



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Historic Preservation Commission

HEARING DATE: JANUARY 18, 2012

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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
114 Sansome Street, Suite 710
San Francisco, CA 94104
Staff Contact Sophie Hayward - (415) 558-6372
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Reviewed By Tim Frye – (415) 575-6822
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BACKGROUND

On July 6, 2011 the Historic Preservation Commission (HPC) passed Motion No. 0131 (attached) approving the Certificate of Appropriateness (C of A) for proposed work on the Hallidie Building that included rehabilitation work to the character-defining curtain wall.

The HPC acknowledged that the full scope of work for the C of A would be articulated when deteriorated elements had been removed and the existing condition of the curtain wall could be accurately assessed. The C of A includes a Condition of Approval that states:

The Commission delegates to Planning Department Staff the review and approval of additional work that may be required on the curtain wall and the structural steel system at the location directly behind the fire escape landings, provided that the expanded scope of work does not significantly alter the approach outlined in the attached application for a Certificate of Appropriateness or the method of construction of the curtain wall, and that the expanded scope will not result in changes to the appearance of the street-facing elevation of the subject building.¹

¹ Historic Preservation Commission Motion No. 0131, approved July 6, 2011. A copy of the approved Motion is available in the case docket for Case No. 2011.0613, as well as online at:

<http://commissions.sfplanning.org/hpcmotions/M0131.pdf> (December 12, 2011)

On November 4, 2011, a Building Permit Application was submitted by the Project Sponsor that reflected a modified scope of work for the curtain wall, including the removal of a number of windows in order to assess their condition and to evaluate the feasibility of replacement in-kind. Based on the existing condition, the scope of work was expanded to include the top five and bottom seven rows of windows, as well as five columns of windows on the east and west ends of the building's façade. Staff has reviewed the plans associated with Building Permit Application 2011.11.04.8269 and met with the Project Architect and the Project Sponsor, and subsequently approved the Building Permit Application.

CURRENT PROPOSAL

This informational presentation will update the HPC on the existing conditions that have been evaluated through the exploratory investigation, a review of the originally proposed scope of work and the expanded scope of work, and the additional paint color investigation requested by the HPC at the July 6, 2011 hearing for the C of A. The Project Sponsor will also outline the differences between the historic color scheme of the Hallidie Building and the proposed color scheme.

REQUIRED COMMISSION ACTION

No action is required. This is an informational presentation intended to update the Commission on the status of the on-going project to stabilize the curtain wall and to make structural upgrades to the fire escapes and balcony.

The Project Sponsor anticipates a second phase of work, which will require a second, separate Certificate of Appropriateness, to address the assessment, restoration, and repair of the center portion of the curtain wall. Any additional work will come before the HPC as a new C of A.

Attachments:

Exhibit A: HPC Motion No. 0131

Exhibit B: Project Sponsor's Submittal



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion 0131

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 offered to an appropriate architectural repository, or stored on-site if the building owner is amenable.
- That the Paint Color Investigation be reviewed to confirm that multiple paint samples were taken from each decorative element to ensure an appropriate color matching program will be implemented.
- That the Commission delegates to Planning Department Preservation Staff the review and approval of additional work that may be required on the curtain wall and the structural steel system at the location directly behind the fire escape landings, provided that the expanded scope of work does not significantly alter the approach outlined in the attached application for a Certificate of Appropriateness or the method of construction of the curtain wall, and that the expanded scope will not result in changes to the appearance of the street-facing elevation of the subject building.

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: Chase, Hasz, Johns, Martinez, Matsuda, and Wolfram

NAYS: None

ABSENT: Damkroger

ADOPTED: July 6, 2010

M E M O R A N D U M

DATE	January 4, 2012	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

At the request of the Historic Preservation Commission, Page & Turnbull conducted additional investigation of the Hallidie Building façade to determine the original color scheme. Through previous analysis, the color scheme was determined to be Cal Blue and Gold, as described in historic accounts. This investigation aimed to identify which elements were painted the previously determined blue color, and which were gilded in gold.

METHODOLOGY

This paint investigation was conducted with the use of a pen knife to carefully scrape/uncover paint in the field. Analysis was conducted using a magnifying glass, flashlight and a Tooke Gage (magnification power of 50x). Findings were documented in the form of digital photographs. Please note that photographing of the pieces is difficult without the use of a macro lens, which was unavailable for this project.

PAINT INVESTIGATION FINDINGS

In general, gold leafing was found in select locations on most decorative pieces that were studied. While much of the gold leafing has been removed by past painting preparation campaigns, the leafing tends to remain at seams, corners and undersides of metal contours. This is likely because seams and corners would have received two layers of leafing and underside locations would be protected from exterior elements. Both scenarios would result in well adhered gold, less likely to be removed in preparation for painting. The locations of analyzed pieces are relayed graphically in Figure 01 along with locations where gold leafing was present. Findings conclude that the curtain wall framing and fire escape landings and ladders were painted the Cal Blue color previously identified as Munsell 10B3/2. All other metal was gold leafing including railings, decorative panels and cornice. A graphic representation of the historic paint scheme is shown in Figure 02.

