



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** August 9, 2012

**TO:** **Architectural Review Committee (ARC) of the Historic Preservation Commission**

**FROM:** Pilar LaValley, Preservation Planner, (415) 575-9084

**REVIEWED BY:** Tim Frye, Preservation Coordinator, (415) 575-6822

**RE:** Review and Comment for 1 Jones Street (former Hibernia Bank)  
Case No. 2011.0617EA

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The Planning Department (Department) and the Project Sponsor (Sponsor) are requesting review and comment before the Architectural Review Committee (ARC) regarding the proposal to make seismic, fire/life-safety, and accessibility upgrades associated with a potential new "assembly" use of the building. The subject building, historically known as the Hibernia Bank, is Landmark #130, is a contributing resource to the National Register-listed Market Street Theater Loft Historic District, and is a Category I (Significant) Building.

## BACKGROUND

The project is currently undergoing environmental review per the California Environmental Quality Act (CEQA) by the Department (Case No. 2012.0502E). The project will require a Certificate of Appropriateness for all proposed exterior work.

The project sponsor is proposing this work in order to bring the building into Code-compliance for a potential new use. No use or tenant has yet been identified.

## PROPERTY DESCRIPTION

The subject building occupies a rectangular lot on the northwest corner of Jones and McAllister Streets. The building is two stories tall above a partially exposed basement, rectangular in plan, with a copper-domed colonnaded rotunda at the southeast corner containing the monumental main entrance accessed from a semi-circular flight of stairs. Exterior walls are white granite. The two primary facades feature giant Corinthian orders and pedimented end bays above a rusticated granite base. Windows are deeply recessed with decorative surrounds consisting of projecting entablature moldings, pedestal moldings, simple architraves, and flat projecting lintels supported by scrolled acanthus leaf brackets. There is a narrow open passage way along the north side of the building, and a wider paved yard on the west that is enclosed by a fence with granite base, cast iron posts, and wrought iron balusters.

The interior is a richly decorated and detailed space, particularly the former banking hall, which is dominated by two stained glass domes and the former bank vault. Floors and walls in the banking hall, and throughout the building, are clad with a variety of marbles and decorative plaster work.

## PROJECT DESCRIPTION

Proposed exterior work includes two new stair penthouses, replacement of the existing elevator penthouse, enlargement of three existing window openings for new exit doors at north and west elevations, removal of portion of the existing wrought iron gate at west elevation, and rehabilitation of existing windows, steel roll-up security grilles, and granite. Seismic upgrades will include drilling of multiple center-cores in the granite to facilitate structural connections to reinforced concrete bond beams at the parapet to the wall footings.

At the interior, new shear walls and an elevator will be installed, a fire suppression system will be installed, portions of the existing teller counter will be removed and stored on site, and character-defining features and materials such as the extensive decorative marble, plaster, and stained glass will be protected in place and cleaned and repaired only as necessary.

## OTHER ACTIONS REQUIRED

The proposed project is being brought to the ARC for comment prior to review by the HPC of a request for a Certificate of Appropriateness for all proposed exterior alterations. The Planning Department is in the process of reviewing the proposed project's Environmental Evaluation application.

## STAFF ANALYSIS

There are several components of the proposed project that the Department seeks the advice of the ARC regarding compatibility with the Secretary of the Interior's Standards.

As proposed the exterior work appears to be in conformance with best preservation practices and the Secretary of the Interior's Standards.

1. While there were initial concerns regarding the visibility of the new stair penthouse and its adjacency to the main dome, the current proposal appears to address those issues and minimizes its visual and physical impact to the character-defining features of the building.
2. New exits will be accommodated by modifying historic window openings on elevations not immediately visible from the public right-of-way. The Department recommends that the removal of material be minimized to the greatest extent possible. Materials removed should be salvaged and stored on site for future use and repairs.
3. Modification of the existing historic gate proposes to retain character-defining elements and salvage or replicate those elements. The Department recommends that the gate and related material be retained and reused to the greatest extent possible. Any elements beyond repair should be reconstructed based on the existing physical evidence.

While not part of the Article 10 Designation, the Department seeks the advice of the ARC regarding the compatibility of the interior work with the Secretary of the Interior's Standards.

1. The location of new shear walls and related seismic work appear to be located in areas to minimize the loss of historic fabric and will not adversely affect interior spatial relationships. Where necessary, such as in or adjacent to the main banking hall, the removal of interior finishes will be limited in scope, will be documented and replaced once seismic work is complete.

2. While modified over time, the existing teller counter in the main banking hall retains a high level of integrity and is a critical character-defining feature of the landmark building. The Department has determined that retaining representative portions of the counter aligns with best practices in the rehabilitation of historic bank buildings and the Secretary of the Interior's Standards for Rehabilitation. For partial removal of the bank teller counter, please see Exhibit F in binder.

The Department believes that this approach retains or relocates large portions of the historic counter for use in the main banking hall without affecting the integrity of the building. Collectively, the remaining portions of the bank counter in its historic locations, as well as the floor scarring and the material change in floor treatment, will illustrate a sense of the historic use of the main banking hall, its historic spatial configuration, and maintain integrity of materials, design, and workmanship. All other portions of the counter will be documented, catalogued, and dismantled. The materials will be protected and remain on site.

The Department has determined that the proposal as outlined in Exhibit F is the maximum extent of counter removal or relocation that can occur without impacting the integrity of the main banking hall and the landmark building.

3. The Sponsor's submittal indicates that interstitial spaces will be utilized for all mechanical, plumbing, electrical, and fire suppression systems to avoid the removal or alteration of historic fabric and this approach appears to be in conformance with the Secretary of the Interior's Standards.
4. All other specifications appear to be consistent with best practices and the Secretary of the Interior's Standards.
5. The interior of the landmark building retains a very high level of historic integrity. While most historic finishes and fixtures are proposed to be retained, the Department recommends that as part of the proposal, a documentation, salvage, and reuse plan be implemented for all historic materials and fixtures on site where possible and be incorporated into the final construction documents. Materials and fixtures that are not reused should be protected and stored on site for future use and repairs.

## REQUESTED ACTION

Specifically, the Department seeks comments on:

- The compatibility of the project with the *Secretary of the Interior's Standards*;
- The project concerns raised by staff; and,
- The project recommendations by staff.

## ATTACHMENTS

Project Sponsor Plans and Exhibits

**I JONES LLC  
277 Golden Gate Avenue  
San Francisco, CA 94102**

August 7, 2012

Commissioner Karl Hasz  
Commissioner Alan Martinez  
Commissioner Andrew Wolfram  
Members of Architectural Review Committee  
Historic Preservation Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

SUBJECT: 1 Jones Street, Hibernia Bank, City Landmark No. 130

Dear Commissioners,

The Hibernia Bank building, located at 1 Jones Street, San Francisco (Assessor's Block No. 349, Lot 3) is owned by 1 Jones LLC ("Project Sponsor"). The Hibernia Bank building is a designated City Landmark (landmark # 130 designated in August 1981) and a Planning Code Article 11, Category I Building designed by Albert Pissis. In October, 2011, the Project Sponsor submitted an Application for a Certificate of Appropriateness ("C of A"). A copy of the C of A Application is attached hereto as **Exhibit A**. A Historic Structure Report dated September 15, 2009 prepared by Kelly & VerPlanck ("Kelly/VerPlanck Report") was prepared and submitted to the Planning Department and is Exhibit 1 to Exhibit A .

The Project Sponsor requested a hearing before the Architectural Review Committee of the Historic Preservation Commission ("ARC") to seek early input on the proposed repairs, seismic upgrades and renovations to bring the building up to current code standards. It is anticipated that a future presentation will be made to this committee when the construction details are available for your review and comments.

**SITE INFORMATION**

***Zoning***

The project site ("Site") is located on the northwest corner of Jones and McAllister Streets, where Jones, McAllister and Market Streets converge. It is in a C-3-G Zoning District and an 80 to 120-T height and bulk District. See Exhibit 2 of Exhibit A for photographs of the building, site and site vicinity.

### ***Building Description***

The 39,140 gsf Hibernia Bank building is 50' high (65' to the top of the dome above the entry rotunda without considering the ornamental spire). When completed in 1892, the building had 130' of street frontage on Jones Street and 87' along McAllister Street. The 1905 addition, also designed by Pissis, seamlessly extended the building 37' to the west along McAllister Street. Today, the building's footprint remains approximately 130' x 124'. The exterior of the building survived the 1906 earthquake but the subsequent fire severely damaged the interior. The structure and exterior facades remained intact and the bank reopened for business on May 25, 1906 while the interior of the bank was still being renovated.

Entrance to the banking hall is through a rotunda at the corner of McAllister and Jones Streets. A temporary handicap accessible entrance on the north end of the building on Jones Street was added in 1995.

The basement can be accessed from the west side yard and from an exterior staircase located in the Jones Street sidewalk that has been temporarily covered. Most of the basement area is considered to be non-contributing and was extensively remodeled for offices, storage and building services by the SFPD.

The 1st floor, located above the McAllister Street sidewalk level, contains the main banking hall with a two-story volume. The banking hall is adorned with two stained glass skylights, one round from the original design, the second is larger and oblong that was part of the 1905 addition. To the south side of the banking hall is a customer waiting area and three connected offices. To the north is the safe, two storage rooms and the north stair hall to the mezzanine, second floor and basement.

The partial second floor fronting on McAllister Street houses a suite of offices that was occupied by the law firm of Tobin and Tobin from 1892 to 1977. A partial mezzanine and second floor above the safe and the area on the north side of the banking hall were used for storage.

A penthouse designed by Arthur Brown, Jr. was added in 1935. The penthouse was used for a lounge area for the female employees. See Exhibit 3 of Exhibit A for the existing as-built plans.

### ***Project Site Vicinity***

The immediate neighborhood is of a mixed-use nature with building heights ranging from two to eight stories with ground floor retail and office and/or residential above.

The site is at the edge of the Civic Center area and the Tenderloin area. Public buildings, including City Hall, the State Building, the State Superior Court Building, the Federal Building, the Main Public Library, the Asian Art Museum, the Bill Graham Auditorium, Hasting College of Law, amongst others are four blocks west of the Site. The Mayor's Office has considered

renovation and adaptive reuse of the Hibernia Bank as essential to attract entertainment and/or offices for high technology companies thereby restoring the economic vitality of the Mid-Market Area.

### ***Building Tenant History***

Hibernia Bank occupied the building from its completion in 1892 until 1985. The law firm of Tobin and Tobin used a suite of offices on the second floor from 1892 to 1977. The Tobin family started the Hibernia Bank. This building sat vacant until it was leased to the San Francisco Police Department (“SFPD”) from 1991 to 2000 as the Central Station. The building has remained vacant since 2000. The Project Sponsor purchased the building in September 2008. The Project Sponsor has no tenant or a particular use for the property at this time.

### **PROJECT DESCRIPTION**

The proposed project is to bring the building into compliance with the current California Building Code (Building Code) and to adaptively reuse it for office or assembly use. The key elements are:

- Upgrade the building seismically.
- Upgrade the mechanical, electrical, plumbing and fire safety to applicable code standards.
- Provide a code complying staircase to access the existing penthouse and to add a required second means of egress from the penthouse to the street.
- Provide new code complying restrooms for the penthouse.
- Provide new exits to comply with CBC requirements for “assembly occupancy”.
- Provide new restrooms to comply with CBC requirements for “assembly occupancy”.
- Repair the roof to prevent future water intrusion and repair water intrusion in the offices and the banking hall

Copies of the updated proposed plans<sup>1</sup> are attached hereto as **Exhibit B**.

#### ***A. Seismic safety***

The Project Sponsor retained Wiss, Janney, Elstner Associates, Inc, (herein “WJE”) a firm well known for its innovative approaches to seismic upgrades of historic resources. See Exhibit 5 to Exhibit A for a copy of WJE’s report entitled “Hibernia Bank Building Basis for Seismic Strengthening and Conceptual Design” dated 14 December, 2010 (“herein WJE Report”). WJE has designed conceptual seismic upgrades that would minimize changes to the interior historic fabric of the Hibernia Building. The new shear wall locations are located in areas that are not visible to the public. The proposed

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<sup>1</sup> The updated plans include, but not limited to the redesign of the stairs to provide ingress and egress to the Penthouse area.

conceptual structural strengthening scheme has been reviewed by the Department of Building Inspection, who has no objections.

Jonathan Pearlman of Elevation Architects (herein "Project Architect") is responsible for renovation of the non-significant and non-contributory areas in the basement area, determining the required egress requirements using the highest possible occupancy to provide flexibility in securing potential tenants. The Project Architect also worked closely with WJE and WJE's historic architect on the renovation of the significant space. See **Exhibit C** for plans showing locations of new shear walls and other structural upgrades prepared by WJE

**B. *Mechanical, electrical, plumbing and fire safety (including fire sprinklers) upgrades***

A new fire sprinkler system, plumbing and mechanical upgrades will take advantage of the available interstitial space between the ceiling of the banking hall and the roof structure where possible, the remainder has been designed to be as inconspicuous as possible. At the request of the Planning Department, a fire sprinkler play layout has been developed and is attached hereto as **Exhibit D**.

**C. *Additional ingress and egress required for proposed assembly use to meet Building Code Requirements***

**1. Banking Hall Level**

The minimal exterior changes of this landmarked building needed to meet current code standards for ingress-egress are:

(a) Altering one window assembly at the west end of the customer waiting area facing the side alley to be an exit door;

(b) Altering one window and enlarging the opening of a small window for a second exit door in the north stair hall.

(c) In the north side yard, new elevated walkways will connect the new exit doors to the sidewalk. The new elevated walkways will not be attached to the building so they can be removed at a later date without damaging the exterior façades consistent with standard 10 of the Secretary of Interior Standards for Rehabilitation.

**2. Ingress and Egress to and from the penthouse**

The current interior staircase that begins at the 2<sup>nd</sup> floor landing of the south stair hall and ends in the Rotunda Room at the penthouse level does not meet current Building Code requirements. This staircase is difficult to negotiate and could be considered dangerous. The proposed new staircase will not affect any character defining features.

The Building Code requires two means of exit for a penthouse with an occupancy

load of 64 persons. The existing north interior staircase will be extended to the roof. The stair penthouse will be in the same area as the existing mechanical penthouse on the north side of the roof.

D. ***Renovation and reconfiguration of the basement interior space.***

The basement area will be renovated to include restrooms to meet Building Code requirements. Existing non-contributory partitions installed for the SFPD will be demolished and new walls built to meet the space requirements of the new tenant. The historic vault, east vault, safe deposit viewing rooms, noted as “significant,” and the women’s lockers, noted as “contributing,” in the Kelly/VerPlanck Report will remain. See Sheet A.2.1 of Exhibit 3 o Exhibit A.

E. ***New Restrooms for the Penthouse***

New restrooms will be added in a small 70 sq ft addition at the south side of west end of the penthouse to meet Building Code Requirements. This small addition will not be visible from the street. See Sheets A.2.5, A.3.1, A.3.3 and A.3.5 of Exhibit 3 of Exhibit A.

**COMPLIANCE WITH SECRETARY OF INTERIOR’S STANDARDS  
AND GUIDELINES FOR REHABILITATION**

The Kelly/VerPlanck Report assessed the conditions of the exterior and the interior of the building, floor by floor and room by room. The significance of each of the exterior facades, every room, walls, ceiling, floor and sidewalk were discussed. See pp 34-90 of Exhibit 1 of Exhibit A. The proposed structural/mechanical upgrades and renovation have been designed to comply with the Secretary of Interior’s Standards and Guidelines for Rehabilitation and will retain the character-defining features of this landmark building as described below. A brief summary of the analysis will follow each of the ten Secretary of Interior’s Standards and Guidelines.

A. ***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 property was designed and used as a bank until 1985. During that time the second floor offices were used by the law offices of Tobin and Tobin. With introduction of neighborhood branches, ATM’s and on-line banking, grand banking halls became obsolete. . In 1985 Hibernia closed the bank and the building remained vacant until 1991, when the building was leased by the San Francisco Police Department. SFPD vacated the building in 2000, since then the building has remained vacant.

The proposed renovation will bring the building to meet current Building Code Standards. Hazardous materials will be removed without altering the interior character defining



features or changing the building's relationship with the immediate environment or the relationship of the building with the site.

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

#### Exterior Elevations

The east (Jones Street) and south (McAllister Street) facades are rated as "very significant". The proposed seismic upgrade will not alter either of these façades. There are minor modifications on the west and north facades to allow for additional points of egress as required by the Building Code. The proposed changes are altering the window on the west end of the customer waiting area on the 1<sup>st</sup> floor to an exit door, and converting two windows on the north elevation to exit doors; both of these windows face the side yards and will not alter any element that characterizes the building. The two new doors on the north elevation would not be visible from Jones Street. While the new exit door on the west elevation will be visible from McAllister Street, it has been designed in such a way that any effect on the character defining features would be minimal and within the Standards for Renovation.

The new stair penthouse is similarly designed and when painted the same color as the existing rooftop structures it will be barely noticeable from McAllister Street.

The new bathroom addition located at the western end of the penthouse is not visible from McAllister Street due to its approximately 33' set back.

#### Interior Space

There are no alterations to the main banking hall which will affect the character defining features or spatial sequences of this most significant space of the building. The minor alteration to the west window at the customer waiting area will remove the wall area below the sill to the floor.

The south wall of the customer waiting area will be carefully dismantled to allow for the construction of a new shear wall in front of the existing hollow clay tile wall. The ornamental materials including the cornice, chair rail, base and door casings will be retained, cataloged and reinstalled. Any damage will be repaired with like materials.

2. ***Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***  
***and***  
***Most property changes over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

The Hibernia Bank was completed in 1892 with a significant addition in 1905. While the structure was virtually intact after the 1906 earthquake, the interior was extensively damaged in the subsequent fire and completely rebuilt, most likely to its 1905 design. The main banking hall was renovated in 1921 with the addition of a teller counter that has been modified.

Architectural drawings show that the roof penthouse and the women's locker rooms in the basement area were designed by Arthur Brown, Jr. in 1935. While it is considered historic for its association with the famous architect and the inclusion of a growing female workforce, the penthouse structure is a utilitarian design, is not visible from the street, and was never open to the public. The penthouse and women's locker rooms are retained in this remodel project.

Between 1960 and during the SFPD's occupancy in the 1990's, numerous modifications were made in the basement level. These alterations did not impact any of the spaces considered to be significant. Modifications that are utilitarian in nature and not considered historic will be removed as necessary to facilitate adaptive reuse of the basement area.

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

The most significant areas of the building described in the Kelly/VerPlanck Report, including the main banking hall, the offices on the 1<sup>st</sup> and 2<sup>nd</sup> floors, the safes, the southeast stair hall and all other highly ornamental elements of the building will remain intact.

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

**and**

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

All deteriorated historic features will be repaired. Visual inspections have revealed no areas of severe deterioration. Copies of the specifications for the cleaning and repair of the Hibernia Bank are attached hereto as **Exhibit E-1 through Exhibit E-4**.

5. ***Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

The Planning Department's environmental review staff is reviewing any potential effect of the renovation on archeological resources. Mitigation measures, if required will be implemented.

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

New additions, alterations, related new construction:

A. Exterior Renovation

1. Exiting

As described above, the minor but necessary alterations to the north and west facades will have a minimal impact on the historic fabric of the building.

One large window at the landing of the north stair will be modified for an out-swinging exit door. The modification will be the removal of the granite sill and cutting approximately 7" into the belt course below the window to create a level exterior landing.

The second exit will remove one of the three lancet windows on the east end of the 1<sup>st</sup> floor and enlarging the opening by removing 14" from the belt and into the first course of rusticated stone to allow for a 3'-0" x 7'-0" door and the code required 2'-0" pull-side. This opening will match the 5'-4" width of the other large window openings on this floor. The height of the opening will be 8'-6" to align with the centerline of the iron grilles on the other windows. The doors in both openings will have a glass panel both for exit path safety and to maintain the amount of light that currently enters into the north side of the building.

On the west elevation, the window at the west end of the customer waiting area will be converted into an exit. The upper sash portion of the window will be retained, the new door will be installed into the frame and the wall below the sill will be cut to the floor. As seen from the street, this modification will not alter the overall feeling nor alter the character of this elevation.

2. Gates at north side yard at Jones Street and west side yard at McAllister Street

The classical wrought iron fences and gates at both ends of the north and west side yards at Jones and McAllister Streets will be relocated and enlarged to meet Building Code requirements.

The Jones Street gate needs to be relocated further back into the side yard so that it will not intrude onto the sidewalk when open. The Jones Street gate will be removed, repaired and reinstalled.

On the southwest corner at McAllister Street, the 7' wide gates will be enlarged to 9'-6" to meet exiting requirements. Both fence and gate will be removed, the fence and gates enlarged, repaired and reinstalled.

3. Penthouse alterations: addition for restrooms, new stair penthouse

Necessary changes to the rooftop penthouse include: a new staircase on the McAllister Street side, a new stair penthouse on the south side of the roof, as well as a 70 square foot restroom. None of these additions will have an impact on the historic integrity of the building or its environment. See Sheets A-30 and A-31 of Exhibit B.

B. Interior Renovation

(i). Expansion of existing elevator shaft and door openings on all floors

The existing elevator shaft dates to the 1905 addition and was extended to serve the penthouse in 1935. The elevator enclosure is considered "contributing" in the Historic Structures report. The elevator cab, updated or replaced in 1964, is not considered to be historic. The door casings on the 1<sup>st</sup> and 2<sup>nd</sup> floors are ornamental and consistent with the adjacent ornamental systems.

The existing elevator does not meet current Building code standards. The elevator doors are too narrow and do not meet Sec. 8-603.3 of the Building Code, which requires a minimum 29 ½" clear accessibility requirement. To allow for a new code complying elevator to be installed, the shaft will need to be reconfigured. The least intrusive remedy is to move the west wall of the shaft approx. 1'-0". This remedy can be accomplished on all floors, except for the first floor, without affecting any historic materials. On the 1<sup>st</sup> floor, the elevator is located at the east end of the customer waiting area. Similar to the installation of the shear wall in this area described above, the ornamental cornice, chair rail and base will be carefully removed, cataloged and reinstalled with the construction of the new west elevator shaft wall. Any missing or damaged components will be repaired or replaced in kind. This change will have no impact on the historic integrity of the Banking Hall or the customer waiting area.

(ii). Teller's Counter

The original teller's Counter was destroyed in the 1906 fire. The current counter divides the banking hall into two distinct areas; approximately two thirds of the floor area is behind the counter with 2 access points that are approximately 3' wide, the remaining third is in front of the counter. The Teller's Counter has been the main obstacle in leasing the building as the resulting configuration makes the main room virtually useless for any viable adaptive reuse. While the Secretary of Interior Standards for Renovation allows for the removal of counter if it is stored on site, your staff has insisted that overwhelming portion of the teller's counter be preserved in place. A compromise solution was reached in regards to the tellers counter at the July 10, 2012 meeting with the Planning Director, your staff and the project sponsor. A copy of the plan showing those portions of the counter to be preserved is attached hereto as **Exhibit F**.

The project sponsor's consultant inspected the teller's counter closely and issues arose as to whether the marble counter and stem wall can be removed without damage. The only valuable parts of the counter are the marble stem wall facing the public area and the marble counter top. The eastern portion of the counter has been extensively remodeled with use of plywood and plastic laminate counter tops intermingled with the marble counter top.

The counter is installed directly on top of the concrete floor. The newly exposed floor will be resurfaced to with a material that will indicate the location of the removed counter.

The Project Sponsor asks for specific input from this Committee regarding this subject as without a viable alternative to leaving the teller's counter as is this project is doomed.

7. ***New Additions, exterior alterations, or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

All of the additions and modifications will have a *de-minimus* impact on the integrity of the building. Where possible all of the alterations are in areas that are minimally viewed by the public both from the street and within the building. If necessitated to meet code requirements, alterations have been designed to keep the essential form of the building and its historic integrity intact.

**CONCLUSION**

The Project Sponsor has taken extraordinary care in the proposed renovation of the Hibernia Bank building to insure that that the character defining features of the building are preserved while allowing for practical adaptive reuse of the building in accordance with the Secretary of Interior Standards for Renovation. We seek your early input before the Application for a C of A is the subject of a hearing before the Historic

Re: 1 Jones Street (Hibernia Bank, City Landmark No. 130)  
August 7, 2012  
Page 11 of 12

Preservation Commission, in hopes of reaching an agreement on the approaches to the renovation and upgrade of this historic building.

We must note that prior to our purchase in 2008, many developers proposed to add additional floors above the banking hall to make the project financially viable. After they were advised that such an renovation and addition would not be approved because it would destroyed the major character defining features of the banking hall space – the sky lights -- they all abandoned their attempts. The Project Sponsor purchased the building in an attempt to restore and preserve an important snapshot of Irish American history in San Francisco. However, this may not be achieved if onerous requirements are imposed on renovation or requirements are made that render the adaptive reuse of the building impractical or infeasible.

Very truly yours,

Seamus Naughton for 1 Jones LLC

cc: Tim Frye  
Pilar LaValley  
Jeremy Hallisey  
Seamus Naughton  
Terry Paret  
Jonathan Pearlman  
Alice Barkley

**TABLE OF EXHIBITS**

EXHIBIT A	Application for Certificate of Appropriateness and Exhibits thereto  Exhibit 1: Historic Structures Report by Kelley & VerPlanck Exhibit 4: Hibernia Bank Building Basis for Seismic Strengthening and Conceptual Design by Wiss, Janney, Elstner Associates, Inc.
EXHIBIT B	Proposed Architectural Plans
EXHIBIT C	Plans showing New Shear Wall and Structural Elements
EXHIBIT D	Proposed Fire Sprinkler Plans
EXHIBIT E.1	Exterior Stone Cleaning Protocol Specification
EXHIBIT E.2	Stain Glass Restoration Specification
EXHIBIT E.3	Interior Plaster Repairs Specification
EXHIBIT E.4	Floor Tile Restoration Specification
EXHIBIT F	Floor Plan showing the preserved portion of the Teller's Counter



## Hibernia Bank

1 Jones Street

Certificate of Appropriateness Application

**Prepared for**  
City and County of San Francisco Planning Department

**Prepared by**  
ELEVATIONarchitects  
1099 • 23<sup>rd</sup> Street, Suite 18  
San Francisco, CA 94107

November 8, 2011





# Hibernia Bank

1 Jones Street

Table of Contents

	# of Pages
Certificate of Appropriateness Application	6
Attachment to Certificate of Appropriateness Application	15

## Exhibits

- Exhibit 1: Historic Structures Report by Kelley & VerPlanck
- Exhibit 2: Photos of the Building, Site and Vicinity
- Exhibit 3: Drawings by Elevation Architects
- Exhibit 4: Hibernia Bank Building Basis for Seismic Strengthening and Conceptual Design by Wiss, Janney, Elstner Associates, Inc.

CASE NUMBER:  
For Staff Use only

# APPLICATION FOR Certificate of Appropriateness

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	
TELEPHONE:	(    )
EMAIL:	

APPLICANT'S NAME:		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:		
TELEPHONE:	(    )	
EMAIL:		

CONTACT FOR PROJECT INFORMATION:		Same as Above <input type="checkbox"/>
CONTACT PERSON'S ADDRESS:		
TELEPHONE:	(    )	
EMAIL:		

## 2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
CROSS STREETS:	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
/				
ARTICLE 11 CLASSIFICATION			CONSERVATION DISTRICT:	

## 3. Project Description

Please check all that apply

New Construction     Addition(s)     Alterations     Demolition     Other

**Additions to Building:**    Rear     Front     Height     Side Yard

Building Permit Application No. \_\_\_\_\_ Date Filed: \_\_\_\_\_

#### 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				
Retail				
Office				
Industrial / PDR Production, Distribution, & Repair				
Parking				
Other (Specify Use)				
Total GSF				
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				

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

## 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;

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

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

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

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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;

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

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7. That landmarks and historic buildings be preserved; and

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

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## 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 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 type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input 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 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 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 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 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 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:

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# Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST:	
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: \_\_\_\_\_

Date: \_\_\_\_\_

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

\_\_\_\_\_  
Owner / Authorized Agent (circle one)

## **ATTACHMENT TO CERTIFICATE OF APPROPRIATENESS APPLICATION**

### **Preamble**

The Hibernia Bank building located at 1 Jones Street, San Francisco (Assessor's Block No. 349, Lot 3), was designated City Landmark No. 130 in August 1981. 1 Jones LLC ("Project Sponsor") purchased the building in 2008 with the intent to bring the building up to current San Francisco Building Code (SFBC)<sup>1</sup> standards, including seismic, fire, accessibility and egress. The Project Sponsor has no tenant or a particular use for the property at this time.

A Historic Structure Report (herein, "HSR") dated September 15, 2009 prepared by Kelley & VerPlanck was submitted to the Planning Department as an Exhibit to the environmental review application. A copy of this report is attached hereto as **Exhibit 1**.

The application for a Certificate of Appropriateness will describe the proposed repairs and upgrades to the Landmarked building.

### **Site Information**

#### ***Zoning, Site***

The project site ("Site") is located on the northwest corner of Jones and McAllister Streets, where Jones, McAllister and Market Streets converge. It is in a C-3-G Zoning District and an 80 to 120-T height and bulk District. The 18,906.25 sf site measures 137.5' x 137.5'. Photographs of the building, site and site vicinity are attached hereto as **Exhibit 2**. The Site is improved with an approximately 39,140 gsf, 50' high (65' to the top of the dome above the entry rotunda without considering the ornamental spire) building. The building, designed by Albert Pissis specifically for the Hibernia Bank, is a designated City Landmark (landmark # 130) and a Planning Code Article 11, Category I Building.

#### ***Brief History of the Building's Occupancy and Uses***

The building, designed by Albert Pissis for the Hibernia Bank, was completed in 1892. The bank operated in the building from its opening until 1985. Thomas Yun Lin purchased the building in January 1985 and leased it to the San Francisco Police Department ("SFPD") from 1991 to 2000 as the Central Station. The building has remained vacant since 2000. The Project Sponsor purchased the building in September 2008. For a detailed description of the building's history and the historic resource evaluation report, see Exhibit 1.

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<sup>1</sup> The San Francisco Building Code incorporates the 2010 California Building Code (CBC) as well as the California Historical Building Code (CHBC).



### ***Building Description***

The building contains 39,140 gsf and is 50' high (65' to the top of the dome above the entry rotunda without considering the ornamental spire). As originally built, the building had 130' of street frontage on Jones Street and 87' along McAllister Street. An addition, also by Pissis completed in 1905, seamlessly extended the building 37' to the west along McAllister Street. Today, the building's footprint is approximately 130' x 124'.



*Figure 1: A view of Market Street, ca. 1895.<sup>2</sup> The Hibernia Bank can be seen on the left before the 1905 addition.*



*Figure 2: Looking west on McAllister Street just after the 1906 earthquake. The Hibernia Bank is on the right and the ruins of the City Hall can be seen on the left.<sup>3</sup>*

<sup>2</sup> Source: Bancroft Library, University of California Berkeley

<sup>3</sup> Source: San Francisco History Center at the San Francisco Public Library. Photo Id# AAC-2596

The exterior of the building survived the 1906 earthquake but the subsequent fire severely damaged the interior. The structure and exterior facades remained intact and the bank reopened for business on May 25, 1906 while the interior of the bank was still being renovated. In 1980, the walls and ceiling of the interior of the banking hall were restored to match their original color.



*Figure 3: Reopening after the 1906 earthquake and fire on May 25, 1906<sup>4</sup>*

Entrance to the banking hall is through a rotunda at the corner of McAllister and Jones Streets. A handicap accessible entrance on the north end of the building on Jones Street was added in 1995. In addition to the interior staircases, the basement can be accessed from the west side yard and from an exterior staircase located in the Jones Street sidewalk that has been temporarily covered.

The basement of the building has been divided into offices, storage rooms and an area devoted to building services. According to the HSR, most of the basement area is considered to be non-contributing.

The 1st floor, located above both the McAllister and Jones Street sidewalk level, contains the main banking hall within a two-story volume. The banking hall is adorned with two stained glass skylights, one round from the original design, and one oblong, part of the 1905 addition. To the south side of the banking hall is the customer waiting area and three connected offices. To the north side is the main vault, two storage rooms and the north stair hall to the mezzanine and basement.

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<sup>4</sup> Ibid.

The partial second floor fronting on McAllister Street houses a suite of offices which was occupied by the law firm of Tobin and Tobin<sup>5</sup> from 1892 to 1977. The partial mezzanine and second floor above the main vault and the storage area on the north side of the banking hall were used for storage.

A penthouse designed by Arthur Brown, Jr. was added in 1935 and used for a lounge area for the female employees. Copies of the existing as-built plans are attached hereto as **Exhibit 3, sheets A-1 to A-5.**

### ***Environmental Setting***

The surrounding neighborhood presents an eclectic mix of uses and the building stock is primarily from the early part of the 20<sup>th</sup>-Century, ranging in height from two to eight-stories. The Hibernia Bank is one of the architectural highlights of the Uptown Tenderloin National Historic Register District, and is located at its southern boundary. The site is adjacent to the Article 10 Civic Center Historic District and across the street from the proposed Mid-Market Redevelopment and Special Use District. With its classical baroque architectural vocabulary, the Hibernia Bank is a precursor and is consistent with many buildings in the Civic Center Historic District including San Francisco City Hall, the California State Building, the Veterans Building, the War Memorial Opera House, the Federal Office Building at 50 United Nations Plaza, the Asian Art Museum, and the Bill Graham Auditorium, all of which are two to four blocks west of the Site.

Immediately to the north of the Site on Jones Street is the Hotel Boyd, a mixed-use SRO residential/commercial building, and to the west of the site is 44 McAllister Street another SRO residential building. These residential mid-rise buildings with ground floor retail or commercial space are the predominant building type found in the Uptown Tenderloin National Register Historic District.

### **Project Description**

The proposed project is to bring the building into compliance with the current California Building Code (CBC) and the California Historic Building Code (CHBC) along with other interior renovations. In addition, all of the proposed modifications meet the standards of Article 10 of the San Francisco Planning Code as described in Sec. 1006.7 (a) and (b). The key elements are:

- Upgrade the building seismically.
- Upgrade the mechanical, electrical, plumbing and fire safety to applicable code standards.

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<sup>5</sup> One of the founders of the Hibernia Savings and Loan Society in 1859 was Richard Tobin.

- Provide a code complying staircase to access the existing penthouse and a new second means of egress from the penthouse to the street.
- Provide new code complying restrooms for the penthouse.
- Provide new exits to comply with CBC requirements for an “assembly occupancy”.
- Provide new restrooms to comply with CBC requirements for an “assembly occupancy”.
- Repair the roof to prevent future water intrusion and repair water intrusion in the offices and the banking hall
- Clean and repair damaged building elements

Copies of the proposed plans are attached hereto as **Exhibit 3, sheets A-6 to A-15.**

1. ***Seismic safety***

After being advised that the traditional approach to seismically upgrade the building would irreversibly damage the significant historical fabric and space of the building, the Project Sponsor retained Wiss, Janney, Elstner Associates, Inc, (herein “WJE”) a firm well known for its innovative approaches to seismic upgrades of historic resources. A copy of WJE’s report entitled “Hibernia Bank Building Basis for Seismic Strengthening and Conceptual Design” dated 14 December, 2010 (“herein WJE Report”) is attached hereto as **Exhibit 4**. See pages 2 and 3 of Exhibit 4 for a summary of the structural upgrade design approach and pages 11 and 12 for the proposed structural strengthening.

The project sponsor and WJE met with representatives of the Department of Building Inspection, who have no objections with the proposed conceptual structural strengthening scheme.<sup>6</sup> WJE has designed conceptual seismic upgrades that would minimize changes to the interior historic fabric of the Hibernia Building. The new shear wall locations located in areas that are not visible to the public. For locations of the new shear walls, see S200, S201, S202 and S203 of WJE Report<sup>7</sup>.

The Project Sponsor also retained Elevation Architects (herein “EA”) as the project architect to reconfigure the non-significant and non-contributory areas in the basement area and to determine the required egress requirements using the highest possible occupancy to provide flexibility in securing potential tenants when the upgrades to the building are completed.

2. ***Mechanical, electrical, plumbing and fire safety (including fire sprinklers) upgrades***

All major mechanical and plumbing systems will be located either on the roof or within the basement level. Existing shafts and openings shall be re-used wherever possible to route mechanical piping and ductwork throughout the building. Minor new openings in the existing

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<sup>6</sup> Copies of the correspondence with SFFD and DBI were previously submitted to the Department as part of the pre-application meeting and are in the Department’s file.

<sup>7</sup> The WJE Report was submitted with the Environmental application and is on file at the Planning Department

structure that may be required will be carefully coordinated with architect to be in spaces deemed to be contributing or non-contributing in the HSR. Existing radiators serving the ground floor office spaces shall be refurbished and fed from a new boiler in the basement. See sheet A-6 for location. The Banking Hall mechanical heating system will be provided via an air-handling unit in the basement, utilizing the existing supply and return air chases between the basement and ground floor. Offices on the upper building levels shall be heated, cooled, and ventilated via rooftop mechanical units and ceiling level air distribution.

Pipes for the fire sprinklers will be installed in the interstitial space between the ceiling of the Banking Hall and 2nd floor offices and the roof structure and inconspicuously in other spaces in the building either within walls or ceilings.

To accommodate future tenants, the existing 400 amp electrical service will be upgraded to an 800 amp service. This would require replacing the existing electrical main switchgear in the basement. A new electrical and telephone switching room is located on the south side of the basement with direct access to power supplied in the street. See sheet A-6 for location. Existing conduits shall be re-used to pull new wire wherever possible. Where power is required to spaces that are not currently provided with power, penetrations in walls shall be carefully coordinated with architect. Any required new wiring shall be run within walls or with surface wire molds wherever possible. All lighting shall be coordinated with a lighting designer. The lighting designer shall upgrade existing fixtures and augment with new fixtures to accent the existing historical features of the building consistent with the Secretary of the Interior Standards.

3. ***Additional means of egress for possible assembly use in the banking hall area***

The project sponsor, WJE and EA met with representatives of the Fire Department, and no issues were identified with the proposed means of egress from the banking hall, designated for assembly occupancy. See Sheets A-6 to A-10 and A-11 to A-15 for the proposed floor plans, and elevations in Exhibit 3. The minimal exterior changes of this landmarked building needed to bring it up to current code standards for ingress-egress are:

(A) Altering one window assembly at the west end of the customer waiting area facing the side alley to be an exit door;

(B) Altering one window to be an exit door and enlarging the opening of a small window for a second exit door in the north stair hall. In the north side yard, there will be new elevated walkways above the existing sidewalks from the new exit doors. The elevated walkways will not be attached to the building and can be removed at a later date without damaging the exterior façades consistent with standard 10 of the Secretary of Interior Standards for Rehabilitation.

These modifications are consistent with the intent of Article 10 of the San Francisco Planning Code and the standards as described in Sec. 1006.7.

4. ***Removal of Teller Stations in the banking hall area***

For use as a bank, the banking hall was divided into two distinct areas, one side for customers, the other for the bank tellers by the band of teller stations. The existing teller stations were installed in 1921 to the designs of local architect H.H. Winner, replacing the originals by Pissis.<sup>8</sup> There are only two narrow passages through the counters, one near the Jones Street entrance at the northeast corner of the banking hall and a second, roughly centered on the south side of the room.

For an assembly use or office use with an open floor plan in the banking hall, the teller stations will be removed to allow for free movement within the space and meet the fire code requirement for access to the multiple exits in the room. The teller stations will be photographed and catalogued, carefully dismantled and stored on site in storage spaces in the north side of the building for reuse in the future. See photo A on sheet A-7.

5. ***Renovation and reconfiguration of the basement interior space.***

The basement area will be renovated to include new demised tenant office space and new restrooms to serve the increased occupancy of the building to meet CBC requirements. Existing partitions will be demolished and new walls built. The HSR identifies most of the basement space as “non-contributing”. The historic document vault, east vault, safe deposit viewing rooms, noted as “significant,” and the women’s lockers, noted as “contributing,” will remain. See Sheet A-6 of Exhibit 3.

6. ***A new legal staircase from the second floor to the penthouse***

There is no direct access from the 2<sup>nd</sup> floor to the penthouse except via the elevator. The current staircase begins at the 2<sup>nd</sup> floor landing of the south stair hall and ends in the Dome Room at the penthouse level. The Dome Room has been used as a conference room for the 2<sup>nd</sup> floor offices for more than 50 years. This stair does not meet CBC requirements and is difficult to negotiate and could be considered dangerous.

A new staircase is proposed to begin at the 2<sup>nd</sup> floor landing of the south stair hall cutting through an existing bathroom and storage room, both of which are noted as “contributing”. The doorway into the existing bathroom will need to be widened by 6” to accommodate the occupancy load of the new stairway. See photo C on sheet A-9. Other than this doorway, no character defining features of the south stair hall will be affected.

A new enclosure for the stair will be constructed on the roof south of the Dome Room hallway, a space noted as non-contributing in the HSR, on the penthouse level. The southern wall of the new stair enclosure is located 11.5’ from the McAllister Street façade. While the new stair

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<sup>8</sup> Hibernia Bank Building Historic Structures Report, Page 21.

penthouse will be visible from some angles from McAllister Street, it will blend with the other existing roof top structures and will not be noticeable unless someone is very familiar with the existing skyline. See Sheet A-9 and A-10 of Exhibit 3 and the photomontages on sheet A-27 for the location and design of the proposed new staircase. On the interior, the new staircase will be set back 6'-6" from the 2<sup>nd</sup> floor windows so that it will not be visible from the exterior or alter the McAllister Street façade.

7. *A second means of egress from the penthouse.*

Under the current CBC, when occupancy is above 10, two means of exiting is required from that space. With an occupancy of 98, the penthouse floor with the Dome Room will require an additional exit besides the one described in number 5 above. An existing metal clad mechanical equipment enclosure located at the center of the north side of the roof will be removed to accommodate a new stair penthouse for the north stair hall. Currently, this mechanical penthouse cannot be seen from any vantage point on the adjacent streets.

This stair penthouse will have a similar footprint and will be constructed to be similar to the other rooftop structures such as the Penthouse and elevator override penthouse. A new interior stair will be constructed from the roof to the mezzanine level landing in the north stair hall. A metal grate walkway will be constructed from the Penthouse to this new north stair penthouse across the roof as illustrated on sheet A-10, exhibit 3. See sheets A-25 and A-26 in exhibit 3 for a detailed illustration. No character defining features of the building will be affected by these new elements and these elements can be removed in the future without affecting the historic integrity of the building consistent with standard 10 of the Secretary of the Interior Standards for Rehabilitation.

8. *New Restrooms for the Penthouse*

New restrooms will be added at the west end of the penthouse to meet Building Code Requirements. A rectangular, 70 square foot addition is proposed for the west end and south side of the penthouse. This small addition will not be visible from the street. See Sheets A-10, A-11, A-13 and A-22 and A-23 of Exhibit 3.

**Compliance with Secretary of Interior's Standards and Guidelines for Rehabilitation**

The HSR assessed the conditions of the exterior facades of the building as well as the interior of the building floor-by-floor and room-by-room. The significance of each of the exterior facades, every room, walls, ceiling, floor and sidewalk were described. See pp 34-90 of Exhibit 1.

The proposed CBC upgrades and renovation of the Hibernia Bank Building at 1 Jones Street comply with the Secretary of Interior's Standards and Guidelines for Rehabilitation and will retain the character-defining features of this landmark building as described below. A brief summary of the analysis will follow each of the ten Secretary of Interior's Standards and

Guidelines. The assessment of the significance of the interior and exterior of the building in the HSR is the basis of the following discussion.

***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 property was designed and used as a bank until 1985 where it remained vacant until 1991 with the second floor offices were used by the law offices of Tobin and Tobin. From 1991 to 2000, the building was occupied by the San Francisco Police Department. Currently, there is no proposed use for the building because of the need to remove hazardous building materials, to perform seismic and other CBC upgrades; and to reconfigure non-contributory spaces in the basement. The proposed renovation will not alter any of the character defining features of the interior and exterior of the building nor change the building's relationship with the immediate environment or of the building with the site. See Sheets A-11 – A-15 of Exhibit 3.

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

Exterior Elevations

The HSR rated the east (Jones Street) and south (McAllister Street) facades as being “very significant”. The proposed seismic upgrade will not alter either of these façades. There are minor modifications on the west and north facades, rated “significant”, to allow for increased exiting as required by the CBC for the assembly occupancy as described above. These alterations will not alter any element that characterizes the building. The changes are 1) altering the window on the west end of the customer waiting area on the 1<sup>st</sup> floor to include an exit door, and 2) converting two windows on the north elevation to exit doors. These windows face the side yards.

The two new doors on the north elevation would not be visible from Jones Street because of their distance from the Jones Street property line. While the new exit door on the west elevation will be visible from McAllister Street; its effect on the character defining features of the west elevation would be minimal. Therefore, the exterior defining characteristic of the building will not be altered.

The new stair penthouse and restroom addition to the west end of the penthouse, a portion of the building considered “contributing”, will be painted to match all of the rooftop structures and will be barely noticeable from McAllister Street. The new addition containing restrooms is located at the western end of the penthouse, is set back approximately 33’ from the south façade and will not be visible from McAllister Street. See Sheets A-10, A-11 and A-13 of Exhibit 3.

Interior Space



The removal of the teller stations in the banking hall will allow uses of this room other than banking and allow the increased occupancy of the room. This change does not affect the character defining features or spatial sequences of this significant space in the building. The teller stations will be carefully photographed and dismantled and stored on the site for reinstallation in the future.

The minor alteration to the west window at the customer waiting area will remove the wall area below the sill to the floor. This is illustrated on sheet A-7, photo C, exhibit 3. The south wall of the customer waiting area will be carefully dismantled to allow for the construction of a new shear wall as described in the WJE report. The ornamental materials including the cornice, chair rail, base and door casings will be retained, cataloged and reinstalled. Any damage will be repaired with like materials. See photo B on sheet A-7, exhibit 3.

**3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

***and***

**4. *Most property changes over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

The building as we see it today was built in 1892 with a significant western addition in 1905. While the structure was virtually intact after the 1906 earthquake, the interior was burned in the subsequent fire. The interior was completely rebuilt at that time, most likely to its 1905 design. Today, the overall interior is in good condition. The main banking hall was modified in 1921 with the addition of the teller stations.

Architectural drawings illustrate the addition of the women's lounge as a penthouse on the roof of the building and the women's locker rooms in the basement, designed by Arthur Brown, Jr. in 1935. While it is considered contributing for its association with the famous architect and the inclusion of a growing female workforce, the penthouse structure itself is a utilitarian design and is so located as to be virtually invisible from the street. As part of the period of significance (1892-1935), the penthouse and women's locker rooms are retained in this remodel project.

Many modifications to the basement level were undertaken from the 1960's to the 1990's. These alterations did not impact any of the spaces considered significant. These changes are utilitarian in nature and are considered "non-contributing" and will be removed in this project. Spaces considered "significant" on this level,<sup>9</sup> the document vault, the east vault and the Safe Deposit Viewing Room will be retained.

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<sup>9</sup> See page 88 of the Historic Structures Report, Exhibit 1.

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

The most significant areas of the building as described in the HSR including the main banking hall, offices on the 1<sup>st</sup> and 2<sup>nd</sup> floors, the vaults, the southeast stair hall and all of the highly ornamental elements of the building will remain intact.

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

All deteriorated historic features will be repaired. Visual inspections have revealed no areas of severe deterioration.

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

No chemicals or physical treatments such as sandblasting will be used in the cleaning of the building. The cleaning of the granite will be done with soap and water. The maximum water pressure and the type of soap and limits on any mechanical scrubbing, and whatever other agents and methods for the problem spots will be specified. Specifications for cleaning of the copper dome and other metals, and other decorative stone in the interior will be specified to be undertaken with gentlest means possible and will be submitted to the Department for review.

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

Less than 5% of the site is expected to be subject to excavation for new footings and grade beams. All the excavation will be within the existing building perimeter which was complete by the time of the 1906 earthquake. The excavation will be deep enough to construct the new footings and grade beams on undisturbed native soil, roughly 5 feet deep on average. Excavation deeper than the top of native soil will occur only where mini-piles will be installed, which is a small fraction of the aforementioned 5%. While it is unknown if there was any significant archeological material under the building prior to the commencement of its construction in 1891, the small extent of the proposed work reduces the odds that archeological material would be disturbed. See Exhibit 4 for locations of new footings, grade beams and mini-piles.

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

New additions, alterations, related new construction:

1. *New exits at north side yard*

As described above, minor alterations to the north and west facades are anticipated in this project, but will have a minimal impact on the historic fabric of the building. On the north elevation, one large window at the landing of the north stair will be modified to include an out-swinging exit door within the opening. The modification to the exterior wall will be the removal of the granite sill and cutting approximately 7" into the belt course below the window to create a level exterior landing.

The second exit will remove one of the three lancet windows on the east end of the 1<sup>st</sup> floor and a new opening cut to allow for a 3'-0" x 7'-0" door and the code required 2'-0" pull-side. This opening will match the 5'-4" width of the other large window openings on this floor. The height of the opening will be 8'-6" to align with the centerline of the iron grilles on the adjacent windows. This opening is 14" lower than the other and therefore will cut the belt course and into the first course of rusticated stone in the base. The doors in both openings will have a glass panel both for exit path safety and so as not to diminish the amount of light that enters the stair hall currently. See sheets A-16 and A-17 for illustrations of these changes.

2. *New exit at west side yard*

On the west elevation, the window at the west end of the customer waiting area will be converted into an exit. The upper sash portion of the window will be retained, the new door will be installed into the frame and the wall below the sill will be cut to the floor. While this area can be seen from the street, this modification does not alter the overall feeling of this opening and will not alter the character of this elevation. See sheets A-18 and A-19 for illustrations of these changes.

3. *New metal stair and walkway at north and west side yards*

As part of the exit system, a metal walkway and stairs will be added to both the north and west alleys. These structures will be freestanding and not attached to the building therefore historic material will not be affected by the additions. The new elements will be compatible in design character but will not match the Beaux Arts design of the building. See sheets A-17 and A-19 for illustrations of these changes.

4. *Reconfigure gates at north side yard at Jones Street and west side yard at McAllister Street*

There are classical wrought iron fences and gates at both ends of the north and west side yards at Jones and McAllister Streets. At the northeast corner of the property, the gate to Jones Street needs to be reconfigured and relocated to meet the code for exiting. For exiting purposes, all doors or gates must swing in the direction of travel, in this case, from the side yard to the street sidewalk. In addition, the gate cannot swing into the sidewalk space. In its current configuration, the gate swings inward and, if reversed for path of travel, would swing into the Jones Street sidewalk. The gate will be removed, reconfigured and reinstalled in the new location.

On the southwest corner at McAllister Street, the gates at 7'-0" are too narrow to meet the required width of 9'-6" for an "assembly" occupancy. In this case, the fence and gate will be removed, the granite bases modified, the fence and gates reconfigured, repaired and reinstalled. See sheet A-20 for an illustration of these changes.

5. *Penthouse alterations: addition for restrooms, new stair penthouse*

There are two additions to the rooftop penthouse. As described above, a new staircase is proposed to access the penthouse level. The new enclosure for the stair constructed on the roof immediately south of the dome room hallway is an area considered non-contributing and will have no impact on any character-defining features of the building. While the new stair penthouse will be visible from some vantage points on McAllister Street, it will be painted the same color and will blend with the other existing roof top structures. The 70 square-foot addition for new accessible bathrooms on the south side of the penthouse at its west end will not be visible from the streets. Both of these additions will have no impact on the historic integrity of the building and its environment. See sheets A-22 and A-23 for illustrations of these changes.

6. *New exit stair from penthouse into the north stair hall*

As described above, an existing metal clad mechanical equipment enclosure located at the center of the north side of the roof will be removed to accommodate a new stair penthouse for the north stair hall. This stair penthouse will have a similar footprint and will be constructed to be similar in material and finish to the other rooftop structures such as the Penthouse and elevator override penthouse. A new stair will be constructed from the roof to the mezzanine level landing in the north stair hall. A metal grate walkway will be constructed from the Penthouse to this new north stair penthouse across the roof as illustrated on sheet A-10, exhibit 3. No historic materials will be affected by this addition. The design of the new stair will be compatible but differentiated from the Beaux Arts design of the building. These changes are illustrated on sheets A-25 and A-26.

7. *New stair at south stair hall from 2<sup>nd</sup> floor to penthouse*

There is no direct access from the 2<sup>nd</sup> floor to the penthouse except via the elevator. The current staircase begins at the 2<sup>nd</sup> floor landing of the south stair hall and ends in the Dome Room at the penthouse level. This stair does not meet CBC requirements nor does it meet exiting requirements as allowed under the CHBC.

The proposed staircase begins at the 2<sup>nd</sup> floor landing of the south stair hall at the existing doorway opening to a bathroom. The doorway frame will need to be modified to meet the current CBC for exiting. The existing bathroom would be removed and the adjacent storage room would be modified. Both of these spaces are noted as contributing. There are bathrooms of similar design at the basement level that will be retained. Portions of the storage room will be retained including the floor and the south and west walls. The south portion of the ceiling and the window will be retained. There will be no impact on the elements that characterize the property. See photo C on sheet A-9 and sheet A-10 for illustrations of these changes.

8. *Expansion of existing elevator shaft and door openings on all floors*

The existing elevator shaft dates to the 1905 addition to the building with its extension in 1935 with the construction of the penthouse. The elevator enclosure is considered “contributing” in the Historic Structures report, but the cab, updated or replaced in 1964, is not considered to be historic. The door casings on the 1<sup>st</sup> and 2<sup>nd</sup> floors are ornamental and consistent with the adjacent ornamental systems.

Using the California Historic Building Code (CHBC), typically, the sub-standard sizes of the doors and cab would be allowed to remain in place. The elevator doors are too narrow and do not meet Sec. 8-603.3 which allows for a clear opening of a minimum of 29 ½”. The CHBC requires that the regular code for accessibility be applied unless strict compliance threatens or destroys the historical significance or character defining features of the building (Sec. 8-602.1).

To meet the current accessibility requirements and to allow for a new elevator to be installed, the shaft will need to be reconfigured with the west wall of the shaft moved approx. 1’-0” to the west. On all floors, except for the 1<sup>st</sup>, this can be accomplished without affecting any historic materials. On the 1<sup>st</sup> floor, the elevator is located at the east end of the customer waiting area. Similar to the installation of the shear wall in this area described above, the ornamental cornice, chair rail and base will be carefully removed, cataloged and reinstalled with the construction of the new west elevator shaft wall. Missing materials will be created, matching the existing, to fill in the 1’-0” gap along the north wall of the shaft. This change will have no impact on the historic integrity of the Banking Hall or the customer waiting area. See photo B on sheet A-7 and sheets A-6 to A-

10 for illustrations of this change.

- 10. New Additions, exterior alterations, or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

All of the additions and modifications will have a *de minimus* or no impact on the integrity of the building. Most of the alterations are in areas that are minimally viewed by the public both from the street and within the building. If removed, the essential form of the building and its historic integrity will be intact.



**HIBERNIA BANK BUILDING**

**ONE JONES STREET  
SAN FRANCISCO, CALIFORNIA**

**HISTORIC STRUCTURES REPORT**

REPORT PREPARED FOR  
DOLMEN PROPERTY GROUP  
SAN FRANCISCO, CA  
SEPTEMBER 15, 2009

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Table of Contents

**I. INTRODUCTION** ..... 6

*A. Purpose and Scope* ..... 6

*B. Subject of this Study* ..... 6

*C. Methodology* ..... 7

**II. HISTORICAL CONTEXT** ..... 10

*A. Neighborhood Context* ..... 10

*B. Hibernia Savings and Loan Society History* ..... 12

*C. Bank Design in the United States* ..... 14

*D. Construction and Alteration History* ..... 17

*E. Construction Chronology* ..... 22

*F. Albert F. Pissis* ..... 23

*G. Arthur Brown, Jr.* ..... 24

*H. The Irish in San Francisco* ..... 24

*I. Women in the Banking Industry* ..... 30

**III. DESCRIPTION AND CONDITIONS ASSESSMENT** ..... 34

*A. Exterior Description* ..... 34

        Exterior – General Description ..... 34

        X-1: East Façade (G & F) **VS** ..... 35

        X-2: South Façade (G) **VS** ..... 36

        X-3: West Façade (G) **S** ..... 38

        X-4: North Façade (G) **C** ..... 39

        X-5: Rotunda (G) **VS** ..... 39

        X-6: Roof (F) **C** ..... 42

        X-7: Sidewalks (G) **S** ..... 42

*B. Assessment of Exterior Physical Condition* ..... 42

*C. Interior Description* ..... 45

        Basement – General Description ..... 45

        B-1: Men’s Toilet Room (G) **C** ..... 46

        B-2: Men’s Toilet Anteroom (F) **NC** ..... 46

        B-3: North Stair (G) **C** ..... 46

        B-4: Vault Gallery (P) **NC** ..... 47

        B-5: Document Vault (G) **S** ..... 47

        B-6: NE Space (P) **NC** ..... 47

        B-7: Office #1 (G) **NC** ..... 47

        B-8: Office #2 (E) **NC** ..... 48

        B-9: Steps and Landing (F) **NC** ..... 48

        B-10: Locker Room (F) **NC** ..... 49

        B-11: Office #3 (E) **NC** ..... 49

        B-12: Office #4 (G) **NC** ..... 49

        B-13: West Vault (E) **C** ..... 49

        B-14: East Vault (G) **S** ..... 50

        B-15: Mechanical Room (F) **NC** ..... 50



B-16: Meeting Room (F) <b>NC</b> .....	50
B-17: West Maintenance Room (G) <b>NC</b> .....	51
B-18: East Maintenance Room (G) <b>NC</b> .....	51
B-19: Safe Deposit Viewing Room (G) <b>S</b> .....	51
B-20: Safe Deposit Office #1 (G) <b>C</b> .....	51
B-21: Safe Deposit Office #2 (F) <b>NC</b> .....	52
B-22: Office #1 SW (F) <b>NC</b> .....	52
B-23: Office #2 SW and Locker Room (F) <b>NC</b> .....	52
B-24: Telephone & Electric Panel Space (G) <b>NC</b> .....	52
B-25: Elevator Lobby and Stairs (G) <b>C</b> .....	53
B-26: Rotunda Room (P) <b>NC</b> .....	53
B-27: Break Room (F) <b>NC</b> .....	54
B-28: Mechanical Space (F) <b>NC</b> .....	54
B-29: West Women’s Toilet (G) <b>C</b> .....	54
B-30: East Women’s Toilet (G) <b>C</b> .....	55
B-31: Women’s Locker Room (G) <b>C</b> .....	55
First Floor – General Description .....	55
F-1: Northwest Office (G) <b>NC</b> .....	56
F-2: Secretary’s Office (G) <b>NC</b> .....	56
F-3: North Stair (G) <b>C</b> .....	56
F-4: Vault #1 (G) <b>S</b> .....	57
F-5: Vault #2 (G) <b>S</b> .....	57
F-6: Storage-Vault Gallery (P) <b>NC</b> .....	57
F-7: East Entry Hall (G) <b>S</b> .....	57
F-8: Banking Hall (E) <b>VS</b> .....	58
F-9: Customer Waiting Area (E) <b>VS</b> .....	61
F-10: Safe Deposit Stair and Elevator (G) <b>C</b> .....	61
F-11: Foyer (G) <b>VS</b> .....	62
F-12: Security Office (G) <b>NC</b> .....	62
F-13: Meeting Room (G) <b>VS</b> .....	62
F-14: Middle Office (G) <b>VS</b> .....	63
F-15: Southeast Office and Toilet Room (G) <b>VS/C</b> .....	63
F-16: Southeast Stair & Vestibule (E) <b>VS</b> .....	64
Second Floor – General Description .....	64
S-2: File Storage Room #2 (F) <b>C</b> .....	65
S-3: Mezzanine Stair, Vault, and Catwalk (G) <b>C</b> .....	66
S-4: Boardroom (G) <b>NC</b> .....	66
S-5: Main Hall Upper Level (U) .....	66
S-6: Northwest Office (G) <b>S</b> .....	66
S-7: Middle Office (E) <b>S</b> .....	67
S-8: Break Room (F) <b>NC</b> .....	67
S-9: Waiting/Reception Room (E) <b>VS</b> .....	68
S-10: Stair Hall, Elevator, and Toilet Room (E) <b>VS</b> .....	69
S-11: Stair #2, to Dome Room and Dome Room Corridor (G) <b>C/NC</b> .....	69
S-12: Toilet Room (G) <b>C</b> .....	70

S-13: West Corridor (G) C.....	70
S-14: East Corridor (G) C.....	70
S-15: Chairman’s Office (G) S.....	71
S-16: Secretary’s Office (F) C.....	71
S-17: Center Office (G) C.....	72
S-18: Small Office (G) C.....	72
S-19: Office by Dome Room (G) C.....	72
S-20: Dome Room (P) NC.....	73
S-21: Dome Room Corridor and Elevator Landing (P) NC.....	73
S-22: Penthouse (F) C.....	73
D. Assessment of Interior Physical Condition.....	74
<b>IV. AREAS OF SIGNIFICANCE.....</b>	<b>78</b>
A. Building Exteriors.....	78
B. Building Interiors.....	81
C. Significance Diagrams.....	87
Basement.....	88
First Floor.....	89
Mezzanine.....	90
Second Floor North.....	90
Second Floor South.....	90
<b>V. EXISTING HISTORIC STATUS.....</b>	<b>91</b>
A. Local and State Registers.....	91
Department of City Planning Architectural Quality Survey.....	91
Article 10: San Francisco City Landmark Program.....	91
Article 11: Preservation of Buildings and Districts of Historical, Architectural and Aesthetic Landmarks.....	92
California Historical Resource Information System (CHRIS).....	92
B. National Register of Historic Places.....	93
<b>VI. RECOMMENDATIONS.....</b>	<b>95</b>
A. Secretary of the Interior’s Standards for the Treatment of Historic Properties....	95
B. California Historical Building Code.....	97
C. City and County of San Francisco Municipal Planning Code.....	97
Article 10: Preservation of Historical, Architectural and Aesthetic Landmarks.....	97
Article 11: Preservation of Buildings and Districts of Historical, Architectural and Aesthetic Landmarks.....	98
D. Exterior Recommendations.....	100
E. Interior Recommendations.....	104
<b>VII. REHABILITATION FINANCING OPTIONS.....</b>	<b>110</b>
A. Federal Preservation Tax Incentives.....	110
B. Mills Act.....	110
C. Transfer of Development Rights.....	111
D. Preservation Easements.....	111

VIII. CONCLUSION ..... 112

IX. BIBLIOGRAPHY ..... 113

APPENDIX ..... 116

    A. *Maps, Drawings and Historic Photographs* ..... 116

    B. *Condition Assessment by Room* ..... 130

    C. *Landmark Designation Report* ..... 132

    D. *Downtown Plan Evaluation* ..... 133

## I. INTRODUCTION

### A. *Purpose and Scope*

The Hibernia Bank Building Historic Structure Report was prepared by Kelley & VerPlanck Historical Resources Consulting, LLC (KVP) at the request of the Dolmen Property Group, Inc., San Francisco. The purpose of this Historic Structure Report (HSR) is to inform the rehabilitation of the Hibernia Bank Building, a vacant Neoclassical Revival style bank building located at One Jones Street in San Francisco. The Hibernia Bank building is a San Francisco City Landmark and a contributing building to the National Register of Historic Places (National Register)-listed Market Street Theater and Lofts District. An HSR is typically prepared to evaluate the existing conditions and potential historic status of a historic resource prior to the commencement of any major rehabilitation, restoration, or any other work that may affect the resource. An HSR is also prepared whenever there is to be a major intervention into a historic structure or where activities are programmed that may affect the qualities and characteristics that make the property eligible for inclusion in the National Register.

This HSR documents the existing conditions and character-defining features of the Hibernia Bank Building and examines its eligibility for listing in the National Register. It aims to establish a hierarchy of spaces and elements, understanding that parts of the building are more significant than others due to their inherent architectural value, condition, or historical associations. Throughout the report we have sought to identify the characteristic features and spaces most worthy of retention as well as other features and spaces that may have undergone alterations and may be better-suited to change.

### B. *Subject of this Study*

The subject of this report is the Hibernia Bank Building, located at One Jones Street (APN 0349-003) in San Francisco's Mid-Market neighborhood. Designed by architect Albert Pissis in 1892, remodeled in 1905, and repaired after the 1906 Earthquake in 1907-1908, the bank utilizes a Neoclassical stylistic idiom. Using the highest-quality materials and craftsmanship available, Pissis created a prominent corner building with a monumental corner entrance and domed rotunda, as well as a giant exterior colonnade, that sets it apart from its neighbors in the adjoining neighborhoods. In regard to its siting, Pissis' design established an important precedent. Located on the northwest corner of the intersection where McAllister, Jones, and Market streets converge, the building was plainly visible to commuters passing the intersection either on foot or on the Market Street Railway (and later, Municipal Railway) lines. The majority of post-quake banking "temples" were similarly situated, usually on the west side of the first block immediately north of Market Street, establishing a imposing sequence of monumental banking halls along Market Street between Jones and Sansome streets, an important shopping and entertainment district for much of the city's history. The Hibernia Bank Building was also an important design source for all major banks constructed in San Francisco after the 1906 Earthquake. In terms of its architectural vocabulary and style, it was exceptionally advanced, not only for San Francisco but for

the nation at large, appearing as it did a full year before the Chicago Columbian Exposition swept the nation with a newfound appreciation for classical grandeur and order.

The Hibernia Bank Building is also important for its historical associations. Constructed for and occupied by the Hibernia Bank as its flagship bank for nearly a century before closing in 1985, the building is closely associated with the Hibernia Bank, a pioneer banking institution in San Francisco established by prominent local Irish-Americans. In addition, after the 1906 Earthquake the bank building housed the Office of the County Clerk and county records rescued from the nearby Hall of Records (Appendix A, Figure 26). During the 1990s, the building was briefly used as a substation by the San Francisco Police Department (SFPD). The Hibernia Bank Building has remained vacant since the SFPD moved to their new permanent station at 301 Eddy Street in 2000. Despite remaining vacant for nearly a decade, the building is remarkably intact and retains more than a sufficient level of integrity to convey its historical significance.

The Hibernia Bank Building has long been recognized as a local historic resource. In addition to being mentioned in several surveys, the building is a contributor to the National Register-listed Market Street Theater and Lofts District and it is City Landmark No. 130. It is also a Category I building under Article 11 of the Planning Code.

### *C. Methodology*

Utilizing standards established by the National Park Service (NPS) and the California Office of Historic Preservation (OHP), KVP conducted a detailed field survey and conditions analysis of the Hibernia Bank Building in February 2009. KVP documented the exterior and interior spaces of the building using digital cameras and a laptop computer loaded with a FileMaker Pro database. Each room or space was given a code that corresponds to its location in the building. Please refer to the diagrams in Section IV for room codes. Using this system, KVP prepared a detailed database documenting characteristic materials and features, as well as noting their physical condition. KVP did not perform any destructive physical testing or use sensing equipment to gather additional information on concealed materials or elements. In addition, the building owner has not yet commissioned any background technical reports that address specific issues that are often discussed in HSRs, including structural analysis, conservation, life-safety, HVAC, or accessibility. Therefore, any recommendations contained within this report that address these areas are generally non-technically focused and should be confirmed by specialists in the field or revised once the background reports are completed.

From February to April 2009, KVP conducted local and regional research, drawing on resources from the San Francisco Office of the Assessor/Recorder, the San Francisco Department of Building Inspection, the Bancroft and the Environmental Design Libraries at the University of California-Berkeley, the Mechanics' Institute Library, the California Historical Society, and the San Francisco Public Library to document the building's

construction and alteration chronology, as well as to establish the building's connection with various historical contexts.

This HSR uses National Register methodology to evaluate the building. The National Register of Historic Places is the official federal roster of historic properties. The Keeper of the National Register and the National Park Service (NPS) developed criteria under which potential resources are evaluated for inclusion in the National Register. The NPS, state agencies, other government agencies and professionals in private practice have relied on the National Register criteria for decades to determine whether properties are historically or architecturally significant, and to identify the level of significance, area(s) of significance, and historical context(s) of eligible properties. The criteria provide invaluable guidance and authoritative consistency in determining what character-defining features are and whether historic resources retain historical integrity. The National Register criteria underlie the hierarchy of significance and the assessment of condition used in this HSR for materials and elements.

When evaluating the significance of buildings, architectural historians use rating scales to rank the architectural and historic value of exteriors, rooms and spaces, and specific individual features. The typical rating scale employs four categories: "Very Significant," "Significant," "Contributing," and "Non-Contributing." For this HSR, the four categories are defined as follows:

#### **Very Significant (VS)**

The element was built during the period of significance and  
It is architecturally significant and  
It contributes significantly to the overall character and  
It remains intact or with only minor alterations and  
It is in good condition.

**VS** elements are highly sensitive to change.

#### **Significant (S)**

The element was built during the period of significance but  
It is of secondary importance, or  
It has been altered, or  
It is in fair or poor condition, or  
The element was not built during the period of significance but is architecturally significant.

**S** elements are sensitive to change.

#### **Contributing (C)**

The element was built during the period of significance, but  
It is not architecturally significant, or  
The element was not built during the period of significance, but is architecturally compatible with the original.

C elements are less sensitive to change.

**Non-Contributing (NC)**

The element was not built during the period of significance, or  
It is in poor condition.

NC elements are not particularly sensitive to change.

For maps of significant spaces, please see pages 56-60.

When evaluating the condition of a building, architectural historians perform a visual appraisal of the current condition of the structure and its elements. This HSR employs standard terminology to describe conclusions on condition:

**Excellent (E)**

The element is in near original condition.

**Good (G)**

The element is mostly intact.

**Fair (F)**

The element is showing signs of wear or deterioration.

**Poor (P)**

The element is badly damaged, missing, or not functioning.

**Unknown (U)**

The element is not accessible for inspection.

For conditions assessment by room, please see Appendix B.

## II. HISTORICAL CONTEXT

### A. *Neighborhood Context*

The Hibernia Bank Building is a contributor to the Market Street Theater and Loft District, which was listed in the National Register on April 10, 1986. The District comprises the properties bordering a 1200-foot section of Market Street running from just east of 6<sup>th</sup> Street to just west of 7<sup>th</sup> Street. Historically, this area was associated with various modes of commercial and retail development, Vaudeville and motion picture theaters, and post-quake reconstruction. The Hibernia Bank Building is also situated just south of the Uptown Tenderloin District, recently listed in the National-Register, which is significant for its intact collection of residential hotel and apartment buildings and associated commercial architecture. Due to its central location at the intersection of Market, Jones, and McAllister streets, the Hibernia Bank Building was uniquely positioned to serve the many hotel and apartment dwellers residing in The Tenderloin and Civic Center neighborhoods as well as those who traveled to Market Street for shopping and entertainment.

In 1905, the year of the Hibernia Bank Building's first remodeling, Sanborn fire insurance maps indicate that what is presently the Market Street Theater and Loft District was characterized by large wood-frame retail stores and theaters, particularly along Market Street. In contrast, the area north of the Hibernia Bank Building was dominated by smaller wood-frame dwellings and outbuildings, including row houses and flats built along the street, as well as single-family dwellings located at the rear portion of lots and on the narrow mid-block alleys that housed many families and lodgers. The Hibernia Bank Building was one of the very few buildings in the area constructed of masonry.

The 1906 Earthquake and Fire essentially leveled the area presently encompassed by the Market Street Theater and Loft and the Uptown Tenderloin districts. The Hibernia Bank Building was one of the few buildings in the area to survive, owing to its "fire-proof" granite construction, although the interior did suffer significant fire damage. Reconstruction of the bank and surrounding area ensued almost immediately. As in many other devastated areas of San Francisco, the physical character of the two modern historic districts was largely determined by construction occurring immediately after 1906.

The Market Street Theater and Loft district and the Uptown Tenderloin district lie entirely within the 1907 fire limits, south of Pine Street and east of Van Ness, where the City required rebuilding to be of modern, fire-proof construction. Wood-frame construction, which had previously characterized the area, was banned. Consequently, all post-quake buildings are masonry, either of brick or reinforced concrete construction, some with steel frames and others not. Building façades in both districts feature two-and three-part vertical compositions with classically derived ornamentation rendered in molded stucco, concrete, sheet metal, and stone. The ground floors of almost all the buildings contain retail storefronts or theaters, while the upper floors in the Market



Street Theater and Loft District contain loft and office space and the Uptown Tenderloin District contain residential units.

During the period of post-quake redevelopment, Market Street between 5<sup>th</sup> and 9<sup>th</sup> Streets developed into San Francisco's primary first-run theater district, with a concentration of live performance theaters and motion picture houses. Market Street was a natural location for theaters because of its width and central location which combined to make it the city's primary east-west transportation corridor. Two Market Street Railway (and after 1913 two Municipal Railway) lines made Market Street accessible to people from nearly all areas of the city. Broad sidewalks easily accommodated large crowds at show time and encouraged promenading before and after the shows. As the motion picture industry grew in the 1920s and 1930s, the Market Street theater district continued to flourish, and many of the theaters initially constructed as Vaudeville venues were converted to show motion pictures. Still, live performance persisted here much longer than in the neighborhoods. Through the end of World War II, all first-run Hollywood movies opened on Market Street prior to moving to neighborhood theaters, drawing people from across the city and region to Market Street for entertainment.

Meanwhile, the rebuilt Tenderloin neighborhood quickly gained a position as a hotel district, particularly to house people who came to San Francisco to build and attend the 1915 Panama Pacific International Exhibition (PPIE). Residents also included single businessmen who wanted to live near their place of work, lower-level clerical workers who could not afford a house further out or did not want to deal with long commutes, and some women, who it was thought "wanted to live close to shopping on Market Street." Because of its prominent location straddling two distinct districts, the Hibernia Bank served a varied clientele from its completion in 1892 until it closed nearly a century later in 1985.

As the infiltration of television increased after World War II, attendance began to decline at the large Market Street theaters. As entertainment and retail trade contracted through the 1950s and 1960s, Market Street became an increasingly undesirable destination. Intended to stem the tide of economic decline, the construction of BART and the MUNI Metro in the 1970s, led to the demolition of many neglected theater and commercial buildings along Market Street. During this time many of the remaining theaters became second-run or "adult" theaters. Meanwhile, the single-occupancy hotels of the Tenderloin came to house increasingly marginalized and distressed populations, including the working poor, elderly, recent immigrants, and other low-income residents. Chronic homelessness, drug use and transactions, and other neighborhood stressors became heavily concentrated in the Tenderloin during the 1970s and 1980s, leading to the flight of many businesses and the physical decay of the area's buildings and infrastructure. Today the district has a concentration of social service agencies, including food pantries, drug and alcohol rehabilitation centers, welfare offices, and homeless shelters. The seemingly intractable problems of the area contributed to the Hibernia Bank's decision to relocate its headquarters and close its flagship bank – long a neighborhood landmark – in 1985. The building was occupied from 1991 to 2000 by an SFPD substation and has remained vacant ever since.

### B. *Hibernia Savings and Loan Society History*

The Hibernia Savings and Loan Society, established in 1859, was the first state-chartered bank in California. Until 1857, banking charters had been prohibited in the state Constitution, a common prohibition during the post-Jacksonian period, when they were viewed with suspicion as currency manipulators. At this time, banking functions were usually conducted by private parties and were essentially unregulated. Economic growth during the post-Gold Rush period raised concerns about the notorious abuses of the de facto private banking system. Accordingly, state legislators changed the California Constitution in 1857 to allow state-chartered banks, with provisions to regulate them. Savings banks specifically were still banned until 1862<sup>1</sup>, but “Savings and Loan Societies” were permissible under the existing law.<sup>2</sup>

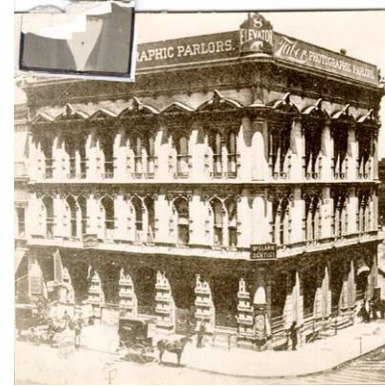


Figure 1. Old Hibernia Savings and Loan Society Building on Montgomery Street, n.d. Source: San Francisco History Center, San Francisco Public Library.

Thus on April 12, 1859, a group of Irish-born businessmen including among others, John Sullivan, William McCann, Myles D. Sweeny, and Richard Tobin, assembled in offices located at the corner of Dupont (now Grant Avenue) and Pacific Avenue to organize a savings and loan society to be named “Hibernia” – the Latin name for Ireland. The fabulous silver ore discovery known as the Comstock Lode also took place in the spring of 1859. Although it is uncertain whether there was a direct connection between the Comstock Lode and the creation of the Hibernia Savings and Loan Society, much of the immense wealth that ultimately flowed from this source was controlled by men of Irish birth or descent, who needed financial institutions to handle their fortunes. Many banks of the day originated by serving mainly one ethnic group: in addition to the Irish, the French, German, English, Swiss, and Italian communities all created banks around this time.

Within two weeks of its founding, the Hibernia Savings and Loan Society had 46 depositors. Ten years later the number of depositors had increased to 14,544 and with assets of \$10 million, Hibernia was twice the size of its nearest competitor, attesting to the growth and increasing financial power of San Francisco’s Irish population<sup>3</sup>. Many notable California residents – not limited to those of Irish descent – were early customers. Beginning in 1861 with General Mariano Guadalupe Vallejo, the list of prominent depositors includes California governors Milton Latham and Henry Haight, financier and philanthropist James Lick, silver king James Flood, historian Hubert H. Bancroft, Central Pacific Railroad partner General David Colton, several Supreme Court justices, and real estate men, including Matthew Hall McAllister, William Cole, George Hyde, Samuel Brannan, and Jasper O’Farrell. Other customers in the 1860s included sugar magnate Claus Spreckels, chocolate merchant Domingo Ghirardelli, the first

<sup>1</sup> California Department of Financial Institutions website, <http://www.dfi.ca.gov/aboutdfi/history.asp>, accessed 5/4/09.

<sup>2</sup> Not until 1948, was the name officially changed from the Hibernia Savings and Loan Society to the Hibernia Bank.

<sup>3</sup> R. A. Burchell, *The San Francisco Irish 1848-1880* (Berkeley & Los Angeles: University of California Press, 1980).

Roman Catholic bishops of San Francisco and Los Angeles, and the first Episcopal bishops of California.

Under California's new laws regulating banking, financial institutions were limited to making loans only on real estate; loans for any other business venture were prohibited. Thus, businesses were forced to borrow on their real estate assets to provide capital for operations. With a loan of this type, the Hibernia Savings and Loan Society helped to establish the Fireman's Fund Insurance Company of San Francisco. Because of this indirect connection between a borrower's real estate holdings and other business activities, it is unclear exactly how early Hibernia loans were used. Hubert H. Bancroft may have diverted his borrowed funds to finance his library project and Domingo Ghirardelli may have used his funds to expand his chocolate business. Andrew Hallidie completed the first cable car line on the Clay Street hill just eleven months after receiving a loan from the Hibernia Savings and Loan Society in 1872.

By the 1860s, the Hibernia Savings and Loan Society was the principal lender for much local real estate activity, lending to investors such as François Pioche who subdivided and marketed several tracts in what are now the Mission, Potrero, Upper Market, and Visitacion Valley neighborhoods. The Society also made thousands of individual loans to people of more modest circumstances. It financed subdivision and development activity throughout San Mateo and Santa Clara counties, most notably Menlo Park, which was subdivided by Irish immigrants Dennis J. Oliver and D.C. McGlynn. Numerous loans were made to finance subdivision and development in the East Bay as well, including Oakland and, in 1873, the Berkeley Land Association. Later Hibernia Savings and Loan Society made substantial loans to Abel Stearns, Phineas Banning, and former California governor J.G. Downey for development projects in Southern California. In this way, the Society played a pivotal role in the early development of San Francisco as well as the entire state of California.

Immediately after its formation, the Hibernia Savings and Loan Society rented offices in a building on the northeast corner of Jackson and Montgomery streets in San Francisco's Jackson Square neighborhood (**Figure 1**). By 1861, it had outgrown those offices and moved to a larger rented space at 506 Jackson Street. In the 1870s, still growing, it moved to the corner of Market and Montgomery streets (**Appendix A, Item 1**). Finally, upon completion of its new headquarters in 1892, the organization moved to One Jones Street, where it remained until 1985 (**Figure 2**). When it



**Figure 2. Hibernia Savings and Loan Society Building, 1900. Source: Bancroft Library, University of California, Berkeley.**

moved into its new quarters, the Society had more than 40,000 depositors and over \$50 million in assets.<sup>4</sup>



Figure 3. Mission Branch of Hibernia Savings and Loan Society, n.d. Source: San Francisco History Center, San Francisco Public Library.

In 1921 California laws prohibiting branch banks were changed to allow branches, but only with the specific approval of the Superintendent of Banks for each new location. In addition, new branches were usually restricted to the original municipality of the bank. Hibernia Savings and Loan Society opened its first branch bank on the corner of 22<sup>nd</sup> and Valencia streets in San Francisco's Mission district in 1924 (**Figure 3**). Designed by architect Arthur Brown, Jr., the jewel box-like branch bank became a prototype for other similarly designed and sited branches that the Society opened in other San Francisco neighborhoods, including Eureka Valley (18<sup>th</sup> and Castro streets) and the Richmond District (10<sup>th</sup>

Avenue and Geary Street).<sup>5</sup> In 1950, Hibernia Bank opened its first branch outside San Francisco in suburban San Mateo. By 1980, Hibernia had 21 branches throughout the Bay Area. In 1980, the bank built a new 17-story headquarters at 201 California Street. In 1988, the company was acquired by Security Pacific Bank. Security Pacific Bank in turn was acquired by Bank of America in 1992.

### C. *Bank Design in the United States*

The Gold Rush raised banking and finance to one of San Francisco's top industries, second only to the Port of San Francisco. Today the city remains one of the most important Pacific Rim banking centers. The emerging banks of San Francisco, wealthy and fiercely competitive, commissioned architecturally significant banking halls to house day-to-day banking transactions, to provide a highly recognizable symbol of the wealth and stability of the institution, and to distinguish themselves from the competition.

Prior to the eighteenth century, banks operated out of people's homes or within general-purpose commercial buildings. The earliest purpose-built bank was Sir Robert Taylor's Bank of England, built in London between 1765 and 1767. Taylor designed the building around a central Rotunda with four large vaulted spaces opening off of it, housing offices and vaults. Since there was no design precedent for this building type, Taylor adopted a Neoclassical vocabulary prevalent for important civic buildings during that

<sup>4</sup> *A History of the Hibernia Bank*, 5.

<sup>5</sup> According to drawings in the Arthur Brown Jr. Collection, Brown was responsible for the design of San Francisco branch banks at Mission and Norton streets in the Excelsior District and at Geary and 10<sup>th</sup> Avenues in the Richmond District. All the branch banks mentioned above appear to be identical in siting and architectural style, suggesting that Brown may have designed all of these branch banks in addition to the Penthouse at the bank's headquarters building on Jones and McAllister Streets.

period. Later, Sir John Soane expanded upon Taylor's original concept by creating an expansive, picturesque complex reminiscent of a vaulted Roman bath for his famous Bank of England, constructed in London between 1788 and 1833. As opposed to Taylor's symmetrical Roman Neoclassical composition, Soane used Greek ornamental details, a prominent corner rotunda, and large full-height classical orders. The Bank of England served as a prototype for hundreds of major banks erected in Europe and America throughout the next century.

In America the purpose-built bank took form in the late eighteenth century, with early designers taking their cue from Sir John Soane. The first of these banks was the Bank of Pennsylvania, designed by Benjamin Latrobe and constructed in Philadelphia in 1798 (**Figure 4**). This building is the earliest recognizable banking "temple" in America.



**Figure 4. Benjamin Latrobe's Bank of Pennsylvania in Philadelphia.**

Following the lead of Sir John Soane, Latrobe utilized a classical temple form composed of an enclosed rectangular cella flanked by two freestanding colonnades. The Banking Hall – the main public space – occupied the cella at the middle of the building, with a central work area defined by a continuous tellers' counter. The perimeter of the Banking Hall was lined with depositors' vaults, and offices. The interior of the rotunda was adorned with color-accented friezes and capped by a spectacular coffered dome.

Between 1870 and 1920, the number of American banks increased from some 3,000 to more than 30,000. Throughout this period the basic banking temple prototype established by Benjamin Latrobe's Bank of Pennsylvania remained the preferred form, especially for urban flagship banks. Although various classical styles were used (usually Greek or Roman), the ultimate goal was to convey the impression that a particular bank embodied the desirable qualities of strength and permanence, and that it could protect the depositors' money from dangers such as fire, theft, and financial strife. Bankers and bank architects understood that high-quality masonry buildings, designed in the classical idiom and evocative of other substantial public buildings could effectively convey these impressions.<sup>6</sup>

San Francisco has several excellent banking temples, and the Hibernia Bank Building is one of the oldest and best surviving examples. Designed by architect Albert Pissis in 1892 and enlarged in 1905, the building embodies many of the characteristics of Sir John Soane's Bank of England. Influenced by that prototype, Albert Pissis designed a prominent Roman Neoclassical building with a corner entrance enclosed within a full-height domed Rotunda and a giant Corinthian colonnade that wraps around the McAllister Street and Jones Street façades. Following its completion in 1892, the

<sup>6</sup> S. Allen Chambers, "Banks," *Built in the USA* (Washington, D.C.: National Trust for Historic Preservation, 1985), 20-21.

Hibernia Bank Building became the model for most subsequent banking temples in downtown San Francisco. The Hibernia Bank Building set another important precedent with its siting. Located on the northwest corner of the intersection where McAllister, Jones, and Market Streets converge, the Hibernia Bank Building makes a striking appearance when seen from Market Street. Framed by the receding axes of Jones and McAllister Streets, the building seems to project as though on a pedestal. The majority of the banking temples that were constructed post-quake were similarly sited, usually on the west side of the first block north of Market Street. Because these lots had frontage on at least two streets, combined with the unique condition of two opposing grids converging on Market Street, these particular blocks have some of the best visibility from Market Street.

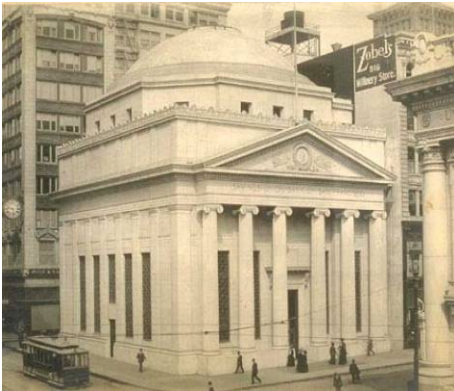


Figure 5. Savings Union Bank Building, ca. 1912. Source: Bancroft Library, University of California, Berkeley.

The immediate post-quake period was the Golden Age of bank construction in San Francisco. Several of the most important examples completed during this time include Bliss & Faville's Bank of California (1907) at 400 California Street, the same firm's Savings Union Bank and Trust Company (1910) at 1 Grant Avenue, Albert Pissis' Anglo California National Bank (1910) at 1 Sansome Street, and Clinton Day's Union Trust Company (1910) at 2 Grant Avenue. The Bank of California's one-story banking temple, located at the corner of California and Sansome Streets and modeled after McKim, Mead & White's Knickerbocker Trust Building in New York, joins the Hibernia Bank Building as one of San Francisco's finest.<sup>7</sup> Fully embodying the

Roman Neoclassical style, the exterior of the building is monumental in scale, yet it remains one of the smaller buildings in San Francisco's Financial District. Similarly, the Savings Union Bank and Trust Company Building (now Armani Exchange) at the intersection of O'Farrell, Grant, and Market – also by Bliss & Faville (**Figure 5**) employs a Roman Neoclassical design based on the Pantheon in Rome.

The design of the Hibernia Bank Building was exceptionally advanced, not only for San Francisco but for the country at large. It appeared in 1892, a full year before the Chicago Columbian Exposition swept the nation with renewed appreciation for Neoclassical grandeur and ordered Beaux Arts planning. With its crisp and dignified Roman Neoclassical orders, its scholarly composition, and white Sierra granite walls capped with a then-gilded copper dome, the bank appeared an erudite manifesto in comparison with San Francisco's incoherent pre-quake City Hall and the adjacent jumble of brick and wood commercial structures. The Architect and Engineer opined in 1909 that "the structure (Hibernia Bank Building) became famous at once and marked an epoch in San Francisco architecture and placed its designer at one bound in the

<sup>7</sup> Michael Corbett et al, *Splendid Survivors: San Francisco's Downtown Architectural Heritage* (San Francisco: A California Living Book, 1979), 96.

forefront of his profession, where he has remained ever since. The building from the first to last shows no sign whatever of immaturity."<sup>8</sup>

The American banking industry entered a period of change around the turn of the 20<sup>th</sup> century. In addition to an increase in mergers as smaller community banks were taken over by larger regional banks, the industry began to branch out into new areas. Consequently, the banks that survived faced a growing need for office space and income. Seeking to maximize both, American bank owners began to build large office towers, often with a great Banking Hall on the first floor. The construction of speculative offices above the non-income producing Banking Hall provided office space for increasingly complex banking operations as well as additional income from leasing office space to other businesses. The prominent bank towers also served as powerful advertising tools. In San Francisco there are several combination banking temple/office buildings, including Meyer & O'Brien's Humboldt Bank Building (1906) at 783-85 Market Street, Shea & Lofquist's Bank of Italy (1908) at 552 Montgomery Street, Willis Polk's Crocker/First National Bank Building (1908) at 1 Montgomery Street, and George Kelham's American National Bank Building (1922) at 300 Montgomery Street.<sup>9</sup>

#### D. Construction and Alteration History



Figure 6. Building under construction (lower left corner of photo), 1891. Source: San Francisco History Center, San Francisco Public Library.

The Hibernia Savings and Loan Society purchased the fifty-vara lot at the corner of Jones and McAllister streets on December 19, 1888 from Mary F. S. Searles (formerly Mrs. Mark Hopkins) for \$262,500.<sup>10</sup> In 1889, the Board of Directors held a national design competition for their new bank building, promising a \$1,000 prize for the winning entry. The competition rules stipulated that "the proposed building must be in the classic style of architecture and solely for the accommodation of the bank's vast business."<sup>11</sup> Twenty architects from the Bay Area as well as the East submitted plans for the competition.

San Francisco architects Albert Pissis and William P. Moore won the competition, with second place going to local architects Schmidt & Shea. The new building was projected to cost \$400,000.

<sup>8</sup> "The Work of Albert Pissis, Architect," *The Architect and Engineer of California*, July 1909, 39.

<sup>9</sup> "The Bank in the Skyscraper," *The Architect & Engineer of California*, April 1916, 38-53.

<sup>10</sup> *The San Francisco Call*, 20 December 1888.

<sup>11</sup> "Handsome Bank," *The San Francisco Call*, 3 September 1892.

Construction on the new bank building began in 1889 with the pouring of the \$6,000 concrete perimeter foundation (**Figure 6**). The McAllister Street façade measured 90 feet, and the Jones Street façade measured 129 feet. The average height of the parapet above the street was 50'. The structural frame consisted of cast iron columns and steel I-beams.<sup>12</sup> White granite from Rocklin, California was used to clad the south and east façades with rear walls made of brick.<sup>13</sup> The Rotunda was to be capped by a burnished copper dome (later gilded in 1907) over an iron framework 75' above the sidewalk. When completed in 1892, the new building was said to resemble "a number of well known public buildings of Paris, and there is about it much suggestion of the Bank of England." The building was called a "banking palace" and was named the "most artistic building in town." The main banking room was 67'-6" square and rose the full height of the building. It was "an illustration of beauty, design, exquisite material and splendid workmanship."<sup>14</sup>

The wainscoting consisted of four kinds of marble with the plaster walls and ceiling tinted a creamy white and decorated in gold leaf. An amber, beveled plate, art glass skylight covered the center of the Banking Hall ceiling and the exterior windows were stained art glass<sup>15</sup>. The counters were made by Fink & Schindler of carved mahogany with brass grilles. The floors behind the counters were solid oak and in front of the counters, colored marble. At the rear of the banking room was the Vault enframed by a panel of red Cork marble inscribed with the words "The Hibernia Savings and Loan Society Incorporated August 30, 1859. Reincorporated April 12, 1864."<sup>16</sup> Four bank offices were located on the first floor of the McAllister Street side of the building. The offices in this part of the building, including the ceilings, were clad in mahogany paneling with parquet floors covered in the center by rich rugs. Offices on the second floor were for the bank's lawyers, Tobin & Tobin, and were reached from the Rotunda by a private staircase clad in Giallo di Siena marble with wainscoting of Russe antique marble.<sup>17</sup>

There were four large bank vaults in the building. The basement vault was 28' by 8'; and the mezzanine vault was 28' by 8'. The remaining two vaults were on the main floor. One was used for coin and the other for books and documents, and they were 12' by 8' and 16' by 8', respectively. All four vaults were "fire-proof and burglar proof." Their walls and ceilings were lined with two and one-half inches of steel encased in 3-foot thick brick walls.<sup>18</sup>

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<sup>12</sup> The California Architect and Building News, 15 August 1889.

