, Inc. 114 Sansome Street, Suite 710 San Francisco, CA 94104	FROM	Erin McCloskey Page & Turnbull
CC	Elisa Skaggs	VIA	email

REGARDING: HALLIDIE BUILDING HISTORIC COLOR SCHEME

The purpose of the following memo is to report on the findings of paint investigation conducted on the façade of the Hallidie Building, and to provide color recommendations for repainting.

METHODOLOGY

This paint investigation was conducted with the use of a pen knife to carefully scrape/uncover each layer of paint in the field. Three of the four samples were retrieved on April 28, 2011 at the Hallidie building, in partly sunny weather conditions. Analysis was conducted using a magnifying glass. The reader should note the limitations of color analysis performed under these conditions. While the condition of the paint and substrates at the Hallidie Building were found to be favorable for matching in the field, there is an increased margin of error in comparison to an analysis conducted under a microscope. For example, paint fades and surfaces can become soiled over years of exposure. When matching paint in the field with the naked eye the surface being matched is likely to be faded and/or coated with a film of dust and atmospheric pollution, thus resulting in a slight variation from the original color. When the scope of a paint analysis allows for observation under a microscope at 100x plus magnification, the technician can match the original color to the cross section of paint layers and this results in a more accurate process for color matching. All paint samples were matched to the Munsell color chart.

Photographs were taken using a Canon PowerShot A710 digital camera. Color analysis was conducted at three (3) locations on the Hallidie building's Sutter Street facade:

- Sample 1: Flagpole at roof (Figures 1 - 3)
- Sample 2: Spire at cornice location A (Figures 4 – 5)
- Sample 3: Spire at cornice location B (Figure 6)

Paint investigation was conducted on an approximately 12” long sample of the iron railing. This sample was previously removed from the building by McGinnis Chinn and was loaned to Page & Turnbull to complete the analysis. Analysis of the railing piece was conducted at Page & Turnbull's laboratory using a magnifying glass and a Tooke Gage (magnification power of 50x) in simulated natural light.

- Sample 4: Railing (Figures 7 – 8)

PAST PAINT ANALYSIS

Past paint analysis was conducted on the Hallidie building in March of 2008 by Page & Turnbull. The scope of the project allowed for detailed laboratory analysis using an Olympus monocular microscope to observe cross-sectional layer sequencing under 100x magnification. Note, the following paint analysis memo will reference the previous analysis and resultant Munsell color match for several samples. The previous paint analysis memo is attached as an appendix in its entirety for further reference.

PAINT INVESTIGATION FINDINGS

Sample 1 Flag Pole Historic Paint Schemes

At least two separate paint schemes can be seen on the flagpole of the Hallidie building. The three distinct layers include:

1. First Layer (Earliest) – Cream white. Munsell ID – 10Y 9/1
2. Second Layer – Blue/Green (aged copper). Munsell ID 5BG 6/2
3. Third Layer (Current) – White. Munsell ID 10B 9/1

Samples 2 & 3 Spire Historic Paint Schemes

At least four separate paint schemes can be seen on the spire at the cornice of the Hallidie building. Sample 2 resulted in observation of only layers three and four. It is likely that the original layers were either chemically removed or worn away by exposure. Sample 3 found all four layers present. The four distinct layers include:

1. Primer – Orange.
2. First Layer (Earliest) – Blue. Munsell ID 2.5BG 5/4
3. Second Layer – Forest Green. Munsell ID 5G 3/2
4. Third Layer – Light Green. Munsell ID 10Y 6/2
5. Primer – Red.
6. Fourth Layer (Current) – Blue. Musell ID 10B ¾

Sample 4 Railing Historic Paint Schemes

At least four paint schemes can be seen on the railing sample. The four distinct layers include:

1. Primer – Orange. Munsell ID 2.5YR 6/12
2. First Layer (Earliest) – Blue/Grey. Munsell ID 10B 3/2 with gold leafing details
3. Second Layer – Forest Green. Munsell ID 5G 3/2
4. Primer – Orange.
5. Third Layer – Light Green. Munsell ID 10Y 6/2
6. Fourth Layer (Current) – Brown with gold flecks. Munsell ID 2.5Y 4/4 and 1.25Y 6/12

Original gold leafing appears to be located only at the bracket of the spindle where it intersects and connects with the rail and cross elements.

RECOMMENDATIONS FOR REPAINTING**Flagpole Paint Scheme**

Page & Turnbull's investigation and analysis of the Halladie building's painted surfaces has revealed that the earliest and likely original color scheme is a cream white color

Recommended Color - Munsell 10Y 9/1

Cornice Paint Scheme (Deferred to Previous Paint Analysis)

Due to the increased accuracy of the previous paint study, conducted under a microscope at 100x magnification, this memo's recommendation for painting of the cornice will defer to the previously determined paint scheme outlined in the memo dated March, 2008. The recent analysis conducted in the field resulted in a close match to color scheme outlined in the 2008 memo, thus confirming that the schemes are likely a match. Below is the recommendation for painting as outlined in 2008:

Page & Turnbull's investigation and analysis of the Halladie building's painted surfaces has revealed that the earliest and most likely original color scheme is a gray/blue color (Munsell # 10B 3/2) on the mullions, window frames, balconies and pressed metal cornice, and a true gold leaf applied on the Gothic-style floral and figurative tracery.

Additionally, historical documentation states that the building was originally painted blue and gold. Page & Turnbull recommends reproducing the original blue color and gilded tracery color scheme. Figure 6 notes the location of areas to receive gold leaf or other gilding, and those that should be painted blue.

**Recommended Color - Munsell 10B 3/2
and Simulated Gold Leafing**

Railing Paint Scheme (Differed to Previous Paint Analysis)

Due to the increased accuracy of the previous paint study, conducted under a microscope at 100x magnification, this memo's recommendation for painting of the railings will differ to the previously determined paint scheme outlined in the memo dated March, 2008. See above for the memo text.

**Recommended Color - Munsell 10B 3/2
and Simulated Gold Leafing**



Figure 1: Hallidie Building flagpole located at roof



Figure 2: Detail of flagpole showing existing condition and color.