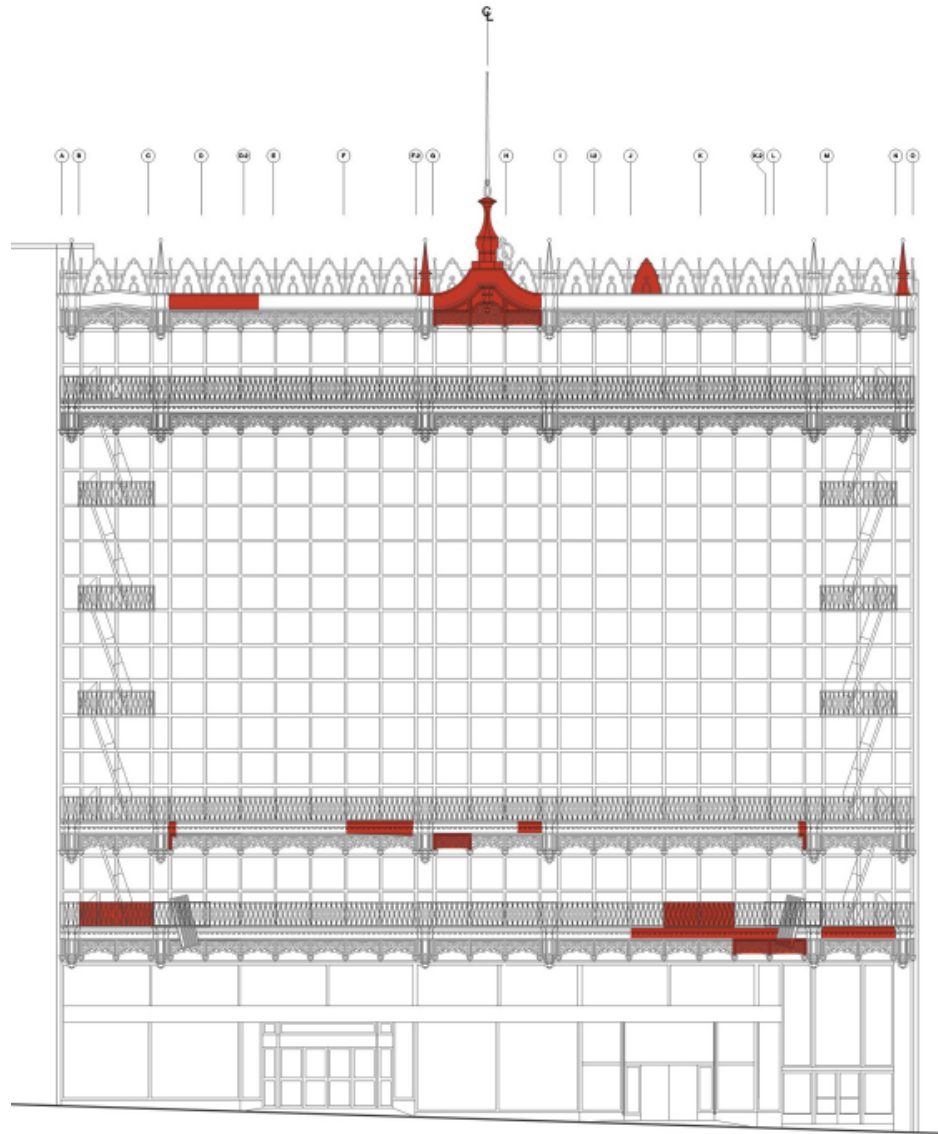


Figure 01: Locations of additional study and where gold leafing was found (shown in red).

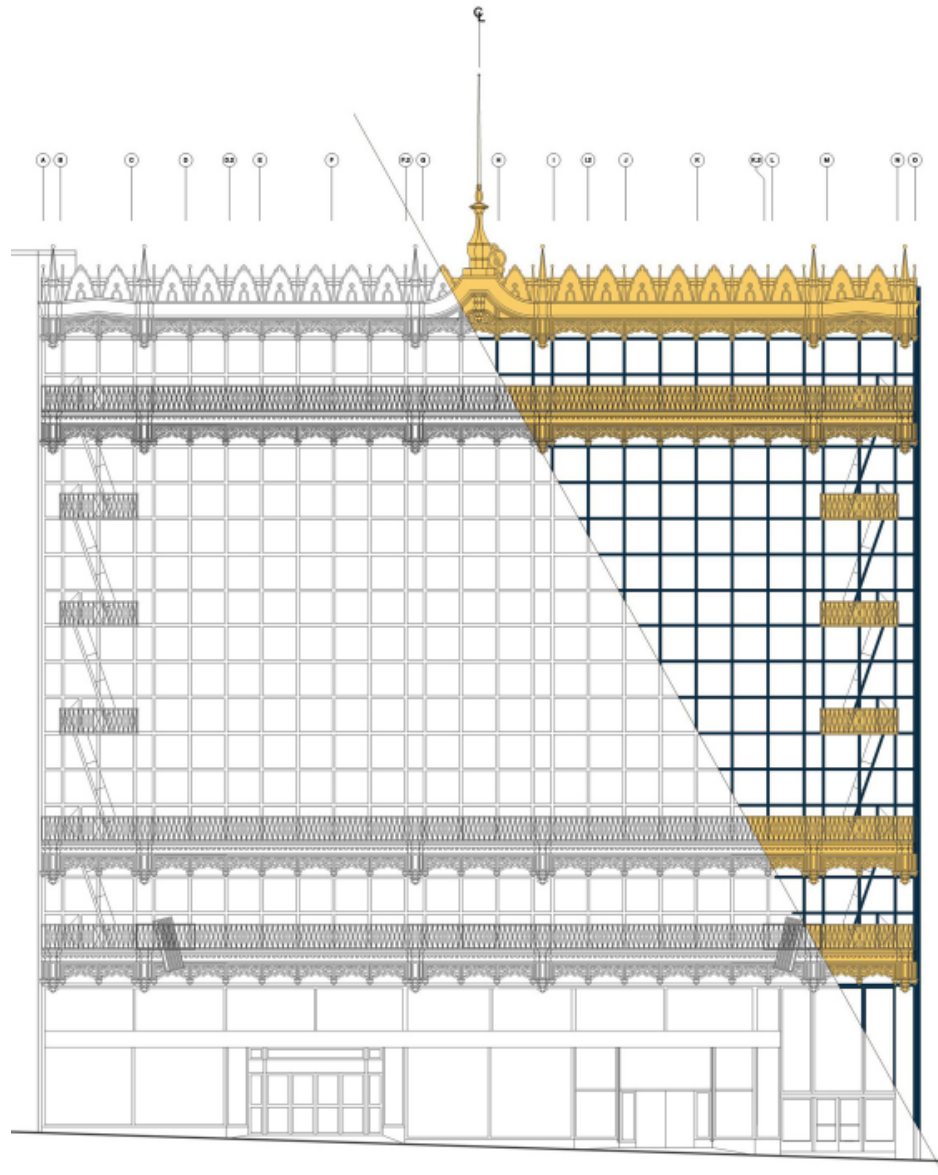


Figure 02: Historic paint scheme as determined through investigation.