<sup>13</sup> A 1906 photograph shows that the rear of the building also was clad in granite, as it is today. This may have occurred during the 1905 remodel. See photograph in Appendix A, Figures 12 and 15.

<sup>14</sup> "A Banking Palace," *San Francisco Chronicle*, 4 September 1892.

<sup>15</sup> Drawings published in the *California Architect and Engineer* in April 1891 indicate that the exterior windows of the Banking Hall were made of art glass as well. It is unknown if these plans were realized or if the windows were destroyed in the fire after the 1906 earthquake and never reconstructed in 1908. The exterior windows of the Banking Hall currently feature clear glazing.

<sup>16</sup> The organization had originally been incorporated as a stock company and was reincorporated as a mutual company in 1864.

<sup>17</sup> "The New Hibernia Bank," *San Francisco Chronicle*, 4 September 1892.

<sup>18</sup> "The New Hibernia Bank," *San Francisco Examiner*, 13 February 1890.



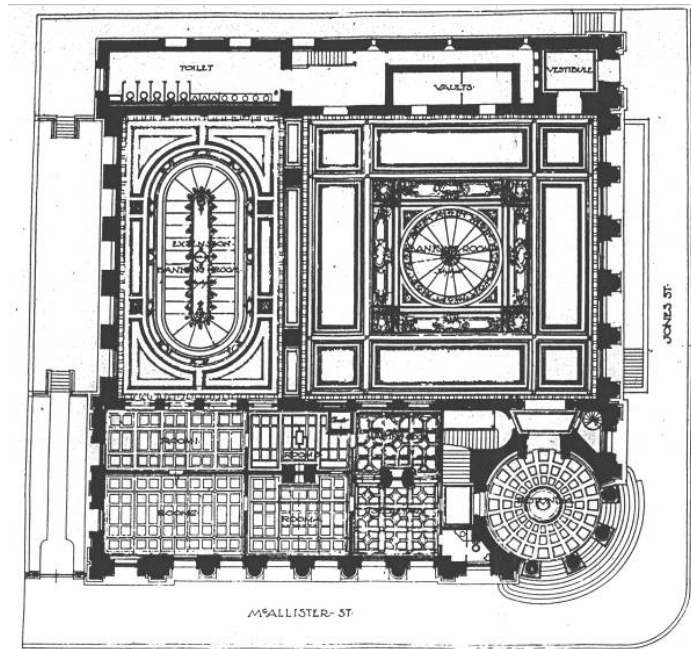
In 1904-05, construction began on a \$200,000 addition (**Figure 7**) to the Hibernia Bank Building that extended the building west to cover the entire lot.<sup>19</sup>

Designed and overseen by Albert Pissis, work included shoring up the existing building, demolishing the existing west wall, and constructing the new addition to match the existing building.<sup>20</sup> The last interior alterations to the building were made in January 1906, just three months before the earthquake and fire.

Although the building was touted as fire-resistant, the fires that followed the earthquake in 1906 badly damaged its interior. An article published in the Southern Pacific Company Passenger Department's *Sunset* magazine said that the damage was not caused by the fire outside the building but rather after the "superheated interior of the bank burst into flames. Everything that was inflammable was ablaze in an incredibly short time." Bank secretary R.M. Tobin, described the aftermath of the fire in the same article,

The flames from the outside did not seem to cause the igniting of the structure. The structural granite just outside of the windows, as ascertained after the fire, was chipped by the heat from the inside. Glass fuses at a temperature of five hundred degrees. The heat must have been that in the bank interior, for we found glass bottles fused with the glass of the windows."<sup>21</sup>

According to a publication entitled "The San Francisco Earthquake and Fire of April 18, 1907" the building sustained fire damage to the granite façades, especially around the doors and windows, which were badly spalled. Other damage was confined to the roof and the dome (**Figure 8 and Appendix A, Items 12-18**).<sup>22</sup> It was a full month before the main vault was cool enough to open. All of the contents were found to be safe and intact, unaffected by the fire that destroyed the building's interior.<sup>23</sup>



**Figure 7.** Reflected ceiling plan showing the 1905 addition to Hibernia Bank Building. Source: *Architect and Engineer*, July 1909.

<sup>19</sup> Builders Contracts, *The San Francisco Morning Call*, 18 September 1904.

<sup>20</sup> Builders Contracts, *The San Francisco Morning Call*, 16 September 1905.

<sup>21</sup> *Sunset* By Southern Pacific Company Passenger Department. Google Book Search, <http://books.google.com/books?id=zLIRAAAAYAAJ&pg=PA529&dq=hibernia+clock&lr=#PPA529,M1p>, accessed April 2009.

<sup>22</sup> *The San Francisco Earthquake and Fire of 1906: And Their Effects on Structures and Structural Materials*, 1907.

<sup>23</sup> *The History of Hibernia Bank*

The Hibernia Savings and Loan Society secured a \$5 million loan from the Crocker Woolworth Bank (later Crocker National Bank) to meet emergency needs.<sup>24</sup> Repairs to the building's roof were made immediately after the fire.<sup>25</sup> In 1907, the granite façades were repaired.<sup>26</sup> In 1908, two new Tiffany-style art glass skylights for the Banking Hall were designed by Albert Pissis and executed by the United Glassworks of San Francisco. One skylight was 25 feet in diameter and the second was 20 by 50 feet.<sup>27</sup> By September of 1908, the roof of the dome had been repaired and gilded.<sup>28</sup>



Figure 8. Hibernia Bank Building, April 18, 1906. Note smoke and fire damage above windows and damage to rotunda. Source: California Historical Society.

When repairs to the building were completed, the San Francisco County Clerk moved in along with the County's surviving records, occupying counters at the west end of the banking hall. To accommodate the added staff, carpenters modified existing desks and other furniture. Public records were kept on the ground floor while the other files and copyists were located on the second floor.<sup>29</sup> It is unclear when the County Clerk moved out of the building. However, evidence of County records storage includes signage that can still be seen in the desks on the west end of the Banking Hall (F-8), the pulley system in the second floor file rooms (S-1, S-2), and the Document Vault in the basement (B-5).

Hibernia Savings and Loan Society continued banking operations at One Jones Street until 1985, when declining profitability forced the building's closure. By that time only ten employees were required to serve customers in what had become a branch bank. The building was converted into administrative offices, with the basement safe-deposit vault the only remaining banking function. As a deterrent to crime in the neighborhood,

<sup>24</sup> Ibid.

<sup>25</sup> Builders Contracts, *The San Francisco Morning Call*, 12 April 1908.

<sup>26</sup> *The San Francisco Morning Call*, 7 June 1907, 13.

<sup>27</sup> "Some Notable Work in Art and Leaded Glass," *Architect & Engineer*, July 1909.

<sup>28</sup> *The San Francisco Morning Call*, 26 September 1908, 7.

<sup>29</sup> "County Clerk Moving," *The San Francisco Morning Call*, 17 November 1907.

the SFPD opened a neighborhood police facility in the basement of the vacant bank building in 1991. It was used to house the Central Police Station formerly located on Vallejo Street in North Beach. The building also contained offices for some of the department's top police administrators. The police substation closed in 2000. Since then the building has remained vacant.

It appears that no major alterations were made to the building from 1907 to 1921, when the mahogany and metal gridded banking counters were replaced in a \$40,000 remodel.<sup>30</sup> The new counters were designed by architect H.H. Winner and executed in polished marble with bronze teller's grilles and mahogany counter tops. In 1935, Arthur J. Brown Jr. designed a new penthouse for women employees that had a "buffet" or kitchen, lounge, locker room, toilet room, and a sundeck on the roof.<sup>31</sup> As part of these alterations, a skylight in the second floor reception room (S-9) was removed and a smaller skylight reconstructed from the old glass. Brown also simplified the counter design in the banking hall, removing the teller's grilles. Also in 1935, plans show alterations to the basement women's lounge and locker room, with the addition of new wood lockers. The addition of the women's penthouse and alterations to the women's rooms in the basement may indicate that women were increasingly joining the bank workforce. The mezzanine room (S-4, previously included in the first floor boardroom) and catwalk (S-3) were constructed in 1948 by architects Hertzka & Knowles. Several offices on the first floor appear to have been removed at an unknown date to create the gallery space (F-9) in the banking hall.

Alterations to the basement were again made in 1964 when a room was constructed for telephone equipment storage. In 1968, new office partitions were installed in a larger room in the basement, possibly the offices adjacent to the safe deposit viewing room (B-20, B-21). In 1980, the interior walls and ceilings of the banking hall were restored to match their original color. The basement underwent further major alterations in 1985, most likely in the western portion of the basement. A handicapped accessible entrance was installed in 1995 on the first floor at the secondary entrance on Jones Street. In 1984 the skylights were restored by Reflection Studios<sup>32</sup>.

The period of significance for the Hibernia Bank Building is 1892 – 1935. This time period begins the year the building was constructed and includes its enlargement in 1905 and repair in 1906-07. It also includes the addition of the Penthouse and remodeling of the basement to better accommodate female employees. These alterations reflect an important shift in the gender complexion of the banking workforce, as banking jobs became increasingly available to female workers.

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<sup>30</sup> *Architect and Engineer*, September 1921.

<sup>31</sup> Arthur Brown Jr. Collection, Box 53, Folder 9, Hibernia Bank files, Bancroft Library, University of California Berkeley.

<sup>32</sup> "No Place Like Dome." *San Francisco Examiner*, April 11, 1984.

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*E. Construction Chronology*

- 1892 Hibernia Bank constructed.
- 1905 Building enlarged and remodeled.
- 1906 Building damaged by fire after the 1906 Earthquake.
- 1907-1908 Repairs made to Hibernia Bank Building.
- 1921 Banking counter and tellers' grilles remodeled.
- 10/4/1935 Penthouse constructed on the roof and basement remodeled by Arthur Brown Jr. to accommodate female employees.
- 3/23/1938 Leaks fixed around doorway and windowsills.
- 6/6/1947 Heating and ventilating systems improved.
- 8/6/1948 Mezzanine in office wing constructed by Hertzka & Knowles.
- 2/25/1952 New partitions installed.
- 2/14/1964 Supply room constructed in basement for telephone switchboard.
- 7/23/1968 Interior remodeled: three new offices carved out of larger room and cabinets and counters installed in new rooms (most likely in the basement).
- 7/31/1985 Existing offices altered in basement.
- 6/9/1995 Handicapped-accessible entrance added along Jones Street.<sup>33</sup>

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<sup>33</sup> Note: Construction chronology prior to 1935 was compiled from journal and newspaper articles. Construction chronology after 1935 was compiled from building permits and plans on file with the City of San Francisco's Department of Building Inspection.

*F. Albert F. Pissis*

Albert Pissis was one of the most prominent architects operating in San Francisco at the turn of the twentieth century. Pissis was born in Guaymas, Mexico in 1852 to a French-born physician, Dr. Joseph Etienne Pissis. In 1858, the elder Pissis moved with his family to San Francisco. After reaching adulthood, Pissis became one of the first Americans to attend the renowned Ecole des Beaux-Arts in Paris. While in France, Pissis worked in the atelier of Julien Gaudet between 1872 and 1876. He also traveled widely in Europe, documenting classical architecture at its source. In 1880, Pissis returned to San Francisco and worked for a time in the offices of William Mooser Sr. before opening his own office. In 1882, Pissis and William P. Moore became partners. Eschewing the influence of his sophisticated Beaux Arts training, Pissis designed Victorian dwellings every bit as exuberant as his untutored competitors. The firm was successful and Pissis was elected to the American Institute of Architects (AIA) in 1882, later serving as president of the San Francisco chapter.

Pissis' winning submission for the design of the Hibernia Bank Building was a return to his classically trained roots and it seems to have opened many doors for the architect. His next prominent commission was for the Parrott Building at 865 Market Street (1896 – now the Westfield San Francisco Shopping Center). With its grand colonnade and skylit rotunda, the Parrot Building, which housed the Emporium Department Store, resembled the grand department stores of Paris. Following the Parrott Building, Pissis was awarded several high-profile commissions from members of San Francisco's elite families, including the Flood Building at 870-98 Market Street (1904-San Francisco Landmarks #154) and Temple Sherith Israel at 2266 California Street (1904).

Like many architects of his generation, Pissis rose to greatest prominence in the period of rebuilding that followed the 1906 Earthquake and Fire. In July 1909, Pissis was hailed by *The Architect and Engineer* as the "architect who has been responsible for more graceful, dignified, and well-planned structures on the streets of San Francisco than any single practitioner in the Bay City." Several of Pissis' prominent post-quake projects included the repair of the Hibernia Bank and the Parrot Buildings, the Mechanics' Institute at 57-65 Post Street (1909-San Francisco Landmark #134), the White House Department Store at 255 Sutter Street (1908) and the Health Sciences Library at 2395 Sacramento Street (1911).

Pissis was a longtime member of the San Francisco Society of Architects, the Bohemian Club, and the Pacific Union Club. He was one of five architects appointed by the directors of the Panama-Pacific International Exposition to serve on a panel that selected architects to design principal Exposition buildings. Albert Pissis died on July 5, 1914 of pneumonia at his suite in the St. Francis Hotel at the age of 62.<sup>34</sup>

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<sup>34</sup> "Albert F. Pissis, F.A.I.A." *Architect and Engineer*, 37, March 1914, p.94-95.

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G. *Arthur Brown, Jr.*

Arthur Brown, Jr. (1874-1957) was the architect of the Penthouse and various other interior spaces within the Hibernia Bank Building. Like his predecessor Albert Pissis, Brown was a well-known Beaux-Arts-trained architect who was well-connected within San Francisco's political circles and social elite. Born in Oakland and educated at the University of California, Berkeley and the Ecole des Beaux-Arts in Paris, Brown worked primarily in the Beaux-Arts style of architecture. Brown is best known for designing large, academically correct government and cultural buildings, including Berkeley City Hall (1909), San Francisco City Hall at 1 Dr Carlton B. Goodlett Jr. Place (1912), Pasadena City Hall (1925), the War Memorial Opera House and Veterans Building complex on Van Ness Avenue (1932), the San Francisco Federal Building on UN Plaza (1936), and the Labor-ICC block of the Federal Triangle in Washington, D.C (1934). Brown is also well-known as the architect of Temple Emanu-El at 2 Lake Street (1926), Coit Tower (1933), and as a consultant on the San Francisco-Oakland Bay Bridge (1936). Brown was a member of the firms Bakewell & Brown (1905-1927) and Arthur Brown, Jr. and Associates (1927-1950).

H. *The Irish in San Francisco*

The history of nineteenth century Irish immigration to San Francisco differs from that of other American cities in two major ways: the immigrants' point of origin, and the socio-economic success of the community. One major reason for the latter was the lack of an established nativist social and political elite, unlike what was found in many East Coast cities. Although opposition to the Irish population was not entirely absent, it was relatively weak compared to its eastern analogs. In addition, the percentage of Irish compared to other ethnic groups in the population was drastically higher during the years that San Francisco was forming.

Centuries before the 1845-1852 Irish Potato Famine drove close to a million Irish from their homeland to the shores of the United States, other forces created a sizable Irish diaspora that spanned the globe. Beginning in the fifteenth century, the British governments that ruled Ireland variously prohibited the practice of Roman Catholicism, actively persecuted its clergy, and denied Catholics the right to vote, hold office, practice law, or serve in the military.<sup>35</sup> Catholics were forbidden for the most part to own land and were generally displaced from even leasing the better farmland by the "Plantation" of Protestant settlers through official government policy.<sup>36</sup> The vast majority of the Irish population was Catholic, and this official attitude and its concomitant economic suffering spurred early Irish emigration, often to Catholic countries in Europe, and later the Americas. Spain and the Spanish colonies were common destinations, including Mexico and the province of Alta California. When the United States seized control of the Bay Area in 1846, the small settlement of Yerba Buena that became San Francisco already included several Irish-born men of Mexican citizenry, including John

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<sup>35</sup> Kevin Kenny, *Ireland and the British Empire* (Oxford: Oxford University Press, 2006), 104.

<sup>36</sup> *Ibid.*, 38

Sullivan, who became a founder and first president of Hibernia Savings and Loan Society, and Jasper O'Farrell, who conducted the first professional survey of the city.<sup>37</sup>

As the population of San Francisco swelled rapidly following the 1848 discovery of gold at Sutter's Mill, the population of Irish immigrants in San Francisco grew as well. But the origin of the Irish immigrants in San Francisco differed from those who were flooding the East Coast during the same years. Geographic location served to keep direct immigration from Ireland proportionately low; at its peak, immigrants coming directly from Ireland to San Francisco never surpassed five percent of all Irish immigration to the city.<sup>38</sup> Rather, Irish arrivals were much more likely to come from other places, primarily Australia and the East Coast of the United States. The British government relocated over forty thousand Irish convicts (convicted primarily of political crimes) to Australia between 1790 and 1867. By 1852, at the height of the gold rush, 44 percent of Irish arrivals in San Francisco came from Australia.<sup>39</sup> However, after the 1852 discovery of gold in Victoria, Australia, Australian Irish immigration to San Francisco decreased rapidly, and the East Coast became the most important point of origin for San Francisco's Irish population. Immigrants arriving directly from Ireland to the United States often came from rural villages, spoke Irish rather than English, and had little formal educational or industrial experience. In contrast, those who had lived for a time in the cities of the East Coast before arriving in San Francisco had the benefit of acculturation to American customs, language, and urban lifestyles. This important advantage contributed to the success of the Irish population in San Francisco.

In addition to arriving better prepared, the Irish in San Francisco were greeted by a young city free of historical prejudices which might have served to limit their success. East Coast sentiment had been anti-Catholic since the arrival of the first Puritans, and the wave of immigration caused by the Potato Famine seemed to threaten changes to the established social, religious, and political order of the area. In San Francisco, the newness of the city created an even playing field for new arrivals: in 1850, half the population was foreign-born, and most ethnic groups benefited from the live-and-let-live attitude associated with the city's boom economy. San Francisco's Irish never faced immigration restrictions or the rampant "no Irish need apply" discrimination which was common throughout the early twentieth century on the East Coast. Though some level of concentration of power in the hands of native-born elite certainly existed, in 1869 the Irish paper *The Monitor* confidently reported that in California, "our Countrymen need not fear...that they will have to encounter the prejudices against their race or religion, that are such drawbacks to their settlement in many parts of the Eastern States. Irishmen have made themselves a position here fully equal to that of any other nationality in our cosmopolitan population."<sup>40</sup> The comparative ease with which the new city embraced the Irish arrivals serves at least partially to explain the early and lasting success of the Irish population in San Francisco.

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<sup>37</sup> R. A. Burchell, *The San Francisco Irish 1848-1880*. (Berkeley, California, University of California Press, 1980), 10.

<sup>38</sup> R. A. Burchell, *The San Francisco Irish 1848-1880*. (Berkeley, California: University of California Press, 1980), 34

<sup>39</sup> *Ibid.*

<sup>40</sup> *Ibid.*, 4.

Two major exceptions to this prevailing tolerance were the San Francisco Vigilante actions of 1851 and 1856. In both cases, although professing to act out of concern for public corruption and crime, the mobs in fact attacked primarily Irish immigrants. In 1856, a duly elected municipal government comprised mostly of men of Irish birth or parentage was deposed and forced to flee in what amounted to a political coup d'etat.<sup>41</sup>

The demographics of early Irish immigrants were similar to those of other ethnicities, and comprised mostly young males. The census of 1852 shows 70 percent of Irish-born in San Francisco were male and only 14 percent were over the age of forty.<sup>42</sup> However, the gender imbalance in the Irish community evened out more rapidly than other ethnic groups in the city, diminishing rapidly through the 1860s, and even slightly reversing by 1870, when males comprised only 49 percent of the Irish-born population.<sup>43</sup> In occupation, though many Irish were among the city's highest-earning elite, the first decades of San Francisco found the largest concentration of Irish working in the fields of unskilled and semi-skilled labor. For every Peter Donohue, Irish-born builder of the city's first iron works and developer of the Market Street Railroad, there were scores of unskilled laborers who found regular employment lifting, hauling and dragging the raw materials with which the young city was being built. By the 1880s, however, employment among Irish men had attained balance throughout the occupational spectrum, with close to a third of Irish men working in each of three employment sectors—white collar, skilled blue collar, and semi-skilled blue collar—and only 10 percent working as unskilled laborers.<sup>44</sup> Irish women, who worked in greater percentages than women from other ethnic groups, worked primarily at semi-skilled labor, including food and clothing manufacture, in their early decades in San Francisco. However, as the city matured through 1870s, establishment of family households began to provide a source of domestic employment for women, and domestic work overtook semi-skilled labor as the main source of female employment through the 1880s.<sup>45</sup> Irish women did not begin to attain white collar employment in percentages close to their male counterparts until after the turn of the century.

Irish residential patterns reflect an amalgam of both gender and occupational demographics. A preference for family life among the Irish can be traced back to the earliest arrivals in the city, who notably chose boarding over hotel life when they were unable to start families of their own. The rapid achievement of gender balance in the Irish community as well as generally unimpeded occupational opportunity and stability empowered the Irish to start families and put down early roots in a city largely characterized by transience. Although a high concentration of Irish families lived south of Market Street, close to the industrial occupations at which most early Irish immigrants were employed, greater occupational distribution by the 1880s allowed for a general spread of Irish residential households fairly evenly throughout the city. Improvements in transportation, including the Market Street Railway and the Hayes Valley streetcar, drew

<sup>41</sup> William Issel and Robert Cherny, *San Francisco 1865-1932 Politics, Power and Urban Development*. (Berkeley, California: University of California Press, 1986), 20-22.

<sup>42</sup> Burchell, *The San Francisco Irish 1848-1880*, 50.

<sup>43</sup> *Ibid.*

<sup>44</sup> *Ibid.*, 54.

<sup>45</sup> *Ibid.*, 55.



working class families out into new neighborhoods in the Mission and the more middle- and upper-class Western Addition. Additional encouragement towards homeownership came from the Hibernia Savings and Loan Society, the Irish-led bank which by 1869 had close to 15,000 depositors, three times that of its closest competitors.<sup>46</sup> Hibernia was successful in aiding Irish homeownership by offering low two percent interest rates on mortgage loans to its customers, who were primarily Irish, at a time when interest rates closer to three percent were the norm in the city.<sup>47</sup>

A closer look at the founders of the Hibernia Savings and Loan Society illustrates some of the early achievements of the most successful Irish businessmen in San Francisco. As the Gold Rush peaked through the mid-1850s, the large Irish immigrant community was beginning to accumulate wealth, and a group of Irish businessmen began to discuss establishing a secure place for the Irish to deposit their nascent savings. Among these men was John Sullivan, first president of the Hibernia Savings and Loan Society.<sup>48</sup> Sullivan was born in Ireland and raised in locales as various as Canada, Maine, and Missouri. He arrived overland in 1844 to what was then known as Yerba Buena, and built one of the first houses by Yerba Buena Cove. By the mid 1850s, Sullivan had accumulated a fortune in real estate.

Myles D. Sweeny was born in Donegal, Ireland and moved with his family to Philadelphia as a young boy.<sup>49</sup> After early education in business, Sweeny worked for a while in a savings society before moving to San Francisco to establish a successful wholesale business in 1850. He is credited with raising the original idea of establishing an Irish savings bank, and became Hibernia's second president, serving from 1860 until his death in 1888.

Richard Tobin arrived in San Francisco from Waterford, Ireland, by way of Valparaiso, Chile, in 1849, and established the first law firm in California.<sup>50</sup> Tobin participated in laying out the structure of Hibernia Savings and Loan Society, and served as legal counsel for the corporation from its inception until his death in 1887 (the firm Tobin established with his son, Tobin & Tobin, represented Hibernia Bank for over 130 years.)

Peter Donohue, who sat on the first Hibernia board of directors, was a native of Glasgow of Irish parentage who developed the city's first iron works.<sup>51</sup> His brother James Donohue, also on the board, created the Market Street Railroad.

These men, all successful and wealthy in their own right, came together to form a bank that could support the modest financial gains of their countrymen. Their success preceded by decades any equivalent among their brethren in the eastern states. In a rollicking new city, where financial booms and busts led to many lost fortunes, having a secure place to build savings likely benefited the long-term success of the Irish community.

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<sup>46</sup> Ibid., 41.

<sup>47</sup> Ibid.

<sup>48</sup> Thomas Prendergast, *Forgotten Pioneers: Irish Leaders in Early California* (San Francisco: Trade Press, 1942) 90.

<sup>49</sup> Ibid., 201.

<sup>50</sup> "Our History" section of the Tobin & Tobin law firm website, <http://www.tobinlaw.com/html/tt.history.htm>, accessed July 1, 2009.

<sup>51</sup> Prendergast, *Forgotten Pioneers: Irish Leaders in Early California*, 183.

The Irish in San Francisco established several large Catholic parishes within the first few years of settlement in the new city. Although Catholic services had long been held at Mission Dolores, built in 1776 by Franciscans, this small chapel was three miles from the burgeoning center of San Francisco and not easily accessible to the growing population of urban Irish Catholics. An Irish immigrant, Father John Maginnis, established St. Patrick's in 1851 to serve the Irish community living in the South of Market Area.<sup>52</sup> Father Maginnis initially rented spaces for Mass until, in 1854, John Sullivan donated a lot on Market Street for the construction of a modest wooden chapel. The rapid increase in the Irish population through the following decade created both the demand and the funding base for a larger and more formal place of worship. Dedicated on St. Patrick's Day in 1872, the new St. Patrick's on Mission Street, between Third and Fourth Streets, is a brick neo-Gothic structure decorated heavily with Connemara marble and art glass illustrating the lives of Irish saints. At the time of its dedication in 1872, St. Patrick's congregation was estimated to include over 30,000 people, almost uniformly Irish immigrants. The building was restored after largely surviving the 1906 earthquake and fire.<sup>53</sup>

To the north, at California and Grant streets, on land also donated by John Sullivan, the cathedral of St. Mary's was established in 1854, also primarily to serve the rapidly growing Irish Catholic community.<sup>54</sup> Bishop Joseph Sadoc Alemany, the Spanish-born leader of the newly established Monterey diocese, hired architects William Craine and Thomas England, who returned the honor by designing a neo-Gothic church based on a medieval structure in Alemany's home town of Vich, Spain. St. Mary's Cathedral was at the time of its construction the largest building in San Francisco, and the soaring brick building, also restored after 1906, features lavish art glass windows by California Art Glass Works illustrating the lives of Irish saints and bearing dedications to or from prominent Irish San Franciscans, including John and Catherine Sullivan, Mary Tobin, and James and Alice Phelan. At the dedication, held at midnight mass on Christmas Eve 1854, over one thousand people were turned away from a building filled to well over capacity. St. Mary's provided educational and cultural opportunities for its parishioners throughout the early decades of the city's development, and provided a social center for Irish Catholics through many decades to follow. Expansions in the 1920s enabled St. Mary's to seat over 2,000 people in the nave and another 500 people in the basement auditorium. During World War II, the basement at St. Mary's became a "home away from home" for the many servicemen moving through the city, and hosted an estimated 450,000 guests at events between the years 1944 and 1946.<sup>55</sup> Throughout the 1950s, 1960s, and into the 1970s, St. Mary's commonly drew overflow crowds on Good Friday and other church holidays that mirrored the overflow crowd at the dedication Mass in 1854.

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<sup>52</sup> "History of St. Patrick's Church in San Francisco" section of the St. Patrick's Church in San Francisco website, [http://www.spcsf.org/index.php?option=com\\_content&view=article&id=168&Itemid=43](http://www.spcsf.org/index.php?option=com_content&view=article&id=168&Itemid=43), accessed July 1, 2009

<sup>53</sup> Ibid.

<sup>54</sup> "Old Saint Mary's Past and Present" section of the Old St. Mary's Cathedral website, <http://www.oldsaintmarys.org/html/retrofit.htm>, accessed July 1, 2009.

<sup>55</sup> Ibid.

Political success came early to the Irish in San Francisco, at a time when the political system was as unfettered as the economy and faithful party support offered a range of benefits that appealed to the often tenuous lives of immigrants. Starting in the late 1840s, David Broderick, the son of an Irish-born stone mason, began to develop a Democratic organization capable of turning out large numbers of loyal voters.<sup>56</sup> Using tactics variously described as bordering on fraud and skirting bribery (but commonplace at the time), Broderick created a political machine in San Francisco that allowed working-class Irish people to be represented by Irish politicians, and successfully sent Irish-born men to state and federal offices two generations earlier than was possible on the East Coast (Broderick himself was elected to the California State Senate in 1851 and as California's representative in the United States Senate in 1857)<sup>57</sup>. However, by the late 1850s, resistance to Democratic dominance was developing, and in 1856, vigilante organizations, using a combination of legitimate complaints and extralegal violence, managed to dismantle the Broderick Democrats and push a slate of candidates, known as the "People's Party," into office.<sup>58</sup> Despite the name, once in office, the People's Party instituted pro-business reforms, lowered taxes, reduced public services, and altered political policies in a way that kept the largely unmarried, landless Irish Catholic working class out of politics. Many Irish Democrats dropped out of politics, and the People's Party dominated the San Francisco political scene for the next twenty years.<sup>59</sup>

After the close of the Civil War, however, memories of the vigilante activities began to fade and a growing Irish and German population in the city ushered in a new period of Democratic dominance in San Francisco. New bosses emerged to galvanize the political power of the working class. Christopher "Blind Boss" Buckley, the son of Irish immigrants, arrived in San Francisco in 1862 at the age of 16 and began his employment, and his political education, in a working-class Irish saloon in the Mission.<sup>60</sup> Buckley organized a wide and loyal base of Irish and working-class voters and was able to reinvigorate the Democratic Party during the 1880s. At the turn of the century, it was Father Peter Yorke who, though never elected to political office, captivated and motivated the Irish in San Francisco, and led them to vote as he recommended, specifically fighting the rise of the xenophobic American Protective Association.<sup>61</sup> In the 1920s, Irish held half of the principal elective executive offices and one-third of the seats on the Board of Supervisors.<sup>62</sup> This concentration of political power continued into the 1970s, when many Irish-American residents moved out of the city and into the suburbs. An influx of other demographic groups into the city soon brought about the mix in city government we see today.

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<sup>56</sup> Burchell, *San Francisco Irish*, 121.

<sup>57</sup> *Ibid.*

<sup>58</sup> Issel and Cherny, *San Francisco*, 20.

<sup>59</sup> *Ibid.*, 22.

<sup>60</sup> *Ibid.*, 130.

<sup>61</sup> *Ibid.*, 143.

<sup>62</sup> James Walsh, *The San Francisco Irish, 1850-1976* (San Francisco: The Irish Literary and Historical Society, 1980), 133.

## I. *Women in the Banking Industry*

Prior to the mid nineteenth century, women's work in the United States most often took the form of domestic support to the labors of her husband or family. When driven by economic necessity, women who sought employment outside the home were likely to find it in traditionally domestic areas, as housemaids, seamstresses, or laundresses. Women who were motivated to work solely for reasons of personal preference were faced with limited career paths; many became teachers, although some were able to find individual opportunities for professional work within family businesses or businesses run by open-minded male professionals.

In the 1830s the development of the textile industry created for the first time a workplace outside the realm of the domestic that was uniquely associated with women. Centered around Lowell, Massachusetts, the largest of the new textile mills employed close to 10,000 people and were operated largely by female hands.<sup>63</sup> Recruited mostly from surrounding New England towns and rural areas, the girls and women of the mills provided the exact form of labor the mills required: available and inexpensive. However, in operating the large, loud, hot, complicated looms for long hours, these women challenged a cultural presumption that women were not suited to physically demanding work or work outside the home. Despite this, opportunity for advancement in the mills was limited; the average tenure for female employees was four years, and women were not permitted to advance to clerical or supervisory positions.<sup>64</sup>

Not until the Civil War drew men out of offices and into battle were women employed in office settings in appreciable numbers. Government departments, many of which experienced dramatic expansion during the war, were among the first to hire women, chiefly because they could not afford to slow down or stop operations. The United States Treasury Department employed women to trim paper money, and their performance was so praised that their tasks within the department rapidly expanded and other departments were soon welcoming their own female employees.<sup>65</sup> In the Confederacy, "Treasury Girls" were hired in Richmond to do the work of conscripted male clerks, and enjoyed salaries that surpassed that of soldiers in the field.<sup>66</sup> Female clerks were soon welcomed in the Post Office, the Quartermaster's Office, the Commissary General and the War Department.<sup>67</sup> Also during the war, women began to obtain employment in significant numbers as telegraph operators, usually in transportation offices, as male telegraph operators left to join the Union Army's Military Telegraph Corps.<sup>68</sup> At the close of the war, many women either chose to or were required to leave their positions (although female employees of the federal government were allowed to stay on), but the work experience they gained often qualified them, if inclined, to seek similar positions in the rapidly expanding private sector.

<sup>63</sup> Thomas Dublin, *Women at Work: The Transformation of Work and Community in Lowell, Massachusetts* (New York: Columbia University Press, 1981) 21.

<sup>64</sup> *Ibid.*, 194.

<sup>65</sup> Judith Harper, *Women During the Civil War: An Encyclopedia* (New York: Routledge, 2004) 414.

<sup>66</sup> Gail Collins, *America's Women* (New York, Harper Collins, 2004), 196.

<sup>67</sup> *Ibid.*, 197.

<sup>68</sup> Thomas Jepsen, *My Sisters Telegraphic: Women in the Telegraph Office, 1846-1950* (Athens, Ohio: Ohio University Press, 2000) 80.

Beginning around the turn of the twentieth century, and accelerated by the global scope of World War I, the shape of daily business operations underwent a dramatic change. The sheer quantity of information a company processed, usually in the form of typed or handwritten paperwork, exploded, and offices expanded to accommodate the necessary increase in managers and clerical workers who processed this information. Mirroring the development close to 100 years prior which brought women into the new field of factory work, women were invited to join the new field of information processing, and mostly for the same reasons: they were available and affordable. In 1920, women graduated high school in far greater numbers than men, they married later and had fewer children than at any time in the nation's past, and the domestic economic fields, such as house service, dressmaking and laundering, with which they had long been associated, were waning in economic viability.<sup>69</sup> Women were also inexpensive to hire in large numbers, as they could be paid a lower wage than a man, and could be relied upon to leave their job when they married, thus avoiding the need for raises and promotions. New technologies, such as the typewriter and the telephone switchboard, were not yet considered the natural purview of the male worker, and this also eased women's entry into and rapid dominance of these fields. Thus, women flooded the office, jumping from 4% of the clerical labor force in 1880 to 50% by 1920.<sup>70</sup> Additionally, 25% of all working women in 1920 were employed as clerks, stenographers, bookkeepers, cashiers and accountants, a larger percentage than either manufacturing or domestic service.<sup>71</sup>

Offices were necessarily shaped by the emerging presence of women. In order to attract the educated, largely middle-class workforce that they desired, employers had to ensure that the office complied with general perceptions of propriety. Thus men and women rarely occupied the same spaces within an office. Occupational segregation, which saw men performing particular tasks and women others, with little overlap, led somewhat naturally to gender segregated work rooms. However, some buildings also provided men and women with separate entrances, separate elevators, and separate lunch rooms and break rooms.<sup>72</sup> Offices had rules which deferred to the feminine sensibility, such as the prohibition of chewing tobacco and objectionable language. Social conversation was discouraged. Responsibility was also placed on the female employees to maintain the good nature of women by showing their best side in the office: The Business Women's Journal published these recommendations in 1889 for young women new to the workforce: "Be as ladylike in your office as you would in a parlor, and above all things avoid undue familiarity with the clerks with whom you may be associated."<sup>73</sup>

In the nation's banks, which certainly required the large pool of female typists, stenographers, telephone switchboard operators, and file clerks that characterized all businesses at the time, women also began to attain higher-level positions, particularly

<sup>69</sup> John L. Rury, *Education and Women's Work* (New York: SUNY Press, 1991), 17.

<sup>70</sup> Rosalyn Baxandall and Linda Gordon, ed., with Susan Reverby, *America's Working Women: A Documentary History, 1600 to the Present* (New York: Norton, 1995), 207

<sup>71</sup> Ibid.

<sup>72</sup> Oliver Zunz, *Making America Corporate* (Chicago: University of Chicago Press, 1990), 119.

<sup>73</sup> Seymour, Mary Foot, *Practical Hints to Stenographers and Type-Writers* (New York, Mary F. Seymour Publishing Company, 1889), page unknown.

after World War I. One female banking executive explained, “It was not until our men were called overseas that we made any real onslaught on the realm of finance, and became tellers, managers of departments, and junior and senior officers.”<sup>74</sup> The 1920 census describes five percent of bankers and bank officials as women, and the first women’s professional banking association, The National Association of Bank Women (NABW), was formed in 1921.<sup>75</sup> NABW membership required women to hold positions which brought them into daily contact with customers of their banks, and included tellers, cashiers, department managers (many banks had “women’s departments,” and hired women to oversee the business of female clients of these departments), treasurers, directors, and even one bank president.<sup>76</sup> Throughout the 1920s, the NABW focused on recruiting more women to the profession, primarily through public educational campaigns and addresses at women’s colleges. Although the majority of senior positions in banking continued to be held by men, efforts of the NABW combined with the rapid domination by women of the clerical and secretarial workforce created many bank offices which were, by the end of the 1920s, majority female.

In San Francisco, women’s employment at banks reflected these national trends. Census data counts four women working as bankers and brokers in San Francisco as early as 1900. Ten years later, the number had risen tenfold, to include 45 female bankers and money lenders. Though female employment in the profession rose only incrementally between 1910 and 1920 (from 45 to 50), data from 1930 show a jump to 106 female bankers and money lenders. In occupations which support banking, namely stenography, typing, and clerking, steep increases in female employment are also evident; the jump from 5,318 women in 1910 to 14,904 in 1920 is particularly dramatic. By 1920, clerical occupations had overtaken both domestic service and manufacturing to employ the highest percentage of women in San Francisco.

The rise of women in banking may be attributable to the persistent efforts of prominent female bankers like Mrs. Eugene Dexter Knight, manager of the first West Coast women’s department at the Bank of Italy National Trust and Savings Association’s San Francisco branch, and an active member of the NABW.<sup>77</sup> Mrs. Knight conducted public classes for women on finance topics and broadcast a radio program titled “Banking as an Avocation for Women.” However, the increase is certainly also related to the occupational gender segregation which developed and solidified in these decades: as banks, like other expanding corporations, became more dependent on a large workforce of low-level stenographers, typists and clerks, and as these occupations became more rigidly defined as women’s occupations, banks became places that were staffed more and more by women. This reality is borne out by a detailed breakdown in the 1940 census which describes women working in banking and finance in San Francisco: of 1,963 women working in the industry, 64 were proprietors, managers, officials, or professional or semi-professional workers (three percent), while 1,899 were clerical, sales or service workers.

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<sup>74</sup> Kessler-Harris, *Out to Work*, 219.

<sup>75</sup> Special Bulletin to the 1920 US Census, *The Occupations Which Women Are Entering*, and Genieve N. Gildersleeve, *Women in Banking: A History of the National Association of Bank Women* (Washington DC: Public Affairs Press, 1959), 4.

<sup>76</sup> Gildersleeve, *Women in Banking*, 19.

<sup>77</sup> *Ibid.*, 40.

At the Hibernia Bank Building, the 1936 opening of a new Penthouse lounge and roof garden explicitly for use by female employees was heralded in the press as a “milestone in the progress of commercial organizations<sup>78</sup>.” The 20 female Hibernia Bank employees of the day contributed ideas for the interior design and décor of the penthouse, which included a sage green rug, cream-colored couches, simple window draping, tall lamps, flower vases, and a handsome radio. Women were able to stow their lunch in individual “newest in everything” kitchen lockers, and a uniformed housekeeper prepared tea and coffee and washed up the lunch dishes. The roof garden was glassed in to minimize wind, and featured hammocks, porch chairs, and a low front wall to allow a good view of parades on Market Street. Despite these luxurious appointments, which the Hibernia board of directors believed to be unparalleled at any other bank in the city, there is no evidence that Hibernia Bank had a tradition of high-ranking female employees. There were no representatives from Hibernia present at the 1929 annual conference of the NABW, held in San Francisco, and no women were honored in a 1935 ceremony for Hibernia employees with 25-year tenure at the bank.<sup>79</sup> There were more than double the 20 women who opened the Penthouse at Hibernia in 1936 working at the Bank of California 12 years prior.<sup>80</sup> However, the Penthouse lounge, described as a “gift” from bank officials to female employees, provided the paternalistic amenities and relative glamour that often attracted women to work in banks and other corporate settings in an era of relatively low female employment and drastic wage disparity.

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<sup>78</sup> “Bank Tearoom Opened,” *San Francisco Chronicle*, 18 March 1936, p. 32.

<sup>79</sup> “Medals Given to 25 Year Employees,” *San Francisco Chronicle*, 16 March 1935, p. 11.

<sup>80</sup> “Women’s Employees Dress Regulations,” *The San Francisco Examiner*, 5 September 1924, p. 8.

### III. DESCRIPTION AND CONDITIONS ASSESSMENT

The following section identifies and describes all exterior elements of the Hibernia Bank Building, including their important materials and features. It also rates the condition of each based on the following categories:

Excellent (E) – The element is in near original condition.

Good (G) – The element is mostly intact.

Fair (F) – The element is showing signs of wear or deterioration.

Poor (P) – The element is badly damaged, missing, or not functioning.

Unknown (U) – The element was not accessible for inspection.

Each space was given a code that corresponds to its placement in the building. Please refer to the room diagrams in Section IV for room code and placement. A more detailed assessment of the physical condition of individual interior features of the building can be found in Appendix B.

In addition, a boldface letter rating of the significance of each is given, using the following scale:

Very Significant—**VS**

Significant—**S**

Contributing—**C**

Non Contributing—**NC**

Please refer to Chapter I for more detailed discussion of the significance ratings. The Significance Maps in Section IV give a graphic representation of each room's individual significance.

#### A. *Exterior Description*

##### Exterior – General Description

The Hibernia Bank Building occupies a rectangular lot at the northwest corner of Jones and McAllister streets, a densely developed downtown urban area. The intersection is at the southernmost extension of the orthogonal 50 Vara grid which is terminated by Market Street running diagonally across the vertex. This complex street plan creates two small gore blocks between McAllister and Market streets that frame an open view corridor for this building from Market Street. The site is level while Jones Street slopes upward to the north, resulting in a tapering height of the rusticated granite base on the east façade. The Jones and McAllister streets façades are bordered by concrete block sidewalks.

The building is two stories tall above a partially exposed basement, rectangular in plan, with a copper-domed colonnaded rotunda at the southeast corner containing the monumental main entrance accessed from a semi-circular flight of nine white granite steps. It has a flat composite roof behind a parapet surmounted by carved granite



balustrades. Exterior walls are white granite. The two primary façades feature giant Corinthian orders and pedimented end bays above a rusticated granite base. The building extends to the lot lines on the south and east sides, with a narrow open passageway along the north side, and a wider paved yard on the west that is enclosed on the south side by a fence with granite base, cast iron posts, and wrought iron balusters. A long rectangular light and stair well extends below grade along the east sidewalk, now covered over with plywood, and surrounded by a wrought iron safety railing. In general, the exterior is in good condition despite remaining vacant for almost a decade.

#### X-1: East Façade (G & F) VS

The east façade (**Figure 9**) is seven bays long (not including the rotunda) and is two stories high. The rusticated granite foundation or water table decreases in height from south to north in line with the grade change of Jones Street. The water table level features boarded over windows in bays one through four. A temporary aluminum fence separates the building from the sidewalk. Another non-historic, low metal fence surrounds a below-grade rectangular light well presently covered over with plywood. At the north end of the façade are historic cast iron posts and a gate concealed behind a non-historic mesh security gate. This opening gives access to the north alley.



Figure 9. East facade facing Jones Street. Source: KVP 2009.

The east façade is symmetrical in composition and consists of projecting corner bays and five interior bays. The corner bays are wider than the interior bays and are identical in composition, consisting of a curved pedimented window in the southernmost corner bay and a curved pedimented pedestrian entrance in the northernmost bay, which is recessed and concealed behind a non-historic mesh security gate in front of a low wrought iron gate. This entrance features an iron door with bronze cladding with a

foliate design surrounded by square borders. The door and window in the two corner bays feature Composite order pilasters. Each is capped by a blank paneled frieze, which is surmounted by dentil course molding and a curved pediment embellished with a dentil molding. The windows above rest on projecting entablature molding. The windows feature pedestal moldings and simple architraves and flat projecting lintels supported by scrolled acanthus leaf brackets. The entablature above the windows features a paneled frieze flanked by "eared" medallions. The corner bays are defined by stepped engaged Corinthian columns and are capped by pedimented gables containing a scrolled tympanum with a carved foliate ornament acroterion.

The interior bays are divided by six giant fluted Corinthian columns. Each interior bay features a recessed window with prominent granite sill. Granite walls terminate with molded entablatures and segmental arches capped by large keystones. Above the keystones are blank panels. All the interior bays are surmounted by simple architraves, a blank frieze, a dentil course molding, and a modillioned cornice. Above this is a balustrade composed of pedestals divided into sections of thirteen balusters. The balustrade meets the flat molded parapet walls above the corner bays. The condition of the east facade is good, with the exception of the northernmost bay, which shows a moderate amount of discoloration which may be due to heavier efflorescence or biological growth, thus it is rated fair.

#### X-2: South Façade (G) VS

The south façade (**Figure 10**) is eight bays (not including the rotunda) and two stories high. The east and west corner bays are identical to the corner bays on the east façade, except for the panel detail above the second floor windows. The entablature and balustrade are also identical to the east façade. A security gate (**Figure 11**) with cast iron posts atop granite plinths and wrought iron gate and balusters is located just west of the building. A taller, non-historic mesh fence has been placed behind the gate and fence.



Figure 10. South facade facing McAllister Street. Source: KVP 2009.



Figure 11. Cast iron and wrought iron security gate located just west of the building. Source: KVP 2009.

The six interior bays have two stories of fenestration with additional fenestration at the basement level. All bays are identical, featuring a rusticated granite water table at the basement containing one rectangular window that has been boarded over. Serving as a plinth above this element on the first story is a large rectangular window with a flat lintel flanked by pilasters. First story windows are concealed behind steel, roll down, security gates. Above the window is a recessed panel and surmounting this is a dentil course molding and a simple molded entablature. A simple spandrel panel capped by a bull nose molding divides the first and second floors.

Second floor fenestration is identical to the corner bays on the east façade with simple pilasters capped by scrolled acanthus leaf capitals which support a flat projecting lintel or hood. Windows are large, one-over-one, double-hung, metal sash. A flag pole surmounts this façade.



Figure 12. Details of west facade. From left to right: north bay, center bays and south bays.

### X-3: West Façade (G) S

The west façade is eight bays wide and three stories high. The water table is a combination of concrete and dark speckled rusticated granite. The north bay (**Figure 12, left**) above the water table consists of white granite cladding and a large, rectangular, one-over-one, double-hung, metal-sash window flanked by Tuscan order pilasters and surmounted by a plain, recessed panel frieze capped by a molded granite architrave. Above this is a double-hung metal sash window with flared granite casings and architrave. Above is a stepped granite architrave, a plain frieze and a molded granite cornice. The northeast corner projects outward about two feet.

Bays two through six (**Figure 12, center**) are two stories above a fully excavated basement level. All bays are identical with concrete rusticated foundation and double-hung metal-sash windows with speckled granite sills and molded lintels, except for the fourth bay which features a painted steel door with single light in the center with brass hardware. The door is flanked by rectangular side lights enclosed within bronzed steel fittings. Like the windows it has a granite lintel and concrete stoop. The windows and door with sidelights are protected by non-historic wrought iron security gates.

Above the water table, the bays are identical with granite walls, molded granite entablature, and semicircular arched headers. Above this are a molded granite entablature, a blank frieze, and a rolled granite cornice.

Concrete stairs lead up to the southernmost two bays (**Figure 12, right**). Both feature rusticated granite water table with a one-over-one, double-hung, metal sash window inset in both bays. The southernmost two bays appear to be detailed similarly to the south façade. Both feature large rectangular windows flanked by Tuscan order pilasters and are capped by blank frieze panels, a dentil course molding, and molded architrave.

The first and second stories are divided by a molded granite intermediate cornice surmounted by a one-over-one, double-hung, metal sash windows with molded surrounds with flared architraves. The southernmost bays are treated as a pavilion with large Corinthian pilasters bracketing it on either side and a Corinthian pilaster dividing the bays. The southernmost two bays are capped by a stepped architrave, blank frieze, denticulate molding, and modillioned cornice.



**Figure 13. North facade. Source: KVP 2009.**

#### X-4: North Façade (G) C

The north façade (**Figure 13**) is six bays wide and two stories over basement and is clad in granite. This façade faces a narrow alley, so it is the least significant façade. The basement is rusticated concrete with six non-evenly spaced recessed bays consisting of single-light, opaque bronze sash windows with granite sills and lintels. A molded granite water table divides the basement and first floor. There are three rectangular, double-hung, metal sash windows on the first floor. Windows feature blank granite sills and plain white granite surrounds. A molded intermediate cornice divides the first and second floors. The second floor has five one-over-one, double-hung, metal-sash windows with molded granite casings and flared architraves that match the west façade. The north façade features a blank frieze and simple molded granite cornice that matches northernmost six bays of the

west façade, except for a small portion at the east end that matches the east façade. Granite stairs ascend to Jones Street where there is a security gate matching the gate on the south façade and a non-historic tall metal mesh gate over it.

#### X-5: Rotunda (G) VS

Nine granite steps with a bullnose coping lead to the Rotunda (**Figure 14**) and are enclosed behind a low wrought-iron fence. Four large fluted Corinthian columns stand atop molded granite plinths and are enclosed by a low wrought iron fence with a taller non-historic mesh fence behind it. The columns support a banded entablature. A carved granite or terra cotta frieze sits atop the architrave, concealed behind a sheet metal sign that reads: "THE HIBERNIA BANK" in neon letters. Above the frieze a block modillion and cornice is surmounted by a plinth and carved bull's-eye frieze. Above this is the drum which is paneled and divided by square pilasters. Three pedimented attic windows punctuate the drum. The tympanum of the pediment features foliate carving. The drum is capped by a copper dome divided into segments by bull's-eye moldings. The base of the dome features an egg-and-dart molding. A circular lantern with bracketed volutes embellished by acroteria terminates the dome.

The interior of the Rotunda is approximately 26' in diameter and two stories high. The floor of the Rotunda is entirely clad in marble tiles. At the center is a compass rose pattern (**Figure 14**) inlaid in marble showing eight points. The cardinal and inter-



Figure 14. Rotunda facing the intersection of McAllister, Jones and Market Streets. Source: KVP 2009.

cardinal points are in Giallo di Siena marble. At the center of the pattern is a six sided star in Carrara marble with a Belgian Black marble center, surrounded in Rosso Verona marble and encircled by Carrara marble. Behind the pattern is a starburst made of Belgian Black marble outlined by Carrara marble and surrounded by Bigio Antico black marble. The starburst is encircled by a band of Giallo di Siena marble. Between the eight points of the compass rose are six sided stars in Giallo di Siena marble. The entire compass rose pattern is encircled by a band of Rosso Verona marble, followed by a zigzag pattern of Carrara and Bigio Antico marble triangles, and finally encircled by a wider band of Rosso Verona marble. The entire compass rose pattern is surrounded by Carrara marble tiles radiating out from the pattern. The perimeter of the Rotunda has a border with diamond shaped Giallo di Siena marble outlined in Carrara and Bigio Antigo marble triangles, bordered on each side by a band of Giallo di Siena marble followed by bands of Rosso Verona and Belgian Black marbles at the perimeter.

The floor in front of the main entrance to the Banking Hall has a flower pattern of Giallo di Siena marble with a Belgian Black and Bigio Antico marbles in the center. The flower is surrounded by Rosso Antico marble and encircled by a band of Rosso Verona and Carrara marbles. Both sides of the flower pattern have Italian Dove gray marble outlined by Carrara marble. The floor beneath the columns the flank the doors has a polka-dot pattern rendered in Carrara and Bigio Antico marbles outlined in Rosso Verona marbles.



Figure 15 (l). Inlaid marble compass rose pattern on the floor of the interior of the rotunda. Source: KVP 2009.



Figure 15 (r). Inlaid marble border, floor of rotunda. Source: KVP 2009.



Figure 16. Main entrance located in the rotunda. Source: KVP 2009.

On the north wall, bronze double entrance doors are surmounted by a transom window with a cast iron grille in a lattice pattern and a laurel wreath motif in the center. The doors are recessed and flanked by Corinthian columns. The red marble shafts of the columns sit atop molded granite plinths and are topped with granite Corinthian capitals. The columns support a granite frieze with blank Rosso Verona panel surmounted by a dentil course molding and a pediment with dentil molding surrounding a leaf and shield tympanum.

At the west wall (**Figure 16**), a smaller second pedestrian entrance has similar bronze double doors bounded by a simple architrave. The door is surmounted by a transom window with a decorative iron grille similar to that of the main entrance. Above the transom is a blank frieze which is surmounted by egg-and-dart molding and capped by a flat projecting lintel supported by scrolled acanthus leaf brackets.

The walls between the two doors feature granite wainscoting surmounted by smooth granite blocks. The blocks are bordered by an elaborate acanthus leaf and shield frieze. A second frieze at the top of the wall is rendered in a Greek key pattern.

The Rotunda ceiling (**Figure 17**) is coffered with ornamented panels in a floral pattern. According to historic photographs (Appendix A, Items 11, 17 and 24), the medallion at the center once held a pendant light fixture.



Figure 17. Ceiling of the rotunda. Source: KVP 2009.

### X-6: Roof (F) C

The roof (**Figure 18**) is built up over the Banking Hall and is surrounded by a granite parapet and balustrade braced with steel L-flanges anchored to the roof. Granite coping and a copper gutter line the perimeter of the roof. Glazed skylights or diffusers with hipped profiles and monitors cap the art glass skylights. Two of the diffusers have fixed metal tripartite glazing with wire glass. Mechanical equipment is located at the north end of the roof and is accessed by cat walks.



**Figure 18.** Roof, view south. Note the skylight diffusers at left and right and the penthouse in the background. Source: KVP 2009.

The elevator tower and Penthouse are located to the rear of the rotunda, at the southeast corner of the roof. The Penthouse is rectangular in plan and is constructed on a raised steel platform. It is finished in stucco and has a flat roof with steel sash French doors, leading to a small deck. All other windows in the Penthouse are also steel sash.

### X-7: Sidewalks (G) S

The sidewalks on Jones and McAllister streets are constructed of large concrete pavers laid in a staggered pattern. The design of the pavers dates to the building's construction in 1892 and some of the materials may date to the building's reconstruction in 1907-1908. Recent construction work on McAllister Street by the City has damaged the curb edges of the sidewalk blocks, causing them to become broken and cracked.

#### *B. Assessment of Exterior Physical Condition*

The following section identifies important materials and features of the site and identifies the condition of each element. A more detailed assessment of the physical condition of individual exterior features of the building can be found in Appendix B.

#### Sidewalks and Railings (G/F) C

The sidewalks on Jones and McAllister streets are constructed of large concrete pavers that possibly date to the building's construction in 1892 or at least to the building's reconstruction in 1907-1908. The blocks appear to be in good condition with no missing blocks, although some blocks are cracked. As mentioned above, the curb edges of the



sidewalk are damaged. The cast and wrought iron security gate at the west end of the south façade is in good condition. The cast iron does not appear corroded with only slight surface oxidation near the base. The wrought iron and non-historic mesh also



Figure 19. One of two areas of broken dentil molding on the east facade

appear to be in good condition with no rusting or delaminated paint. The wrought iron fence enclosing the Rotunda steps is in fair condition with large areas of loose paint. The wrought iron and non-historic fences enclosing the Rotunda are in good condition, with some areas of loose or delaminated paint. On the east façade, the non-historic security gate covering the recessed entry door is in fair condition. The door is also in fair condition with large areas of oxidation and delaminated paint. The non-historic mesh security gate, historic cast iron posts and

wrought iron balusters to the north accessing the narrow passageway appear to be in good condition with some areas of oxidation and delaminated paint. The west façade security grilles covering windows and door at basement level also appear to be in fair condition, with many rusting members and some balusters bent out of plane from attempted forced entries. The concrete base fence along the west side of the yard appears to be in excellent condition with no spalling, although there is some surface staining caused by accumulated soot and biological growth. The wrought and cast iron fence atop the concrete base is in fair condition with large areas of surface and interior oxidation and delaminated paint.

**Granite Façades (G/F) VS**

The granite façades on the north, south and west sides of the building appear to be in good condition. The east facade is in fair condition. All facades are slightly discolored, likely due to accumulated soot. There is also some surface efflorescence on the granite façades due to wicking of salts from the mortar. On the east façade, the north corner bay has a darker discoloration which may be due to heavier efflorescence or biological growth, perhaps black mold or mildew. At the top of the east facade, the dentil molding has become detached and has fallen off in two areas (Figure 19). The fire department has removed other loose pieces of

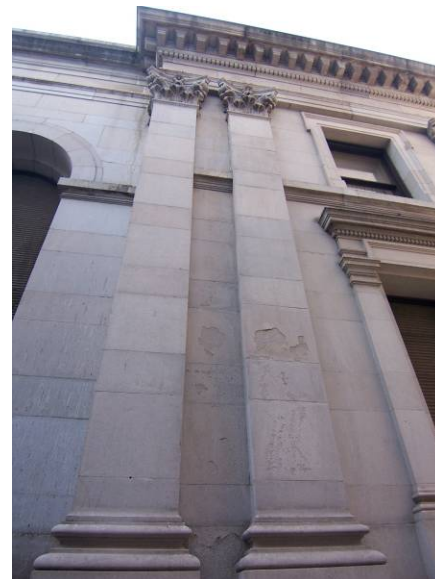


Figure 20. Spalling granite on west facade. Source: KVP 2009.

granite in these areas. In some areas on the west façade the granite appears to be spalling (**Figure 20**). The fluted columns of the Rotunda show a distinct line of discoloration at the base of the column indicating that they may have an anti-graffiti coating that has now failed.

#### Roll-down Security Shutters (G) VS

Most windows in the building are protected by steel roll-down security shutters, which are an important feature of the building's fire-proof construction. The basement level windows have interior shutters. Windows on the east façade and first-floor windows on the south façade are concealed by exterior shutters, while second-story windows on the east and south façades have none. The west façade has roll down shutters at the first story. Overall, the shutters are in good condition with some slight surface oxidation. Shutters at the first story on the east and south façades have been repeatedly tagged with graffiti. Hand-crank mechanisms for raising and lowering the security shutters are found on the interior of the building, many are still operable.

#### Windows (E) VS

Although first-floor windows are concealed behind the roll-down security shutters, interior inspection revealed all windows are single-light sheet glass housed within sheet metal sash, most of which are clad in bronze. The sash profiles and dimensions imitate those of wooden construction rather than modern metal sash. Basement windows are hopper type on the north and south facades with double-hung windows on the east facade and both types on the west facade. Windows are double-hung on the first and second floors, as well as on the west side of the basement. Because of the protection provided by the shutters, most, if not all glass lights appear to be unbroken. It is unknown if the windows are still operable, however, overall they appear to be in excellent condition.

#### Doors (F) VS

The entrance on the east façade features paired bronze-clad steel doors embellished with a foliate design surrounded by square borders. The doors are in good condition with some areas of surface oxidation and delaminated paint. The interior of the Rotunda contains similar doors accessing the main banking hall. These doors are in fair condition with large areas of oxidation, delaminated paint and corrosion in the lower right hand corner. A similar set of doors accessing the stair to the second-floor lawyers' offices is also in fair condition, suffering from large areas of oxidation, corrosion, delaminated paint, and graffiti. The partially glazed door on the west façade is in fair condition with large areas of corrosion, especially on the left side and at the base, while the sidelights are in good condition. In addition, there is visible damage on the inside face of the door where a crow bar or similar tool was used to gain entry to the building. On the east façade, at the basement level below grade, one arched metal door is in fair condition, with surface oxidation and delaminated paint.

### *C. Interior Description*

The following section identifies and describes all interior spaces of the building, including their important materials and features. It also rates the condition of each space based on the following categories:

Excellent (E) – The element is in near original condition.

Good (G) – The element is mostly intact.

Fair (F) – The element is showing signs of wear or deterioration.

Poor (P) – The element is badly damaged, missing, or not functioning.

Unknown (U) – The element was not accessible for inspection.

Each space was given a code that corresponds to its placement in the building. Please refer to the room diagrams in Section IV for room code and placement. A more detailed assessment of the physical condition of individual interior features of the building can be found in Appendix B.

In addition, a boldfaced letter summary of the significance of each space is given, based on the following scale:

Very Significant **VS**

Significant **S**

Contributing **C**

Non Contributing **NC**

Please refer to Chapter I for more detailed discussion of the significance ratings. The Significance Maps in Section IV give a graphic representation of each room's individual significance. Please refer to Appendix B for condition assessment and significance rating of materials.

#### Basement – General Description

The basement of the Hibernia Bank Building occupies the entire footprint of the building. It is accessed from the first floor by cast iron internal stairs located on the north end of the building (B-3), a flight of internal stairs located at the south end of the building (B-25), from the yard on the west façade of the building by a glazed door with sidelights, and on the east façade (Jones Street) by a single arched metal door. The doors on Jones Street open into the below-grade light well. The basement has a combination of has metal-sash, double-hung windows and metal sash hopper windows on the west facade, metal sash hopper windows on the north and south facades and below grade metal sash, double hund windows on the east facade. The basement contains mostly utilitarian offices with modern finishes and mechanical spaces. In addition, there are four vaults, men's toilets, women's toilets and a lounge, a safe deposit viewing room, and associated offices.



Figure 21. Men's Toilet Room (B-1) located in the basement. Source: KVP 2009.

#### B-1: Men's Toilet Room (G) C

Located in the northwest corner of the basement level, the Men's Toilet Room (**Figure 21**) is rectangular in plan and approximately 23'-2" x 11' with a 7'-8" ceiling. The floors are covered in ceramic tile (C). The north, south and west walls are clad in ceramic tile with plaster above (C) while the east wall is gypsum board (NC) and the ceiling is plaster (C). A window is located in the west wall and is covered by an interior metal roll-down security grill (VS). The entry is located on the east wall and is filled with a partial height, wood, swinging door (NC). The south walls are lined with porcelain toilets separated by marble partitions with wood doors. The north wall is lined with porcelain sinks and urinals with chrome plated fixtures (C). The toilet room is illuminated by fluorescent tube lighting (NC).

#### B-2: Men's Toilet Anteroom (F) NC

The Men's Toilet Anteroom is located in the northwest corner of the basement. Rectangular in plan and measuring approximately 12' x 15' with an 8' ceiling, this room serves as an anteroom to the adjacent Men's Toilet Room. The floors are covered in resilient tile flooring held down by mastic (NC). The north (C), south (NC), and east (NC) walls are plaster with a rubber baseboard and the ceiling is plaster. A paneled wood door is located on the east wall (C) and a partial height wood swinging door is on the west wall (NC). A window with an interior metal roll down security grill is located on the north wall (VS). The northwest corner contains a contemporary water heater (NC). A radiator hangs from the ceiling, spanning the length of the ceiling from east to west (NC). Lighting is provided by fluorescent tube light fixtures (NC). Exposed pipes and conduit cover sections of the walls and ceiling (NC).

#### B-3: North Stair (G) C

Located in the north end of the basement, the North Stair provides access to the first and second floors. This space is rectangular in plan and measures approximately 12'-5" x 21' with an 8'-8" ceiling. Floors are concrete covered in resilient tile flooring held down

by mastic and the walls and ceiling are plaster (C). The stairs are cast iron and the treads are covered in resilient tile flooring held down by mastic (C). The decorative railing is painted cast iron (S). A wood banister is located on the north wall of the stairs (NC). The north wall also has two windows covered with an interior metal roll-down security grill (VS). A short flight of steps at the east end of the space leads to two of the four basement vaults (C). The west end of the space has a wood door (C) that leads to the Men's Toilet Room.

#### B-4: Vault Gallery (P) NC

The Vault Gallery is located at the north end of the basement. It is rectangular in plan and is approximately 26'-11" x 3'-2" with an 11'-2" ceiling. It appears that this space originally may have been used for storage (similar to room F-6 on the first floor) and was later converted into a vault after the period of significance. The floor is concrete (C) and the walls (NC) and ceiling (C) are plaster, with the north wall in poor condition. A steel, double vault door with a gate is located at the west end of the room (NC). Lighting is provided by hanging exposed incandescent bulb fixtures (C).

#### B-5: Document Vault (G) S

The Document Vault (Figure 22) is located in the northwest corner of the basement. Rectangular in plan, the space is approximately 6'-6" x 26' with a 9'-10" ceiling. The floor and east and west walls are lined in metal (S). The north and south walls are lined with cedar, with the south wall containing cedar shelving which may have been used for file storage (S). The steel vault door is highly decorative and has a secondary steel door and gate (S). Lighting is provided by brass hanging light fixtures (S). Now electric, they may have been gas originally. All fixtures and finishes appear to date from the period of significance and are significant.



Figure 22. Document Vault (B-5) located in the basement. Source: KVP 2009.

#### B-6: NE Space (P) NC

This room is located at the northeast corner of the building. The floor is concrete (C) and the walls and ceiling are plaster (NC). A storage closet with a wood paneled door is located at the east wall (NC). A wood paneled door on the north wall leads to the brick-lined coal chute (NC). Lighting consists of hanging bulbs (C). There is modern exposed duct work at the ceiling and modern switches and outlets (NC).

#### B-7: Office #1 (G) NC

Office #1 is located in the northwest corner of the basement and is part of a suite of offices and meeting rooms located in the west end of the building that appear to be related to the period of SFPD occupancy between 1995 and 2000. Rectangular in plan

with a bump out in the northeast corner, this room is approximately 12'-8" x 12'-11" with an 8' ceiling. The floors are covered in carpet (NC). The north, east, and south walls are gypsum board with a rubber baseboard and the west wall, in poor condition, is plaster with a rubber baseboard (NC). The entry is located on the south wall and consists of a contemporary metal door with metal hardware and frame (NC). A large, one-over-one, double-hung, metal sash window is located on the west wall and is concealed by an interior metal roll-down security gate (VS). A gas radiator is located on the west wall as well (NC). The dropped ceiling is clad in acoustic tiles and lighting is provided by fluorescent tube fixtures (NC). All fixtures and finishes appear to be contemporary and therefore, except for the window and security gate, are non-contributing.



Figure 23. Office #2 (B-8) located in the basement.  
Source: KVP 2009.

#### B-8: Office #2 (E) NC

Office #2 (Figure 23), located in the northwest corner of the basement, is part of a suite of offices and meeting rooms located on the west side of the basement that appear to be related to the period of SFPD occupancy. This room is approximately 14'-4" x 15'-9" with an 8' ceiling. The floors are covered in carpet (NC). The west and south walls are gypsum board with a rubber baseboard (NC). The north wall is covered in plaster with a rubber baseboard (C). The east

wall consists of plywood and wire-glass windows and a pass-through to the adjacent corridor (NC). Metal glazed doors in the east and south wall lead to the corridor and adjacent meeting room respectively (NC). A large closet with a metal door is located in the northwest corner of the room (NC). The dropped ceiling is covered with a thin membrane of unknown material (NC). Lighting is provided by fluorescent tube light fixtures (NC). A radiator spans the width of the ceiling east to west (NC). Most fixtures and finishes appear to be contemporary and are therefore non-contributing.

#### B-9: Steps and Landing (F) NC

The steps and landing are located in the northwest corner of the building and lead to a stair at the north end of the building. The steps are concrete (C); the west wall is a wire glass and plywood partition (NC); the north wall is concrete and has plywood shelves (NC); the east wall is concrete covered in plaster. The vaulted ceiling of the steps area consists of steel beams and plaster (C) with exposed duct work, plumbing, and wiring (NC). The floor of the landing is concrete covered in resilient tile flooring held down by mastic (C). The south, west, and north walls are concrete covered in plaster (C) while the east wall is a partition wall (NC). The vaulted ceiling in the landing area is steel covered in plaster (C). The steps and landing area contain very few historic finishes, with those remaining utilitarian in nature.

**B-10: Locker Room (F) NC**

The Locker Room, located in the northeast portion of the basement, is rectangular in plan and is approximately 13'-4" x 34' with a 11'-3" ceiling. The west end of the room has a short flight of concrete steps leading up to the landing (B-9). The floor is concrete covered in resilient tile held down by mastic (C) and the west, south, and east walls are partial-height partition walls (NC). The north and south walls are lined with metal lockers and the east and west walls contain metal doors leading to the Mechanical Room (B-15) and landing (B-9), respectively (NC). The ceiling is steel beams and concrete covered in plaster (C) and the room is illuminated by fluorescent tube light fixtures (NC).

**B-11: Office #3 (E) NC**

Located in the northern corner of the basement, Office #3 is part of a suite of offices and meeting rooms on the west side of the basement that appear to be related to the period of SFPD occupancy. Rectangular in plan and approximately 13' x 15' with a 9'-2" ceiling, the concrete floor was once covered in resilient tile flooring as evidenced by the remnants of mastic. The north, east, and south walls are gypsum board with a rubber baseboard (NC) and the west wall is concrete covered in plaster (C) and the ceiling is clad in acoustic tile (NC). A large window is located on the west wall and is covered by an interior metal roll-down security gate (VS). On the south wall is a partially glazed metal door (NC). The room is illuminated by fluorescent tube light fixtures (NC). Most fixtures and finishes appear to be contemporary and are therefore non-contributing.

**B-12: Office #4 (G) NC**

Office #4, located in the northwest corner of the basement and is part of a suite of offices and meeting rooms located on the west side of the basement that appear to be related to the period of SFPD occupancy. This room is approximately 14'-7" x 12'-11" with a 9'-3" ceiling. The concrete floors (C) are covered were once covered in resilient tile flooring as evidenced by the remnants of mastic. All walls are gypsum board with a rubber baseboard (NC). The dropped ceiling is covered in acoustic tile (NC). Partially glazed metal doors in the south and north walls lead to the meeting room (B-16) and an adjacent office (B-8), respectively (NC). Lighting is provided by fluorescent tube light fixtures (NC). All fixtures and finishes appear to be contemporary and except for the concrete floors are non-contributing.

**B-13: West Vault (E) C**

Located in the center of the basement, the West Vault is rectangular in plan and is approximately 14'-6" x 35'-11" with a 11'-3" ceiling. The floor is concrete. The west, north, and south walls are concrete, and the east wall is concrete and brick masonry (C) (C). The ceiling is steel beams with concrete vaulting. At the northwest corner of the room, the steel vault door, secondary door, and gate are utilitarian (C). The east wall is lined with metal lockers (NC). High in the east wall is a small vault door with bars that communicates with the adjacent vault (C).

**B-14: East Vault (G) S**

The East Vault is located in the center of the basement and likely housed safe deposit boxes. It is rectangular in plan and partitioned into two spaces measuring approximately 9'-6" x 25'-6" and 9'-5" x 9'-7" with a 7'-11" ceiling. The floors, walls, and decorative banded ceiling are lined in metal and the partition is metal (**S**). At the south side of the room, the steel vault door, secondary door, and gate are highly ornamented with incised foliate designs (**S**).

**B-15: Mechanical Room (F) NC**

The Mechanical Room (**Figure 24**) is located at the east end of the basement. The room is T-shaped in plan and is approximately 67'-3" x 14'-11" and 38'-10" x 25'-6". The floors are concrete (**C**) and the walls and ceiling are concrete covered in plaster. A large boiler is located in the northwest corner as well as an HVAC unit (**NC**). In the center of the east wall is a flight of concrete steps leading up to an arched double metal door that accesses the Jones Street light well (**C**). The door is flanked on each side by two double-hung, metal sash windows with interior roll-down security shutters (**VS**). Although constructed during the period of significance, because of the poor condition of the south and east walls and the ceiling, they are non-contributing. The north and west walls are in good condition and were constructed during the period of significance and are therefore contributing.



**Figure 24. Mechanical Room (B-15) located in the basement. Source: KVP 2009.**

**B-16: Meeting Room (F) NC**

Located in the west end of the basement, this room is rectangular in plan and approximately 30' x 39'-5" with a 9'-4" ceiling. A portion of the concrete floors are covered in resilient tiles while the rest has remnants of mastic. The north wall is gypsum board with a rubber baseboard (**NC**); the south wall is concrete covered in plaster with steel columns and rubber baseboard and possibly follows the outline of an original floor plan (**C**). The west wall is concrete covered in plaster with a rubber baseboard (**C**); the east wall is gypsum board with a rubber baseboard (**NC**); and the ceiling is covered with acoustical tile (**NC**). The west wall features two one-over-one, double-hung, metal sash, wire-glass windows with interior roll-down metal gates (**VS**); and a glazed metal door with metal hardware that is flanked by sidelights (**S**). A flight of metal steps leads up to it. The north and south walls feature contemporary doors that access adjacent offices (**NC**, B-11, B-12, B-22 and B-23). The room is illuminated by fluorescent tube light fixtures (**NC**). A gas radiator is located between the two windows (**NC**). All fixtures and finishes appear to be contemporary, therefore, with the exception of the windows and glazed door with sidelights, are non-contributing.



**B-17: West Maintenance Room (G) NC**

The West Maintenance Room is one of two storage rooms located in the east end of the basement that project into the mechanical room. It is rectangular in plan and is approximately 13'-3" x 11'-8" with a 11'-3" ceiling. The floors are concrete (C), the walls are gypsum board partitions with a wood baseboard, and the ceiling is also gypsum board (NC). Wood shelves line the west wall and the ceiling has exposed pipes and ductwork (NC). The room is illuminated by fluorescent tube fixtures (NC). Finishes appear to be contemporary.

**B-18: East Maintenance Room (G) NC**

The East Maintenance Room is one of two storage rooms located in the east end of the basement that project into the mechanical room. It is rectangular in plan and is approximately 12'-3" x 12'-11" with a 11'-3" ceiling. The floors are concrete (C) and the walls are gypsum board partitions with wood baseboards (C). The ceiling is also

gypsum board and has exposed pipes and ductwork. The room is illuminated by exposed incandescent bulbs. Finishes appear to be contemporary.



Figure 25. Safe Deposit Viewing Room (B-19) located in the basement. Source: KVP 2009.

**B-19: Safe Deposit Viewing Room (G) S**

Located in the basement at the south end of the building, the safe deposit viewing room (Figure 25) is part of a suite of rooms associated with the adjacent safe deposit Vault and offices. Rectangular in plan, this room is approximately 31'-4" x 13'-3" with a 7'-1" ceiling. The

floors are concrete (C) and are covered with old mastic adhesive, indicating that they may have once been clad in resilient tile flooring. The north and south walls are lined with wood and opaque glass booths with wood doors that served as private viewing areas for bank patrons (S). A wood counter (S) is located at the southeast corner of the room and the Vault door (S) is located on the north wall. The dropped ceiling is covered with acoustic tile and has fluorescent tube light fixtures (NC).

**B-20: Safe Deposit Office #1 (G) C**

Located at the southeast end of the basement, the Safe Deposit Office #1 is part of a suite of rooms associated with the adjacent Safe Deposit Office #2 (B-21), East Vault (B-14) and Safe Deposit Viewing Room (B-19). Rectangular in plan, this room is approximately 13'-4" x 13'-4" with a 7'-1" ceiling. The floors are concrete (C) and are covered with remnants of old mastic adhesive, indicating that they may have once been clad in resilient tile flooring. The lower half of the walls are covered in wall paper with

plaster above and have a wood baseboard and chair rail (C). The dropped ceiling is covered with acoustic tile and has fluorescent tube light fixtures (NC).

#### B-21: Safe Deposit Office #2 (F) NC

Located in the basement at the southeast end of the building, this room is part of a suite of rooms associated with the adjacent Safe Deposit Office #1 (B-20), East Vault (B-14) and Safe Deposit Viewing Room (B-19). Rectangular in plan, this room is approximately 13'-11" x 13'-10" with a 7'-11" ceiling. The concrete floors (C) are covered in old mastic adhesive suggesting that the floors were once covered in resilient tile flooring. The walls are gypsum board and have a rubber baseboard (NC). The dropped ceiling is covered with acoustic tile and has fluorescent tube light fixtures (NC).

#### B-22: Office #1 SW (F) NC

Office #1 SW is located in the southwest corner of the basement and is part of a suite of offices and meeting rooms on the west side of the basement that appear to be related to the period of SFPD occupancy. Rectangular in plan and approximately 11'-8" x 14'-1" with a 8'-7" ceiling, the floor is concrete covered in resilient tile flooring (C). The west and north walls are concrete covered in plaster (C) while the east and south walls are gypsum board (NC). A metal awning window is located on the west wall near the ceiling and is covered by a metal security shutter (VS). The entrance is on the north wall and is filled with a contemporary wood Dutch door with partially glazed wire-glass upper door and metal door hardware (NC). The dropped ceiling is clad in acoustic tile and has fluorescent tube light fixtures (NC). Contemporary switches and outlets along with a modern fire detection system complete the room (NC).

#### B-23: Office #2 SW and Locker Room (F) NC

This space is located at the southwest end of the building. Although not shown on plans, it has been divided into two rooms. Both rooms are approximately 8' x 12' with a 8' 7" ceiling. The concrete floor of the western room is covered in resilient tile flooring, whereas the eastern room is covered in carpet (NC). The walls of both rooms are gypsum board partition with a rubber baseboard and the ceilings are covered with acoustical tile (NC). Both rooms have metal doors with wire glass glazing (NC). The eastern room is lined with metal lockers and has a secondary entrance in the east wall with a similar door (NC).

#### B-24: Telephone & Electric Panel Space (G) NC

The Telephone and Electric Panel Space is located in the center of the basement. L-shaped in plan the room consists of a long corridor that runs north-south and a large open space at the south end. The open space is approximately 33'-6" x 17' with a 11'-3" ceiling. The floors of the corridor and open space are concrete covered in resilient tile flooring (C). The walls of the corridor are concrete covered in plaster (NC). The corridor is lined with wooden employee lockers that appear to date from the 1930s remodel (C). Lighting in the corridor consists of fluorescent tube fixtures (NC). The open space has metal partitions on the south and east walls with concrete covered in plaster on the north wall and gypsum board on the west wall (NC). The vaulted ceiling is constructed of steel beams and concrete covered in plaster (C). The ceiling is lined

with exposed ductwork, wiring and pipes (NC). Lighting consists of fluorescent tube hanging fixtures (NC).



Figure 26. Elevator Lobby and Stairs at left (B-25) located in the basement. Source: KVP 2009.

#### B-25: Elevator Lobby and Stairs (G) C

Located in the southeast corner of the basement, the Stairs provide access from the Banking Hall (F-8) on the first floor to the Safe Deposit Offices #1 and #2 (B-20 and B-21), East Vault (B-14) and Safe Deposit Viewing Room (B-19) in the basement. The cast iron stairs have marble treads and risers with a decorative cast iron railing on both sides.

The concrete floor of the Elevator Lobby is covered in resilient tile flooring (C). The south wall contains the elevator shaft (Figure 26). The opening features a painted sheet metal surround and the wall behind is finished in plaster (C). The east and west walls are partial-height metal partitions (NC). The ceiling of the elevator lobby is plaster (C). Exposed pipes and conduit run around the perimeter of the ceiling (NC). A short corridor with a ramp (NC) leads down from the elevator lobby to the safe deposit box area. The floor of the ramp is concrete and the walls are plaster with a wood baseboard and chair rail with metal railing. There are fixed, wood- frame, plate glass windows on both sides of the corridor (C). A double metal gate separates the corridor from the safe deposit area (C). The dropped ceiling is covered in plaster (NC).

#### B-26: Rotunda Room (P) NC

Located in the southeast corner of the basement, the Rotunda Room is circular in plan and is approximately 25' in diameter with a 10'9" ceiling. At the north side of the space are massive concrete columns that support the weight of the Rotunda above. The floors are concrete (C) and the walls and ceiling are concrete covered in plaster. At the south end of the room is a wood partition with a partially glazed wood door that accesses a storage room. A closet is located at the west wall and has a partially glazed wood

paneled door. Although constructed during the period of significance, the room is not architecturally significant and is in poor condition. Therefore it is non-contributing.

#### B-27: Break Room (F) **NC**

The Break Room is located at the southwest corner of the basement and is part of a suite of meeting rooms and offices on the west side of the basement that appear to be related to the period of SFPD occupancy. Rectangular in plan, this room is approximately 19'-8" x 32'-10" with a 8'-7" ceiling. The concrete floors are covered in carpet. The north and east walls are gypsum board with a rubber baseboard (**NC**) and the south and west walls are concrete covered in plaster (**C**) with a rubber baseboard. There is a partial-height partition at the west end of the room (**NC**). Modern cabinetry lines the east wall, adjacent to which is double set of metal with swinging doors featuring partial glazing (**NC**). The southeast corner contains a closet (**NC**). The west and south walls each have a window with an interior metal roll down security shutter (**VS**). The dropped ceiling is covered in acoustical tile and has fluorescent tube light fixtures (**NC**). Most fixtures and finishes appear to be contemporary and are non-contributing.

#### B-28: Mechanical Space (F) **NC**

The Mechanical Space is located at the south end of the basement. It is rectangular in plan and consists of two levels with a metal railing bordering the upper level. It is approximately 11' x 10' with an 8'-7" ceiling. The floor is concrete with concrete steps at the east side accessing the upper level (**C**). The south and west walls are concrete and the north and east walls are partial-height metal partitions (**NC**). A sink is located on the south wall (**NC**). Above the sink is a window with an interior roll-down metal security grill (**VS**). To the west of the sink is a wheel that holds a garden hose (**NC**). The vaulted ceiling is steel and concrete covered in plaster (**C**). Exposed pipes and duct work line the walls and ceiling of the space (**NC**). Lighting is provided by a single suspended incandescent bulb (**NC**).

#### B-29: West Women's Toilet (G) **C**

The West Women's Toilet (**Figure 27**) is located in the south end of the basement. It is accessed from the open space of B-24 by a flight of concrete steps followed by a corridor with partial-height metal partition walls (**NC**). The toilet room is rectangular in plan and is approximately 7'-7" x 14'-7" with a 9'-7" ceiling. The concrete floors are covered in Carrara marble tiles, walls are covered in Carrara marble panels with plaster above, and the ceiling is plaster (**C**). A flight of Carrara marble clad steps leads up to two porcelain toilets enclosed by Carrara marble partitions and wood doors (**C**). The metal entry door on the west wall has a metal surround and



**Figure 27. West Women's Toilet (B-29) located in the basement.**  
Source: KVP 2009.

hardware (C). A window with an interior metal roll down security grill is located on the south wall (VS). A pedestal sink (C) with modern hardware is on the east wall. Exposed pipes and ductwork line the perimeter and ceiling of the room (NC).

#### B-30: East Women's Toilet (G) C

The East Women's Toilet is located in the south end of the building basement and is almost identical to the West Women's Toilet (B-29). It is accessed by a corridor (approximately 2'-8" x 13' with a 9'-7" ceiling) formed by gypsum board partitions. The room is rectangular in plan and is approximately 7'-7" x 14'-7" with a 9'-7" ceiling. The concrete floors are covered in Carrara marble tiles and the walls are covered in Carrara marble panels with plaster above and the ceiling is plaster (C). A flight of Carrara marble clad steps leads up to two porcelain toilets enclosed by Carrara marble partitions and wood doors (C). On the east wall is the entry with metal door, frame and hardware (C). An awning window with an interior metal roll-down security grill is located on the south wall (VS). Two pedestal sinks with original hardware are on the south and east walls (C). Exposed pipes and ductwork line the perimeter and ceiling of the room (NC).

#### B-31: Women's Locker Room (G) C

Located in the southeast corner of the basement, the Women's Locker Room is rectangular in plan and approximately 13'-2" x 12'-11" with a 9'-7" ceiling. The concrete floors are covered in resilient tile flooring and the walls are plaster (C). The vaulted steel beam ceiling is covered in plaster over concrete (C). Wood lockers (C), identical to those found in an adjacent corridor (B-24), line the north, east, and south walls. A hopper window with interior roll-down security grill is located on the south wall (VS). Lighting is provided by a hanging incandescent fixture (C). Exposed pipes, conduit and ductwork line the perimeter of the ceiling (NC).

#### First Floor – General Description

The first floor of the Hibernia Bank Building contains the formal public spaces of the building, including the Banking Hall (F-8, F-9), bank vaults (F-4, F-5), high-level bank employee offices located south of the Banking Hall facing McAllister Street (F-13, F-14, F-15), as well as two utilitarian offices located north of the Banking Hall (F-1, F-2). Cast iron internal stairs connecting all levels of the building are also located in this northern area (F-3). A second flight of stairs located adjacent to the main entrance at the southeast corner leads to the lawyer's offices on the second floor (F-16). A narrow third stairway (F-10) connects the Banking Hall with the safe deposit viewing area and vault, and offices in the basement. The building has two public entrances on this level – a main entrance accessed through the Rotunda (F-11) and a secondary entrance on Jones Street (F-1). A private entrance (F-16), also accessed through the rotunda, leads to the offices on the first floor and additional offices on the second floor. The first floor has metal-sash, double-hung windows on the south, east, and west façades. The north façade has metal-sash, double-hung windows and several slit windows that have been infilled.

The Banking Hall is the most highly decorated space in the building (F-8). It is characterized by the lavish use of different types of marble, gilded plaster work, and

two art glass skylights; one round and the other elliptical. Equally impressive is the private entrance and stair (F-16) with four different types of marble used on the floor, wainscoting, bronze stair railings with a baluster lamp, and a coffered plaster ceiling. The executive offices at the south end of the Banking Hall feature massive solid marble fireplace surrounds and coffered plaster ceilings (F-13, F-14). Remarkably, light fixtures in the Banking Hall and Private Stair appear to be original to the 1907-1908 post-quake reconstruction. Also remarkable is the lack of vandalism or age damage to most materials and features.



Figure 28. Northwest Office (F-1) located on the first floor. Source: KVP 2009.

#### F-1: Northwest Office (G) NC

Located in the northwest corner of the building, this room (**Figure 28**) was once part of a larger room that was partitioned at an unknown date. This room is rectangular in plan and measures approximately 18'-8" x 12'-5". The floors are concrete (**C**) covered in carpet (**NC**). The north, south, and west walls are concrete covered in plaster and have a wood baseboard (**C**). The south wall is covered in wallpaper. (**NC**) The east partition wall is stud-frame and gypsum board with a plastic baseboard and contains a contemporary metal door with metal hardware (**NC**). On the

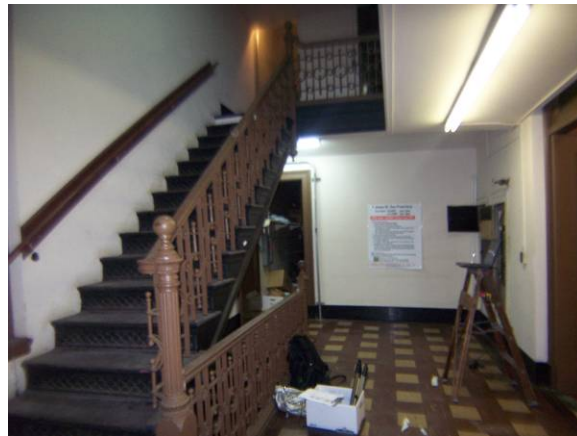
west wall is a double-hung metal window which spans the first and second floors (**VS**). A window on the north wall is shown on plans; however it does not exist and may have been infilled at an unknown date. The ceiling is covered in acoustical tile and has fluorescent tube light fixtures (**NC**). All finishes and fixtures are contemporary.

#### F-2: Secretary's Office (G) NC

Located in the northwest corner of the building, the Secretary's Office was once part of a larger room that was partitioned at an unknown date. It is rectangular in plan and approximately 21' x 12'-6". The floors are concrete (**C**) covered in carpet (**NC**). The north, south, and east walls are concrete covered in plaster and have a wood baseboard (**NC**). A metal Dutch door with clear glazing and louvers at the bottom is located on the east wall (**NC**). The west partition wall is stud-frame and gypsum board with a plastic baseboard and contains a contemporary metal door with metal hardware (**NC**). A window on the north wall is shown on plans; however it does not exist and may have been infilled at an unknown date. The ceiling is covered in acoustical tile and has fluorescent tube fixtures (**NC**). All finishes and fixtures are contemporary.

#### F-3: North Stair (G) C

This rectangular shaped space is located in the center of the north end of the building and contains a stair that accesses the basement, first, and second floor north (**Figure 29**). Rectangular in plan, this space is approximately 21'-10" x 12'-8". The floors are covered in alternating colors of resilient tile flooring (**C**), the walls are concrete covered in plaster with a black slate baseboard and the ceiling is plaster (**C**). The stair and its decorative railing are cast iron (**S**). On the north wall is a large double-hung, metal-sash window (**VS**). The south wall contains an opening filled with double, partially glazed metal doors which lead to the banking hall (**S**). The east and west walls contain openings to a Storage Room (F-6) and office space (F-1 and F-2), respectively. The Storage Room opening is filled with a solid panel metal door (**S**).



**Figure 29. North Stair (F-3) located on the first floor. Source: KVP 2009.**

#### F-4: Vault #1 (G) **S**

Located in the northeast portion of the building, Vault #1 is one of two vaults located on the first floor. Rectangular in plan, the Vault is approximately 7'-3" x 7'-3". The interior is completely lined in steel (**S**) and is accessed on the south by a massive steel door with incised foliate ornament and a barred interior gate (**VS**). An additional vault door is located on the east wall and provides access to the adjacent vault (**S**).

#### F-5: Vault #2 (G) **S**

Located in the northeast portion of the building, Vault #2 is one of two vaults located on the first floor. Rectangular in plan, the vault is approximately 7'-3" x 14'-10". The interior is completely lined in steel (**S**) and is accessed on the south by a highly decorative door with an interior gate (**VS**). An additional vault door is located on the west wall and provides access the adjacent vault (**S**). The space is filled with several smaller vaults stacked one on top of the other (**C**).

#### F-6: Storage-Vault Gallery (P) **NC**

Located at the northeast corner of the building, this narrow, L-shaped space wraps around the first floor vaults and is approximately 34'-7" x 3'-5". It was historically used as a security measure for the adjacent vaults. With its narrow slit windows it allowed guards to patrol the north elevation without exiting the building. The floor is concrete (**C**) and the walls and ceiling are concrete covered in plaster (**NC**). A wood shelf spans the length of the north wall (**NC**). Two slit windows that have been infilled with brick are also located on this wall (**C**). The space is accessed from the north stair hall through a solid panel metal door with metal surround (**S**). This space suffers from water intrusion and as a result is in poor condition with spalling plaster.

#### F-7: East Entry Hall (G) **S**

The East Entry Hall is located at the northeast corner of the building and provides secondary access from Jones Street to the Banking Hall. It is rectangular in plan and approximately 10' x 12'-5" with a 15'-9" ceiling. The floor is covered in marble tiles (**VS**) with Carrara marble in the center bordered by a double band of Belgian Black marble with alternating triangles of Rosso Verona and Italian dove gray marbles, with a band of Carrara marble and a gray marble lightly veined in white at the perimeter. The lower part of the walls are covered in marble wainscoting consisting of a Belgian Black marble base and top, Breccia Pernice marble panel bordered on the top and bottom by Rosso Verona marble molding (**VS**). The wall is plaster above the wainscoting and the ceiling is decorated with plaster brackets and beams (**VS**). Lighting consists of one modern fluorescent hanging fixture (**NC**). The east wall contains a rectangular opening filled with double, metal doors with partial glazing surmounted by a transom window with a similar exterior cast iron grille as the main entrance (**VS**). The south wall contains a similar opening, with hinge marks indicating double doors may have been removed at an unknown date (and may be stored in the basement mechanical room, B-15). Both door openings have Breccia Pernice marble molded surrounds (**VS**).

#### F-8: Banking Hall (E) **VS**

Located at the center of the building, the Banking Hall (**Figures 30-33**) is a double-height space that rises from the first floor to the roof. It is rectangular in plan and approximately 111'-7" x 67'-5" with a 35' ceiling. This is the most highly decorated space in the building, with eight different kinds of marble used on the floor, wainscoting, Vault and door surrounds and columns.

The room is divided into two unequal parts along its north-south axis by two massive columns (**VS**) finished in scagliola plaster at the base of the shaft, fluted plaster above, and terminating with Doric capitals that mark the line of the original west wall demolished in the 1905 remodeling. Another line of five square columns with Belgian Black marble bases, Rosso Verona marble shafts, Giallo di Siena marble necking, and egg and dart capitals divides the Banking Hall from a customer waiting area along the south perimeter of the main hall (**VS**).





Figure 30. East wall of Banking Hall (F-8).  
Source: KVP 2009.



Figure 31. First floor Banking Hall (F-8), view east. Source: KVP 2009.