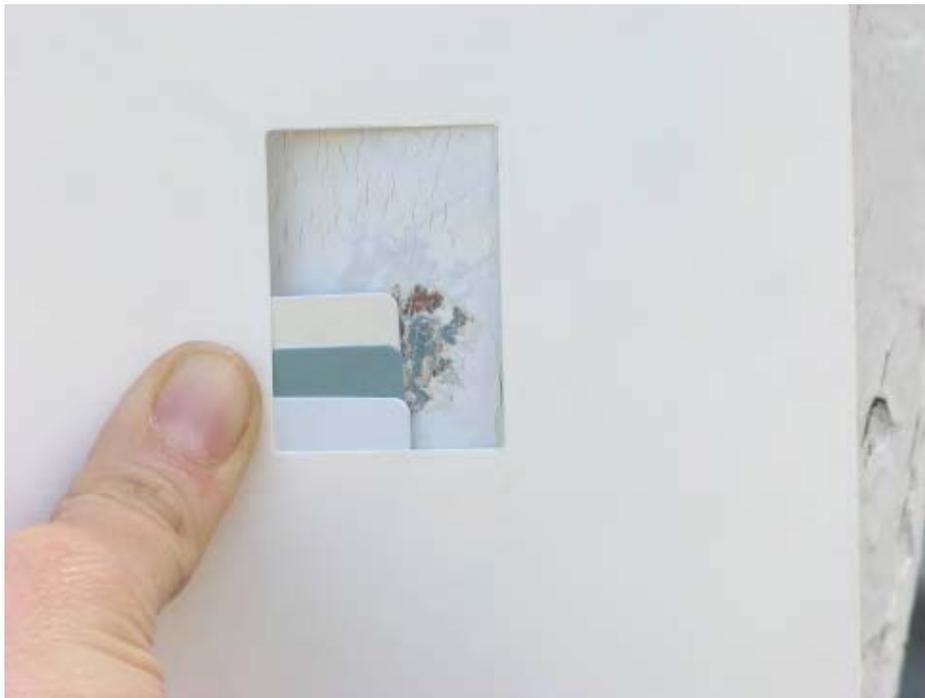


Figure 3: Paint scraping of layers with matching Munsell colors.



Figure 4: Spire at cornice showing existing condition and color.

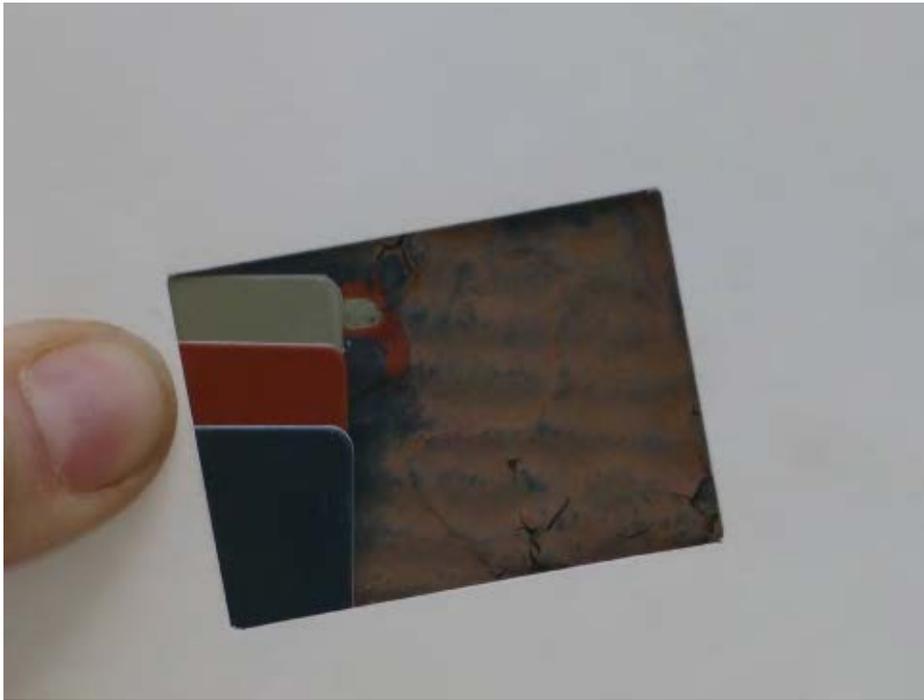


Figure 5: Sample 2 scrapings with matching Munsell colors.



Figure 6: Sample 3 scrapings with matching Munsell colors.



Figure 7: Sample 4, railing spindle.