HALLIDIE BUILDING
130 Sutter Street
San Francisco, CA

**CERTIFICATE OF APPROPRIATENESS
INFORMATIONAL UPDATE**

Prepared for
Historic Preservation Commission



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MOTION 0131

EXISTING
CONDITIONS

APPROVED SCOPE

PROPOSED SCOPE

COLOR ANALYSIS

I. MOTION 0131

MOTION 0131

On July 6, 2011, the Historic Preservation Commission (HPC) reviewed the application for a Certificate of Appropriateness to restore and repair exterior structural and decorative metal elements on the Sutter Street elevation of the Hallidie Building.

The HPC determined that the repair work is compatible with the character of the building. Planning Staff reviewed mockups of replacement panels and patches and sheet metal elements including proposed finishes and determined that the replacement elements are consistent with the appearance of the historic metalwork. In summary, the proposed project was determined to meet Standards 1, 2, 5, and 6 of the Secretary of the Interior's Standards for Rehabilitation.



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

SUMMARY OF APPROVED SCOPE

The Historic Preservation Commission approved work proposed for the Hallidie Building including:

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.

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

CONDITIONS OF APPROVAL

The HPC's approval of the Certificate of Appropriateness included the following conditions:

- Full documentation of the completed project;
- If more than 50% of the total decorative frieze panels require full replacement, the project sponsor will return to the HPC for an informational presentation;
- Decorative elements that require replacement will be catalogued and documented. Those elements that may be salvaged but are too deteriorated to preserve will be offered to an appropriate architectural repository or stored on-site in the building;
- The paint color analysis will include multiple paint samples taken from each element;
- The HPC delegated to Planning Department Preservation Staff review and approval of additional work that may be required on the curtain wall and the structural steel system at the locations directly behind the fire escapes as long as the expanded scope does not alter the approach outlined in the CofA, significantly alter the method of construction of the curtain wall, or change the appearance of the street-facing elevation.



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

2. EXISTING CONDITIONS UPDATE



Vertical cover plate at curtain wall



Corrosion beneath cover plate



Corrosion at window

EXPLORATORY INVESTIGATION

Two curtain wall windows were removed to verify the existing dimensions, determine the original method of construction, and confirm the size and shape of the elements making up the curtain wall. This information was gathered in order to assure that any windows that require replacement can be replicated in kind. The extent of deterioration was also assessed.

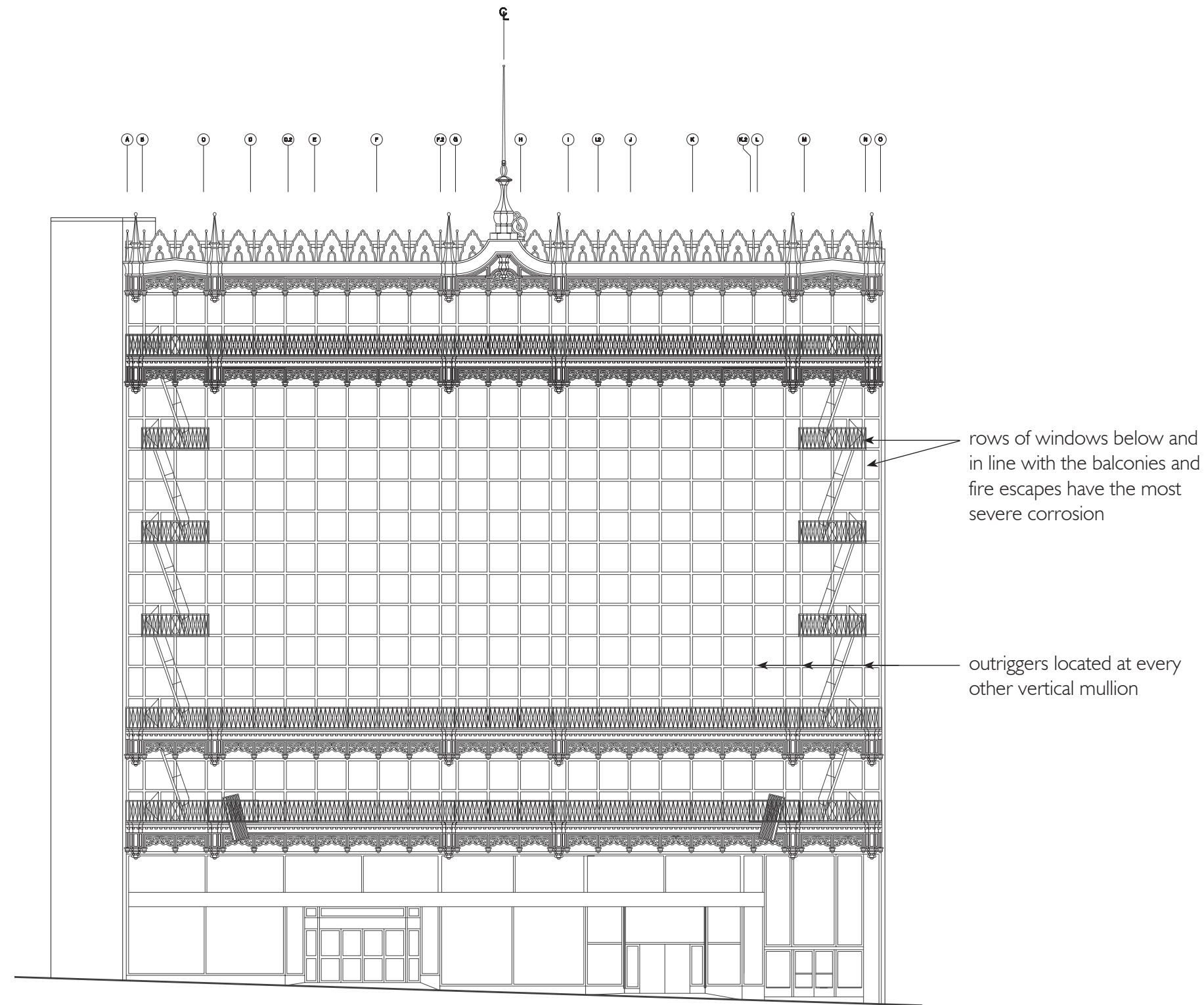
As balcony components were removed, the project team discovered that window corrosion is most serious at the balcony and fire escape locations.

Corrosion was also significant behind the vertical cover plates (where the vertical stiles of the windows meet). The vertical cover plates are warped and are a source of water infiltration.