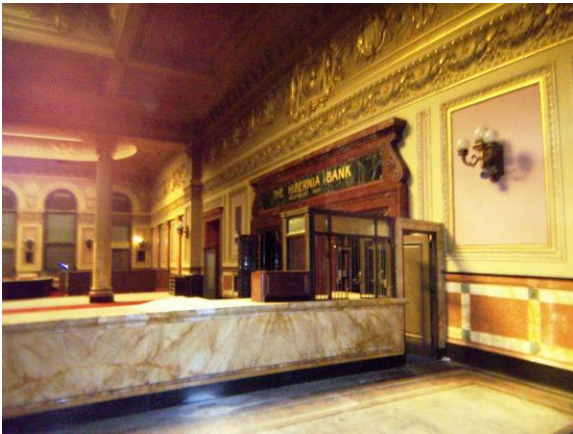


Figure 32. Banking Hall (F-8) view northwest towards the vaults. Source: KVP 2009.



Figure 33. Banking Hall (F-8) view south towards the Foyer (F-11). Source: KVP 2009.

On the north wall at the west end are four pilasters (VS) with shafts of Rosso Verona marble on bases of Belgian Black marble with Giallo di Siena marble above that terminate in Ionic capitals of carved Giallo di Siena marble. Molded plaster panels with calf's tongue and bead moldings decorate the space between the columns (VS). The north wall also contains the Vault entrances (VS), with two sets of massive steel doors highly decorated with incised foliate ornament and surrounded by carved Rosso Antico marble. The surround is a triptych of panels, the left and right ones containing the Vault doors and surmounted by an entablature embellished by a molded cornice and egg and dart molding. The wide frieze has scrolled ends and a panel of green Connemara marble with a carved and gilded inscription reading "THE HIBERNIA BANK; INCORPORATED 1864" (VS). In addition, this wall is pierced by two doorways, one leading to the East Entry Hall (F-7), the other to the north stair space (F-3, VS). Both have Rosso Verona marble surrounds with molded entablatures (VS). Double metal doors with single glazed central panels hang in the North Stair entrance, beneath a transom window (VS). Doors, which were probably identical, are missing from the East

Entry Hall (and may be stored in the basement mechanical room, B-15). There is a plywood ramp leading up to the east entry hall (**NC**). The floor of the opening to the east entry hall is clad in Carrara marble tiles in the center surrounded by a band of Italian dove gray marble, then a band of Carrara marble, and finally a band of gray marble lightly veined in white (**VS**). The walls of the opening feature marble wainscoting as described below with a panel of Breccia Pernice marble above (**VS**).

The south wall consists of the line of seven columns discussed above, which define the west end. The east end is defined by the opening to the Foyer (F-11). The floor of this opening is Carrara marble surrounded by bands of Rosso Verona and Belgian Black marbles (**VS**). The foyer is framed by two round columns in antis, with Belgian Black and Rosso Verona marble plinths, Giallo di Siena marble bases, and Rosso Verona marble shafts that terminate in Composite capitals of carved Giallo di Siena marble (**VS**). Beside each column is a similarly detailed pilaster (**VS**). The center part of the south wall has four molded plaster panels (**VS**).

The east and west walls each contain an arcade of five, two-story, arched windows containing double-hung one-over-one metal sash, and surmounted by hopper hinged fan transoms (**VS**). The stilted arches have molded plaster extrados and medallions in the spandrels. Each window has a full-height exterior segmented metal shutter operated by a hand crank located at the lower right corner of the window. The piers between the windows are decorated with molded plaster panels with calf's tongue and bead moldings (**VS**). Centered in the panels are brass sconces, each with three opaque glass globes (**VS**).

A marble wainscoting (**VS**) encircles the room and is composed of a base of Belgian Black marble with Rosso Verona marble molding strip, and panels of Rosso Verona marble with borders of Giallo di Siena marble and Connemara marble corner blocks. A band of gilded molded plaster with swags, five point stars, and egg and dart moldings forms the architrave for the south columns and north pilasters, and intersects the window arches at their spring line (**C**). Above it, a wide molded plaster frieze with shield motifs is surmounted by a bracketed crown molding at the ceiling (**VS**). Over the Vault entrances, the shield frieze is interrupted by a gilded clock face with a molded plaster surround of two concentric squares with extruded corners, the inner one with calf's tongue shapes in the corners, overlaid with palmate ornament and scrolls (**VS**). The clock face is round and features black roman numerals with a gilded radial sun shape at the center (**VS**).

The coffered ceiling (**VS**) is of molded plaster, with fleur-de-lis, egg-and-dart, and beaded moldings, as well as rosettes at the junctions. A deep beam, identically ornamented, sits on the north-south line of columns marking the line of the original west wall. Within the coffers there is a circular art glass skylight on the east and an elliptical art glass skylight on the west. Both skylights are surrounded by deep cove moldings featuring cartouches within panels separated by medallions (**VS**). The skylights themselves are described separately in the Features section of this report.

A continuous teller's counter (**VS**) of Giallo di Siena marble extends from the north wall near the East Entry Hall in the shape of a horizontal question mark terminating at the west wall. The counter encloses an open workspace containing the two Vault entrances and entry to the northern offices and stairway. Behind the counter a modern carpet (**NC**) conceals a concrete floor covered in linoleum. Outside the counter, the floor is of Carrara marble in a white color with dark grey veining, with an intricate border following the line of the teller's counter and perimeter walls composed of an inner band of alternating Rosso Verona and Italian Dove gray marbles in a diamond pattern, between bands of white Carrara, Rosso Verona, and Belgian Black marbles (**VS**). At the base of the counter and the perimeter walls there is a band of grey marble lightly veined in white.

Some plaster is missing in the northwest quadrant of the ceiling, probably due to water intrusion. In addition, plaster has been damaged around two metal grills in the east wall. Otherwise, the space is in excellent condition.

#### F-9: Customer Waiting Area (E) **VS**

The Customer Waiting Area (**Figure 34**), rectangular in plan, is located at the south side of the first floor adjacent to the Banking Hall and is approximately 16'-5" x 77'-7" with a 15'-9" ceiling. The floor, presently covered in carpet (**NC**), is most likely marble. The north perimeter of the space is defined by rectangular columns with Belgian Black marble bases, Rosso Verona marble shafts, Giallo di Siena marble moldings, and egg and dart capitals (**VS**), while the east end is enclosed by a metal railing separating it from the elevator entry (**S**). The south and west walls are smooth painted plaster with a Belgian Black marble baseboard and a plaster chair rail (**VS**). The ceiling is smooth plaster with a plaster crown molding. The south wall is penetrated by three doorways, each accessing one of the south offices (F-13, F-14, F-15) and the west wall has one double-hung metal sash window (**VS**). Lighting consists of paired brass sconces with glass shades on the south wall and fluorescent light fixtures above (**VS**). The space is in excellent condition.



**Figure 34. Customer waiting area (F-9) located on the first floor south of the Banking Hall (F-8).**

Source: KVP 2009.

The south and west walls are smooth painted plaster with a Belgian Black marble baseboard and a plaster chair rail (**VS**). The ceiling is smooth plaster with a plaster crown molding. The south wall is penetrated by three doorways, each accessing one of the south offices (F-13, F-14, F-15) and the west wall has one double-hung metal sash window (**VS**). Lighting consists of paired brass sconces with glass shades on the south wall and fluorescent light fixtures above (**VS**). The space is in excellent condition.

#### F-10: Safe Deposit Stair and Elevator (G) **C**

Located east of the Customer Waiting Area (F-9), the Safe Deposit Stair accesses the safe deposit vaults in the basement. It is approximately 15'-9" x 3'-7". A narrow hall leads from the Elevator through a solid panel door (**S**) to a flight of cast iron stairs with decorative cast iron railing (**C**). The floor of the hall and the stair treads are covered in Carrara marble tiles and the walls and ceiling are plaster (**C**). One sign reading "SAFE DEPOSIT" is located on the south wall and an additional sign reading "SAFE DEPOSIT"

and "VAULTS" is located above the stairs on the north wall (C). Lighting in this area consists of a single brass sconce with glass shade in the hall (C) that appears to be original. There are no light fixtures on the stairs. Coat hooks line the north and south walls of the hall.

#### F-11: Foyer (G) VS

The Foyer, located at the southeast corner of the building, is approximately 5'-5" x 14'-11". Metal double doors with single glazed center panels mark the entrance from the Rotunda (F-17) on the south, while the north boundary of the space is defined by two round columns in antis, with Belgian Black and Rosso Verona marble plinths, Giallo di Siena marble bases, Rosso Verona marble shafts, and Ionic capitals of Giallo di Siena marble, each with a similarly detailed rectangular pilaster (VS). The floor (VS) is Carrara marble with a border of bands of Rosso Verona, Belgian Black, and Connemara green marbles with a circle of Rosso Verona marble in the center. There is a wainscoting similar to that of the Banking Hall (F-8) and the walls above are smooth plaster (VS). Metal doors with Rosso Verona marble surrounds and Belgian Black base penetrate the three walls of the space (VS). The east door accesses a small Security Office (F-12), the west one leads to the basement safe deposit vaults (F-10), and the south wall has the main entrance. East and west doors are solid-panel metal (S), and the main entrance doors have glazed center panels and steel and cast-iron double outer doors described in the Rotunda section (VS). The main entrance doors are surmounted by a transom window that is protected by an exterior wrought iron grill in a laurel wreath and lattice pattern (VS). The paneled ceiling of molded plaster has a gilded plaster egg-and-dart-molding (VS) and a fluorescent hanging light fixture (NC).

#### F-12: Security Office (G) NC

The Security Office, located at the southwest corner of the first floor, opens off the foyer on the east. Roughly triangular in plan and approximately 5'-8" x 10'-2", the floor is concrete while the walls and ceiling are smooth painted plaster (NC). A large, double-hung, one-over-one metal-sash window is located on the east wall (VS) and a metal door with metal surround is located on the northeast wall (S).

#### F-13: Meeting Room (G) VS

Located in the southwest corner of the first floor, the Meeting Room is part of a suite of three offices on the first floor. It may have been historically used as the Bank Director's Office. This rectangular plan room is approximately 30' x 19' with a 15'-9" ceiling. It is highly decorated with marble floors covered in carpet, walls with molded plaster chair rail and panels, and Belgian Black marble baseboards (VS). The molded plaster ceiling has a deep bracketed crown molding. It is coffered and has three large medallions from which hang modern brass chandeliers (VS). There are historic brass double sconces on the north and south walls (VS). The east wall contains a fireplace with a 9' Brèche Sanguine marble mantelpiece (VS). To the north of the fireplace is an opening to the adjacent office (F-14) containing a metal door with a central glazed panel and a metal surround. The north wall contains a doorway to the Banking Hall (F-8), hung with double metal doors with central glazed panels, in a Verona marble surround (VS). Three double-hung, metal-sash windows are located on the south wall and a similar

window is located on the west wall, all in unadorned punched openings (**VS**). The window in the southwest corner has the bank's name painted on the upper sash.

#### F-14: Middle Office (G) **VS**

Located on the south side of the first floor is a suite of three offices. The Middle Office may have been used historically as the Bank President's office. This rectangular-plan space measures approximately 22' x 17'-6" with a 15'-9"-high ceiling. The room is highly decorated with marble floors covered in carpet, walls with molded plaster wainscoting, Belgian Black marble baseboards, and molded plaster ceiling with medallions and a bracketed crown molding. The west wall contains a fireplace (**VS**) with a 6' Belgian Red marble mantel surmounted by a large oil painting (**VS**) depicting a landscape scene (**Figure 35**). North of the fireplace is a doorway to the adjacent office (F-13), containing a metal door with glazed central panel in a metal surround (**S**). The north wall contains a doorway to the Banking Hall (F-8). It contains a metal door with glazed central panel in a metal door surround (**S**). Two double-hung, metal-sash windows are located on the south wall in unadorned punched openings (**VS**). Lighting consists of non-original brass chandeliers (**NC**).



Figure 35. Fireplace and painting in middle office (F-14) located on the first floor. Source: KVP 2009.



Figure 36. Toilet Room adjacent to Southeast Office (F-15) located on the first floor. Source: KVP 2009.

#### F-15: Southeast Office and Toilet Room (G) **VS/C**

This easternmost room of the suite of three offices on the south side of the first floor level is rectangular in plan, measuring 22'-3" x 17'-8" with a 15'-9" ceiling. According to historic plans, it was used as a secretary's office; it is highly decorated with marble floors (**VS**) covered in carpet (**NC**), walls with molded plaster wainscoting, and Belgian Black marble baseboards, and molded plaster ceiling with medallions and a bracketed

crown molding (**VS**). On the west wall is an opening to the adjacent office (F-14) containing a metal door with central glazed panel in a metal surround (**S**). Similar openings and doors are located on the north wall to the Banking Hall (F-8); and on the east wall leading to the southeast stairway, and to a toilet and washroom. Two double-hung, metal sash windows penetrate the south wall in unadorned punched openings (**VS**). Lighting consists of non-original brass chandeliers (**NC**).

The toilet room (**Figure 36**) opening off the southeast corner of the room has a floor covered in Carrara marble tiles, smooth plaster walls with an approximately 8' wainscoting of Carrara marble and a smooth plaster ceiling (**C**). Plumbing fixtures consist of a porcelain toilet screened by Carrara marble partitions with a wood door, and a porcelain sink with nickel plated legs and faucets (**C**). Above the sink is a nickel plated medicine cabinet with mirrored doors (**C**). A double hung, metal sash window penetrates the south wall in an unadorned punched opening (**VS**).

#### F-16: Southeast Stair & Vestibule (E) **VS**

This stair is located at the southeast corner of the building. It served as a private entrance for the suite of offices on the second floor that housed the bank's law firm, Tobin & Tobin. The space is rectangular in plan and approximately 23'-1" x 5'-6", with the ceiling rising to the second floor. The ground floor Vestibule has a marble floor of Carrara tiles with border of Belgian Black bands and interlocking triangles of Italian Dove and Rosso Verona (**VS**). The molded plaster ceiling is coffered and has a bracketed crown molding (**VS**). A bronze light fixture with two opaque glass shades hangs from the ceiling (**VS**). In the east wall, a double doorway leading from the Rotunda contains solid metal doors beneath a glazed transom with a Belgian Red marble surround (**VS**).

The double-I flight of stairs is cast iron with Carrara marble treads (**VS**), presently covered with carpet. A wainscoting of Giallo Antico marble is trimmed with a cap and baseboard of Belgian Red marble, and an ornate bronze railing features a lamp with an opaque glass shade on the newel post of the half-space landing (**VS**). The side of the stairs features panels of Belgian Red marble.

#### Second Floor – General Description

The second floor of the Hibernia Bank Building is divided into two separate areas by the Banking Hall (F-8) which rises two stories in the center of the building. There is no direct communication between the two areas.

The second floor south is characterized by a suite of offices used by the bank's law firm, Tobin & Tobin. The suite is accessed from the Rotunda (X-5) by a stair (F-16) that includes an art glass skylight at the top (S-10). The suite also includes a Waiting/Reception Room (S-9) and Middle Office (S-7) that contain additional art glass skylights. Two of the larger offices at the west corner (S-6 and S-15) have large marble fireplaces. The floors have a concrete center with a marble tile border consisting of an Italian Dove gray, band at the perimeter, followed by a band of Rosso Verona, a band of Belgian Black and finally a wide band of Carrara. A secondary stair (S-11) provides access to the Dome Room (S-20).

The north side of the second floor is accessed by cast iron internal stairs (B-3, F-3 and S-3) rising from the basement. It contains two levels: a mezzanine containing a Vault (S-3) and the Boardroom (S-4) accessed by a Catwalk (S-3). The stairs continue up to two large rooms that are utilitarian in appearance (S-1 and S-2).



Figure 37. File Storage Room #1 (S-1) located on the second floor north. Source: KVP 2009.



Figure 38. File Storage Room #2 (S-2), mechanism for clock above vault in Banking Hall (F-8). Source: KVP 2009.

#### S-1: File Storage Room #1 (G) C

The File Storage Room #1 (**Figure 37**) is located on the northwest corner of the second floor level. According to a newspaper article and historic photos, this room is one of two rooms used for file storage and offices by the County Clerk after the 1906 Earthquake and Fire. Rectangular in plan and measuring approximately 40' x 12', the room has utilitarian finishes. The floors are scored concrete (C); the walls are plaster with a slate baseboard; and the ceiling is plaster with a plaster crown molding (C). One-over-one, double-hung, metal sash windows are located on the west and north walls (VS). A hatch to the attic is located in the southwest corner of the ceiling. A long metal track with a running wheel spans the ceiling east to west and may have been used to transport heavy files (C). Lighting is provided by brass hanging pendant fixtures that appear to have both electric and gas fittings (C). The northwest corner of the room is suffering from water intrusion causing the plaster to bubble and spall

#### S-2: File Storage Room #2 (F) C

The File Storage Room #2 is located in the northeast corner of the second floor and is one of two rooms on the second floor that were used for file storage and offices by the County Clerk following the 1906 Earthquake and Fire. Rectangular in plan and measuring approximately 72'-4" x 12'-10", this room has utilitarian finishes. The floor is scored concrete (C); the walls are plaster with a slate baseboard; and the ceiling is plaster with a plaster crown molding (C). One-over-one, double-hung, metal sash windows penetrate the east and north walls (VS). A hatch to the attic is located in the southeast corner of the ceiling. A long metal track with a running wheel spans the ceiling east to west and may have been used to transport heavy files (C). A cast iron stair with decorative railing is located on the north side of the room (S). Lighting is provided by brass hanging pendant fixtures that appear to have both electric and gas fittings (C). This space also contains the mechanism for the Banking Hall clock (**Figure**

38), housed in a wooden cabinet and connected by wires running through a pulley apparatus and through the floor to clock below (**VS**). The northeast corner of the room is suffering from water intrusion, causing the plaster to bubble and spall.

#### S-3: Mezzanine Stair, Vault, and Catwalk (G) **C**

This space is located at the north side of the building on the mezzanine level and contains a stair that provides access to the second floor, a Catwalk that provides access to the Boardroom (S-4), and the Vault. The space is rectangular in plan and measures approximately 21'-2" x 12'-2". The stair and catwalk are cast iron with a cast iron railing (**C**). The floor of the stair landing and catwalk are covered in resilient tile flooring and the walls and ceiling are plaster (**C**). A large, one-over-one, double-hung, metal sash window is located on the north wall (**VS**). A metal grille covers a transom window on the south wall (**S**), which surmounts the double doors to the banking hall. At the north end is the vault. It is rectangular in plan, lined in metal, and enclosed by a steel double door (**C**).

#### S-4: Boardroom (G) **NC**

The Boardroom is located at the northwest corner of the building on the mezzanine. Historic plans indicate that this room was likely part of the room below before being divided horizontally. The room is rectangular in plan and measures approximately 40' x 12'-7". The floor is covered in carpet and the walls are plaster with a wood baseboard (**NC**). A partially glazed wood door is located at the east wall (**NC**) and a one-over-one, double-hung, metal-sash window that spans the first and second floors is located on the west wall (**VS**). A duct runs the length of the room from east to west (**NC**). The dropped ceiling is covered with acoustical tiles (**NC**). Lighting is provided by fluorescent tube fixtures (**NC**). All finishes appear contemporary and with the exception of the window, are non-contributing.

#### S-5: Main Hall (U)

This area was not accessible due to the height of the ceiling and therefore was not surveyed.

#### S-6: Northwest Office (G) **S**

Located at the west end of the second floor south, this room is part of a suite of offices that originally housed the Tobin & Tobin law firm. It is rectangular in plan with dimensions measuring approximately 13'-9" x 17'-6" with a 13' ceiling. The center of the floors are concrete covered in carpet (**NC**) with a wide marble tile border at the perimeter (**S**). The walls are plaster with a Belgian black marble baseboard and plaster chair rail (**S**). An entrance located at the east end of the south wall provides access from a double-loaded central corridor (S-13). It contains a single, metal door with partial glazing and a decorative metal surround (**S**). A one-over-one, double-hung, metal-sash window is located at the south end of the west wall (**VS**). To the north of the window is a decorative HVAC grille (**C**). Two similar grilles are located high on the south wall. A 5'-3" fireplace of Bardiglio marble is located at the center of the north wall (**S**). The decorative plaster ceiling has a deep plaster crown molding and coffering, with a brass light fixture with four opaque glass globes suspended from a central medallion (**S**).



Holes in the south and north walls indicate that there may originally have been matching sconces.



Figure 39. Art glass skylight located in the Middle Office (S-7) on the second floor.

#### S-7: Middle Office (E) **S**

This room is part of a suite of offices on the second floor south that originally housed the Tobin & Tobin law firm. It is accessed from a central double loaded corridor (S-13) through a partially glazed metal door with decorative metal surround. The door is missing its decorative cornice on the interior of the office. The floor is covered with carpet under which is a concrete floor with a wide marble tile border at the perimeter (**S**). The plaster walls have a Belgian Black marble baseboard and plaster crown molding (**C**). The ceiling contains a large, rectangular art glass skylight

(**Figure 39**) with a similar pattern and colors as the skylight found in the Waiting/Reception Room (S-9). The room is also illuminated by recessed light fixtures.

#### S-8: Break Room (F) **NC**

Located on the second floor south, the Break Room is part of a suite of offices that originally housed the Tobin & Tobin law firm. It is rectangular in plan and measures approximately 12'-3" x 10'-7". An entrance located at the east end of the south wall provides access to the double-loaded West Corridor (S-13). It contains a single, partially glazed metal door and decorative metal surrounds (**S**). The door is missing its decorative cornice molding on the corridor side. The floor is covered in carpet (**NC**) under which is concrete floor with a wide marble tile border at the perimeter (**S**). Walls are plaster with Belgian Black marble baseboards and plaster chair rails (**C**). On the west wall is a bank of built-in cabinets, contemporary in appearance. The dropped ceiling consists of acoustical tiles and fluorescent tube light fixtures (**NC**).



Figure 40. Waiting/Reception Room (S-9) located on the second floor south. Note historic light fixtures and skylight. Source: KVP 2009.



Figure 41. Detail of skylight in Waiting/Reception Room (S-9) located on the second floor south. Source: KVP 2009.

#### S-9: Waiting/Reception Room (E) VS

Located on the second floor south, the Waiting/Reception Room (**Figure 40**) is part of a suite of offices that originally housed the Tobin & Tobin law firm. It is rectangular in plan and measures approximately 34'-11" x 18'-5". The floors are covered in carpet (**NC**) under which there is a concrete floor with a wide marble tile border at the perimeter (**S**). The walls are plaster with a Belgian Black marble baseboard and plaster chair rail (**VS**). Pendant light fixtures with four glass globes are suspended from the coffered ceiling (**S**). In the center of the ceiling is a rectangular art glass skylight (**VS**) (**Figure 41**). Two double-hung, metal-sash windows are located on the south wall (**VS**). On the east wall, metal double doors with single glazed center panels (**S**) lead to the stair hall (S-10) and an additional single metal door with a single glazed center panel (**S**) leads to offices (S-18 & S-19). On the west wall is a similar single door leading to the west double-loaded corridor (S-13).



Figure 42. Stair Hall and Elevator (S-10) located on the second floor south.  
Source: KVP 2009.



Figure 43. Detail of skylight in Stair Hall (S-10) located on the second floor south.  
Source: KVP 2009.

#### S-10: Stair Hall, Elevator, and Toilet Room (E) VS

This Stair Hall (**Figure 42**) is located at the east end of the second floor south and provides access to the suites of offices associated with the Tobin & Tobin law firm. It is served by both stairs that rise from the private entrance off the Rotunda (F-16) and the elevator lobby. The space measures approximately 27'-8" x 9'-4", with floors covered in marble tiles, plaster walls with marble wainscoting, and a decorative plaster ceiling with deep bracketed crown molding (**VS**). The cast iron stairs have marble risers and treads and a decorative brass railing and newel post (**VS**). Over the stairs is an elliptical art glass skylight (**Figure 43**) surrounded by plaster molding and brackets (**VS**). Lighting is provided by a modern hanging fixture with glass globes (**NC**). On the south wall is the Elevator, which features decorative sheet metal surrounds (**S**) and contemporary doors and finishes in the cab (**NC**).

A flight of five Carrara marble clad steps at the east end of the hall accesses a landing off of which opens the Toilet Room. The floors of the toilet room are Carrara marble tile, the walls have 8'-4" Carrara marble wainscoting with plaster above (**C**). The ceiling is also plaster. The porcelain toilet is enclosed by a Carrara marble partition with a wood door (**C**). Adjacent to the toilet is a urinal with a Carrara marble partition and a utility sink with chrome fixtures (**C**). A porcelain pedestal sink is located on the opposite wall and has modern chrome fixtures (**C**).

#### S-11: Stair #2, to Dome Room and Dome Room Corridor (G) C/NC

This stair leads from the upper landing level of the Stair Hall (S-10) to the Dome Room (S-20) and Penthouse (S-21). It is accessed from the landing level by a metal door with a single glazed center panel (**S**) marked "PRIVATE." The floor is covered in marble tiles (**S**). On the north side, a dogleg cast iron stair with a metal railing rises to the dome room (**S**). On the south side, three marble steps (**C**) lead down to a small room that is roughly triangular in plan and has a contemporary wood door (**NC**). The floors of the room are carpeted (**NC**) and the walls, one of which is curved around the

adjacent Rotunda structure, are plaster with marble baseboards (C). The ceiling is plaster (C) and has a fluorescent tube light fixture (NC). A one-over-one, double-hung, metal-sash window is located on the east wall (VS). A small closet is located on the west wall under the adjacent stairs (NC).

#### S-12: Toilet Room (G) C

Located at the west end of second floor West Corridor (S-13), this Toilet Room is part of the suite of offices associated with the Tobin & Tobin law firm. Rectangular in plan and approximately 4'-11" x 12'-6" with a 13' ceiling, the room has marble tile floors, 8'-4"-high marble wainscoting on the walls with plaster above, and a plaster ceiling (C). The entry is located on the east wall and has a single metal door with a single glazed center panel and metal surround (C). A marble partition with a wood door encloses the porcelain toilet at the west end of the room (C). A marble sink with nickel plated legs and modern chrome fixtures is located on the south wall (C). Above the sink is a marble medicine cabinet with mirrored nickel-plated doors (C). Also on the south wall is a marble closet with wood doors. Lighting consists of modern light fixtures above the toilet and sink and a single ceiling fixture (NC).



Figure 44. West Corridor (S-13) located on the second floor south. Source: KVP 2009.

#### S-13: West Corridor (G) C

This space (Figure 44) provides circulation to the suite of offices associated with the Tobin & Tobin law firm on the south side of the second floor level. It is accessed from the Waiting/Reception Room (S-9) via a metal door with a single glazed center panel and metal surround in the west wall. The T-plan space contains a foyer measuring 12'-4" x 11'-11" and a double-loaded corridor terminating at the Toilet Room (S-12). The foyer has modern carpeting (NC) under which is Carrara marble tiles with a border of Belgian Black, Rosso

Verona and Italian Dove gray marbles (S). The walls are finished in plaster with a Belgian Black marble baseboard and plaster chair rail (C). The dropped ceiling is covered in acoustical tile and has fluorescent ceiling fixtures (NC). On the west wall is a small closet with a metal door and metal surround (C). To the south of the closet an arched opening leads to the corridor (C). The floors of the corridor are finished in Carrara marble tiles with a border of Belgian Black, Rosso Verona and Italian Dove gray marbles (S). The walls are plaster with a Belgian Black marble baseboard, plaster chair rail, and plaster crown molding (C). The corridor is lined with metal doors with single glazed center panels and metal surrounds that lead to the offices and a toilet (S). The plaster ceiling has recessed fluorescent light fixtures (NC).

#### S-14: East Corridor (G) C

This rectangular space provides circulation to the suite of offices on the south side of the second floor level, an area historically associated with the Tobin & Tobin law firm. It

is accessed from the Waiting/Reception Room (S-9) via a metal door with metal surround in the east wall (S). Three more doors open off the space, leading to two offices (S-18 & S-19) and a utility closet. The floors of the corridor are covered in Carrara marble tiles with a border of Belgian Black, Rosso Verona and Italian Dove gray marbles (S), the walls are plaster with a Belgian Black marble baseboard and plaster chair rail (C), and the coffered ceiling is of plaster (C). Office doors are metal with partial glazing, while the utility closet door is solid metal (S). All three doors have decorative metal surrounds (S).

#### S-15: Chairman's Office (G) S

Located at the southwest corner of the second floor (Figure 45), this room is part of a suite of offices originally occupied by the Tobin & Tobin law firm. Plans indicate that this room was once originally the chairman's office. The rectangular-plan room is measures approximately 22'-9" x 16'-6" with a 13'-high ceiling. The center of the floors are concrete covered in carpet (NC) with a wide marble tile border (S) at the perimeter consisting of Carrara, Belgian Black, Rosso Verona and Italian Dove gray marbles. The walls are plaster with a Belgian Black marble baseboard and plaster chair rail and crown molding (S).



Figure 45. Chairman's Office (S-15) located on the second floor south. Note historic light fixture. Source: KVP 2009.

Ornamental HVAC grilles are located on the west and north walls (C). One-over-one, double-hung, metal-sash windows are located on the west wall (VS). Similar windows flank a 5'-2"-high fireplace with a Bardiglio marble mantle (S) on the south wall. Entrances are located on the north and east wall accessing the West Corridor (S-13) and adjacent Secretary's Office (S-16), respectively. These openings each contain a single metal door with a single glazed center panel and metal surrounds (S). The plaster ceiling has a deep crown molding and four panels framing a medallion from which hangs a single brass light fixture featuring four sconces with opaque glass shades (S). Matching double wall sconces are located on the west and north walls (S).

#### S-16: Secretary's Office (F) C

Located east of the Chairman's Office (S-15) on the south side of the second floor level, this room is part of a suite of offices that originally housed the Tobin & Tobin law firm. Plans indicate that this room was used as a secretary's office. It is rectangular in plan and measures approximately 11'-4" x 15' with a 13'-high ceiling. The center of the floors are concrete covered in carpet with a wide marble tile border at the perimeter consisting of Carrara, Belgian Black, Rosso Verona and Italian Dove gray marbles. The walls are plaster with a Belgian Black marble baseboard, plaster chair rail and plaster crown molding. The south and east walls have ornamental HVAC grilles. A one-over-one, double-hung, metal sash window is located on the south wall. The room has entrances on the north, west, and east walls accessing the corridor (S-13), Chairman's

Office (S-15), and another office (S-17) respectively, Each entrance contains a metal door with a single glazed center panel and metal surround. A small closet with metal door, plaster walls, and marble baseboard is located in the northeast corner of the room. The plaster ceiling has two fluorescent light fixtures and a modern brass chandelier. Water intrusion on the south wall has caused the plaster to spall and paint to bubble.

#### S-17: Center Office (G) C

Located on the south side of the second floor level, this room is part of a suite of offices that historically housed the Tobin & Tobin law firm. It is rectangular in plan, measuring approximately 11'-5" x 12'-5" with a 13'-high ceiling. The center of the floors are concrete covered in carpet (NC) with a wide marble tile border (C) at the perimeter consisting of Carrara, Belgian Black, Rosso Verona and Italian Dove gray marbles. The walls are plaster with a Belgian Black marble baseboard and a plaster chair rail (C). One entry on the north wall accesses the West Corridor (S-13) and another on the west wall communicates with the Secretary's Office (S-16). Each entrance contains a metal door with a single glazed center panel and metal surround (S). Plans indicate that an additional door was located on the east wall accessing the Waiting/Reception Room (S-9), but it was infilled at an unknown date. On the south wall is a one-over-one, double-hung, metal sash window (VS) with contemporary drapes. A historic metal HVAC grille is located to the east of the window (C). The dropped ceiling consists of over-painted acoustical tiles (NC). Lighting is provided by fluorescent ceiling fixtures and modern switches (NC).

#### S-18: Small Office (G) C

Located on the south side of the second floor, this room is part of a suite of offices that originally housed the Tobin & Tobin law firm. It is rectangular in plan, measuring approximately 13'-3" x 9'-2". The center of the floors are concrete covered in carpet with a wide marble tile border at the perimeter consisting of Carrara, Belgian Black, Rosso Verona and Italian Dove gray marbles (S). The walls are plaster with a Belgian Black marble baseboard and plaster chair rail (C). A one-over-one, double-hung, metal sash window is located on the south wall (VS). An ornamental metal HVAC grille is located to the right of the window (C). A metal door with a single glazed center panel and metal surround (S) is located on the north wall, providing access from the East Corridor (S-14). The ceiling is plaster with plaster crown moldings (C) and illuminated by a contemporary hanging fluorescent light fixture (NC).

#### S-19: Office by Dome Room (G) C

Located on the south side of the second floor, this room is part of a suite of offices that originally housed the Tobin & Tobin law firm. It measures approximately 20'-2" x 8'-3" and is roughly rectangular in plan with a triangular projection on the southeast side where it abuts the Rotunda structure. A double-hung, metal sash window is located in this projection on the south wall (VS). The floor is concrete surrounded by marble tiles (S). The walls are plaster with a marble baseboard and plaster chair rail and the ceiling is plaster with plaster crown moldings (C). A metal door with a single glazed center panel and metal surround (S) is located on the east wall providing access from the East Corridor (S-14). Lighting is provided by a hanging fluorescent light fixture (NC).



Figure 46. Dome Room (S-20) located at the penthouse level. Source: KVP 2009.

#### S-20: Dome Room (P) NC

This room (**Figure 46**) is located in the southeast corner of the building, at the top of the Rotunda (X-5). The room is circular in plan, approximately 26'-7" diameter, and has a 19'-3" high domed ceiling. A dogleg cast iron stair with cast iron railing (**C**) provides access to the room from the second floor stair hall (S-10). The floors are covered in carpet and the walls and ceiling are plaster (**NC**) with quadrantal plaster ribbing (**C**). A plaster cornice marks the springline of the dome (**C**). The room has three casement

windows with metal grilles (**VS**). A massive contemporary chandelier hangs from the center of the ceiling and a partially glazed wood door with wood surrounds is located at the east side of the room (**NC**). Due to water intrusion, the ceiling is in poor condition.

#### S-21: Dome Room Corridor and Elevator Landing (P) NC

This space is located at the penthouse level and provides access between the Dome Room (S-20) and the Penthouse (S-22). Six steps lead down from the Dome Room (S-20) to this Corridor. The stairs and floors are covered in resilient tile flooring, the walls are plaster with plaster piers, and the ceiling is plaster with skylights (**NC**). Also located in the corridor is the Elevator with a metal surround (**C**). Light fixtures consist of a contemporary brass chandelier suspended from the ceiling in front of the elevator (**NC**). A second flight of three wood stairs with a wood railing and balusters leads up to the Penthouse (**NC**).

#### S-22: Penthouse (F) C

The Penthouse (**Figure 47**) was constructed during the 1935 remodel and is elevated above the roof to preserve the art glass sky light in the second floor waiting reception room. This rectangular plan structure measures approximately 22' x 18'-8". The floors are covered in resilient tile flooring and the walls and ceiling are plaster (**C**). Two multi-light metal French doors with a transom above are located on the south wall, accessing a small deck (**C**). On the opposite wall are two multi-pane



Figure 47. Penthouse (S-15) located on the roof. Source: KVP 2009.

metal-sash casement windows (C). Lighting is provided by fluorescent tube ceiling fixtures (NC). A galley kitchen is located to the east of the main room. Its floors are covered in resilient tile flooring; the walls are plaster with a wood baseboard; and the ceiling is plaster (C). Multi-light, metal sash windows are located near the ceiling on the east and north walls (C). The kitchen has wood cabinets with linoleum counter tops, metal sink, water heater and refrigerator (NC). On the west side of the Penthouse is a locker room with shower and a toilet room. The floors are covered in resilient sheet flooring (NC) and the walls and ceiling are plaster (C). Metal storage lockers line the walls (NC). Porcelain sinks and a shower (NC) are adjacent to the lockers. Behind the locker room is a toilet room with porcelain toilets and wood partitions and doors (C).

#### *D. Assessment of Interior Physical Condition*

The following section identifies important materials and features of the site and identifies the condition of each element. A more detailed assessment of the physical condition of individual rooms can be found in Appendix B.

##### Concrete (F-E)

Exposed concrete floors are found in the most areas of the basement. Overall the exposed concrete in the basement is in good condition with no visible cracks. Exposed concrete floors located in the Storage-Vault Gallery (F-6) appear to be in good condition. Exposed concrete floors in the File Storage rooms (S-1, S-2) are in fair condition with some areas of spalling concrete. Exposed concrete is used in the offices of the second floor in the center of the rooms, indicating that they were originally carpeted. The concrete in these areas appears to be in excellent condition.

##### Marble (E)

Multi-colored marble tiles used on the floor of the Rotunda (X-5) appear to be in good condition with some deterioration due to water intrusion and prolonged exposure to ultraviolet rays, resulting in some granulation. Marble-clad interior surfaces in the Banking Hall (F-8), East Entry Hall (F-7), Foyer (F-11), Private Stair (F-16 and S-10) and in the second floor offices (S-6, S-7, S-8, S-9, S-13, S-14, S-15, S-16, S-17, S-18, and S-19) appears to be in excellent condition. Marble mantelpieces in the first floor offices (F-13 and F-14) are also in excellent condition. Marble mantelpieces in the Chairman's Office S-15 is in good condition with some dentil molding decoration missing. A similar mantle piece in the Southwest Office (S-6), is in excellent condition.

Carrara marble tiles and tall wainscoting occurs in the women's toilet rooms (B-29 and B-30) in the basement, the toilet room on the first floor (F-15), and the toilet rooms on the second floor (S-10 and S-12). Marble in the toilet rooms appears to be in excellent condition.

##### Plaster Walls and Ceilings (F/P)

The Hibernia Bank is suffering from prolonged water intrusion along the perimeter walls, causing plaster to either bubble, spall, or completely detach from the walls. In the basement, the east perimeter wall bordering the basement Dome Room (B-26), and the Mechanical Room (B-15) are in poor condition with bubbling and spalling plaster



concentrated around the window and door openings (**Figure 48**). The ceilings of these two rooms are also in poor condition. Plaster is spalling or has flaked off, leaving the floor covered with a fine plaster dust. The northeast space (B-6) is in poor condition overall with spalling plaster and standing water on the floor. The west perimeter wall is in fair condition with bubbling plaster at window openings in the Break Room (B-27), Office #1 (B-22), Office #5 (B-16), and Office #3 (B-11).

On the first floor level, water intrusion has occurred on the north perimeter wall leaving the Storage-Vault Gallery (F-6) in poor condition with spalling plaster. Some plaster is missing in the northwest quadrant of the Banking Hall (F-8) ceiling. In addition, there is damaged plaster near the two metal ventilation grilles on the east wall. The East Entry Hall (F-7) is also in poor condition with water stains on the ceiling and spalling plaster walls that have covered the floor with a fine dusting of plaster.



**Figure 48. Mechanical Room (B-15) in the basement shows signs of bubbling and spalling plaster concentrated around the window and door openings. Source: KVP 2009.**

The north side of the second floor level is suffering from water intrusion through the roof in the northeast and the northwest corners of the building and in areas bordering the file storage rooms (S-1 and S-2). Plaster on the walls and ceilings of these rooms is spalling and in some areas of the File Storage Room #2 (S-2) the plaster has detached from the walls. Staining in File Storage Room #1 (S-1) may indicate that mold is growing behind the surface of the plaster.

Water intrusion in the offices of the south side of the second floor has occurred in the southwest corner of the Chairman's Office (S-15) causing plaster to spall and detach from the wall. In the Secretary's Office (S-16) plaster is detaching from the south wall. There may also be water damage in the Toilet Room (S-12) as wallpaper is detaching from the walls. In the Dome Room (S-20), layers of wallpaper and paint are detaching from the walls and there are some areas of mold behind the plaster.

#### Ornamental Cast Plaster Work (G)

Ornamental plaster is used extensively in the Banking Hall (F-8). Overall, it is in very good condition. Molded plaster is used as chair rails and in decorative ceilings throughout the building and is also in very good condition, with the exceptions mentioned above.

### Doors and Door Surrounds (E)

The interior of the building features sheet metal doors with single glazed center panels (**Figure 49**), some with a solid panel and others glazed. Nearly all are formed to imitate wood construction. All doors have metal hardware. The doors also have molded sheet metal surrounds that are surmounted by molded sheet metal cornices. Most doors retain this decorative cap with the exception of doors on the second floor, in a portion of the West Corridor (S-13), Center Office (S-17), and in the Break Room (S-8), all of which have had their cornices removed. Doors, surrounds, and cornices all appear to have been painted either in a bronze or white color. All doors are in excellent condition, with many glazed doors featuring original glass from the 1907-1908 reconstruction. Replacement glass has been installed in some doors, however it closely matches the original and is difficult to differentiate. Several extra doors are stored in the basement Mechanical Room (B-15). Overall, doors and surrounds are in excellent condition.



Figure 49. Typical partially glazed painted sheet metal door with painted sheet metal surround and cornice. Source: KVP 2009.



Figure 50. Gas-electric light fixture that appears to date from the 1907 reconstruction. Source: KVP 2009.

### Light Fixtures (E/G)

Light fixtures in the Banking Hall (F-8), Private Stair (F-16), and in many of the second floor south offices (S-6, S-9 and S-15) appear to be original to the 1907-1908 reconstruction. Electric light fixtures in the basement Document Vault (B-5), first floor Storage-Vault Gallery (F-6) and second floor file storage rooms (S-1 and S-2) appear to have been converted from gas (**Figure 50**). Other original utilitarian fixtures are located in the basement Vault (B-4) and basement Mechanical Room (B-15). Many of the light fixtures throughout the building, especially in the basement, have been altered to fluorescent tube fixtures. Hanging fixtures in the first floor offices south (F-13, F-14, F-15), second floor offices south (S-10, S-16,) and Dome Room (S-20) appear to date from the 1970s or 1980s. Overall, light fixtures are in good to excellent condition.

Several opaque glass replacement shades are stored in the basement Dome Room (B-26).

#### Stairs (E)

All stairs in the building appear to be made of cast iron, most with cast iron treads, risers, and handrails. Stairs in the south east corner (F-10 and F-16) have marble treads over cast iron. All stairs appear to be in excellent condition.

#### Toilet Rooms (E/G)

The ceramic tile, porcelain fixtures, and hardware in the Men's Toilet Room (B-1) are in good condition, with no missing/broken tiles or fixtures. The hardware on some sinks may have been altered at an unknown date. The women's Toilet Rooms in the basement (B-29 and B-30) are also in good condition with no broken or cracked marble. As in the Men's Toilet Rooms, hardware on some sinks has been altered. The Toilet Room located in the southeast corner of the first floor (F-15) is in excellent condition with historic materials almost entirely intact. The Toilet Room in the southwest corner of the second floor (S-12) is in good condition, with no broken or cracked marble and the marble sink basin is intact. The Toilet Room in the southeast corner of the second floor (S-10) is in good condition as well, with no cracked or broken marble and intact porcelain fixtures, although hardware on the pedestal sink appears to have been replaced at an unknown date.

#### Art Glass Skylights (E/F)

There are five art glass skylights in the building. Two skylights, one round (**Figure 51**) and one elliptical (**Figure 52**), are located in the Banking Hall (F-8). The round skylight appears to be in fair condition, as blue tarps currently cover holes in the glass panes in the north portion of the light. The elliptical skylight appears to be in excellent condition with no broken or missing panes of glass. Skylights on the second floor in the Vestibule (S-10), Waiting/Reception Room (S-9) and Middle Office (S-7) also appear to be in excellent condition. The skylights in the Waiting/Reception Room (S-9) and Middle Office (S-7) appear to have a large buildup of dirt on the exterior. The skylights were restored by Reflections Studios in 1980.

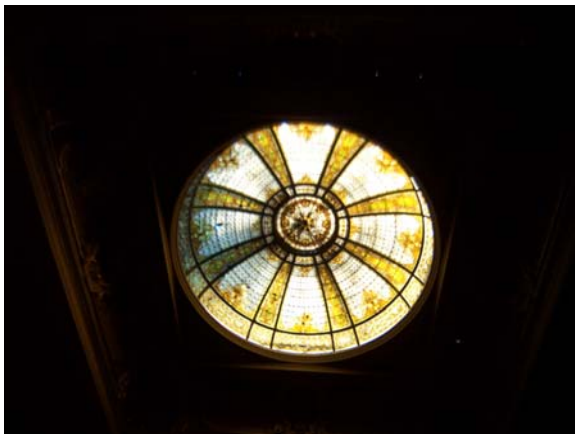


Figure 51. Round art glass skylight located in the Banking Hall (F-8). Source: KVP 2009.

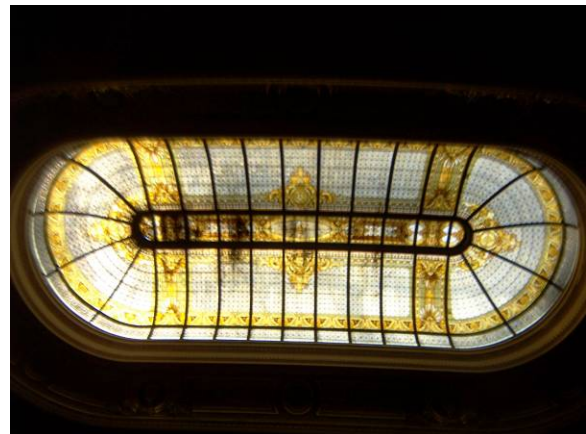


Figure 52. Elliptical art glass skylight located in the Banking Hall (F-8). Source: KVP 2009.

## IV. AREAS OF SIGNIFICANCE

This chapter identifies the major character-defining materials, features, and spaces of the Hibernia Bank Building and assesses their historical significance. When evaluating the significance and condition of a resource, architectural historians use a rating scale to rank the architectural and historic value of the resource and its individual elements. The typical rating scale employs four categories: "Very Significant," "Significant," "Contributing," and "Non-Contributing."

In summary, Very Significant and Significant spaces encompass the most important character-defining materials, features, and spaces that are sensitive to change. Contributing materials, features, and spaces are largely original but lack architectural significance and are therefore less sensitive to change. Non-contributing materials, features, and spaces are either not historic or have been heavily altered and are therefore not sensitive to change. The significance diagrams at the conclusion of this chapter indicate the various levels of significance throughout the entire complex.

### A. *Building Exteriors*

#### East and South Façades (VS)

The granite-clad east (X-1) and south (X-2) façades face the major streets of McAllister and Jones, respectively. The façades, which are also visible from Market Street, are both considered primary façades. Constructed in 1892, extended along McAllister Street in 1905, and repaired in 1907, both façades fall within the period of significance (1892-1935). As detailed above, both walls retain historic integrity with character-defining features (fenestration pattern, giant exterior Corinthian colonnade, classical detailing and ornament) intact. The south facade is in good condition and the east facade is in fair condition, due to stained granite and missing dentil molding. Therefore the south and east façades are considered Very Significant and highly sensitive to change.

#### West Façade (S)

The west façade (X-3), also clad in granite, faces a private alley that is enclosed by a wrought iron fence and gate. This façade was constructed in 1905 when the building was enlarged, an important event in the construction chronology of the building that falls within the period of significance. Although the west façade is more utilitarian than the highly decorated Rotunda and south and east façades, it is designed in the same style and retains its original fenestration pattern and classical detailing. The west façade was built during the period of significance, but it is of secondary importance, it is considered Significant and sensitive to change.

#### North Façade (C)

The north façade (X-4) is bordered by a narrow walkway and is obscured from the street by a tall neighboring building. It is clad in granite, but contains few architectural details. It marks the original footprint of the building (except for the western third). The north façade is considered Contributing and is less sensitive to change.

### Rotunda (VS)

Situated at the southeast corner, the Rotunda (X-5) is the prominent focal point of the building and is highly visible from Market Street. It serves as the primary public entrance to the banking hall. Constructed in 1892, damaged in the 1906 earthquake and fire and repaired in 1907, the Rotunda falls within the period of significance (1892-1935). The Rotunda retains its historic integrity with character-defining features: inlaid marble mosaic floor, marble surrounded entrance with highly decorated bronze doors, colossal Corinthian columns, and copper dome, intact and in excellent condition. Therefore the Rotunda is considered Very Significant and highly sensitive to change.



**Figure 53. Typical double-hung, sheet bronze over steel sash window that dates from the 1907 reconstruction.**  
Source: KVP 2009.

### Windows, Security Shutters, and Skylights (VS)

Windows in the basement and first floor are covered by metal, roll-down, security shutters and were not visible from the exterior, while windows on the second floor were not covered and were visible. From interior inspection, all window sashes appear to be made of sheet bronze over steel (Figure 53). The windows appear to have been installed when the building was repaired after the 1906 earthquake and fire. The security shutters also date from this time. Post-fire photos show window sash and shutters which look different from those on the building today (See Appendix A, Item 14).

The metal window sashes and shutters were designed to provide protection against fire from both the interior and exterior of the building. Hibernia's founders were Gold Rush pioneers and had personally experienced several severe fires that periodically destroyed the commercial section of the city in early

days, so they were extremely conscious of fire danger. More recently, the shutters have provided security for the building, resisting would-be vandals and thieves and allowing the windows to remain intact. In addition, there are several transom windows with metal sash over the entrance doors to the Banking Hall and Private Stair entrance. Because the windows, shutters and transoms were installed during the period of significance for a very specific function, they are Very Significant and therefore highly sensitive to change.

### Skylights (VS)

The five Tiffany-Style art glass skylights (two large lights in the Banking Hall and three smaller lights on the second floor) were designed by the building's architect, Albert Pissis in 1908 and executed by the United Glassworks Company. The skylights are a

character-defining feature of the building that fall within the period of significance. They are therefore Very Significant and highly sensitive to change.



Figure 54. Bronze-plated steel outer door at the private entrance. There are similar doors at the main and Jones Street entrances. Source: KVP 2009.



Figure 55. West entrance door, possibly installed in the 1930s. Source: KVP 2009.

#### Entrance Doors, South and East Façades (VS)

The primary and secondary (Jones Street) entrances to the Banking Hall have pairs of solid bronze-plated steel outer doors (Figure 54) and paired inner doors of bronze with single glazed panels. Although not entirely visible for inspection, it is assumed that they were installed in 1907, during the period of significance. Like the metal sash windows and metal shutters, they were an important part of the building's "fireproof" design. They are Very Significant and are highly sensitive to change. open

#### Entrance Doors, West and North Façades (S)

Other entrance doors include a metal door with glazing and sidelights located on the west façade (Figure 55), as well as a pair of solid metal doors and a single arched metal door on the east façade, opening into the Jones Street light well. The west doors appear to have been installed in the 1930s, and those on the east in 1907. All fall within the period of significance, but because they are on secondary façades, they are of secondary importance. They are Contributing elements and are therefore sensitive to change.

### Roof (C)

The roof (X-6) contains the hipped-roof skylight enclosures or diffusers, meant to protect the interior art-glass skylights in the banking halls. The roof, covered in a contemporary membrane, also features non-historic mechanical equipment. Steel flanges brace the balustrade to the roof; these appear to date from the time of the 1969 Parapet Ordinance. The skylight enclosures are Contributing but are less sensitive to change. The non-historic elements are Non-Contributing and are not particularly sensitive to change.

### Penthouse (S)

The penthouse, constructed in 1935, is located near the center of the roof. Because it is set back from the parapet and partially hidden by the dome, it is not visible from McAllister, Jones, or Market Streets. The Penthouse was designed by Arthur Brown Jr. as a women's lounge, kitchen, locker room and toilet. It was constructed during the period of significance and retains historic integrity with character-defining features consisting of its stucco cladding, flat roof, and fenestration pattern with steel sash windows. Although architecturally unremarkable, the Penthouse is significant for its association with the historic pattern of women's white collar employment, therefore it is Significant and sensitive to change.

## *B. Building Interiors*

### Basement (C and NC)

Taken as a whole, the basement spaces are architecturally insignificant but they convey important knowledge about the historic "back of house" workings of the Hibernia Bank. This information falls into two categories; the physical operation of the building and the social organization of the workforce. The former is represented by generally roughly finished spaces that housed mechanical systems and maintenance functions. They are located primarily on the eastern side of the basement, with access to and from the Jones Street light well and from the coal chute, located in the northeast corner space (B-6, B-15, B-26). These spaces Contribute (C) to the historical significance of the building, but are less sensitive to change.

A pattern of organization and gender segregation of the workforce is evident in the circulation pattern of the basement. The entrance from the west courtyard is likely the main point of entry for the lower status workforce, both male and female. However, gender separation begins soon thereafter. The line of wooden lockers immediately inside (B-24) are not gender labeled, but the presence of identical lockers in the Women's Locker Room and Lounge (B-31) indicates the larger row was intended for the male work force. Intended for outer garments and other belongings, the position of these lockers reinforces a formal separation of the workspaces from the outer, or private world. Although they appear to have been in use from at least the time of the 1935 remodeling until the end of banking operations in 1981, there is no graffiti in them, which is commonly found in lockers.

From the B-24 circulation space, the ladies Locker Room and Toilet Rooms, with a total of four toilets are to the right, or south, while the Men's Toilet Room (B-1), with a total of ten toilets and five urinals is to the left, or north. The number of fixtures clearly indicates the gender ratio of the workforce, overwhelmingly male, while the extreme separation of facilities suggests a principle of formal gender segregation.

Separate stairways lead from the vicinities of Ladies' and Men's Toilet Rooms to the work spaces of the upper floors. The Main Stair (B-3) begins immediately outside the men's room and leads to the main work spaces of the first and second floors north. The stairs serving the ladies' Toilet Room area (B-25) are much narrower and reach only the first floor, entering near the executive offices and waiting area on the south side, outside the Banking Hall (F-8) counter. This, along with the relative difficulty of access to the basement ladies' toilet rooms, suggests that the female workforce post-dated the original construction of the building. These spaces (B-1, B-3, B-13, B-25, B-29, B-30, & B-31) all retain original finishes from the period of significance. They are historically important but not architecturally significant. Thus, they Contribute (C) to the significance of the building but are less sensitive to change.

Most of the basement spaces and elements date from the period of significance and retain integrity. However, most are not architecturally significant, and are Non-contributing, and therefore less sensitive to change. These include: B-9, B-15, B-20, B-21, B-28.

Basement spaces that are architecturally Significant are the exception and they include the Document Storage Vault (B-5, including vault doors) where County Clerk records were likely stored after the 1906 Earthquake and Fire; and the Safe Deposit Vault (B-14) and Safe Deposit Viewing Room (B-19).

In addition, some features or elements of spaces have more significance than the space does overall. These include the light fixtures in the Vault (B-4), and Women's Locker Room (B-31) both of which are Significant, and the vault doors in the West and East Vault (B-13, B-14), which are also Significant.

There are also original utilitarian light fixtures in the Women's Locker Room (B-31) and at the entrance to the northeast Coal Room (B-26) which are Contributing (C).

Others, such as the spaces modified in the 1980s for use by the San Francisco Police Department, have been altered after the period of significance and no longer contribute to the building's significance. These Non-Contributing spaces include: B-1, B-2, B-7, B-8, B-10, B-11, B-12, B-16, B-17, B-18, B-22, B-23, and B-27.

#### First Floor (NC, C, S and VS)

First Floor Banking Hall, Vestibules, Customer Waiting Area, Vault Doors (VS)

The public Banking Hall (F-8) is the most decorated space in the building, with character defining features consisting of multi-colored marble floors and wainscoting and extensive plaster ornamentation on the walls and ceiling. The Main Entrance Foyer (F-11) and East Entry Hall (F-7) are equally decorated, with marble columns at the





Figure 56. Exterior of vault doors(F-5) in the Banking Hall (F-8). Source: KVP 2009.



Figure 57. Interior of vault doors (F-4) in the Banking Hall (F-8). Source: KVP 2009.

primary entrance and marble wainscoting at the secondary entrance. The steel vault doors (**Figures 56 and 57**) and the marble surround with the bank's name are highly decorated and the focal point of the room. These features clearly indicate that the Banking Hall was constructed to convey the Hibernia Bank's wealth, security, and stability to the public.

The Banking Hall has undergone some alterations (opening up several offices at the south end to create the Customer Waiting Area (F-9) and remodeling of the teller counters), however, these alterations took place during the period of significance. Overall, these rooms still retain their historic character and feeling. They are Very Significant and highly sensitive to change.

#### Vault Interiors (C)

The interior of the vaults (F-4 and F-5) are completely lined in metal. Clearly they were not meant to be seen by bank patrons, as they are very utilitarian. Although the vault interiors were constructed during the period of significance, they are not architecturally significant. The vault interiors contribute (C) to the significance of the building but are less sensitive to change.

#### First Floor South Offices (VS)

The first floor offices south on the south side of the building (F-13, F-14, and F-15) contain highly decorative finishes, such as plaster trim, beams and ceiling medallions. Two offices contain large marble fireplaces. Plans indicate that these offices may have

originally housed the bank Secretary, Vice President and Chairman. The first floor offices are Very Significant and highly sensitive to change.

Also on the first floor is toilet room that features original fixtures and hardware. This toilet room contributes (C) to the significance of the building and is less sensitive to change.

#### First Floor Boardroom (NC)

Located at the northwest corner of the first floor, plans indicate that the present two rooms, (F-1 and F-2) as well as the mezzanine space above (S-4), were originally one space, comprising the boardroom for the bank. Based on descriptions from historic newspaper articles, the walls and ceiling were originally paneled in wood, however all current finishes are clearly contemporary in nature. In addition, floor plans indicate that two windows on the west wall have been infilled. In 1948, the room was divided horizontally, cutting the window at the north wall in half, to create two rooms, one above the other. The first floor section has been partitioned vertically to create two rooms (date unknown). These alterations did not take place during the period of significance and render these rooms Non-Contributing spaces and not particularly sensitive to change.

#### First Floor Stair Lobby (C)

The stair (F-3) at the west end of the building provided access between the basement, first floor, mezzanine, and second floor for bank workers. The first floor stair lobby contains utilitarian finishes, such as the cast iron stairs (possibly installed in 1892) and railing, and floor tiles that are in very good condition and appear to have been installed sometime in the 1930s - within the period of significance. The first floor stair lobby contributes (C) to the significance of the building and is less sensitive to change, but is important to preserve the historic circulation pattern of the building.

#### Storage Room (NC)

The L-shaped Storage-Vault Gallery (F-6) adjacent to the first floor Stair Lobby is utilitarian in nature and was clearly not meant to be seen by the public. It was historically used as a security measure for the vaults. With its narrow slit windows it allowed guards to patrol the north elevation without exiting the building. It does not contribute (NC) to the significance of the building and is therefore not particularly sensitive to change.

#### Mezzanine (NC/C)

##### Mezzanine Vault (C)

Located on the mezzanine and above the first floor vault, this vault (S-3) is completely lined in metal and is utilitarian in appearance. The Mezzanine Vault is described in an article on the bank's opening. It contributes (C) to the significance of the building but is less sensitive to change.

#### Mezzanine Room and Catwalk (NC)

As mentioned above, this room (S-4) was once part of the first floor boardroom and was divided horizontally in 1948 to create two rooms, one above the other. Finishes are contemporary. The catwalk (S-3) leading to this room was constructed at the same

time. The alterations did not take place during the period of significance. Therefore the mezzanine room and catwalk do not contribute (**NC**) to the significance of the building and are not particularly sensitive to change.

#### Second Floor (NC, C, S, **VS**)

##### Second Floor North File Storage (**C**)

The north section of the second floor consists of two large rooms (S-1 and S-2) that were once used for file storage; a track and pulley system can still be seen on the ceiling. The mechanism for the Banking Hall clock, housed in a wooden cabinet, is also located here. Because of the rooms' utilitarian appearance and use, they contribute (**C**) to the significance of the building and are less sensitive to change. However, the clock mechanism is a Very Significant feature worthy of retention, as are the historic light fixtures.

##### Second Floor Offices, Stair, and Landing (**VS/C**)

The second floor offices historically associated with the Tobin & Tobin law firm are reached by a stair with a private entrance off the rotunda. This stair retains its highly decorative finishes, including marble floors and wainscoting, beamed ceiling, and bronze railing with newel post lamp. In addition, the ceiling of the second floor landing contains an art glass skylight. All these finishes were installed during the building's period of significance. The stair and landing are Very Significant and are highly sensitive to change.

Off the stair landing is a toilet room with an additional large janitor's sink. The toilet room contains original fixtures and hardware. Adjacent to the toilet is an elevator, installed at an unknown date. Both elements contribute (**C**) to the significance of the building and are less sensitive to change.

##### Second Floor Waiting Room/Reception Area (**VS**)

Double bronze doors with central glazed panels lead from the stair landing to a large room historically used as a waiting room for the Tobin & Tobin law firm (S-9). It contains original light fixtures and an art glass skylight. It is Very Significant to the building and is therefore highly sensitive to change.

##### Second Floor South Offices (**C, NC, S**)

A corridor to the west and a secondary corridor to the east lead from the Waiting Room to the offices. The corridors and offices retain their original marble tiles on the floors and the plaster walls with crown moldings are intact. Although original light fixtures remain in the Waiting Room and the two westernmost offices, they have been removed from other parts of the suite. Overall the rooms contribute (**C**) to the significance of the building but are less sensitive to change (S-16, S-18, S-19).

Two offices have been altered and contain contemporary finishes (S-8 and S-17). These two no longer contribute (**NC**) to the significance of the building and are therefore not particularly sensitive to change.

The two offices at the west end of the building were used for higher level employees as they are larger and contain marble fireplaces along with original light fixtures (S-15 and S-6). The Middle Office (S-7), also at this end of the building, contains a large, rectangular art glass skylight. Because of the decorative elements, these three rooms are Significant to the building and are highly sensitive to change.

Also located at the west end of the building is a washroom that contains original fixtures and finishes, which are in good condition (S-12). It therefore contributes (C) to the significance of the building but is less sensitive to change.

#### Dome Room (NC)

The Dome Room (S-20) at a third floor level directly beneath the southeast Rotunda dome appears to have been altered many times with the result that few historic materials remain. Because it has been heavily altered with contemporary features including carpeting, many layers of over-painted wallpaper, and a massive modern chandelier, it does not contribute (NC) to the significance of the building and is not particularly sensitive to change.

#### Dome Room Corridor and Elevator Lobby (C)

A short flight of stairs leads down from the Dome Room to a corridor which contains an elevator opening. Wood stairs lead up to the Penthouse (S-21). Although this area was constructed during the period of significance in order to access the Penthouse, it is not architecturally significant. It contributes (C) to the significance of the building and is less sensitive to change.

#### Penthouse (C)

The Penthouse (S-22) was constructed in 1935, during the period of significance, but is not architecturally significant. It contains a galley kitchen, break room, locker room and toilet room. All finishes are utilitarian, and the locker room appears to have been altered recently. The Penthouse contributes (C) to the significance of the building and is less sensitive to change.

#### Doors (VS)

The majority of doors in the building are of formed sheet metal, either solid-panel or glazed. Numerous articles describe the Hibernia Bank building's efforts at fire-proofing and the doors are just one of several examples where metal was used instead of wood. All metal doors with either a solid panel or glazing are Very Significant and therefore very sensitive to change.



Figure 58. Detail of plaster decoration in Banking Hall (F-8).  
Source: KVP 2009.



Figure 59. Detail of marble wainscoting in Banking Hall (F-8).  
Source: KVP 2009.

#### Plaster and Marble Decoration (VS)

As mentioned above, the Hibernia Bank went to great lengths to fireproof the building. Another example of this effort is the use plaster (**Figure 58**) and marble (**Figure 59**) decoration instead of wood. The plaster and marble and decoration are Very Significant and therefore very sensitive to change.

#### C. Significance Diagrams

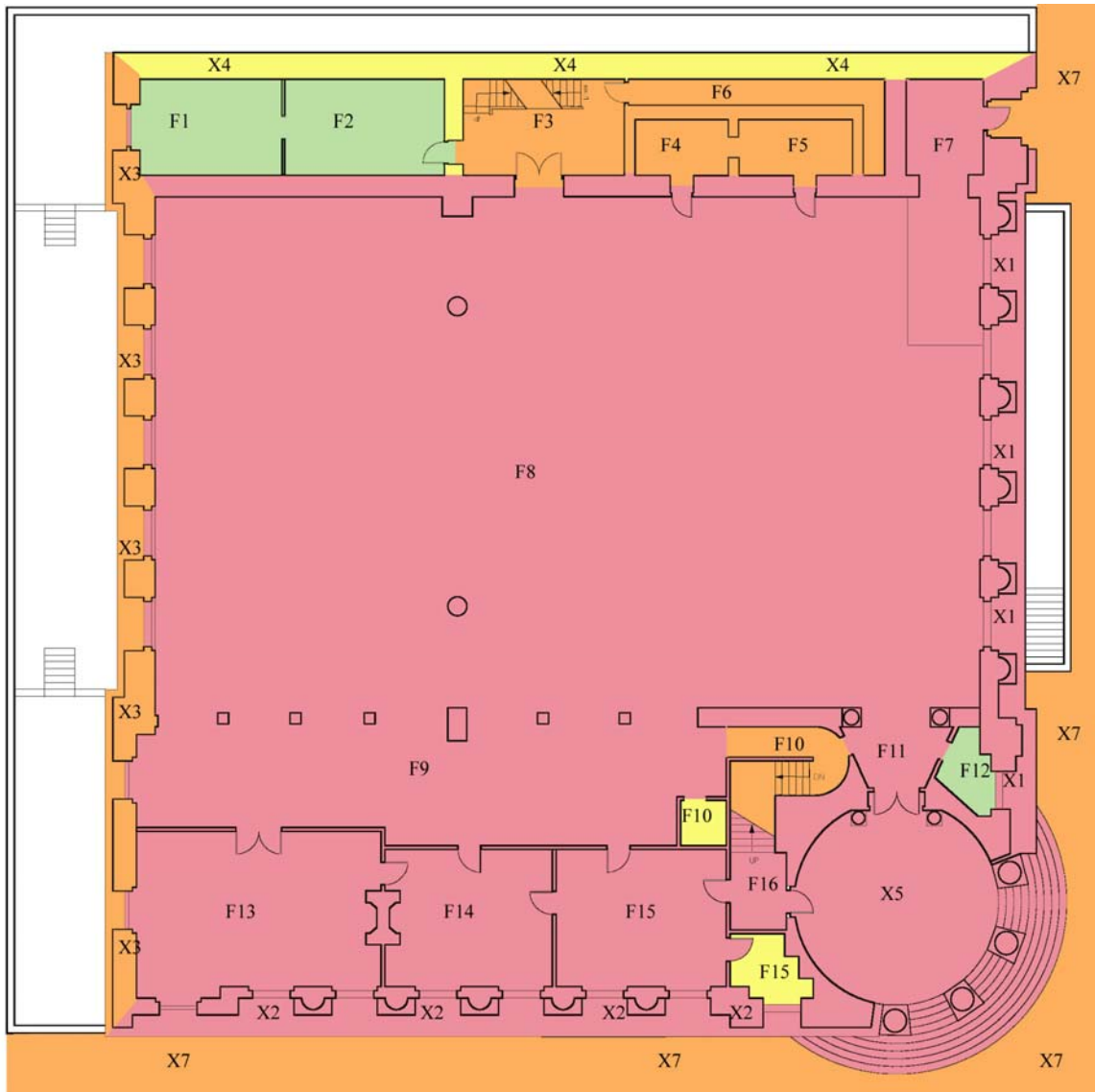
The following section contains a graphic representation of the ranking of the architectural and historic value of the rooms and spaces. The four categories in the rating scale have been each assigned a unique color:

Very Significant – RED  
Significant – ORANGE  
Contributing - YELLOW  
Non-Contributing – GREEN

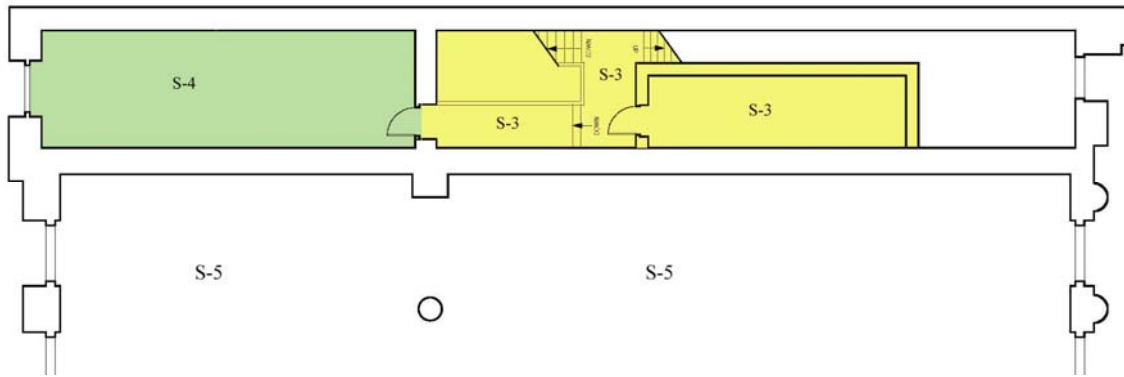
Basement



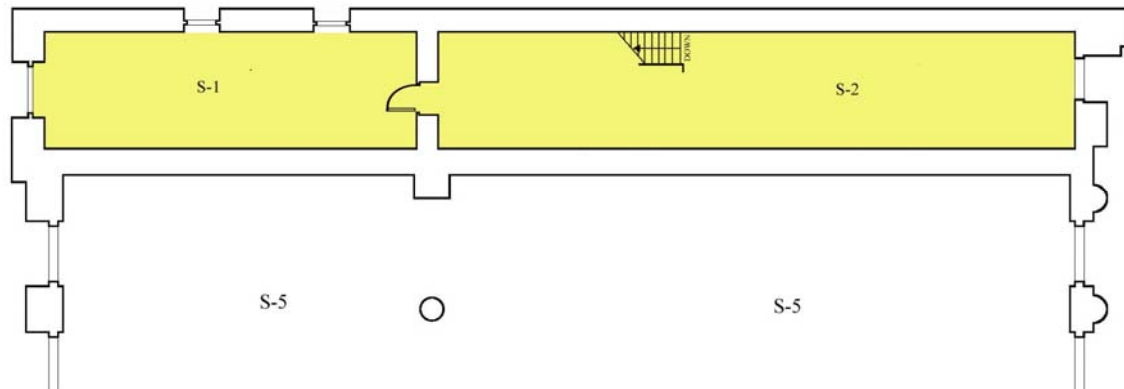
First Floor



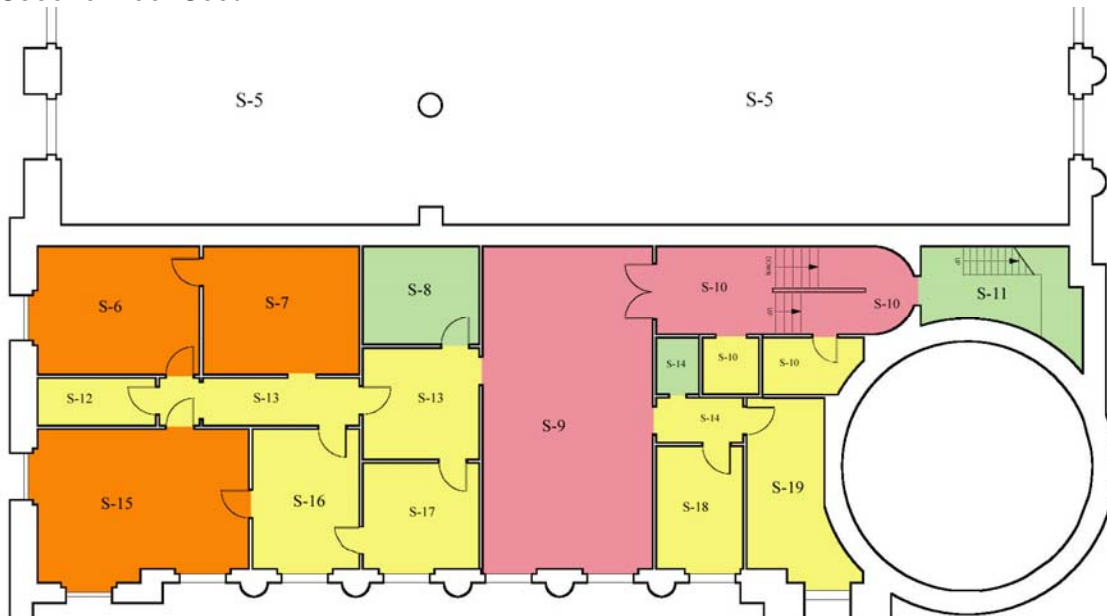
Mezzanine



Second Floor North



Second Floor South





## V. EXISTING HISTORIC STATUS

### A. *Local and State Registers*

This section examines the national, state, and local historical ratings assigned to the Hibernia Bank Building.

#### Department of City Planning Architectural Quality Survey

The San Francisco Department of City Planning's Architectural Quality Survey (AQS), or 1976 Survey, was a reconnaissance survey that examined the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures. No research was performed and the potential historical significance of a resource was not considered when assigning ratings. Ratings range from "0" (contextually significant) to "5" (individually significant). Architectural significance was defined in the survey methodology as a combination of variables, including design features, contribution to the urban design context, and overall environmental significance. When completed, the 1976 Architectural Survey was felt to represent the top 10 percent of the city's building stock.<sup>81</sup> Buildings rated "3" or better were believed to represent the best 2 percent of the city's architecture. The survey was adopted by the Board of Supervisors under Resolution No. 7831 in 1977 and the Planning Department has been directed to use it, although the methodology is inconsistent with current CEQA Guidelines PRC 5024.1(g). For CEQA purposes properties listed in the survey are considered worthy of "further consultation and review."

The Hibernia Bank building is included in the 1976 Survey. The surveyors gave the building especially high marks in regard to its relationship with surrounding buildings and as a contributor to the overall streetscape, with a summary architectural quality rating of "5" out of a total possible rating of 5. This rating places the building within the uppermost echelon of buildings in San Francisco

#### Article 10: San Francisco City Landmark Program

San Francisco City Landmarks are buildings, properties, structures, sites, districts, and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."<sup>82</sup> Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Landmarks Preservation Board. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of January 2009, there were 255 landmark sites and eleven historic districts in San Francisco that are subject to Article 10.

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<sup>81</sup> Ibid.

<sup>82</sup> San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco: San Francisco Planning Department, January 2003).

The Hibernia Bank building was designated San Francisco Landmark No. 130 in 1981 as “the oldest and one of the finest of San Francisco’s uniquely superb collection of modified temple form banks” and as one of “the earliest surviving [buildings] in the city in a strictly classical idiom” and for the fact that it was designed by major San Francisco architect Albert Pissis.”

#### Article 11: Preservation of Buildings and Districts of Historical, Architectural and Aesthetic Landmarks

Article 11 of the San Francisco Planning Code provides for the preservation of buildings and districts of architectural, historical, and aesthetic importance in C-3 Districts, otherwise known as Downtown Commercial Districts. This code is one of the primary legal forces behind historic preservation in the City and County of San Francisco. It also allows for the creation of Conservation Districts. A Conservation District possesses a concentration of buildings which together form a unique historic, architectural, and aesthetic character that contributes to the beauty and attractiveness of the City.<sup>83</sup> The City requires the protection, enhancement, and perpetuation of buildings that contribute to these districts. Within the C-3 District, Conservation Districts have been designated for areas where there is a concentration of buildings that create a specialized architectural and aesthetic character. Under Article 11, resources designated as Significant or Contributory (Categories I – IV) will require review by the Historic Preservation Commission for any major alteration. Article 11 also requires building owners to comply with all applicable codes, laws and regulations governing the maintenance of their properties.<sup>84</sup>

The Hibernia Bank Building is listed as a Category I building in Article 11 of the Planning Code because it is 40 years old; is judged to be a Building of Individual Importance; and is rated Excellent in Architectural Design and its Relationship to the Environment.

#### California Historical Resource Information System (CHRIS)

Properties listed or under review by the State of California Office of Historic Preservation (OHP) are assigned CHRIS Status Codes that range from “1” to “7” to establish a baseline record of historical significance. Properties with a Status Code of “1” are listed in the California Register (CR) or the National Register (NR). Properties with a Status Code of “2” have been formally determined eligible for listing in either register. Properties with a Status Code of “3” or “4” appear to be eligible for listing in either register through survey evaluation. Properties with a Status Code of “5” are typically locally significant or of contextual importance. Status Codes of “6” indicate that the property has been determined ineligible for listing in either register and a rating of “7” indicates that the property has not yet been evaluated. In 1986 the Hibernia Bank Building was assigned a California Register Status Code of 1D, as a “contributor to a district or multiple resource property listed in the National NR by the Keeper. Listed in

<sup>83</sup> San Francisco Planning Depart, *City and County of San Francisco Municipal Code*, Article 11, Section 1101 (b).

<sup>84</sup> Major Alterations are defined under San Francisco Planning Depart, *City and County of San Francisco Municipal Code*, Article 11, Sections 1111.1 to 1111.6.

the CR.” The Hibernia Bank Building is a contributor to the Market Street Theater and Loft District and is therefore automatically listed in the California Register.

*B. National Register of Historic Places*

The National Register of Historic Places (National Register) is the nation’s most comprehensive inventory of historic resources. The National Register, administered by the National Park Service, includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, only resources over fifty years of age are eligible for listing in the National Register if they meet any of the four nominating criteria and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of “exceptional importance,” or if they are contributors to a potential historic district. National Register criteria are defined in depth in National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

As mentioned above, in addition to qualifying for listing under at least one of the four National Register criteria, a property must be shown to retain sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” According to the National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, the seven characteristics that define integrity are as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

#### Eligibility for the National Register of Historic Places

The Hibernia Bank Building is listed in the National Register of Historic Places as a contributor to the Market Street Theater and Loft District. According to the nomination form, it is significant under Criterion C (Design/Construction) "as a classical style banking temple. The Hibernia Bank Building represents the beginning of the historic trend of banking temple construction in San Francisco, as evidenced by its Classical design and prominent corner location and layout. In addition, the Hibernia Bank Building possesses high artistic values in that it fully articulates the banking temple concept of design and expresses Classical aesthetic ideals."<sup>85</sup>

A National Register of Historic Places nomination was prepared by David Gebhard and Debbie Randolph in 1984. The nomination form found the Hibernia Bank Building significant "as an example of the Classical Beaux Arts tradition as it developed in the United States and in the west; as the most important example of the work of one of America's earliest Paris Beaux Arts trained architects; and as the headquarters of one of California's first banking houses."<sup>86</sup> Because the nomination form was never submitted the Hibernia Bank Building has not been determined eligible as an individual resource.

In our professional opinion, the Hibernia Bank Building is clearly eligible for the National Register as an individual resource under Criterion C as an early example of the Classical Beaux Arts tradition in the United States and in San Francisco and as an example of the beginning of a historic trend of banking temples in San Francisco. The building also represents the work of Ecole des Beaux Arts trained master architect

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<sup>85</sup> National Register of Historic Places Nomination Form for the Market Street Theater and Loft District.

<sup>86</sup> National Register of Historic Places Nomination Form for the Hibernia Savings and Loan Society.

Albert Pissis. In addition, the Hibernia Bank Building possesses high artistic values in that it fully articulates the banking temple concept of design and expresses Classical aesthetic ideals.

The Hibernia Bank building has been identified in the surveys described above, is a contributing building to the Market Street Theater and Loft District and it has a California Historical Resource Status Code. It is also a San Francisco Landmark and a Category I significant building. Based on its existing historic status the building qualifies as a historic resource and alterations would be subject to review under the California Environmental Quality Act (CEQA) and would require a Certificate of Appropriateness from the San Francisco Historic Preservation Commission.

## VI. RECOMMENDATIONS

According to Section 15126.4 (b) (1) of the Public Resources Code (CEQA): "Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, the project's impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant."

### A. *Secretary of the Interior's Standards for the Treatment of Historic Properties*

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (Standards) provide guidance for reviewing proposed work on historic properties.<sup>87</sup> The Standards are used by Federal agencies in evaluating work on historic properties. They have also been adopted by local government bodies across the country (including the San Francisco Historic Preservation Commission) for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Conformance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on an historic resource.<sup>88</sup> Projects that do not comply with

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<sup>87</sup> Morton, W. Brown III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl, *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992). The *Standards*, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. The 36 CFR 68.3 *Standards* are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of *Standards*, 36 CFR 67.7, focuses on "certified historic structures" as defined by the IRS Code of 1986. *The Standards* in 36 CFR 67.7 are used primarily when property owners are seeking certification for Federal tax benefits. The two sets of *Standards* vary slightly, but the differences are primarily technical and are not substantive in nature. The *Guidelines*, however, are not codified in the Federal Register.

<sup>88</sup> CEQA Guidelines subsection 15064.5(b)(3).

the Standards may or may not cause a substantial adverse change in the significance of an historic resource.

#### Secretary of the Interior's Standards for Rehabilitation

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.
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.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As a San Francisco City Landmark as well as a contributor to a National Register-listed historic district, any project proposed for the Hibernia Bank Building will be subject to the Secretary of the Interior's Standards.

*B. California Historical Building Code*

The California Historical Building Code (CHBC) provides regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction) or relocation as applicable to all historical buildings, structures and properties deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. Such standards and regulations are intended to facilitate the restoration or change of occupancy so as to preserve their original or restored elements and features, to encourage energy conservation and a cost effective approach to preservation, and to provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such "buildings, structures and properties" and to provide reasonable availability and usability by the physically disabled. The CHBC requires enforcing agencies to accept reasonably equivalent alternatives to the regular Uniform Building Code.

In San Francisco, the official in charge of determining whether a property is eligible for the California Historical Building Code is the Chief of the Department of Building Inspection. As a City Landmark and as a contributor to a National Register-listed historic district, it is likely that any proposed project involving the Hibernia Bank Building would qualify for consideration under the California Historical Building Code.

*C. City and County of San Francisco Municipal Planning Code*

Article 10: Preservation of Historical, Architectural and Aesthetic Landmarks

Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission (HPC). A Certificate of Appropriateness is required of any projects that result in the following actions:

(1) Any construction, alteration, removal or demolition of a structure or any work involving a sign, awning, marquee, canopy, mural (as set forth in Planning Code Section 1005(g), or other appendage, for which a City permit is required, on a landmark site or in a historic district;

(2) Exterior changes in a historic district visible from a public street or other public place, where the designating ordinance requires approval of such changes pursuant to the provisions of this Article 10<sup>89</sup>

Factors considered in review of Certificate of Appropriateness Application are the building's "architectural style, design, arrangement, texture, materials, color, and any other pertinent factors." The Standards for Review of Applications for Certificates of Appropriateness are:

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<sup>89</sup> City and County of San Francisco Municipal Planning Code. SEC. 1006. CERTIFICATE OF APPROPRIATENESS REQUIRED.

(a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of this Article 10.

(b) For applications pertaining to landmark sites [such as the Hibernia Bank Building], 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.

As a San Francisco City Landmark, the Hibernia Bank Building is subject to the review by the San Francisco Historic Preservation Commission and a Certificate of Appropriateness will be required for any exterior alterations that meet the above thresholds. Although the building is a privately-owned property, review of proposed interior changes in those areas of the landmark that are or historically have been accessible to members of the public, will also be reviewed as part of the Certificate of Appropriateness.<sup>90</sup>

The original landmark designation report describes the interior of the Hibernia Bank as a “richly detailed space dominated by a large stained glass dome.” Because the majority of interior outside the Banking Hall is not clearly described, there may be more room for changes to other non-publicly accessible parts of the interior.

#### Article 11: Preservation of Buildings and Districts of Historical, Architectural and Aesthetic Landmarks

The Hibernia Bank Building is listed as a Category I building in Article 11 of the Planning Code because it is 40 years old; is judged to be a Building of Individual Importance; and is rated Excellent in Architectural Design and its Relationship to the Environment.

Alterations to the exterior for which a permit is required will only be approved if the Zoning Administrator deems it a minor alteration or if the Zoning Administrator deems the alteration to be major but in conformance with SEC. 1111.6.: Standards and Requirements for Review of Applications for Alterations.

The Zoning Administrator may define categories of alterations which are deemed to be minor alterations and individual permits falling within those categories shall be reviewed and acted upon without referral to the Zoning Administrator.

The Standards and Requirements for Review of Applications for Alterations are as follows:

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<sup>90</sup> SEC. 1004. DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS, (C) (2).



(a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

(b) For Significant Buildings - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:

(1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.

(2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

(3) Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

(4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.

(5) The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal façade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.

(6) In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

(7) In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal façades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal façades and is compatible in form and design

with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).

Because the Hibernia Bank Building is a Category I building, it is subject to Planning Code Article 11.

#### *D. Exterior Recommendations*

##### Concrete Block Sidewalk

The concrete block sidewalks bordering the south and east façades of the Hibernia Bank Building appear to date to the building's original construction in 1892, or at the very latest, the 1907-1908 reconstruction. Individual blocks may have been replaced in kind since then due to damage or deterioration. Although public property, the paving materials do not match standard San Francisco sidewalks in terms of material or paving pattern and appear to be unique in the city. As stated above, alteration of the sidewalks would adversely affect the setting of the building. As described above, some concrete blocks have obvious signs of deterioration, such as cracking – which can provide channels for moisture intrusion. Professional consultation is recommended where noticeable cracking occurs. If the cracks remain unchanged in width, depth or length, they can be patched or filled with new material worked to match the historic material in regard to color and texture. Severely deteriorated or cracked blocks may be replaced, taking care to exactly match the material and visual qualities, such as color and texture.

##### Exterior Walls

Although generally in good condition, the exterior walls of the Hibernia Bank Building are stained and dirty. There is extensive efflorescence on the exterior walls of the Hibernia Bank Building, obvious signs of water intrusion and the resultant leaching of internal minerals to the outside surface of the stone. There is also some biological growth, particularly within the Jones Street pediments where rainfall and other water is clearly not evaporating from horizontal surfaces. There is also extensive soot accumulation all over the exterior of the building. Otherwise, aside from some small areas on the west façade, where the outside surface of the granite appears to be delaminating, the granite is largely intact and physically in very sound condition.

It is recommended that the granite exterior be cleaned to remove efflorescence, accumulated biological growth, soot, and any graffiti using the gentlest means possible. Care should be taken when cleaning those areas that are delaminating. Work should be performed by a contractor who specializes in the cleaning and restoration of historic masonry.

It is recommended that cleaning methods or materials be initially tested in an inconspicuous location to determine the best method for cleaning the granite. Several different cleaning methods or materials may need to be tested prior to selecting the best one to use on the building. Abrasive methods, including blasting with grit, grinders and sanding discs, are not recommended. Water cleaning methods are generally the gentlest means possible and include: soaking, pressure water washing, water washing

supplemented with non-ionic detergent (such as tri-sodium phosphate), steam, or hot-pressurized water cleaning. It may be necessary to use chemical cleaners to remove the dirt, soiling material, and any areas of graffiti, after which the masonry surface should be rinsed with water.

Efflorescence build-up, the white staining visible on much of the exterior granite, is caused by salt and lime leaching out of the granite and mortar in response to contact with water. It will often appear and then disappear on its own due to the weather conditions. If it persists, dry brushing the affected area will usually remedy the situation. For more significant accumulation, stains can usually be removed with a mild and diluted solution of muriatic acid (one part acid to twelve parts water) and more scrubbing. More stubborn staining may require heavy-duty retail products. Reputable manufacturers of efflorescence removing compounds include Aldo, BrickClean100, and CreteClean. After restoring the appearance of the surface, future efflorescence issues can be avoided by applying a penetrating sealer. These penetrating sealers will work even if the water continues to come from behind or above the surface, by creating a barrier below the surface. The sealer will allow water vapor to evaporate, but prevent the water-soluble salts from migrating along with the water.

Discoloration on the columns and interior of the Rotunda indicate that an anti-graffiti coating applied long ago has darkened the surface of the granite. Successful removal of the coating may require testing several cleaning agents to find something that will dissolve and remove it.

A new anti-graffiti coating may be applied to the base of the granite exterior, if necessary and recommended by the masonry specialist. This type of coating should be clear and should not alter the granite's natural appearance. The coating is formulated to penetrate and fill the pores of the granite making it harder for graffiti to stick, thus, making it easier to clean. The coating will also weatherproof the granite, controlling efflorescence, mildew, and other moisture-related stains. The product should be applied to the surface of the granite with a brush or roller to control the application.

The level of cleanliness desired also should be determined prior to selecting a cleaning method. The intent of cleaning the granite is to remove most of the dirt, soiling material, stains, graffiti and/or anti-graffiti coating. A "brand new" appearance, however, is inappropriate for the building, and may require an overly harsh cleaning method in order to be achieved.

Exterior work may require hanging of scaffolding. Caution should be used to insure that the anchors do not penetrate, break, or wear the granite cladding.

#### Exterior Lighting

Improved exterior lighting will aid in building security and discouraging graffiti and vandalism. Several historic photographs show a hanging lantern in the Rotunda (Appendix A, Figures 11, 12, 21, 24 and 28), which is not extant today. It is recommended that a compatible new fixture be installed in the rotunda. Small, LED uplights in a light colored finish may be installed in inconspicuous locations on cornices

or window sills. The historic materials and features of the granite-clad exterior should be retained and the installation of the light fixtures should be reversible.

### Roof

The modern roof membrane appears to be failing in selected areas as indicated by the water damage on the interior. Water penetration, indicated by a damp spot, stain or pooling water, is readily apparent on sections of the roof. In addition, there is debris that has been discarded onto the roof from adjacent apartment windows which has broken the glass panes of the skylights and clogged up roof gutters. It is recommended that a reputable roofing contractor be engaged to conduct a thorough examination of the roof, starting with an appraisal of the existing condition and quality of the roofing material itself. Once the condition of the roofing material has been determined, the related features, such as the diffusing skylights over the art glass skylights, and support systems, such as the balustrade bracing, should be examined on the exterior and on the interior of the roof.

The building has built-in gutters set within the perimeter of the roof. The downspouts for these gutters run within the walls of the building. Because of the pooling water and staining, the roof slope may be inadequate for good runoff, or the traps may be clogged. Interior downspouts may have also collected debris causing them to back up, and perhaps leak water into the surrounding walls causing the water damage on the interior and exterior.

### Exterior Doors

Historic exterior doors appear to be clad in bronze. It appears that the doors have been overpainted at an unknown date and have also been vandalized by graffiti in the form of spray paint and etching. The exterior doors should be evaluated by a qualified conservationist who specializes in preserving and restoring historic bronze. Any work to the doors should only be performed by this specialist. Paint should be removed from the doors using the gentlest means possible. A high pressure water or microabrasive treatment may be used to remove the paint. The bronze may then be cleaned with bronze wire wool and solution of deionized water, an organic solvent, and/or pharmaceutical mineral oil to further remove the old paint and graffiti. The bronze may then be protected with a coating of wax or lacquer, known as Incalac.

As detailed above in "Accessibility", the historic doors should not be replaced, nor should door frames be widened to accommodate accessibility, as this would alter an important feature of the building's historic design. Historic door knobs and other hardware should also be retained.

### Windows

The historic metal windows are individually significant features of the building and they contribute to the character of building's façades. Therefore their distinguishing visual qualities must not be destroyed. Further, the rehabilitation guidelines recommend against changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal,

and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

We recommend that all historic windows be repaired by a professional conservator specializing in historic metal windows. They should first be evaluated in order to ascertain the degree of deterioration. If the windows are in sound condition, they may be repaired in place. Metal or plywood shields should be used to protect the surrounding granite, marble or plaster and the glass while the work is underway. Light surface corrosion and delaminated paint should be removed before priming with a rust-inhibiting primer. There does not appear to be any cracked or broken glass. However, if there is, it should be replaced along with any deteriorating glazing compound. Any missing screws or fasteners should also be replaced and the hinges cleaned and lubricated. The metal sash should receive a final painting with two coats of finish paint that is compatible with the primer.

If damage to some to windows is severe, they may need to be removed for cleaning and re-glazed if necessary. These repairs are considered major and will likely be expensive; therefore they should be reserved for highly significant windows, such as those on the east and south façades that cannot be replaced. These repairs should be carried out only by skilled craftspeople.

It may be possible to install an additional layer of glazing to improve the thermal efficiency and noise resistance of the existing window. This additional glazing may also reduce outside noise sounds. Methods of adding a layer of glazing include adding a new layer of rigid sheets of acrylic or glass over the window; adding a separate storm window; and replacing the single layer of glass in the window with thermal glass (the most expensive of the treatments). If additional layers of glass or fiberglass are added, they should be as transparent and inconspicuous as possible.

Replacement windows should be considered only as a last resort. Because the windows are significant, replacement in kind would be essential in order to maintain the historic character of the building. In selecting compatible replacement windows, the material, configuration, color, operability, number and size of panes, profile and proportion of metal sections, and reflective quality of the original glass should be duplicated as closely as possible. Replacement with compatible new windows on secondary façades such as the north and west façades may be acceptable.

The owner should be aware that replacing the historic glazing and/or sash can jeopardize Federal rehabilitation tax credits and Mills Act applications (see "Rehabilitation Financing Options" below for more information). Because of this and because of their significance, preservation and repair of the historic windows is strongly recommended.