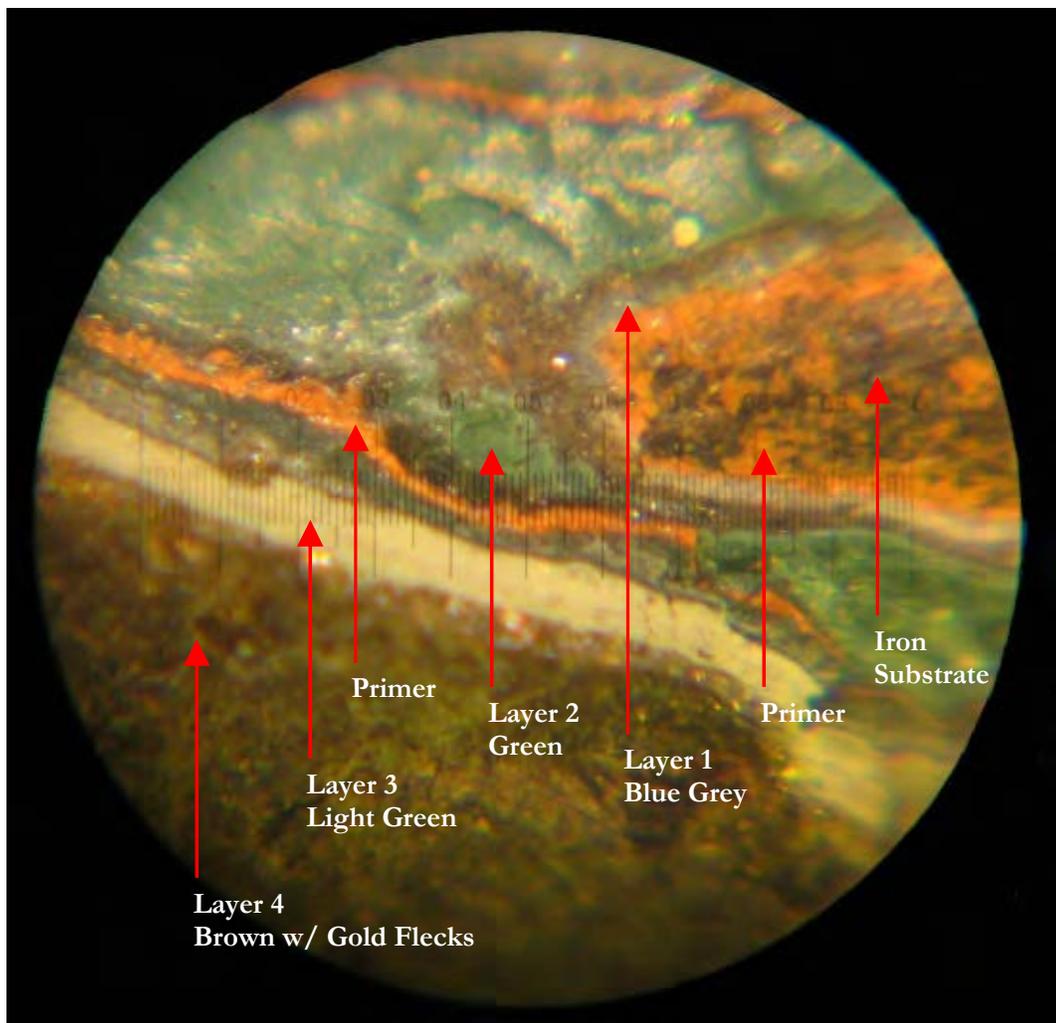


Figure 8: Sample 4 at 50x magnification using Tooke Gage

M E M O R A N D U M

DATE	March 6, 2008	PROJECT NO.	07086
TO		PROJECT NAME	Hallidie Building
OF		FROM	Ben Marcus Page & Turnbull
CC	Mark McMillan	VIA	email

REGARDING: HALLIDIE BUILDING HISTORIC COLOR SCHEME

The purpose of the following memo is to report on the findings of paint investigation conducted on the façade of the Hallidie Building, and to provide color recommendations for repainting.

Methodology

Paint investigation was conducted on March 5, 2008 using a pen knife to remove samples and a Tupe guage to view layers under magnification. Photographs were taken using a Canon PowerShot A710 digital camera. Samples were taken at 4 locations on the Hallidie building’s Sutter Street facade:

1. Second floor mullions (Figure 1, samples 1-3)
2. Second floor window frames
3. Second floor balcony/fire escape.
4. Section of pressed metal tracery provided by contractor (figure 2).

Paint samples were analyzed in Page & Turnbull’s laboratory using an Olympus monocular microscope to observe cross-sectional layer sequencing, and the Munsell color chart to match historic hues.

Paint Investigation Findings

HISTORIC PAINT SCHEMES

At least four separate paint schemes can be seen on the façade of the Hallidie building. These layers are evident under microscopic magnification at 100X (figure 3). The four distinct layers include:

1. First Layer (Earliest) – Blue with gold leafed tracery details

The first paint scheme appears to have been applied over an orange rust-inhibiting primer. Grayish Blue paint was applied on mullions, balconies, and pressed metal cornices that surround the Gothic style tracery. The tracery detailing was gilded with gold leaf (figure 4).

2. Second Layer – Forrest Green

The second paint scheme appears to have been applied uniformly on mullions, balconies, pressed metal cornices, and the Gothic style tracery.

3. Third Layer – Light Green

The third paint scheme appears to have also been applied uniformly on mullions, balconies, pressed metal cornices, and Gothic style tracery.

4. Fourth Layer – Blue with gold tracery details

The fourth paint scheme appears to have been applied over an orange rust-inhibiting primer, similar to the earliest layer. Blue paint was applied on mullions, balconies, and pressed metal cornices that surround the Gothic style tracery. The tracery detailing was gilded with gold powder.

COLOR MATCHING

Matching paint colors of the earliest layer was conducted using color balanced lighting and Munsell color chips. The original gold leaf can be matched to current samples of manufacturer’s gold leaf and is best described as standard yellow 24-karat gold leaf. The following chart describes the location, color, and Munsell number of the earliest layer in three test locations (see figure 5 for Munsell chart).

<i>Paint Sample Location</i>	<i>Earliest Layer Color</i>	<i>Munsell ID</i>
Second story mullions	Blue/Grey	10B 3/2
Second story window frames	Blue/Grey	10B 4/2 -10B 3/2 ¹
Second story balcony	Blue/Grey	10B 3/2
Tracery provided by contractor	Gold leaf	X

RECOMMENDATIONS FOR REPAINTING

Page & Turnbull’s investigation and analysis of the Halladie building’s painted surfaces has revealed that the earliest and likely original color scheme is a gray/blue color (Munsell # 10B 3/2) on the mullions, window frames, balconies and pressed metal cornice, and a true gold leaf applied on the Gothic-style floral and figurative tracery.

Additionally, historical documentation states that the building was original painted blue and gold. Page & Turnbull recommends reproducing the original blue color and gilded tracery color scheme. Figure 6 notes the location of areas to receive gold leaf or other gilding, and those that should be painted blue. True gold leaf is recommended because of its durability in outdoor environments. Page & Turnbull’s findings should be confirmed at other locations on the building and all paints or decorative finishes should be field tested before application.