Corrosion at curtain wall

2. EXISTING CONDITIONS UPDATE



Hallidie Building Sutter Street Elevation

EXISTING CURTAIN WALL DESIGN

The curtain wall is designed with three rows of windows on each floor. Each balcony/fire escape is in contact with two rows of windows (one above and one below the floor of the fire escape). A middle row of windows exhibits less deterioration since it is not directly in contact with the fire escapes. The scope has been expanded to include the middle row of windows as part of the remediation since the other two rows will be shop painted. Including the middle row of windows will result in a consistent aesthetic finish on the exterior. Conversely, leaving the middle row of windows in place would require temporary structural support since components and fasteners from the top and bottom row of windows will be removed, leaving the middle row of windows unsupported.

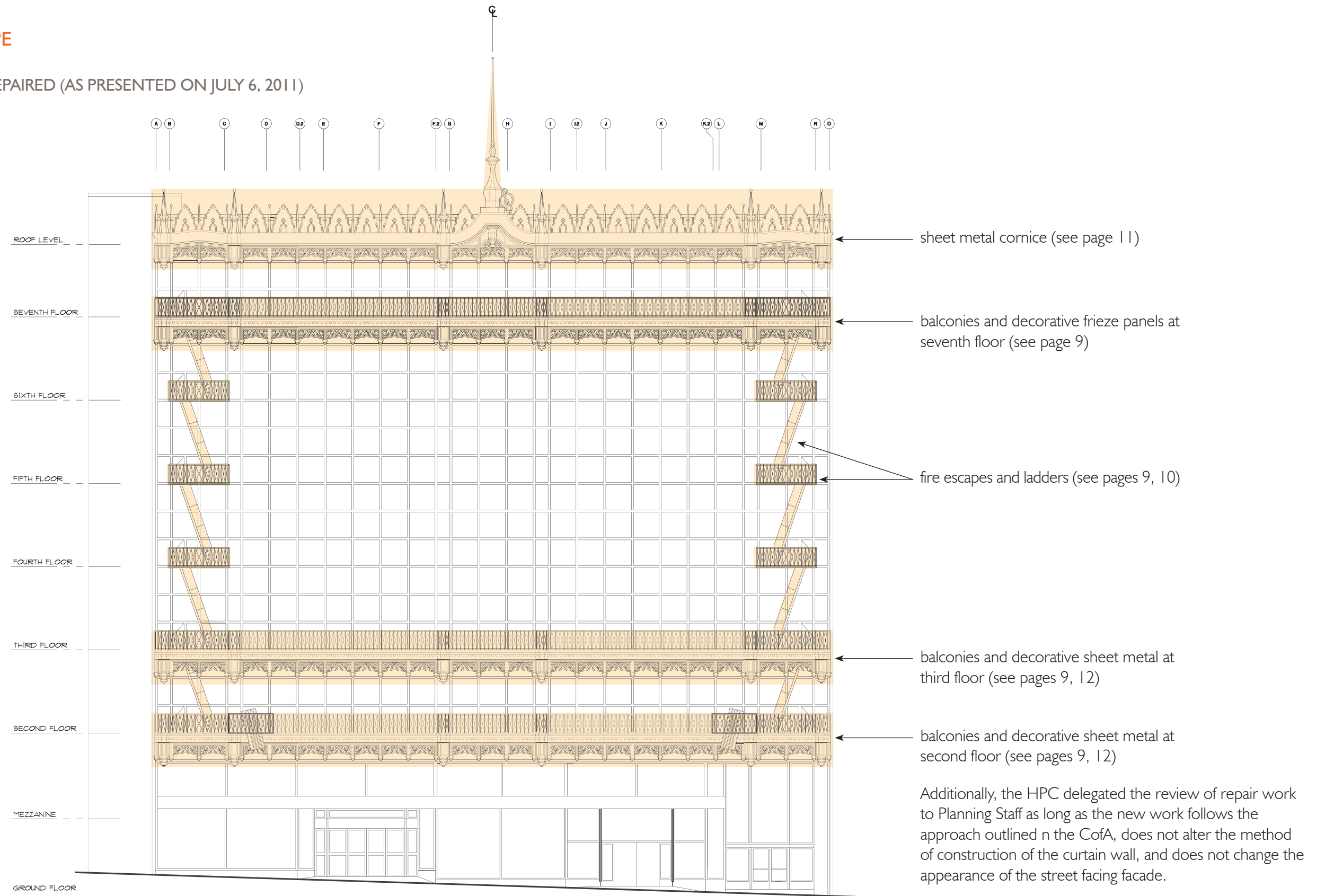
The original scope presented to the HPC included 4 columns of windows on the east and west sides of the building. Outriggers located at every other mullion provide vertical support of the curtain wall. The structural engineer has advised the team to extend the scope to one additional column of windows to mitigate the fact that only some of the windows have outriggers supporting them. In other words, the scope would stop at a vertical span that is supported by outriggers.