### Skylights

Newspaper articles indicate that the skylights were last repaired in 1980 by Reflections Studios, now located in Emeryville (<http://www.reflectionstudios.com/>). Reflections Studios may have records and shop drawings for the previous repairs to the skylights.

These drawings may be helpful in determining the level of repair needed in this rehabilitation.

Repairs to the skylights should only be undertaken after a professional has carefully evaluated the condition of the glass. There appear to be several broken panes of glass in the elliptical skylight in the Banking Hall (F-8). Replacing a few isolated pieces of broken glass may be undertaken while the skylight is in place. Larger areas of replacement glass may require panels to be removed from the skylight and repaired off-site. The replacement glass should exactly or closely match the original piece. In addition, waterproofing cement and sealants may have deteriorated and should be restored as needed.

Dirt and soot have built up on all the skylights, and those in the Waiting/Reception Room (S-9) and Middle Office (S-7) are especially dirty, making it necessary to clean them to remove these harmful deposits and to allow better transmission of light. Soft water or deionized water should be used first. If this does not remove the deposits, a non-ionic detergent may be used. Acidic, caustic, or abrasive cleaners should not be used, as they can damage glass. Most common household glass cleaners contain ammonia and should not be used either. Cleaning products should have a neutral pH.

The protective skylights or “diffusers” on the roof should also be inspected, repaired, and cleaned at this time using the same guidelines detailed above. All repair or restoration work on the art glass skylights should be done by professionals.

#### *E. Interior Recommendations*

Interior features and finishes are important in defining the overall historic character of the Hibernia Bank Building and it is essential to retain and preserve them. Interior features include columns, metal doors, cornices and baseboards, fireplaces and marble mantels, marble paneling, light fixtures, hardware, and concrete and marble flooring; and ornamental and smooth plaster and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.

Protective coverings should be installed around interior features and finishes to avoid damage in the course of construction work. A protective plywood system should be constructed that enables stairs and floors to be used during construction yet protects them from damage. Other architectural features such as mantels, doors, wainscoting, and decorative finishes should be protected by using plywood, heavy canvas, or plastic sheets.

#### Architectural

The building will likely need seismic strengthening overall and the balustrade may need reattachment or strengthening. Structural reinforcement should be introduced into the building in a sensitive manner, making sure that the historic materials are preserved and retained to the greatest extent possible and not replaced wholesale in the process of seismic strengthening. The new seismic retrofit system should respect the character

and integrity of the historic building and be visually compatible with it in design. The seismic work should be reversible to the greatest extent possible to allow removal for future use of improved systems and traditional repair of remaining historic materials. Although some seismic upgrading work will be more permanent than reversible, the new work should have a minimal visual impact on the historic appearance of the building.

A team experienced in the seismic retrofit of historic buildings should be hired to develop specific recommendations, and if necessary, develop an appropriate scheme. Team members should be selected for their experience with similar projects involving the retrofit of similar structural types with a high level of architectural significance, such as San Francisco City Hall or the San Francisco Post Office/Ninth Circuit Court of Appeals, both architecturally significant Beaux Arts-style masonry buildings that have been retrofitted in recent years. The team should identify areas that are particularly vulnerable to seismic damage, exterior granite cladding and interior plaster and marble finishes within the Banking Hall, the five art glass skylights, light fixtures, columns, and other highly decorative elements such as the marble floors and wainscoting, and design a seismic strengthening plan that will preserve these features intact. Secondary areas of the building (see Significant Spaces Map, Section IV) may provide space for additional reinforcement behind these major features, thus saving them from damage during seismic retrofit work. In addition, the CHBC may allow for alternative approaches to provide for life safety in order to retain the significant features and spaces.

The seismic retrofit plan may require multiple treatments. Sensitively designed metal bracing along the exterior of the north façade may be an appropriate response. The use of a concealed system behind or between finished spaces of the interior on the first and second floors is advisable, such as a center core technique using shotcrete to fill holes drilled through the center of masonry walls. Masonry walls or columns in the basement may be strengthened with new concrete reinforcement or fiber wrap systems, taking care to avoid the use of heavy spray concrete or projecting reinforced walls, as this will alter the historic relationship of the wall to windows or other architectural details. New shear walls should be selectively located behind historic finishes and in secondary spaces. Base isolation may be appropriate for the building because its many significant interior spaces should not be disturbed or removed during the retrofit. Base isolation has been used on several notable historic buildings of the caliber of the Hibernia Bank, including San Francisco City Hall.

#### Life Safety Issues

The Hibernia Bank Building does not appear to be fully protected against fires. It is recommended that a certified fire protection specialist who specializes in historic buildings be hired. The CHBC may allow for the building to not be fully sprinklered or comply with current means of egress code if other technologies, such as fire alarm systems, smoke and heat detection systems, occupant notification and annunciation systems, smoke control systems, fire modeling, times egress analysis and modeling are used. If it is necessary to install a fire suppression system, it should be designed so that it has minimal impact on the decorative historic materials of the building, such as the ornamental plaster. Plumbing for an automatic sprinkler system should be run above

existing decorative plaster so that the sprinkler heads barely protrude from the ceiling at the center of medallions. Access should be provided for future system maintenance or repair.

The stairs should be retained in their historic configuration and location. If a second means of egress is required, new exterior stairs may be constructed on a secondary façade, such as the north or west façades. The application of fire-retardant coatings, such as intumescent paints; and the construction of glass enclosures may permit retention of the stairs and other character-defining spaces and features.

#### Accessibility Issues

Accessibility options should be evaluated within a preservation context. All applicable accessibility requirements, such as local codes, state codes and federal laws, should be reviewed carefully before undertaking any accessibility modification. While the Americans with Disability Act Accessibility Guidelines (ADAAG) is the document that should be consulted when complying with the Americans with Disabilities Act (ADA) requirements, the CHBC may provide some relief for accessibility code requirements. It is recommended that experts in the field of accessibility be consulted before proceeding with permanent physical changes to the building.

The building likely has accessibility barriers in the following areas: building entrances; a smooth flooring surface texture, change in grade along Jones Street; size, weight and configuration of doorways; and path-of-travel restrictions within interior corridors vestibules, elevators, and toilets.

Making the main or prominent Rotunda entrance accessible may compromise this significant feature and the overall historic character of the building. Alternative access to the primary public spaces, such as the Banking Hall, can be provided by some modifications to the secondary entrance on Jones Street. While both the exterior and interior doorway openings are wide enough to hold double doors, there is a step from the entry Vestibule to the banking hall. A utilitarian plywood ramp is currently used for access to the banking hall. It is recommended that this ramp be removed and a new ramp be constructed. This ramp should be compatible with the Banking Hall in scale and materials. In addition, the historic materials and features of the Banking Hall should be retained when the ramp is installed and the design of new ramp should be differentiated from the design of the Banking Hall so that the evolution of the building is still evident. Finally, design and construction of the ramp should be reversible.

The existing elevator would be an efficient means for providing accessibility between floors. However, it may not be adequately accessible for persons with disabilities because of its small size, location, and detailing. The elevator should be upgraded to improve accessibility. Because the elevator is a later addition to the building, it may be possible to construct a larger elevator shaft from a portion of the basement, first floor banking hall and penthouse, and adjacent utility closet on the second floor. A larger shaft would allow for a larger cab. If the elevator cannot be replaced, control panels may be modified with a "wand" on a cord to make the control panel accessible, and timing devices can usually be adjusted.



At the Penthouse level, there is a change in height from the elevator landing (S-21) to the Penthouse (S-22). Access is currently provided by a flight of wood steps. There appears to be inadequate space for a ramp, so a platform lift may be used to overcome this change in elevation.

The basement features a ramp at the elevator landing (B-25) accessing the safe deposit boxes and related rooms (B-14, B-19, B-20 and B-21). Other areas of the basement are not accessible because of several level changes. Most of these areas (B-3, B-9, B-10, B-24 and B-25) have ample room to install a ramp designed and constructed according to the guidelines detailed above.

The historic doors should not be replaced, nor should door frames be widened to accommodate accessibility, as this would alter an important feature of the building's historic design. To improve accessibility the historic doors should be retained and upgraded using a device to eliminate or reduce door pressures that currently pose accessibility barriers. Other solutions may involve installing automatic door openers (operated by push buttons, mats, or electronic eyes) or power-assisted door openers.

Historic door knobs and other hardware may be difficult to grip and turn. Because there is a high level of integrity of historic door knobs and hardware, it may not be appropriate to replace or retrofit the existing. In this case, doors can be left open during operating hours (unless doing so would violate life safety codes), and power-assisted door openers can be installed as described above. As an alternative, it may only be necessary to retrofit specific doorknobs to create an accessible path of travel and accessible toilet rooms.

Women's toilet rooms in the basement (B-29 and B-30) and toilet rooms on the first and second floors (F-15 and S-12) have historic fixtures and finishes such as sinks, urinals, toilets, marble partitions, tiled floors, and hardware that should be retained in the process of making modifications. Because the Men's Toilet Room in the basement (F-1) is larger, it may be reconfigured by relocating or combining partitions to create an accessible toilet stall. Other changes that may be necessary are the installation of grab bars around toilets, covering hot water pipes under sinks with insulation to prevent burns, and moving a sink, mirror, and paper dispenser to a height suitable for wheelchair users. The basement contains several level changes with steps leading up to the men's and women's toilets (B-1, B-29 and B-30). These spaces have ample room for construction of a ramp oriented to the maximum allowable grade. Guidelines detailed above should be followed in the design and construction of these ramps. An accessible unisex toilet room may also be created out of the first and second floor toilet rooms (F-15, S-12).

If access to the basement, second floor and Penthouse cannot be provided, programmatic access for these areas should be installed elsewhere. Programmatic access refers to alternative methods of providing services, information, and experiences when physical access cannot be provided.

## Flooring

Flooring consists of exposed concrete in the basement and the second floor offices on the north side of the building (S-1, S-2), marble tiles in the toilet rooms, Banking Hall (F-8), Vestibule (F-7), Foyer (F-11), Private Stair (F-16), and as a border in the second floor offices on the south side of the building. Non-historic resilient tile flooring over concrete prevails in areas of the basement and on the first floor north stair (F-3). Non-historic carpeting presently covers historic flooring in parts of the Banking Hall and first floor south offices and should be removed.

All other historic floor materials should be retained, cleaned, and repaired as necessary. Any work performed on the concrete and marble should only be undertaken by qualified professionals. Some of the concrete floors have noticeable cracking. If the cracks are nonstructural and if the cracks remain unchanged in width, depth or length, they can be patched or filled with new material to match the historic material. The marble may be cleaned using warm water first. An extremely diluted solution of a mild, neutral pH detergent may be used, first testing it on a small, inconspicuous area of the marble to be cleaned. The marble does not appear to be deeply scratched, soiled or have a build-up of yellowed wax or discolored sealer. However if this is the case, the marble may be restored by wet sanding and chemical stripping, which should only be done by experienced technicians. Sanding is followed by honing and polishing. Repeated heavy sanding can noticeably wear down the marble floor, producing visible depressions; thus it is best to avoid this technique. A sealer to protect the marble may be used, but they often have the tendency to darken white marble. We recommend that marble be left in its natural state without coatings. If tiles are missing or severely deteriorated, they should be matched in kind, taking care to exactly match the type of marble and visual qualities, such as color and texture. These recommendations also apply to the marble flooring in the rotunda (X-5) and marble wainscoting in the Banking Hall (F-8), East Entry Hall (F-7) and Private Stair (F-16).

## Walls and Ceilings

The floor plans and interior spaces of the basement, first and second floors are important in defining the overall historic character of the building and should be retained and preserved. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves. In particular, the Banking Hall should not be subdivided neither vertically through the insertion of new partitions nor horizontally through insertion of new floors or mezzanines, as it would destroy the integrity of the space. This distinctive space is important in conveying the significance of the property and it is vital to retain its original proportion and size. Rooms designated as non-contributing in Chapter IV may be altered. Contributing rooms and spaces are also less sensitive to change.

Because most of the basement is non-contributing, partition walls may be removed as necessary. Care should be taken not to alter the wall that is the original 1892 footprint of the building. In addition, the women's toilet room/lounge, Safe Deposit Vault and Viewing Room, and File Storage Vault should also remain in place.

The ceiling of the basement may remain exposed, if desired. Most areas will need to be repaired and/or re-plastered, as there is spalling caused by water infiltration. A qualified professional should be engaged in order to identify the exact cause of the plaster failure and to specify appropriate repair and replacement strategies. The plaster and ornamental plaster on the walls and ceiling of the first and second floors should be retained, and repaired as necessary. If restoration of existing plaster is necessary, as much as possible of the existing materials should be preserved and new material should visually match the old. For ornamental plaster, a qualified professional should take an inventory to identify those details which are repairable on site and which should be removed for repair or remanufacture in the shop. Once the cause and extent of damage to the smooth and ornamental plaster has been determined, treatments such as shoring, stabilization, and limited demolition may be necessary, prior to repairing or restoring the historic plaster.

### Doors

As described above, the majority of doors in the building are metal with either a solid panel or glazing. It appears that most of the metal was originally painted a bronze color, with a few painted white. All metal doors and hardware should be retained and repaired as necessary. It is recommended that testing, such as cratering, be performed by a qualified conservationist to determine the original paint color of the doors. Before repainting, the doors may need to be cleaned to remove the previous paint coating. The doors should not be cleaned mechanically to remove paint because historic sheet metal is quite soft and/or thin and pliable. This technique would deform or abrade the surface of the sheet metal. A non-corrosive chemical paint remover may be used. The doors may then be primed and repainted in a color that is as close as possible to the original. This recommendation includes the metal casings and the cap above the doors.

As detailed above in "Accessibility", the historic doors should not be replaced, nor should door frames be widened to accommodate accessibility, as this would alter an important feature of the building's historic design. Historic door knobs and other hardware should also be retained.

### Light Fixtures

Sconces in the Banking Hall appear to be original. Similar sconces and hanging light fixtures are scattered throughout the building, mainly in the suites of offices on the first and second floors. Additionally, several hanging fixtures appear to have been converted from gas to electric. This type of fixture is found in the file storage rooms on the second floor, basement and other back-of-house areas. Both types of fixtures should be retained and repaired as necessary. Fluorescent light fixtures are not within the period of significance and may be removed and replaced with appropriate light fixtures that are compatible with, but do not mimic the historic light fixtures.

### Building Mechanical Systems

Building systems, such as plumbing, electrical, and mechanical were not inspected by KVP. A qualified mechanical engineer should be retained to perform the inspection and recommend any necessary alterations or upgrades. Early mechanical systems such as the elevator mechanism, boiler, radiators, vents, fans, grilles and plumbing fixtures are

important in defining the overall historic character of the building. If new or upgraded elevator, heating, air conditioning, lighting and plumbing systems are installed, it should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes, and wiring should be installed as inconspicuously as possible in secondary spaces, in the attic or basement, or in closets.

## VII. REHABILITATION FINANCING OPTIONS

### A. *Federal Preservation Tax Incentives*

The Federal Preservation Tax Incentives encourage private investment in rehabilitating certified historic income-generating properties. The National Park Service administers the program with the Internal Revenue Service in partnership with State Historic Preservation offices. A 20% income tax credit is available for the approved rehabilitation of certified historic structures. A certified historic structure is a building that is listed individually in the National Register of Historic Places or a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. Because the Hibernia Bank building is a contributor to the National Register-listed Market Street Theater and Loft District, it is eligible for the tax credit program. More information can be found at the following location: <http://www.nps.gov/history/hps/tps/tax/>

### B. *Mills Act*

The Mills Act is a state-sponsored initiative that local governments may adopt as incentive for historic preservation efforts. Adopted by the State of California in 1976 and included in the San Francisco Administrative Code in 1996, the Mills Act provides owners of both owner-occupied and income-producing properties the opportunity to actively participate in rehabilitation, restoration, preservation, and maintenance of “qualified historical properties” while receiving property tax relief. Qualified historical properties are defined as “a property listed on any official federal, state, county, or city register, including the National Register of Historic Places, the California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, local landmarks, and local survey listings.”<sup>91</sup> Working in conjunction with the City and County of San Francisco, a property owner enters into a formal agreement, generally known as a Mills Act contract, for a minimum ten-year term. This contract states that property owners will agree to protect, preserve, and maintain a historic property in accordance with specific historic preservation standards and conditions. Participants in a Mills Act contract may realize a property tax savings of approximately 50% each year.<sup>92</sup> The Hibernia Bank building is a listed in the National Register and is a designated City Landmark. It is therefore eligible for the Mills Act. More information on the Mills Act can be found here: [http://www.parks.ca.gov/?page\\_id=21412](http://www.parks.ca.gov/?page_id=21412)

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<sup>91</sup> San Francisco Planning Department, “San Francisco Preservation Bulletin No. 8: The Mills Act” (January 2003), 2.

<sup>92</sup> San Francisco Planning Department, “San Francisco Preservation Bulletin No. 8: The Mills Act” (January 2003).

*C. Transfer of Development Rights*

Transfer of Development Rights (TDR) may provide another financing option for rehabilitation. Article 11 Category I buildings are eligible to transfer the difference between the allowable gross floor area permitted on the lot and the gross floor area of the existing historic building. Category I buildings that have been altered in conformance with the Standards and Requirements retain eligibility for the transfer of TDR.<sup>93</sup> More information on San Francisco's TDR program can be found here: <http://sfgov.org/site/uploadedfiles/bdsupvrs/ordinances03/o0021-03.pdf>

*D. Preservation Easements*

An easement conveys to a second party a partial interest or right in a property which places restrictions on the owner's use of the property. A preservation easement, in particular, is a legal instrument ensuring the protection of architecturally and historically significant structures by limiting the future owner's right to demolish the building or to make destructive alterations. The typical preservation easement applies to the publicly visible portions of the exterior of the structure (façades), but may extend to certain interior elements and even to the open space surrounding the building, if agreed upon by the easement holder and the donor. The easement holder has the legal right to review and approve the design of proposed changes to the portions of the structure covered by the easement. All other rights and obligations of ownership, such as the right to sell or lease the property as well as the responsibility for maintenance, remain vested in the owner. To bind future owners of the property, a preservation easement runs with the title to the property.

Any structure which contributes to the historical architectural character of San Francisco can potentially be protected by a preservation easement. Donors seeking to take advantage of IRS tax benefits for their gift must ensure that the building is also a "certified historic structure." A building is certified if it is on the National Register of Historic Places or determined by the Secretary of the Interior to be contributing to the historic character of a locally or nationally designated historic district. The recipient of the donation must be a unit of government or a publicly supported charitable organization, whose purpose is historic preservation and which has a demonstrated ability to meet ongoing legal responsibilities. In San Francisco, San Francisco Architectural Heritage holds several dozen easements on historic properties.

The principal benefit of the donation of a preservation easement is the guaranteed permanent protection of historically and architecturally important buildings. Donors also enjoy substantial Federal and State income tax benefits for qualifying donations by treating the value of the easement as a charitable contribution. More information on historic preservation easements can be found here: <http://www.sfheritage.org/structures.html#easements>

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<sup>93</sup> City and County of San Francisco Municipal Planning Code SEC. 1109. PRESERVATION LOTS: ELIGIBILITY FOR TRANSFER OF DEVELOPMENT RIGHTS.

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## VIII. CONCLUSION

Designed by famed architect Albert Pissis, the Hibernia Bank Building was constructed in 1892, enlarged in 1905, and reconstructed in 1907 after the 1906 Earthquake and Fire. It remains one of San Francisco's most significant commercial buildings. The Hibernia Bank Building is a City Landmark and a contributor to the National Register-listed Market Street Theater and Loft District. The building appears eligible for individual listing in the National Register and is consequently listed in the California Register. The building is also a Category I (Significant) building under Article 11 of the San Francisco Planning Code. Serving as the headquarters and flagship location of the Hibernia Bank from 1892 until it closed in 1985, and as a short-lived SFPD substation, the building has remained unoccupied for close to a decade. Prolonged vacancy spells the end for many buildings, but the Hibernia Bank Building has fared relatively well, mostly due to the large steel fire shutters that have prevented vandalism and deterioration. Due to the building's overall good condition and lack of alterations, it retains an exceptional degree of integrity. As an Article 11 building, the degree of acceptable alteration is limited. Nevertheless, the Hibernia Bank Building requires seismic reinforcement and resolution of other life-safety, accessibility, and other issues to before it can be given a new use. On the other hand, the historic status of the Hibernia Bank Building makes it an ideal candidate for rehabilitation tax credits and/or Mills Act project.

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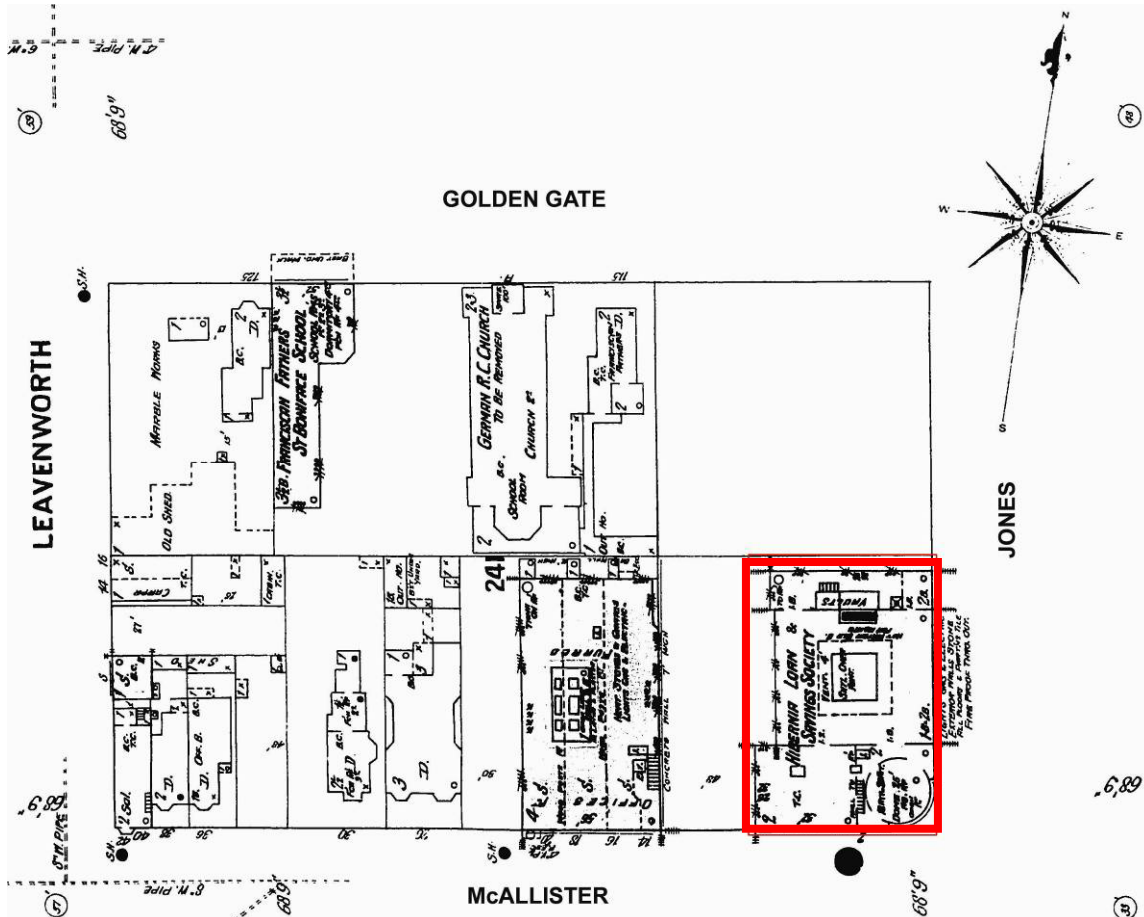
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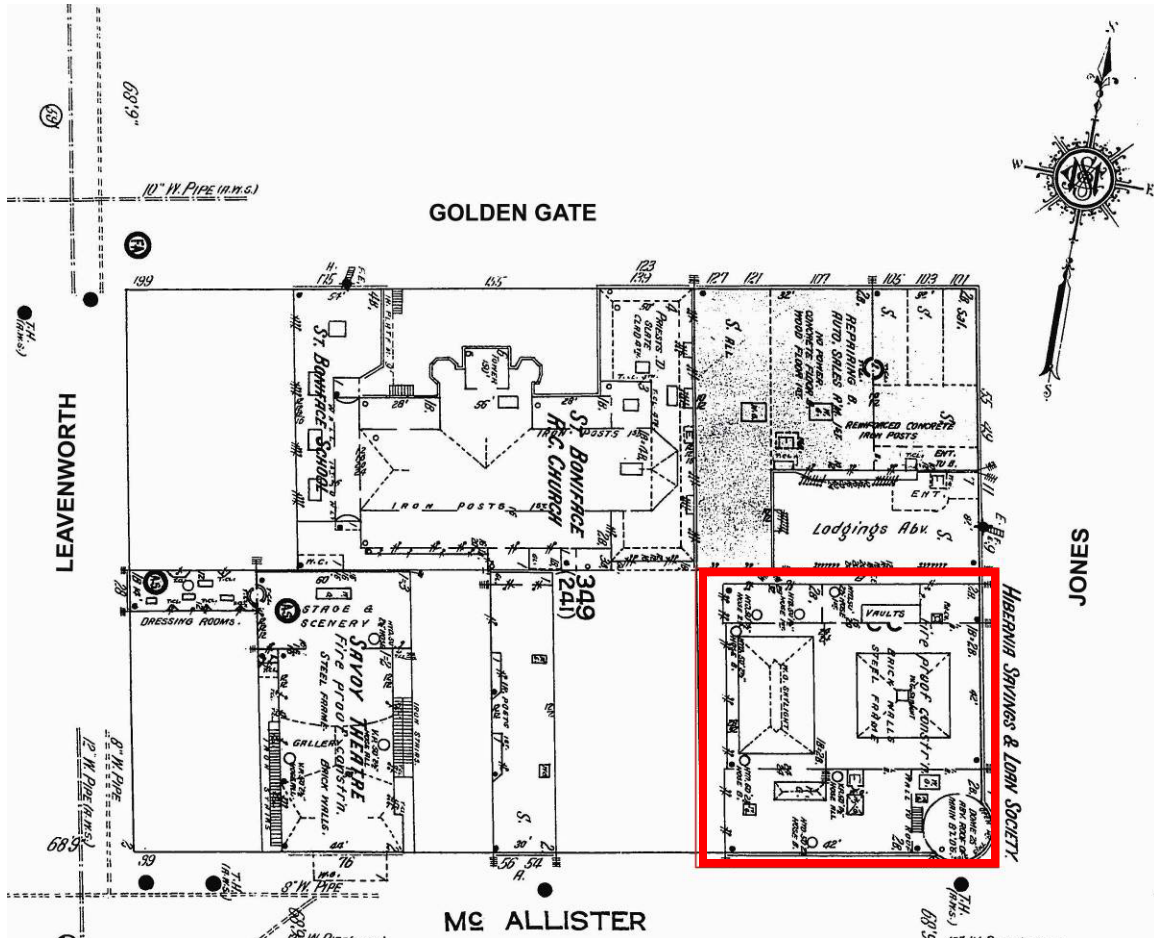
APPENDIX

A. Maps, Drawings and Historic Photographs

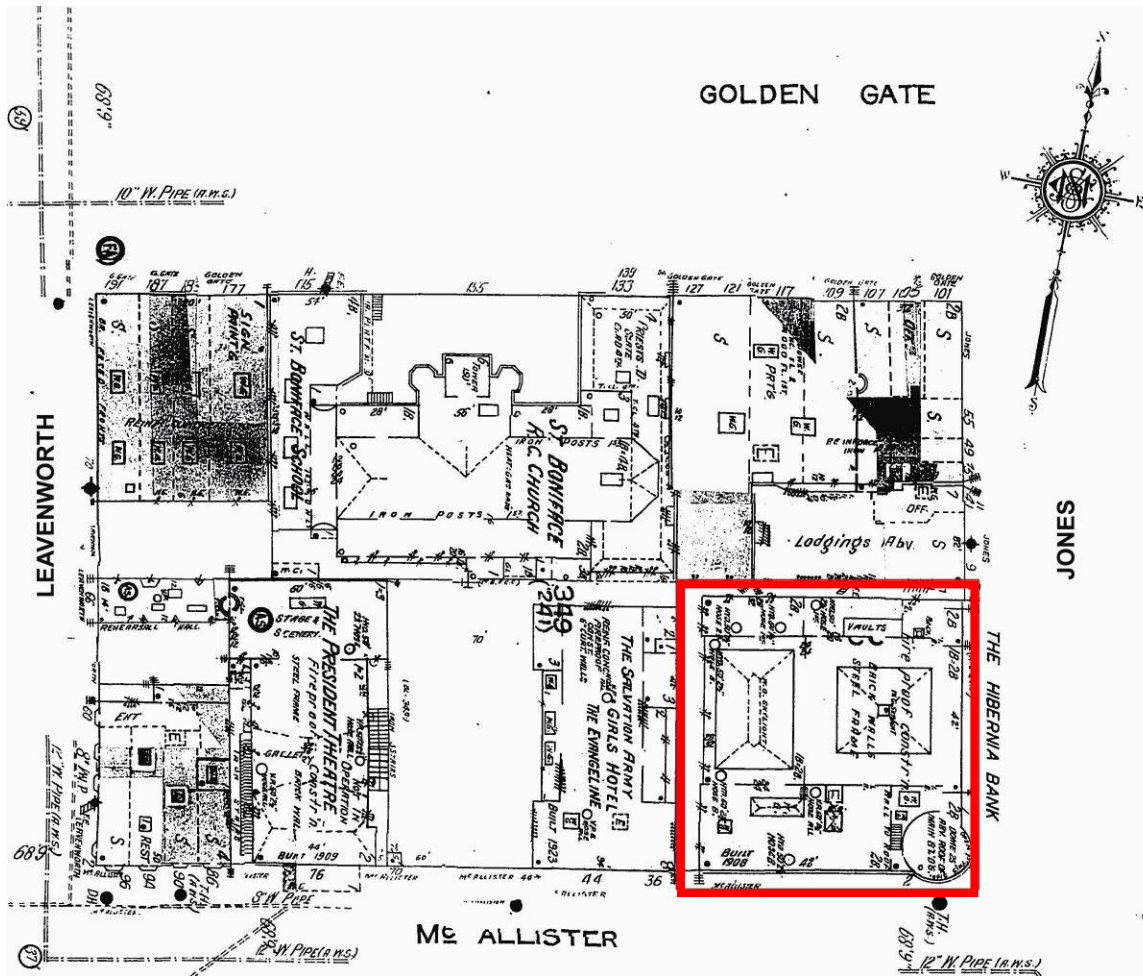
Sanborn Maps



Item 1. Sanborn Fire Insurance Map, 1899. Hibernia Savings and Loan Society building is outlined in red. Note that the building does not cover the entire lot. The map notes that the building has “gas and electric lights, exterior stone walls and all floors and partitions tile, fire proof throughout”.



Item 2. Sanborn Fire Insurance Map, 1913. Hibernia Savings and Loan Society building is outlined in red. Note that the building has been enlarged. The map notes that the building is fire proof with brick walls and a steel frame.

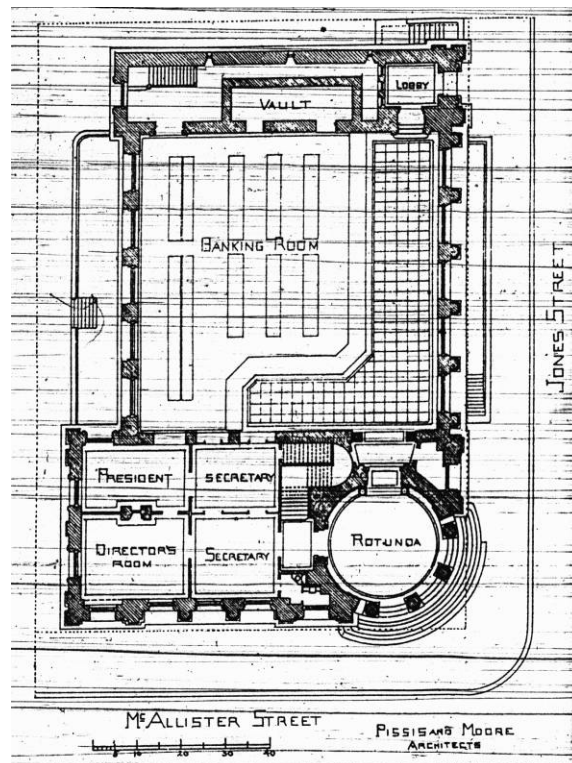


Item 3. Sanborn Fire Insurance Map, 1950. Hibernia Savings and Loan Society building is outlined in red. The map notes that the building is fire proof with brick walls and a steel frame.

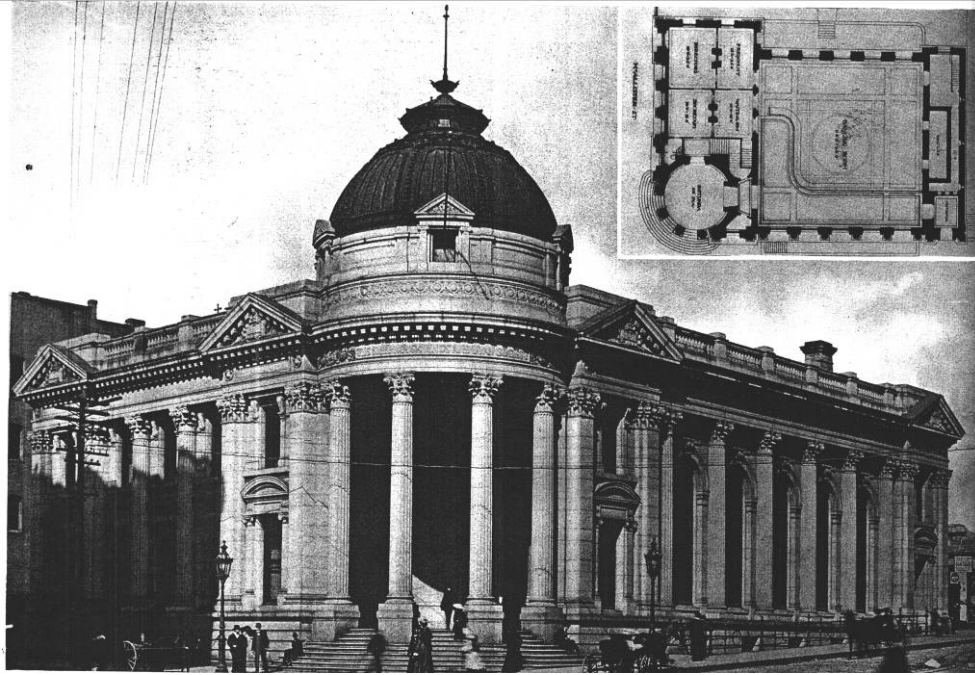
Historic Photographs



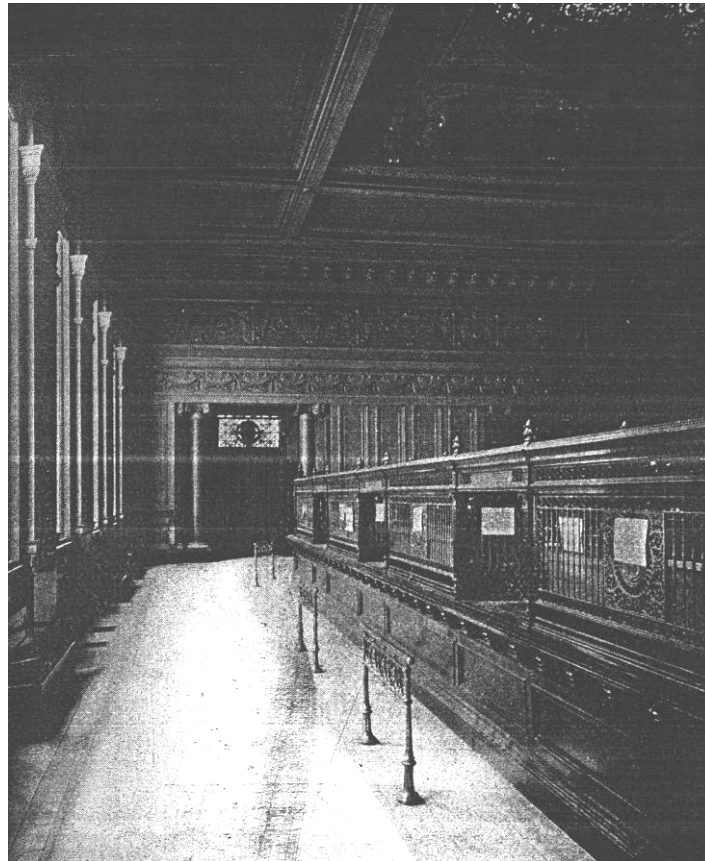
Item 4. Old Hibernia Savings and Loan Society building on the corner of Montgomery and Market streets, 1876. Source: Bancroft Library, University of California, Berkeley.



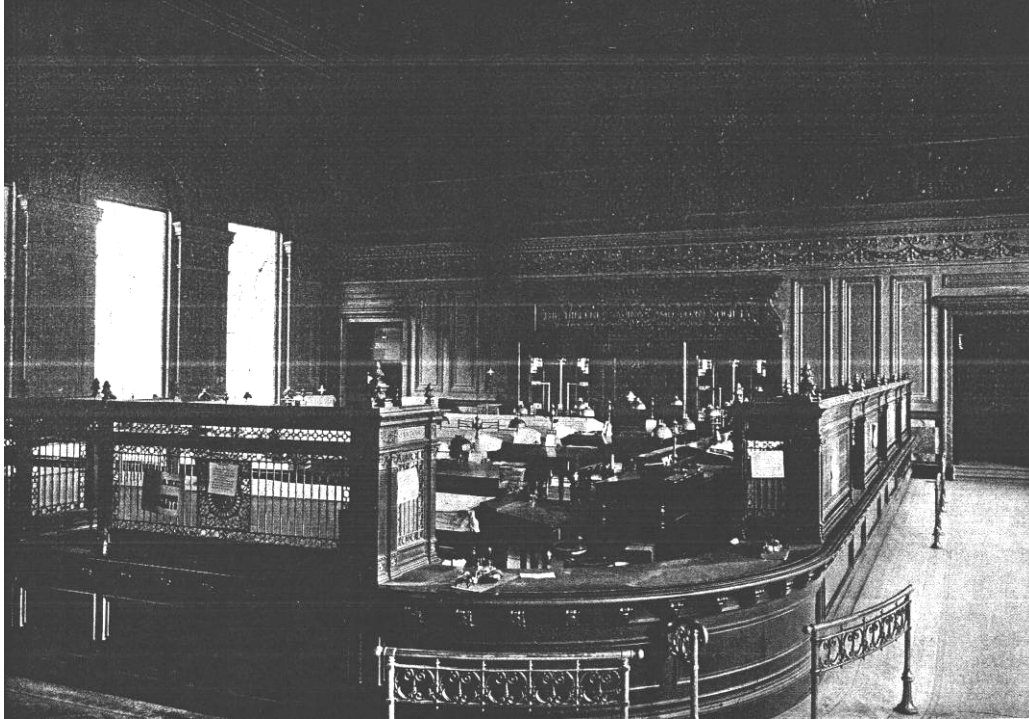
Item 5. Plan of Hibernia Bank Building by Pissis and Moore, Architects.  
 Source: *California Architect & Builder*, April 1891.



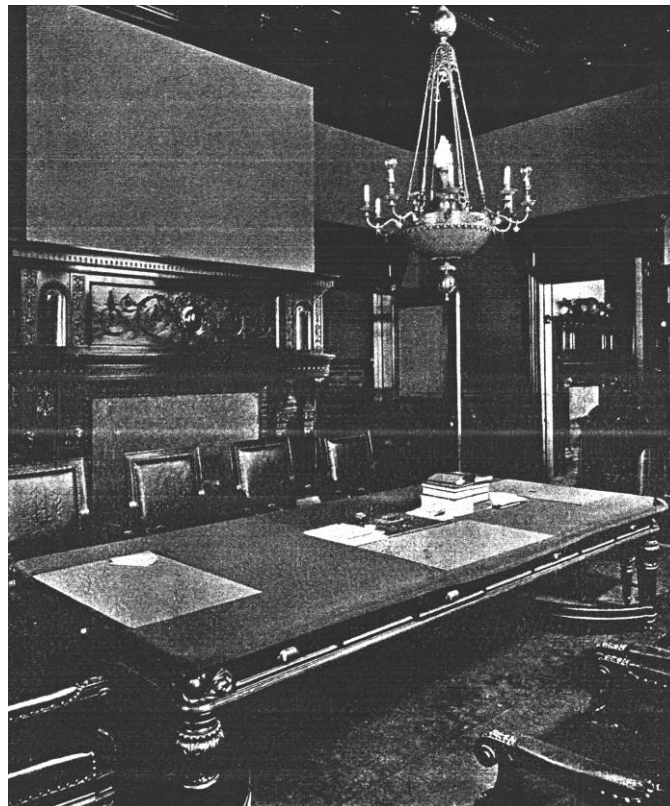
Item 6. Hibernia Bank Building, c. 1892. Source: *Architectural Review*.



Item 7. Interior of banking hall, view south, c. 1892. Source: *Architectural Review*.



Item 8. Interior of banking hall, view north, c. 1892. Source: *Architectural Review*.



Item 9. Director's Room, c. 1892. Source: *Architectural Review*.



Item 10. Hibernia Bank Building, c. 1894. Source: San Francisco History Center, San Francisco Public Library.



Item 11. Hibernia Bank Building, 1900. Note the hanging light fixture in the rotunda. Source: Bancroft Library, University of California, Berkeley.





Item 12. North façade of Hibernia Bank Building before the fire, 1906. Source: Bancroft Library, University of California, Berkeley.



Item 13. Hibernia Bank Building, 1906. Note the window sash at right is different from the current window sash. Source: San Francisco History Center, San Francisco Public Library.



Item 14. Hibernia Bank Building, 1906. Note the shutters over some of the windows.  
Source: California Historical Society.



Item 15. Hibernia Bank Building, east and north façades, 1906. Source: Bancroft Library, University of California, Berkeley.



Item 16. Hibernia Bank Building from the Old Post Office, 1906. Source: San Francisco History Center, San Francisco Public Library.



Item 17. Hibernia Bank Building, 1906. Note smoke damage at left dome beginning to be reconstructed. Source: San Francisco History Center, San Francisco Public Library.



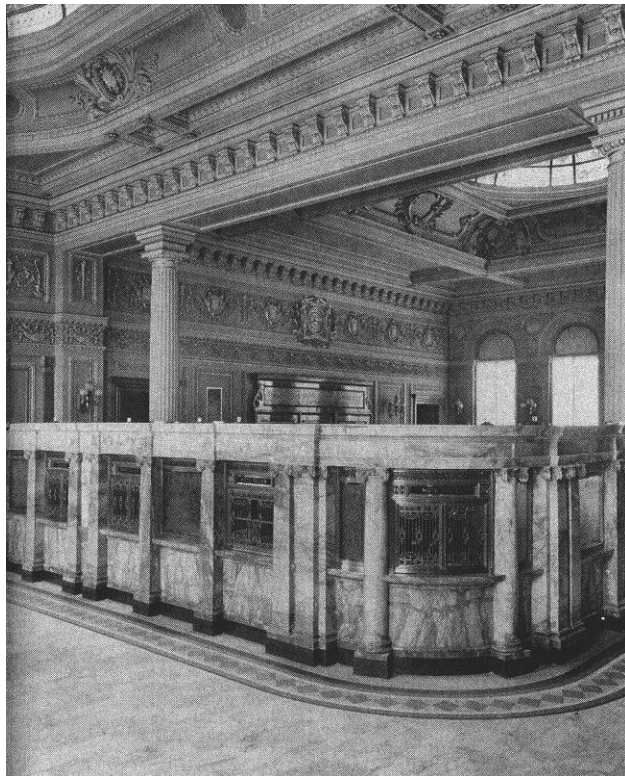
Item 18. Hibernia Bank Building, 1906. Courtesy California State Library, Stanley Mosk Library and Courts Building.



Item 19. Hibernia Bank Building during reconstruction, n.d. Source: Bancroft Library, University of California, Berkeley.



Item 20. Hibernia Bank Building, 1908, repaired after the fire. Note the gleam of the gilded dome. Source: San Francisco History Center, San Francisco Public Library.



Item 21. Interior of repaired Hibernia Bank Building, c. 1908.



Item 22. County Clerk's Office; Hibernia Bank Building, Feb. 4, 1911. Source: San Francisco History Center, San Francisco Public Library.



Item 23. Hibernia Bank Building, May 15, 1930. Source: San Francisco History Center, San Francisco Public Library.



Item 24. Hibernia Bank Building, January 2, 1934. Source: San Francisco History Center, San Francisco Public Library.



Item 25. Hibernia Bank Building, c. 1957. Source: San Francisco History Center, San Francisco Public Library.

*B. Condition Assessment by Room*



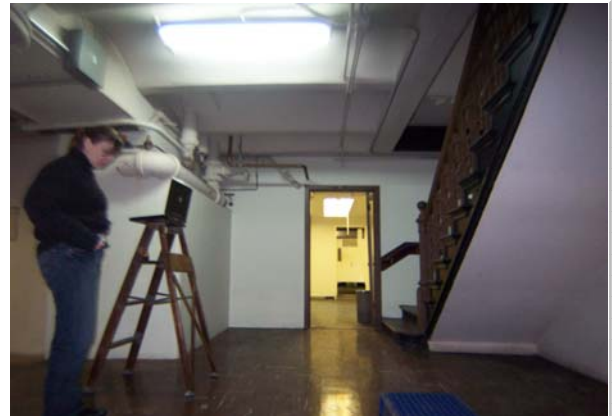
		COND SIG	
Space Number	B-1	G	C
Space Name	Toilet Room		
Space Dimensions	23'2"x11' 7'8" ceiling		
N Wall Finish	ceramic tile with concrete above	G	C
E Wall Finish	drywall partition	F	NC
S Wall Finish	ceramic tile with concrete above	G	C
W Wall Finish	ceramic tile with concrete above	G	C
Floor Finish	ceramic tile	G	C
Ceiling Finish	plaster	F	C
Window Types	awning metal shutter	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	wood swinging	P	NC
Door Hardware	brass	F	NC
Door Frame	wood	F	NC
Door Threshold	marble,	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	F	NC
Electrical switches	modern	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	urinals and sinks on west wall; toilets on	F	C
Plumbing toilets	porcelain	F	C
Plumbing urinals	porcelain	F	C
Plumbing accessories	modern chrome	F	C
Plumbing partitions	marble partitions with wood doors	G	C
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	gas radiator	F	NC
Signage	none		
Miscellaneous	none		



		COND SIG	
Space Number	B-2	F	NC
Space Name	Toilet Ante Room		
Space Dimensions	12'x15' 8'ceiling		
N Wall Finish	concrete and plaster	F	C
E Wall Finish	concrete and plaster	F	NC
S Wall Finish	concrete and plaster	F	NC
W Wall Finish	partition	F	NC
Floor Finish	resilient tile	E	C
Ceiling Finish	plaster	F	NC
Window Types	awning with metal shutter	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	wood	F	C
Door Hardware	metal	F	C
Door Frame	metal	F	C
Door Threshold	concrete	F	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	F	NC
Electrical switches	modern	F	NC
Electrical outlets	none		
Plumbing lavatories	waterheater	F	NC
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	gas ceiling radiator and water and electrical	F	NC
Signage	none		
Miscellaneous	none		



		COND SIG	
Space Number	B-3	G	C
Space Name	North stairs		
Space Dimensions	12'5"x21' 8'8" ceiling		
N Wall Finish	masonry and plaster	F	C
E Wall Finish	concrete, plaster, steel vault doors	G	C
S Wall Finish	concrete and plaster	G	C
W Wall Finish	concrete	G	C
Floor Finish	resilient tile	G	C
Ceiling Finish	concrete steel beam	G	C
Window Types	metal awning metal shutters cover	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	G	VS
Door Type	vaults, wood restroom door	F	S/C
Door Hardware	metal	F	C
Door Frame	metal	F	C
Door Threshold	concrete	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	F	NC
Electrical switches	pushbutton brass plates	F	C
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	piping gas and air ducts	F	NC
Signage	none		
Miscellaneous	decorative iron railing for stairs	G	S



		COND SIG	
Space Number	B-4	P	NC
Space Name	Vault Gallery		
Space Dimensions	26'11" x 3'2"11'2"ceiling		
N Wall Finish	concrete and plaster	P	NC
E Wall Finish	concrete and plaster	F	NC
S Wall Finish	concrete and plaster	F	NC
W Wall Finish	concrete and plaster	F	NC
Floor Finish	concrete	E	C
Ceiling Finish	concrete and plaster	F	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	steel (2) and gate	F	NC
Door Hardware	steel	F	NC
Door Frame	steel	F	NC
Door Threshold	steel	F	NC
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging pendant with wire shade - historic	F	C
Electrical switches	modern	F	NC
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	significant water damage on north wall		



		COND SIG	
Space Number	B-5	G	S
Space Name	Document vault		
Space Dimensions	6'6"x26' 9'10" ceiling		
N Wall Finish	cedar shelving	G	S
E Wall Finish	cedar planks	G	S
S Wall Finish	cedar shelving	G	S
W Wall Finish	steel	G	S
Floor Finish	steel	G	S
Ceiling Finish	steel	G	S
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	vault (2 doors) and gate	F	S
Door Hardware	steel	F	S
Door Frame	steel	F	S
Door Threshold	steel	F	S
Trim base & Cornice	cedar	G	S
Millwork bookcases	cedar	G	S
Millwork paneling	cedar	G	S
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging lights - likely historic	F	C
Electrical switches	none		
Electrical outlets	metal plate	F	C
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	original vault - significant	G	S



		COND SIG	
Space Number	B-6	P	NC
Space Name	NE space, basement		
Space Dimensions			
N Wall Finish	concrete	P	NC
E Wall Finish	concrete	P	NC
S Wall Finish	concrete	P	NC
W Wall Finish	concrete	P	NC
Floor Finish	concrete	E	C
Ceiling Finish	steel beams and plaster	P	NC
Window Types	opening for coal chute	P	NC
Window Hardware	none		
Window Trim	metal	F	C
Door Type	paneled wood door to office space and one	F	NC
Door Hardware	metal		
Door Frame	wood	F	NC
Door Threshold	concrete	F	
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging bulbs	F	C
Electrical switches	modern switches 1950s	F	NC
Electrical outlets	modern switches 1950s	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	large duct		NC
Signage	none		
Miscellaneous	coal chute is brick lined		



		COND SIG	
Space Number	B-7	G	NC
Space Name	Office #1 basement		
Space Dimensions	12'8"x12'11" 8' ceiling		
N Wall Finish	sheet rock partition, rubber baseboard and	F	NC
E Wall Finish	sheet rock partition, rubber baseboard and	F	NC
S Wall Finish	sheet rock partition, rubber baseboard and	F	NC
W Wall Finish	masonry and plaster	P	NC
Floor Finish	carpet	P	NC
Ceiling Finish	dropped, acoustic tiles	F	NC
Window Types	1/1 double hung metal sash with shutter	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	F	VS
Door Type	metal	F	NC
Door Hardware	modern	F	NC
Door Frame	metal	F	NC
Door Threshold	metal	F	NC
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	F	NC
Electrical switches	none		
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	modern		
Mechanical diffusers	none		
Visible piping or ducts	gas radiator west wall		
Signage	none		
Miscellaneous	west wall and window and north wall significant		



		COND SIG	
Space Number	B-8	E	NC
Space Name	Office #2 Basement		
Space Dimensions	14'4"x15'9" 8' ceiling		
N Wall Finish	concrete plaster	F	C
E Wall Finish	sheetrock partition rubber baseboard partial	F	NC
S Wall Finish	concrete column, sheetrock	F	C/N
W Wall Finish	sheetrock partition rubber baseboard	F	NC
Floor Finish	carpet	P	NC
Ceiling Finish	dropped ceiling with thin membrane	P	NC
Window Types	wireglass interior fixed wood sash	F	C
Window Hardware	none		
Window Trim	wood	F	C
Door Type	metal and wireglass	F	NC
Door Hardware	modern and metal older	F	NC
Door Frame	metal	F	NC
Door Threshold	metal	F	NC
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorscent	F	NC
Electrical switches	modern	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	modern	F	NC
Mechanical diffusers	none		
Visible piping or ducts	ceiling radiator	F	NC
Signage			
Miscellaneous	closet and passthru for objects not people		





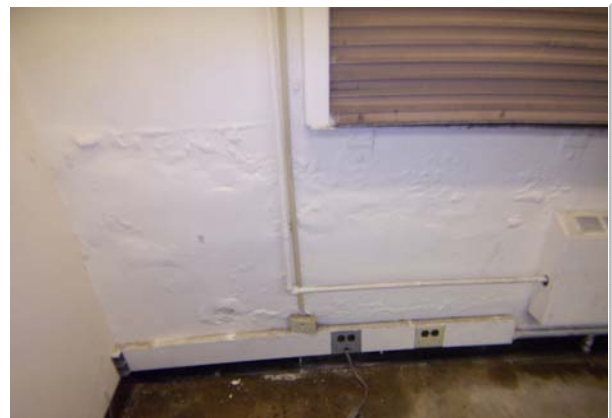
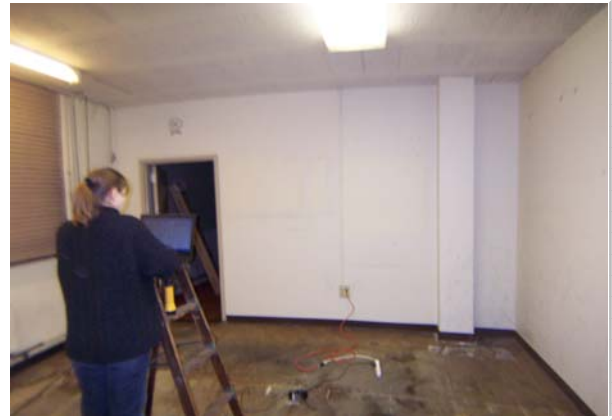
		COND SIG	
Space Number	B-9	F	NC
Space Name	Steps & landing		
Space Dimensions	partial dimensions 9'3"x13'3" 9'3" ceiling		
N Wall Finish	concrete plaster has cabinets	F	NC
E Wall Finish	wire glass and wood partition	F	NC
S Wall Finish	concrete plaster	F	NC
W Wall Finish	sheetrock partition	F	NC
Floor Finish	concrete and mastic tile	E	C
Ceiling Finish	concrete, steel beams, plaster	F	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal	F	NC
Door Hardware	metal and older metal knob	F	NC
Door Frame	metal	F	NC
Door Threshold	concrete	F	NC
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluourescent	F	NC
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	air ducts conduit and gas lines	F	NC
Signage	none		
Miscellaneous	concrete steps concrete columns vaulted ceilings with beams		



		COND SIG	
Space Number	B-10	F	NC
Space Name	Locker Room		
Space Dimensions	13'4"x34' 11'3" ceiling		
N Wall Finish	partition and concrete	F	NC
E Wall Finish	partition	F	NC
S Wall Finish	partition and concrete	F	NC
W Wall Finish	partition	F	NC
Floor Finish	concrete and resilient tile	E	C
Ceiling Finish	steel beams and concrete	F	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal	F	NC
Door Hardware	modern	F	NC
Door Frame	metal	F	NC
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	F	NC
Electrical switches	none		
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	air ducts		
Signage	none		
Miscellaneous	breaker panel north wall; lockers line n/s wall granite steps all the way across opening.		NC



		COND SIG	
Space Number	B-11	G	NC
Space Name	Office #3 basement		
Space Dimensions	13'x15' 9'2" ceiling		
N Wall Finish	sheet rock partition, rubber baseboard	G	NC
E Wall Finish	sheet rock partition, rubber baseboard	G	NC
S Wall Finish	sheet rock partition, rubber baseboard	G	NC
W Wall Finish	masonry plaster	P	NC
Floor Finish	concrete; remnants of mastic for resilient tile	P	C
Ceiling Finish	acoustic tile	P	NC
Window Types	1/1 double hung metal sash and shutter	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	metal	F	NC
Door Hardware	modern	F	NC
Door Frame	metal	F	NC
Door Threshold	concrete	F	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent bulbs		
Electrical switches	modern		
Electrical outlets	modern		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	modern		
Mechanical diffusers	none		
Visible piping or ducts	gas radiator west wall		
Signage	none		
Miscellaneous	west wall and window significant	P	C



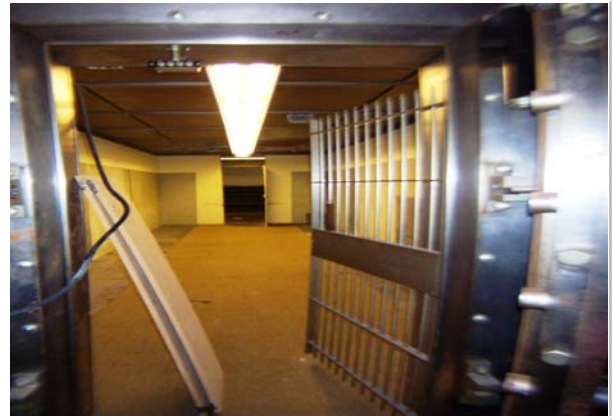
		COND SIG	
Space Number	B-12	G	NC
Space Name	Office #4 Basement		
Space Dimensions	14'7"x12'11" 9'3" ceiling		
N Wall Finish	sheet rock partition, rubber baseboard	F	NC
E Wall Finish	sheet rock partition, rubber baseboard	F	NC
S Wall Finish	sheet rock partition, rubber baseboard	F	NC
W Wall Finish	sheet rock partition, rubber baseboard	F	NC
Floor Finish	concrete; remnants of mastic for resilient tile	P	C
Ceiling Finish	acoustic tile	P	NC
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal and wire glass	F	NC
Door Hardware	modern	F	NC
Door Frame	metal	F	C
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	F	NC
Electrical switches	none		
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	modern	F	NC
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	all partition walls		NC



		COND SIG	
Space Number	B-13	E	C
Space Name	W Vault, basement		
Space Dimensions	14'6" x 35'11" 11'3" ceiling		
N Wall Finish	concrete	E	C
E Wall Finish	brick	E	C
S Wall Finish	concrete	E	C
W Wall Finish	concrete	E	C
Floor Finish	concrete	E	C
Ceiling Finish	concrete and steel beams	E	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	vault (2 doors) and gate steel	F	C
Door Hardware	steel	F	C
Door Frame	steel	F	C
Door Threshold	steel	F	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	gas capped on west wall?		
Signage	none		
Miscellaneous	lockers lining the east, north, south walls		NC



		COND SIG	
Space Number	B-14	G	S
Space Name	E Vault, basement		
Space Dimensions	9'6"x25'6" 7'11" front 9'5"x9'7"		
N Wall Finish	steel	G	S
E Wall Finish	steel	G	S
S Wall Finish	steel	G	S
W Wall Finish	steel	G	S
Floor Finish	steel	G	S
Ceiling Finish	steel	G	S
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	vault, double steel doors with gate	F	S
Door Hardware	steel	F	S
Door Frame	steel	F	S
Door Threshold	steel	F	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	G	NC
Electrical switches	none		
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	alarms and extra vault goes to B-13		



		COND SIG	
Space Number	B-15	P	NC
Space Name	Mechanical Room		
Space Dimensions	67'3" x 14'11" 38'10" x 25'6" measured like a		
N Wall Finish	concrete	G	C
E Wall Finish	concrete	P	NC
S Wall Finish	concrete	P	NC
W Wall Finish	concrete	G	C
Floor Finish	concrete	G	C
Ceiling Finish	steel beams and concrete	F	C
Window Types	awning with shutters	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	wood	G	NC
Door Hardware	metal	F	NC
Door Frame	wood and metal	F	NC/
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging bulbs	F	NC
Electrical switches	breaker boxes	F	NC
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	ducts pipes wires	F	NC
Signage	none		
Miscellaneous	lots of little nooks and boilers and furnaces	F	NC



		COND SIG	
Space Number	B-16	F	NC
Space Name	Office #5 basement		
Space Dimensions	30'x39'5" 9'4" ceiling		
N Wall Finish	sheet rock, rubber baseboard	F	NC
E Wall Finish	plaster, rubber baseboard	P	NC
S Wall Finish	plaster, rubber baseboard	F	NC
W Wall Finish	plaster, rubber baseboard	F	NC
Floor Finish	concrete, resilient tile, remnants of mastic	P	NC
Ceiling Finish	acoustic ceiling	F	NC
Window Types	1/1 double hung metal sash with metal	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	F	VS
Door Type	metal clear glazing and sidelights	F	S
Door Hardware	metal	F	S
Door Frame	metal	F	S
Door Threshold	concrete	F	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	modern exposed conduit	P	NC
Electrical switches	modern plastic	F	NC
Electrical outlets	modern plastic/metal plates	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	modern		
Mechanical diffusers	none		
Visible piping or ducts	gas radiator west wall	F	NC
Signage	none		
Miscellaneous			C





		COND SIG	
Space Number	B-17	G	NC
Space Name	Maintenance W		
Space Dimensions	13'3" x 11'8"		
N Wall Finish	partition	G	NC
E Wall Finish	partition	G	NC
S Wall Finish	partition	G	NC
W Wall Finish	concrete	G	C
Floor Finish	concrete	G	C
Ceiling Finish	sheetrock	G	NC
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	wood	G	NC
Door Hardware	modern metal	G	NC
Door Frame	metal	G	NC
Door Threshold	concrete	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	flourscent lights	F	NC
Electrical switches	none		
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	gas pipes south wall, air ducts on ceiling		
Signage	none		
Miscellaneous	paint storage		



		COND SIG	
Space Number	B-18	G	NC
Space Name	Maintenance E		
Space Dimensions	12'3"x12'11" 11'3'		
N Wall Finish	partition wood baseboards	G	NC
E Wall Finish	partition wood baseboards	G	NC
S Wall Finish	partition wood baseboards	G	NC
W Wall Finish	partition wood baseboards	G	NC
Floor Finish	concrete	G	C
Ceiling Finish	sheet rock	F	NC
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	wood	G	NC
Door Hardware	metal	G	NC
Door Frame	metal and wood	G	NC
Door Threshold	non		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging bulbs	F	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	pipes for conduit and telephone system	P	NC
Signage	none		
Miscellaneous	telephone area		



		COND SIG	
Space Number	B-19	G	S
Space Name	Safe Deposit Viewing Room		
Space Dimensions	31'4"x13'3" 7'1"		
N Wall Finish	partition wood chairrail and baseboard	G	S
E Wall Finish	partition wood chairrail and baseboard	G	S
S Wall Finish	partition wood chairrail and baseboard	G	S
W Wall Finish	partition wood chairrail and baseboard	G	S
Floor Finish	concrete	F	S
Ceiling Finish	plaster	F	S
Window Types	fixed internal window	G	C
Window Hardware	none		
Window Trim	wood	G	C
Door Type	gate and vault doors and mahogany (?)	G	S
Door Hardware	brass	G	S
Door Frame	steel, wood	G	S
Door Threshold	steel vault threshold	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	F	NC
Electrical switches	modern	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	in each booth at ceiling	G	C
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	wood counter area	F	C



		COND SIG	
Space Number	B-20	G	C
Space Name	Safe Deposit Office #1		
Space Dimensions	13'4"x13'4" 7'1"		
N Wall Finish	partition wood chairrail and baseboard	G	C
E Wall Finish	partition wood chairrail and baseboard	G	C
S Wall Finish	partition wood chairrail and baseboard	G	C
W Wall Finish	partition wood chairrail and baseboard	G	C
Floor Finish	concrete; remnants of mastic tile glue	F	C
Ceiling Finish	plaster	F	C
Window Types	east wall fixed	F	C
Window Hardware	none		
Window Trim	wood	G	C
Door Type	metal glazed	G	C
Door Hardware	brass	G	C
Door Frame	wood and metal	G	C
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	ceiling		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	none		



		COND SIG	
Space Number	B-21	P	NC
Space Name	Safe Deposit Office #2		
Space Dimensions	13'11"x13'10" 7'11"		
N Wall Finish	partition	F	NC
E Wall Finish	partition	F	NC
S Wall Finish	south	F	NC
W Wall Finish	partition	F	NC
Floor Finish	concrete; remnants of mastic tile glue	F	C
Ceiling Finish	acoustic	P	NC
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	none		
Door Hardware	metal	F	NC
Door Frame	wood and metal	F	NC
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	water damage hidden in walls and ceiling		



		COND SIG	
Space Number	B-22	F	NC
Space Name	office 1		
Space Dimensions	11'8" x 14'1" 8'7" ceiling		
N Wall Finish	sheetrock over concrete	F	NC
E Wall Finish	concrete plaster	G	NC
S Wall Finish	concrete plaster	G	NC
W Wall Finish	masonry plaster	G	C
Floor Finish	mastic and concrete	F	NC
Ceiling Finish	dropped ceiling acoustic tile	F	NC
Window Types	metal awning interior metal gate and	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	G	VS
Door Type	wood dutch door wireglass peep hole	F	NC
Door Hardware	modern	F	NC
Door Frame	metal	G	NC
Door Threshold	concrete	F	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent lights	F	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	modern fire detection ceiling and panel	F	NC
Mechanical grilles	modern	F	NC
Mechanical diffusers	none		
Visible piping or ducts	gas radiator west wall ceiling air conditioner	F	NC
Signage	none		
Miscellaneous	several electrical panels and piping for conduit	G	NC



		COND SIG	
Space Number	B-23	F	NC
Space Name	Office 2 and locker room		
Space Dimensions	8'x12' 8'7" ceiling		
N Wall Finish	partition	F	NC
E Wall Finish	partition	F	NC
S Wall Finish	partition	F	NC
W Wall Finish	partion	F	NC
Floor Finish	carpet	P	NC
Ceiling Finish	acoustical	P	NC
Window Types	n		
Window Hardware	n		
Window Trim	n		
Door Type	wood clear glaze	F	NC
Door Hardware	metal	F	NC
Door Frame	metal	F	NC
Door Threshold	carpet	P	NC
Trim base & Cornice	n		
Millwork bookcases	n		
Millwork paneling	n		
Millwork wainscot	n		
Skylights	n		
Fireplaces			
Electrical lighting	fluourescent	F	NC
Electrical switches	modern	F	NC
Electrical outlets	n		
Plumbing lavatories	n		
Plumbing toilets	n		
Plumbing urinals	n		
Plumbing accessories	n		
Plumbing partitions	n		
Fire protection	n		
Mechanical grilles	n		
Mechanical diffusers	n		
Visible piping or ducts	n		
Signage	n		
Miscellaneous	walls lined with lockers in adjacent room		



		COND SIG	
Space Number	B-24	G	NC
Space Name	Telephone & electric panel space		
Space Dimensions	33'6"x17" 11'3"ceiling		
N Wall Finish	concrete	G	C
E Wall Finish	metal partition	G	NC
S Wall Finish	concrete	G	C
W Wall Finish	partition	G	NC
Floor Finish	concrete	G	C
Ceiling Finish	steel beam concrete	G	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal and wood glaze	G	C/N
Door Hardware	brass and modern	G	C/N
Door Frame	metal	G	C
Door Threshold	concrete	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluourescent	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	air ducts electrical conduit and pipes	F	NC
Signage	Ladies Watch Your Step		NC
Miscellaneous	electric panels and breakers, fire hose telephone panels hall has oak lockers 1935?		C-





		COND SIG	
Space Number	B-25	G	C
Space Name	Elevator lobby & stairs, basement		
Space Dimensions			
N Wall Finish	n/a		
E Wall Finish	concrete and plaster	G	C
S Wall Finish	concrete and plaster	G	C
W Wall Finish	sheet metal	G	C
Floor Finish	linoleum over concrete	G	NC
Ceiling Finish	steel beam concrete	G	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	elevator doors	G	NC
Door Hardware	none		
Door Frame	metal	G	NC
Door Threshold	concrete	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	florescent	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	plumbing and conduit	G	NC
Signage			
Miscellaneous			



		COND SIG	
Space Number	B-26	P	NC
Space Name	Rotunda room, basement		
Space Dimensions	25'4" x 24'7" 10'9" ceiling		
N Wall Finish	concrete and plaster	P	NC
E Wall Finish	concrete and plaster	P	NC
S Wall Finish	concrete and plaster	P	NC
W Wall Finish	concrete and plaster	P	NC
Floor Finish	concrete	F	C
Ceiling Finish	concrete, steel beam and plaster	P	C
Window Types	awning with shutters	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	F	VS
Door Type	wood and glass	F	NC
Door Hardware	metal	F	NC
Door Frame	wood and metal	F	NC
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging bulbs/fluorescent	F	NC
Electrical switches	modern	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	pipes and duct work	F	NC
Signage	none		
Miscellaneous	center has wood tongue and groove square section with shelving for light shades lots of light nooks		



		COND SIG	
Space Number	B-27	F	NC
Space Name	Break Room		
Space Dimensions	19'8" x 32'10" 8'7" ceiling		
N Wall Finish	partition	P	NC
E Wall Finish	concrete	F	C
S Wall Finish	concrete and partition	F	C/N
W Wall Finish	partition	F	NC
Floor Finish	concrete and mastic tile and carpet	F/P	C/N
Ceiling Finish	acoustical tile	P	NC
Window Types	awning with shutter	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	F	VS
Door Type	wood clear glaze double	F	NC
Door Hardware	brass	F	NC
Door Frame	metal	F	NC
Door Threshold	concrete	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent	P	NC
Electrical switches	modern	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	gas radiator and old thermostat	F	NC
Signage			
Miscellaneous	cubicle in west wall, sink and cabinets east, wall closet on south wall with piping	P	NC



		COND SIG	
Space Number	B-28	F	C
Space Name	Mechanical space		
Space Dimensions	11'x10' 8" ceiling		
N Wall Finish	metal partition	F	NC
E Wall Finish	metal partition	F	NC
S Wall Finish	concrete	P	NC
W Wall Finish	metal partition	F	NC
Floor Finish	concrete	G	C
Ceiling Finish	steel beam concrete plaster	F	C
Window Types	awning with shutter	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	F	VS
Door Type	metal	F	NC
Door Hardware	metal	F	NC
Door Frame	metal	F	NC
Door Threshold	concrete	F	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging bulbs	F	NC
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	onen		
Plumbing urinals	none		
Plumbing accessories	utility sink on south wall	P	NC
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	pipes and duct work	F	NC
Signage	none		
Miscellaneous	none		



		COND SIG	
Space Number	B-29	G	C
Space Name	Toilet W basement		
Space Dimensions	7'7" x 14'7" 9'7" ceiling		
N Wall Finish	metal partition	G	NC
E Wall Finish	metal partition	G	NC
S Wall Finish	concrete plaster	G	C
W Wall Finish	concrete	G	C
Floor Finish	concrete and marble in bathroom	G	C
Ceiling Finish	steel beam and concrete and plaster	F	C
Window Types	awning with shutter in bathroom south wall	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	F	VS
Door Type	metal	G	C
Door Hardware	metal	G	C
Door Frame	metal	G	C
Door Threshold	marble	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging bulbs	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	modern and old	G	C
Plumbing toilets	porcelain		C
Plumbing urinals	none		
Plumbing accessories	modern and porcelain and plated	F	NC
Plumbing partitions	marble wood swinging	G	C
Fire protection	none		
Mechanical grilles	behind toilets		C
Mechanical diffusers	none		
Visible piping or ducts	pipes		
Signage	none		
Miscellaneous	none		



		COND SIG	
Space Number	B-30	G	C
Space Name	Toilet E, basement		
Space Dimensions	hall 2'8"x13' 9"7" restroom 7'7"x14'7" 9'7"		
N Wall Finish	concrete plaster	G	C
E Wall Finish	concrete plaster and partition	G	C
S Wall Finish	concrete plaster	G	C
W Wall Finish	concrete plaster	G	C
Floor Finish	concrete and marble in bathroom	G	C
Ceiling Finish	steel beam and concrete and plaster	G	C
Window Types	awning with shutter	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	F	VS
Door Type	metal glass and wood	G	C
Door Hardware	metal	G	C
Door Frame	metal	G	C
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging bulb	G	NC
Electrical switches	push button	F	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	womens two sinks and two toilets	G	NC
Plumbing toilets	porcelain		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	marble and wood doors	G	C
Fire protection	none		
Mechanical grilles	over toilet		
Mechanical diffusers	none		
Visible piping or ducts	pipes and ducts		
Signage	none		
Miscellaneous			



		COND SIG	
Space Number	B-31	G	C
Space Name	Women's locker room		
Space Dimensions	13'2"x12'11" 9'7"ceiling		
N Wall Finish	concrete plaster	G	C
E Wall Finish	partition	F	C
S Wall Finish	concrete plaster	G	C
W Wall Finish	concrete plaster	G	C
Floor Finish	concrete plaster	G	C
Ceiling Finish	concrete steel beam	G	C
Window Types	awning with shutter	F	VS
Window Hardware	metal	F	VS
Window Trim	metal	F	VS
Door Type	wood	G	C
Door Hardware	metal	G	C
Door Frame	wood	G	NC
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	old hanging fixture	F	
Electrical switches	none		
Electrical outlets	modern		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	east wall		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	oak wood lockers from 35' remodel	G	C



		COND SIG	
Space Number	F-1	G	NC
Space Name	Office NW 1st Flr		
Space Dimensions	18'-8" x 12'-5"		
N Wall Finish	plaster with wood baseboard	G	C
E Wall Finish	sheetrock with plastic baseboard	P	NC
S Wall Finish	wallpaper over plaster with wood baseboard	G	NC
W Wall Finish	plaster with wood baseboard	G	C
Floor Finish	carpet	P	NC
Ceiling Finish	acoustic tile	F	NC
Window Types	metal, lower sash of double-hung window	G	VS
Window Hardware	brass, hand crank for window shutters	G	VS
Window Trim	brass	G	VS
Door Type	contemporary metal	G	NC
Door Hardware	modern	G	NC
Door Frame	metal	G	NC
Door Threshold	carpet	P	NC
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent tube fixtures	F	NC
Electrical switches	none		
Electrical outlets	brass plate	G	C
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	modern air ducts, piping	F	NC
Signage			
Miscellaneous	room is partitioned		





		COND SIG	
Space Number	F-2	G	NC
Space Name	Secretary 1st Flr		
Space Dimensions	2-1' x12'-6"		
N Wall Finish	plaster with wood baseboard	G	C
E Wall Finish	plaster with wood baseboard	F	C
S Wall Finish	wallpaper over plaster with wood baseboard	G	NC
W Wall Finish	sheetrock with plastic baseboard	G	NC
Floor Finish	carpet	P	NC
Ceiling Finish	acoustic tile	P	NC
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal Dutch door with clear glazing on top	G	NC
Door Hardware	modern and brass	G	NC
Door Frame	metal	G	C
Door Threshold	marble	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent tube light fixtures	P	NC
Electrical switches	brass plate	G	C
Electrical outlets	modern outlets and brass plates; breaker	P	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	pipes on west wall		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	radiator and modern air ducts	P	NC
Signage	none		
Miscellaneous			



		COND SIG	
Space Number	F-3	G	S
Space Name	Stairs No 2 1st Flr		
Space Dimensions	21'10" x 12' 8"		
N Wall Finish	plaster with black slate baseboard	F	S
E Wall Finish	plaster with black slate baseboard	G	S
S Wall Finish	plaster with black slate baseboard	G	S
W Wall Finish	plaster with black slate baseboard	G	S
Floor Finish	mastic tile	G	S
Ceiling Finish	plaster, wood trim on south side vaulted on	G	S
Window Types	1/1 double-hung brass; slit window wood	G	VS
Window Hardware	brass on double-hung; metal on slit	G	VS
Window Trim	brass on double-hung, wood on slit window	G	VS
Door Type	south: brass double door with opaque	E	VS
Door Hardware	south brass, west metal, east brass	G	S
Door Frame	south brass, west brass, east brass	E	S
Door Threshold	marble and brass plates on main entrance	E	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent tube light fixtures	F	NC
Electrical switches	breaker box with decorative metal door,	F	C
Electrical outlets	modern with exposed conduit	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	water fountain	P	NC
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	water spigot for fire hose (no fire hose)	E	C
Signage			
Miscellaneous	cast iron stair stairs and decorative railing	G	S



		COND SIG	
Space Number	F-4	G	S
Space Name	Vault		
Space Dimensions	7'3" x 14'10"		
N Wall Finish	lined with steel	G	C
E Wall Finish	lined with steel	G	C
S Wall Finish	lined with steel	G	C
W Wall Finish	lined with steel	G	C
Floor Finish	lined with steel	G	C
Ceiling Finish	lined with steel	G	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	double steel doors with gate	G	VS
Door Hardware	steel	G	VS
Door Frame	steel	G	VS
Door Threshold	steel	G	VS
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	florescent tube fixtures	G	NC
Electrical switches	modern switches	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	modern alarm system		



		COND SIG	
Space Number	F-5	G	S
Space Name	Vault 1st Flr		
Space Dimensions	7'3" x 14'10"		
N Wall Finish	lined with steel	G	C
E Wall Finish	lined with steel	G	C
S Wall Finish	lined with steel	G	C
W Wall Finish	lined with steel	G	C
Floor Finish	lined with steel	G	C
Ceiling Finish	lined with steel	G	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	double steel doors	E	VS
Door Hardware	steel	E	VS
Door Frame	steel	E	VS
Door Threshold	steel	E	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	modern	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	several smaller vaults inside	G	C



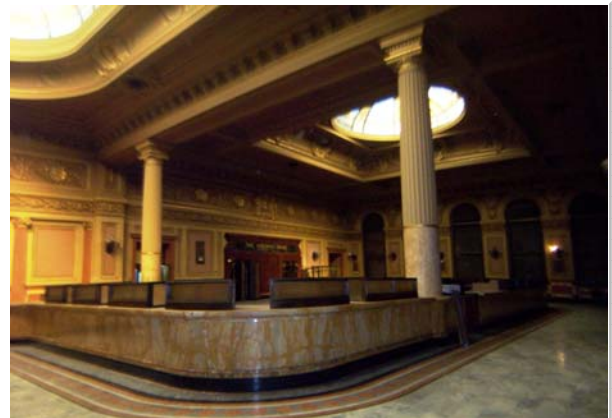
		COND SIG	
Space Number	F-6	G	NC
Space Name	Storage-Vault Gallery		
Space Dimensions	34'7" x 3'5"		
N Wall Finish	plaster	P	C
E Wall Finish	plaster	G	C
S Wall Finish	plaster	G	C
W Wall Finish	plaster	G	C
Floor Finish	concrete	G	C
Ceiling Finish	plaster	F	C
Window Types	slit windows infilled with brick	F	C
Window Hardware	metal	F	C
Window Trim	metal	F	C
Door Type	metal	G	C
Door Hardware	metal	G	C
Door Frame	metal	G	C
Door Threshold	concrete	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	hanging light fixtures, converted gas to	G	S
Electrical switches	modern	F	NC
Electrical outlets	modern with exposed conduit	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts		F	NC
Signage			
Miscellaneous	breaker boxes, shelf and coat rack on west wall	G	NC



		COND SIG	
Space Number	F-7	F	VS
Space Name	Main Entry NE 1st Flr		
Space Dimensions	10' x12'5"		
N Wall Finish	marble, Cork Red cap, St. Baume, Belgian	E	VS
E Wall Finish	marble, Cork Red cap, St. Baume, Belgian	F	VS
S Wall Finish	marble, Cork Red cap, St. Baume, Belgian	F	VS
W Wall Finish	marble, Cork Red cap, St. Baume, Belgian	F	VS
Floor Finish	marble	G	VS
Ceiling Finish	plaster with plaster brackets and beams	P	VS
Window Types	two transoms interior and exterior	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	partially glazed, bronze and metal, double	G	VS
Door Hardware	metal	G	VS
Door Frame	metal	G	VS
Door Threshold	marble	G	VS
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent hanging fixture	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern with exposed conduit	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	none		



		COND	SIG
Space Number	F-8	E	VS
Space Name	Great Hall		
Space Dimensions	35' ceiling 111'7" x 67'5"		
N Wall Finish	plaster and marble (elaborate)	E	VS
E Wall Finish	plaster and marble (elaborate)	E	VS
S Wall Finish	plaster plaster chair rail and plaster molding	E	VS
W Wall Finish	plaster and marble (elaborate)	E	VS
Floor Finish	marble inlaid, carpet in teller area (P, NC)	G	VS
Ceiling Finish	plaster elaborate	E	VS
Window Types	1/1 double hung metal sash metal with	G	VS
Window Hardware	metal and metal hand cranks for shutters	G	VS
Window Trim	metal	E	VS
Door Type	metal, partially glazed with transoms, metal	E	VS
Door Hardware	metal	G	VS
Door Frame	metal	E	VS
Door Threshold	marble	E	VS
Trim base & Cornice	cabinets for tellers different grade wood	G	VS
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	ellipse and round domes	G	VS
Fireplaces	none		
Electrical lighting	wall sconces, lighting runs under the teller	E	VS
Electrical switches	modern for modern lighting	G	NC
Electrical outlets	modern exposed conduit	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	water spigot, no hose	G	C
Mechanical grilles	several	G	C
Mechanical diffusers	none		
Visible piping or ducts	capped gas for radiators	F	C
Signage	modern exit sign	G	NC
Miscellaneous	teller counters wood and marble built in seats, decorative glass on county side metal decorative gates and cage with metal door, metal railing near elevator and downstairs safe deposit stairs		VS



		COND SIG	
Space Number	F-9	E	VS
Space Name	Customer waiting area1st Floor		
Space Dimensions	15'9" ceiling 16'5" x 77'7"		
N Wall Finish	in great hall six square columns define the	E	VS
E Wall Finish	plaster with plaster chair rail, black marble	E	VS
S Wall Finish	plaster with plaster chair rail black marble	E	VS
W Wall Finish	plaster with plaster chair rail, black marble	E	VS
Floor Finish	marble	E	VS
Ceiling Finish	plaster, plaster molding	E	VS
Window Types	1/1 double hung metal sash	G	VS
Window Hardware	metal	G	VS
Window Trim	metal with cap over doors	G	VS
Door Type	metal with opaque glass	E	VS
Door Hardware	metal	G	VS
Door Frame	metal	E	VS
Door Threshold	marble	E	VS
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent tube light fixtures and historic	E	VS
Electrical switches	modern	G	NC
Electrical outlets	modern with exposed conduit	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	none		





		COND SIG	
Space Number	F-10	G	C
Space Name	foyer and stairs 1st flr		
Space Dimensions	15'9" x 3'7"		
N Wall Finish	plaster with black baseboard	G	C
E Wall Finish	plaster with black baseboard	G	C
S Wall Finish	plaster with black baseboard	G	C
W Wall Finish	plaster with black baseboard	G	C
Floor Finish	marble	E	S
Ceiling Finish	plaster	G	C
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal	G	S
Door Hardware	metal	G	S
Door Frame	metal	G	S
Door Threshold	marble	E	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	wall sconce	G	S
Electrical switches	modern	G	NC
Electrical outlets	modern with exposed conduit	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none	G	NC
Signage	safe deposits/vaults south and west wall	E	S
Miscellaneous	coat racks, breaker boxes, alarm box cable telegraph box, marble risers cast iron stairs with decorative metal rail	G	C



		COND SIG	
Space Number	F-11	G	VS
Space Name	Foyer		
Space Dimensions	5'5" x 14'11"		
N Wall Finish	plaster and marble	G	VS
E Wall Finish	plaster and marble	G	VS
S Wall Finish	columns	E	VS
W Wall Finish	plaster and marble	G	VS
Floor Finish	marble	E	VS
Ceiling Finish	plaster	G	VS
Window Types	transom with mechanism for opening	G	VS
Window Hardware	metal	G	S
Window Trim	metal	G	VS
Door Type	partially glazed, metal double doors	G	VS
Door Hardware	metal	G	S
Door Frame	metal with marble surround	E	VS
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent tube hanging fixture	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	on transom: The Hibernia Bank 1 Jones St.	G	VS
Miscellaneous			



		COND SIG	
Space Number	F-12	G	NC
Space Name	Security Office 1st flr		
Space Dimensions	5'8" x 10'2"		
N Wall Finish	plaster with black baseboard	G	NC
E Wall Finish	plaster with black baseboard	G	NC
S Wall Finish	plaster with black baseboard	G	NC
W Wall Finish	plaster with black baseboard	G	NC
Floor Finish	concrete	G	NC
Ceiling Finish	plaster	P	
Window Types	1/1 double-hung, metal	G	S
Window Hardware	metal	G	S
Window Trim	metal	G	S
Door Type	metal	G	S
Door Hardware	metal	G	S
Door Frame	metal	G	S
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	modern ceiling fixture	F	NC
Electrical switches	modern	G	C
Electrical outlets	modern with exposed conduit	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	pipes east wall		
Signage	none		
Miscellaneous	none		



		COND	SIG
Space Number	F-13	G	VS
Space Name	Meeting Rm 1st Flr SW		
Space Dimensions	30' x19' 15'9" ceiling		
N Wall Finish	plaster with plaster paneling, black slate	G	VS
E Wall Finish	plaster plaster panel black slate baseboard	G	VS
S Wall Finish	plaster plaster panel black slate baseboard	G	VS
W Wall Finish	plaster plaster panel black slate baseboard	G	VS
Floor Finish	marble	E	VS
Ceiling Finish	plaster and decorative plaster	E	VS
Window Types	1/1 double hung brass sash	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	E	VS
Door Type	metal, marble surround and cap on double	E	VS
Door Hardware	brass	G	VS
Door Frame	metal	G	VS
Door Threshold	marble	E	VS
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	marble 9' high	E	VS
Electrical lighting	3 contemporary brass chandeliers, wall	E	C/V
Electrical switches	plastic dimmer	G	NC
Electrical outlets	modern brass plate	G	C
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	decorative grill on south wall	G	C
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	window: "The Hibernia Bank Savings Trust	E	VS
Miscellaneous	hand cranks radiator	G	C



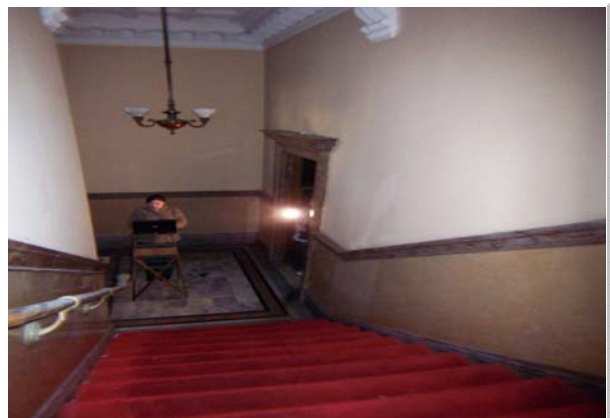
		COND	SIG
Space Number	F-14	G	VS
Space Name	Office middle 1st flr		
Space Dimensions	22' x 17'6" 15'9" ceiling		
N Wall Finish	plaster and plaster panels 69" high, black	F	VS
E Wall Finish	plaster and painted plaster panels 69" high	E	VS
S Wall Finish	plaster and painted plaster panels 69" high,	F	VS
W Wall Finish	plaster and painted plaster panels 69" high	E	VS
Floor Finish	marble	E	VS
Ceiling Finish	plaster with decorative plaster	E	VS
Window Types	1/1 double hung metal sash	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	metal opaque glass metal decorative door	E	VS
Door Hardware	metal	G	VS
Door Frame	metal	E	VS
Door Threshold	marble	E	VS
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none see wall description		
Millwork wainscot	none		
Skylights	none		
Fireplaces	marble 6' h		
Electrical lighting	modern brass chandelier	G	NC
Electrical switches	plastic switches	G	NC
Electrical outlets	modern and brass plates	G	C
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	noe		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	decorative grill south wall above paneling	G	S
Mechanical diffusers			
Visible piping or ducts			
Signage			
Miscellaneous	hand crank for window shutters; radiator south wall	F	S



		COND SIG	
Space Number	F-15	G	VS
Space Name	Office 1st flr SE and toilet		
Space Dimensions	22'3" x 17'8" ceiling 15'9"		
N Wall Finish	plaster wall, plaster chair rail, black slate	G	VS
E Wall Finish	plaster wall, plaster chair rail, black slate	G	VS
S Wall Finish	plaster wall, plaster chair rail, black slate	G	VS
W Wall Finish	plaster wall, plaster chair rail, black slate	P	VS
Floor Finish	marble	E	VS
Ceiling Finish	plaster decorative ornamentation	E	VS
Window Types	1/1 double hung metal sash, right window	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	
Door Type	metal opaque glass brass decorative cap	G	VS
Door Hardware	metal	G	VS
Door Frame	metal	E	VS
Door Threshold	marble	E	VS
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	brass chandelier modern	G	NC
Electrical switches	modern plastic switch	G	NC
Electrical outlets	brass plate and modern	G	C
Plumbing lavatories	marble and chrome	E	C
Plumbing toilets	porcelain	G	C
Plumbing urinals	none		
Plumbing accessories	chrome metal marble medicine cabinet	E	C
Plumbing partitions	marble partitions for toilet	E	C
Fire protection	none		
Mechanical grilles	south wall decorative metal grate	G	C
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none see window		
Miscellaneous	hand crank for window shutters and radiator on south wall, thermostat on west wall	G	C



		COND SIG	
Space Number	F-16	E	VS
Space Name	stairs 1st floor SE		
Space Dimensions	23'1" x 5'6"		
N Wall Finish	marble wainscoting with plaster	G	VS
E Wall Finish	marble wainscoting with plaster	G	VS
S Wall Finish	marble wainscoting with plaster	G	VS
W Wall Finish	marble wainscoting with plaster	F	VS
Floor Finish	marble/carpet (P, NC)	E	VS
Ceiling Finish	corbel plaster decorative ornamentation	E	VS
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal with clear glazing and transom	G	VS
Door Hardware	metal	G	VS
Door Frame	metal, marble surround	E	VS
Door Threshold	marble	E	S
Trim base & Cornice	marble	E	VS
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	marble		
Skylights	none		
Fireplaces	none		
Electrical lighting	ceiling chandelier brass with glass shades	E	VS
Electrical switches	push button brass plate	G	C
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	outside of transom	G	VS
Miscellaneous	transom opens working mechanism, brass handrail on stairs, stairs are carpeted marble wainscoting on wall with plaster		



		COND SIG	
Space Number	S-1	G	C
Space Name	File Storage 2nd Flr		
Space Dimensions	40' x 12'		
N Wall Finish	plaster with slate baseboard	G	C
E Wall Finish	plaster with slate baseboard	G	C
S Wall Finish	plaster with slate baseboard	P	C
W Wall Finish	plaster with slate baseboard	G	C
Floor Finish	scored concrete	G	C
Ceiling Finish	plaster with plaster crown molding	G	C
Window Types	1/1 double-hung, metal sash	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	metal and opaque textured glass	G	VS
Door Hardware	metal	G	VS
Door Frame	metal	G	VS
Door Threshold	concrete (removed)	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	attic hatch with wood surround sw corner	F	NC
Fireplaces	none		
Electrical lighting	3 brass hanging light fixtures converted	G	C
Electrical switches	brass plates push button	F	C
Electrical outlets	brass plates	G	C
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	painted capped gas pipe		
Signage	none		
Miscellaneous	pulley system length of room left side one roller still intact floor plate missing	G	C





		COND SIG	
Space Number	S-2	F	C
Space Name	File Storage 2nd Flr		
Space Dimensions	72'.4" x 12'.10"		
N Wall Finish	plaster with slate baseboard	F	C
E Wall Finish	plaster with slate baseboard	P	C
S Wall Finish	plaster with slate baseboard	G	C
W Wall Finish	plaster with slate baseboard 10" h .5 depth	G	C
Floor Finish	scored concrete	G	C
Ceiling Finish	plaster with plaster crown molding	G	C
Window Types	1/1 double hung metal sash	G	VS
Window Hardware	metal utilitarian	G	VS
Window Trim	metal	G	VS
Door Type	metal	G	S
Door Hardware	metal	G	S
Door Frame	metal	G	S
Door Threshold	concrete, no threshold	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	six brass hanging light fixtures converted	G	S
Electrical switches	silver metal plate switches		C
Electrical outlets	brass plate, conduit encased in metal on	G	C
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	hose and metal wheel water	G	C
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	capped gas pipes	F	NC
Signage	none		
Miscellaneous	attic entrance in ceiling wood surround pulley system running length of room (C) slit over stairway clock mechanism wood cabinet pulley with weight (VS), iron railing around stair well 2'.9" treads cast iron decorative on the rise	G	C