¹ Exact color match is between two values

IMAGES

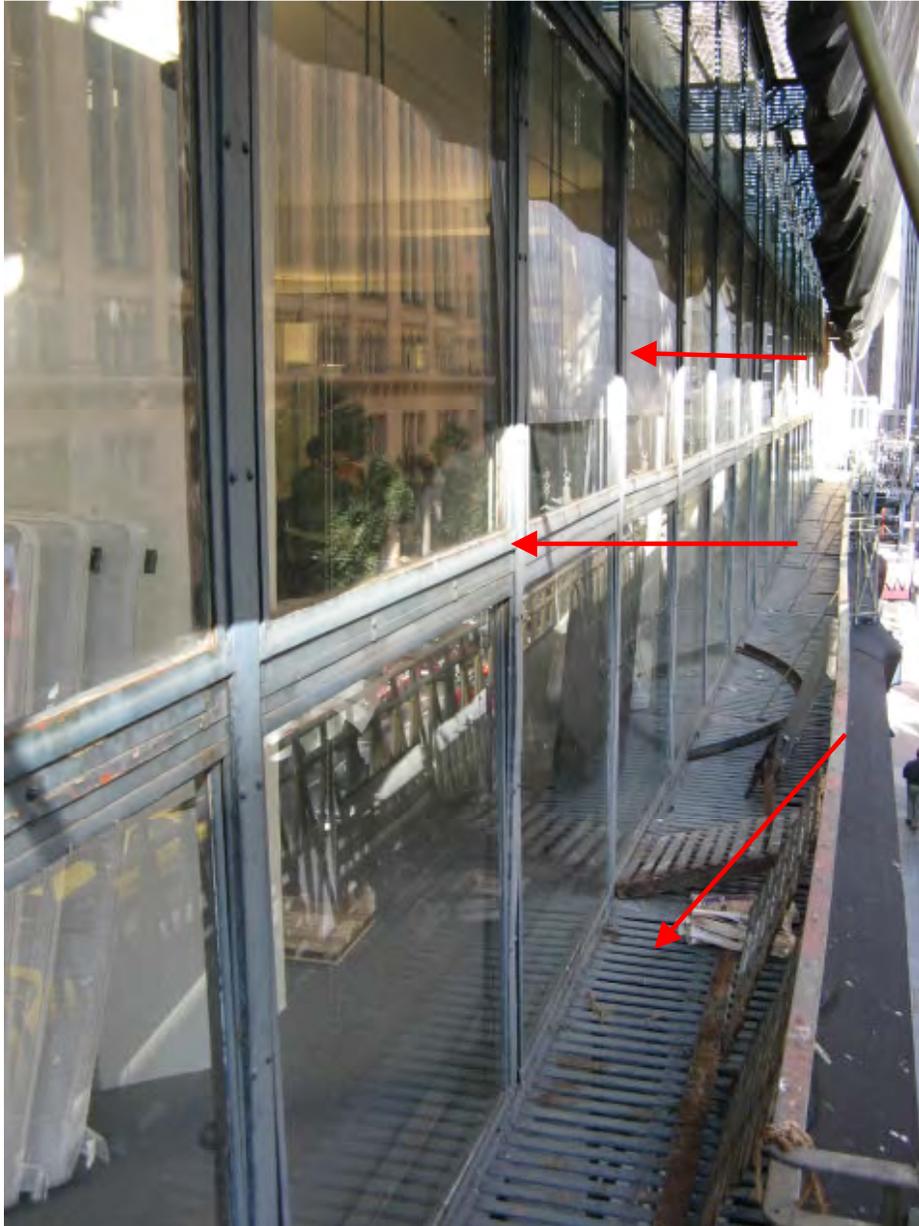


Figure 1: Hallidie Building, second story balcony. Red arrows denote the location of paint samples taken from mullion, window frame and balcony.



Figure 2: Section of tracery removed from lower (second story) cornice.

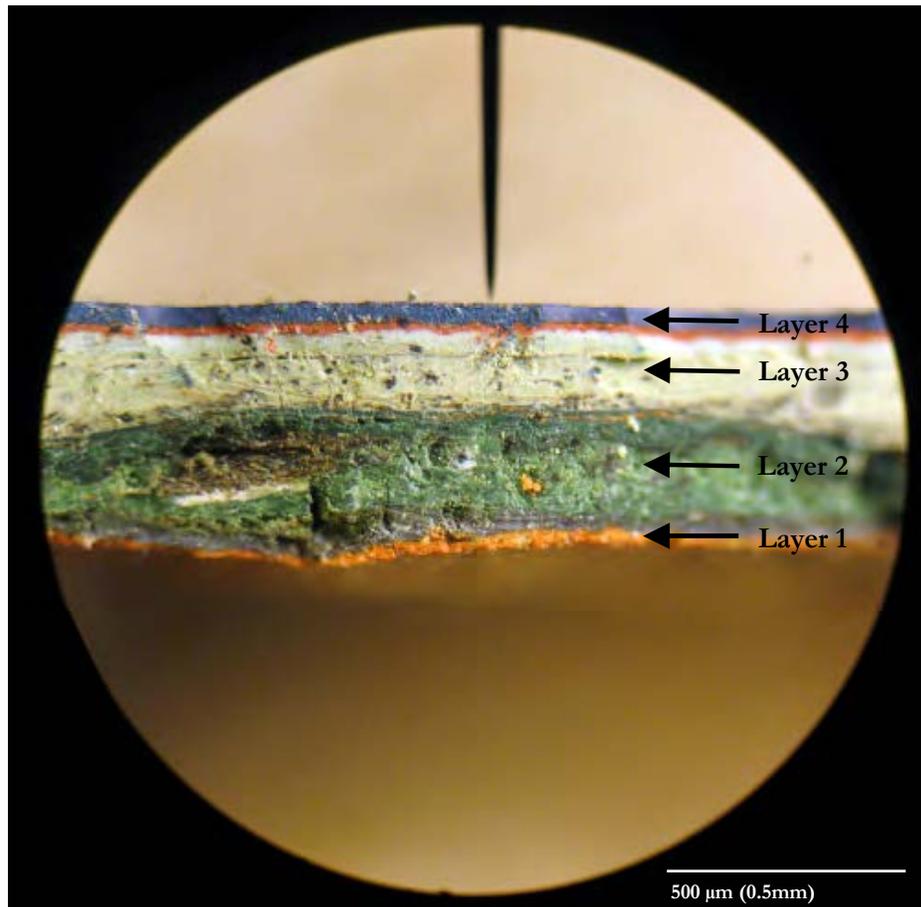


Figure 3: Cross Section of paint sample from window mullion magnified at 100X, showing at least four paint separate schemes. Black arrows show the earliest blue scheme (at bottom) and present blue scheme (top). Orange layers are corrosion inhibiting primer and were not meant to be seen.



Figure 4: Detail of metal tracery showing historic gold leaf gilding revealed under later paint layers. The gold leaf was applied over a thin red clay bol preparatory layer.