Outrigger at mullion

3. APPROVED SCOPE

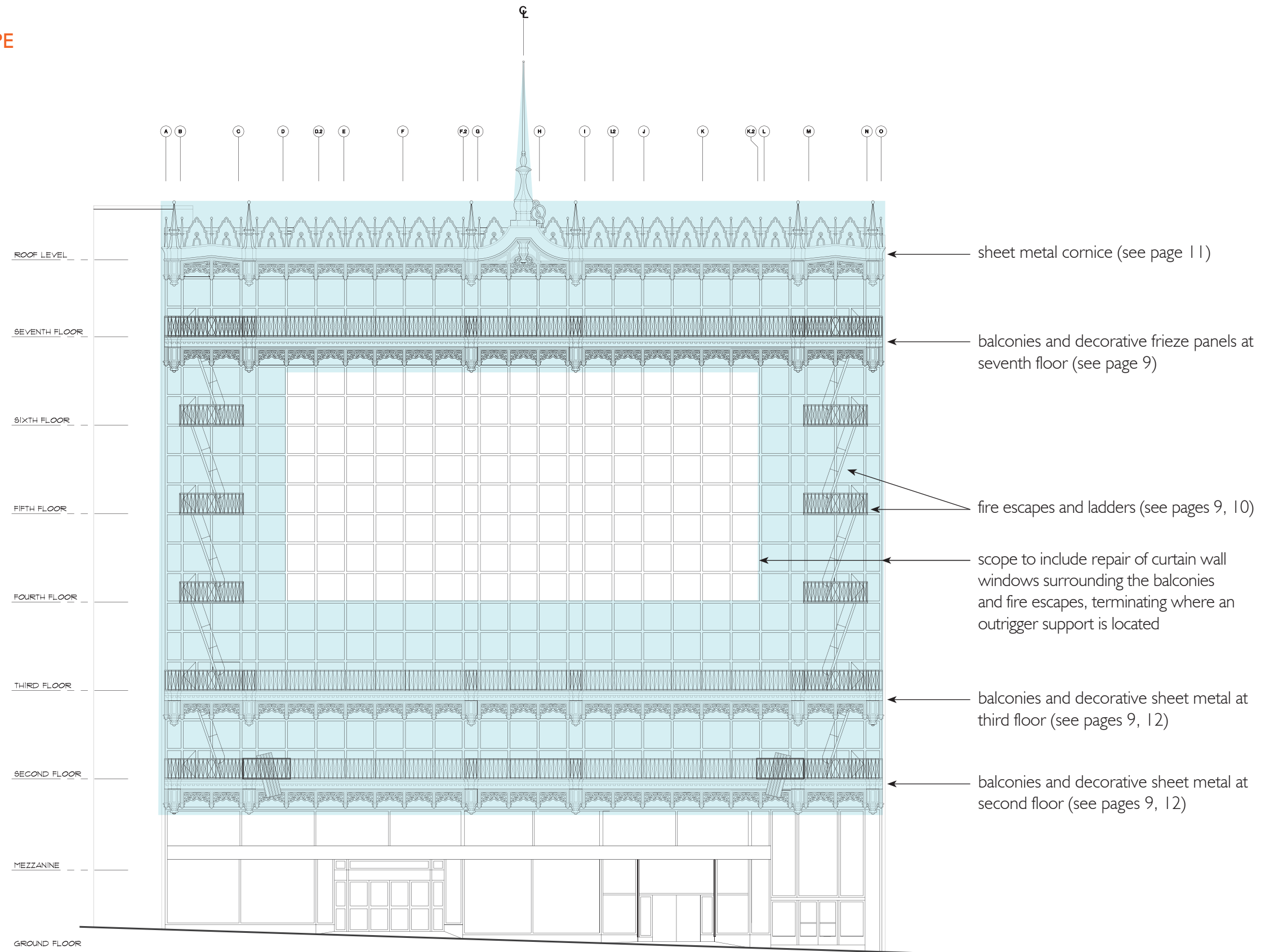
ELEMENTS TO BE REPAIRED (AS PRESENTED ON JULY 6, 2011)



APPROVED SCOPE

4. PROPOSED SCOPE

EXPANDED SCOPE



PROPOSED SCOPE

4. PROPOSED SCOPE



existing T-mullion at vertical spans of curtain wall

existing windows on each side

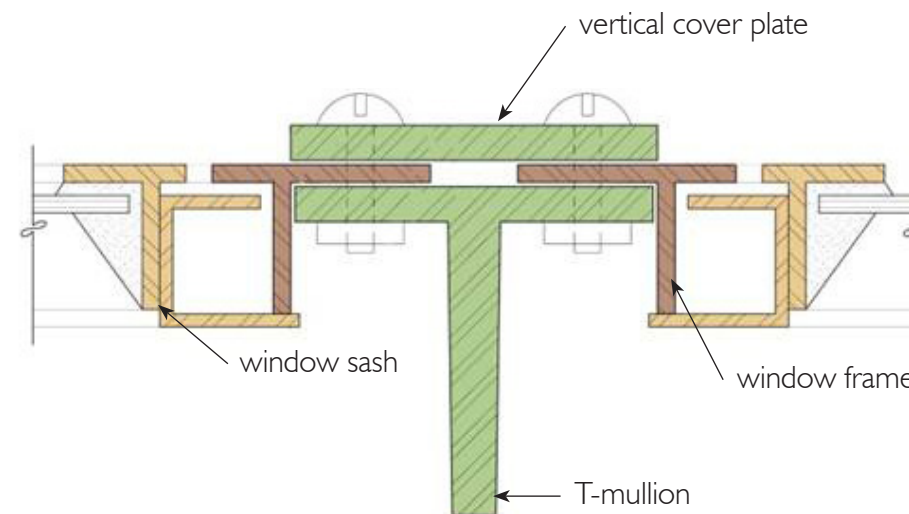


PROPOSED CURTAIN WALL REPAIRS

The proposed repairs for the curtain wall include:

- New vertical cover plate to match the existing;
- Repair or replacement in kind of the window frames and sashes;
- Replacement in kind of bolts
- Additional outriggers will be added for structural reinforcement of the curtain wall. Both outriggers and bolt plates (that connect the T-mullions to the outriggers) will match the existing.