		COND SIG	
Space Number	S-3	G	C
Space Name	Stair #1 2nd Floor and vault on mezzanine		
Space Dimensions	21'- 2" x 12'-2"		
N Wall Finish	plaster with slate baseboard	G	C
E Wall Finish	plaster with slate baseboard	G	C
S Wall Finish	plaster with slate baseboard	F	C
W Wall Finish	plaster	G	C
Floor Finish	scored concrete	G	C
Ceiling Finish	plaster	G	C
Window Types	stairwell 1/1 double hung metal sash,	G	C
Window Hardware	large window metal fixed window none	G	VS
Window Trim	large window metal, fixed window painted	G	VS
Door Type	vault door steel decorative (double), clear	G	VS
Door Hardware	vault steel brass, modern	G	VS
Door Frame	steel	G	C
Door Threshold	steel	G	C
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	flourescent bulbs, ceiling fixtures with	F	NC
Electrical switches	plastic switches and plate near vault	F	NC
Electrical outlets	three prong modern with exposed conduit	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	gas piping behind vault door		
Signage	none		
Miscellaneous	vault lined with steel , iron railings decorative and modern 2'.8.5" height - catwalk has contemporary rail	G	C



		COND SIG	
Space Number	S-4	G	NC
Space Name	Boardroom - Mezzanine		
Space Dimensions	40' x 12' 7"		
N Wall Finish	plaster wood baseboard 2 3/4"	F	C
E Wall Finish	plaster wood baseboard 2 3/4"	G	C
S Wall Finish	wallpaper over plaster, wood baseboard 2	G	NC
W Wall Finish	plaster wood baseboard 2 3/4"	P	C
Floor Finish	carpet	P	NC
Ceiling Finish	acoustic tiles	P	NC
Window Types	1/1 double hung metal sash to first floor,	G/P	VS
Window Hardware	metal hardware	G	VS
Window Trim	none		
Door Type	wood clear glaze missing bottom panel	P	NC
Door Hardware	modern	F	NC
Door Frame	wood	F	NC
Door Threshold	metal strip modern	P	NC
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	flourescent bulbs	P	NC
Electrical switches	brass plate switches	G	C
Electrical outlets	brass plate	G	C
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	air ducts on north wall, radiator on north	F	NC
Signage	none		
Miscellaneous	furnace on west wall 'Carrier', extreme water on west wall		NC



		COND SIG	
Space Number	S-6	G	S
Space Name	NW Office 2nd flr		
Space Dimensions	13'9" x 17'6" 13' ceiling		
N Wall Finish	plaster walls, marble baseboard, plaster	G	S
E Wall Finish	plaster walls, marble baseboard, plaster	G	S
S Wall Finish	plaster walls, marble baseboard, plaster	G	S
W Wall Finish	plaster walls, marble baseboard, plaster	G	S
Floor Finish	marble border, concrete covered with carpet	G	S/N
Ceiling Finish	plaster, plaster panels and plaster crown	G	S
Window Types	1/1 double-hung, metal sash	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	metal and opaque glass, door cap	G	S
Door Hardware	metal	G	S
Door Frame	metal	G	S
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	marble 5'2"	E	S
Electrical lighting	brass chandelier, glass shades	G	S
Electrical switches	modern	G	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	west wall	G	C
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	older thermostat		



		COND SIG	
Space Number	S-7	E	S
Space Name	Middle Office 2nd flr		
Space Dimensions			
N Wall Finish	plaster walls, marble baseboard,plaster	E	S
E Wall Finish	plaster walls, marble baseboard,plaster	E	S
S Wall Finish	plaster walls, marble baseboard,plaster	E	S
W Wall Finish	plaster walls, marble baseboard,plaster	E	S
Floor Finish	marble border, concrete covered with carpet	E	S
Ceiling Finish	plaster, plaster crown molding	E	S
Window Types	none		
Window Hardware	none		
Window Trim	plaster		
Door Type	metal and opaque glass, no door cap	E	S
Door Hardware	metal	E	S
Door Frame	metal	E	S
Door Threshold	marble	E	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	rectangular art glass skylight	G	VS
Fireplaces	none		
Electrical lighting	recessed lighting	G	NC
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous			



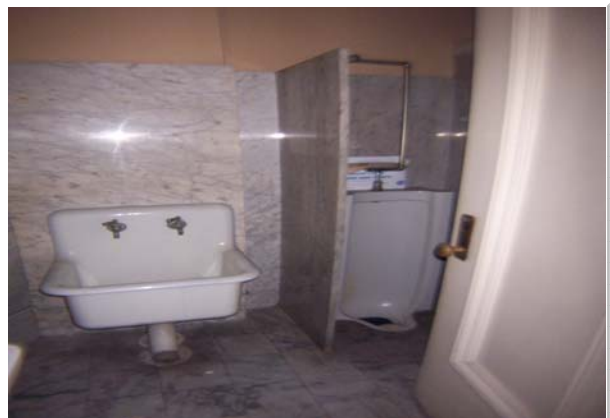
		COND SIG	
Space Number	S-8	F	NC
Space Name	Break Room		
Space Dimensions	12'3" x 10'7"		
N Wall Finish	plaster wall, marble baseboard, plaster	G	C
E Wall Finish	plaster wall, marble baseboard, plaster	G	C
S Wall Finish	plaster wall, marble baseboard, plaster	G	C
W Wall Finish	plaster wall, marble baseboard, plaster	P	NC
Floor Finish	carpet (possibly marble border and concrete)	G	NC
Ceiling Finish	acoustical tile	P	NC
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal with opaque glass	G	S
Door Hardware	brass	G	S
Door Frame	metal, no door cap	G	C
Door Threshold	covered	G	NC
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent tube light fixtures	F	NC
Electrical switches	modern plastic	G	NC
Electrical outlets	modern and exposed conduit	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	modern chrome sink	P	NC
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	capped gas pipe for radiator on south wall	F	NC
Signage			
Miscellaneous			



		COND SIG	
Space Number	S-9	E	VS
Space Name	Waiting Reception		
Space Dimensions	34'11" x 18'5"		
N Wall Finish	plaster walls, plaster chair rail, marble	G	VS
E Wall Finish	plaster walls, plaster chair rail, marble	G	VS
S Wall Finish	plaster walls, plaster chair rail, marble	G	VS
W Wall Finish	plaster walls, plaster chair rail, marble	G	VS
Floor Finish	carpet (possibly marble border and concrete)	P	NC
Ceiling Finish	plaster corbel decorative	G	VS
Window Types	1/1 double-hung, metal sash	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	metal opaque glaze metal decorative cap	G	S
Door Hardware	brass	G	S
Door Frame	brass	G	S
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	decorative glass	G	VS
Fireplaces	none		
Electrical lighting	4 brass chandeliers	E	S
Electrical switches	modern	G	NC
Electrical outlets	modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	modern	G	C
Mechanical diffusers	none		
Visible piping or ducts	gas line in floor	G	C
Signage	none		
Miscellaneous			



		COND	SIG
Space Number	S-10	G	VS/
Space Name	Vestibule 2nd flr, elevator and toilet		
Space Dimensions	27'8" x 9'4"		
N Wall Finish	plaster and marble wainscoting	E	VS
E Wall Finish	plaster and marble wainscoting	E	VS
S Wall Finish	plaster and marble wainscoting	E	VS
W Wall Finish	plaster and marble wainscoting	E	VS
Floor Finish	marble	G	VS
Ceiling Finish	plaster and plaster molding	E	VS
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal and opaque glaze, bathroom metal no	G	S
Door Hardware	brass	G	S
Door Frame	brass	G	S
Door Threshold	marble	G	VS
Trim base & Cornice	marble	E	VS
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	marble		
Skylights	decorative glass oblong	G	VS
Fireplaces	none		
Electrical lighting	modern chandelier	G	NC
Electrical switches	push button brass plate	F	C
Electrical outlets	none		
Plumbing lavatories	marble	E	C
Plumbing toilets	porcelain	F	C
Plumbing urinals	porcelain	F	C
Plumbing accessories	modern medicine cabinet and porcelain sinks	G	C
Plumbing partitions	marble partition with swinging wood door	G	C
Fire protection	fire hose metal wheel		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	metal handrail and railings for stairs room has a curve at east wall elevator is south wall	G	VS





		COND SIG	
Space Number	S-11	G	NC
Space Name	Stair #2 2nd flr to dome room and room		
Space Dimensions	17' 11" ceiling		
N Wall Finish	plaster, marble baseboard	G	C
E Wall Finish	plaster, marble baseboard	G	C
S Wall Finish	plaster, marble baseboard	G	C
W Wall Finish	plaster, marble baseboard	G	C
Floor Finish	carpet		NC
Ceiling Finish	plaster		C
Window Types	1/1 double hung metal		VS
Window Hardware	metal		VS
Window Trim	metal		VS
Door Type	metal opaque glass and wood fire door		VS/
Door Hardware	metal		NC
Door Frame	metal		NC
Door Threshold	marble		S
Trim base & Cornice	n		
Millwork bookcases	n		
Millwork paneling	n		
Millwork wainscot	n		
Skylights	n		
Fireplaces	n		
Electrical lighting	fluorescent		NC
Electrical switches	modern conduit exposed		NC
Electrical outlets	modern		NC
Plumbing lavatories	n		
Plumbing toilets	n		
Plumbing urinals	n		
Plumbing accessories	n		
Plumbing partitions	n		
Fire protection	n		
Mechanical grilles	n		
Mechanical diffusers	n		
Visible piping or ducts	baseboard heater, piping		NC
Signage			
Miscellaneous	cast iron handrail railings and stairs 35"w		S



		COND SIG	
Space Number	S-12	G	C
Space Name	Toilet 2nd flr		
Space Dimensions	4'11" x 12'6"		
N Wall Finish	marble 8'4"h with plaster above	F	C
E Wall Finish	marble 8'4"h with plaster above	P	C
S Wall Finish	marble 8'4"h with plaster above	F	C
W Wall Finish	marble 8'4"h with plaster above	G	C
Floor Finish	marble tile	G	C
Ceiling Finish	acoustic tile	P	NC
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal and opaque glass	G	S
Door Hardware	metal	G	S
Door Frame	metal	G	S
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent, modern	F	NC
Electrical switches	modern	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	marble top sink chrome legs	G	C
Plumbing toilets	porcelain modern	F	NC
Plumbing urinals	none		
Plumbing accessories	chrome	G	C
Plumbing partitions	marble	G	C
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	modern capped water above toilet		
Signage	none		
Miscellaneous	mirrored medicine cabinet and coat closet with wood doors	G/F	C/N



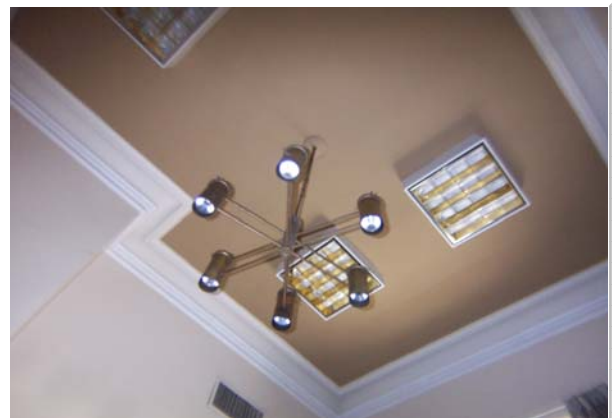
		COND SIG	
Space Number	S-13	G	C
Space Name	W Hallway 2nd fir		
Space Dimensions	12'4" x 11'11"		
N Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
E Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
S Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
W Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
Floor Finish	carpet (foyer, possibly marble below)	G	NC/
Ceiling Finish	acoustic tile (plaster above, damaged)	F	NC
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	metal with opaque glass, no door caps	G	S
Door Hardware	brass	G	S
Door Frame	metal	G	S
Door Threshold	metal, marble and covered	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	flourescent	G	NC
Electrical switches	modern plastic	G	NC
Electrical outlets	modern		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	closet for air conditioner electrical 2nd record for just square area before hallway	G	NC



		COND SIG	
Space Number	S-15	G	S
Space Name	Chairman's Office		
Space Dimensions	ceiling 13' 22'9" x 16'6"		
N Wall Finish	plaster and marble baseboard, plaster chair	G	S
E Wall Finish	plaster and marble baseboard, plaster chair	G	S
S Wall Finish	plaster and marble baseboard, plaster chair	F	S
W Wall Finish	plaster and marble baseboard, plaster chair	G	S
Floor Finish	marble border, concrete covered with carpet	G	S/N
Ceiling Finish	plaster panels, plaster crown molding	F	S
Window Types	1/1 double hung metal sash	G	S
Window Hardware	metal	G	S
Window Trim	metal	G	S
Door Type	metal opaque glass door capps	G	S
Door Hardware	metal	G	S
Door Frame	metal	G	S
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	marble 5'2" high	G	S
Electrical lighting	chandelier brass with glass shades,	G	S
Electrical switches	modern plastic	G	NC
Electrical outlets	modern plastic	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	west wall	G	C
Mechanical diffusers	none		
Visible piping or ducts	capped gas pipe, west wall	G	NC
Signage	none		
Miscellaneous	none		



		COND SIG	
Space Number	S-16	F	C
Space Name	Sect Office 2nd flr		
Space Dimensions	11'4" x 15' 13' ceiling		
N Wall Finish	plaster, wall paper between plaster chair rail	G	C
E Wall Finish	plaster, wall paper between plaster chair rail	G	C
S Wall Finish	plaster, wall paper between plaster chair rail	G	C
W Wall Finish	plaster, wall paper between plaster chair rail	G	C
Floor Finish	marble border, concrete covered with carpet	G	S/N
Ceiling Finish	plaster, plaster crown molding	G	C
Window Types	1/1 double-hung, metal sash	G	S
Window Hardware	metal	G	S
Window Trim	metal	G	S
Door Type	metal with opaque glass door caps	G	S
Door Hardware	metal	G	S
Door Frame	metal	G	S
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	modern chandelier	F	NC
Electrical switches	modern exposed conduit	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	south wall		
Mechanical diffusers	none		
Visible piping or ducts	gas capped east		
Signage	none		
Miscellaneous	closet plaster wall and marble baseboard and floor coat rack	G	C



		COND SIG	
Space Number	S-17	G	C
Space Name	Center office 2nd flr		
Space Dimensions	11'5" x 12'5"		
N Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
E Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
S Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
W Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
Floor Finish	carpet (possibly marble and concrete)	G	NC
Ceiling Finish	acoustic tile	P	NC
Window Types	1/1 double hung metal	G	VS
Window Hardware	metal	G	VS
Window Trim	metal	G	VS
Door Type	metal opaque glass no capp	G	S
Door Hardware	brass	G	S
Door Frame	brass	G	S
Door Threshold	covered	F	NC
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	flourescent bulbs	G	NC
Electrical switches	plastic modern	G	NC
Electrical outlets	plastic modern	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	window wall	G	C
Mechanical diffusers	none		
Visible piping or ducts	gas capped window wall	G	NC
Signage	none		
Miscellaneous	none		



		COND SIG	
Space Number	S-18	G	C
Space Name	small office 2nd flr		
Space Dimensions	13'3" x 9'2"		
N Wall Finish	plaster, plaster chair, marble baseboard	G	C
E Wall Finish	plaster, plaster chair, marble baseboard	G	C
S Wall Finish	plaster, plaster chair, marble baseboard	F	C
W Wall Finish	plaster, plaster chair, marble baseboard	G	C
Floor Finish	marble border, concrete	G	S
Ceiling Finish	plaster and decorative plaster crown	G	C
Window Types	1/1 double hung metal sash	G	S
Window Hardware	metal	G	S
Window Trim	metal	G	S
Door Type	metal and opaque glaze	G	S
Door Hardware	metal	G	S
Door Frame	metal	G	S
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	flourescent fixtures	G	NC
Electrical switches	modern switch no plate	G	NC
Electrical outlets	modern exposed conduit	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	grill on ceiling, south wall	G	C
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	none		



		COND SIG	
Space Number	S-19	G	C
Space Name	office by Dome Room		
Space Dimensions	20'2" x 8'3"		
N Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
E Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
S Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
W Wall Finish	plaster, marble baseboard, plaster chair rail	G	C
Floor Finish	marble border, concrete covered with carpet	G	S/N
Ceiling Finish	plaster, plaster crown molding	G	C
Window Types	1/1 double-hung, metal sash	G	S
Window Hardware	metal	G	S
Window Trim	metal	G	S
Door Type	metal	G	S
Door Hardware	brass	G	S
Door Frame	metal	G	S
Door Threshold	marble	G	S
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	flourescent bulbs	G	NC
Electrical switches	modern plastic		NC
Electrical outlets	modern plastic conduit exposed	G	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	south wall decorative grill	G	S
Mechanical diffusers	none		
Visible piping or ducts	radiator gas pipe capped	F	NC
Signage			
Miscellaneous	note shape of room on south side	G	S





		COND SIG	
Space Number	S-20	P	NC
Space Name	Dome rm 2nd floor		
Space Dimensions	26'7" ceiling 19'3"		
N Wall Finish	plaster, marble baseboard	P	C
E Wall Finish	plaster, marble baseboard	P	C
S Wall Finish	plaster, marble baseboard	P	C
W Wall Finish	plaster, marble baseboard	P	C
Floor Finish	carpet	P	NC
Ceiling Finish	plaster	P	C
Window Types	metal casement, inward	P	C
Window Hardware	metal	P	C
Window Trim	metal	P	C
Door Type	painted wood with glazing	F	NC
Door Hardware	metal	F	NC
Door Frame	wood	F	NC
Door Threshold	none		
Trim base & Cornice	window sash	P	C
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	chandelier modern	F	NC
Electrical switches	modern	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	fire alarm by stairs		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	hand rail metal and metal security gates in front of window old wallpaper under paint	F/P/	C/C/



		COND SIG	
Space Number	S-21	P	NC
Space Name	dome room hallway		
Space Dimensions			
N Wall Finish	plaster	P	NC
E Wall Finish	plaster	P	NC
S Wall Finish	plaster	P	NC
W Wall Finish	plaster	P	NC
Floor Finish	mastic tile	P	NC
Ceiling Finish	plaster	P	NC
Window Types	10 pane wireglass metal sash		
Window Hardware	none		
Window Trim	none		
Door Type	wood painted glass	F	NC
Door Hardware	modern	F	NC
Door Frame	wood	F	NC
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	plastic	P	NC
Fireplaces	none		
Electrical lighting	modern chandelier by elevator, ceiling light		NC
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	elevator, wallpaper around elevator area, opening to roof area, wood door, metal hardware, wood handrails and railings		



		COND SIG	
Space Number	S-22	F	C
Space Name	penthouse		
Space Dimensions	22' x 18'8", kitchen 11'9"x8'6",		
N Wall Finish	plaster wood baseboard	F	C
E Wall Finish	plaster wood baseboard	F	C
S Wall Finish	plaster wood baseboard	F	C
W Wall Finish	plaster wood baseboard	F	C
Floor Finish	mastic tile	P	C
Ceiling Finish	plaster	F	C
Window Types	wire glass casement and french doors	F	C
Window Hardware	metal	F	C
Window Trim	metal	F	C
Door Type	none		
Door Hardware	metal	F	
Door Frame	metal and wood	F	
Door Threshold	wpoood	F	
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	fluorescent bulbs	F	NC
Electrical switches	modern exposed conduit	F	NC
Electrical outlets	modern	F	NC
Plumbing lavatories	kitchen and bath porcelin	F	NC
Plumbing toilets	porcelin	F	NC
Plumbing urinals	none		
Plumbing accessories	utilitarian		NC
Plumbing partitions	wood		NC
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	two radiators, capped gas pipe, radiator		
Signage	none		
Miscellaneous	lockers in bathroom area and Formica/linoleum, wood cabinets, refrigerator water heater, fuse box, mirrors in main room, one plaster shelf		



		COND SIG	
Space Number	X-1	F	VS
Space Name	East elevation		
Space Dimensions			
N Wall Finish	n/a		
E Wall Finish	Granite	F	VS
S Wall Finish	n/a		
W Wall Finish	n/a		
Floor Finish	n/a		
Ceiling Finish	n/a		
Window Types	concealed by metal security shutters	G	VS
Window Hardware	n/a		
Window Trim	n/a		
Door Type	bronze double doors and unknown door	F/U	VS
Door Hardware	bronze	F	VS
Door Frame	metal		
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	none		
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	Granite dentil molding is detaching in some areas. Fire department has removed loose pieces.		



		COND SIG	
Space Number	X-2	G	VS
Space Name	South Elevation		
Space Dimensions			
N Wall Finish	n/a		
E Wall Finish	n/a		
S Wall Finish	Granite	G	VS
W Wall Finish	n/a		
Floor Finish	n/a		
Ceiling Finish	n/a		
Window Types	concealed by metal security shutters and	G	VS
Window Hardware	n/a		
Window Trim	n/a		
Door Type	none		
Door Hardware	none		
Door Frame	none		
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	none		
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	cast and wrought iron gate at west end of elevation	G	S



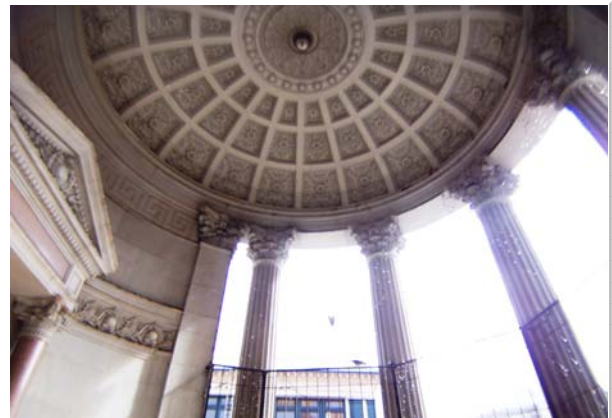
		COND SIG	
Space Number	X-3	G	S
Space Name	West Elevation		
Space Dimensions			
N Wall Finish	n/a		
E Wall Finish	n/a		
S Wall Finish	n/a		
W Wall Finish	Granite	G	VS
Floor Finish	n/a		
Ceiling Finish	n/a		
Window Types	concealed by metal security shutters and	G/E	VS
Window Hardware	n/a		
Window Trim	n/a		
Door Type	partially glazed metal door with sidelights	F	C
Door Hardware	metal		
Door Frame	metal		
Door Threshold	metal		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	none		
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous	Bordered by a fence with concrete base, cast iron balusters and wrought iron pickets.	G	S



		COND SIG	
Space Number	X-4	G	C
Space Name	North Elevation		
Space Dimensions			
N Wall Finish	Granite		C
E Wall Finish	n/a	G	
S Wall Finish	n/a		
W Wall Finish	n/a		
Floor Finish	n/a		
Ceiling Finish	n/a		
Window Types	concealed by metal security shutters	G	VS
Window Hardware	n/a		
Window Trim	n/a		
Door Type	none		
Door Hardware	none		
Door Frame	none		
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	none		
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	none		
Miscellaneous			



		COND SIG	
Space Number	X-5	G	VS
Space Name	Rotunda 1st flr		
Space Dimensions	26' diameter		
N Wall Finish	granite/marble	G	VS
E Wall Finish	granite	G	VS
S Wall Finish	granite	G	VS
W Wall Finish	granite	G	VS
Floor Finish	marble	G	VS
Ceiling Finish	plaster	G	VS
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	two sets of bronze double doors	F	VS
Door Hardware	metal		
Door Frame	granite		
Door Threshold	marble		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	none		
Fireplaces	none		
Electrical lighting	none		
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	none		
Mechanical diffusers	none		
Visible piping or ducts	none		
Signage	Neon "THE HIBERNIA BANK" sign above		
Miscellaneous			





		COND SIG	
Space Number	X-6	F	C
Space Name	Roof		
Space Dimensions			
N Wall Finish	n/a		
E Wall Finish	n/a		
S Wall Finish	n/a		
W Wall Finish	n/a		
Floor Finish	n/a		
Ceiling Finish	n/a		
Window Types	none		
Window Hardware	none		
Window Trim	none		
Door Type	none		
Door Hardware	none		
Door Frame	none		
Door Threshold	none		
Trim base & Cornice	none		
Millwork bookcases	none		
Millwork paneling	none		
Millwork wainscot	none		
Skylights	diffusers	F	C
Fireplaces	chimneys	F	C
Electrical lighting	none		
Electrical switches	none		
Electrical outlets	none		
Plumbing lavatories	none		
Plumbing toilets	none		
Plumbing urinals	none		
Plumbing accessories	none		
Plumbing partitions	none		
Fire protection	none		
Mechanical grilles	unknown		
Mechanical diffusers	none		
Visible piping or ducts	heating/cooling and other pipes	F	NC
Signage	none		
Miscellaneous	penthouse elevated above roof		



	COND	SIG	
		G	S
Space Number	X-7		
Space Name	Sidewalks		
Space Dimensions			
N Wall Finish			
E Wall Finish			
S Wall Finish			
W Wall Finish			
Floor Finish			
Ceiling Finish			
Window Types			
Window Hardware			
Window Trim			
Door Type			
Door Hardware			
Door Frame			
Door Threshold			
Trim base & Cornice			
Millwork bookcases			
Millwork paneling			
Millwork wainscot			
Skylights			
Fireplaces			
Electrical lighting			
Electrical switches			
Electrical outlets			
Plumbing lavatories			
Plumbing toilets			
Plumbing urinals			
Plumbing accessories			
Plumbing partitions			
Fire protection			
Mechanical grilles			
Mechanical diffusers			
Visible piping or ducts			
Signage			
Miscellaneous			



*C. Landmark Designation Report*

ORDINANCE DESIGNATING LANDMARK

FILE NO. 90-81-9

ORDINANCE NO. 387-81

DESIGNATING THE HIBERNIA BANK AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

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

Section 1. The Board of Supervisors hereby finds that The Hibernia Bank located at 1 Jones Street, being Lot 3 in Assessor's Block 349, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, 1 Jones Street, The Hibernia Bank is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 8899 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 81-81-9

(b) Required Data. The descriptions of the location and boundaries of the landmark site; of the characteristics of the Landmark which justify its designation; and of the particular features that should be preserved; as included in the said Resolution, are hereby incorporated herein and made a part hereof as though fully set forth.

APPROVED AS TO FORM:

GEORGE AGNOST  
CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

By Julian E. Feltz  
Deputy City Attorney

By Dean L. Macris  
Dean L. Macris  
Director of Planning

SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO. 8899

WHEREAS, A proposal to designate the Hibernia Bank at One Jones Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on March 4, 1981, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on April 9, 1981 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10:

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Hibernia Bank at One Jones Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 3 in Assessor's Block 349;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 213 as adopted on March 4, 1981, which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM81.1;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of April 9, 1981.

Lee Woods, Jr.  
Secretary

AYES: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima,  
Rosenblatt, Salazar

NOES: None

ABSENT: None

PASSED: April 9, 1981

BUILDING NAME: Hibernia Bank	OWNER: Hibernia Savings and Loan Society 1 Jones Street, S.F., CA
BUILDING ADDRESS: 1 Jones Street	BLOCK & LOT: 349/3      ZONING: C-3-G
ORIGINAL USE: Bank	NO. OF STORIES: 2      LPAB VOTE: 9-0
CURRENT USE: Bank	EXTERIOR MATERIALS: Granite

**STATEMENT OF SIGNIFICANCE:**

(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value:) "The oldest and one of the finest of San Francisco's uniquely superb collection of modified temple form banks. Also one of the best designs for the numerous irregular Market Street intersections. Built as a narrow structure along Jones in 1892; the building was enlarged to its present size in 1905 and was rebuilt after the fire. It is the earliest surviving in the city in the strictly classical idiom, a style which did not sweep the country until after the Chicago World's Fair held the year after the building was completed. The building was widely admired among local architects of the day. In composition, it is a hybrid modified temple form and a variety of Baroque elements, notably the domed entrance corner and the fine entrance stairway. Its steel frame is clad in carved granite. Its interior is a richly detailed space dominated by a large stained glass dome. The building occupies its Market Street corner with unusual control. Its colonaded sides present rich textures to the street. The copper crowned entrance dome provides a focal point which is simultaneously the most massive part of the building and a two-story open entranceway."

(may be continued on back)

**EVALUATION CRITERIA****A. ARCHITECTURE**

1. Style: Beaux Arts Classicism
2. Construction Type: Steel Frame
3. Construction Date: 1892, 1905, and 1907
4. Design Quality: (LPAB ONLY) Excellent
5. Architect: Albert Pissis
6. Interior Quality: (LPAB ONLY) Excellent

**B. HISTORY**

(as building is significantly associated with specific)

7. Persons: Albert Pissis (1852-1914), major San Francisco architect born in Guaymas, Mexico, trained at L'Ecole des Beaux Arts, designer of the Flood Building and The Emporium.
  8. Events: The banking temples remain as a precise expression of the ideals of the City Beautiful movement in architecture, social and city planning which shaped San Francisco's post 1906 earthquake reconstruction.
  9. Patterns of History:  
(cultural, social, political, military, economic or industrial)  
The banking temples reflect San Francisco's role as an important center for commerce and finance. Incorporated as the Hibernia Savings and Loan Society on April 12, 1859, the bank began operations in an upstairs room on Jackson Street above  
(relation to surroundings, specifically in terms of:) (over)
  10. Continuity: Of particular importance in establishing the dominant character of the area.
  11. Setting: Makes a major contribution to the character of the street.
  12. Importance as a Visual Landmark: A conspicuous and familiar structure in the context of the City.
- D. INTEGRITY**  
(cite alterations and physical condition) Has suffered no visible alteration (since restoration in 1907 following earthquake damage) and retains all of its original materials and design features.

**RATINGS**

DCP: 5  
 HERE TODAY: Featured, p.87  
 SPLENDID SURV.: "A" rating, p.77  
 NAT'L REGISTER: Eligible  
 NAT'L LANDMARK: -  
 STATE LANDMARK: -

**BIBLIOGRAPHY:** Statement of Significance from  
 (list sources on back) Splendid Survivors,  
**PREPARED BY:** Jonathan H. Malone p.77  
**ADDRESS:** 100 Larkin Street  
 S.F., CA 94102  
**PHONE:** 558-3055  
**DATE:** 2/23/81  
 From material submitted by Patrick McGrew



HISTORY, continued

- 9) Montgomery. Founded by Richard and Robert Tobin, John Sullivan and John McHugh were the first president and vice president, respectfully. With strong connections to the Irish community, within five years it became one of the leading savings banks in San Francisco.

Bibliography

Corbett, Michael R., Splendid Survivors, California Living Books, S.F., 1979.

Cross, Dr. Ira B., Financing an Empire; History of Banking in California, (4 volumes), S.J. Clarke Publishing Co., S.F., L.A., and Chicago, 1927.

*D. Downtown Plan Evaluation*

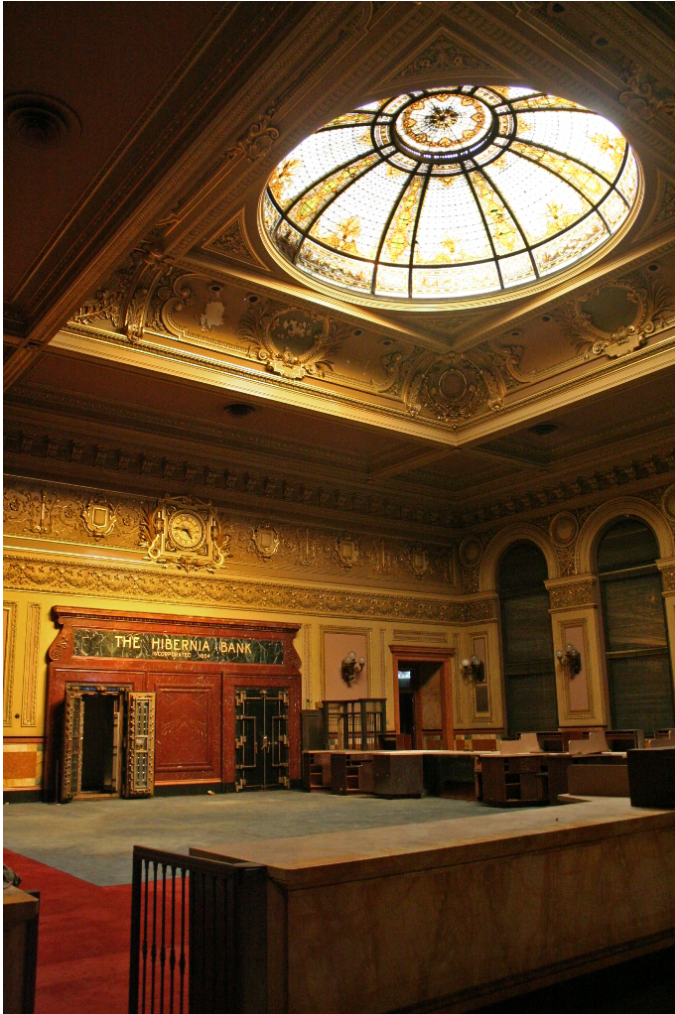


<b>CATEGORY I BUILDINGS</b>			
<b>Address of Building</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Name of Building</b>
132 Geary	309	6	Sacs
166 Geary	309	10	Whittell
285 Geary	314	12	St. Paul
293 Geary	314	11	Lincoln
301 Geary	315	1	Elkan Gunst
415 Geary	316	1A	Geary Theater
445 Geary	316	18A	Curran Theater
491 Geary	316	13	Clift Hotel
501 Geary	317	1	Bellvue Apt.
42 Golden Gate	343	2	Golden Gate Theater
200 Golden Gate	345	4	YMCA
1 Grant	313	8	Security Pacific Bank
17 Grant	313	7	Zobel
50 Grant	312	8	Ransohoff-Liebes
201 Grant	294	6	Shreve
220 Grant	293	8	Phoenix
233 Grant	294	5	
301 Grant	286	5	Myers
311 Grant	286	4	Abramson
333 Grant	286	2	Home Telephone
334 Grant	287	17	Beverly Plaza Hotel
101 Howard	3740	1	Folger Coffee
1049 Howard	3731	74	
125 Hyde	346	3B	Rulf's File Exchange
16 Jessie	3708	22	One Ecker
1 Jones	349	3	Hibernia Bank
25 Kearny	310	4	O'Bear
49 Kearny	310	2	Rouillier
153 Kearny	293	2	Bartlett Doe
161 Kearny	293	1	Eyre
200 Kearny	288	11	
201 Kearny	287	8	
251 Kearny	287	1	Charleston
333 Kearny	270	2	Macdonough
344 Kearny	269	9	Harrigan Weidenmuller
346 Kearny	269	27p	
362 Kearny	269	27p	
222 Leidesdorff	228	6	PG&E Station J
1 Market	3713	6	Southern Pacific
215 Market	3711	18	Matson
245 Market	3711	14A	Pacific Gas & Electric



# Hibernia Bank Building Basis for Seismic Strengthening and Conceptual Design

1 Jones St  
San Francisco, California



14 December 2010  
WJE No. 2009.5093

*Prepared for:*  
**1 Jones St LLC**  
263 Golden Gate Avenue  
San Francisco, CA 94102

*Prepared by:*  
**Wiss, Janney, Elstner Associates, Inc.**  
2000 Powell St Suite 1650  
Emeryville, CA 94608

## **Basis for Conceptual Seismic Design for the Hibernia Bank Building**

### Introduction

This memorandum describes the basis for the conceptual design for seismic strengthening of the Hibernia Bank Building (“Building”) structure to comply with applicable Building Code of the City of San Francisco (“City”). Located in the Mid-Market district, the building was originally constructed in 1892; a substantial addition to west of the original building was constructed in 1904-05; a penthouse structure was added in 1935; and a mezzanine was constructed in 1948. The structure survived the shaking from the 1906 earthquake essentially intact, but sustained significant fire damage to the interior and some of the granite exterior during the conflagration that consumed much of the northeast sector of the City. Although the building is not listed as an unreinforced masonry building under the City’s Unreinforced Masonry Building (UMB) Ordinance and while a portion of the structure is steel framed, the bulk of the structure is of unreinforced masonry bearing wall construction.

The Building, designed by Albert Pissis, is a City designated landmark and is structurally robust, especially for its time. It is one of several monumental Pissis structures in the City that survived the earthquake with relatively little damage. In deference to its proven level of earthquake resistance as well as to its calculable resistance, Wiss, Janney, Elstner Associates, Inc. (WJE) has developed a conceptual strengthening scheme that is sensitive to its historic significance, only minimally disrupting its character defining exterior and interior finishes. The design methodology for the seismic strengthening has been developed to comply with the requirements of the City of San Francisco UMB Ordinance, and uses the applicable provisions of the 2010 California Historical Building Code (CHBC), and the 2010 California Existing Buildings Code (CEBC)<sup>1</sup>. The design is developed to accommodate a high occupancy use.

### Description of Building

The Building is on a mildly sloping site at the corner of Jones and McAllister streets and is supported by massive brick and concrete foundations. The geotechnical consultants, Rollo and Ridley, have characterized the bearing material as Soil Type D based on their investigation. The plan of the Building is generally rectangular, having plan dimensions of about 132 feet by 124 feet, and includes a rotunda at its main entrance, located at the corner of Jones and McAllister. The primary vertical elements of the structure are its four massive perimeter unreinforced brick and granite masonry walls and piers, which are constructed predominantly of large granite blocks, full-height fluted granite column covers and brick, as well as massive interior brick walls that divide the structure and its roof diaphragm into discrete sections. The executive office portion of the structure along McAllister Street is two stories tall; its second floor is a hot-rolled steel-framed brick arch and concrete floor system which is supported by steel/cast iron columns.

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<sup>1</sup> Being Part 8 and Part 10 of the California Building Code.

The operations and banking vault portion of the structure to the north (in what is referred to herein as the “bookend”) also has two stories with an added mezzanine. Its brick arch and concrete second floor and mezzanine, and its concrete roof deck, are supported by hot-rolled steel framing that spans between two closely spaced massive masonry walls, one of which is the north exterior wall of the structure. Located between the executive offices and the “bookend” and comprising the bulk of the building’s plan area is the main single-story banking hall which measures about 124 feet by 68 feet. The main banking hall is finished with decorative painted plaster, polished stone and two large decorative skylights penetrating the roof deck. The entire concrete roof deck above the banking hall and the executive office area is supported by a system of riveted and bolted steel trusses. The approximate elevation of the sloped-to-drain roof deck is roughly 36 feet above the elevation of the main floor.

Beneath the above-grade structure is a full basement which daylights on all four perimeter elevations. The basement includes a large number of massive interior and perimeter walls and wall footings such that the building is considered to be laterally supported at the main (entry) floor level.

Hollow clay tile was used to construct the majority of the interior partitions.

#### Applicable Evaluation and Conceptual Design Criteria

Applicable provisions of:

1. City of San Francisco Unreinforced Masonry Building Ordinance
2. 2010 California Historical Building Code (CHBC)
3. 2010 California Existing Buildings Code (CEBC)

### **Summary of Evaluation and Design Approach**

The evaluation and design approach follows two primary paths:

1. Evaluation of the structural system as it responded to ground motion during the April 18, 1906 earthquake. The goal of this evaluation path is to identify the inherent mechanical characteristics of the structure that allowed it to survive the severe ground motion of the 1906 earthquake with little damage, despite being located in a portion of the City devastated by the earthquake. This involves (a) identification and utilization of 1906 ground shaking intensity estimates, (b) documentary research into the actual performance of the structure by examination of the relatively extensive photographic historical record and narrative documents, (c) detailed physical examination of the Building to identify the damage that resulted from the 1906 motions and confirmation of the findings of the historical research, and (d) structural analysis to calibrate the model to be used for design and to benchmark the building response to lateral loading.

2. Quantitative evaluation/design of the existing building with the proposed seismic improvements. The appropriateness of the recommended conceptual seismic improvements has been tested by both linear static and linear dynamic analysis procedures for the structure as a whole using SAP 2000. During the design phase, this will be further tested by approximate pushover analyses within the context of the Capacity Spectrum Method. The proposed upgrade is designed with the specific intention of preserving and leveraging the extant beneficial structural attributes of the Building's existing lateral force resisting system that permitted it to withstand the 1906 earthquake with little damage while nearby unreinforced masonry buildings fared poorly. The recommended seismic improvements will selectively supplement the seismic resistance of the building and improve integrity, stability, continuity, and thereby, performance. The proposed upgrade is also designed to preserve the historical integrity of the decorative stone and painted plaster finishes as much as is possible while fulfilling the applicable seismic requirements.

As a foundation for the structural evaluation and design, extensive investigation of the masonry walls throughout the building plan at all levels of the structure has been conducted, including testing to determine the approximate percentage of granite in the walls and piers, and masonry shear testing.

In general, the design employs forces derived from SAP2000 analyses of a model that incorporates cracked section properties and pier rocking. Both response spectrum and linear static analyses are performed, using forces consistent with the requirements of the CEBC, i.e. 75% of  $S_{DS}$  for the Design Basis Earthquake (DBE) computed for Site Class D, with an  $R=1.5$  for all masonry elements in the system. New and existing elements of the lateral force-resisting system are checked for these design earthquake forces, except for new well-detailed reinforced concrete elements, which are evaluated for an  $R=4.5$  and a new cold-formed steel shear wall which is evaluated for an  $R=3$ , and checked for displacement compatibility. The expected performance of the entire structure will also be checked for 100% of the spectral demand curve, essentially as a quantitative means for assessing if the design adequately protects against collapse. As a supplement to these analysis procedures, hand calculations will be prepared to confirm and/or correlate with the reasonableness of the results of the linear static and response spectrum analyses.

## Summary of Results-to-Date

### 1. Performance during the 1906 earthquake.

All available information indicates that The Hibernia Bank Building survived the severe shaking from the 1906 earthquake with little damage. Good quality post-earthquake photographs of two full elevations of the Building and a portion of a third have been studied in detail, and earthquake damage was noted to only two rooftop parapet balusters. Four of the many photographs studied are provided with this submittal. (Figures 1, 2, 3 and 4) No cracking, displacement or loss of masonry due to earthquake shaking can be identified on any of these elevations in any photographs studied, although severe localized fire-related spalling and staining of granite can be observed.



Figure 1. “Hibernia 1906 Opening Day” - after the earthquake and fire



Figure 2. "Hibernia, 1906 after Fire"



Figure 3. "Hibernia, 1906 after Fire"



Figure 4. “Hibernia, 1906 after Fire”

Information available from narrative historical documents confirms the information communicated by the photographs. A 1907 document prepared by the United States Geological Survey (USGS), entitled “The San Francisco Earthquake and Fire of April 18, 1906 and their effects on Structures and Structural Materials,” includes a paragraph describing the Building and states:

“The granite fronts, especially around the doors and windows, were badly spalled by the fire; other damage to the structure was confined almost entirely to the roof”.

No other mention of earthquake damage is included in the narrative.

Independent contemporary observations made during on-site examination of the structure indicate few if any effects on the structure potentially attributable to earthquake shaking. Pertinent observations include:

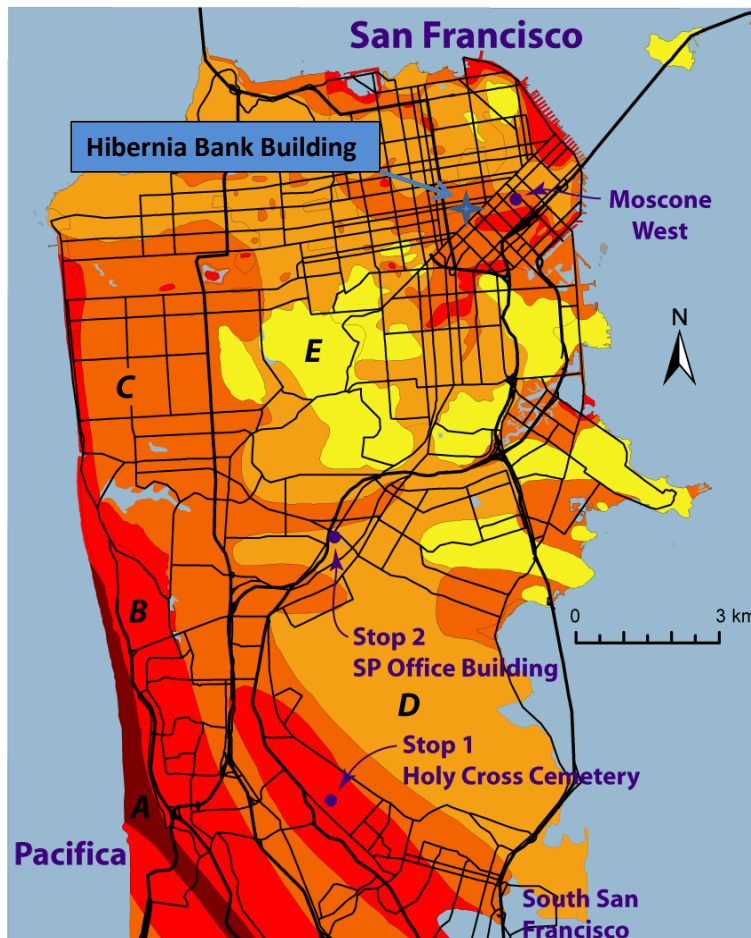
- Settlement cracking was observed in walls at the northwest corner of the building. It is possible that these cracks are related to earthquake-induced ground settlement.
- Minor separations were observed in the “attic” at the intersections of masonry walls.
- Exterior mortar joints are all intact and tight. No offsets of any granite blocks were observed in any piers or walls.

The next step in our evaluation of the performance of this building involves estimating the intensity of the ground motion at the site in 1906. There are two available sources. The best available source appears to be an intensity map originally produced by Lawson in 1908,



modified and provided to WJE by Boatwright (USGS), and included herein as Figures 5 and 6. On the basis of surveys conducted in 1906 of earthquake damage, Lawson applied an intensity scale similar to the Modified Mercalli Intensity scale. According to the Lawson map, in the area around the Building, the shaking intensity of 1906 ground motion ranged from Moderate/Heavy (MMI VIII) to Heavy (MMI IX). The MMI IX area begins just across Market Street from the subject property, which is likely indicative of the changing soil conditions that occur at the Market Street boundary. The MMI VIII area extends for significant distances of several blocks or more in every direction, indicating that this region of the City was shaken intensely.

### San Francisco Intensities from Lawson (1908)



POTENTIAL DAMAGE	Light	Moderate	Moderate/Heavy	Heavy	Very Heavy
SAN FRANCISCO INTENSITY	E	D	C	B	A

Figure 5. Lawson/Boatwright Intensity Map

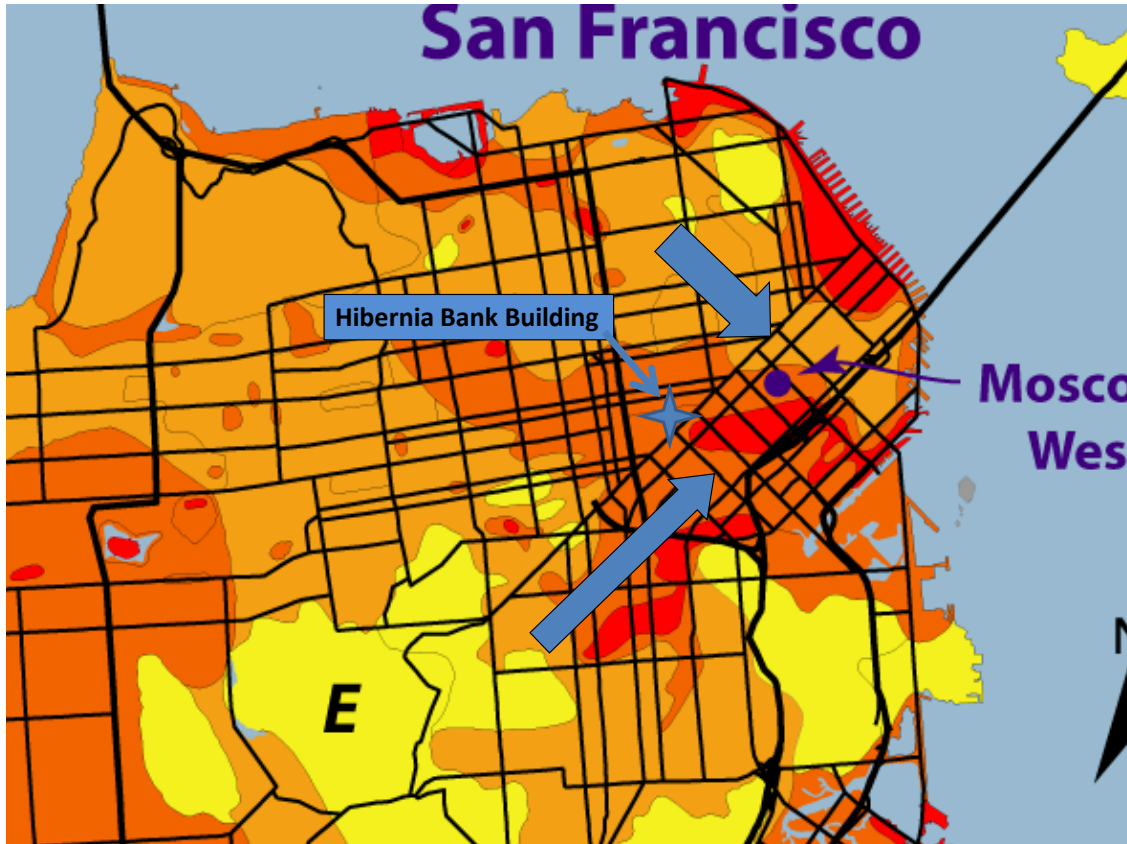
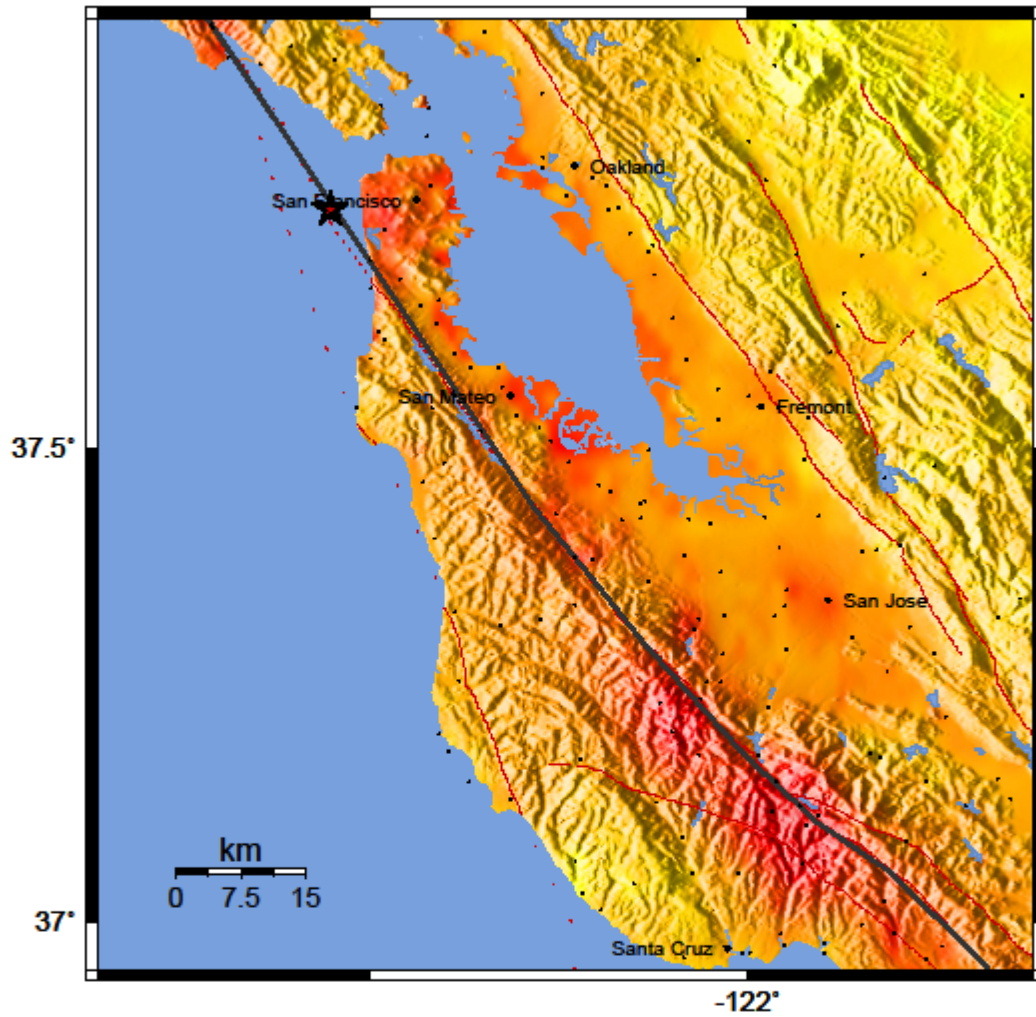


Figure 6. Detail of Lawson/Boatwright Intensity Map

The USGS has also developed a scenario ShakeMap for the 1906 earthquake, which is included herein. (Figure 7) While the resolution of the ShakeMap is not intended for identifying ground motion intensities at discrete locations, it is clear from the map that research by the USGS on the 1906 scenario event has concluded that the shaking intensities in the Mid-Market area of San Francisco were MMI VIII to MMI IX. This event also benchmarks a scenario for a future design earthquake event.

**1906 Earthquake, M7.8, Depth 10 km, Epicenter N37.75 W122.55**



PERCEIVED SHAKING	Not felt	Weak	Light	Moderate	Strong	Very strong	Severe	Violent	Extreme
POTENTIAL DAMAGE	none	none	none	Very light	Light	Moderate	Moderate/Heavy	Heavy	Very Heavy
PEAK ACC. (%g)	<0.17	0.17-1.4	1.4-3.9	3.9-9.2	9.2-18	18-34	34-65	65-124	>124
PEAK VEL. (cm/s)	<0.1	0.1-1.1	1.1-3.4	3.4-8.1	8.1-16	16-31	31-60	60-116	>116
INSTRUMENTAL INTENSITY	I	II-III	IV	V	VI	VII	VIII	IX	X+

Figure 7. ShakeMap for 1906 Scenario Event.

## 2. Testing

Thirty-three (33) masonry shear tests were performed in locations throughout the structure. The results of the shear strength testing demonstrate that the masonry in the Building is of extraordinary quality. In accordance with the procedures required by the 2010 CEBC, after correcting for dead load stresses, the average strength derived is greater than 200 psi. To assure that the results from the testing were coordinated with the specific walls and levels used in the structural analysis, the data was also parsed to identify the 80th percentile strengths at each wall and level. Of the six major walls in the building, three exhibited 80th percentile strengths in excess of 200 psi and for all six, the 80th percentile strengths were excess of 100 psi.

Physical testing was also conducted to develop an understanding of the composition of the typical walls and piers. The piers were found to be on the order of 60% to 80% granite, consisting of huge blocks and full-height fluted half round “column” elements, all well-keyed and integrated with the back-up brick masonry. Typical pier dimensions are on the order of 2’-6” x 5’-0”, not including the fluted half-round “column” elements on the Jones and McAllister elevations. The walls throughout the building vary in thickness, but all comply with minimum allowable San Francisco Building Code height-to-thickness (h/t) ratios for bearing walls without reinforcement.

## 3. Analysis

The analysis discussed herein is that for the Building with recommended structural improvements. It demonstrates that all piers and narrow walls in the structure will rock prior to experiencing shear cracking. The analysis indicates that under the DBE, the piers and narrow walls will rock and that this rocking, among other things, will preclude brittle shear failure and loss of vertical load carrying capacity from occurring. It should be noted that the specifics of the granite and brick masonry construction of the piers in the Building creates conditions that render traditional analysis methodologies conservative. For example, the granite masonry units in the building are many times stronger and stiffer than the brick masonry units, and the granite units are far larger than the brick units. Moreover, on two facades, a solid, i.e. unjointed, fluted granite half-round “column” nearly 30 feet tall spans over all horizontal joints in the adjacent brick and granite units. It is, therefore, very difficult to visualize either a step-cracking failure or a sliding shear failure in these piers; the shear strength of this solid granite “column” is far greater than the strength of any joint. Moreover, a sliding shear failure would have to move the granite blocks on the order a foot or more --- several times the displacement demand of the postulated earthquake -- to begin to create even a potential for local instability. In any case, our analysis is not explicitly counting on any shear resistance provided by these granite “columns.” All long walls, such as those in the “bookend”, though shear critical, experience stress levels below the onset of shear cracking under design level forces, even using an  $R=1.5$ .

To estimate drifts, cracked section properties were used in the analysis. The distribution of drift across the plan of the structure indicates that the response of the building to lateral load has a strong torsional component, particularly when loaded in the east-west direction. Nonetheless, the

predicted drifts are quite small, which demonstrates that the primary structural elements relied on to resist lateral load are sufficient to withstand the DBE without loss of vertical load carrying capacity. Evaluation of predicted drifts indicates that the structure is so stiff, even when considered to be cracked, that the predicted roof drift ratio at the most torsionally responsive corner of the building is less than 0.5%, even using an  $R=1.5$ .

Per the UMB Ordinance and the CEBC, the required basis for design of the seismic upgrade is 75% of the IBC response spectrum for the design of new buildings, which is the established standard for evaluation of existing buildings. In comparison, the response spectrum for 1906 minimum-equivalent studies for the purpose of assessing the resistance of the structure to collapse is only about 33% greater than this. This indicates that, while there is likely greater damage potential from a repeat of the 1906 event than from the design level forces employed as the basis for the design of structural improvements (with  $R=1.5$ ), a collapse mechanism is not likely even without improvements. The proposed seismic upgrade accomplishes the goal of improving structural stability by identifying seismically vulnerable elements of the existing structure and greatly improving the ability of the building to resist future postulated earthquake ground motion.

Back-up for the quantitative studies, including SAP 2000 analysis plots of the model and the results of the masonry shear tests, is attached hereto as Exhibit A.

### **Proposed strengthening measures to comply with the design criteria**

A series of strengthening measures has been designed for the purpose of complying with the applicable provisions of the City of San Francisco UMB Ordinance, the 2010 California Historical Building Code (CHBC) and the 2010 California Existing Buildings Code (CEBC). Concept development drawings that describe the general nature of the interventions and the specific locations of those interventions are included with this submittal as Exhibit B. Photo location maps and photographic documentation depicting the current condition of the areas affected by the seismic interventions are included as Exhibit C.

In general terms, the measures recommended include the following primary categories of structural/seismic work:

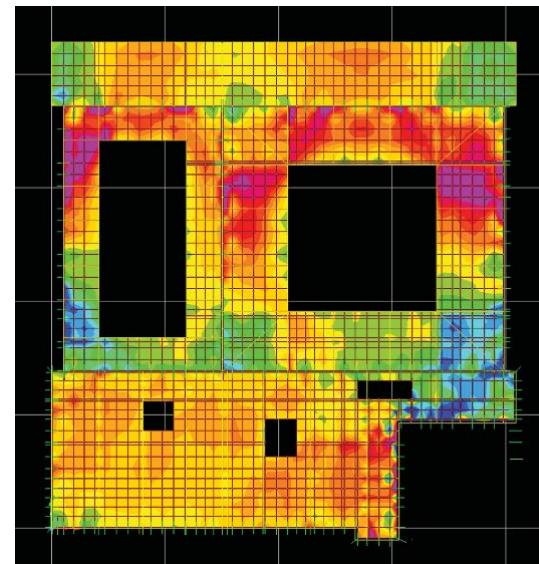
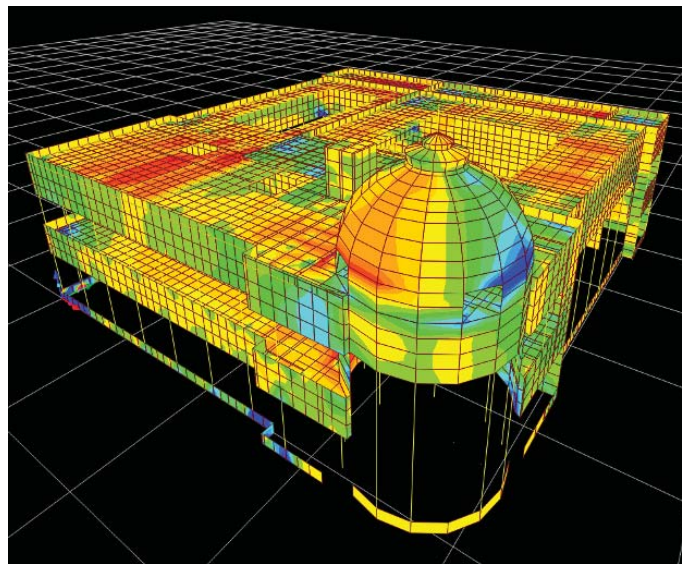
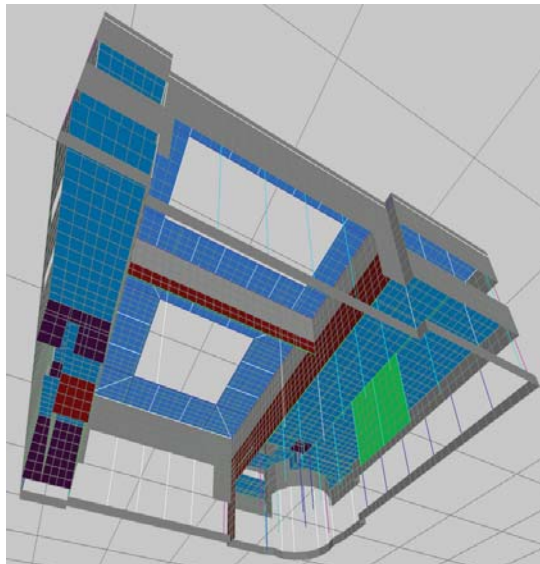
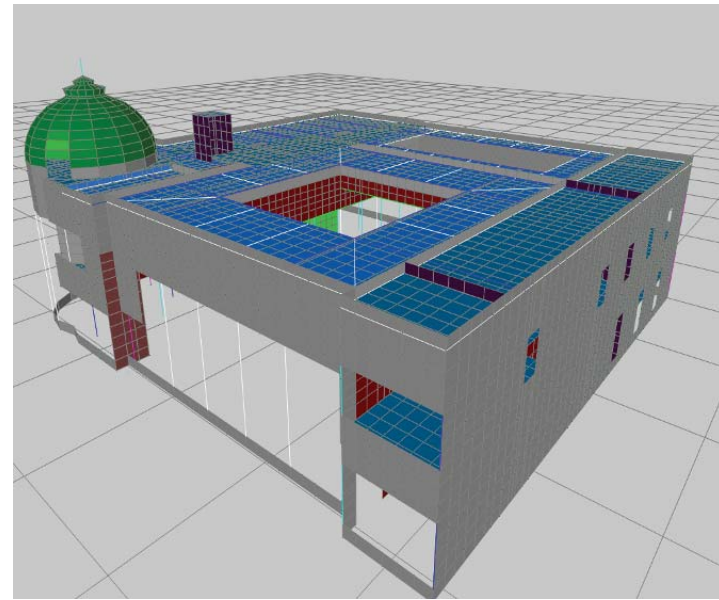
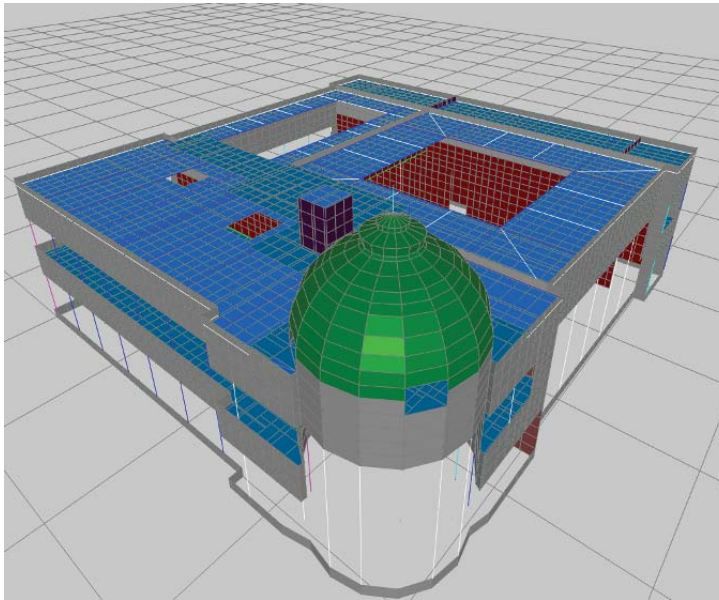
- Installation of a confined, reinforced concrete bond beam within the parapet;
- Installation of well-distributed center-cored reinforcing around the perimeter of the building --- into the brick and granite piers and walls --- and into the interior brick walls. Most of the center-cores extend from the confined-core of the parapet bond beam down to the wall footings, though some terminate at openings. The center-cores are designed to supplement the integrity of the masonry walls although the aspect ratios of all walls and piers already fall well within permissible  $h/t$  ratios for masonry without reinforcement;
- Installation of well-distributed roof diaphragm-to-wall ties of reinforced concrete. The ties (tabs) are integral with the bond beams and will provide for diaphragm continuity.

These ties are designed to transfer tension and shear between adjacent diaphragm segments and between the diaphragm segments and adjacent masonry walls;

- Installation of fiber reinforced polymer (FRP), both surface mounted and near-surface mounted, across broad areas of the existing concrete roof deck. The FRP will be installed primarily from the topside of the roof, but in selected areas, the installation will also occur on the deck soffit. The FRP will improve the shear and tensile capacity of the existing roof diaphragm;
- Installation of three reinforced concrete shear walls extending from the foundation to the roof deck. Two of these walls are located in the north banking service area (the “bookend”) and will be well-integrated with the existing massive masonry walls that extend the length of the building. These walls are intended to create a vertical “box girder”, using the masonry “bookend” walls as flanges, to brace the building in the north-south direction. The third full height wall, which is oriented in the east-west direction and in line with the north boundary of the executive offices, will be located in a closet/stairwell near the southeast corner of the building adjacent to the rotunda. Each of these three walls will be integrated with collectors/bond beams at the roof. It is envisioned that some foundation work may be required at these walls;
- Installation of a shear wall in the customer service waiting area at the approximate geometric center of the executive office floor plate to provide an independent lateral support for the second floor executive offices in the east west direction. This wall extends from the foundation to the second floor soffit. In the basement, the wall is reinforced concrete. In the main level, to provide a wall stiffness and strength compatible with the existing building, the wall will be of cold-formed steel studs and steel deck;
- Installation of floor-to-wall ties in the customer service waiting area to restrain out-of-plane motion of the second floor masonry wall that bounds the main banking hall;
- Installation of reinforced concrete outrigger beams associated with one of the “bookend” shear walls and the shear wall adjacent to the rotunda. The outriggers will supplement the stability of these walls by engaging additional dead load in the basement; and
- Installation of reinforced concrete pier thickening in the basement for selected taller piers on the Jones and west alley elevations.

## **Exhibit A - Selected Engineering Data**

**SAP 2000 Model**





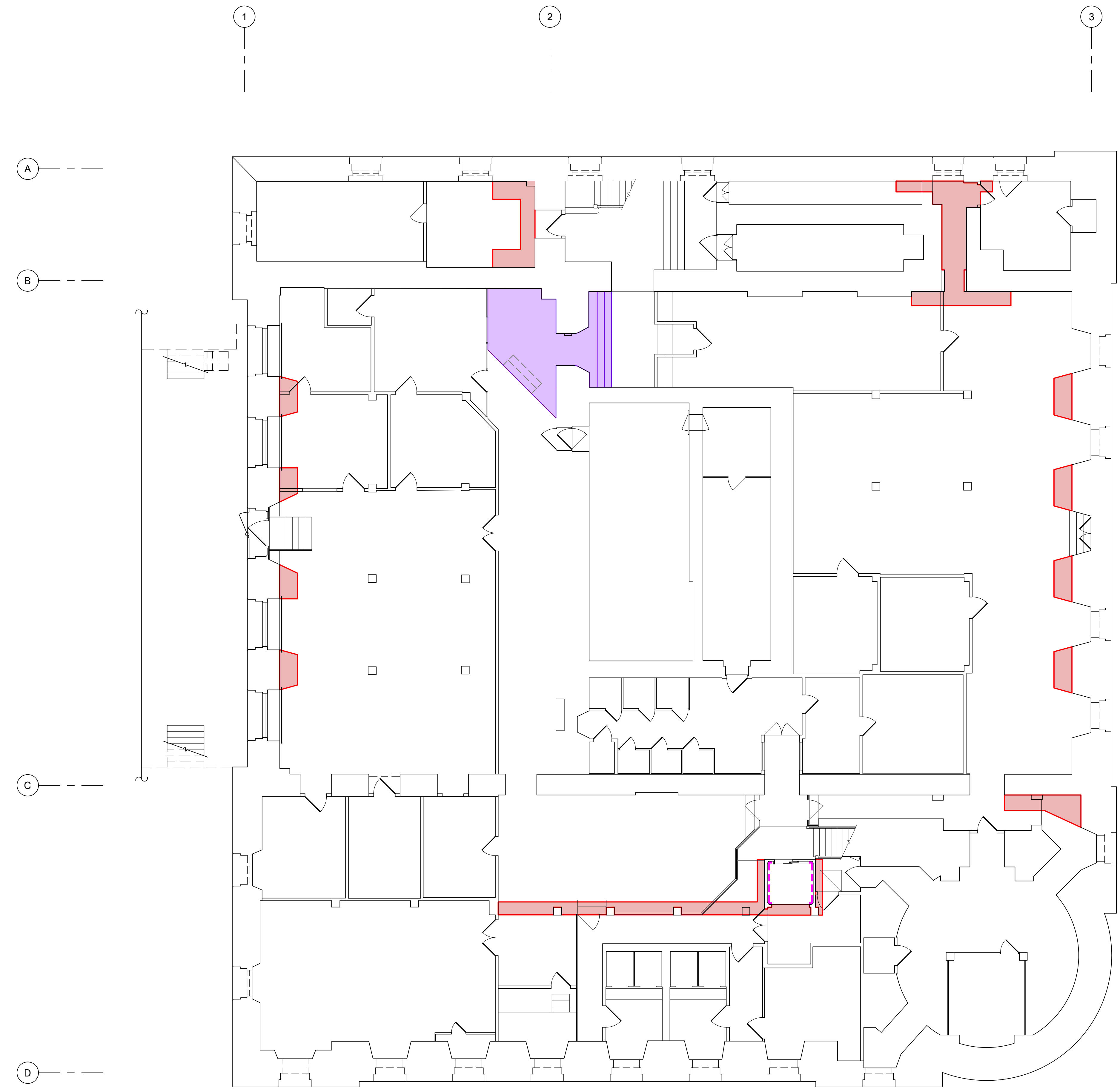
Masonry Shear Test Results  
2006 & 2009 IEBC Appendix A Sections A106.3.3.5 & A108.2

Test results from Smith Emery 13-15 April 2010						Shear strength						80th percentile	<100 psi
MST	Gridline Location	Length in	Width in	Height in	Load lbs	Collar Jt %	A <sub>b</sub> in <sup>2</sup>	Ht above ft	DL psi	V <sub>to</sub> psi	V <sub>t</sub> psi	V <sub>t</sub> psi	
8	1	8.000	4.000	2.250	17,000	95	64	42	35	231			
9	1	8.125	4.375	2.500	24,500	100	71	42	35	310			
34	1	8.250	4.000	2.500	5,000	0	66	8	7	69			
35	1	8.250	3.875	2.500	10,000	80	64	8	7	150	117	100	
3	3	8.750	4.125	2.500	25,000	5	72	42	35	311			
4	3	8.375	4.000	2.625	16,500	10	67	42	35	211			
4.5	3	8.500	4.000	2.500	35,000	90	68	42	35	480			
13.5	3	8.000	3.875	2.250	8,100	10	62	34	28	102			
14	3	8.000	3.875	2.500	11,500	40	62	34	28	157			
22	3	7.250	4.125	2.500	9,500	60	60	15	13	146			
28	3	8.000	4.000	2.250	5,500	30	64	8	7	79			
29	3	8.000	4.000	2.500	8,000	30	64	8	7	118			
31	3	8.000	4.000	2.500	19,500	80	64	8	7	298	112	100	
2	A	8.500	3.875	2.375	25,000	60	66	42	35	345			
11	A	8.125	4.000	2.500	22,500	50	65	34	28	318			
13	A	8.000	4.000	2.500	25,000	50	64	34	28	362			
16.5	A	8.000	3.875	2.250	18,000	0	62	15	13	278			
18	A	8.625	3.875	2.375	13,500	80	67	15	13	189			
17	A	8.000	3.938	2.500	15,500	80	63	15	13	234	234	100	
10	B	8.125	4.125	2.500	14,000	10	67	34	28	181			
12	B	8.125	4.188	2.375	19,500	50	68	34	28	258			
16M	B	8.000	3.875	2.375	18,000	20	62	25	21	269			
17M	B	8.000	3.875	2.375	14,500	20	62	25	21	213			
19	B	8.375	4.000	2.500	18,000	90	67	15	13	256	207	100	
5	C	8.125	3.500	2.500	19,500	70	57	42	35	308			
21	C	8.375	4.000	2.500	15,800	20	67	15	13	223			
30	C	8.375	4.000	2.500	8,500	0	67	8	7	120	161	100	
6	D	8.375	4.000	2.500	22,800	95	67	42	35	305			
7	D	8.000	3.750	2.500	24,000	100	60	42	35	365			
23	D	8.000	4.000	2.500	8,000	30	64	15	13	113			
33	D	8.000	4.000	2.250	8,500	10	64	8	7	126	121	100	
15	rotunda	8.000	4.000	2.375	17,000	80	64	34	28	237			
20	rotunda	8.750	4.000	2.500	17,500	70	70	20	17	233	234	100	
<b>averages</b>										<b>215</b>	<b>169</b>	<b>100</b>	

## **Exhibit B - Concept Development Drawings**

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- LEGEND**
- PLAN
- EXTERNALLY BONDED FRP SHEETS, TOP & BOTTOM W/ ANCHORS
  - EXTERNALLY BONDED FRP SHEETS, TOP ONLY W/ ANCHORS
  - EXTERNALLY BONDED FRP SHEETS, TOP ONLY
  - GROUP OF NEAR SURFACE MOUNTED FRP BARS
  - GROUDED CENTER CORES
  - EPOXY DOWELS
  - OUTRIGGER BEAM BELOW
  - REINFORCED CONCRETE COLLECTORS
  - REINFORCED CONCRETE SHEAR WALL
  - COLD-FORMED STEEL SHEAR WALL
  - REINFORCED CONCRETE BOND BEAM AND TIE PLATES
  - (N) CONCRETE SLAB
  - CEILING OPENING ABOVE



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**NOT FOR CONSTRUCTION**  
CONCEPT DEVELOPMENT

Consultants

Project  
**Hibernia Bank Building**  
1 Jones Street  
San Francisco, CA

Client  
**1 Jones Street LLC**  
263 Golden Gate Avenue  
San Francisco, CA 94102

Mark	Date	Description

Project No.	2009.5093
Date	10/20/10
Drawn	GDR
Checked	TFP / OAR
Scale	As Noted

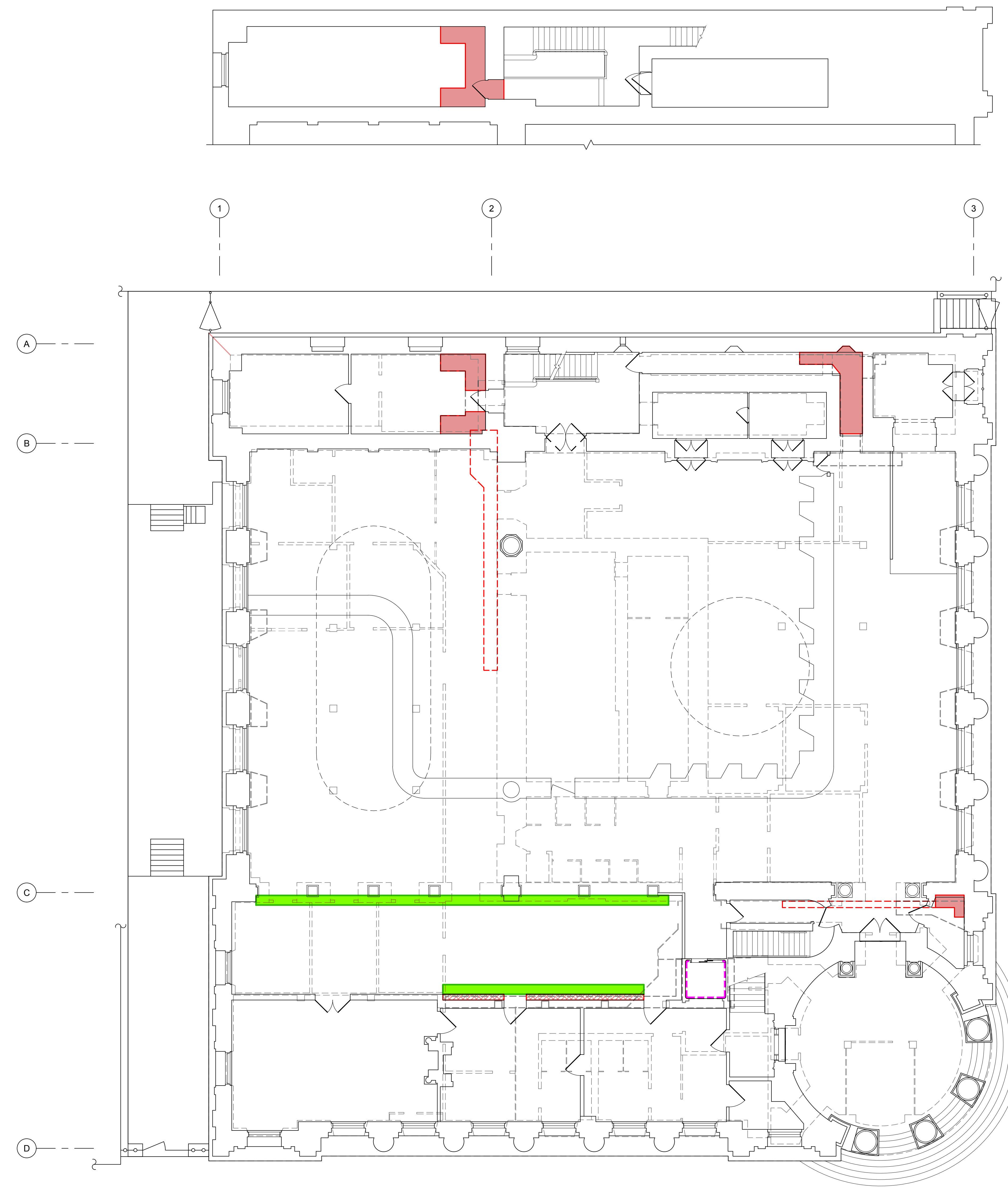
**BASEMENT PLAN**

Sheet Title

Sheet No. **S200**

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MEZZANINE DATUM

ENTRY LEVEL DATUM

- LEGEND**
- PLAN
- EXTERNALLY BONDED FRP SHEETS, TOP & BOTTOM W/ ANCHORS
  - EXTERNALLY BONDED FRP SHEETS, TOP ONLY W/ ANCHORS AND GROUDED CENTER CORES
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  - GROUP OF NEAR SURFACE MOUNTED FRP BARS
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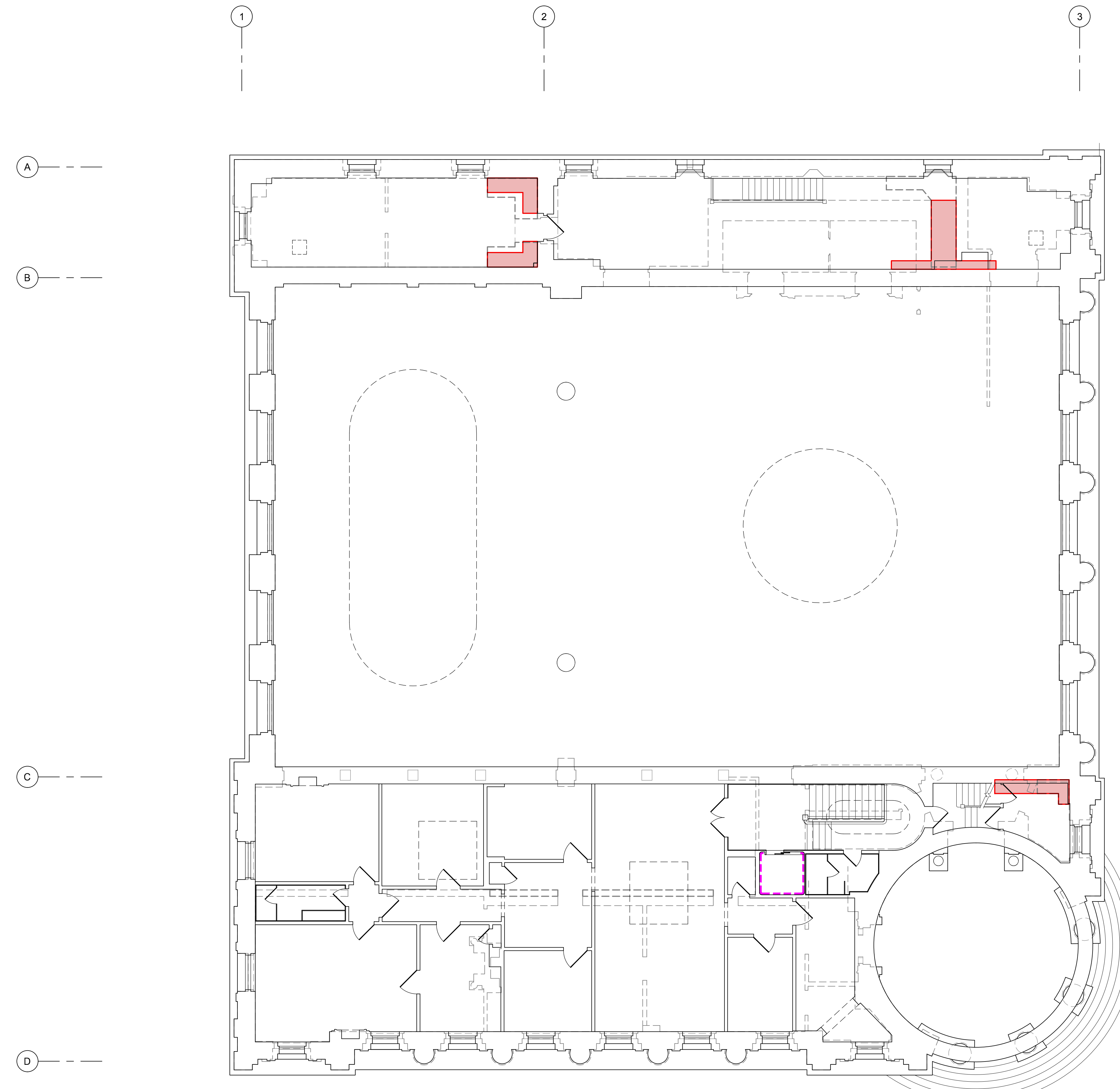
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**FIRST FLOOR PLAN**

Sheet Title

Sheet No. **S201**



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- EXTERNALLY BONDED FRP SHEETS, TOP & BOTTOM W/ ANCHORS
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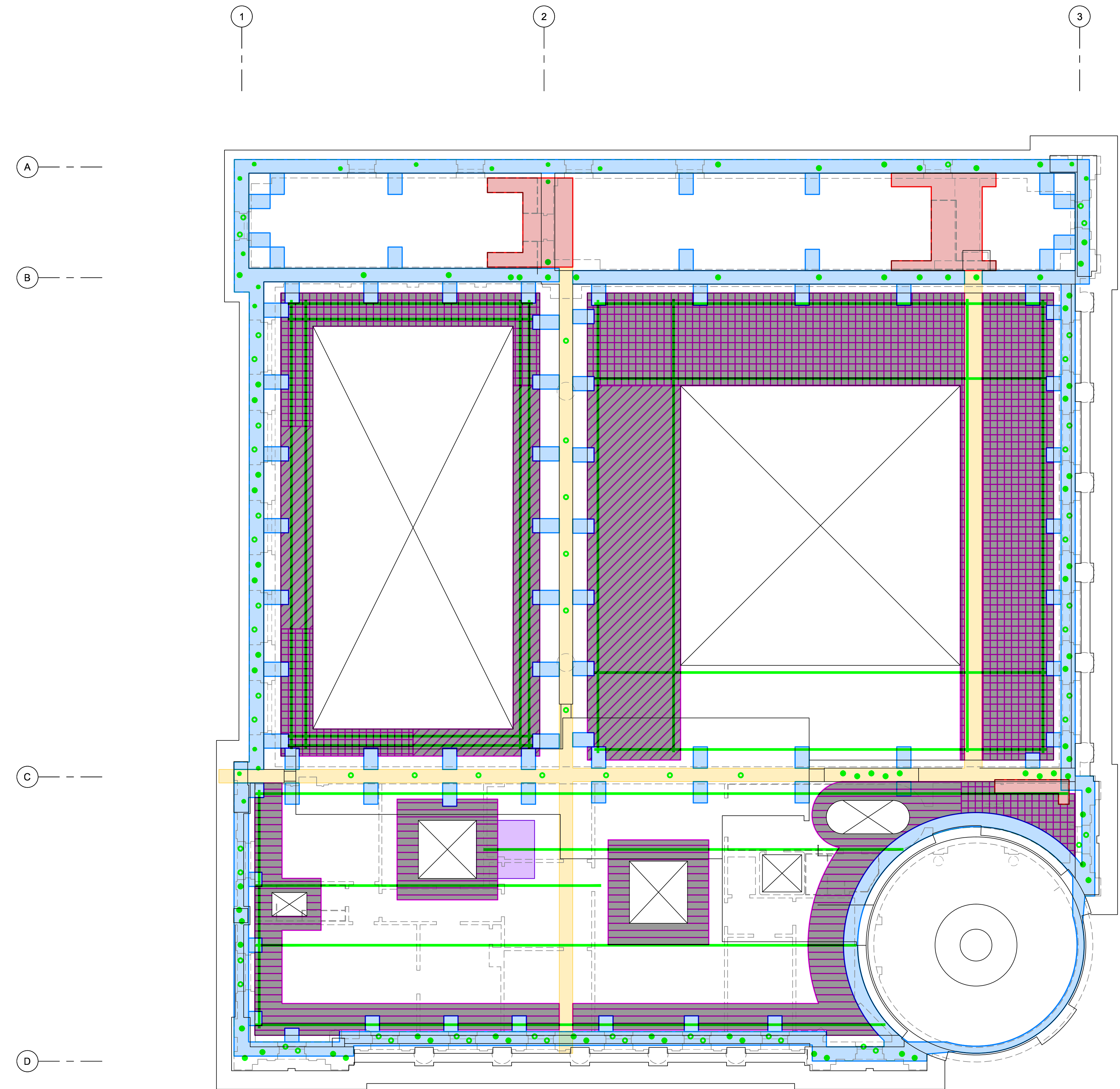
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Sheet No.