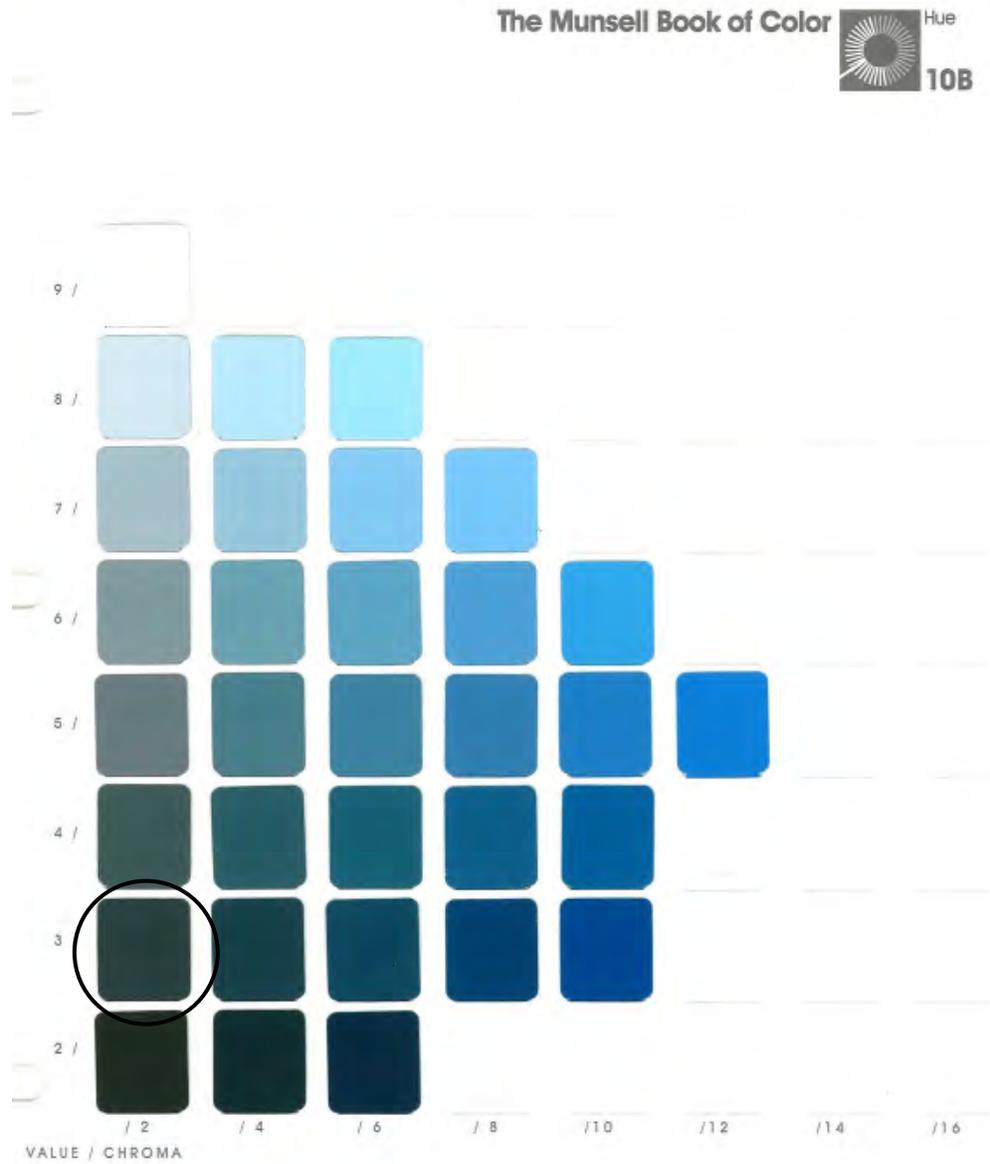


Figure 5: Munsell chart showing match of original blue color (circle). Note: this reproduction is for reference only, exact color chips may be obtained for reproducing color.