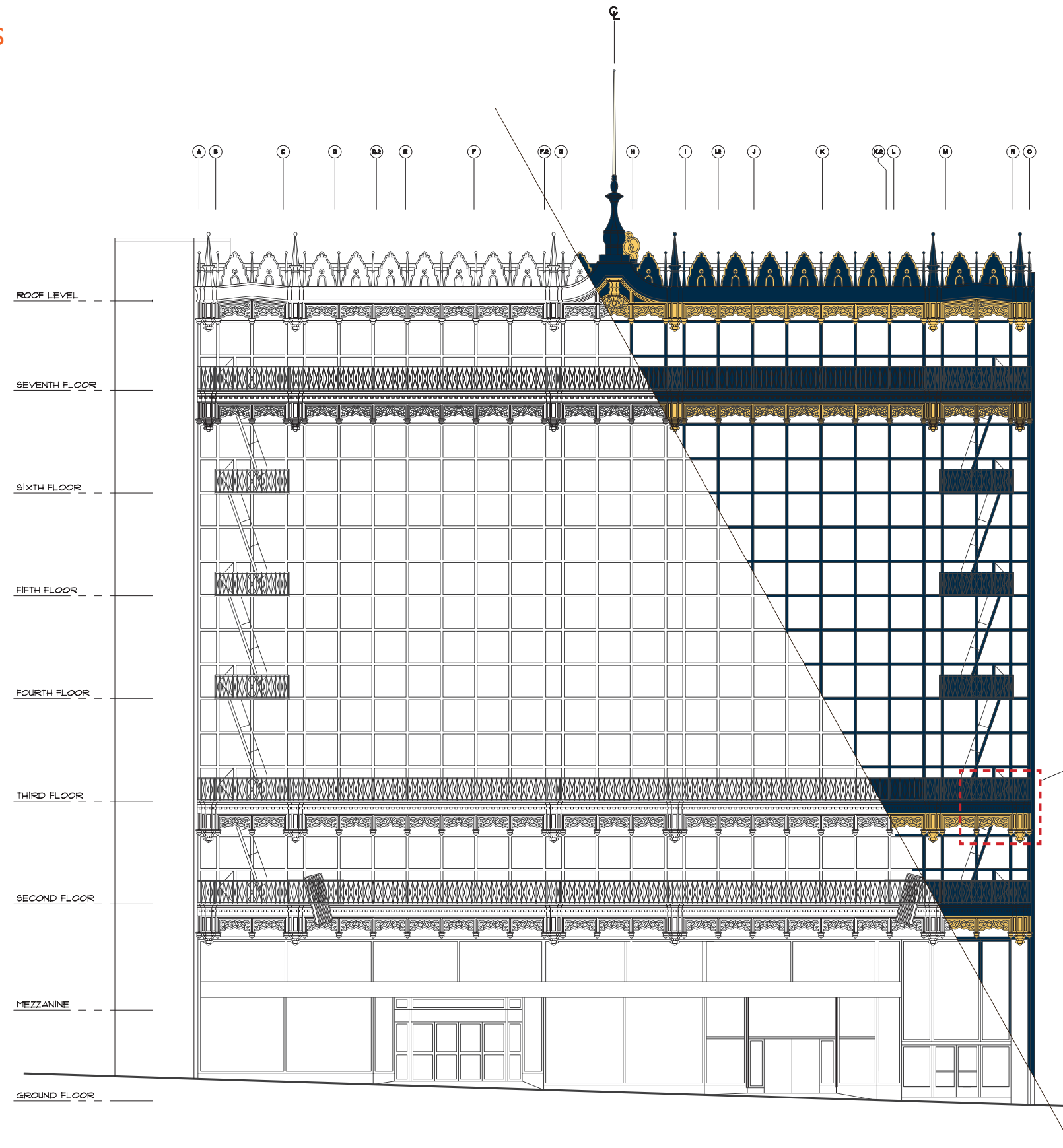
existing outriggers at non-balcony levels on 4th, 5th, and 6th floors; additional outriggers will be added for structural reinforcement of curtain wall



existing bolt plates connect T-mullion to outrigger plates; additional outriggers and bolt plates will match existing design

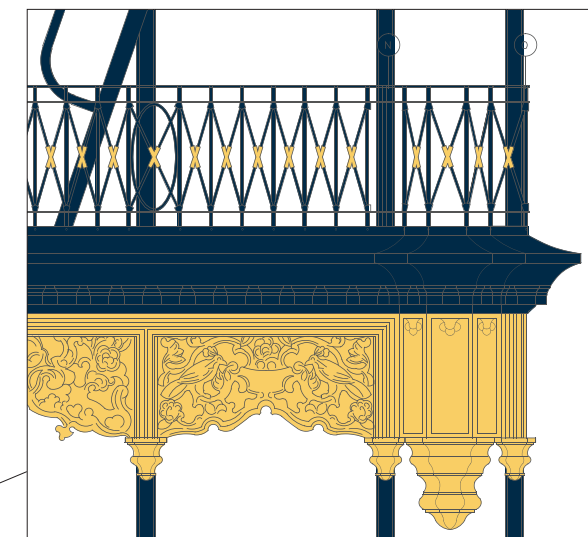
PROPOSED SCOPE

5. COLOR ANALYSIS



FINISH COLORS PRESENTED TO HPC (JULY 6, 2011)

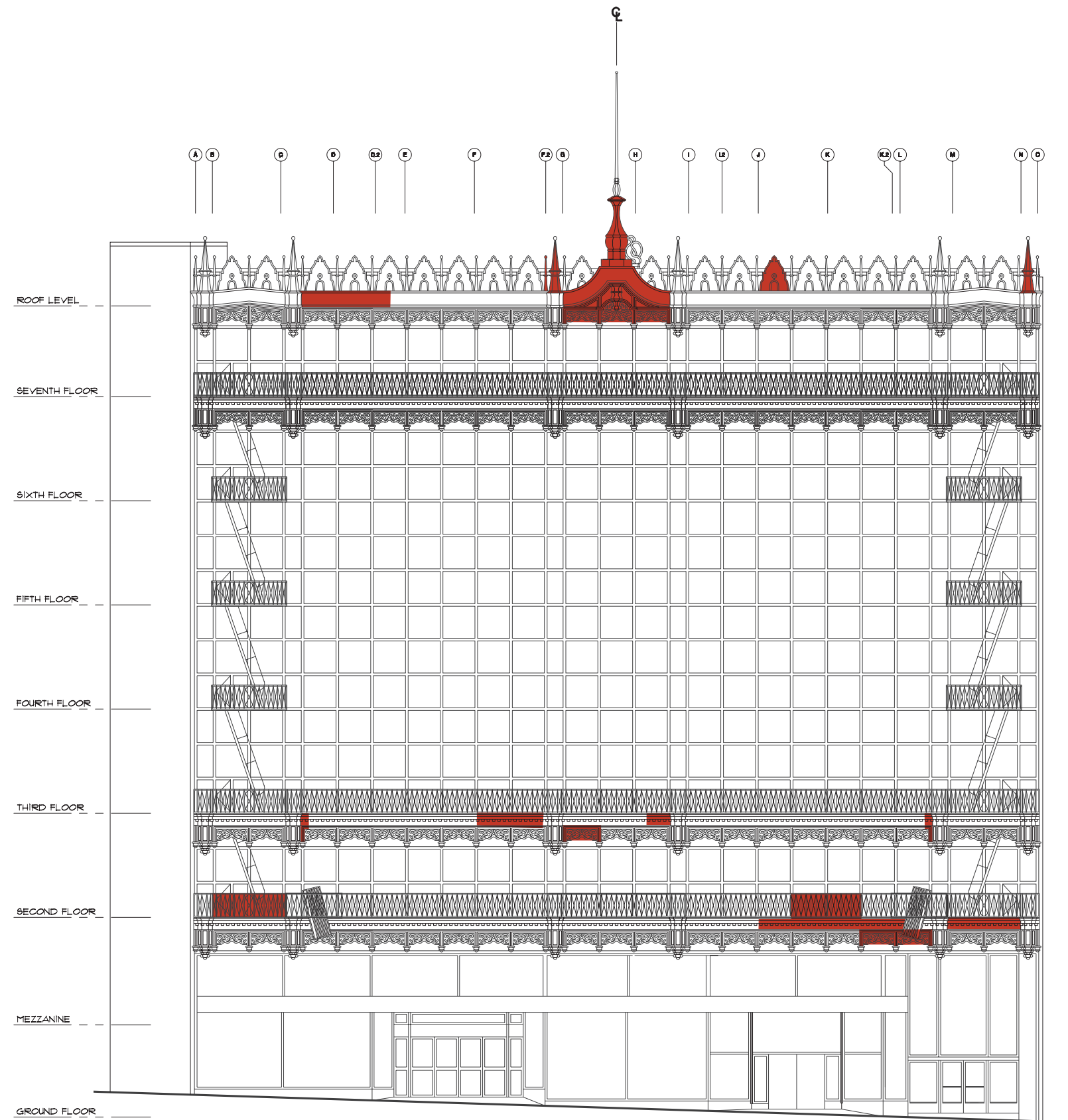
All features will be finished using colors that match the original colors as determined in a color analysis completed by Page & Turnbull. The gold color was originally gold leaf. Gold gilding or similar will be used to replace the gold leaf.