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**ROOF PLAN**

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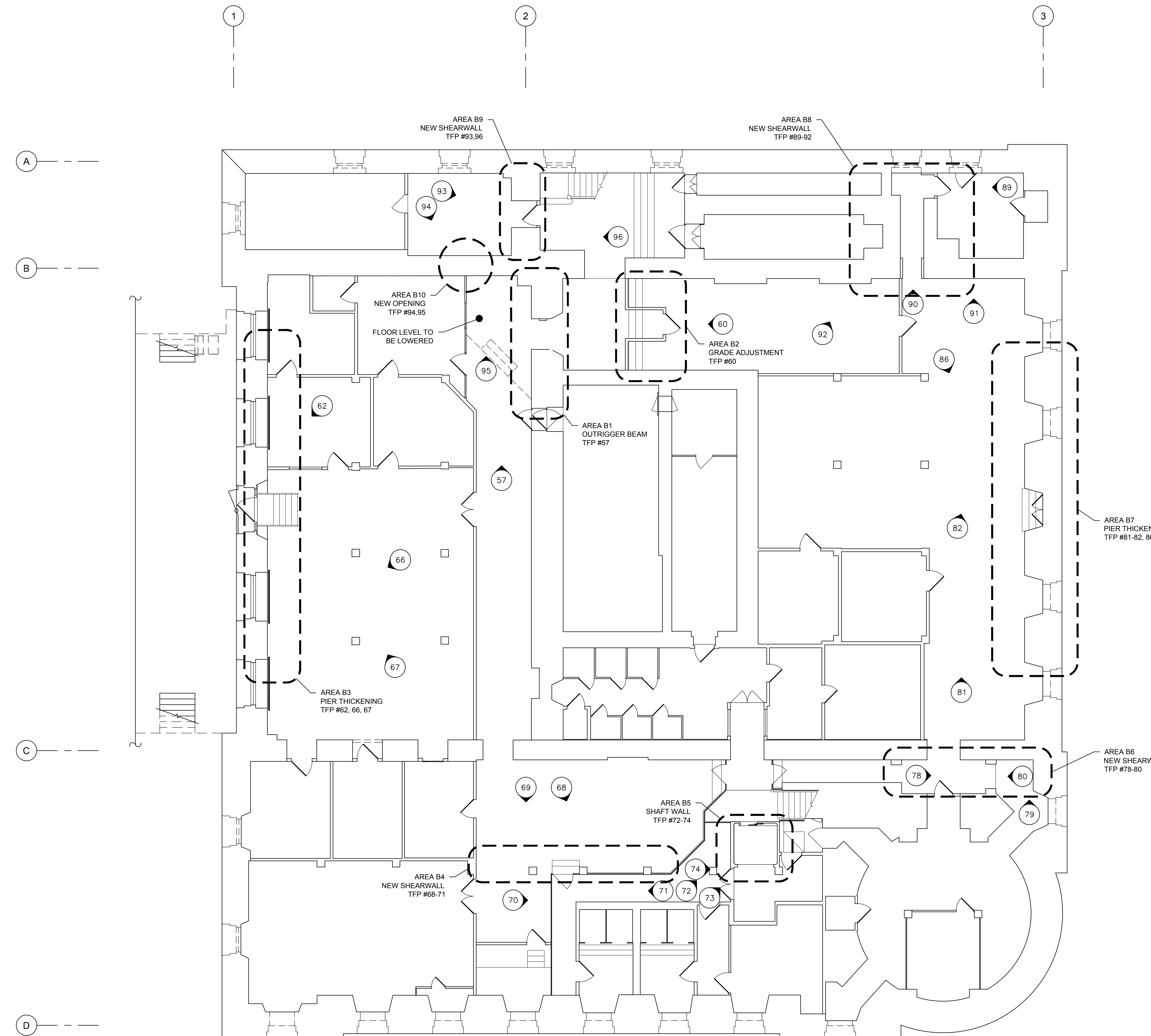


## **Exhibit C - Photo Documentation**



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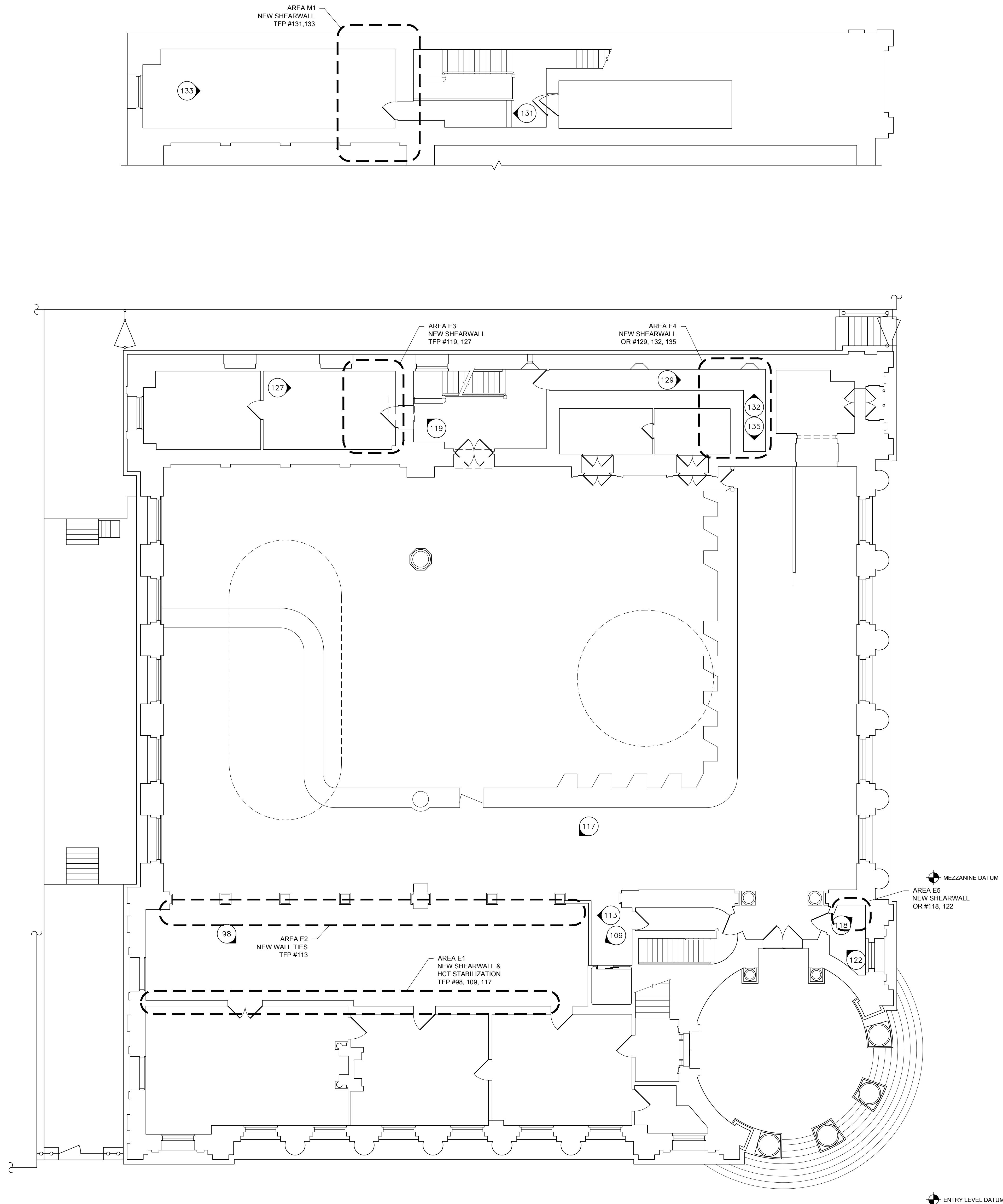
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**PHOTO KEY PLAN - BASEMENT LEVEL**

Sheet Title  
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FIRST FLOOR & MEZZANINE PLANS

SCALE: 1/8" = 1'-0"

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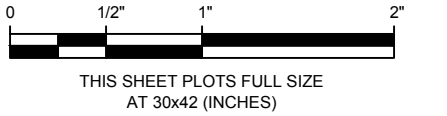
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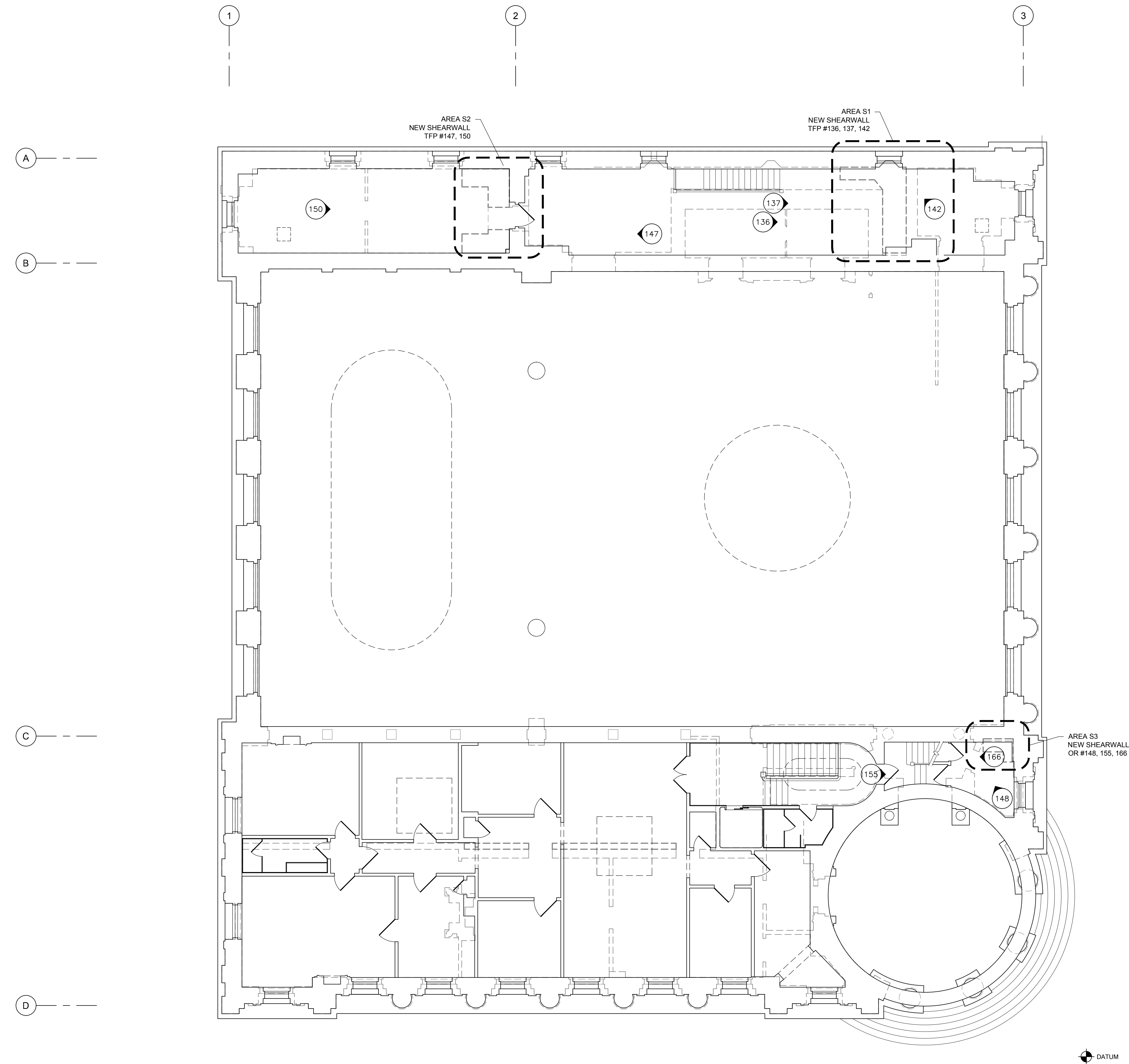
**PHOTO KEY PLAN -**  
**FIRST FLOOR &**  
**MEZZANINE**

Sheet Title

Sheet No. **PH201**

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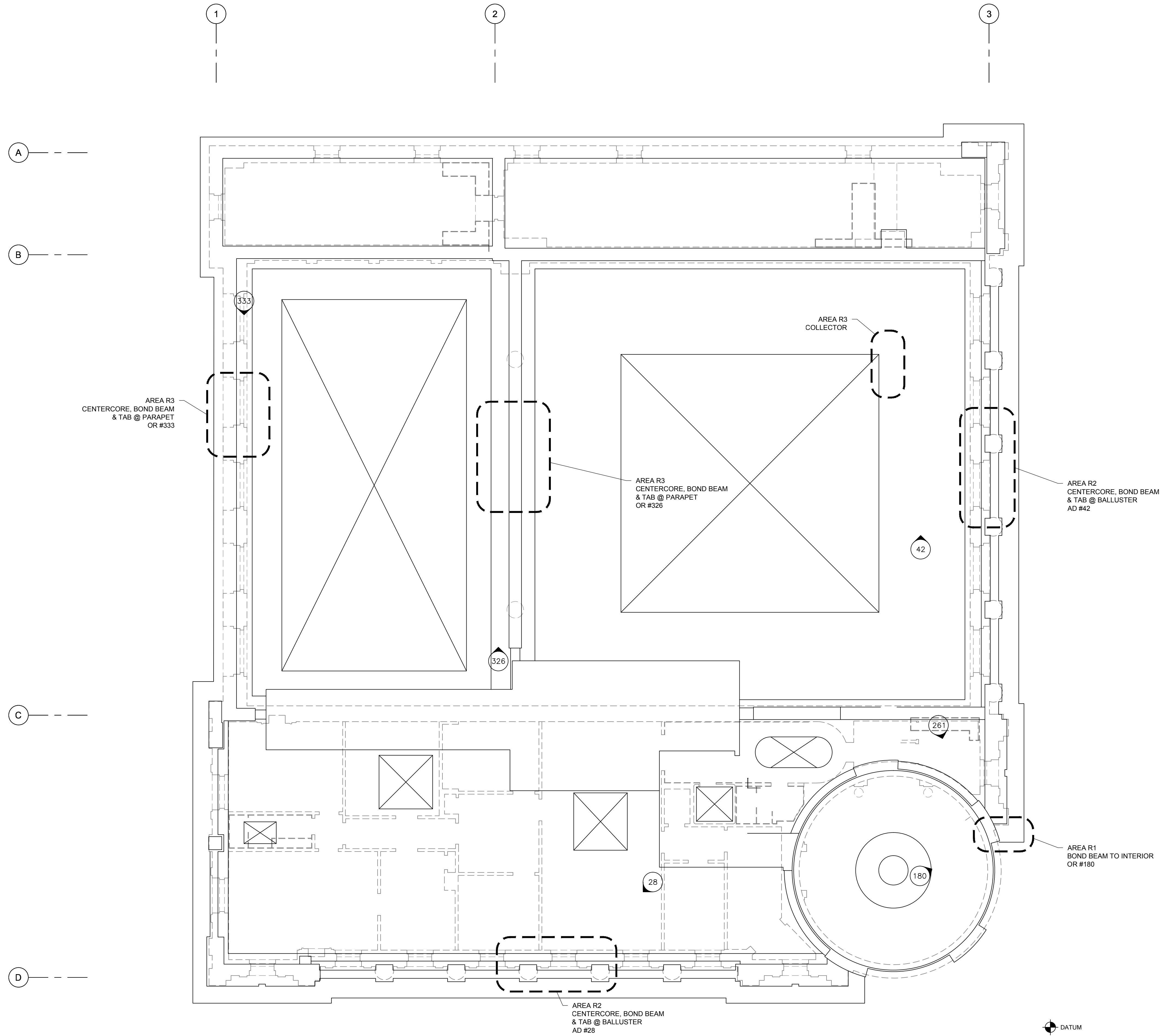
**PHOTO KEY PLAN - SECOND FLOOR**

Sheet Title  
**PH202**

Sheet No.

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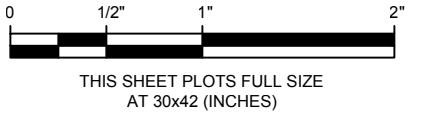
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Client

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San Francisco, CA 94102

Mark	Date	Description



Project No. 2009.5093

Date 10/20/10

Drawn GDR

Checked TFP / OAR

Scale As Noted

**PHOTO KEY PLAN -  
ROOF LEVEL**

Sheet Title

Sheet No. **PH203**

**Area B1**

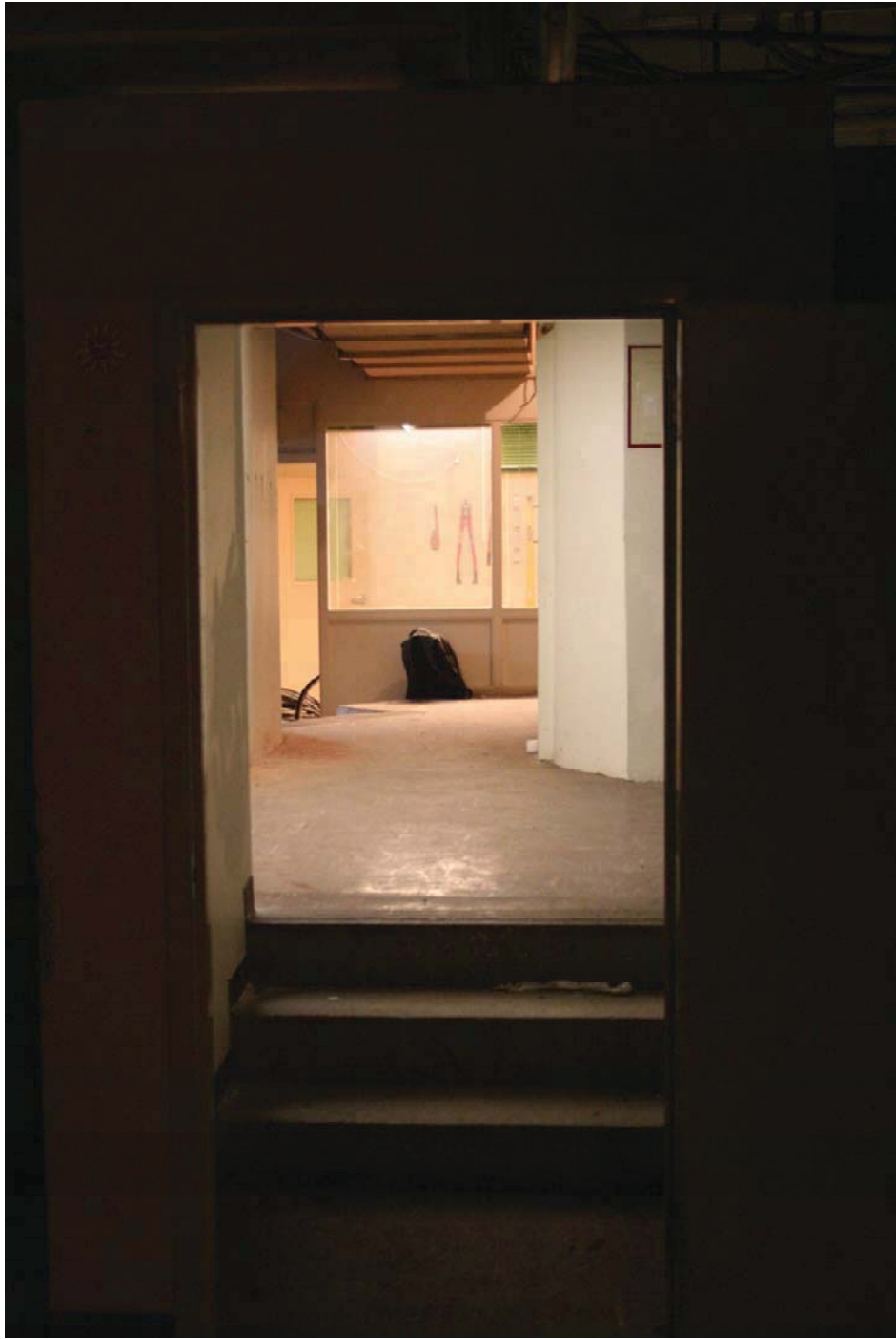
**Outrigger BM**



**#57**

**Area B2**

**Grade Adjustment**



**#60**



**Area B3**

**Pier Thickening**



**#62**



#66



**#67**

**Area B4**

**New Shear Wall**



**#68**



**#69**



**#70**





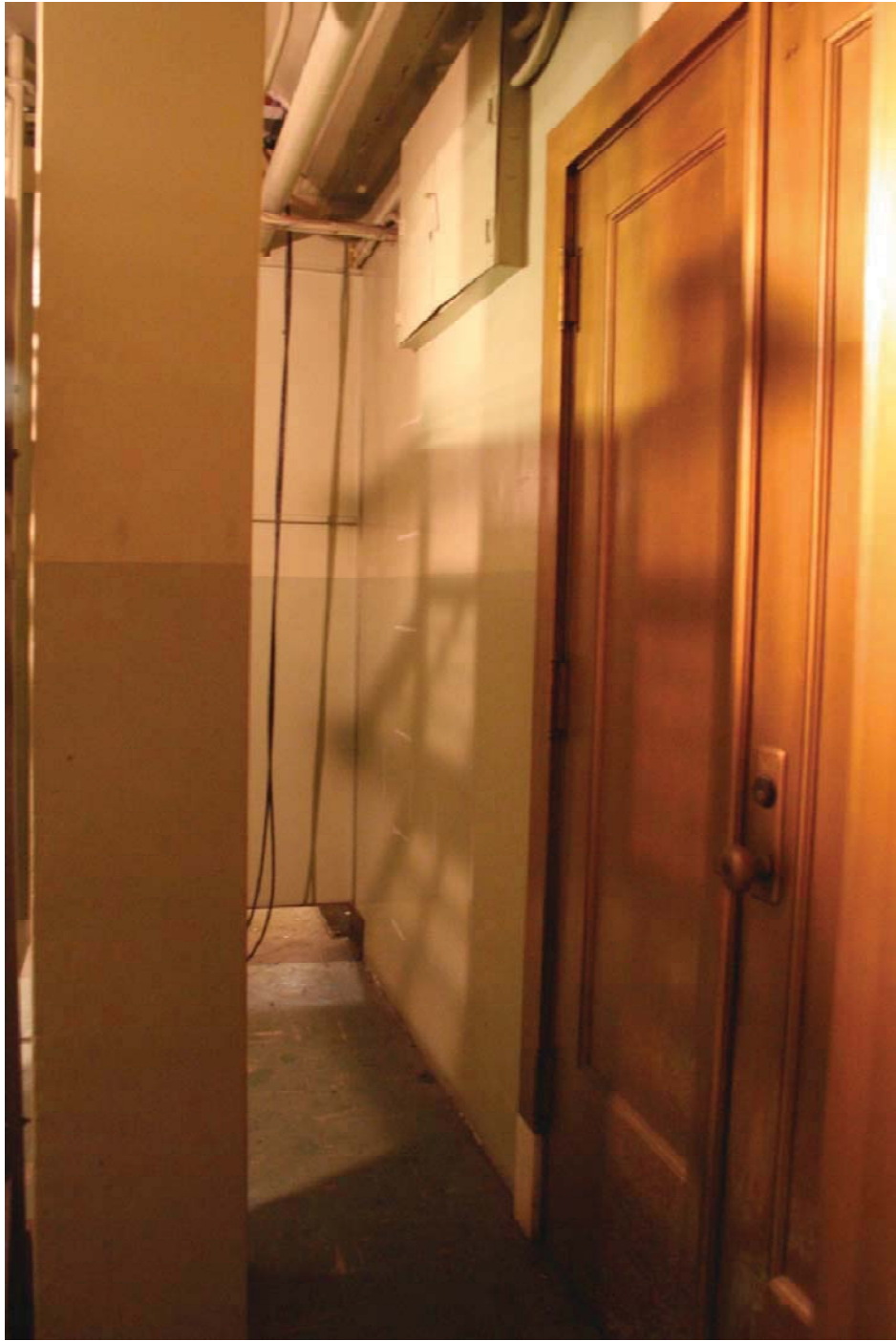
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**Area B5**

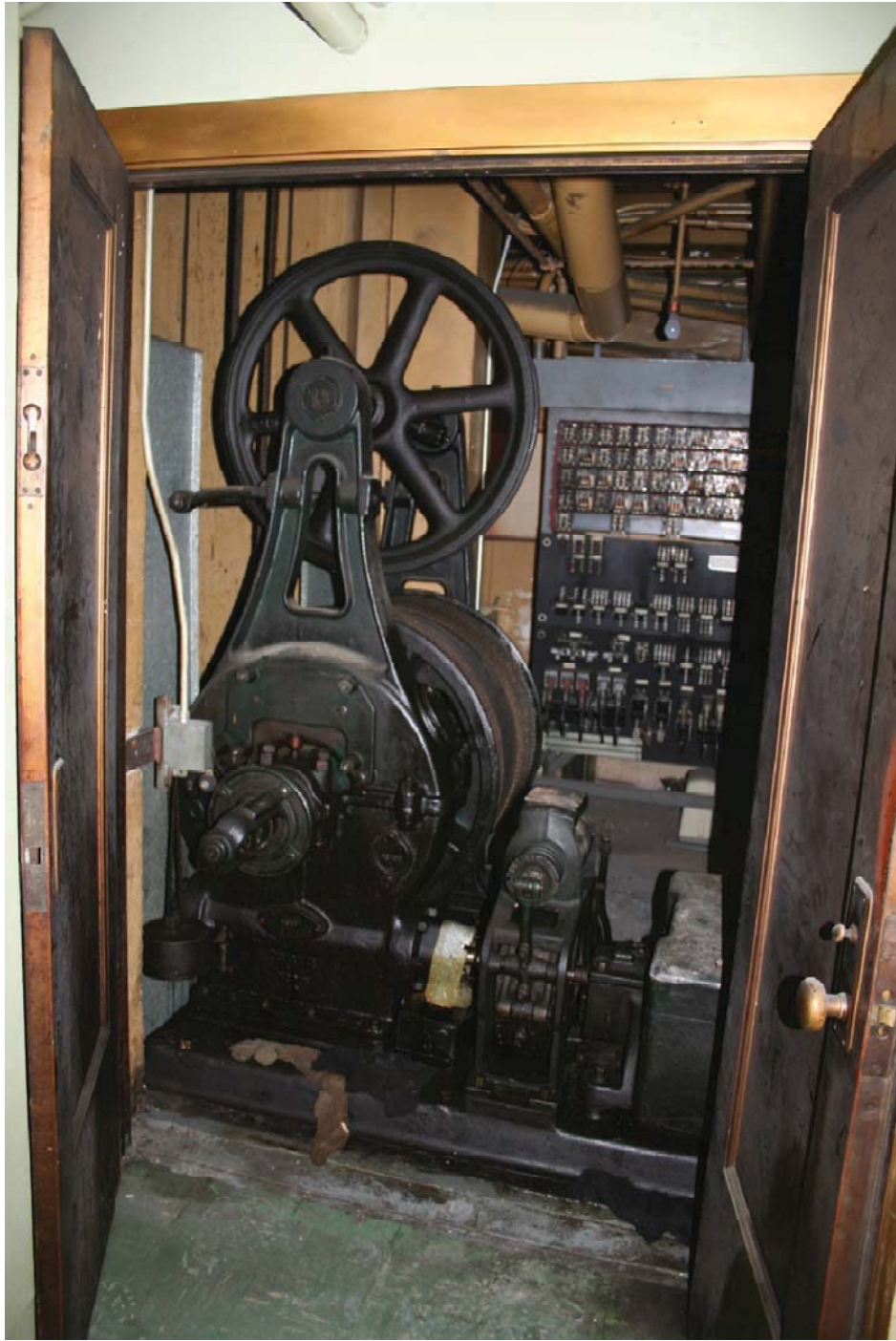
**Shaft Wall**



**#72**



**#73**



**#74**

**Area B6**

**New Shear Wall**



**#78**



**#79**





**#80**

**Area B7**

**Pier Thickening**



**#81**



**#82**



**#86**

**Area B8**

**New Shear Wall**



**#89**



**#90**





**#91**



**#92**

**Area B9**

**New Shear Wall**



**#93**



**#96**

**Area B10**

**New Opening**



**#94**



**#95**



## **Area E1**

### **New Shear Wall and HCT Stabilization**



**#98**



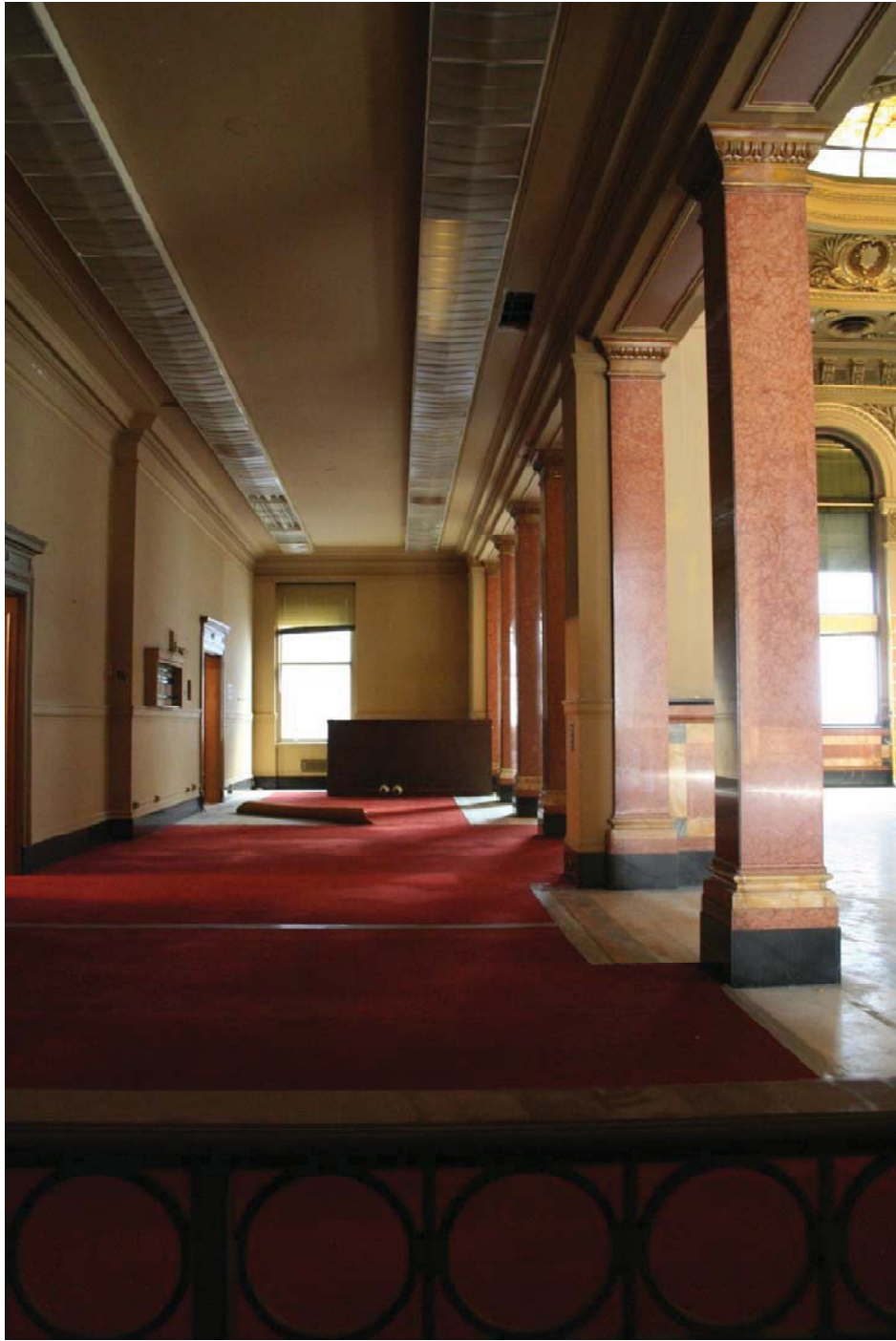
**#109**



**#117**

**Area E2**

**Wall Ties**



**#113**

**Area E3**

**New Shear Wall**



**#119**





**#127**

**Area E4**

**New Shear Wall**



**#129**



**#132**



**#135**

**Area E5**

**New Shear Wall**



**#118**



**#122**



**Area M1**

**New Shear Wall**



**#131**



**#133**

**Area S1**

**New Shear Wall**



**#136**



**#137**



**#142**

**Area S2**

**New Shear Wall**





**#147**



**#150**

**Area S3**

**New Shear Wall**



**#148**



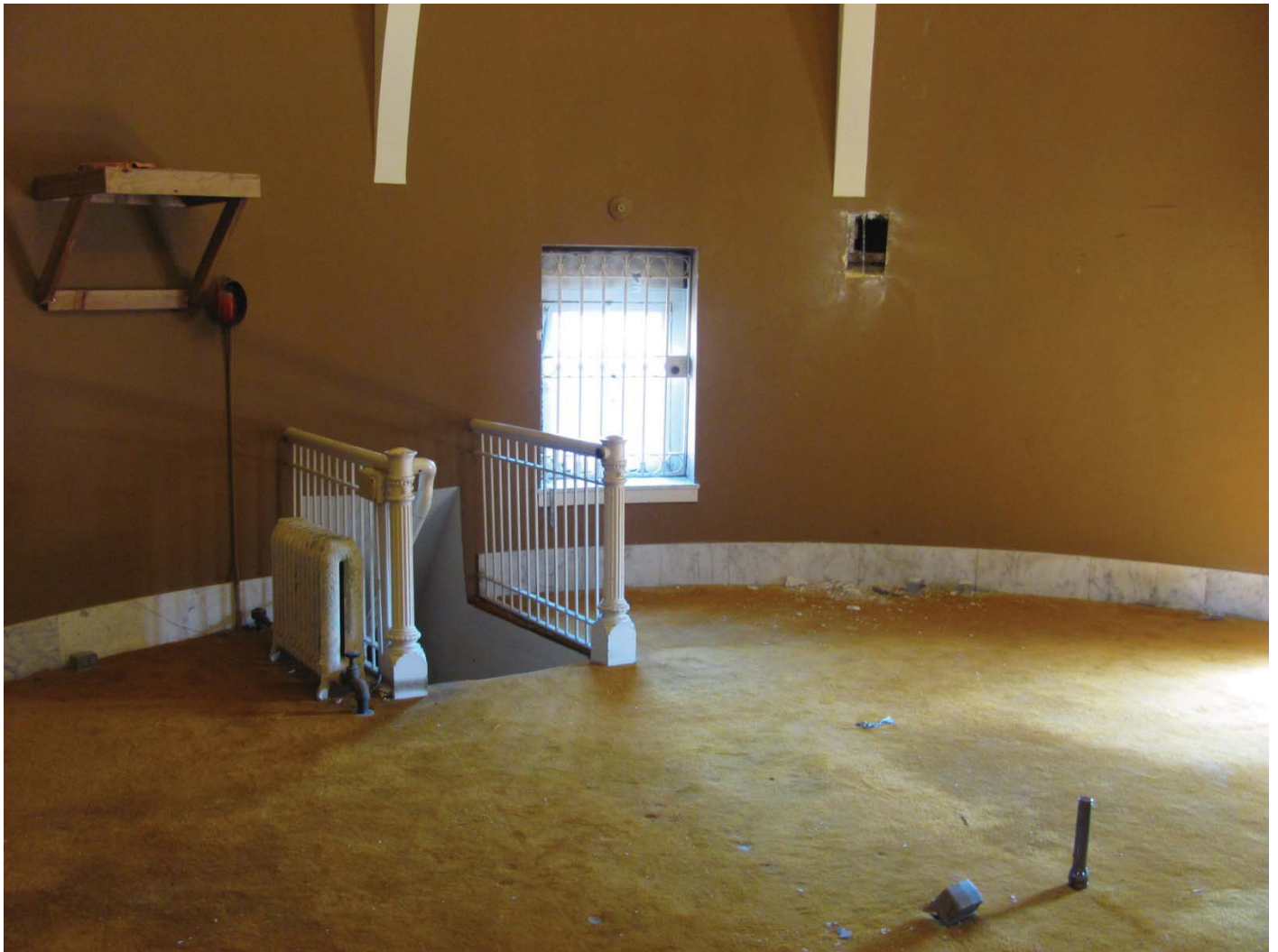
**#155**



**#166**

**Area R1**

**Bond BM to Interior**



**#180**





**#261**

**Area R2**

**Center Core, Bond BM and “TAB” @ Baluster, TYP**



**#42**



**#28**

**Area R3**

**Center Core, Bond RM and “TAB” @ Parapet, TYP**



**#333**



**#326**

Hibernia Bank ca. 1895



Hibernia Bank ca. April 1906 - post earthquake and fire



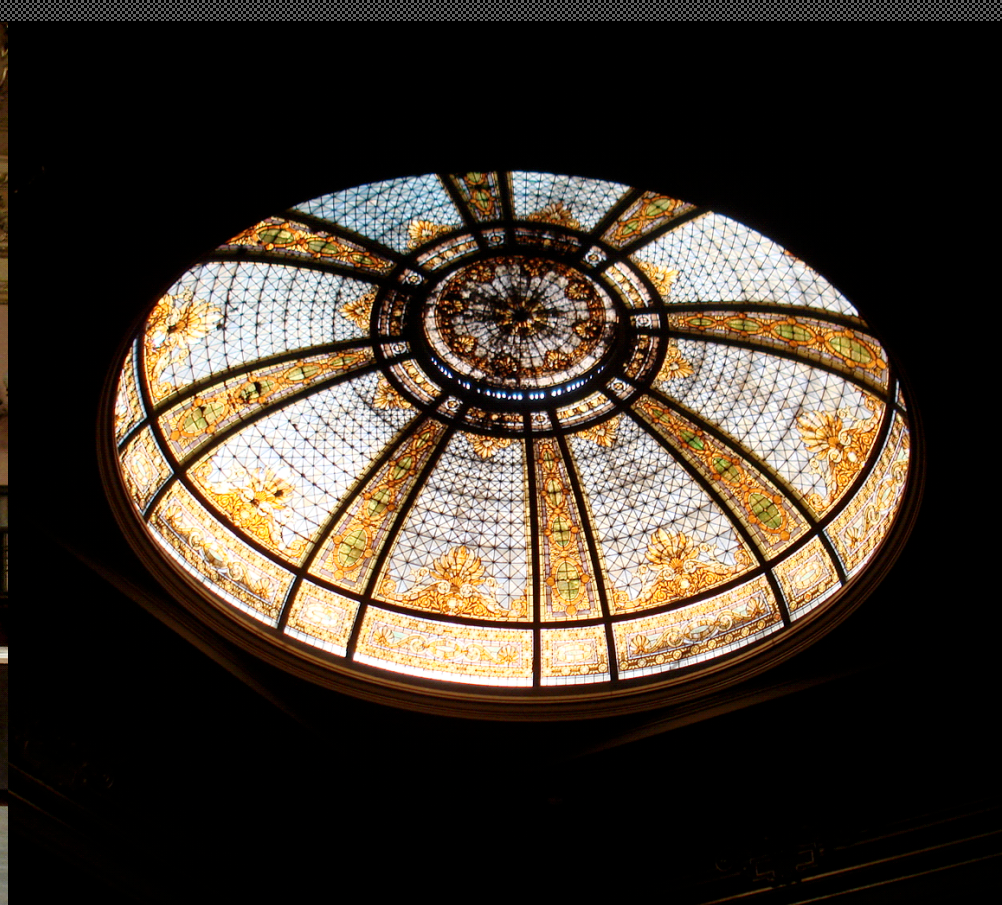
Hibernia Bank ca. April 1906 - post earthquake and fire



Hibernia Bank reopening on May 25, 1906



A VIEW OF MARKET STREET, SHOWING NOB HILL ON THE LEFT FROM ODD FELLOWS' HALL



# HIBERNIA BANK REHABILITATION

1 Jones Street • San Francisco, California

ELEVATIONarchitects • 1099 23rd Street, Suite 18 • San Francisco, CA • 94107 • 415.537.1125

SUBMITTAL DATE: APRIL 17, 2012  
REVISION DATE: MAY 17, 2012

## PROJECT TEAM

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tparet@wje.com

## TABLE OF CONTENTS

### Existing Floor Plans

- A-1 Basement
- A-2 1st Floor
- A-3 Mezzanine Level
- A-4 2nd Floor
- A-5 Penthouse Level
- A-6 Roof Plan

### Proposed Floor Plans

- A-7 Basement
- A-8 1st Floor
- A-8.1 Teller Counter Plan
- A-9 Mezzanine Level
- A-10 2nd floor
- A-11 Penthouse Level
- A-12 Roof Plan

### Elevations

- A-13 South Elevation
- A-14 East Elevation
- A-15 West Elevation
- A-16 North Elevation
- A-17 Building Section
- A-18 Building Section

### Detail Drawings

- A-19 Existing Partial North Elevation and Plan
- A-20 Proposed Partial North Elevation and Plan
- A-21 Existing Partial West Elevation and Plan
- A-22 Proposed Partial West Elevation and Plan
- A-23 Partial South Elevation at West Gate
- A-24 Partial Penthouse North Elevation
- A-25 Partial Penthouse West Elevation
- A-26 Partial Penthouse South Elevation
- A-27 Partial Penthouse East Elevation
- A-28 Existing and Proposed North Stair Plan
- A-29 Existing and Proposed North Stair Section
- A-30 Existing and Proposed South Stair Plan
- A-31 Existing and Proposed South Stair Section

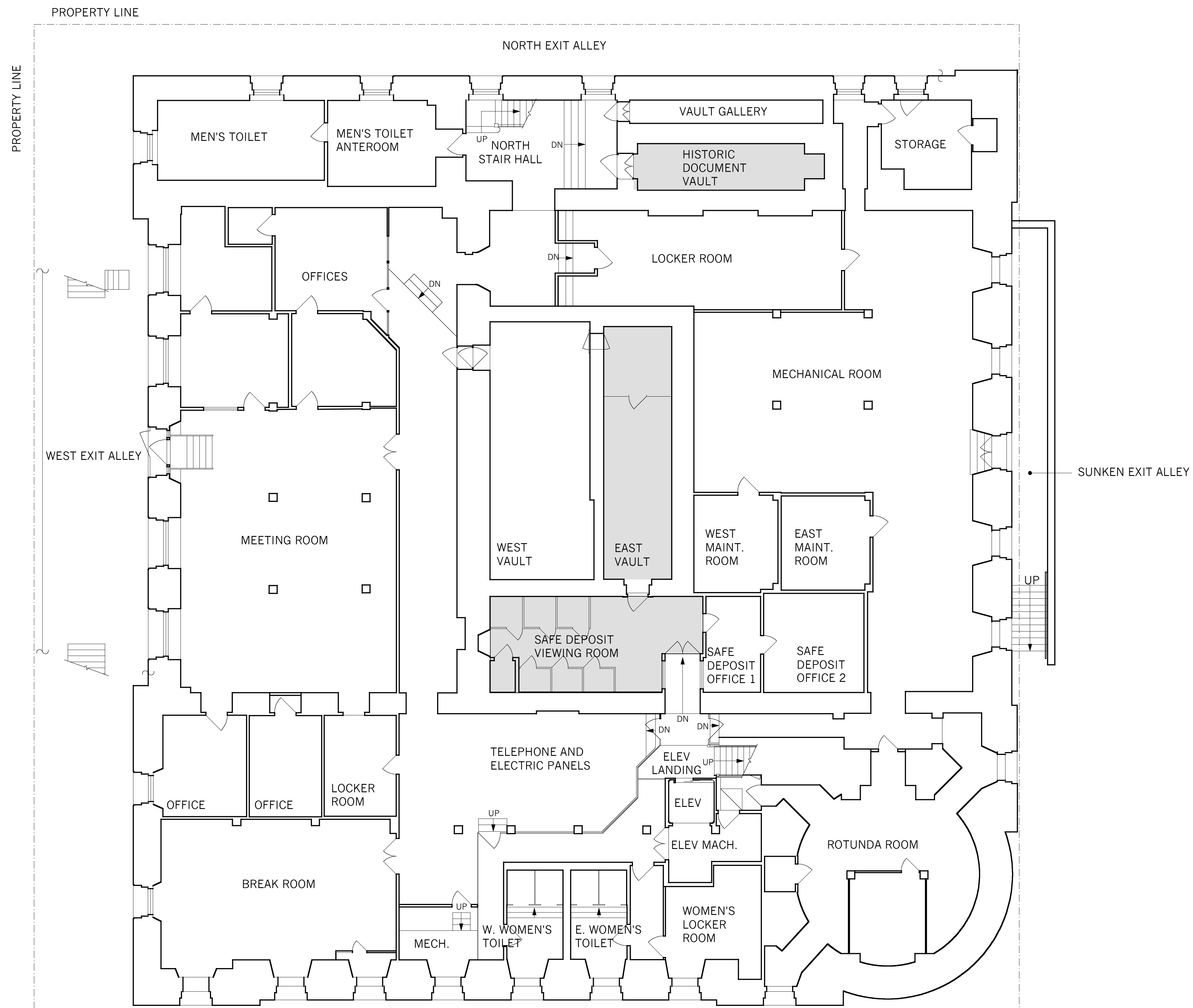
### Fire Sprinkler Layout

- A-32 Basement
- A-33 1st Floor
- A-34 Mezzanine Level
- A-35 2nd floor
- A-36 Penthouse Level

## PROJECT INFORMATION

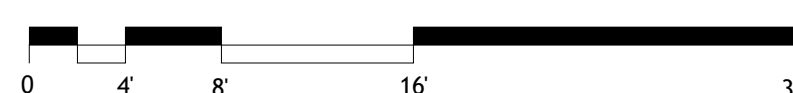
Floor	spaces	Existing GSF	Proposed GSF	(E) Total GSF	(N) Total GSF
Basement	office	6,211	9,416		
	service	4,536	767		
	bathrm/storag	2,634	3,208		
	circulation	1,992	1,982		
				15,373	15,373
1st Floor	Banking Hall	8,727	0		
	Assembly	0	10,467		
	office	2,545	0		
	service	197	62		
	bathrm/storag	780	1,720		
circulation	1,665	1,665			
				13,914	13,914
Mezzanine	office	781	0		
	service	0	0		
	bathrm/storag	455	1,236		
	circulation	410	410		
				1,646	1,646
2nd Floor	office	3,209	3,140		
	service	72	89		
	bathrm/storag	2,309	2,456		
	circulation	620	525		
				6,210	6,210
Penthouse	office	1,184	1,192		
	service	386	291		
	bathrm/storag	130	189		
	circulation	297	515		
				1,997	2,187
Total				39,140	39,330





1 EXISTING BASEMENT PLAN  
 Scale: 1/8" = 1'-0"

SPACES NOTED AS SIGNIFICANT OR VERY SIGNIFICANT IN THE HISTORIC STRUCTURES REPORT



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(E) Basement Plan

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.05.12  
 scale:



A: View of South stair hall with door to new South stair at left.



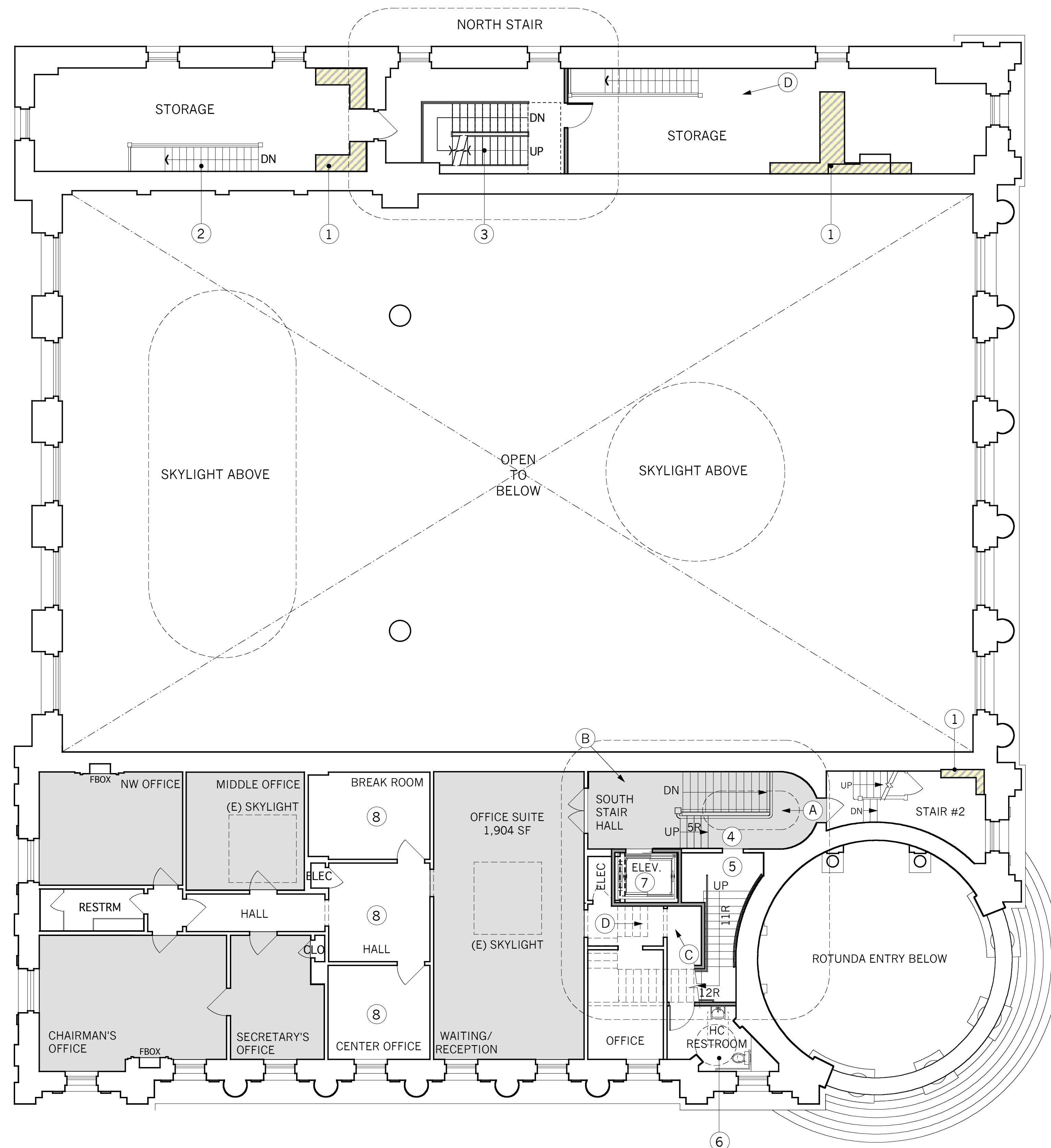
B: View of South stair hall with center door to bathroom removed and frame enlarged to meet required code exit width for new stair to penthouse. Note change of base for door expansion to the south (left in photo).



C: View of existing office to be modified to accommodate new South stair. Door to be removed and stored on site.



D: View of hallway to doorway in photo C.



1 2ND FLOOR PLAN  
Scale: 1/8" = 1'-0"

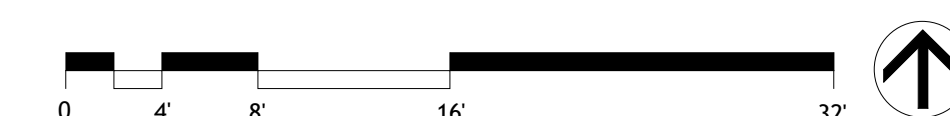
**GENERAL NOTES:**

1. NEW CONCRETE SHEAR WALL  
New shear walls to be finished with wall treatments that match adjacent surface
2. NEW INTERNAL STORAGE STAIR  
New shear walls will enclose the entry to Mezzanine storage space. A new metal ship's ladder will be provided to access the Mezzanine from the storage area on the 2nd floor.
3. NEW NORTH EXIT STAIR  
The walkway to the storage room will be removed to allow for the new metal exit stair from roof. For more detail, see A-28 and A-29. A new door will be provided to the stair to the 2nd floor storage room.
4. (E) BATHROOM DOOR AND FRAME  
Existing door is to be removed and stored on site for reuse at storage room on north side of Mezzanine. Existing 2'-8" door frame to be rebuilt and expanded to accommodate the code required exit width of 3'-8". Opening to be expanded to the south, leaving ornamental base to the west intact.
5. REMOVE (E) BATHROOM AND CONSTRUCT NEW STAIR  
Remove existing bathroom. Construct new stair in this location. Stair and handrails to be painted metal with carpet on treads and risers. For more detail, see A-30 and A-31.
6. (N) ACCESSIBLE RESTROOM  
Construct new ADA code compliant restroom. Lower pane of window to receive frosted applique for privacy.
7. EXPAND ELEVATOR SHAFT AND REPLACE ELEVATOR PENTHOUSE  
New elevator to be installed requires expansion of existing shaft. Shaft to be enlarged to the west by approximately 1'-0". Elevator penthouse to be removed and reconstructed to meet requirements of new elevator.
8. RESTORATION OF CONTRIBUTORY SPACES  
Acoustic dropped ceilings to be demolished and existing walls and cornices repaired.

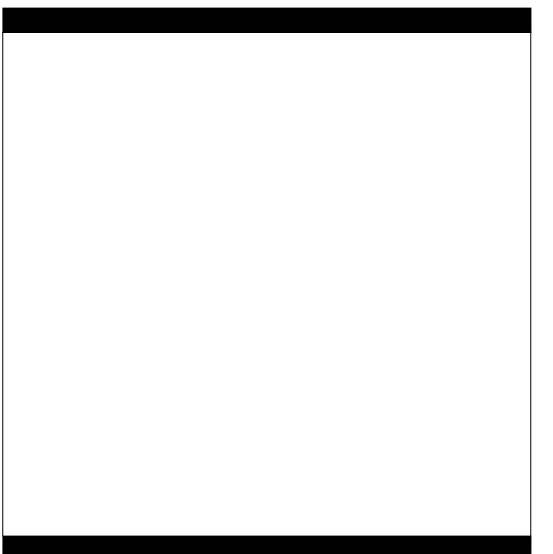


E: View of file storage room. New door at the base of stair to be relocated from demo'd bathroom at south side of 2nd floor.

WALL KEY	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	SPACES NOTED AS SIGNIFICANT OR VERY SIGNIFICANT IN THE HISTORIC STRUCTURES REPORT



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**2nd Floor Plan**

project:	09.03
drawn by:	JP
checked by:	
date:	04.05.12
scale:	

**A-10**



A: View of existing mechanical penthouse to be removed along with ductwork. New north stair penthouse in this location.



B: View of hall at Dome Room. Ceiling to be raised 2'-0" and foreground of picture to be inside new South stair exit.



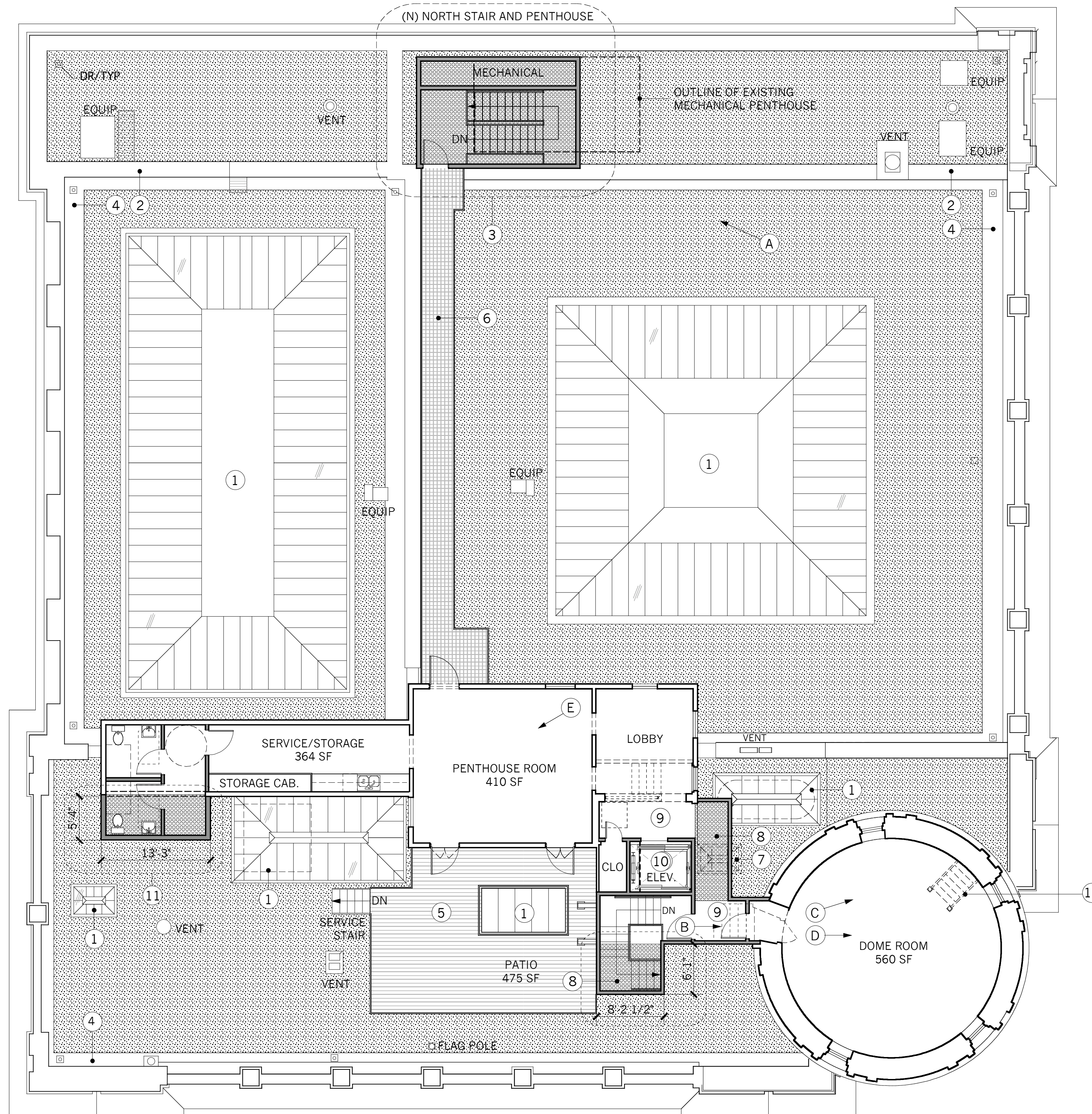
C: View into Dome Room showing existing stair to be removed. Renovations to room from 1977 to be removed.



D: View of chandelier and ceiling of Dome Room. Renovations to room from 1977 to be removed.



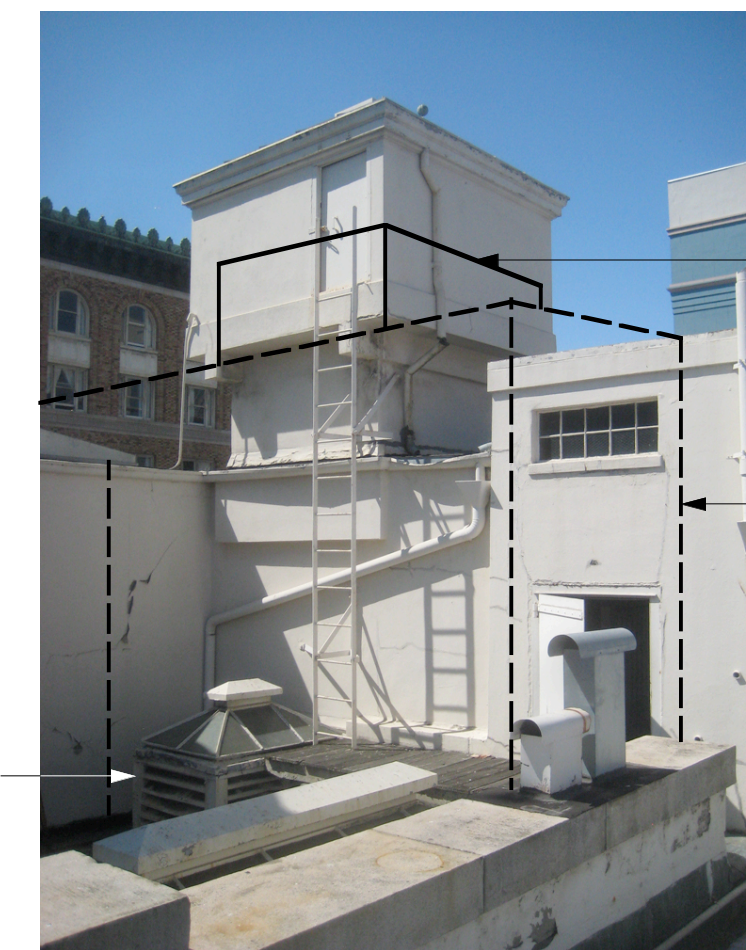
E: View of Penthouse Room to be repaired and renovated. Original steel windows to be replaced with steel single panel French doors.



1 PENTHOUSE PLAN  
Scale: 1/8" = 1'-0"

**GENERAL NOTES:**

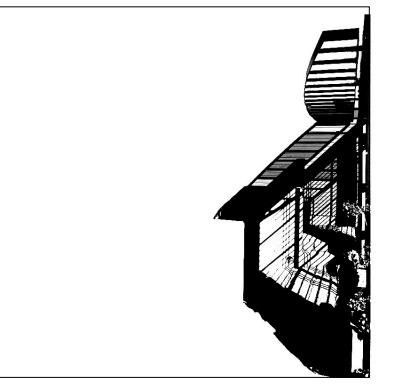
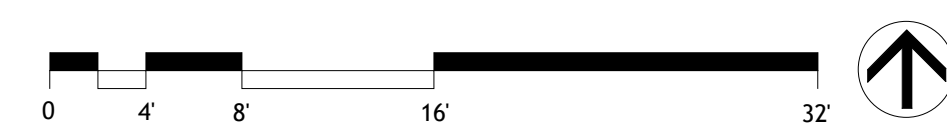
1. (E) SKYLIGHTS  
Repair all glass and framing to match existing, all metal vent grills and gutters to be repaired.
2. (E) PARAPET WALL  
Existing stone parapets on roof to be unaltered
3. (N) NORTH EXIT STAIR  
Existing mechanical equipment shed to be removed as well as exterior ductwork. New stair penthouse to be constructed of metal framing with smooth finish exterior plaster finish to match existing penthouse structure. For details, see A-28 and A-29.
4. (E) GUTTER/DRAIN  
All gutters to be cleaned and repaired as needed. No alteration to existing gutter system.
5. NEW ROOF DECK  
Remove existing metal framed deck and replace with new larger deck to be constructed with metal framing, metal guard rails and stone tile paving.
6. NEW STEEL GRATE WALKWAY AND STEEL GUARDRAILS
7. (E) METAL FRAMED SKYLIGHT  
Remove existing skylight for bathroom below. Infill roof and roofing in this area
8. NEW SOUTH STAIR EXIT AND HALL ENCLOSURE  
Build enclosure for new south stair and hallway to elevator. Enclosures to be constructed of metal framing with smooth finish exterior plaster finish to match existing penthouse structure. Roof of stair enclosure, new hallway and lobby in front of elevator to be reconstructed, adding 2'-0" in height. For more detail see A-30 and A-31.
9. RAISE FLOOR TO ALIGN WITH HIGHER ELEVATION  
Build new metal framed platform to align lobby and hall floors with Penthouse Room and Dome Room.
10. EXPAND ELEVATOR SHAFT AND REPLACE ELEVATOR PENTHOUSE  
New elevator to be installed requires expansion of existing shaft. Shaft to be enlarged to the west by approximately 1'-0". Elevator penthouse to be removed and reconstructed to meet requirements of new elevator.
11. ADDITION FOR RESTROOMS  
A 70 SF addition is to be constructed to provide code complying restrooms for the occupancy of the Penthouse floor.
12. DOME ROOM STAIR  
Existing access stair to be removed and patch floor with materials that match adjacent materials.



Skylight and vent to be removed

F: View of location of new east hall. Small skylight and vent to be removed. Roof of this area to be raised to align with roof of penthouse at right and elevator penthouse to be reconstructed.

WALL KEY	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	NEW SPACES



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**Penthouse Plan**

project: 09.03  
drawn by: JP  
checked by:  
date: 04.05.12  
scale:



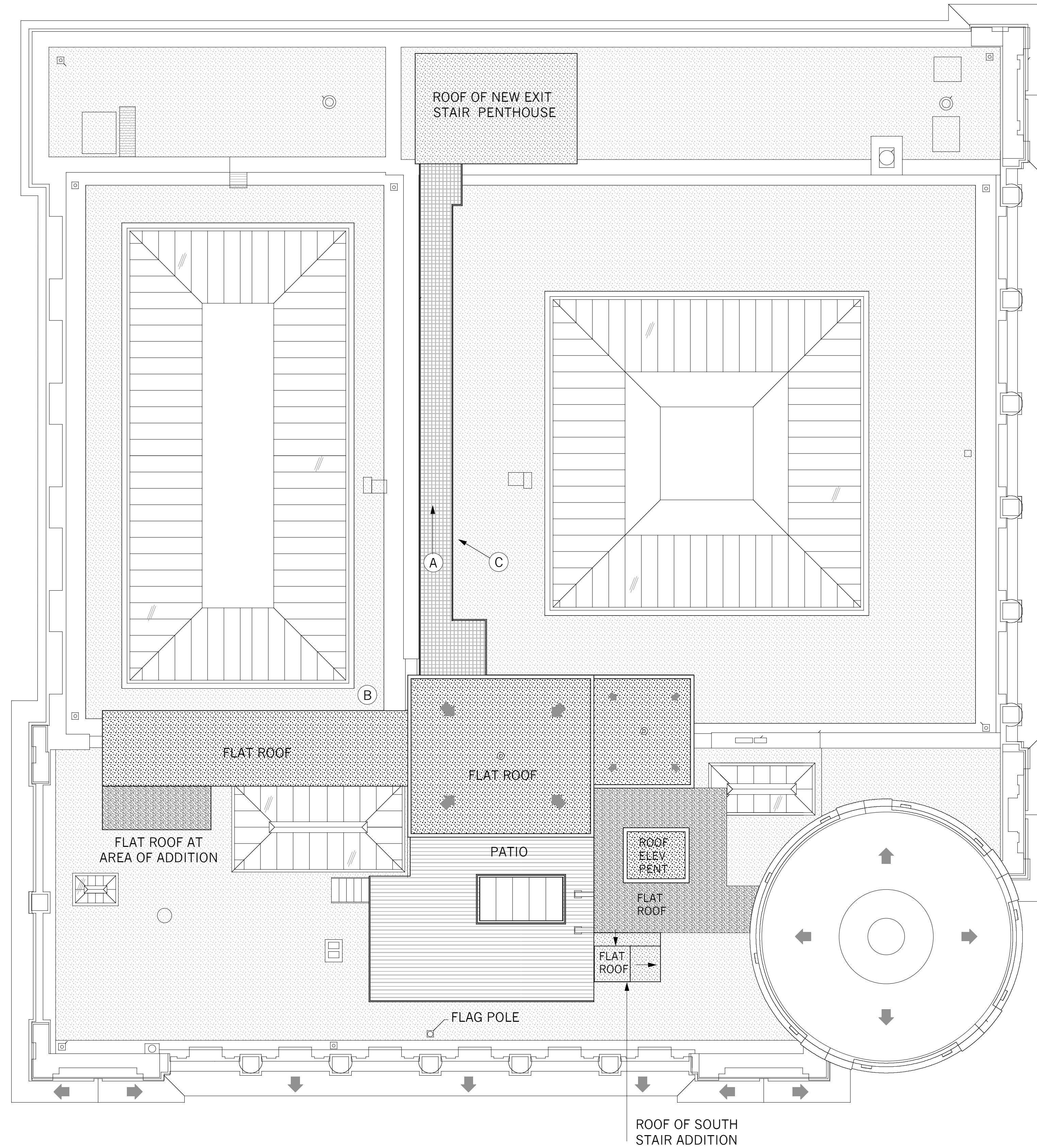
A: View across roof to mechanical penthouse. New metal walkway and north stair penthouse to be built in this location.



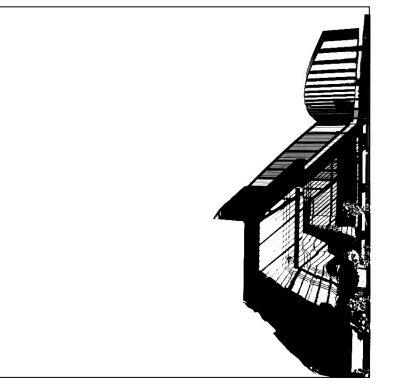
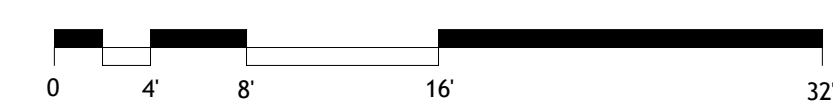
B: Detail of skylight enclosure. Metal to be repaired and repainted.



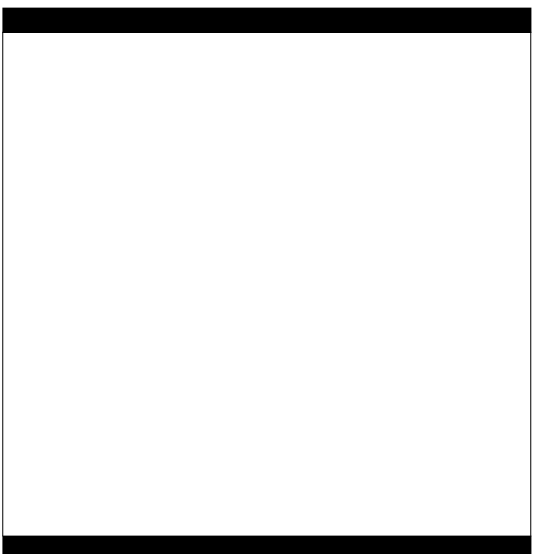
C: Detail of typical roof gutter. All gutters to be inspected and repaired.



1 PENTHOUSE PLAN  
Scale: 1/8" = 1'-0"



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Roof Plan

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scale:

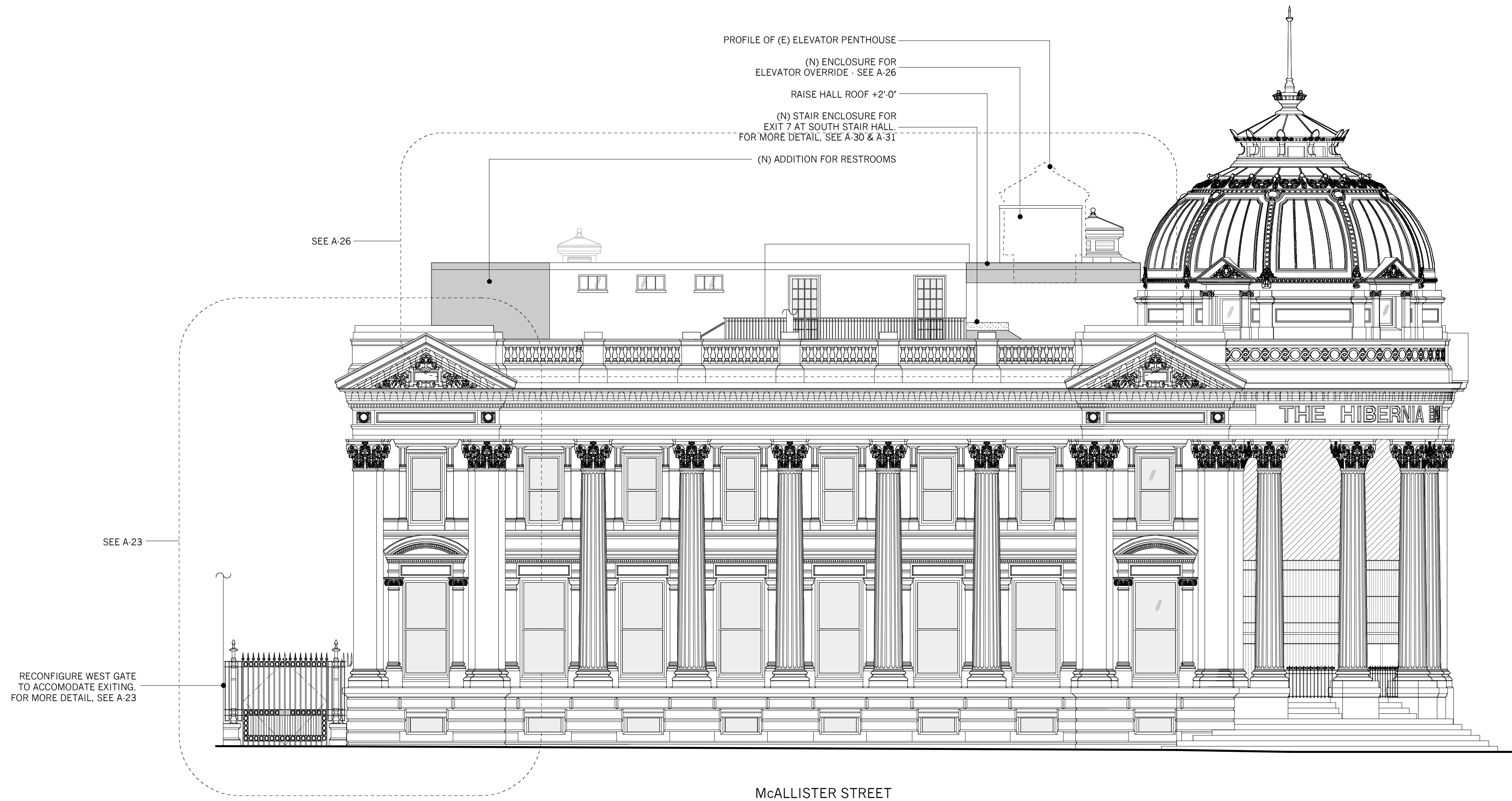
A-12



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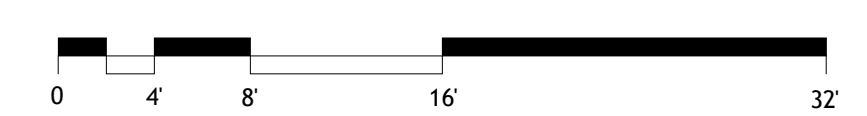
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McALLISTER STREET

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



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South Elevation

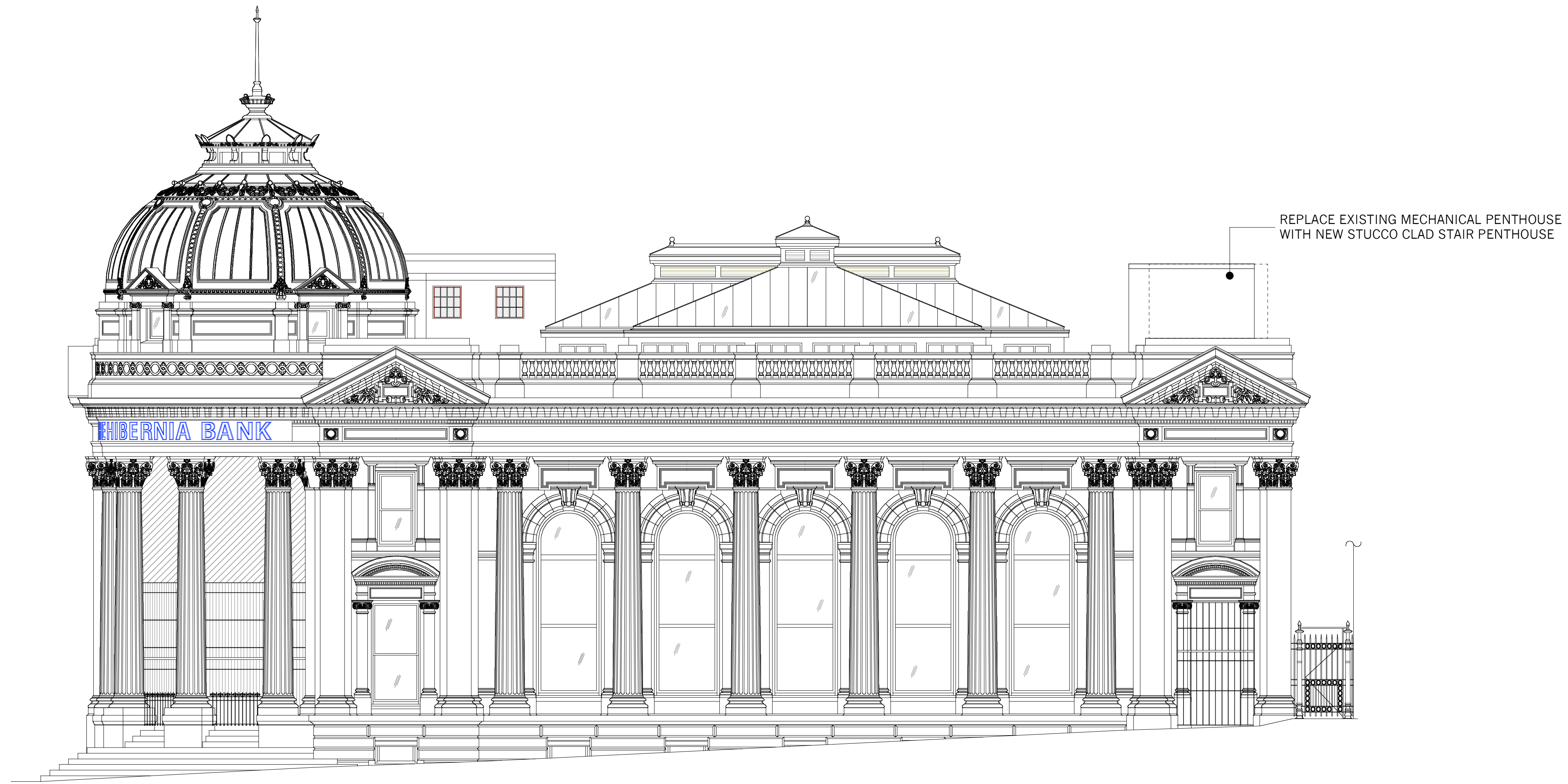
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 drawn by: JP  
 checked by:  
 date: 04.02.12  
 scale:



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JONES STREET

1 EAST ELEVATION  
Scale: 1/8" = 1'-0"

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East Elevation

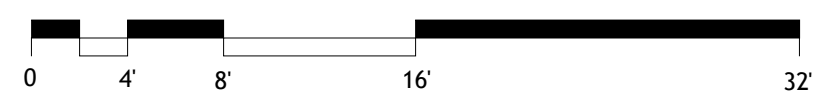
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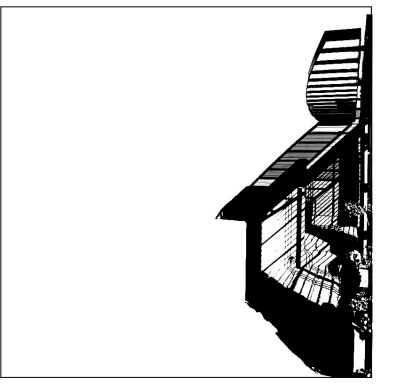
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checked by:

date: 04.02.12

scale:

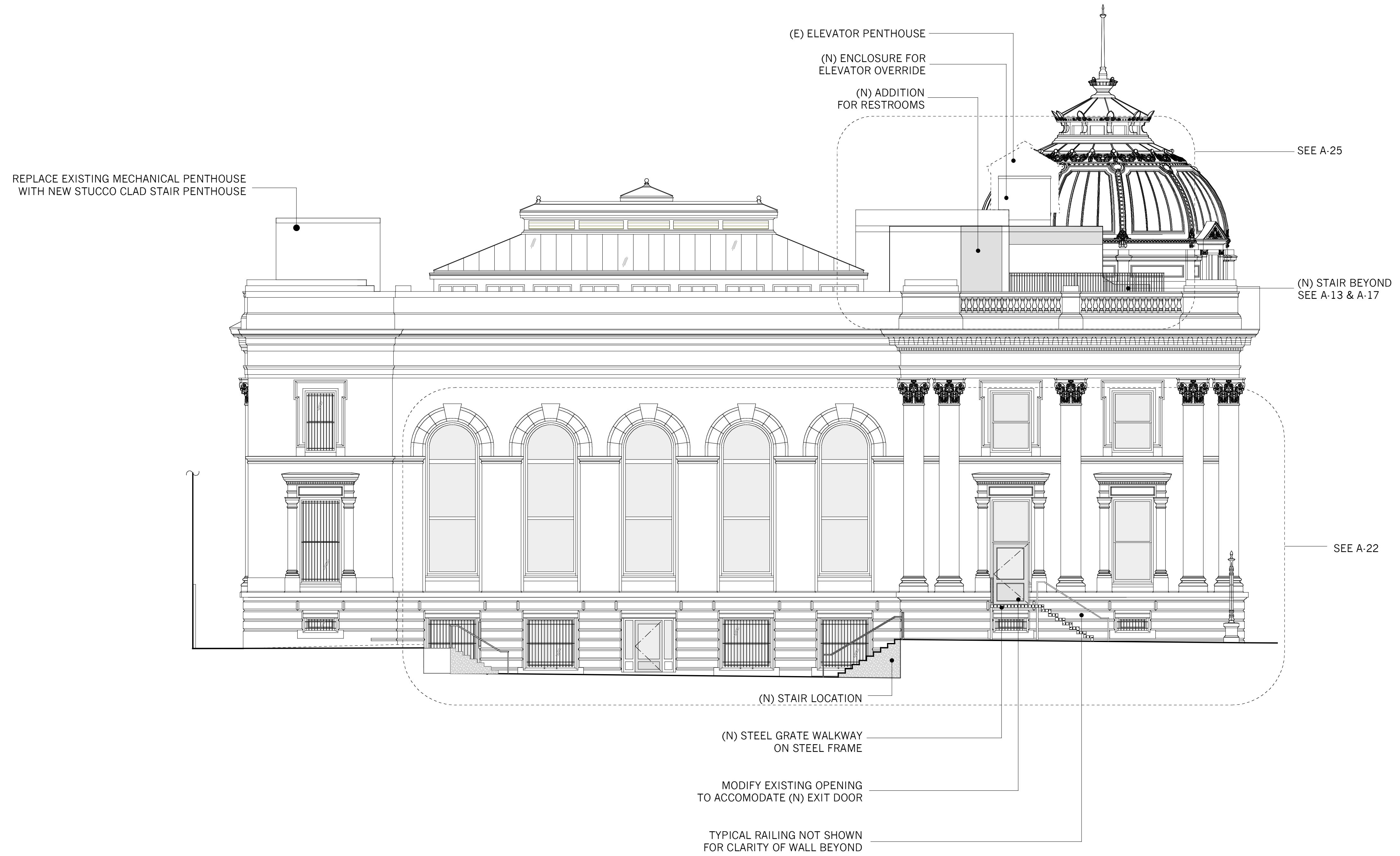




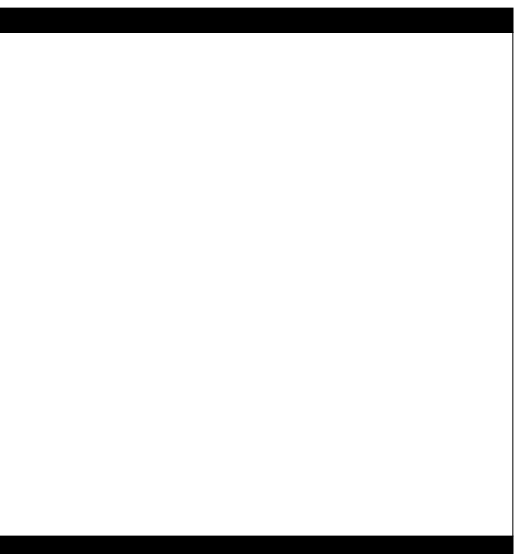
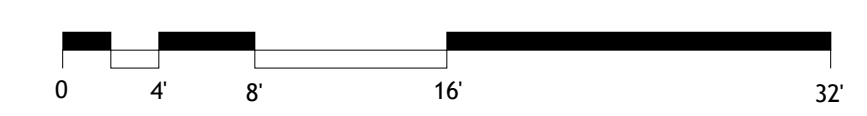
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1 WEST ELEVATION  
Scale: 1/8" = 1'-0"

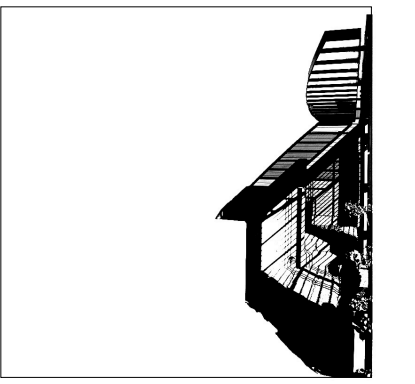


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West Elevation

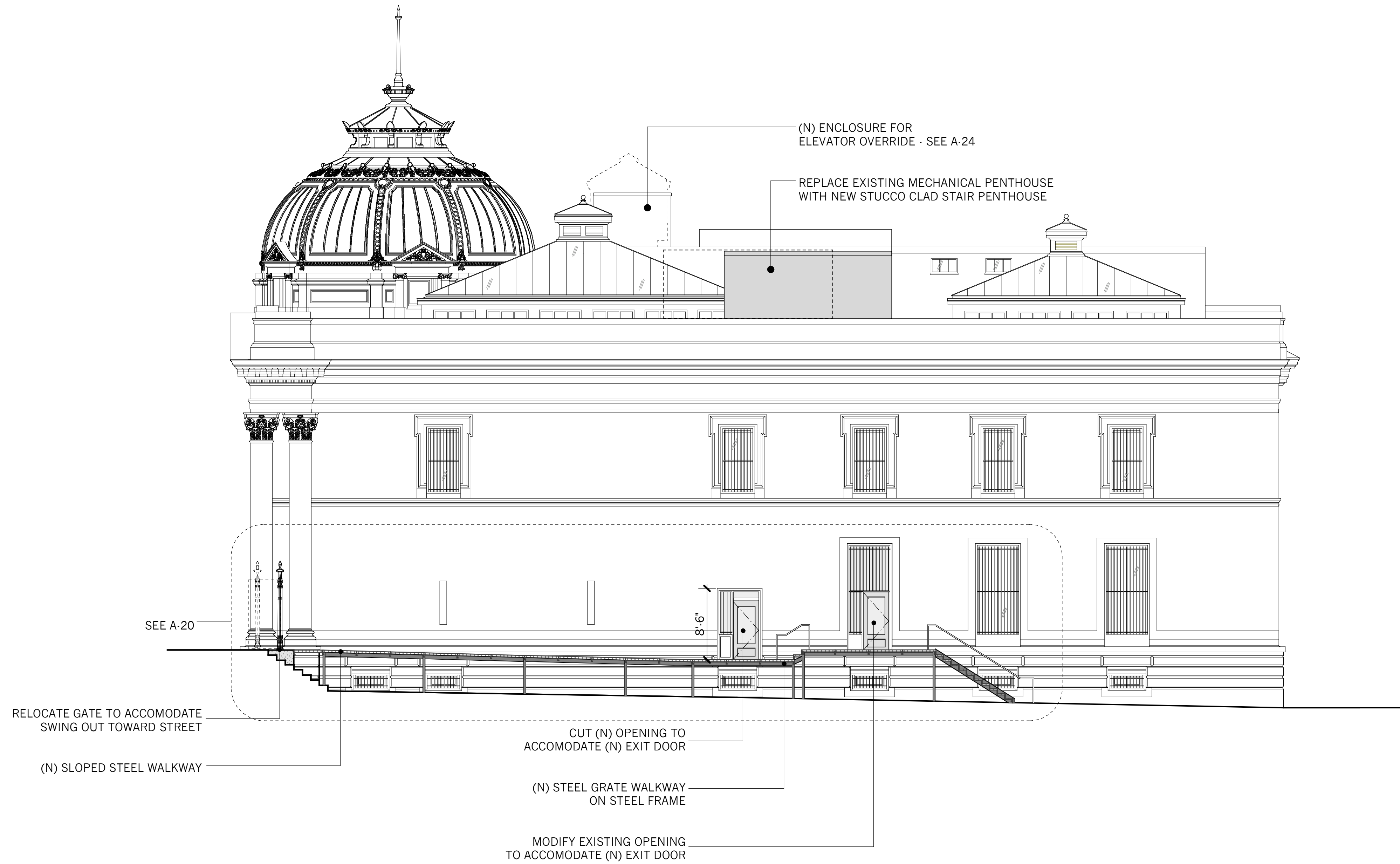
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checked by:  
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scale:



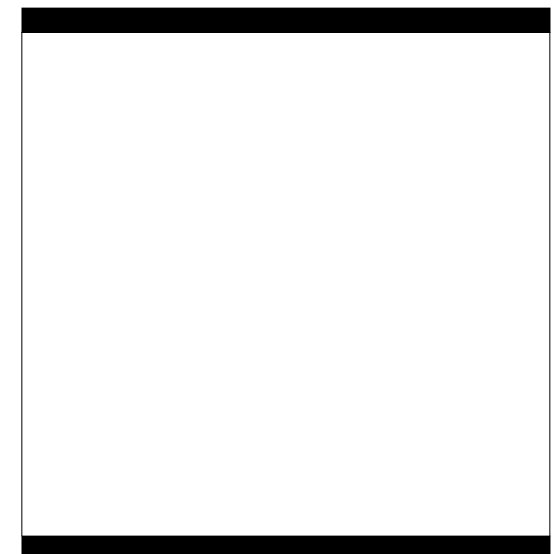
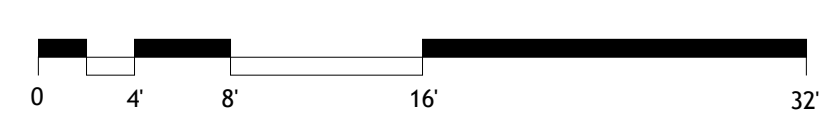
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1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



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North Elevation

project: 09.03  
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scale:

A-16

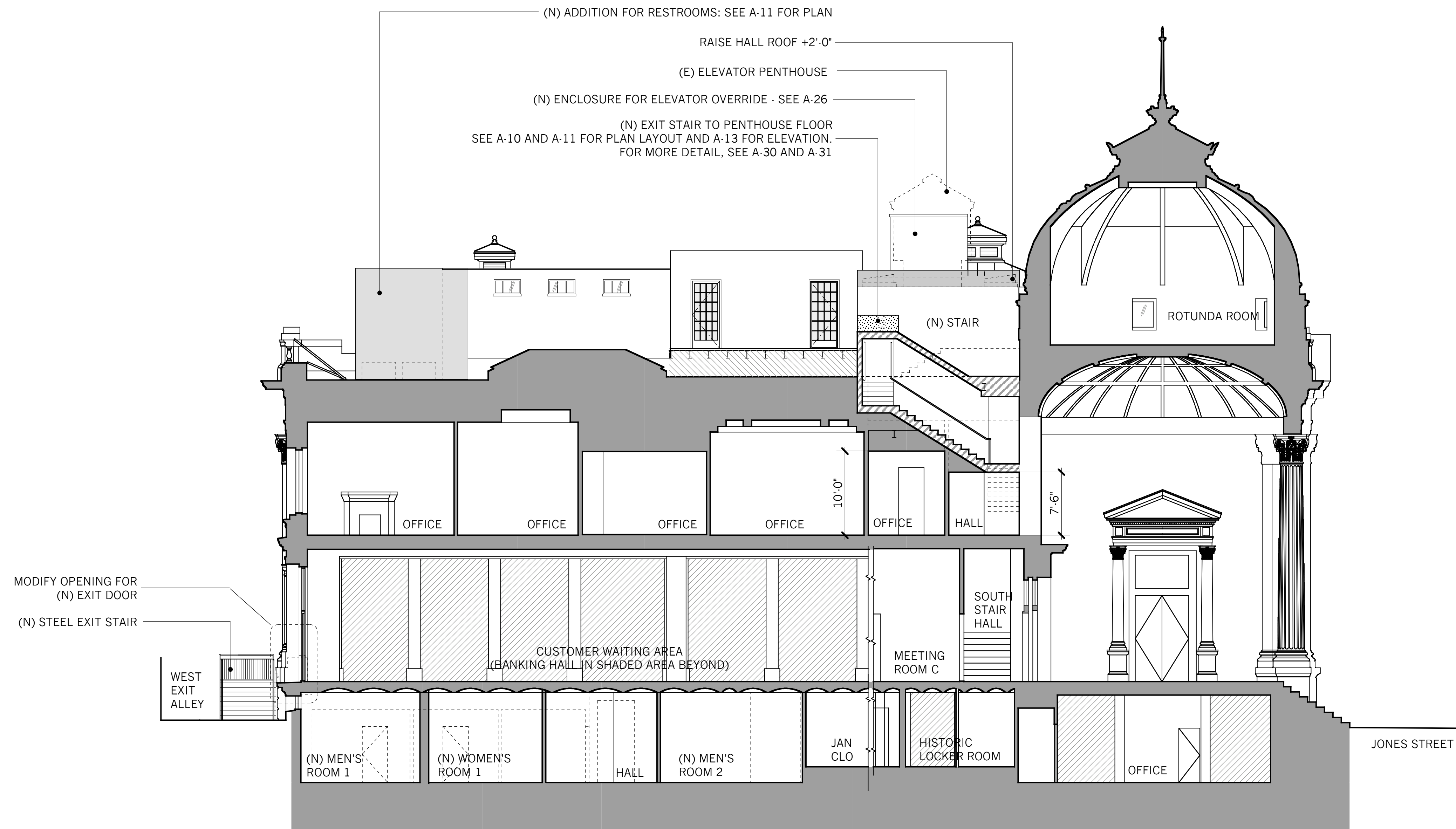




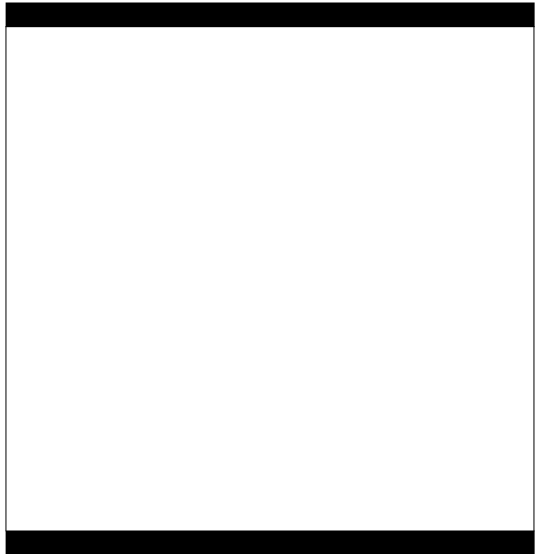
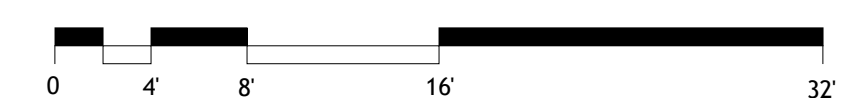
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1 EAST WEST SECTION A-A  
Scale: 1/8" = 1'-0"



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East/West Section

project: 09.03

drawn by: JP

checked by:

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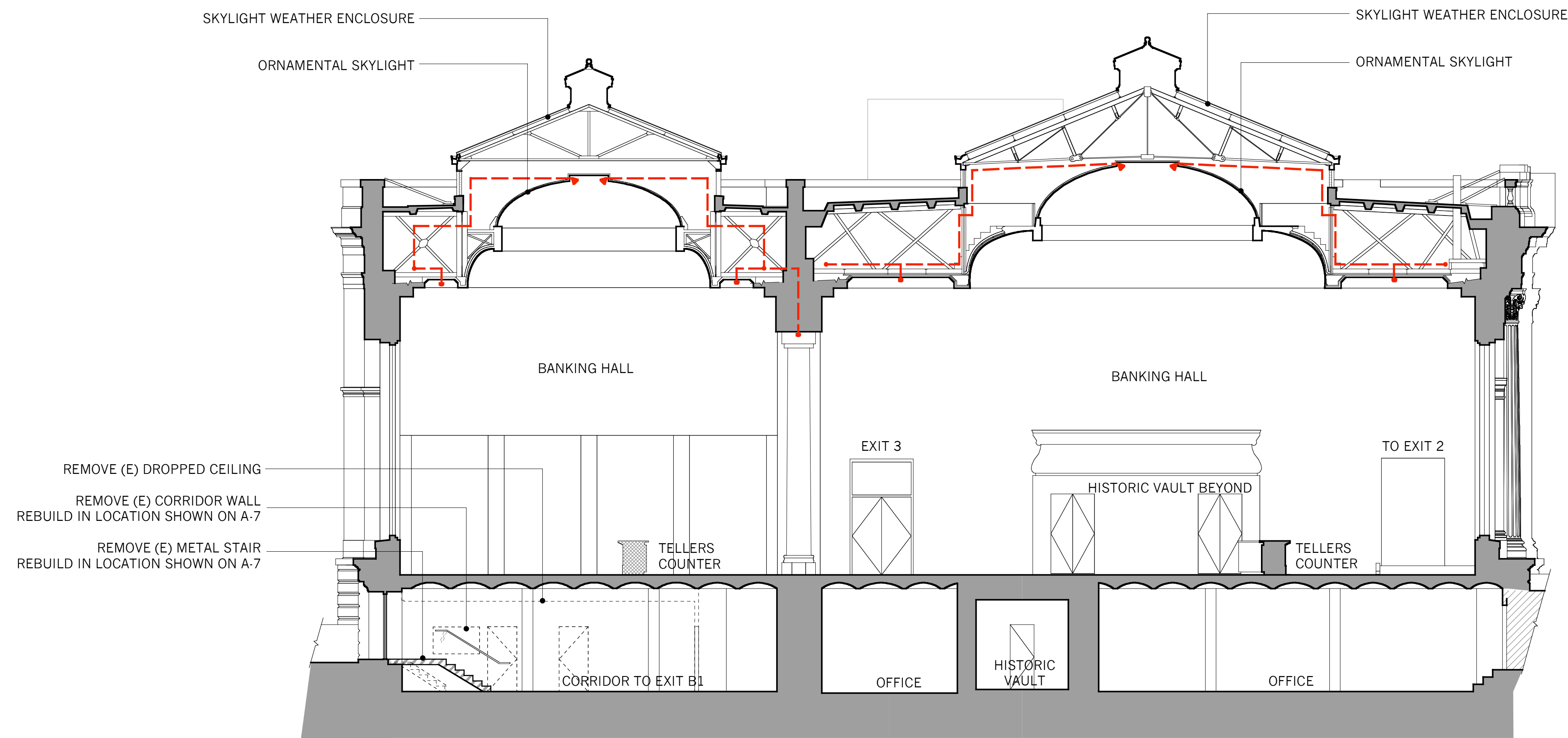
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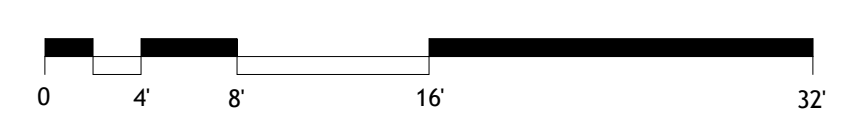
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REMOVE (E) DROPPED CEILING  
 REMOVE (E) CORRIDOR WALL  
 REBUILD IN LOCATION SHOWN ON A-7  
 REMOVE (E) METAL STAIR  
 REBUILD IN LOCATION SHOWN ON A-7

**KEY**  
 • SPRINKLER HEAD  
 - - - CONCEALED PIPING

1 EAST WEST SECTION B-B  
 Scale: 1/8" = 1'-0"

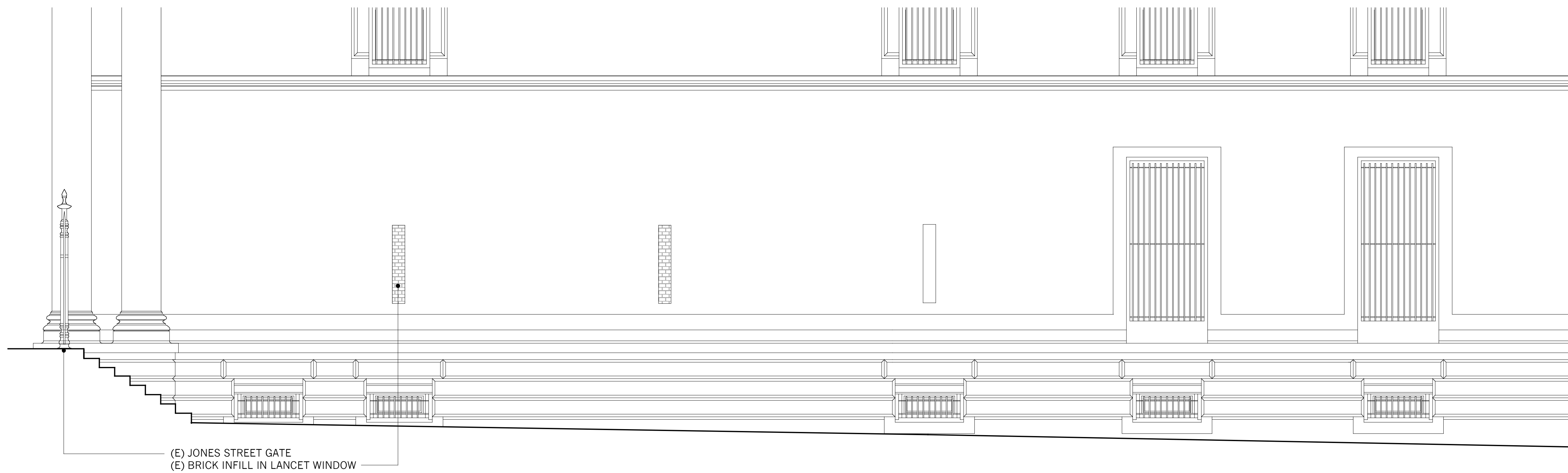


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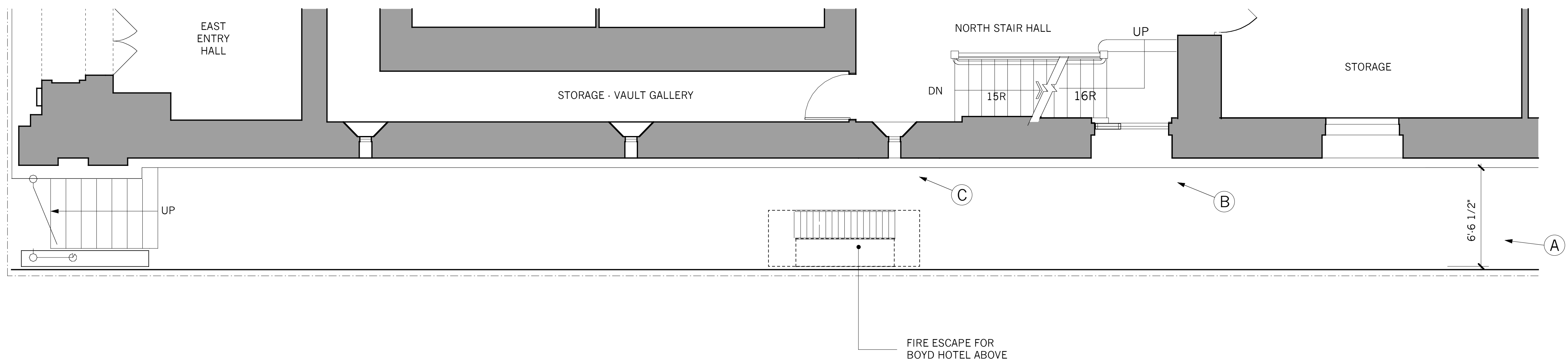
#	date	issue

East/West Section

project: 09.03  
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 scale:



1 EXISTING PARTIAL NORTH ELEVATION  
Scale: 1/4" = 1'-0"



2 EXISTING PARTIAL PLAN  
Scale: 1/4" = 1'-0"



A: View of north side yard looking east



B: View of window to become west exit door from north stair hall



C: View of "Lancet" window to become east exit door from north stair hall



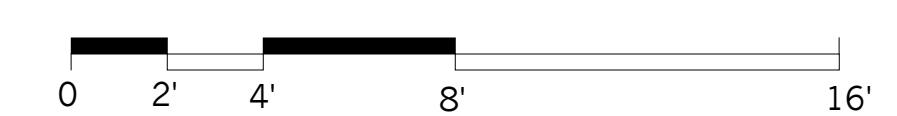
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Existing Partial North Elevation And Plan

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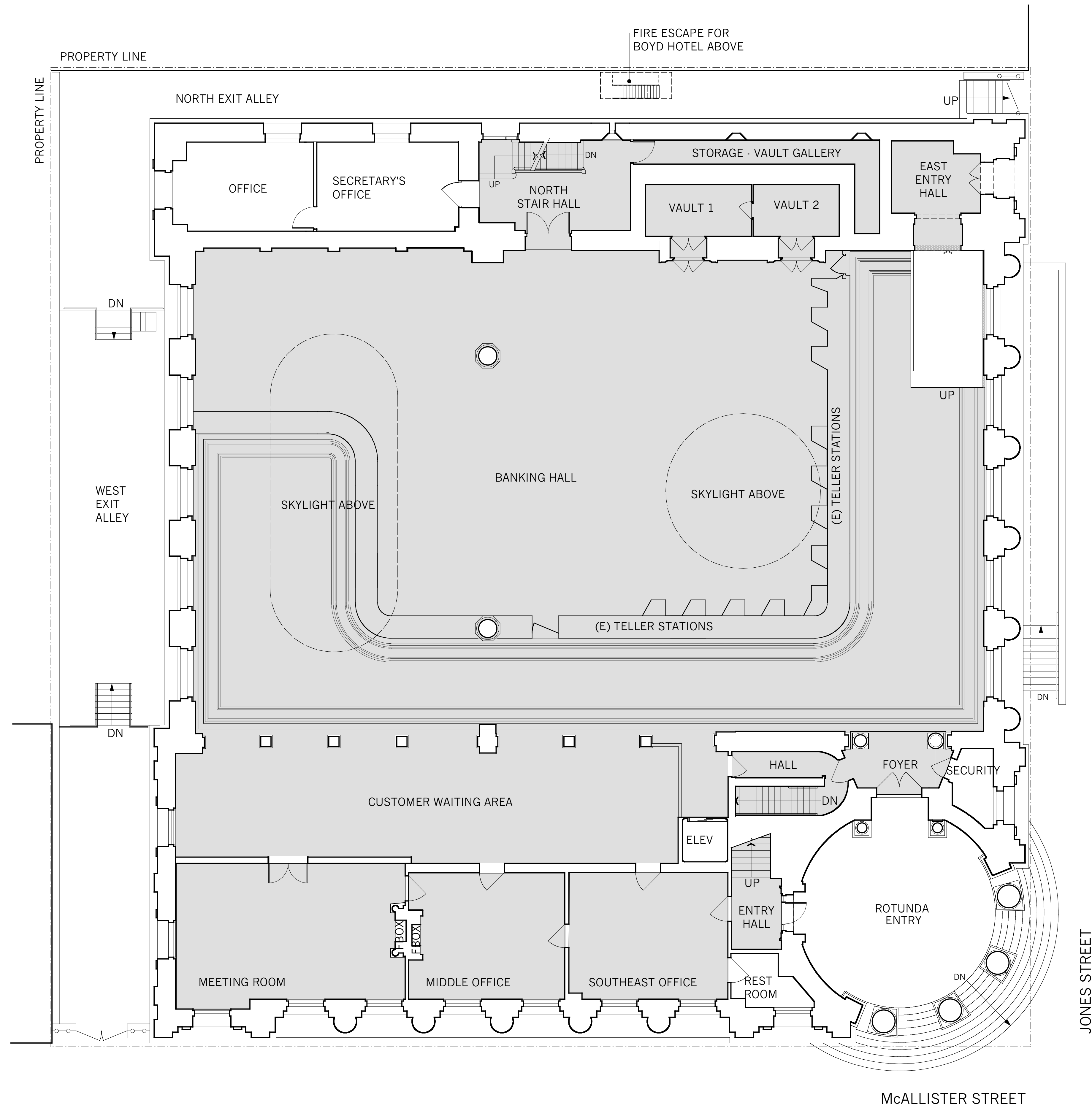
A: View to Northwest corner of Banking Hall in 1905 addition.