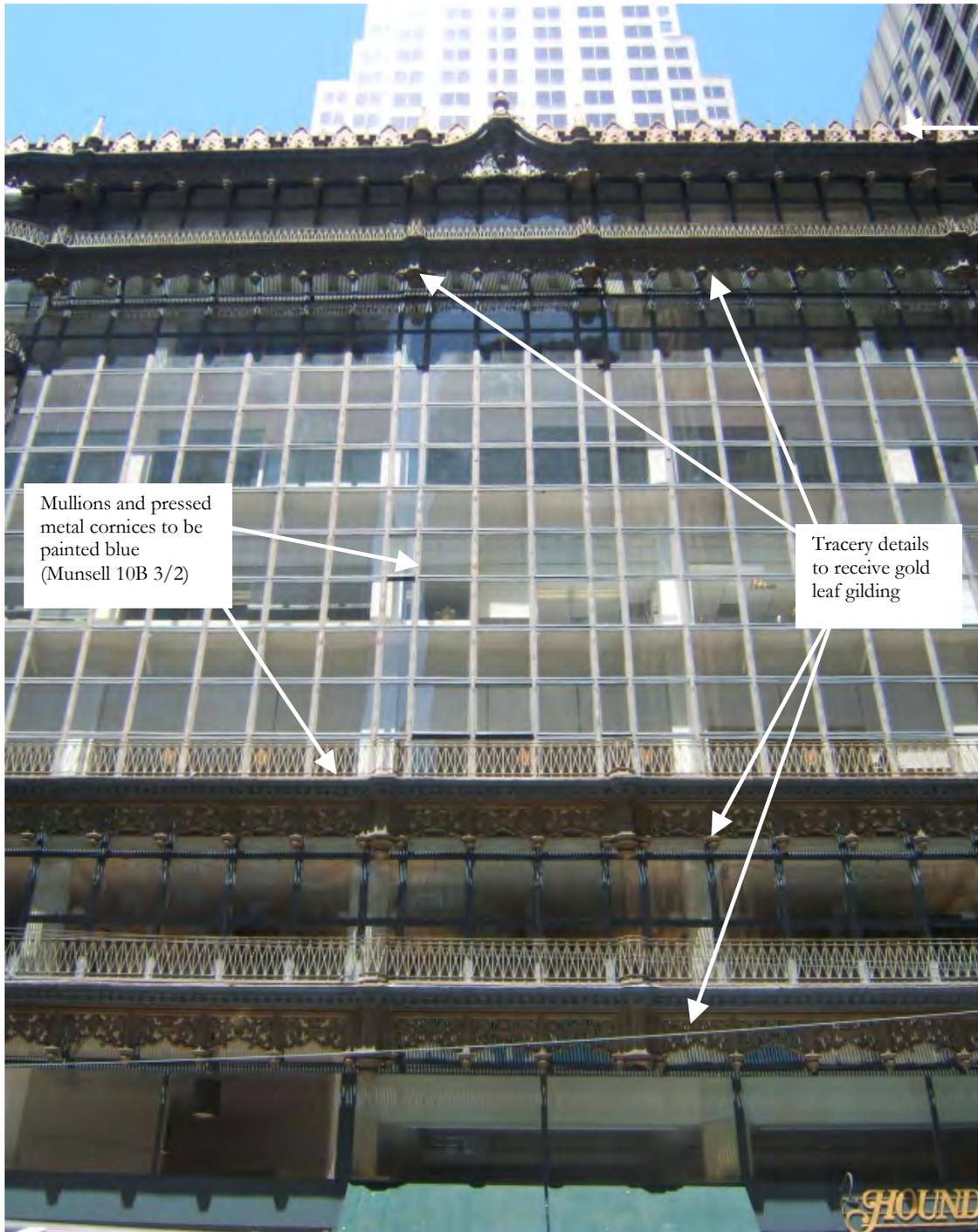


Figure 6: Halladie Building with arrows indicating areas to receive blue paint including mullions and pressed metal cornice, and Gothic style tracery area to be gilded.



Amos And Associates 14967 Torrey Pines Drive, Auburn, CA 95602
Office Phone: 866-317-3206 Office Fax: 866-322-8176

June 16, 2011

Ms. Annie K. Lo
McGinnis Chen Associates, Inc.
1019 Mission Street
San Francisco, CA 94103

Subject: 130 Sutter Street

Dear Annie:

The purpose of this letter is to confirm our recent phone calls, emails and job site visits. I have met with McGinnis Chen, Page & Turnbull, Van Mulder Sheet Metal, and Mark Kellogg to view the actual panels and discuss various methods of surface preparation and appropriate coatings selection. I wanted to put in writing our coating system recommendation for the ornamental sheet metal at the subject restoration project.

There is a variation of existing sheet metal at the exterior balconies - ornamental zinc frieze panels, galvanized sheet metal cornices and dentil blocks, some of which have been repaired and replaced in the past. The existing sheet metal components are very fragile due to their severely corroded condition, especially at the zinc frieze panels where sections have been corroded through and are now missing. This will require patch sections of new material.

Based on the existing condition of the sheet metal, surface preparation is key to the success of the recommended coating system. Tnemec recommends the following options:

Option 1

This option is the best approach for long term corrosion control and protection of the existing ornamental sheet metal that is to be reinstalled at the site. The problem is the condition of the corroded sheet metal substrate and whether the appropriate surface preparation can be achieved without damaging the existing metal.

Surface Preparation: SSPC SP 6 Commercial Blast Cleaning or better

Independent Representative of Tnemec Company Incorporated

Primer: Tnemec recommends a zinc-rich primer to maximize protection of the existing sheet metal. Tnemec Series 90-97 applied at 2.5 to 3.5 mils DFT

Fiberglass: Where fiberglass is used to make repairs, prime with our Series 135 (fiberglass should be scarified to enhance the adhesion of the primer).

Painting over Sika polyurethane sealant used to tie-in patch materials with existing zinc frieze panels: Prime all areas after the Sika product is used, (Series 135) you can put on a thin coat of Series 135 as a primer over the entire surface to make the application easier.

Intermediate: Tnemec Series 1075 applied at 3.0 to 5.0 mils DFT

Finish: Tnemec Series 1072V or 1071V applied at 2.0 to 3.0 mils DFT

Option 2

If the surface preparation required in Option 1 cannot be achieved, this option is a valid selection based on the degree of cleanliness that can be achieved at the substrate.

We recommend the use of the Series 135 to prime all surfaces, (including fiberglass). This modified epoxy primer has excellent adhesion to varying levels of cleanliness of the metal substrate.

Surface Preparation of the metal should be given the best possible cleanliness knowing that the surface will not be blast cleaned. An important point is that any area of corrosion be ground down to be bare steel, this can be done with hand held power tools.

Primer: Tnemec Series 135 applied at 3.0 to 4.0 mils DFT

Intermediate: Tnemec Series 1075 applied at 3.0 to 5.0 mils DFT

Finish: Tnemec Series 1072V or 1071V applied at 2.0 to 3.0 mils DFT.

The proposed coating systems will protect the existing sheet metal and enable the preservation of as much historic metal as possible.

If you have further questions, please let us know and we would be happy to be of service.

Sincerely,

Wendy M Amos

Wendy M. Amos

SSPC Certified Protective Coating Specialist

NACE International Certified Coating Inspector

SCIENTIFIC CONSTRUCTION LABORATORIES, INC.

June 17, 2011

SCL Project No. 11048

Ms. Annie K. Lo
McGinnis Chen Associates, Inc.
1019 Mission Street
San Francisco, CA 94103
Email: alo@mcaia.com

Re: Repair Materials Recommendations
Sheet Metal Ornamentation
Hallidie Building
130 Sutter Street
San Francisco, California

Dear Ms. Lo,

At your request, Scientific Construction Laboratories, Inc. (SCL) provides this summary of our recommendations for repair materials selection and use related to the above-referenced restoration work on the historic Hallidie Building. The following includes some relevant background, a description of existing conditions, repair recommendations and rationale.

BACKGROUND

My involvement in this restoration project has been focused on repair design for exterior sheet metal ornamentation, in particular cornice and frieze elements. In the process of evaluating repair options, I have examined a range of panels, visited the site twice, inspected the sheet metal repair facility and consulted with the following parties:

1. Design Team: Bruce Albert (The Albert Group), Elisa Skaggs (Page and Turnbull), Annie Lo (McGinnis Chen Associates, Inc.)
2. Production Team: John Walsh (Van Mulder Sheet Metal, Inc.), Keith Goldstein and Peter Vorhees (Everest Waterproofing and Restoration, Inc.)
3. Tnemec Company Inc. (coatings manufacturer): Remi Briand (Vice President, R&D), Wendy Amos (Coatings Consultant)
4. Sika Corporation (adhesive/sealant manufacturer): Tom Zuppa (Sr. Technical Service Manager, Construction Division)

I have over 30 years of experience in construction materials engineering and have been involved in many restoration projects of significant historic structures in the San Francisco Bay Area. My CV and a list of relevant projects are attached.