Detail of railing and frieze panel

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

5.COLOR ANALYSIS

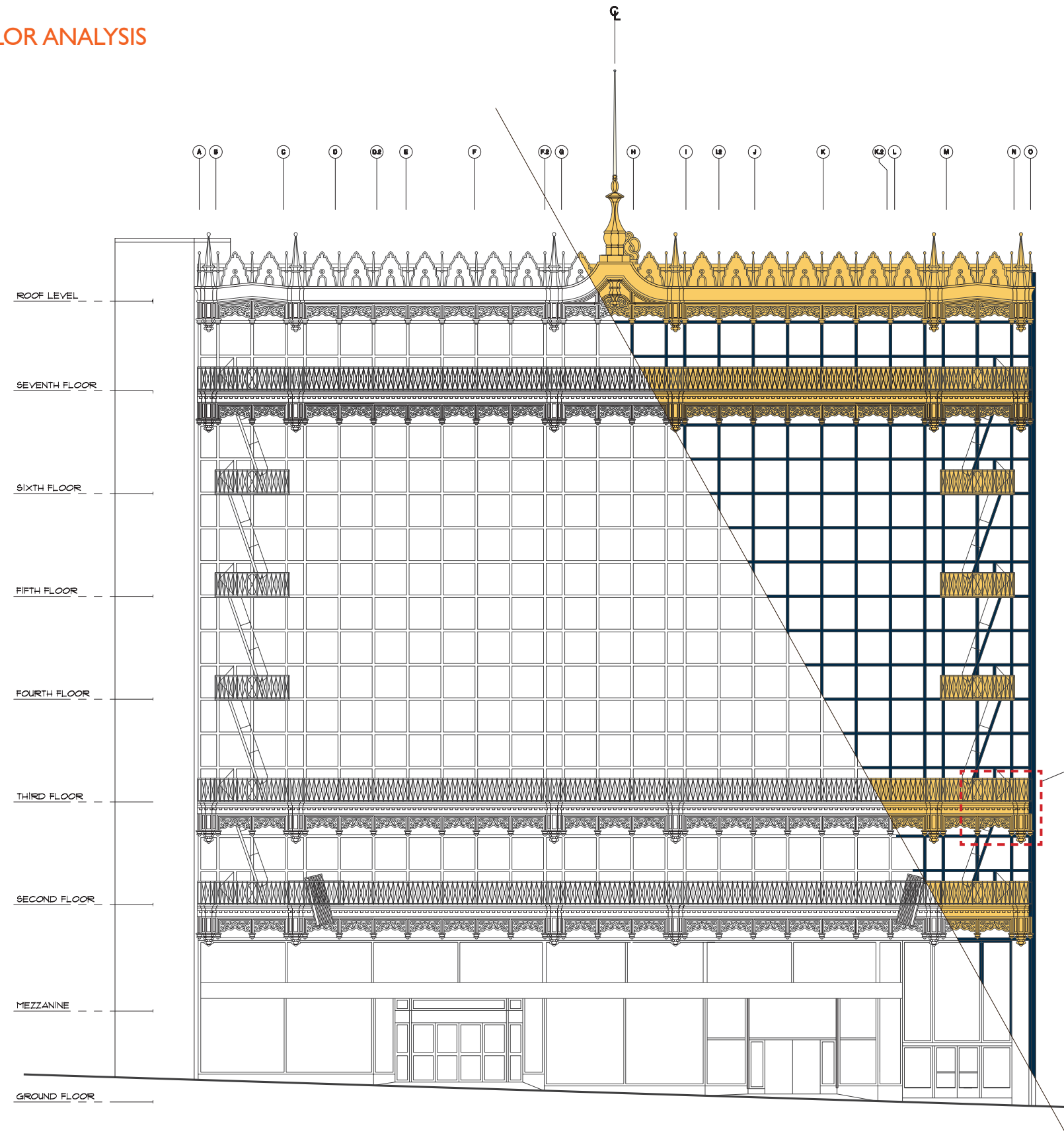


Detail of railing and frieze panel

UPDATED COLOR ANALYSIS

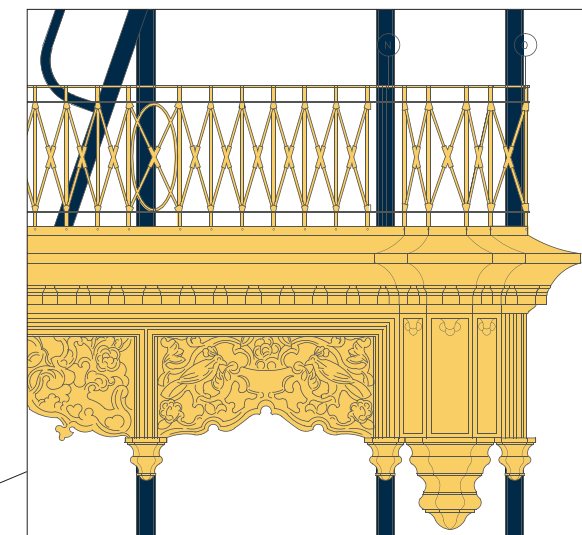
To comply with the conditions of approval, Page & Turnbull conducted a more extensive color analysis of the various elements of the building. This diagram reflects the areas (shown in red) where a color analysis was conducted.