EXISTING CONDITIONS

The sheet metal ornamentation is an amalgamation of metal components, including sheet steel and stamped zinc. Of these materials, the stamped zinc is particularly fragile. It was used for the higher relief elements of the ornamentation because of its formability (it is softer and more ductile than steel). However, zinc is a highly reactive metal, is very vulnerable to corrosion when left unprotected by coatings in an exterior environment, and has not proven to be very durable. As a consequence, significant sections of zinc are missing or severely degraded on some of the panels.

The sheet steel components were originally galvanized with a thin layer of zinc applied to the exterior surface. Much of the galvanizing has been consumed over the years and left the underlying steel subject to varying degrees of corrosion – from superficial surface rust to complete loss of section.

REPAIR RECOMMENDATIONS AND RATIONALE

We endorse the twin goals of trying to preserve as much of the original fabric as practical while effecting durable repairs. Because the condition and performance of the sheet steel and stamped zinc is distinctly different, repair of these materials requires different approaches, which are described as follows:

- a) Sheet steel - Areas which indicate low to moderate corrosion (and associated section loss) can be preserved by appropriate surface preparation techniques and an effective coating system. The most effective coating system for steel involves the application of a zinc-rich primer, which would restore much of the passive protection originally provided by the galvanizing layer.

In areas where the steel is significantly corroded and/or missing, we recommend that damaged material be replaced in kind with new galvanized sheet steel.

After the sheet steel components have been repaired and primed, a high-performance intermediate and top coat should be applied to provide a barrier to water – an essential component in typical corrosion processes.

- b) Stamped zinc - Since significant portions of the remaining zinc materials are extremely fragile and include many fine perforations, delicate repairs are in order. We do not recommend patching in kind with new zinc for several reasons. First, the existing materials appear to be too fragile to accommodate the heat associated with soldering new zinc in place; nor does it have sufficient integrity to hold mechanical fasteners. In addition, stamped zinc is basically a very poor choice for long-term performance in an exterior environment.
-

b) Stamped zinc (cont.)

Recognizing the above, we recommend that the remaining viable zinc be patched, reinforced, stabilized, and protected. Depending on the integrity of the zinc in a given area, a layer of 1 lb./sq. ft. sheet lead can be formed to overlay the zinc surface.

The lead patch can be adhered to the zinc with polyurethane adhesive (Sikaflex 1a). This bonding technique has the advantage of electrically isolating the zinc from the lead and avoiding a galvanic couple between dissimilar metals. In addition, the multi-step coating system should keep water out of the system and remove that component from the corrosion process.

In areas of missing or severely degraded zinc, insertion of a heavy fiberglass replica section is an ideal repair as it will help reinforce the panels, is not subject to corrosion, and has a good track record for durability.

If you have any questions, please call.

Very truly yours,

SCIENTIFIC CONSTRUCTION LABORATORIES, INC.



Mark S. Kellogg
Materials Engineer

Attachments: MSK CV
MSK Historic Structures Project Experience (San Francisco Bay Area)

SCIENTIFIC CONSTRUCTION LABORATORIES, INC.

MARK S. KELLOGG

Materials Engineer

EXPERTISE

Mr. Kellogg specializes in the testing and analysis of construction materials. His experience with a broad range of materials and their interactions provides a basis for his work in failure analysis, mechanical and physical property evaluation, repair/restoration design, and as an expert for construction litigation. With a background of over 30 years in construction, chemistry, and materials science, Mr. Kellogg has developed an expertise in the following areas:

COMPOSITE MATERIALS AND SYSTEMS

- hardboard, oriented strandboard, COMPLY, plywood
- fiber-cement siding and roofing products
- gypsum- and lime-based materials
- concrete, stucco, mortar, grout
- Exterior Insulation and Finish Systems (EIFS)

COATINGS, POLYMERIC MATERIALS

- architectural and industrial coatings
- acrylic and silicone based elastomeric coatings
- bituminous and corrosion-resistant coatings
- roofing and deck coatings
- plastics, elastomers, natural wood

NATURAL STONE, CERAMICS, AND SUBSTITUTE MATERIALS

- natural stone tile, masonry, and roofing materials
- traditional and veneer brick, ceramic tile installations
- architectural terra cotta and substitute materials

MECHANICAL/METALLURGICAL TESTING

- ferrous and non-ferrous metals
- chemical degradation and corrosion issues

WATER INFILTRATION ISSUES AND REPAIR DESIGN

- decks, windows, building facades
- liquid and sheet membranes, vapor barriers, sealants
- building paper and roofing felt
- water permeability, condensation, and vapor transmission studies

EDUCATION

University of California, Berkeley - M.S. Materials Science and Engineering, 1981

University of California, Santa Cruz - B.A. Chemistry, 1976

WORK EXPERIENCE

Scientific Construction Laboratories, Inc. - Materials Engineer (President), 2001-present

Schwein/Christensen Laboratories, Inc. - Materials Engineer, 1991-2001

Wiss, Janney, Elstner Associates, Inc. - Materials Engineer, 1986-1991

Hales Testing Laboratories - Materials Engineer, 1983-1985

Chicago Bridge and Iron Co. - Welding Engineer, 1981-1982

SCIENTIFIC CONSTRUCTION LABORATORIES, INC.

MARK S. KELLOGG

Historic Structures Project Experience
San Francisco Bay Area

- Rincon Annex, San Francisco, California - *Concrete slab structural investigation* - 1985
- Vallejo Naval and Historic Museum, Vallejo, California - *Investigation, testing, repair design, specification, and construction observation for exterior restoration* - 1986
- Alcazar Theatre, San Francisco, California - *Structural materials investigation for seismic upgrade* - 1986
- Saint Francis Hotel, San Francisco, California - *Investigation, repair design, construction observation for exterior restoration* - 1987
- 111 Sutter Street, San Francisco, California - *Stabilization of distressed terra cotta façade* - 1987
- PG&E Headquarters Buildings, 245 Market St., 215 Market St., 25 Beale St., San Francisco, California - *Investigation, testing, repair design, specification, and construction observation for exterior restoration* - 1987
- 245 Market Street (PG&E Building), San Francisco, California - *Investigation, testing, repair design, specification, and construction observation of repairs to Cupola* - 1988
- 343 Sansome Street, San Francisco, California - *Investigation, testing, repair design, specification, and construction observation for exterior restoration* - 1988
- 600 Stockton Street (presently Ritz Carlton Hotel), San Francisco, California - *Investigation, testing, repair design, specification, and construction observation for exterior restoration* - 1988
- China Basin Building, San Francisco, California - *Investigation and repair recommendations, BUR penetration leakage and exterior wall stabilization* - 1988
- First Unitarian Church, San Francisco, California - *Investigation of water leakage, repair recommendations* - 1988
- Macy's Union Square, San Francisco, California - *Investigation, testing, repair design, specification, and construction observation for exterior restoration* - 1988
- Mercy Family Plaza, San Francisco, California - *Repair design, specification, and construction observation for exterior restoration (sandstone finish)* - 1989
- Old Trans America Building, San Francisco, California - *Investigation and repair design for exterior restoration* - 1989
- Veterans Memorial Building, Berkeley, California - *Investigation, testing, repair design, specification, and construction observation for exterior restoration* - 1990
- Old Berkeley City Hall, Berkeley, California - *Investigation, testing, repair design, specification, and construction observation for restoration project* - 1990
- I. Magnin Building, San Francisco, California - *Investigation and repair recommendations for exterior restoration* - 1991
- South Hall (entry structure), University of California, Berkeley, California - *Investigation and repair design* - 1991
- Pacific Building (Fourth and Market Streets), San Francisco, California - *Investigation and repair design for exterior restoration* - 1991

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Historic Structures Project Experience
San Francisco Bay Area

- Steinhart Aquarium, San Francisco, California - *Structural investigation of concrete slabs and walls* - 1993
- Hearst Memorial Mining Building, University of California, Berkeley, California - *In-situ cyclic compression and shear testing of masonry prisms; materials testing for seismic upgrade* - 1993
- McLaren Park Amphitheatre, San Francisco, California - *Concrete structure investigation, testing, and recommendations for rehabilitation* - 1994
- San Francisco City Hall, San Francisco, California - *Testing of epoxy/fabric laminate reinforcing system for hollow clay tile walls* - 1995
- St. Paul's Church, San Francisco, California - *In-place brick shear testing* - 1995
- UCSF Hospital, San Francisco, California - *Investigation and development of repair design for terra cotta façade stabilization* - 1995
- Contemporary Jewish Museum (former PG&E Jessie Street Substation), San Francisco, California - *Evaluation of structural components (masonry, concrete, structural steel, architectural terra cotta blocks) for seismic upgrade* - 1996
- Notre Dame Plaza, San Francisco, California - *Physical testing of roofing slate* - 1996
- Saint Brigid's Church, San Francisco, California - *In-place brick shear testing and in-situ load testing of stone anchorage* - 1996
- San Francisco War Memorial Opera House, San Francisco, California - *Analysis of gypsum based exterior plaster (protected), repair recommendations* - 1996
- San Francisco War Memorial Opera House, San Francisco, California - *Evaluation of acoustical ceiling damage, repair recommendations* - 1996
- Saint Boniface Church, San Francisco, California - *In-place brick shear testing* - 1997
- 100 McAllister Street, San Francisco, California - *Testing and evaluation of reinforced epoxy overlay for seismic upgrade of elevator shaft* - 1998
- Old Saint Mary's Church, San Francisco, California - *In-place brick shear testing* - 1998
- San Francisco Theological Seminary, San Anselmo, California - *In-place brick and stone testing* - 1998
- Hearst Memorial Mining Building, University of California, Berkeley, California - *Testing and evaluation of Guastavino Tile Ceiling* - 1998
- Golden Gate Bridge, San Francisco, California - *Investigation and testing of south anchorage for seismic evaluation* - 1999
- Saint Vincent de Paul Church, San Francisco, California - *In-place brick shear testing* - 1999
- YMCA of San Francisco, San Francisco, California - *Testing and evaluation of structural components (concrete, masonry, structural steel)* - 1999
- Olympic City Club, San Francisco, California - *Investigation and testing of structural components (concrete slabs and walls, brick masonry, steel framing) for seismic upgrade design* - 2001
- Alcatraz State Park, Alcatraz Island, California - *Materials evaluation and testing for seismic upgrade* - 2001

MARK S. KELLOGG

Historic Structures Project Experience
San Francisco Bay Area

- Contemporary Jewish Museum, San Francisco, California - *In-place cyclic compression tests of brick masonry prisms* - 2002
- Marin Civic Center Spire (Frank Lloyd Wright), San Rafael, California - *Evaluation of original anodized aluminum panels* - 2002
- San Francisco Conservatory of Music, San Francisco, California - *Analysis of interior lime plaster* - 2002
- The Bohemian Club, San Francisco, California - *Proof testing of dovetail masonry anchors* - 2003
- Wurster Hall, University of California, Berkeley, California - *Inspection of concrete columns for seismic upgrade* - 2003
- Gianini Hall, University of California, Berkeley, California - *Materials evaluation and testing for seismic upgrade* - 2005
- 350 McAllister St., San Francisco, California - *Analysis and recommendations for new pointing mortars (granite masonry)* - 2006
- Meyer Library/Cubberly Hall, Stanford University, Palo Alto, California - *Investigation and testing of structural components (concrete, reinforcing steel) for seismic upgrade design* - 2006
- Saint Mary's Cathedral Complex, San Francisco, California - *Investigation of travertine marble cracking* - 2007
- Sather Tower Spire Restoration, University of California, Berkeley, California - *Testing and evaluation of original Carrara marble on Campanile spire* - 2009
- Clark Kerr Campus, UC Berkeley, California - *Testing and evaluation of window glazing failures* - 2011
- University of California, Berkeley, California - *Testing and evaluation of historic roof tiles from Gilman, Giannini and Wellman Halls* - 2011