5. UPDATE ON COLOR ANALYSIS



HISTORIC COLORS OF THE HALLIDIE BUILDING

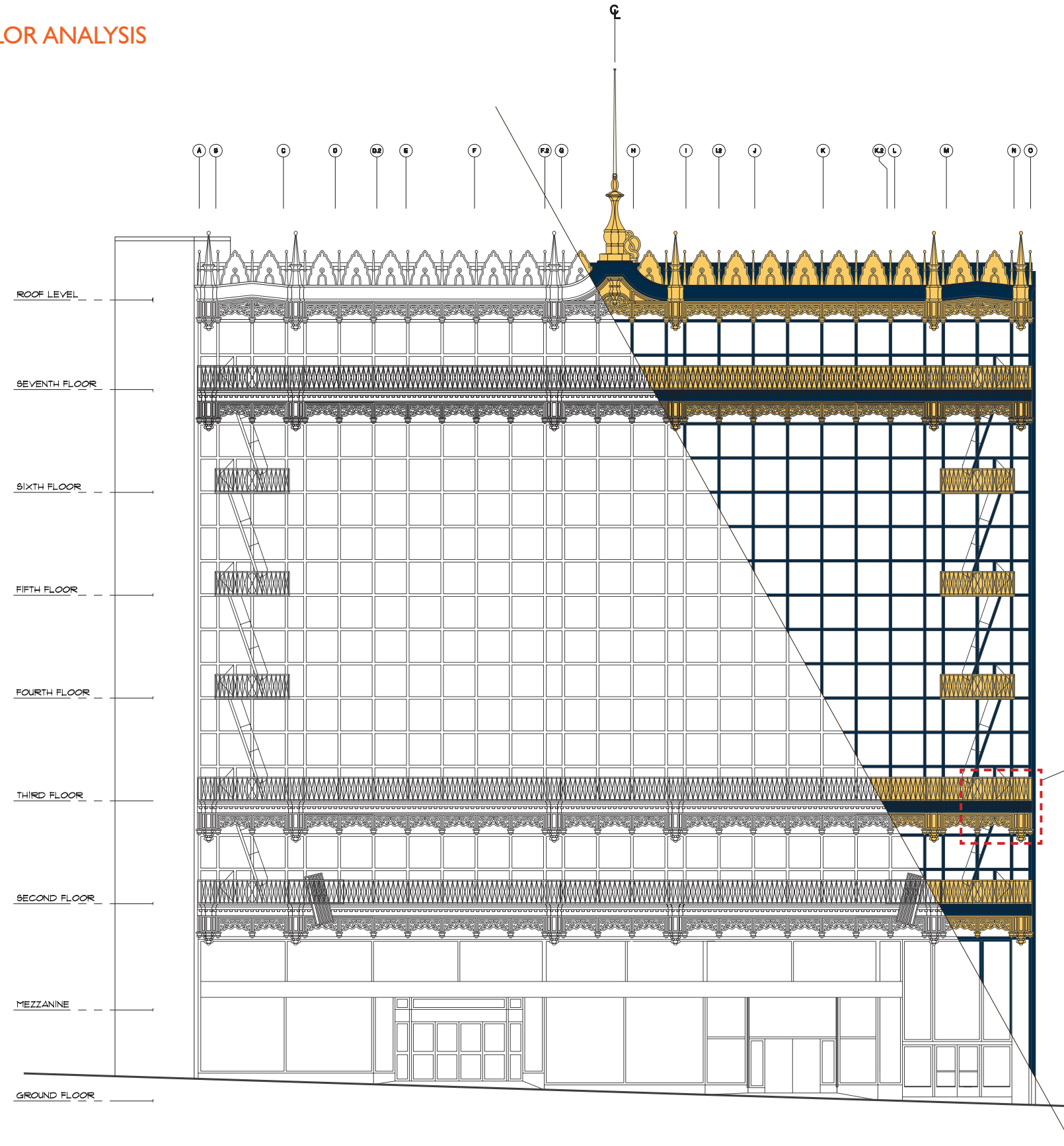
The color analysis determined that all decorative metals and balconies were originally gold leaf. Only the curtain wall and ladders were originally blue.



Detail of railing and frieze panel

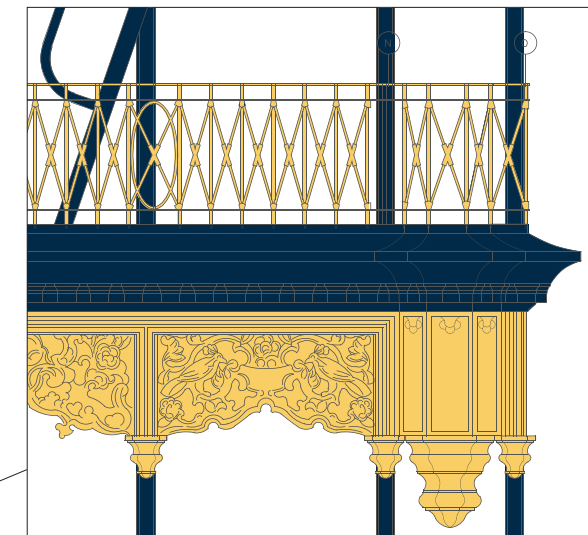
- Munsell 10B 3/2
- Munsell 10Y 9/1
- Simulated gold leafing

5. UPDATE ON COLOR ANALYSIS



PROPOSED PAINT SCHEME

The proposed scheme differs only slightly from the original: blue will be used at cornices that were originally gold and at the bottom angle of the balconies. The scheme is compatible with the original in that it does not introduce additional colors. The proposed scheme addresses current tastes and is similar to the scheme that has been associated with the building in recent history.



Detail of railing and frieze panel

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