B: View of corner detail at Southwest corner of Banking Hall in 1905 addition.

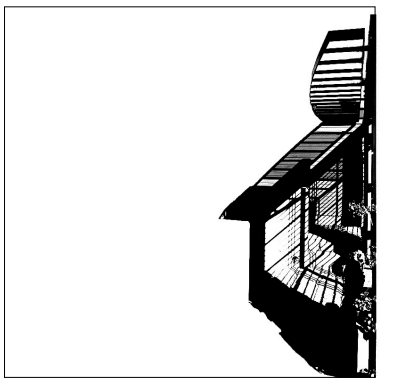


C: View of main vault in original portion of Banking Hall. Teller's stations on right.



1 EXISTING 1ST FLOOR PLAN  
Scale: 1/8" = 1'-0"

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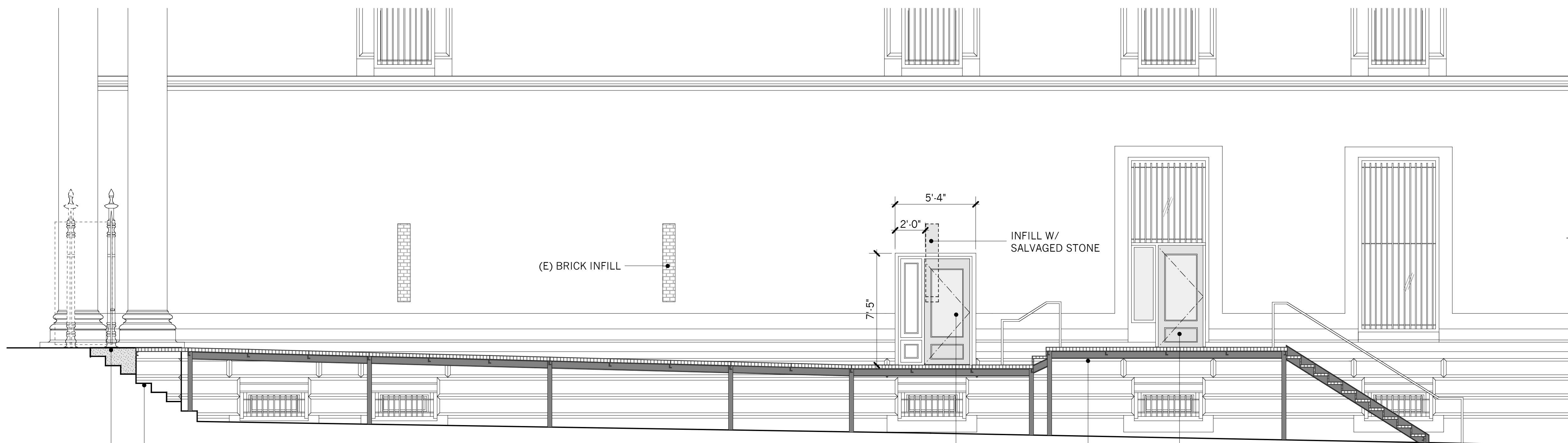
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(E) 1st Floor Plan

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scale:

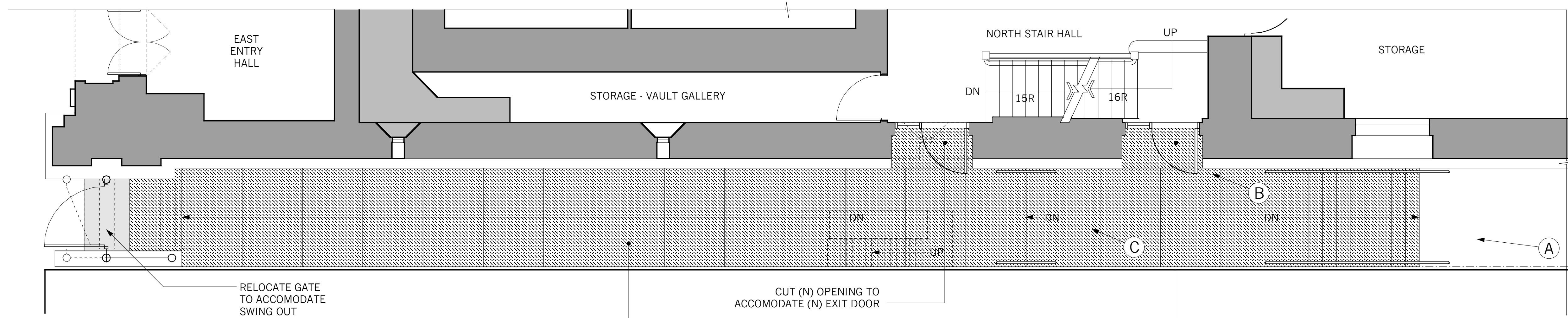


1 PROPOSED PARTIAL NORTH ELEVATION  
Scale: 1/4" = 1'-0"

CUT (N) OPENING TO ACCOMODATE (N) EXIT DOOR WITH REQUIRED 2'-0" PULL SIDE FOR HC ACCESSIBILITY. SAW CUT STONE AND FINISH EDGES TO MATCH ADJACENT FINISH. SALVAGE STONE FOR POSSIBLE REUSE. TYPICAL INFILL UPPER PORTION OF (E) WINDOW WITH STONE SALVAGED FROM PROJECT.

(N) STEEL GRATE WALKWAY ON STEEL FRAME NOT ATTACHED TO BUILDING FACADE

MODIFY EXISTING OPENING TO ACCOMODATE (N) EXIT DOOR. SEE NOTE ABOVE



2 PROPOSED PARTIAL PLAN  
Scale: 1/4" = 1'-0"

RELOCATE GATE TO ACCOMODATE SWING OUT TOWARD STREET

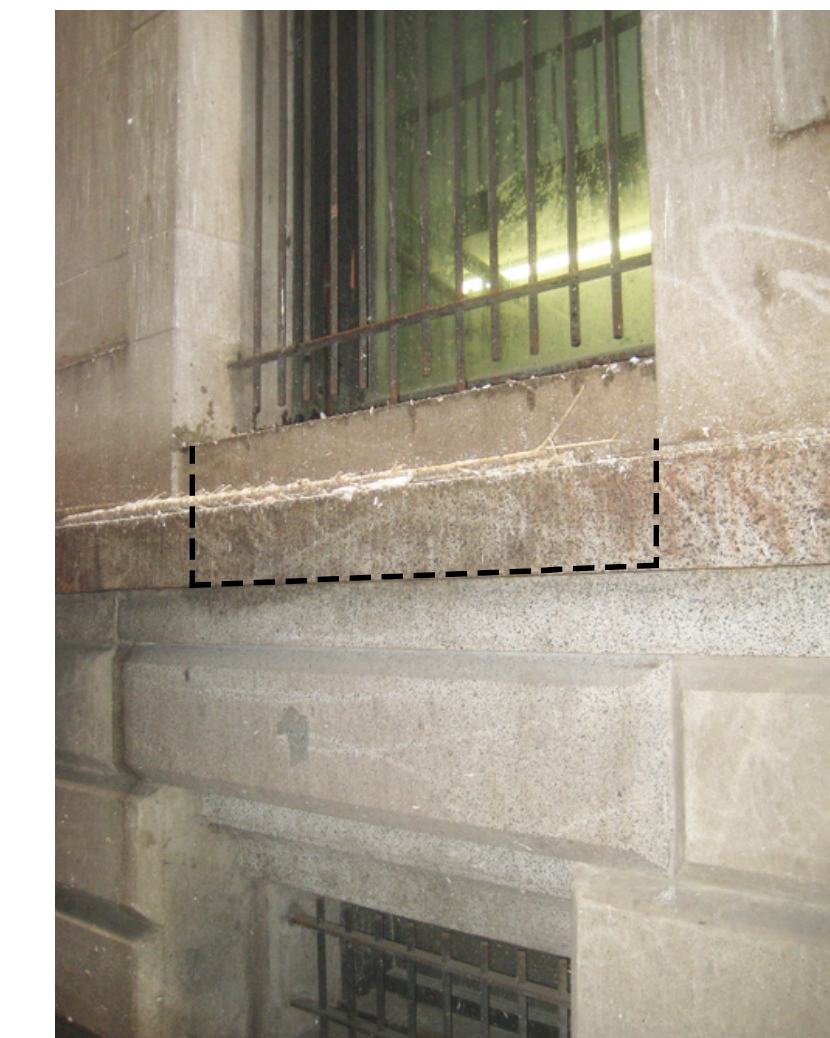
CUT (N) OPENING TO ACCOMODATE (N) EXIT DOOR

(N) STEEL GRATE WALKWAY ON STEEL FRAME

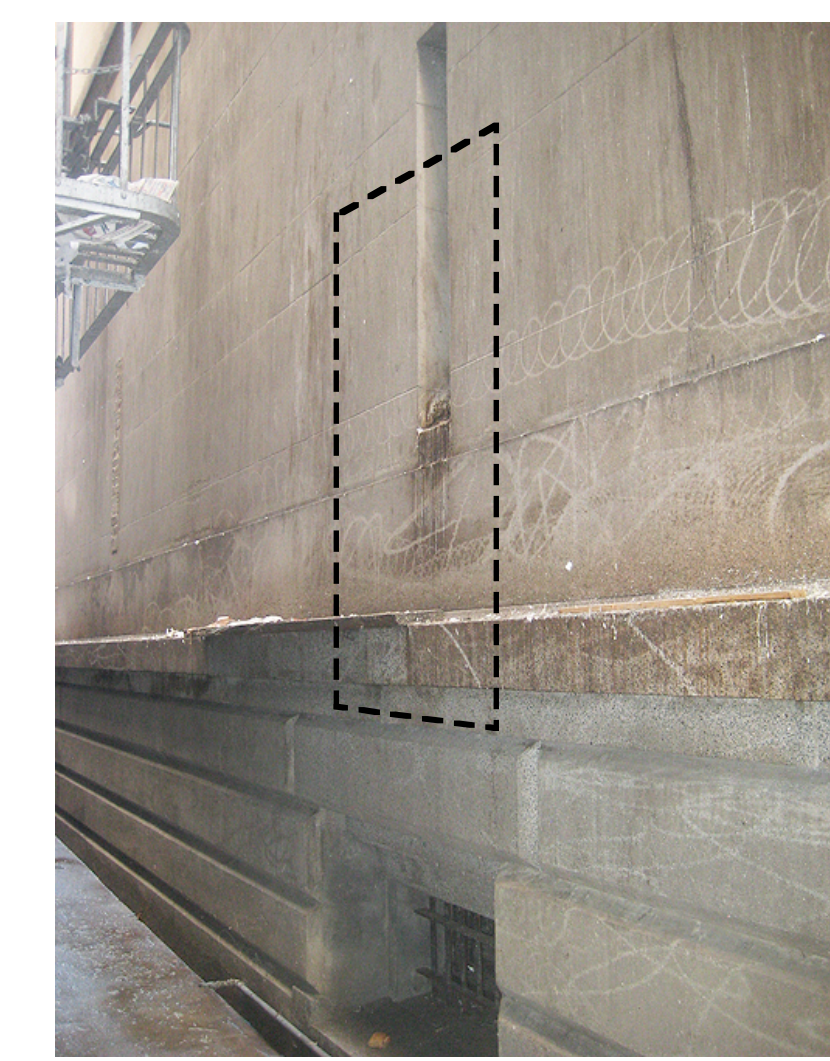
MODIFY EXISTING OPENING TO ACCOMODATE (N) EXIT DOOR



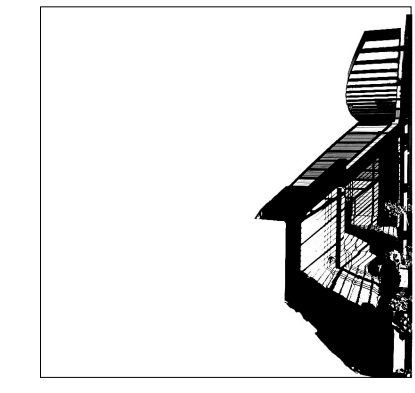
A: View of north side yard looking east



B: View of window to become west exit door from north stair hall with area to be modified indicated.



C: View of "Lancet" window to become east exit door from north stair hall



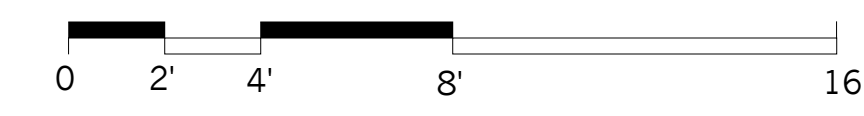
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#	date	issue

Proposed Partial North Elevation And Plan

project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:

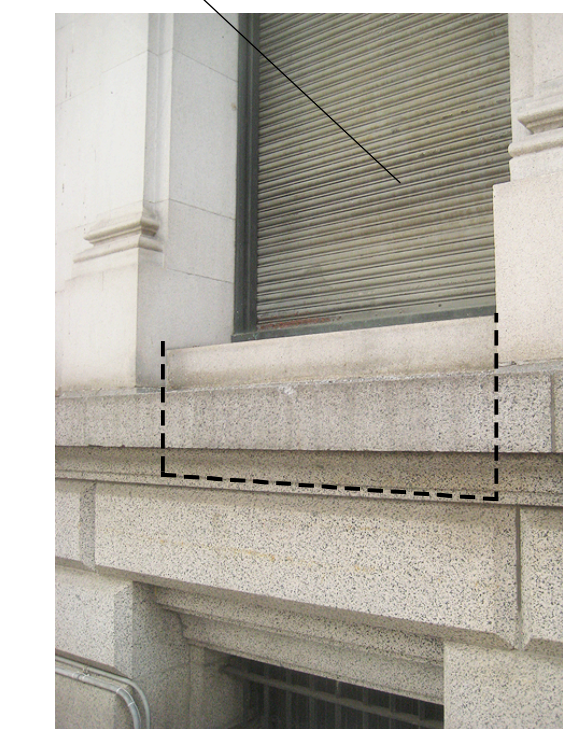




1 EXISTING PARTIAL WEST ELEVATION  
Scale: 1/4" = 1'-0"



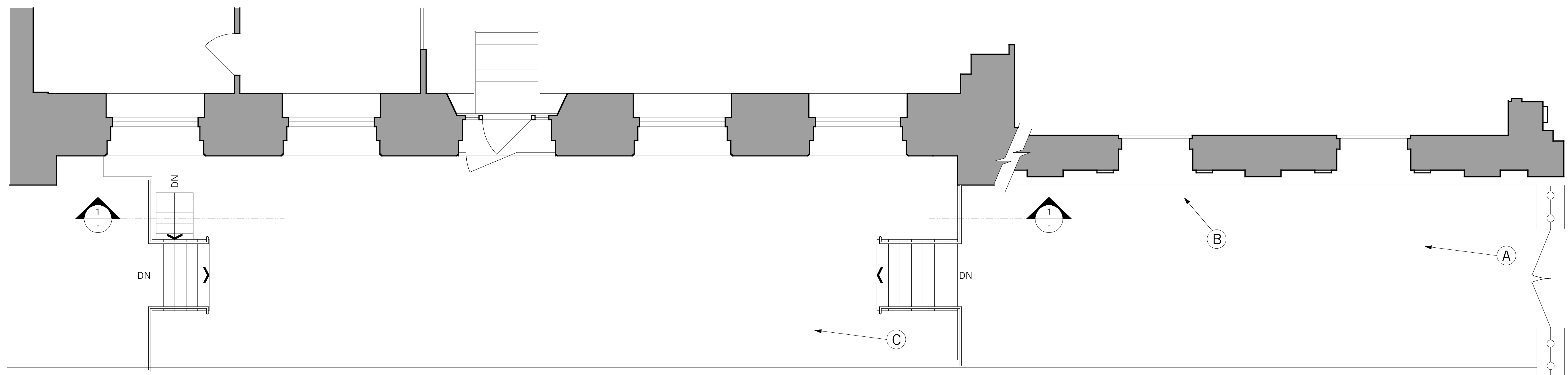
A: View of window to become west exit door from main space.



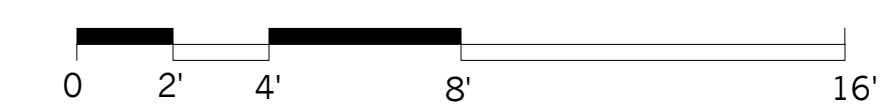
B: View of west window with area to be removed indicated



C: View of west exit alley



2 EXISTING PARTIAL PLAN  
Scale: 1/4" = 1'-0"



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#	date	issue

(E) Partial West Elevation

project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:



(N) METAL LANDING AND EXIT STAIRS ON STEEL FRAME NOT ATTACHED TO BUILDING FACADE

MODIFY EXISTING OPENING TO ACCOMMODATE (N) EXIT DOOR. REMOVE SILL AND SAW CUT STONE WATER TABLE. FINISH EDGES OF STONE TO MATCH ADJACENT SURFACES. SALVAGE STONE FOR POSSIBLE REUSE

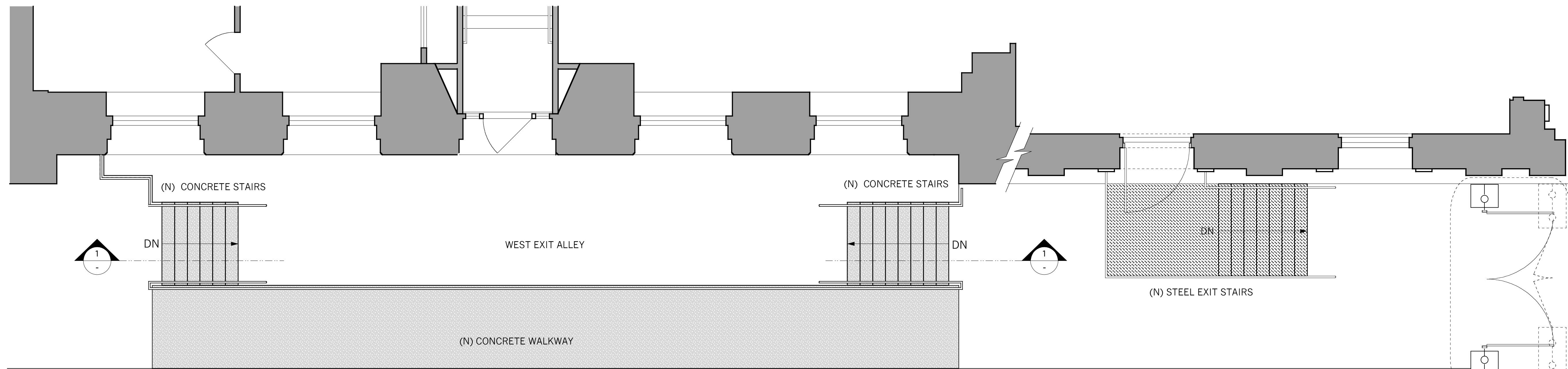
LINE OF NEW LEVEL CONCRETE WALKWAY SPANNING THE LENGTH OF THE DEPRESSED LOWER WALKWAY AREA. IN FRONT OF SECTION CUT

REMOVE EXISTING CONCRETE STAIRS AND REPLACE WITH NEW CODE COMPLIANT CONCRETE STAIRS



View of west window indicating stone area to be removed and modified.

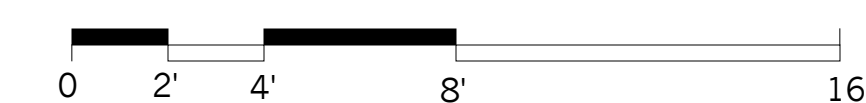
1 PROPOSED PARTIAL WEST ELEVATION  
Scale: 1/4" = 1'-0"



SEE A-21 FOR PHOTOS OF WEST SIDE YARD

SEE A-23 FOR MODIFICATION OF WEST GATE

2 PROPOSED PARTIAL PLAN  
Scale: 1/4" = 1'-0"



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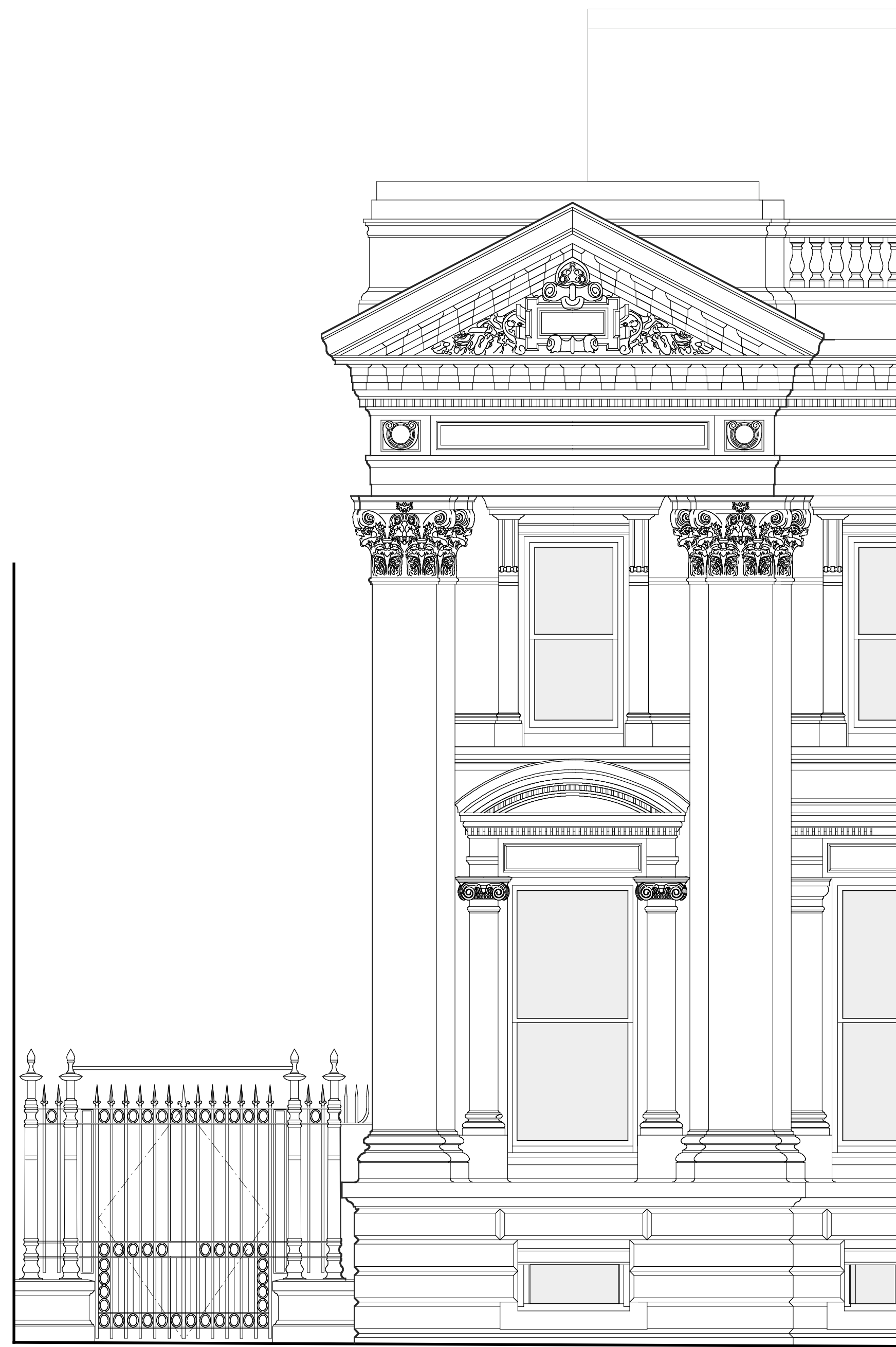
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#	date	issue

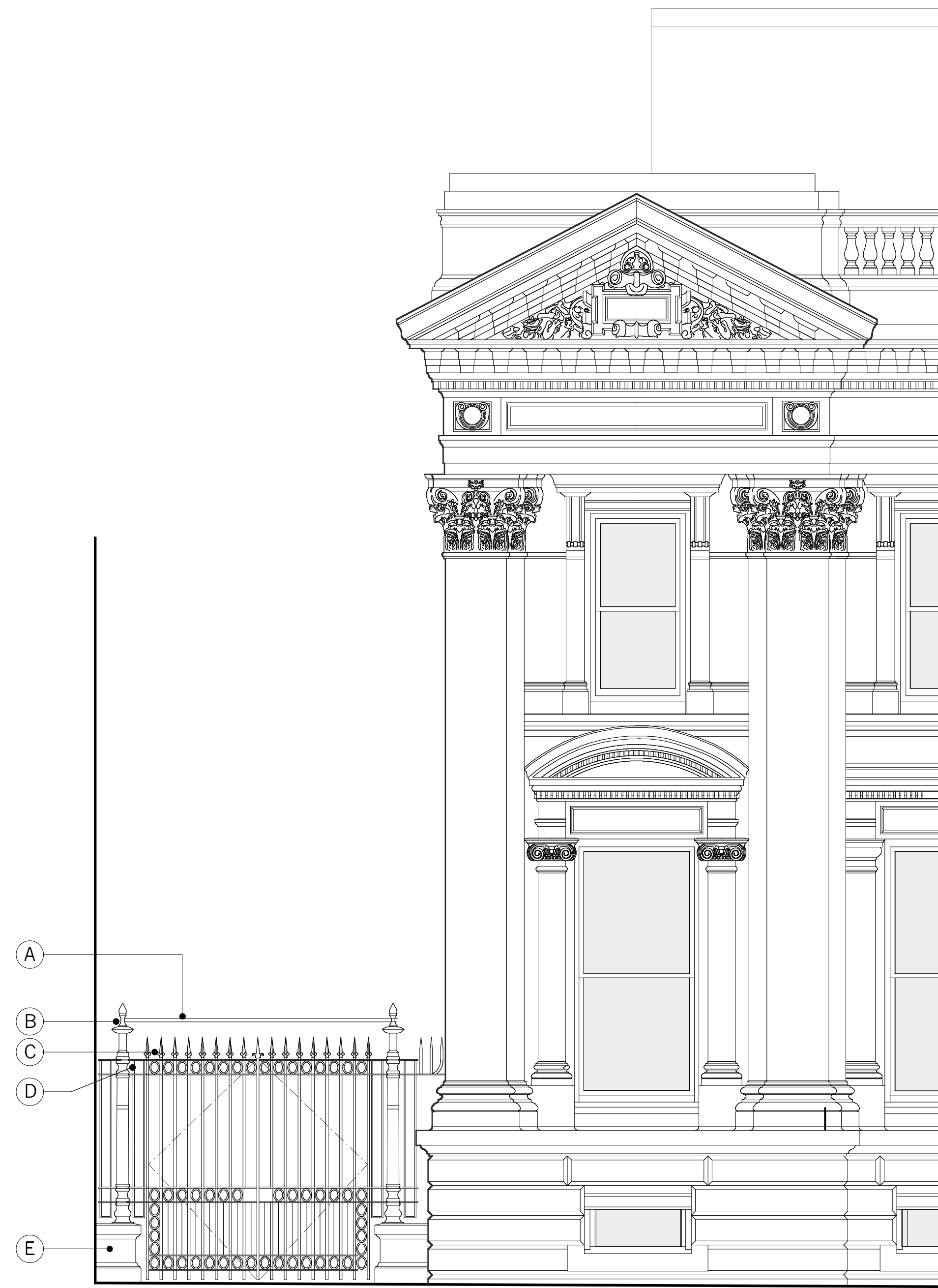
(N) Partial West Elevation

project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:

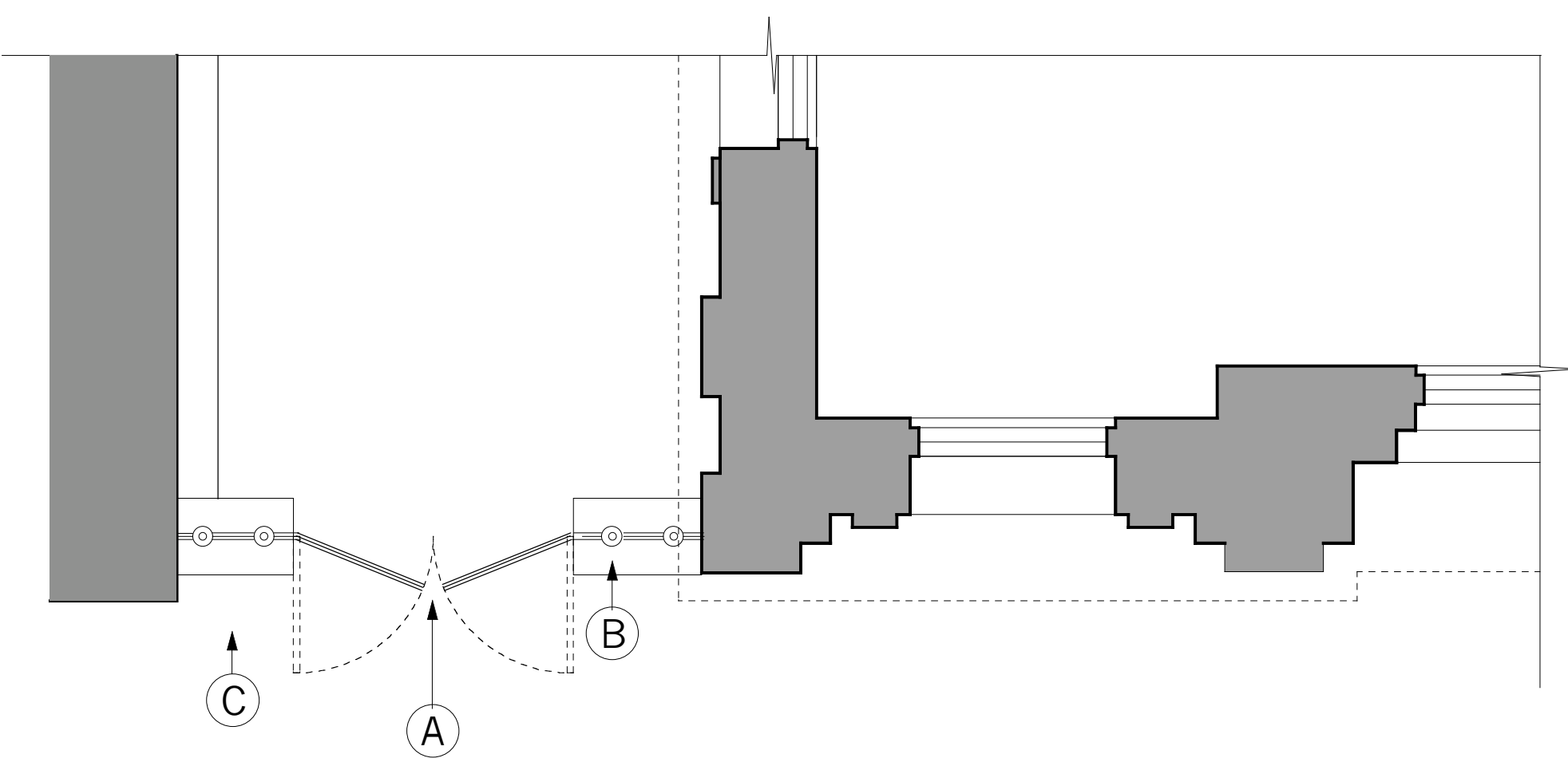
**A-22**



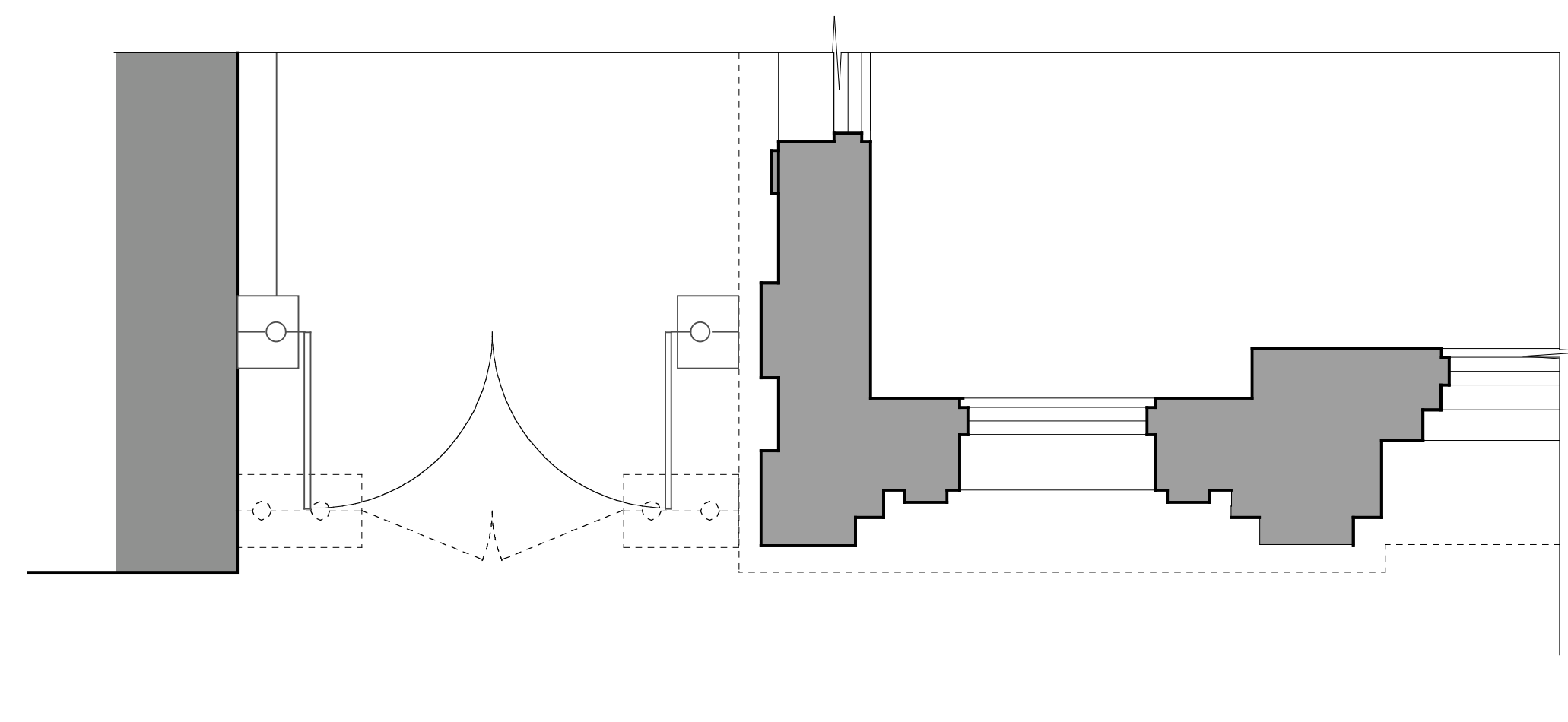
1 EXISTING PARTIAL SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



3 PROPOSED PARTIAL SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



2 EXISTING PARTIAL PLAN  
Scale: 1/4" = 1'-0"



4 PROPOSED PARTIAL PLAN  
Scale: 1/4" = 1'-0"

- (A) INSTALL (N) BRACE TO MATCH (E) IF REQUIRED
- (B) RELOCATE (E) POST AT MODIFIED BASE
- (C) EXPAND GATE BY 2 PICKETS AT EA. SIDE REUSE OR REPLICATE FINIALS FROM (E) SIDE SECTIONS
- (D) REUSE OR REPLICATE (E) HINGES
- (E) CUT STONE BASES TO ACCOMMODATE GATE. SALVAGE STONE AND RETAIN ON SITE.



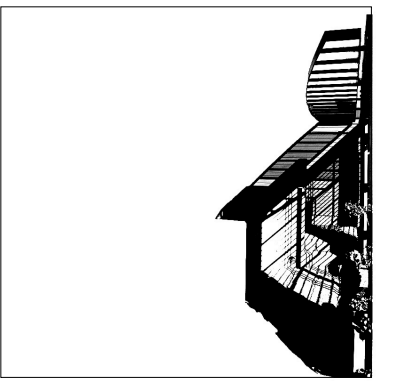
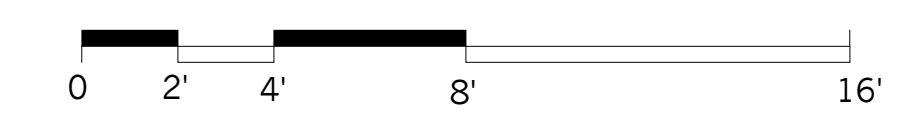
A: View of west gate from McAllister Street



B: Detail of west gate at support post



C: Detail of west gate granite base



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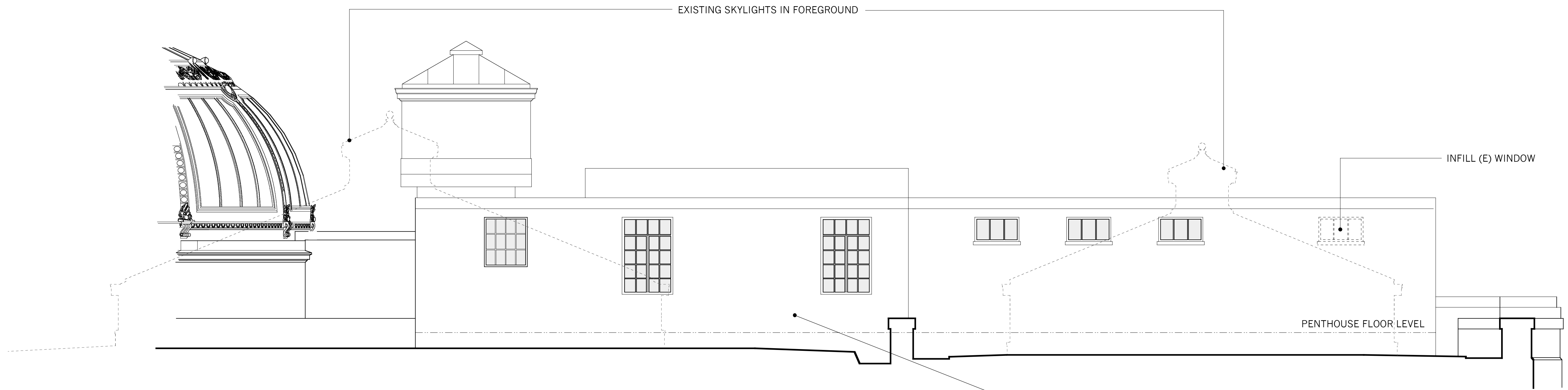
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#	date	issue

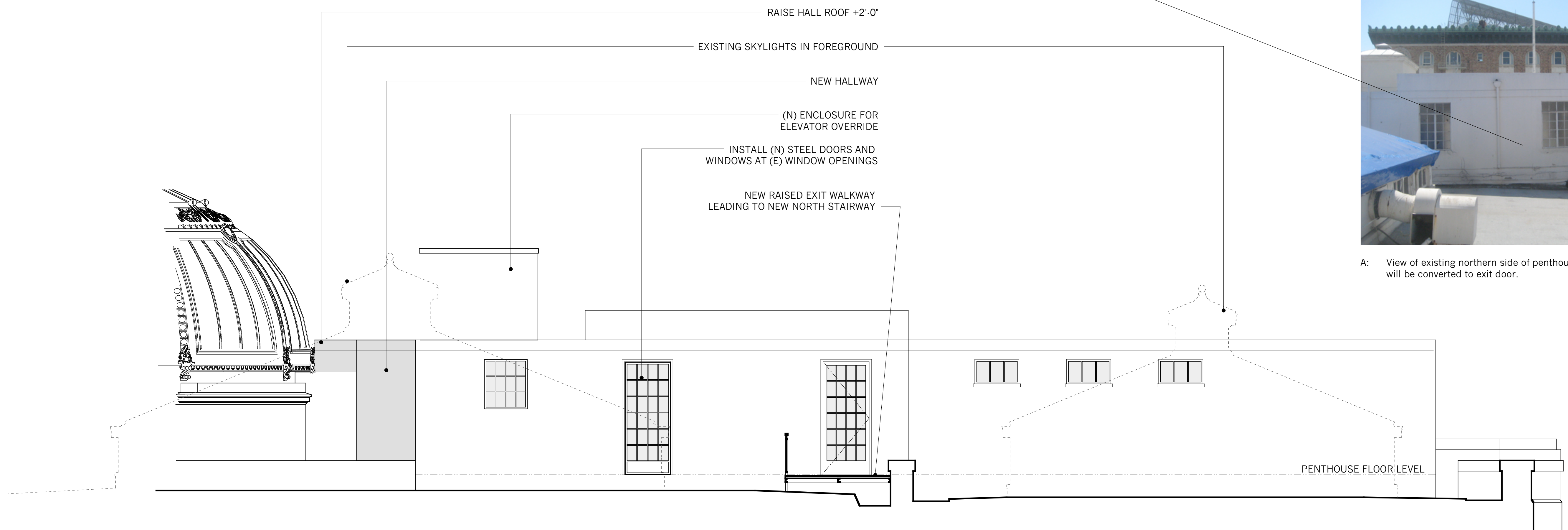
**Partial South Elevation  
At West Gate**

project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:





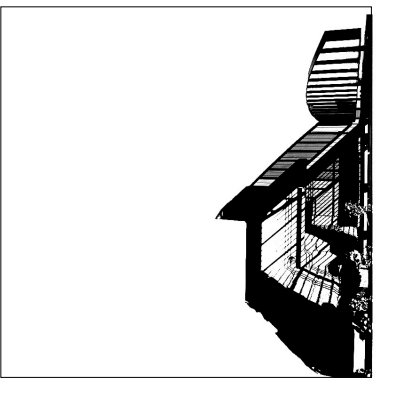
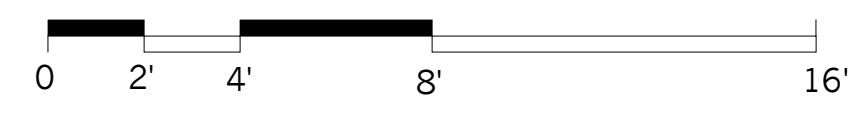
1 EXISTING PENTHOUSE ELEVATION NORTH  
Scale: 1/4" = 1'-0"



2 PROPOSED PENTHOUSE ELEVATION NORTH  
Scale: 1/4" = 1'-0"



A: View of existing northern side of penthouse where window will be converted to exit door.



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North Penthouse Elevations

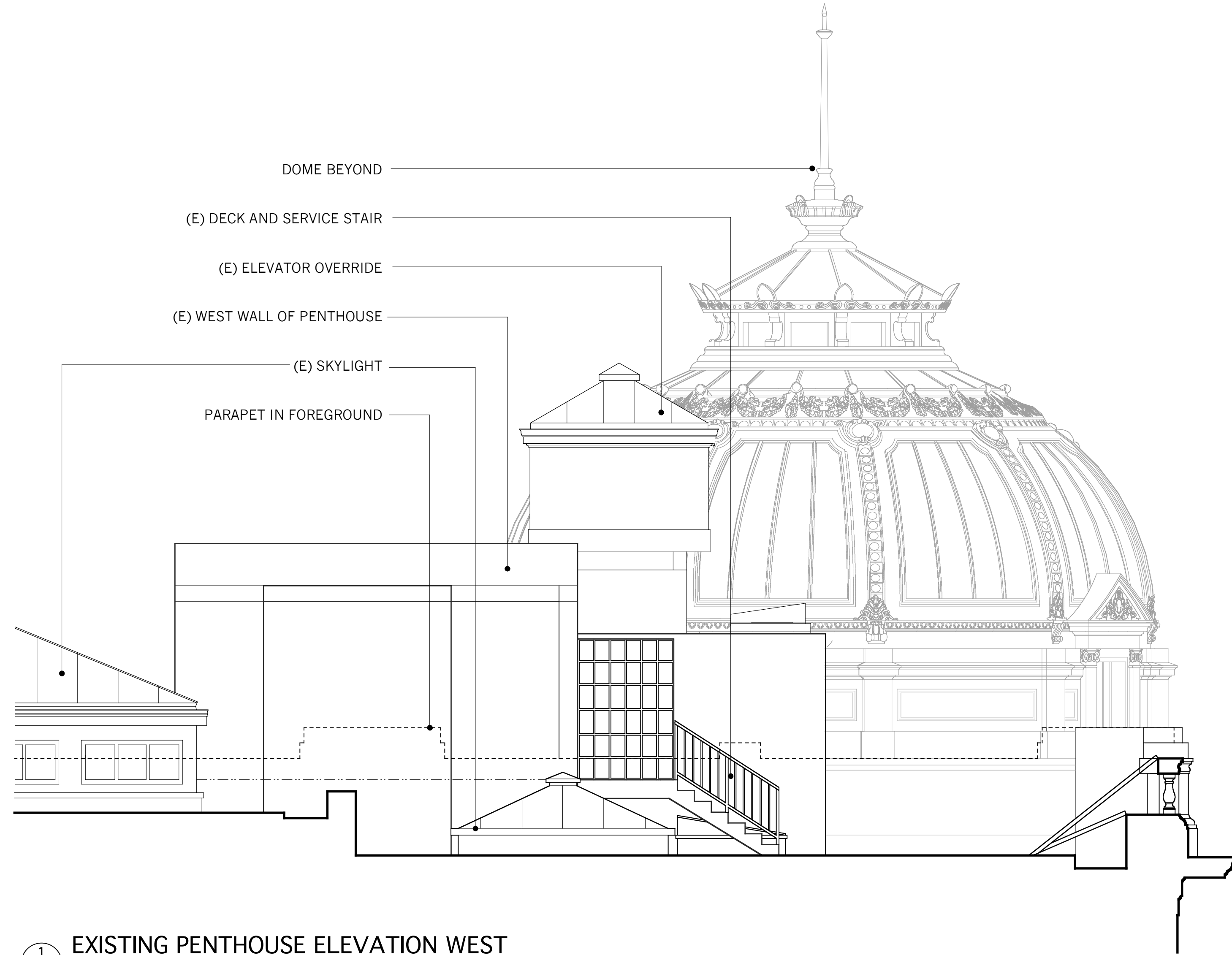
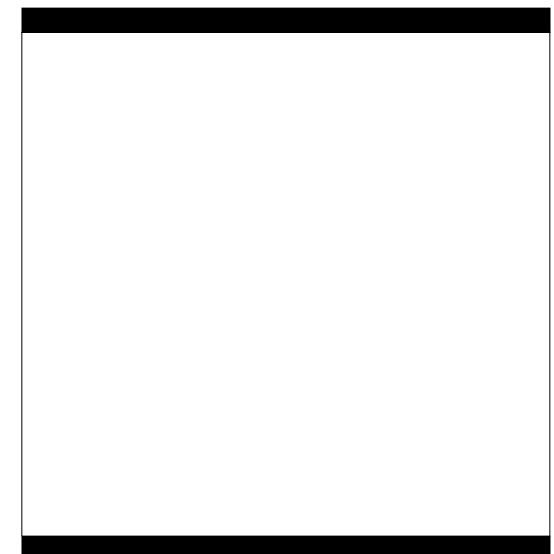
project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:



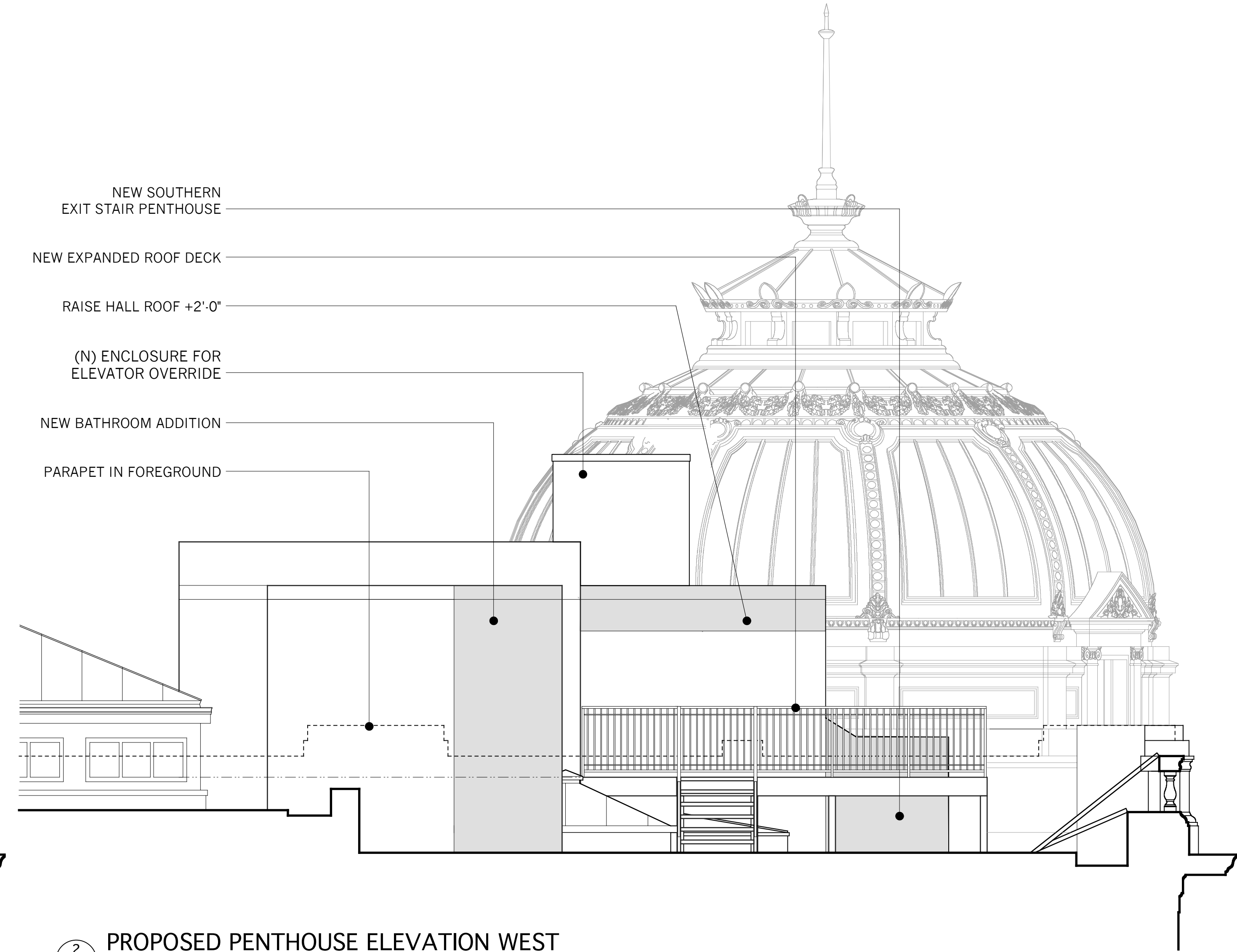
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DOME BEYOND  
(E) DECK AND SERVICE STAIR  
(E) ELEVATOR OVERRIDE  
(E) WEST WALL OF PENTHOUSE  
(E) SKYLIGHT  
PARAPET IN FOREGROUND



NEW SOUTHERN  
EXIT STAIR PENTHOUSE  
NEW EXPANDED ROOF DECK  
RAISE HALL ROOF +2'-0"  
(N) ENCLOSURE FOR  
ELEVATOR OVERRIDE  
NEW BATHROOM ADDITION  
PARAPET IN FOREGROUND

1 EXISTING PENTHOUSE ELEVATION WEST  
Scale: 1/4" = 1'-0"

2 PROPOSED PENTHOUSE ELEVATION WEST  
Scale: 1/4" = 1'-0"



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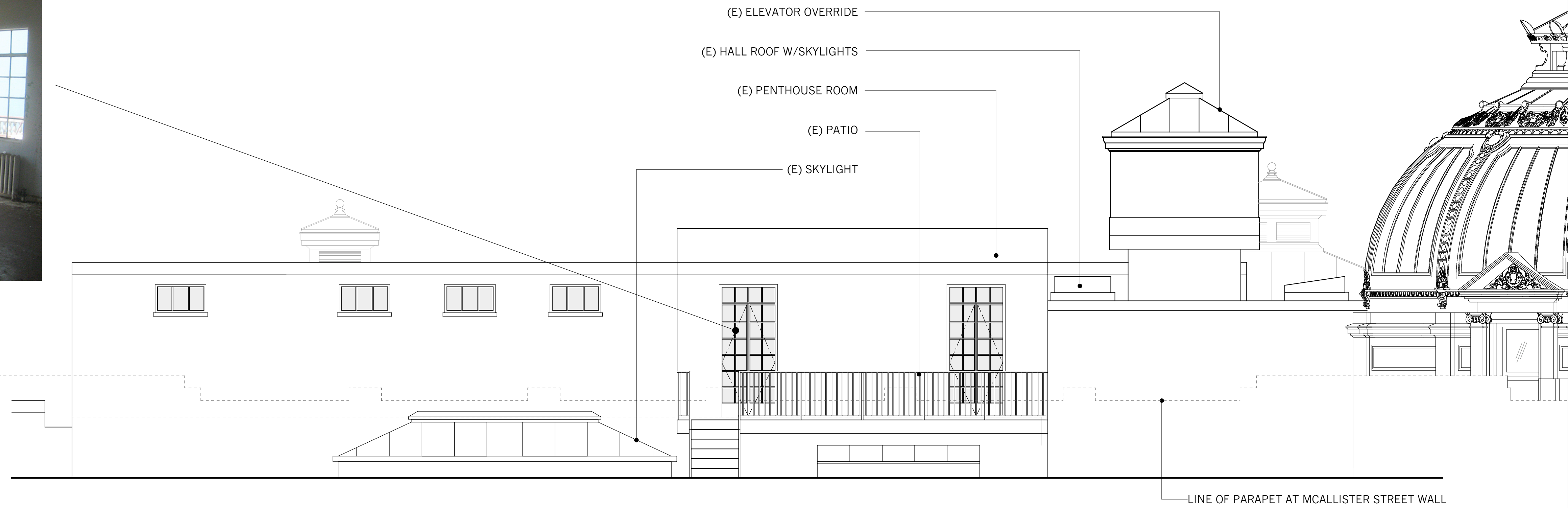
# date issue


West Penthouse Elevations

project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:



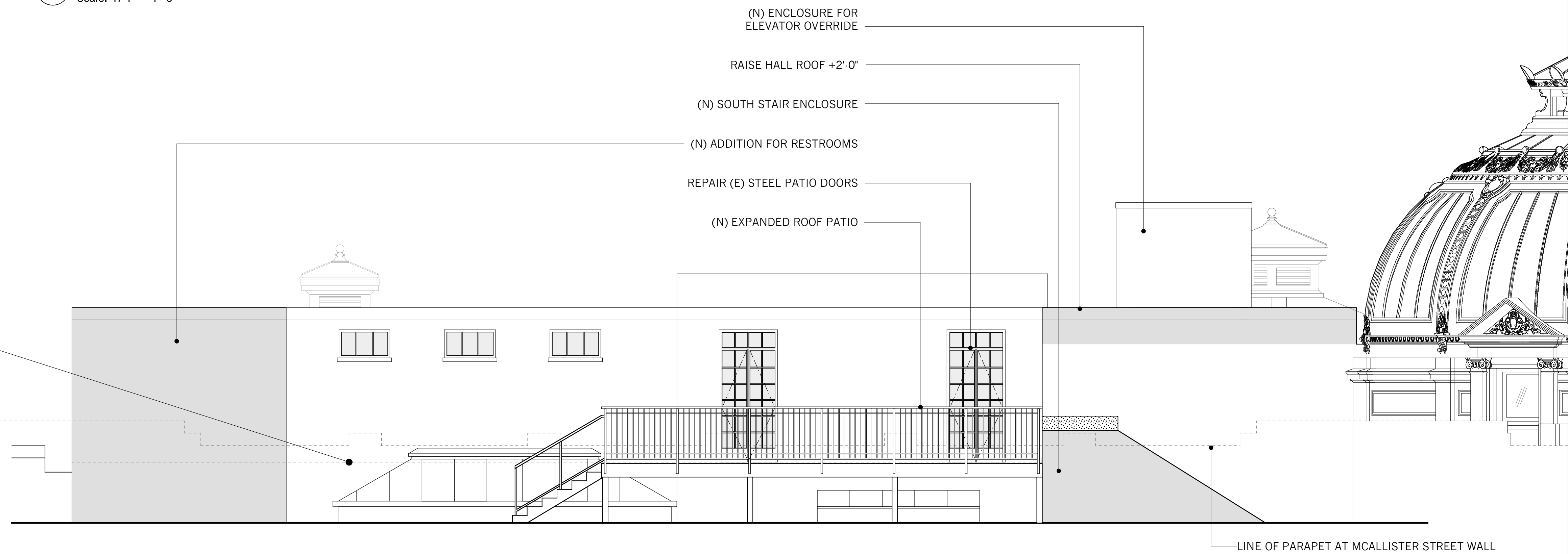
A: View of existing southern side of penthouse where existing pair of doors will be replaced by single exit door.



1  
-  
EXISTING PENTHOUSE ELEVATION SOUTH  
Scale: 1/4" = 1'-0"



B: View along existing southern side of penthouse where an addition will house new bathrooms.



2  
-  
PROPOSED PENTHOUSE ELEVATION SOUTH  
Scale: 1/4" = 1'-0"



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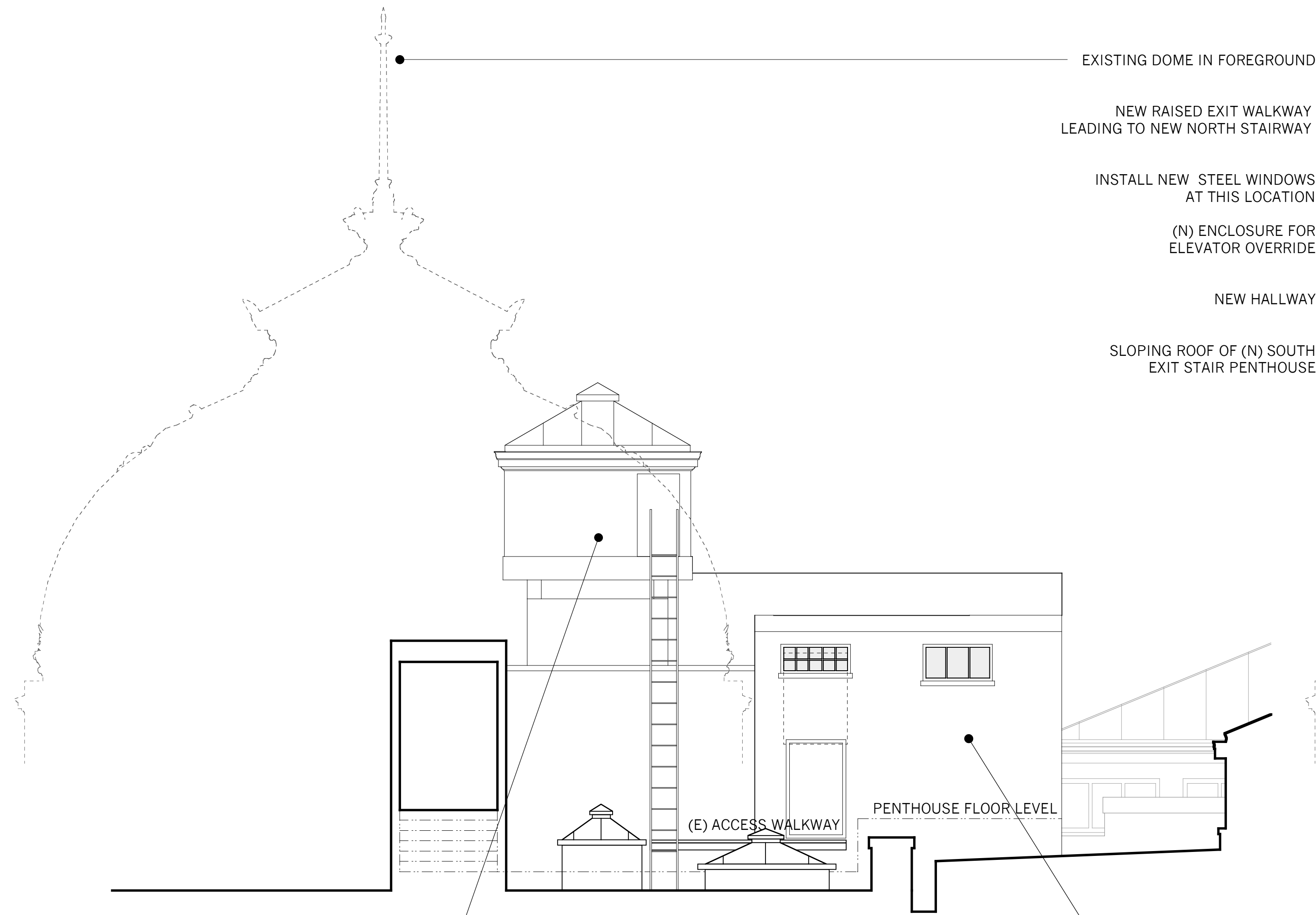
#	date	issue

South Penthouse  
Elevations

project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:



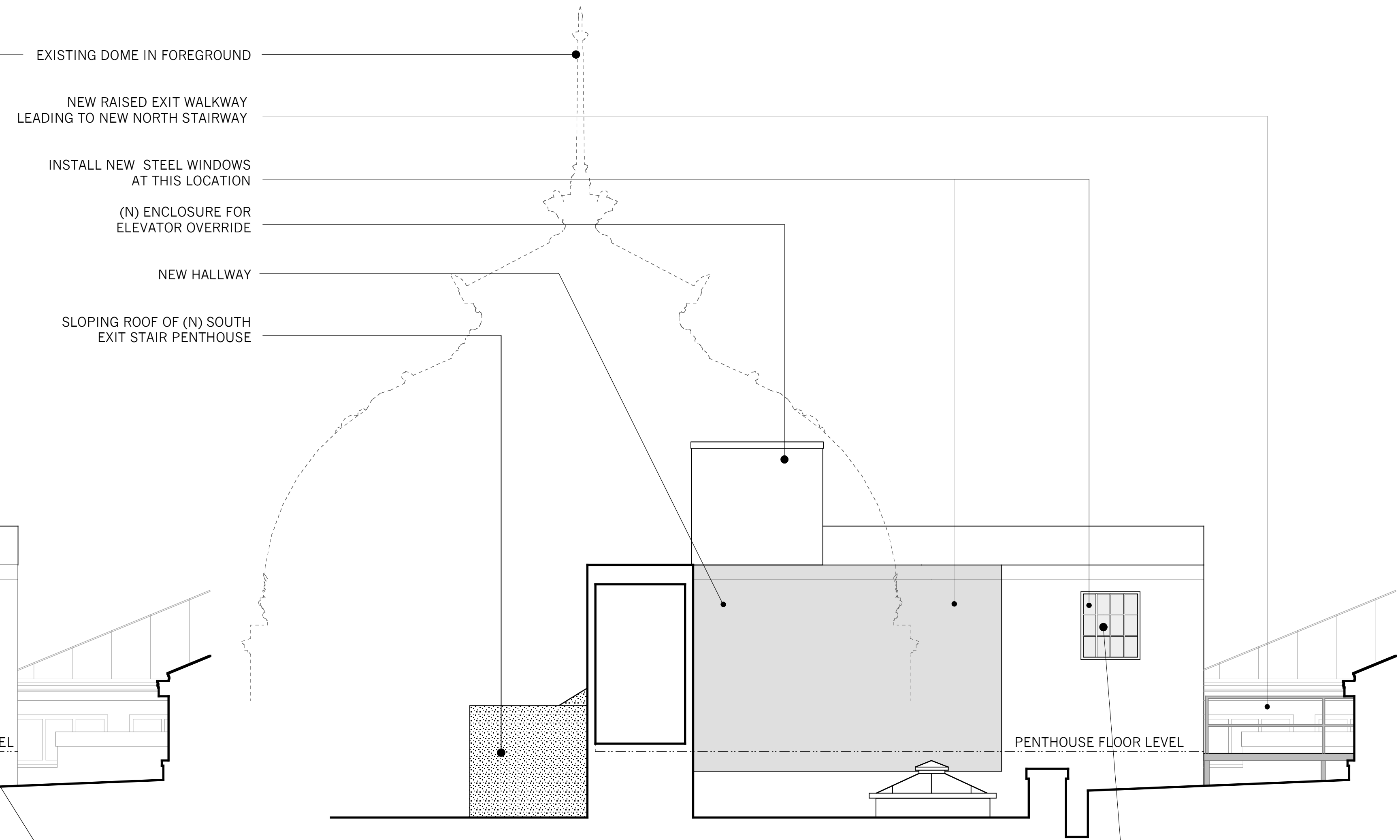
**A-26**



1  
-  
EXISTING PENTHOUSE ELEVATION EAST  
Scale: 1/4" = 1'-0"



A: View of existing elevator penthouse



2  
-  
PROPOSED PENTHOUSE ELEVATION EAST  
Scale: 1/4" = 1'-0"



B: West side of penthouse



C: View of window on western wall to be enlarged to match adjacent window size



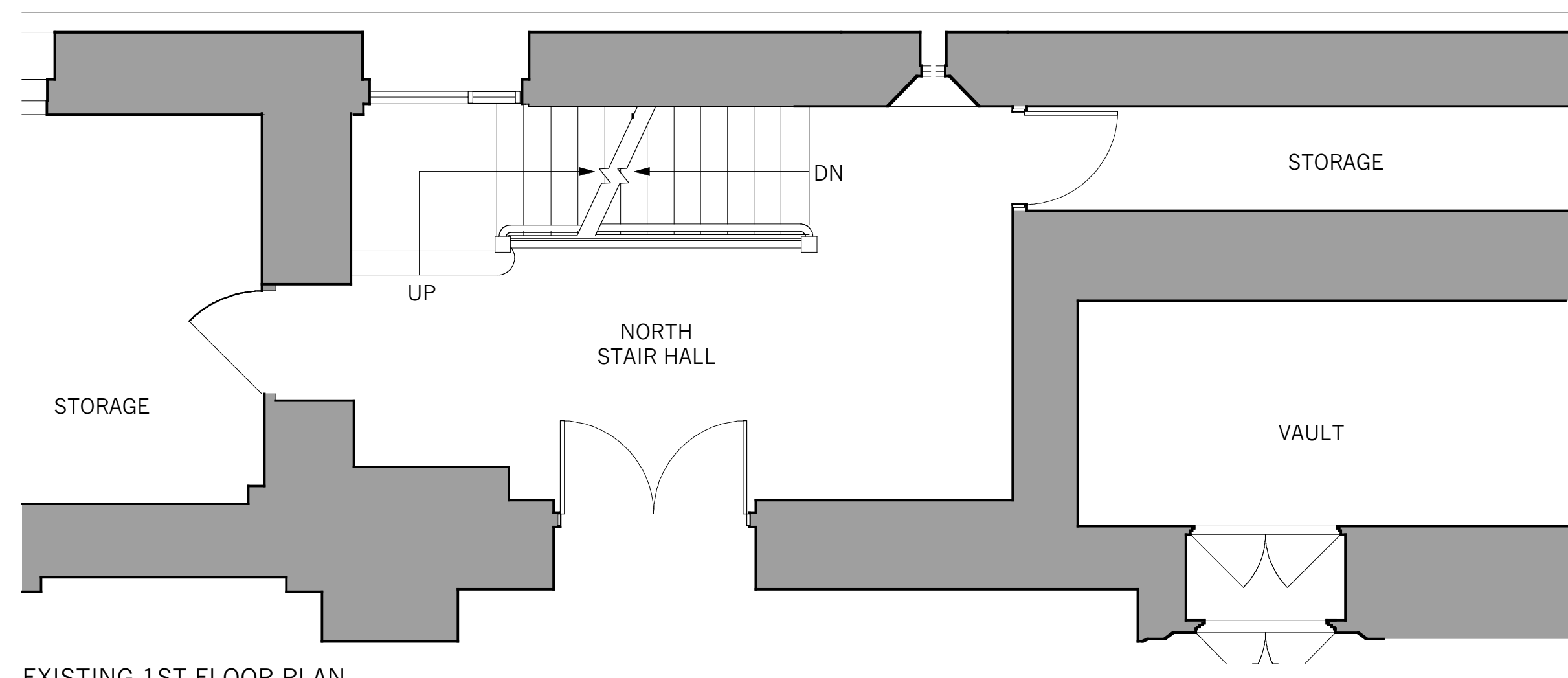
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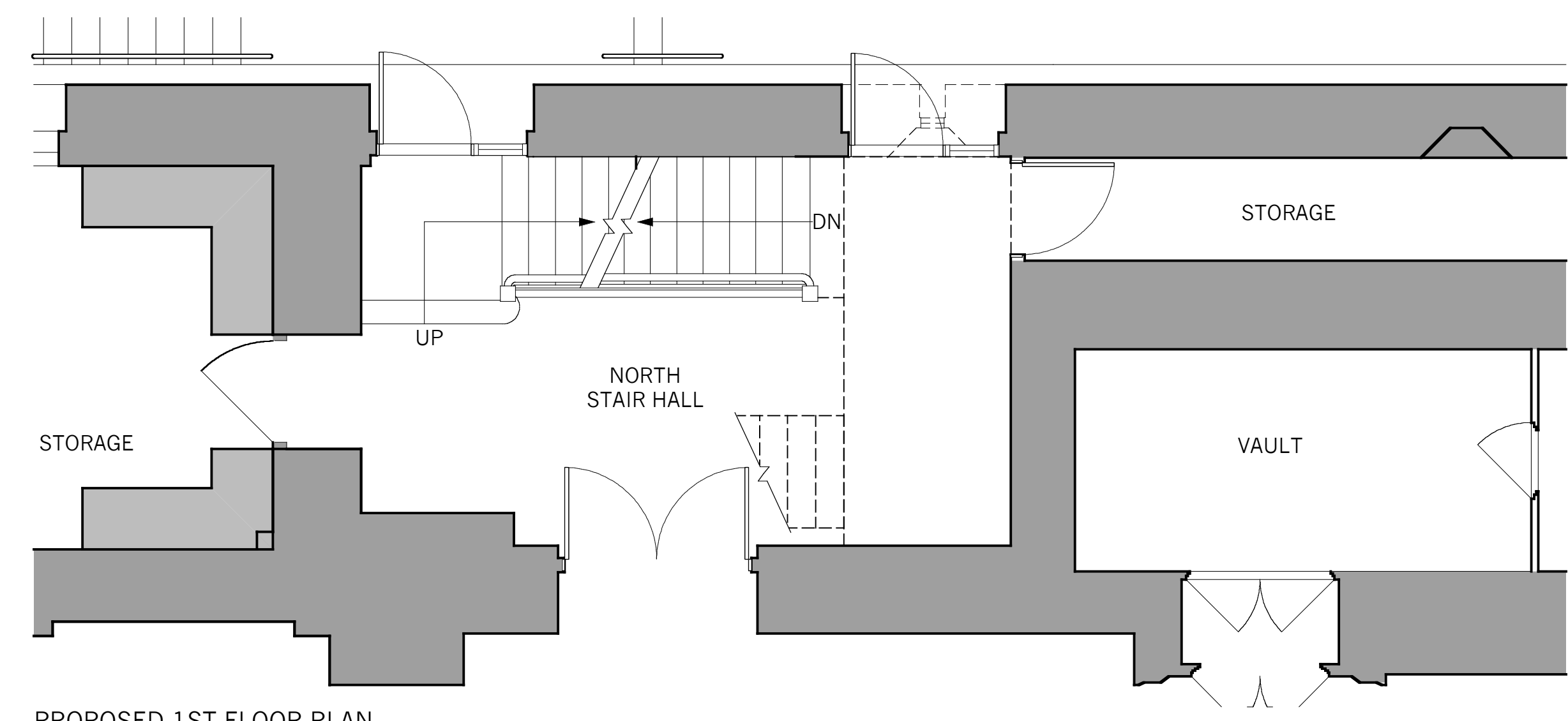
#	date	issue

**East Penthouse Elevations**

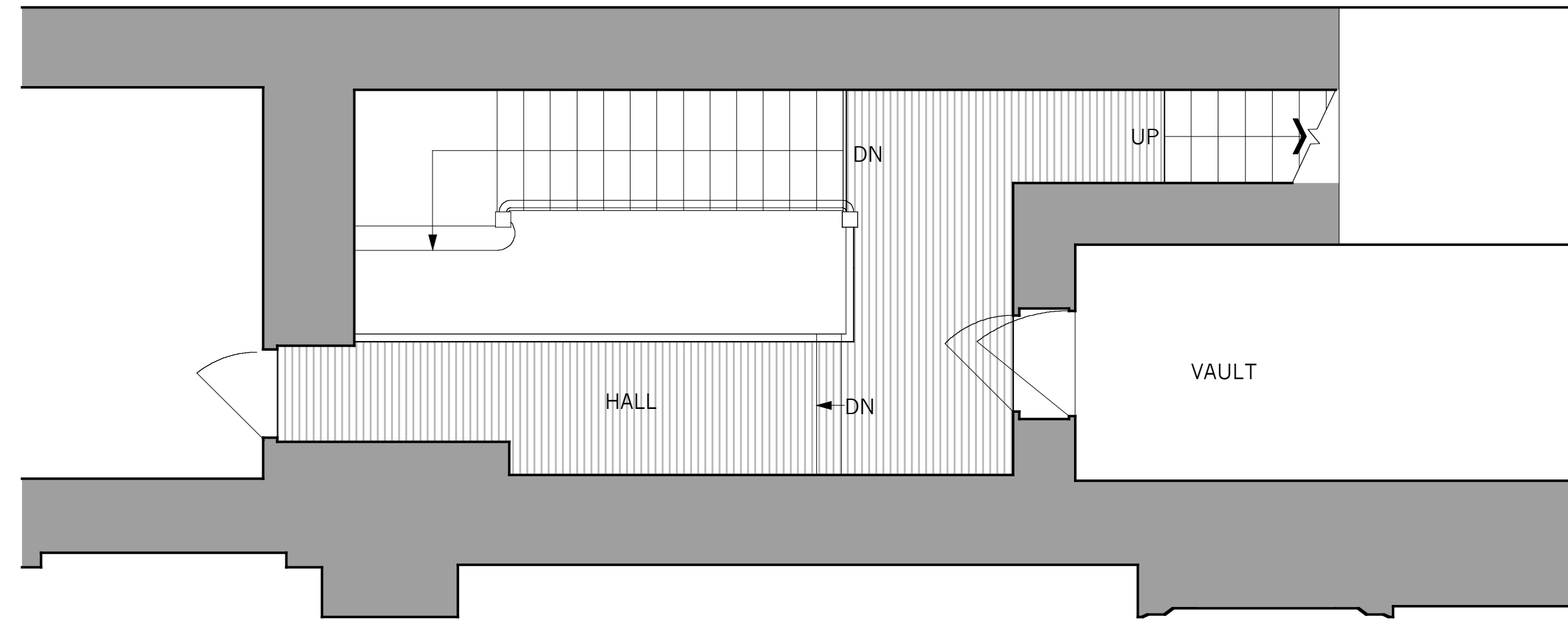
project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:



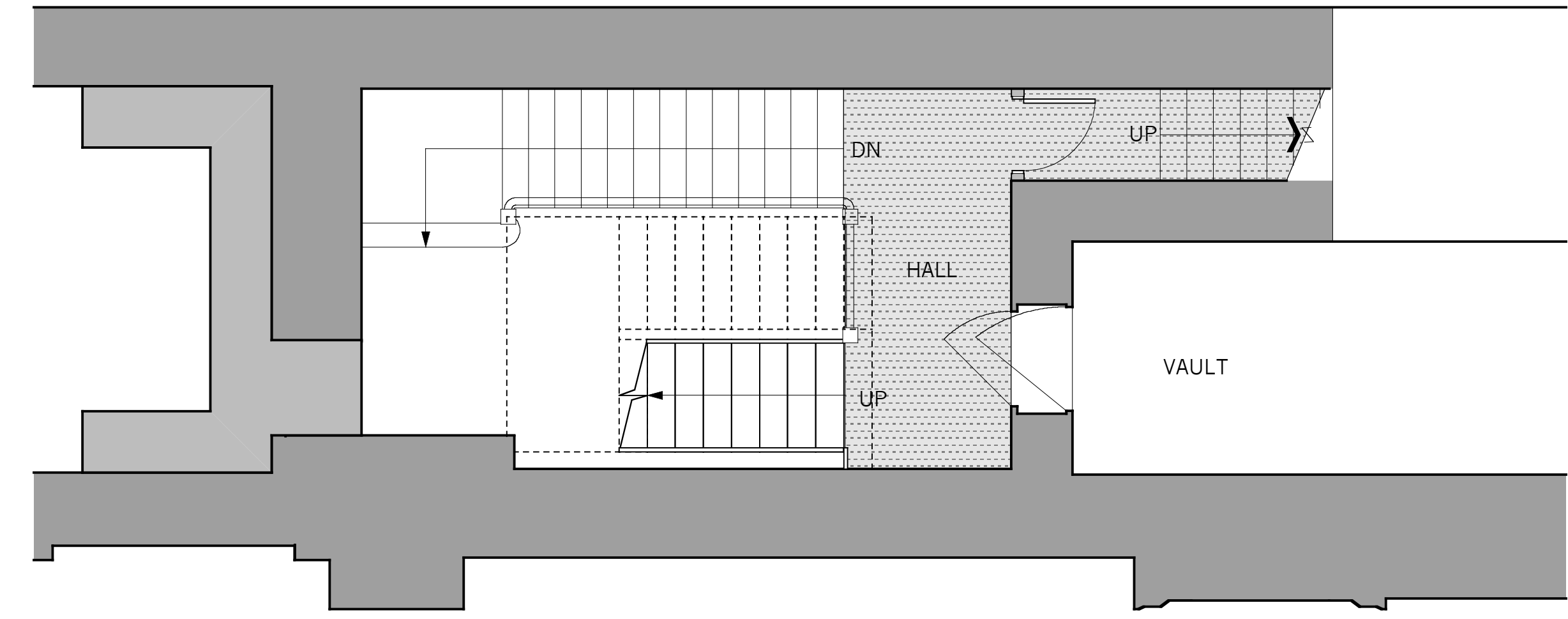
EXISTING 1ST FLOOR PLAN



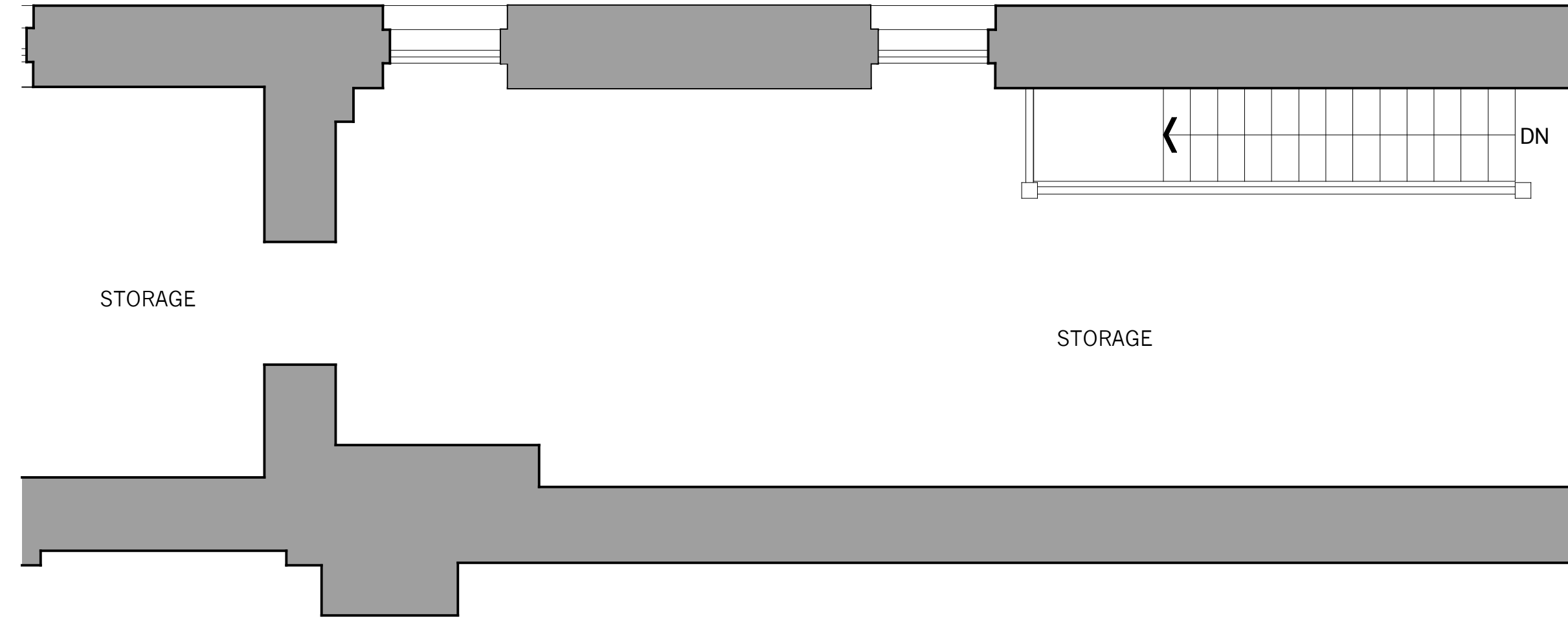
PROPOSED 1ST FLOOR PLAN



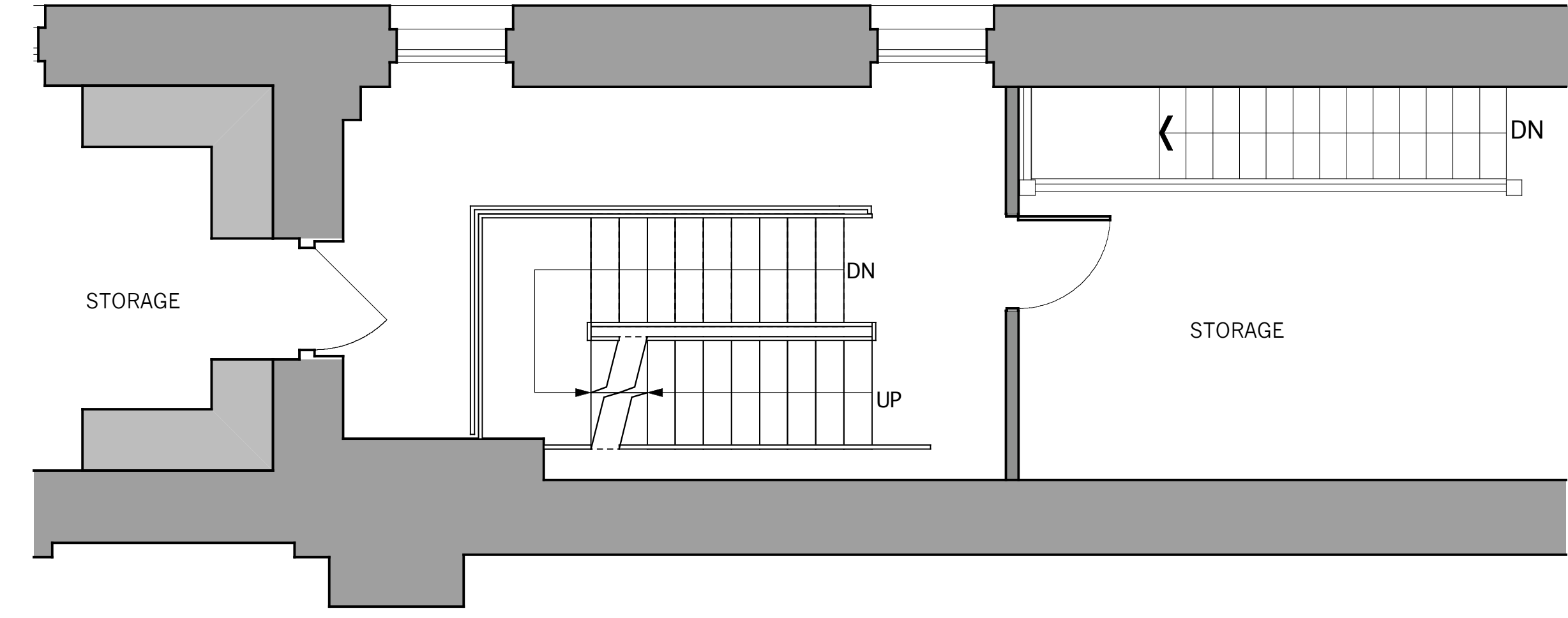
EXISTING MEZZANINE PLAN



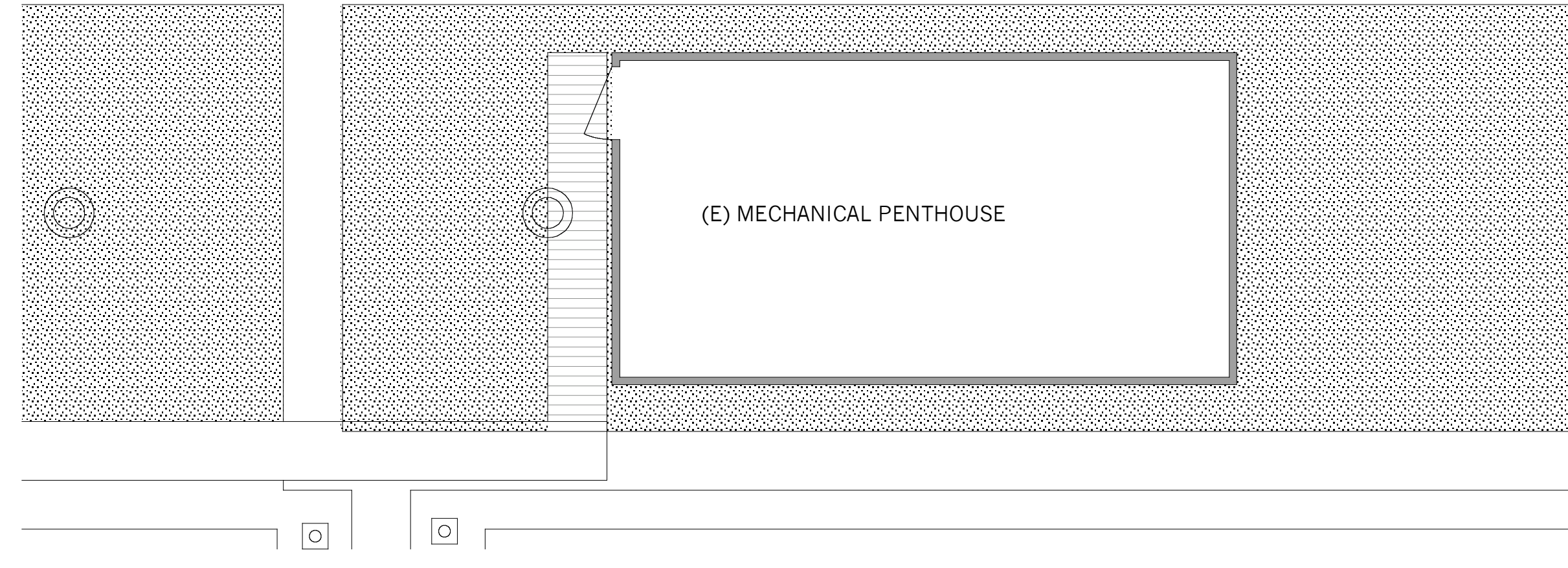
PROPOSED MEZZANINE PLAN



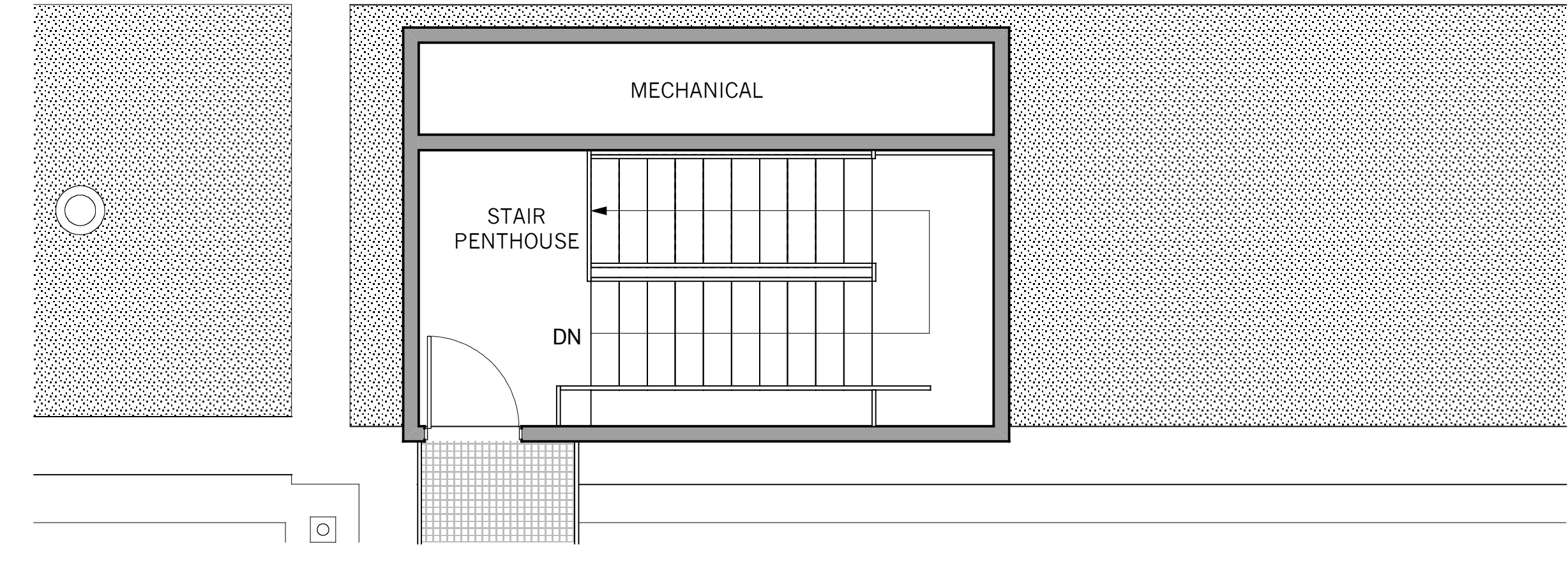
EXISTING 2ND FLOOR PLAN



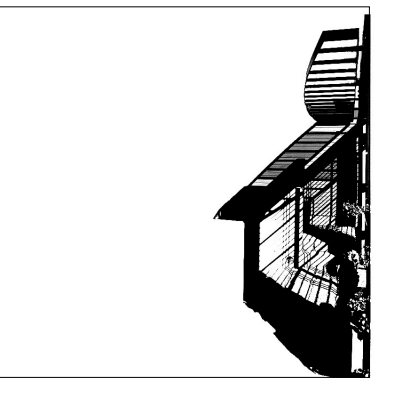
PROPOSED 2ND FLOOR PLAN



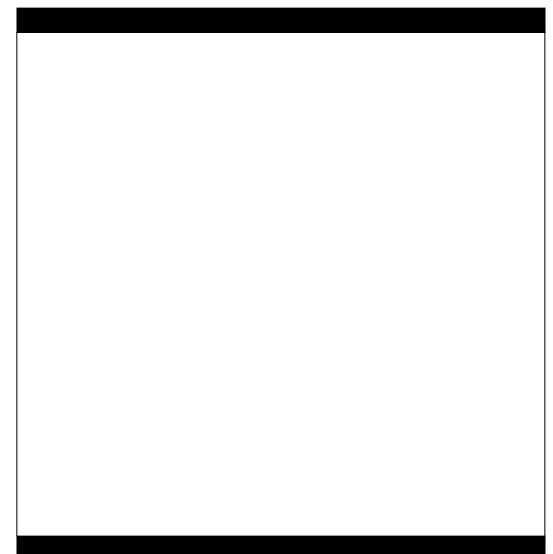
EXISTING PENTHOUSE PLAN



PROPOSED PENTHOUSE PLAN



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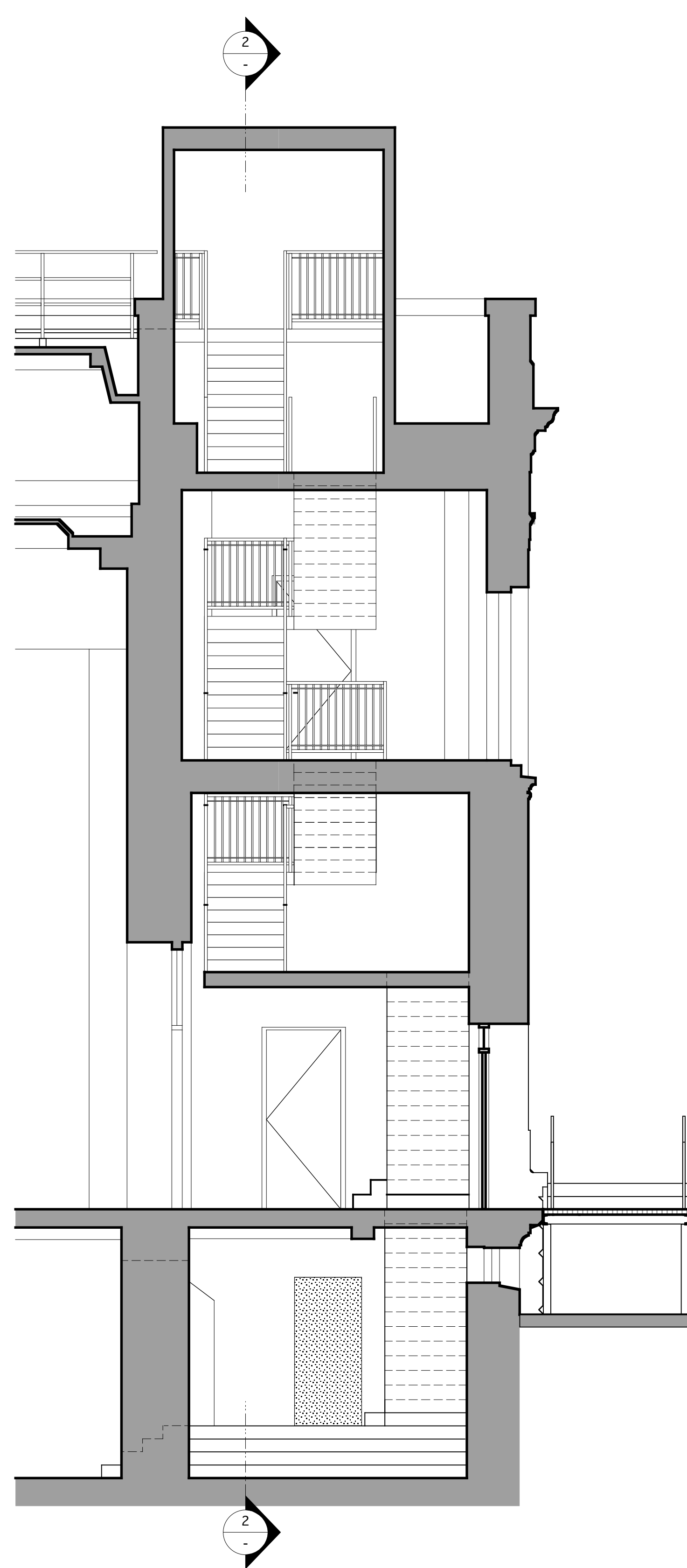


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**North Stair Plans**

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.02.12  
 scale:



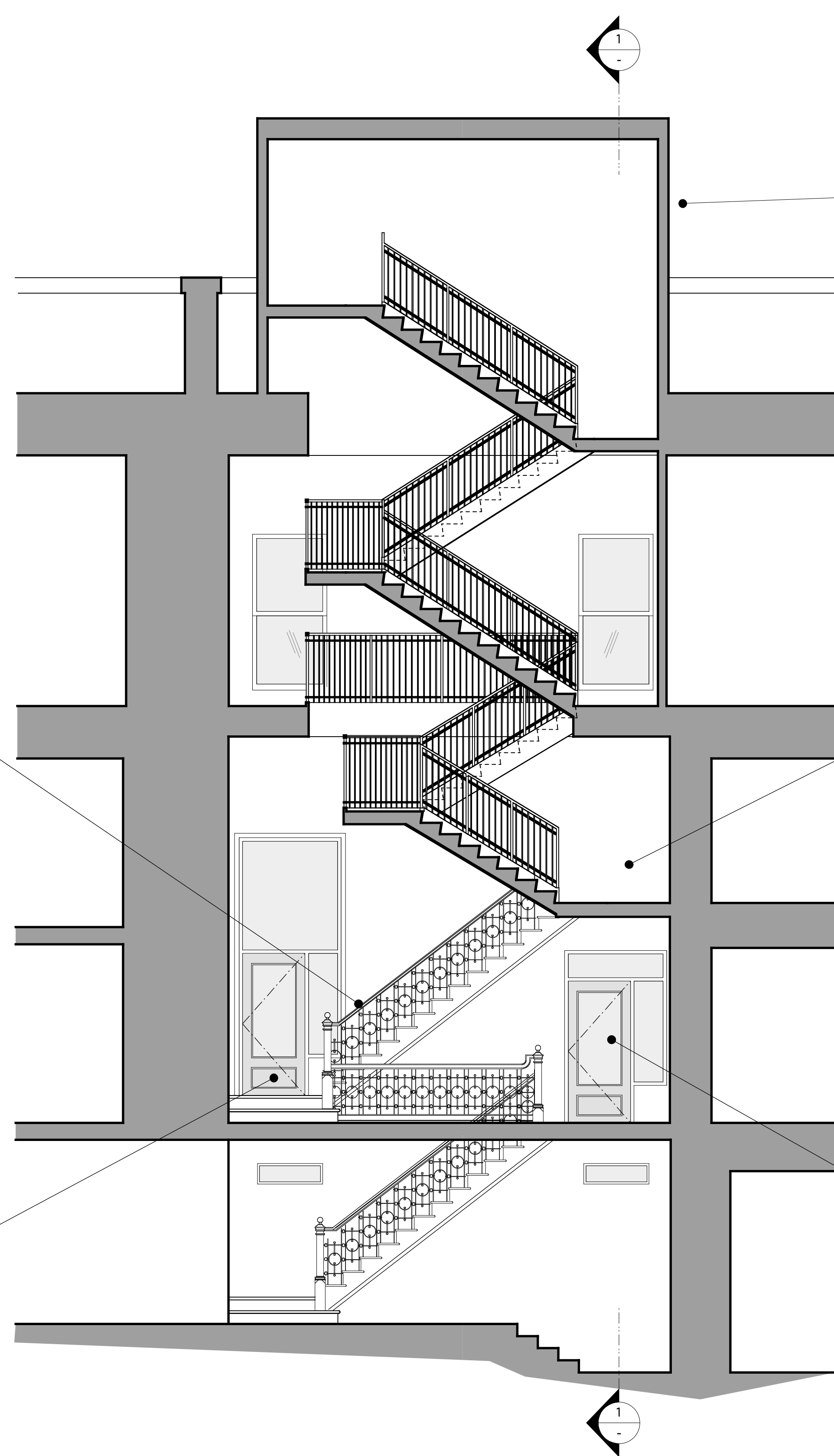
1 NORTH/SOUTH SECTION NEW STAIR



D: View of window to become west exit door from north stair hall



E: View of window to become west exit door from north stair hall



2 EAST/WEST SECTION NEW STAIR



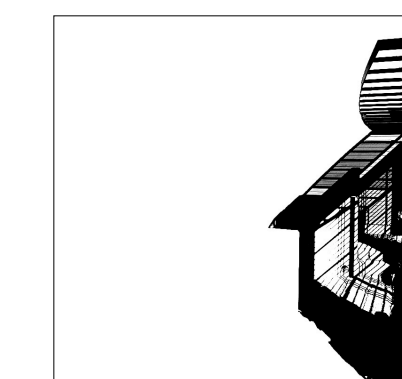
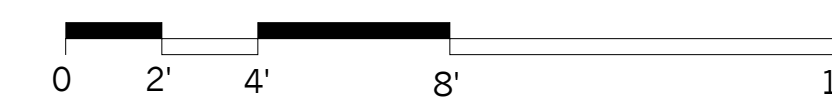
A: View of existing mechanical penthouse



B: Landing at mezzanine level



C: View of "Lancet" window to become east exit door from north stair hall



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North Stair Sections

project: 09.03

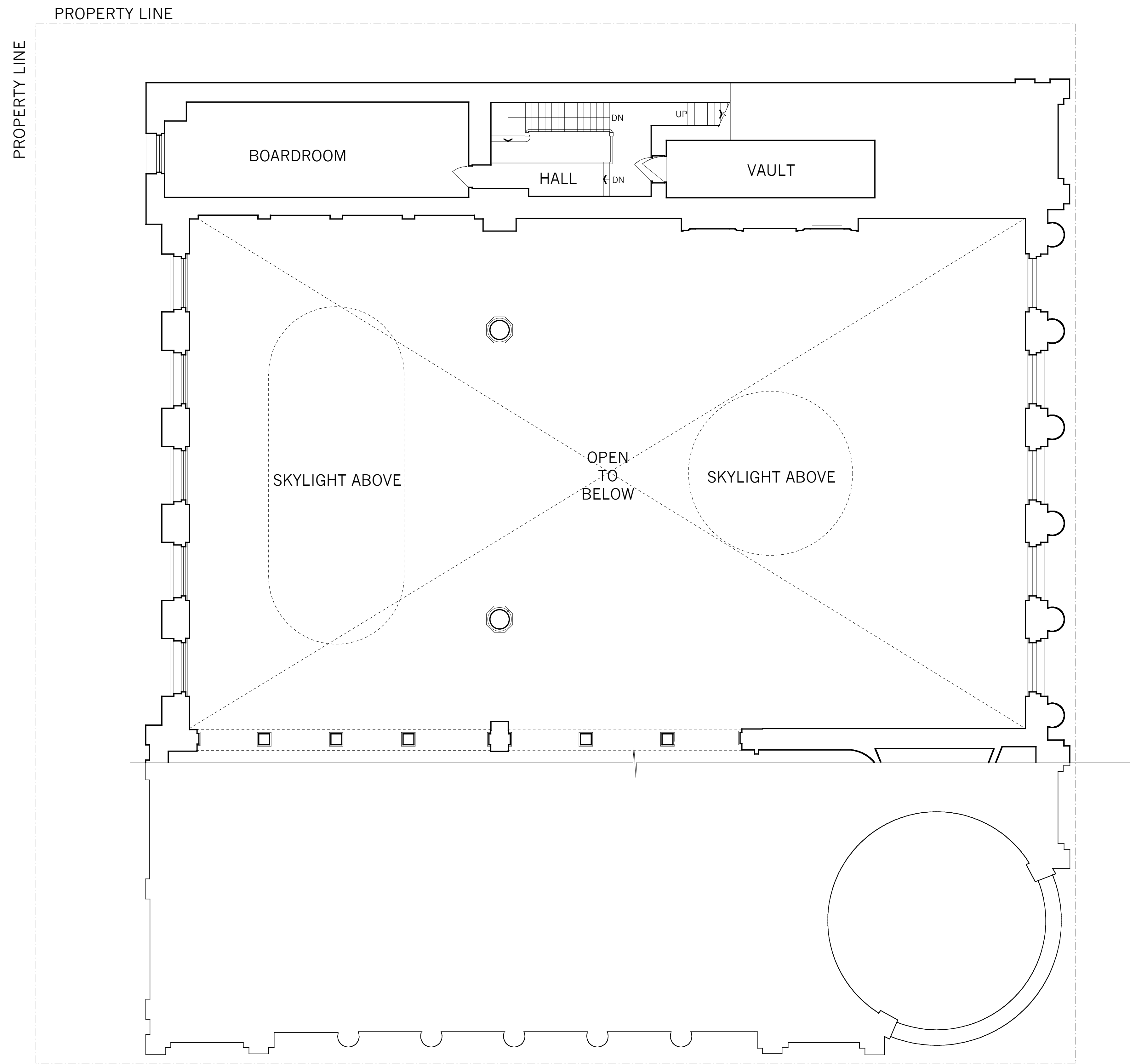
drawn by: JP

checked by:

date: 04.02.12

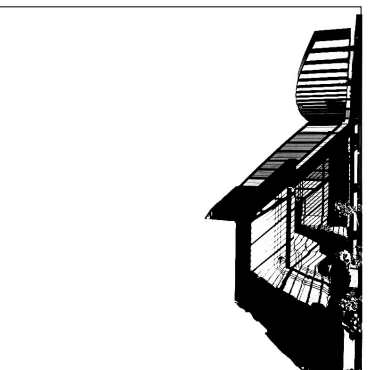
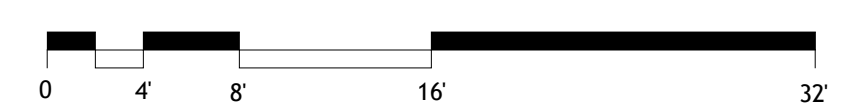
scale:

A-29

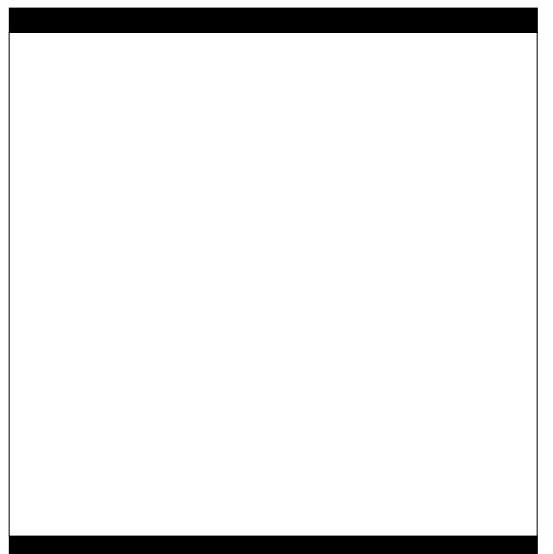


1 EXISTING MEZZANINE PLAN  
 Scale: 1/8" = 1'-0"

SPACES NOTED AS SIGNIFICANT  
 OR VERY SIGNIFICANT IN THE  
 HISTORIC STRUCTURES REPORT



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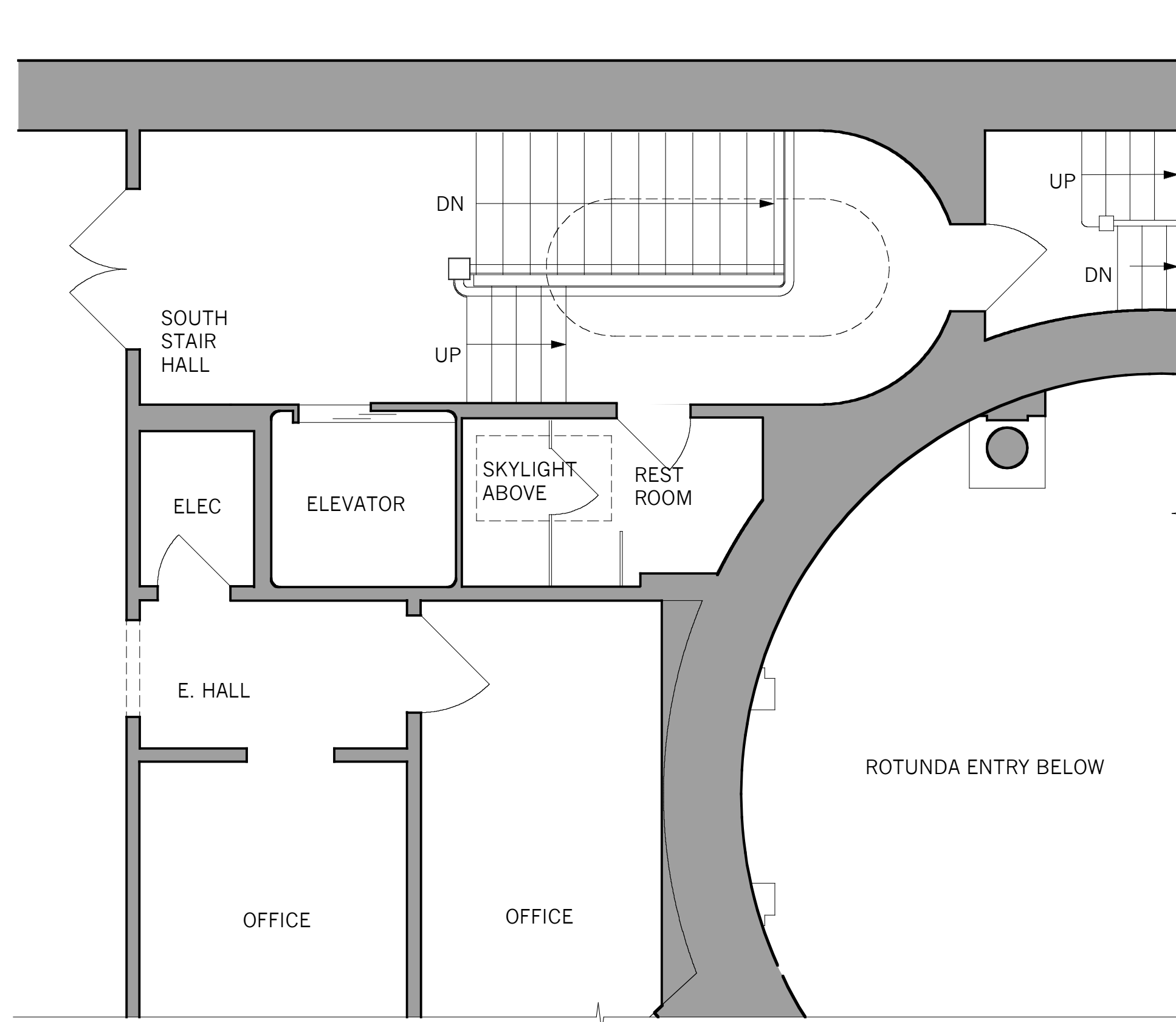


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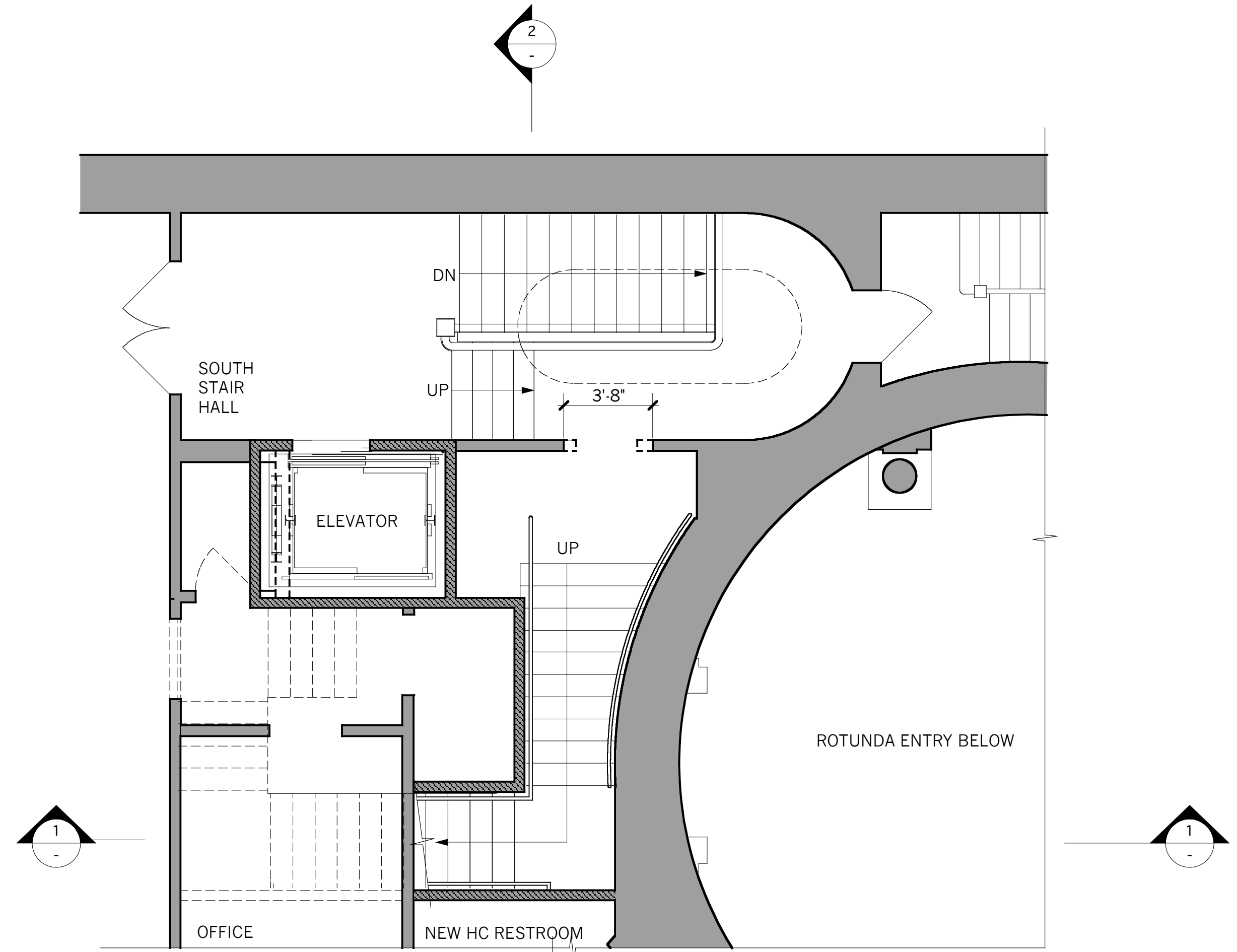
#	date	issue

(E) Mezzanine Plan

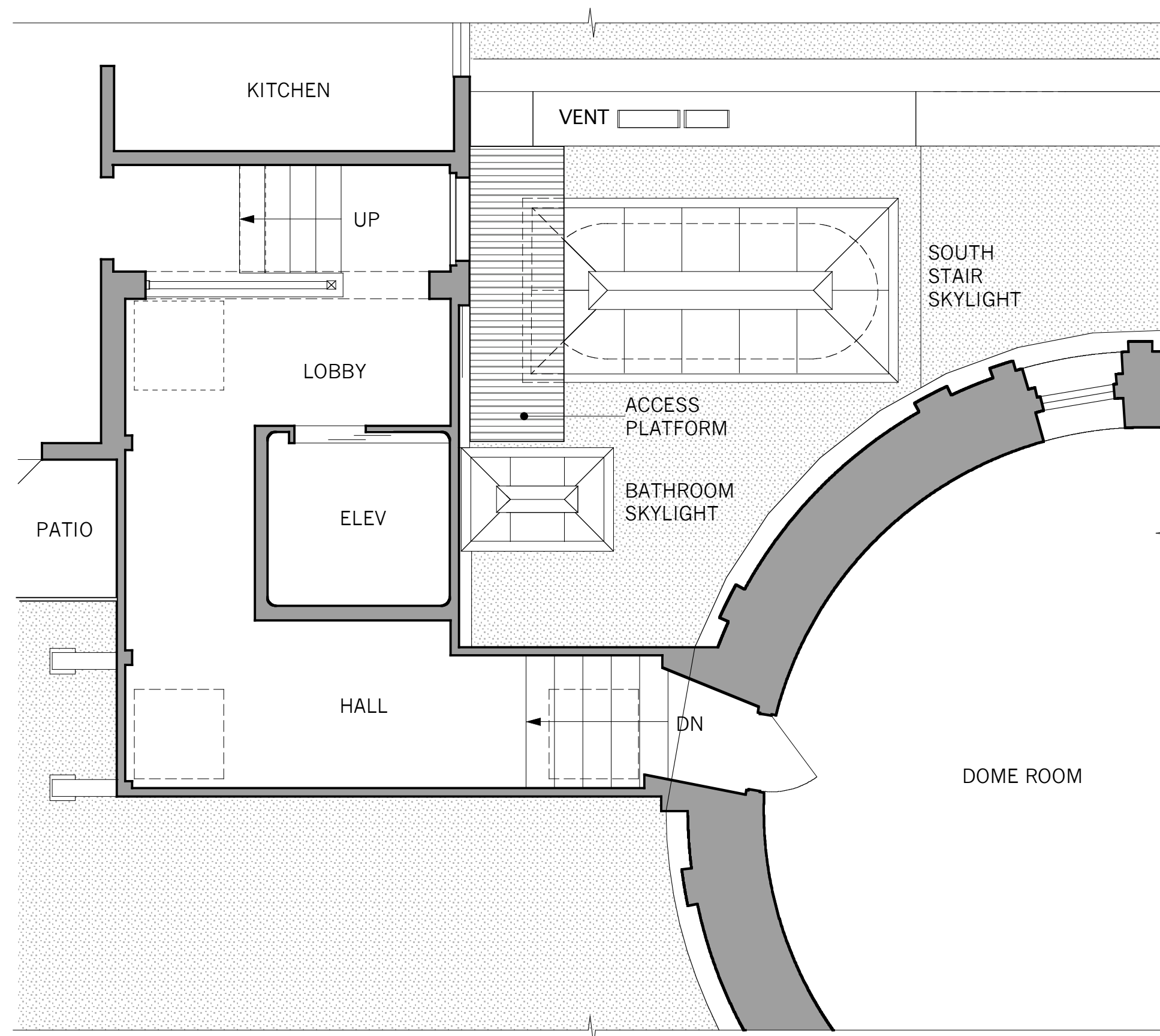
project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.05.12  
 scale:



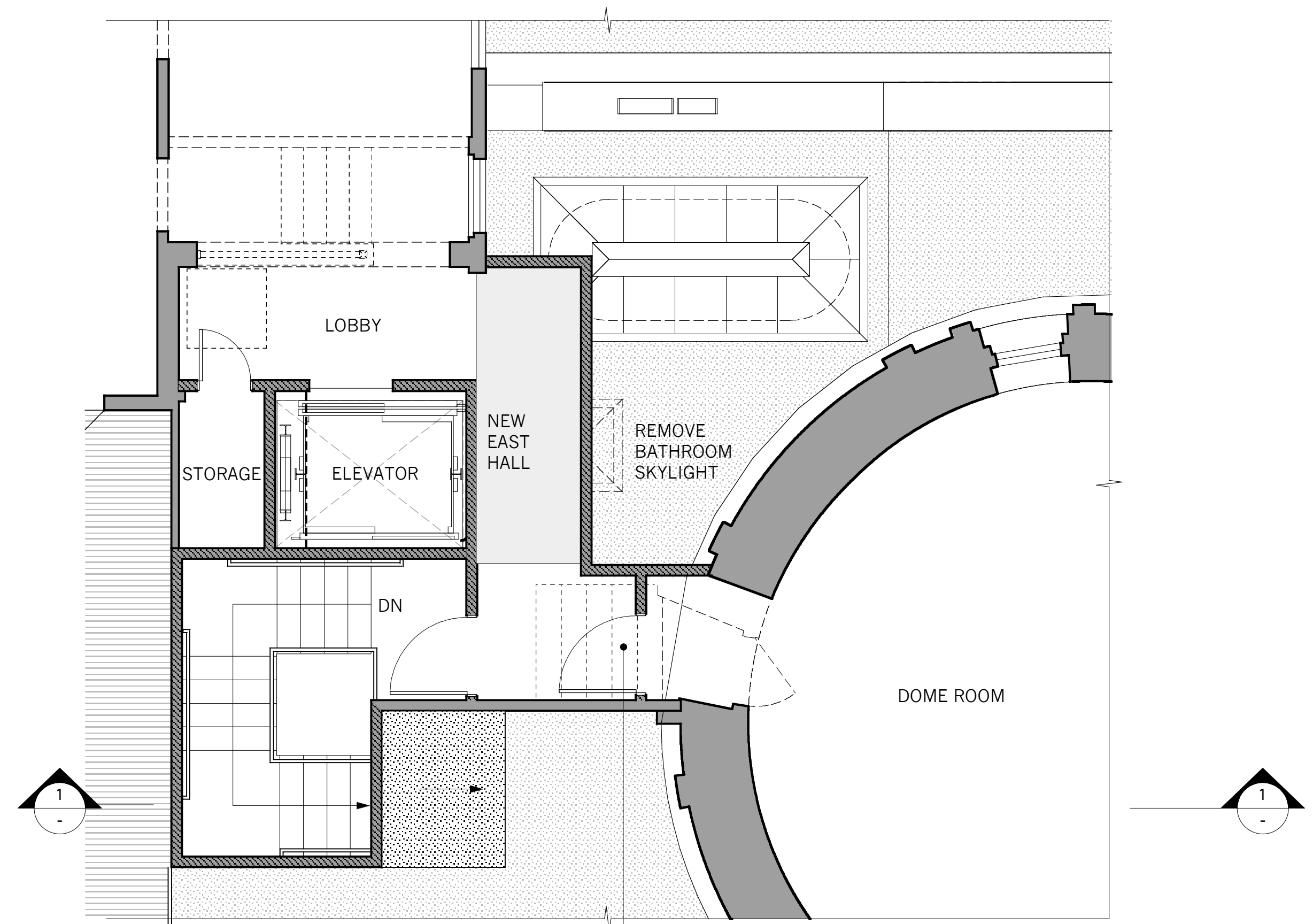
EXISTING  
2ND FLOOR PLAN



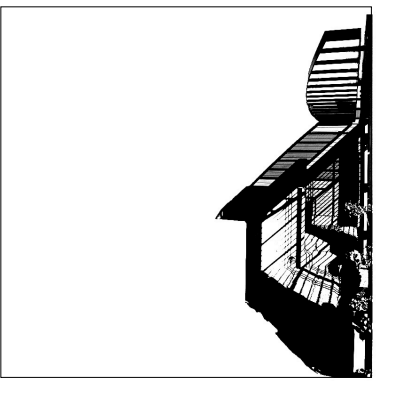
PROPOSED  
2ND FLOOR PLAN



EXISTING  
PENTHOUSE PLAN



PROPOSED  
PENTHOUSE PLAN



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**Proposed South  
Stair Plans**

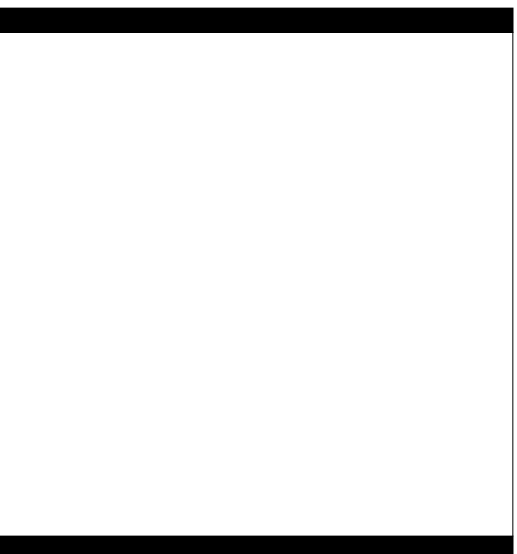
project: 09.03  
drawn by: JP  
checked by:  
date: 04.02.12  
scale:

**A-30**





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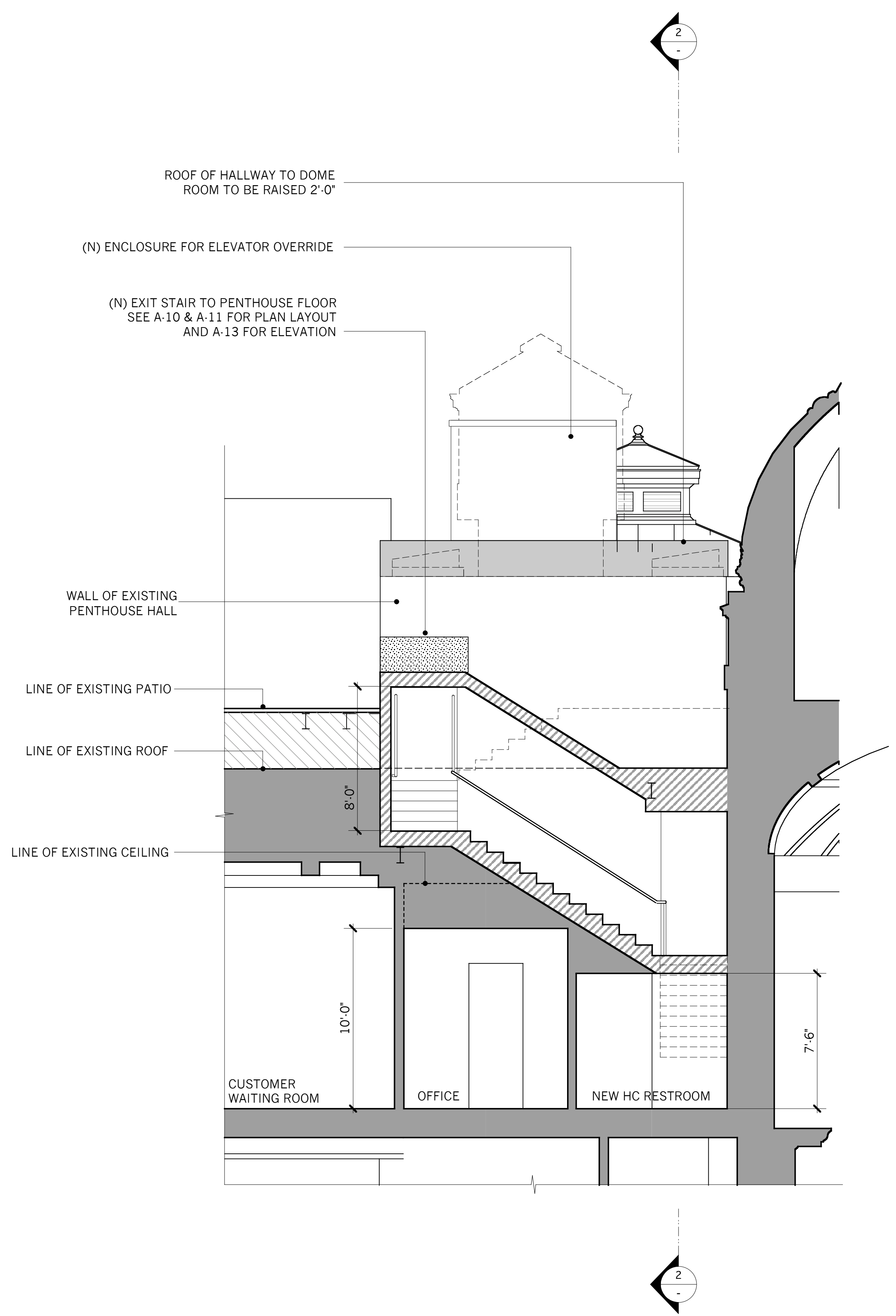
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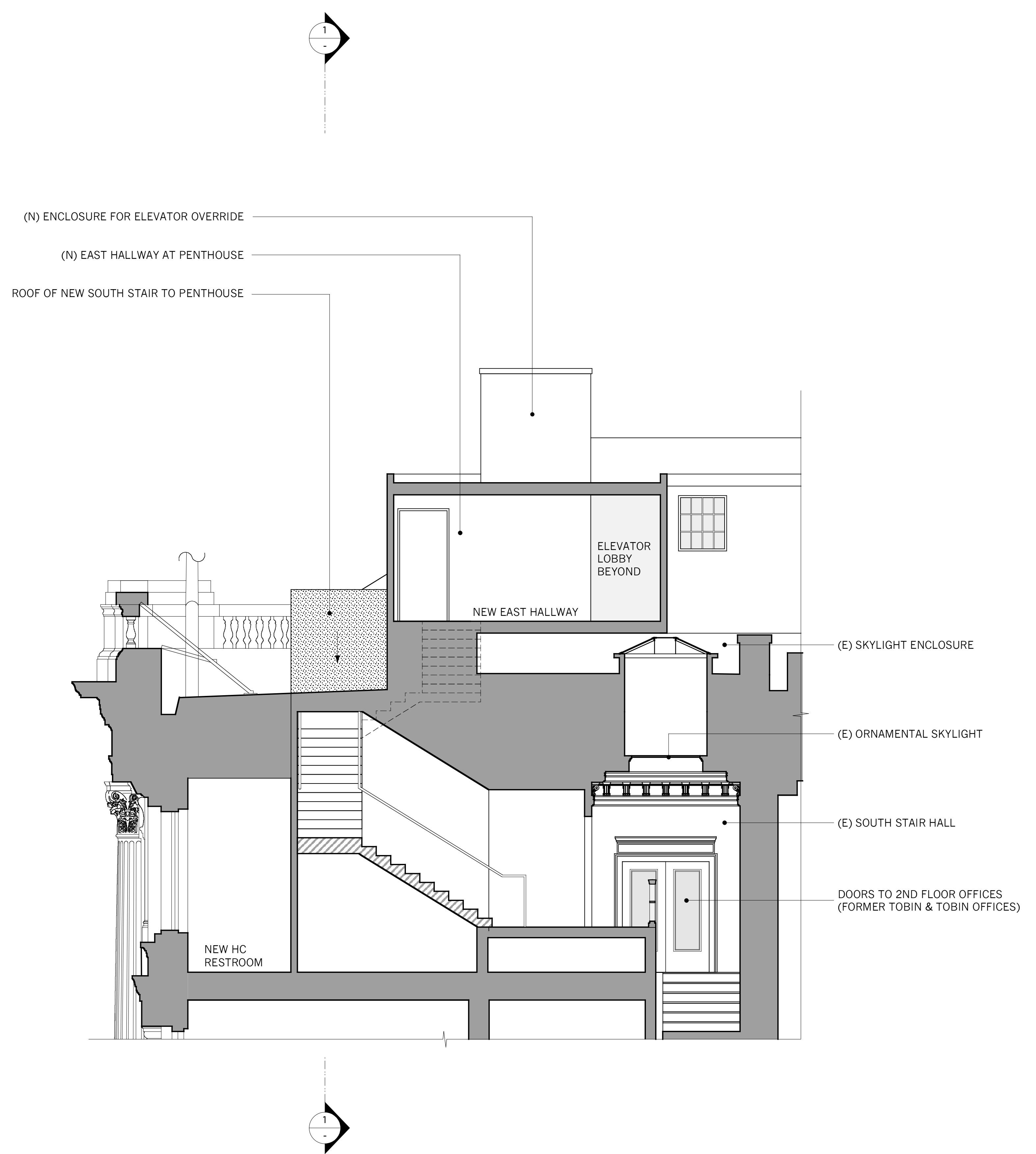
**South Stair Sections**

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.02.12  
 scale:

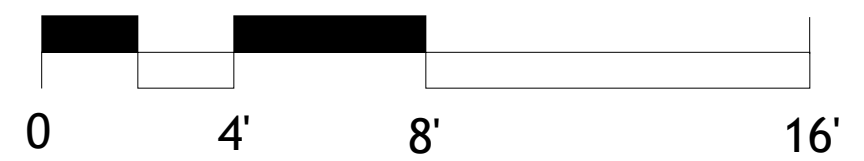
**A-31**



**1** NORTH/SOUTH SECTION NEW STAIR  
 Scale: 1/4" = 1'-0"



**2** EAST/WEST SECTION NEW STAIR  
 Scale: 1/4" = 1'-0"





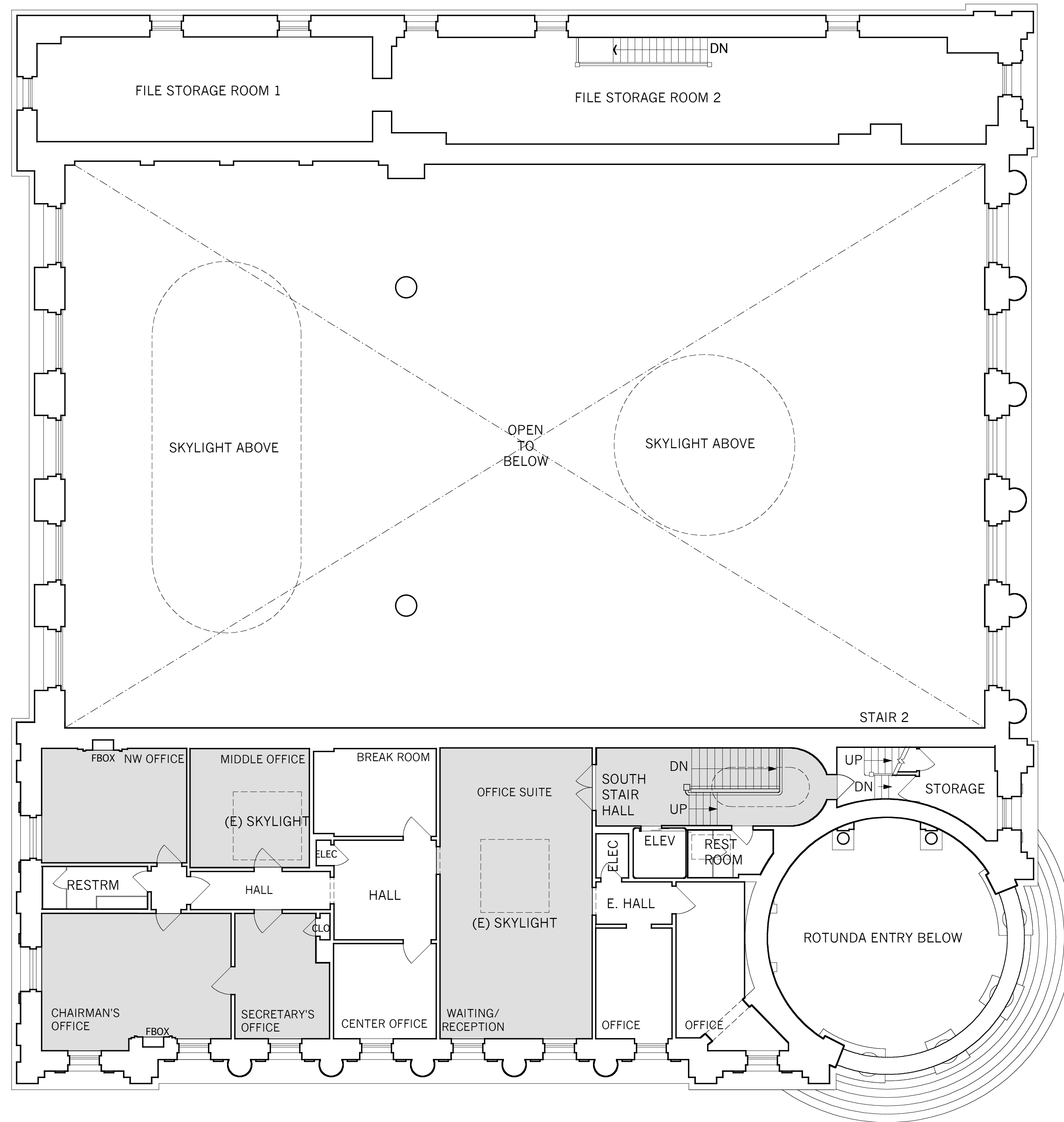
A: View of South stair hall looking at entry to 2nd floor office suite.



B: View of upper South stair hall. Door to bathroom on right and stair to dome room on Penthouse at left.

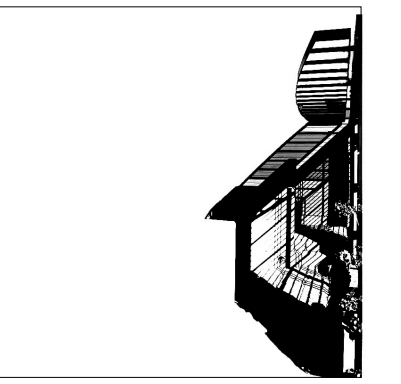
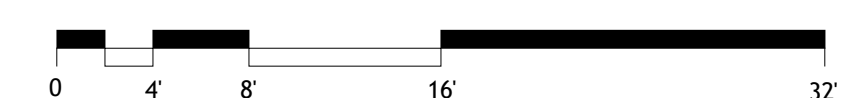


C: View of Customer/Waiting area of 2nd floor office suite. There will be no changes to this room.

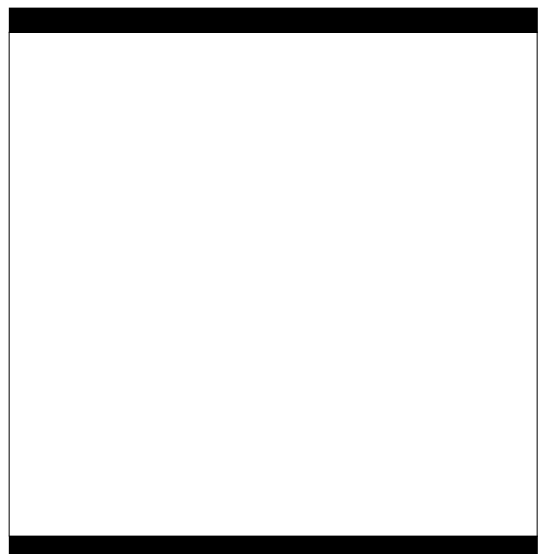


1 EXISTING 2ND FLOOR PLAN  
Scale: 1/8" = 1'-0"

SPACES NOTED AS SIGNIFICANT OR VERY SIGNIFICANT IN THE HISTORIC STRUCTURES REPORT



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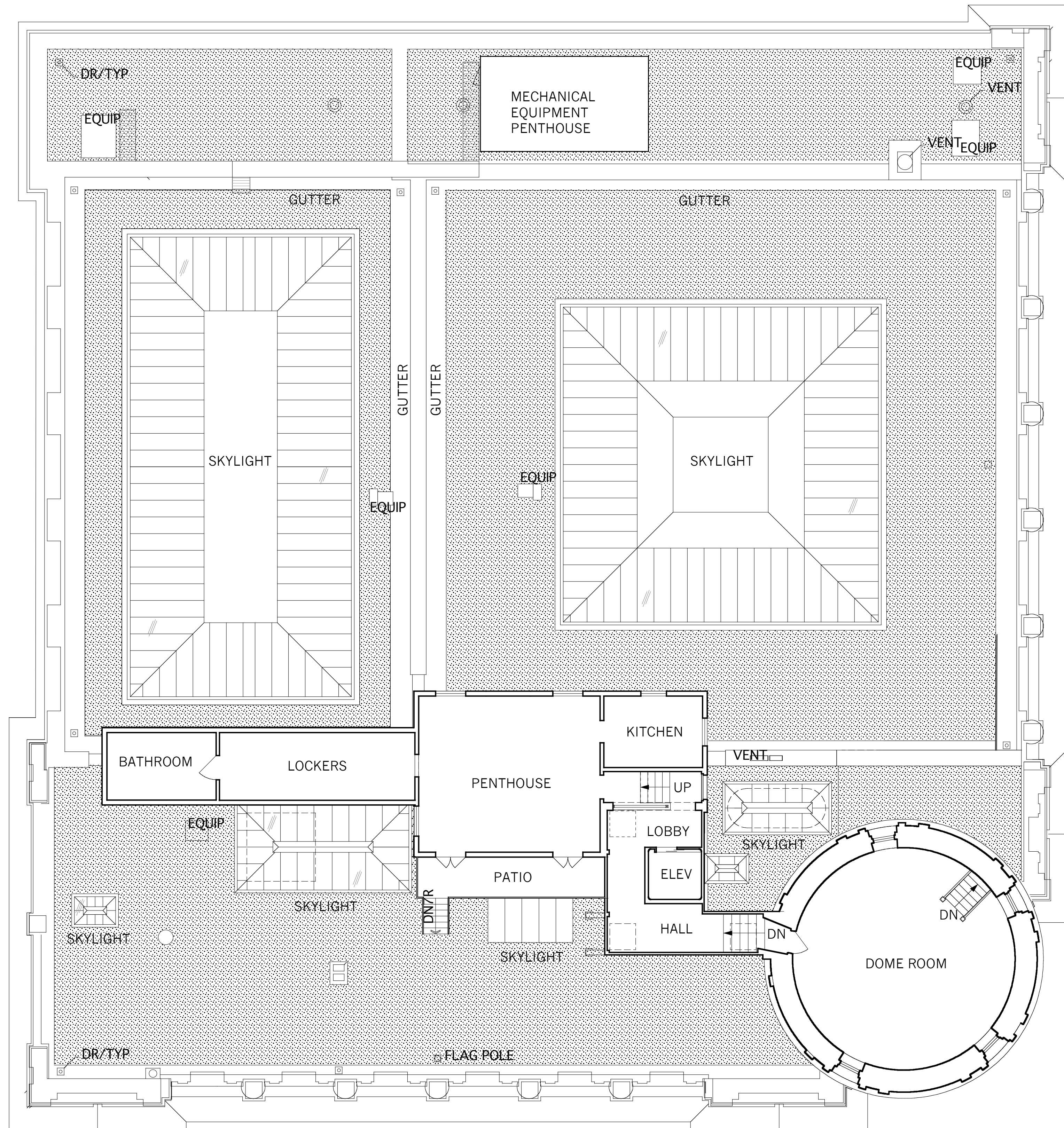
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#	date	issue

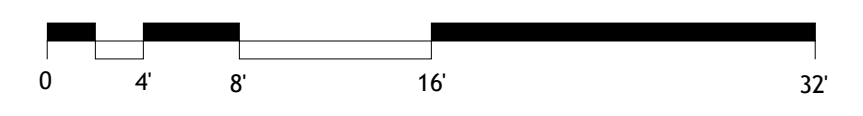
(E) 2nd Floor Plan

project: 09.03  
drawn by: JP  
checked by:  
date: 04.05.12  
scale:

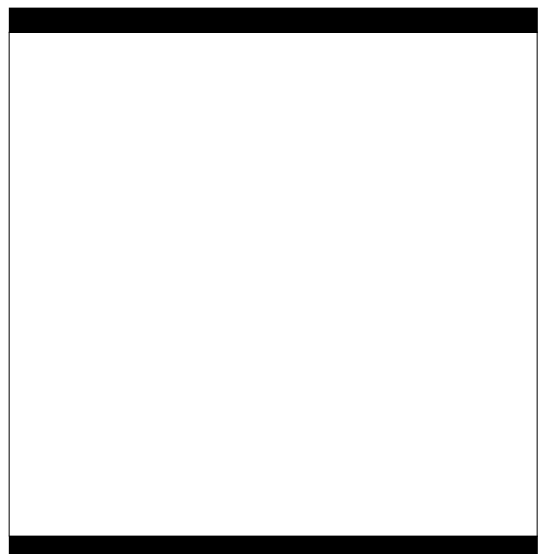
A-4



1 PENTHOUSE PLAN  
 Scale: 1/8" = 1'-0"



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(E) Penthouse Plan

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.05.12  
 scale:

A-5



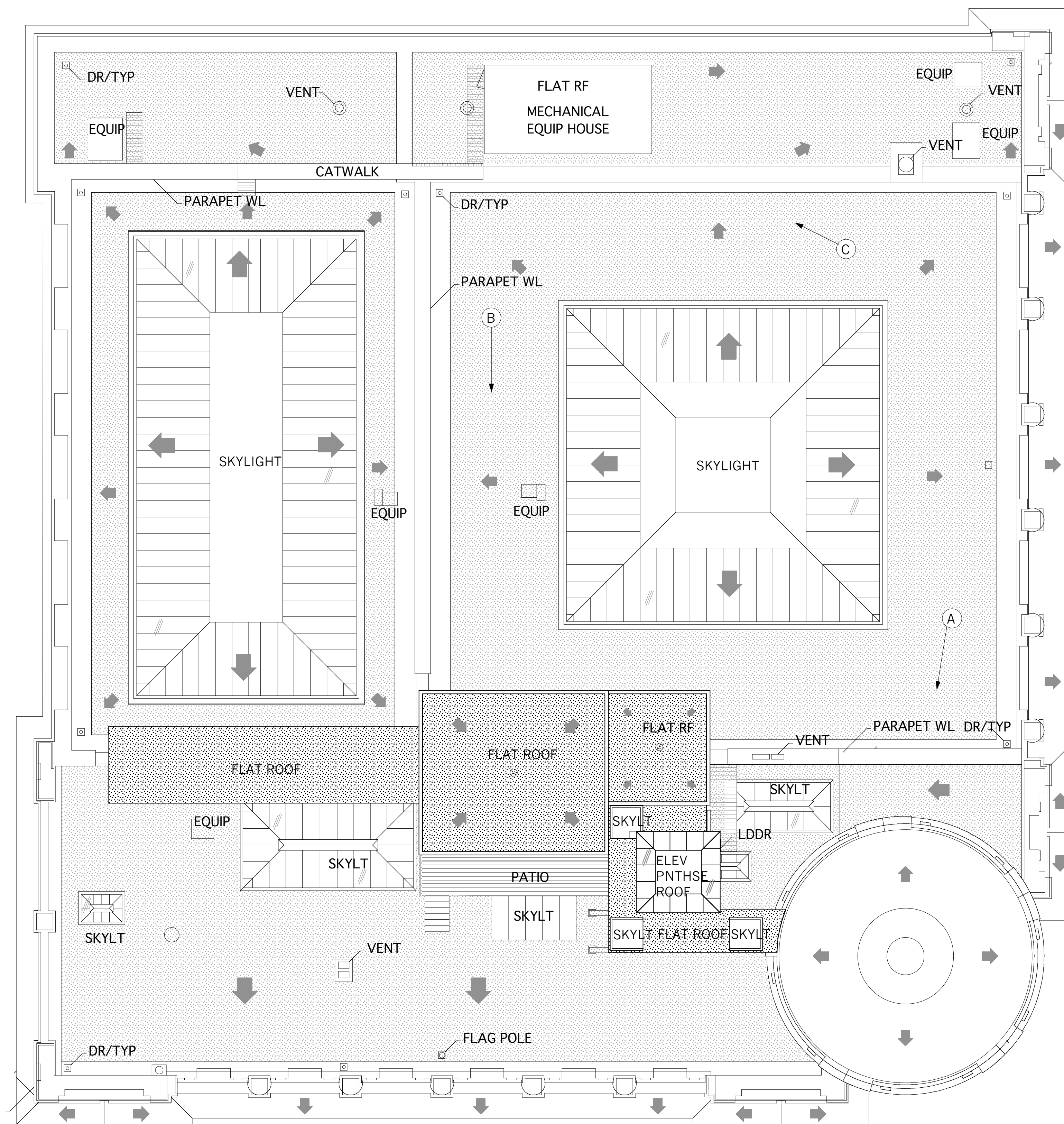
A: View of dome looking south with skylight enclosure on right. Parapet bracing on left.



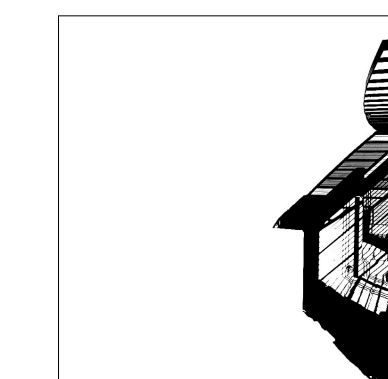
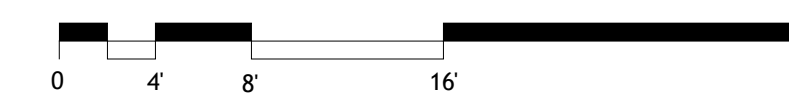
B: Looking south at Penthouse. Parapet at center is the structural line between the original building (on left) and the 1905 addition (on right).



C: Looking northwest at existing mechanical penthouse. Hotel Boyd is at right with fire escape that is over Hibernia property line and uses north exit alley for its exiting.



1 EXISTING ROOF PLAN  
Scale: 1/8" = 1'-0"



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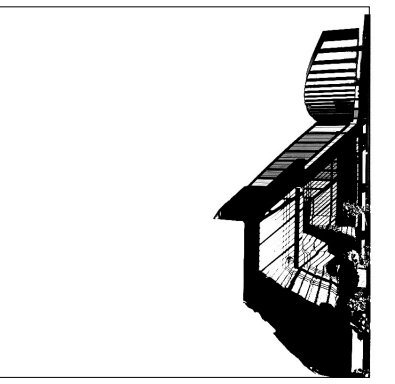
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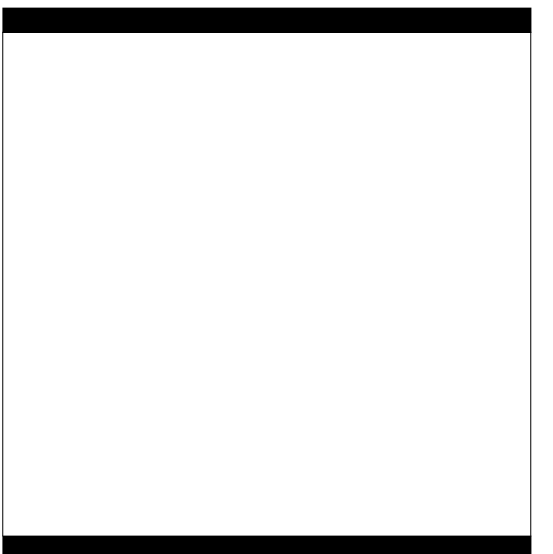
(E) Roof Plan

project: 09.03  
drawn by: JP  
checked by:  
date: 04.05.12  
scale:

A-6



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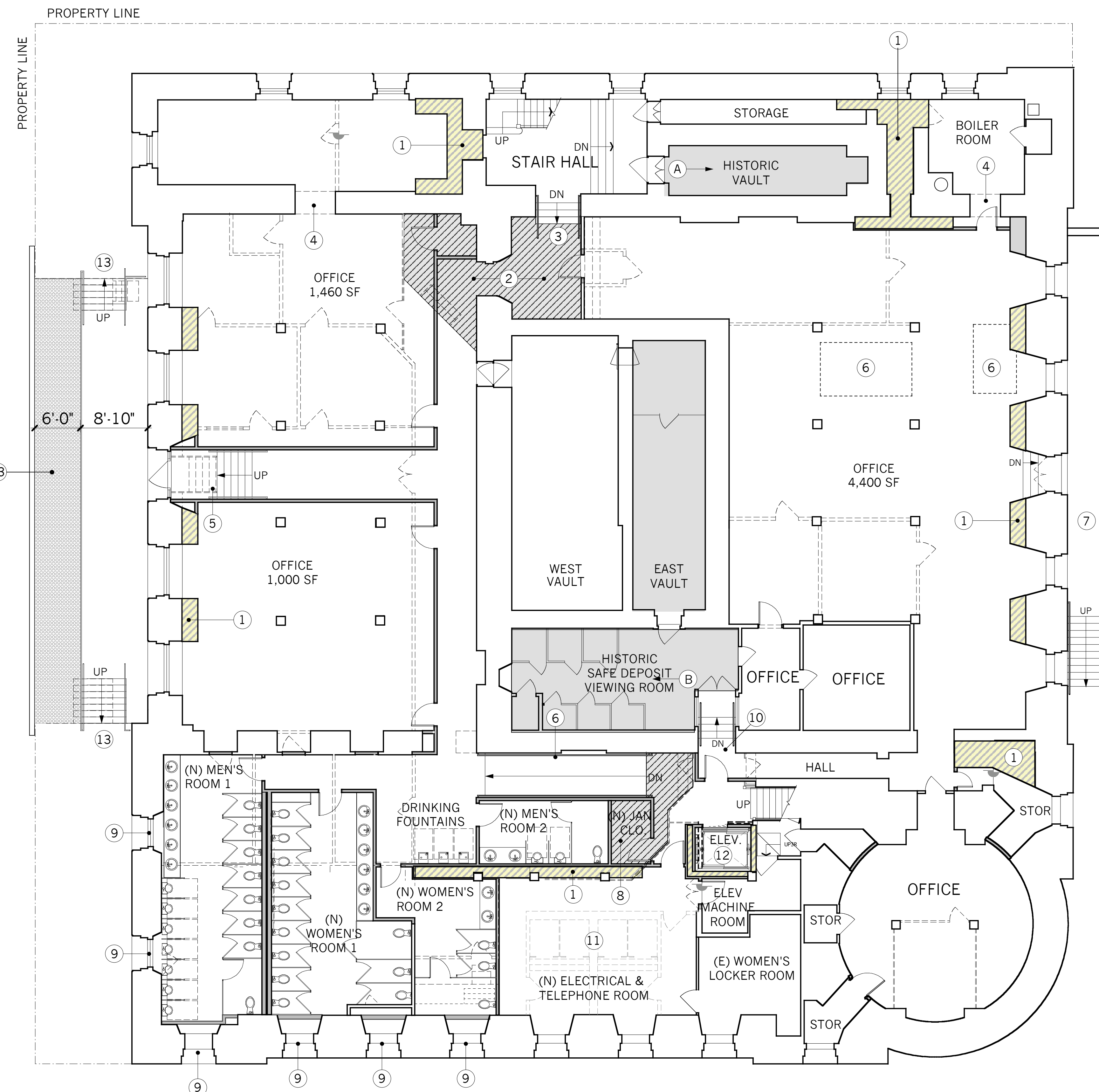
**Basement Plan**

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.05.12  
 scale:

**A-7**

**GENERAL NOTES:**

- NEW CONCRETE SHEAR WALL**  
New shear walls to be finished with wall treatments that match adjacent surface
- REMOVE FLOOR IN THIS AREA**  
Remove existing floor to create level floor throughout basement level for ADA compliance.
- NEW STAIRS TO NORTH EXIT STAIR**  
New stairs to be constructed of steel with steel handrails for access to the North exit stair.
- BOILER ROOM ACCESS**  
The new shear wall behind the north vault will block access to this area. A 4'-0" portion of the wall to be cut to access this area to be used as a storage or equipment room.
- REMOVE (E) WEST EXIT AND CONSTRUCT NEW STAIR**  
Remove existing stair which does not comply with current code for exiting. Construct new metal stair with metal guard and handrails.
- EXISTING BOILERS AND MECHANICAL EQUIPMENT**  
Dismantle and remove existing boilers and mechanical equipment. Select elements such as boilerplate doors to be saved for display in building.
- RESTORE LIGHT WELL**  
Remove existing sidewalk level cover over light well and repair and restore.
- RAISE FLOOR TO ALIGN WITH ELEVATOR LANDING**  
Floor area to the west of the elevator shaft to be raised on metal framed platform to align floor with level at landing.
- BASEMENT WINDOWS**  
Replace glass in windows at basement level with translucent laminated glass.
- PROVIDE ACCESS TO HISTORIC SAFE DEPOSIT AREA**  
Demolish sloping floor in this area and replace with stairs to provide head clearance and access to these areas.
- REMOVE EXISTING BATHROOMS**  
Remove bathrooms and raised plumbing floors for new telephone/communications room.
- EXPAND ELEVATOR SHAFT**  
New elevator to be installed requires expansion of existing shaft. Shaft to be enlarged to the west by approximately 1'-0". Existing elevator machine room to be used for new equipment.
- WEST EXIT ALLEY WALKWAY**  
New metal grating with metal guardrail to be built over sunken area of west exit alley, providing a level surface for north exit alley access. Existing concrete stairs to sunken area to be demolished and replaced with metal stairs with metal guard and handrails.



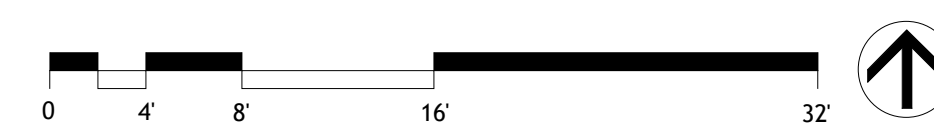
A: View of interior of historic vault. City documents were stored here after the 1906 earthquake and fire.



B: View of interior of historic safe deposit box viewing rooms.

**BASEMENT PLAN**  
 Scale: 1/8" = 1'-0"

WALL KEY	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	SPACES NOTED AS SIGNIFICANT OR VERY SIGNIFICANT IN THE HISTORIC STRUCTURES REPORT





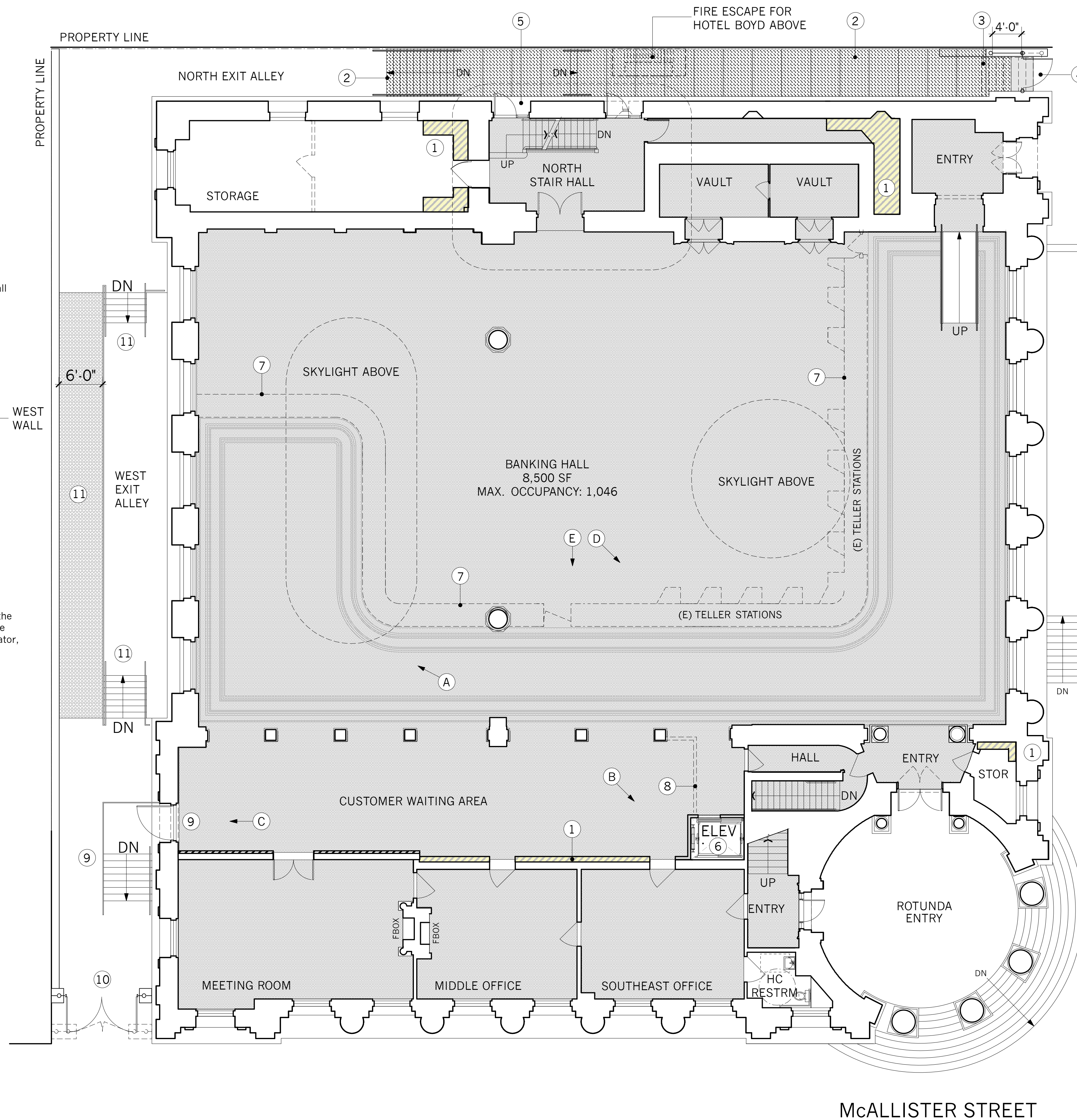
A: View of Northwest corner of the Banking Hall with teller stations in the foreground.



B: View of elevator in the Southeast corner of the customer waiting area. Non-historic fence to be removed (lower left). To accommodate new elevator, the west facing wall of the elevator shaft to be rebuilt, 1'-0" further to the west.



C: View of West window in the Customer Waiting area with window and wall area below window sill to be removed. New exit door and transom to be installed. For more detail, see A-22.



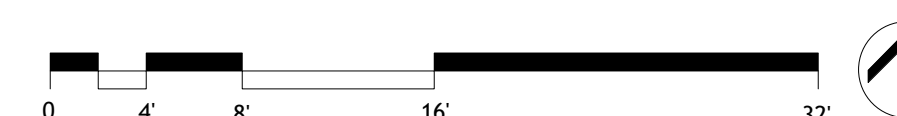
**GENERAL NOTES:**

1. NEW CONCRETE SHEAR WALL  
New shear walls to be finished with wall treatments that match adjacent surface
2. NORTH EXIT ALLEY  
Construct a new metal grate walkway with metal handrails where required to provide access to street exits at northeast gate to Jones Street and at south west gate at McAllister Street. Walkway not to be attached to building. Original gate and side panels to be retained and reinstalled - see note 4 below. For more detail, see A-19 and A-20.
3. EXISTING STAIRS TO BE COVERED  
For access to the North exit on Jones Street, existing granite stairs to be covered by metal grate. For more detail, see A-20.
4. NORTH GATE  
Existing North gate to be relocated and altered to reverse the swing for the fire code required path of travel direction.
5. EXIT AT NORTH STAIR HALL  
To provide the code required exiting from the Banking Hall, the wall area below the sill of the existing west window in the north stair hall is to be cut to be level with the stair landing. The lower sash of the window to be removed and replaced with a door and side light. The wall area at the east end of the north stair hall to be removed to provide a second exit door and sidelight to match west door.  
  
Exterior granite to be saw cut and edges finished to match openings on adjacent windows. All granite to be salvaged and stored on site for potential reuse. For more detail, see A-19 and A-20.
6. EXPAND ELEVATOR SHAFT  
New elevator to be installed requires expansion of existing shaft. Shaft to be enlarged to the west by approximately 1'-0".
7. TELLER'S STATIONS  
Teller's stations to be modified. See Exhibit F in ARC presentation materials dated August 15, 2012
8. CONTROL GATE  
Existing non-historic control gate fence to be removed.
9. SOUTHWEST EXIT AND EXIT STAIR  
To provide the code required exiting from the Banking Hall, the wall area below the sill of the existing west window in the Customer Waiting Area is to be cut to be level with the floor. The lower sash of the window to be removed and replaced with a door and side light. Exterior granite to be saw cut and edges finished to match openings on adjacent windows. All granite to be salvaged and stored on site for potential reuse.  
  
Construct new metal exit stair with metal guard and handrails. For more detail, see A-21 and A-22.
10. SOUTHWEST GATE  
Existing southwest gate to be relocated to allow for reversal of swing per existing requirements and city encroachment restrictions. Original gates to be extended with new material to match to allow for increased exit width as required by code. Side panels and granite bases to be modified to allow for new gate width. All historic material to be salvaged and stored on site for potential future use. For more detail, see A-23.
11. WEST EXIT ALLEY WALKWAY  
New metal grating with metal guardrail to be built over sunken area of west exit alley, providing a level surface for north exit alley access. Existing concrete stairs to sunken area to be demolished and replaced with metal stairs with metal guard and handrails. For more detail see A-21 and A-22.

JONES STREET

McALLISTER STREET

WALL KEY	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	SPACES NOTED AS SIGNIFICANT OR VERY SIGNIFICANT IN THE HISTORIC STRUCTURES REPORT



1 1ST FLOOR PLAN  
Scale: 1/8" = 1'-0"



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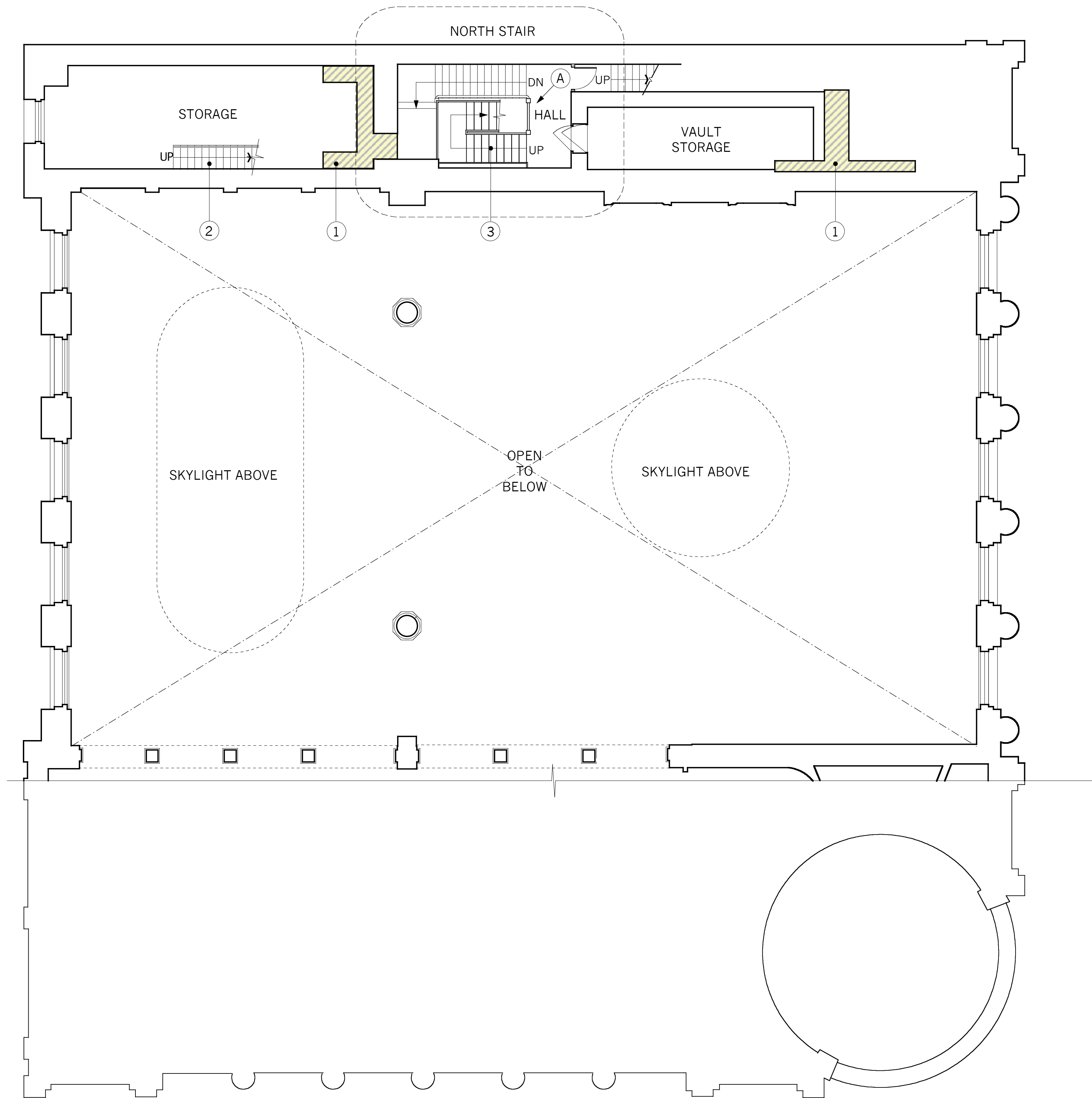
1st Floor Plan

project:	09.03
drawn by:	JP
checked by:	
date:	04.05.12
scale:	

**A-8**



A: Walkway to Mezzanine storage to be removed and door to storage room to be infilled with new concrete shear wall.

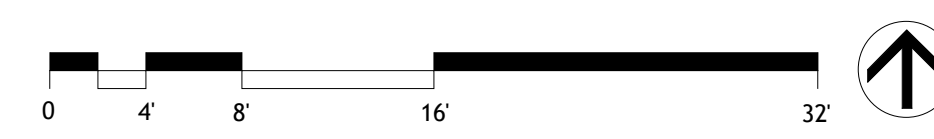


1 MEZZANINE PLAN  
Scale: 1/8" = 1'-0"

**GENERAL NOTES:**

1. NEW CONCRETE SHEAR WALL  
New shear walls to be finished with wall treatments that match adjacent surface
2. NEW INTERNAL STORAGE STAIR  
New shear walls will enclose the entry to this storage space. A new metal ship's ladder will be provided to access this space from the storage area on the 2nd floor.
3. NEW NORTH EXIT STAIR  
The walkway to the storage room will be removed to allow for the new metal exit stair from the roof. For more detail, see A-28 and A-29. A new door will be provided to the stair to the 2nd floor storage room.

WALL KEY	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	SPACES NOTED AS SIGNIFICANT OR VERY SIGNIFICANT IN THE HISTORIC STRUCTURES REPORT



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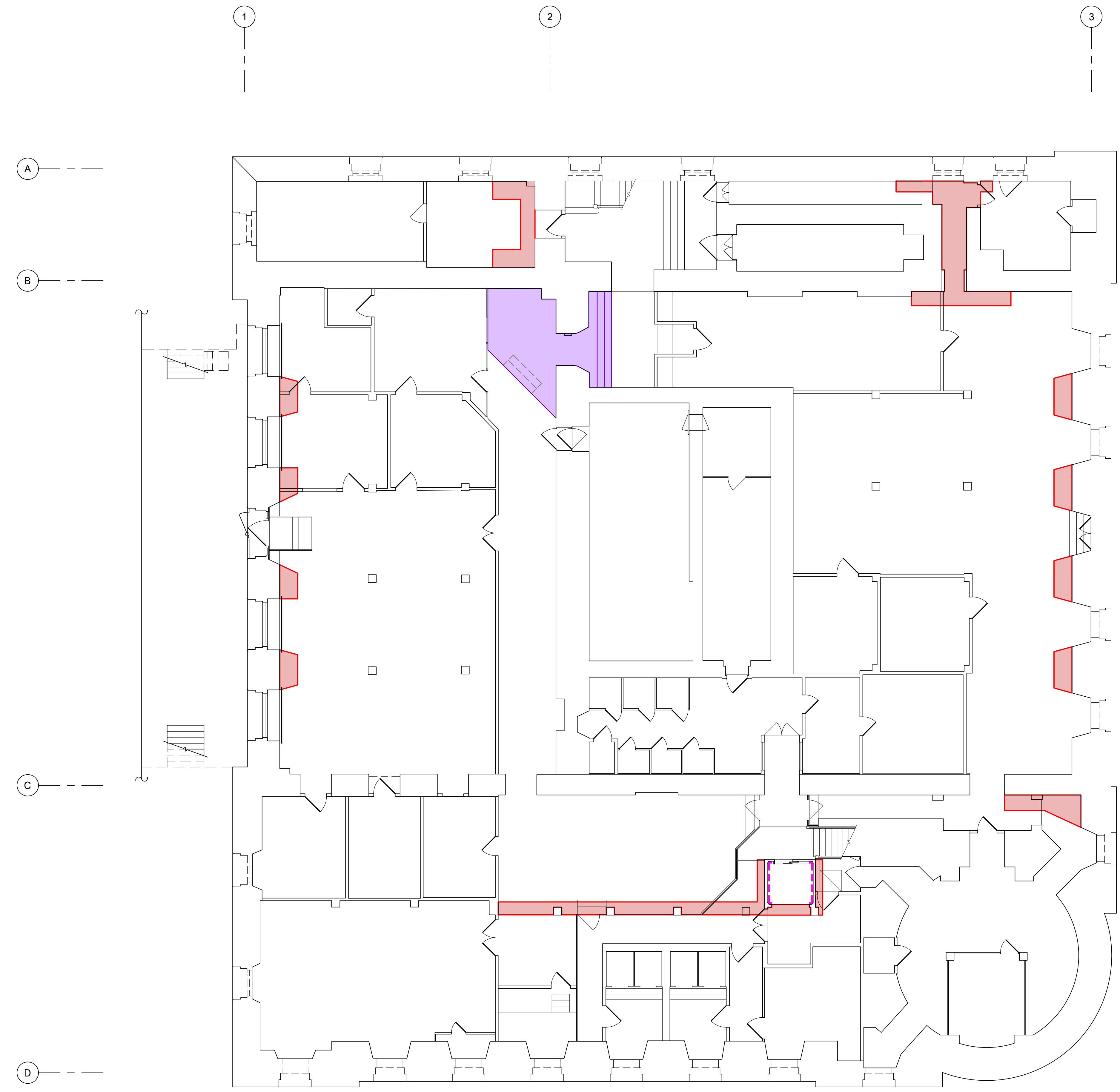
#	date	issue

Mezzanine Plan

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.05.12  
 scale:

Plotted: 12/14/2010 8:52 AM by Casadei, Jackie File Name: p:\2009\2009-5093 hiberna (f)\drawings\wje conceptual retrofit - concept development\sheet\2009-5093-S200.dwg

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  - EXTERNALLY BONDED FRP SHEETS, TOP ONLY W/ ANCHORS
  - EXTERNALLY BONDED FRP SHEETS, TOP ONLY
  - GROUP OF NEAR SURFACE MOUNTED FRP BARS
  - GROUDED CENTER CORES
  - EPOXY DOWELS
  - OUTRIGGER BEAM BELOW
  - REINFORCED CONCRETE COLLECTORS
  - REINFORCED CONCRETE SHEAR WALL
  - COLD-FORMED STEEL SHEAR WALL
  - REINFORCED CONCRETE BOND BEAM AND TIE PLATES
  - (N) CONCRETE SLAB
  - CEILING OPENING ABOVE

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Project  
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Client  
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San Francisco, CA 94102

Mark	Date	Description

Project No.	2009.5093
Date	10/20/10
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Scale	As Noted

**BASEMENT PLAN**

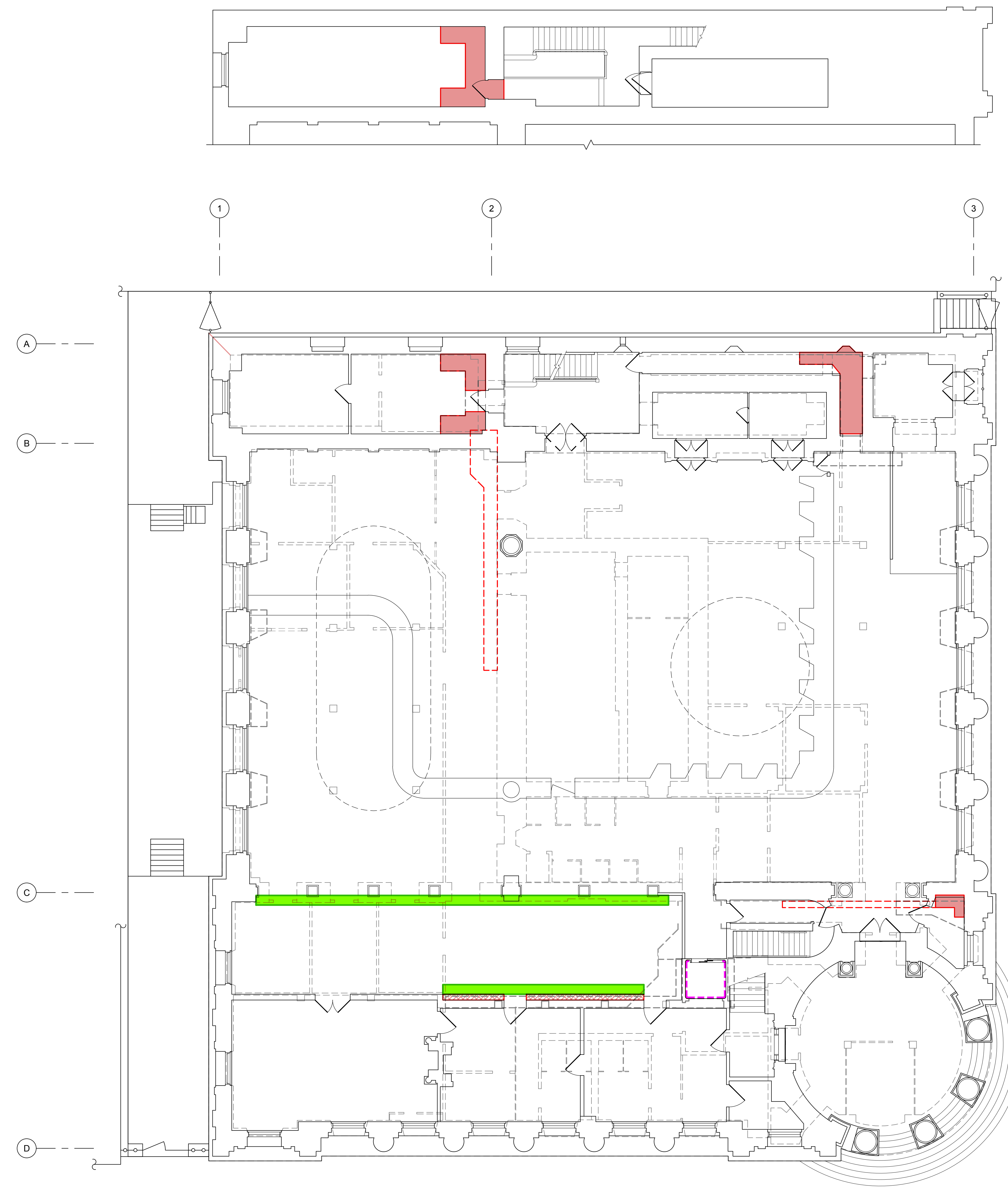
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MEZZANINE DATUM

ENTRY LEVEL DATUM

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  - EXTERNALLY BONDED FRP SHEETS, TOP ONLY
  - GROUP OF NEAR SURFACE MOUNTED FRP BARS
  - GROUDED CENTER CORES
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  - REINFORCED CONCRETE SHEAR WALL
  - COLD-FORMED STEEL SHEAR WALL
  - REINFORCED CONCRETE BOND BEAM AND TIE PLATES
  - (N) CONCRETE SLAB
  - CEILING OPENING ABOVE

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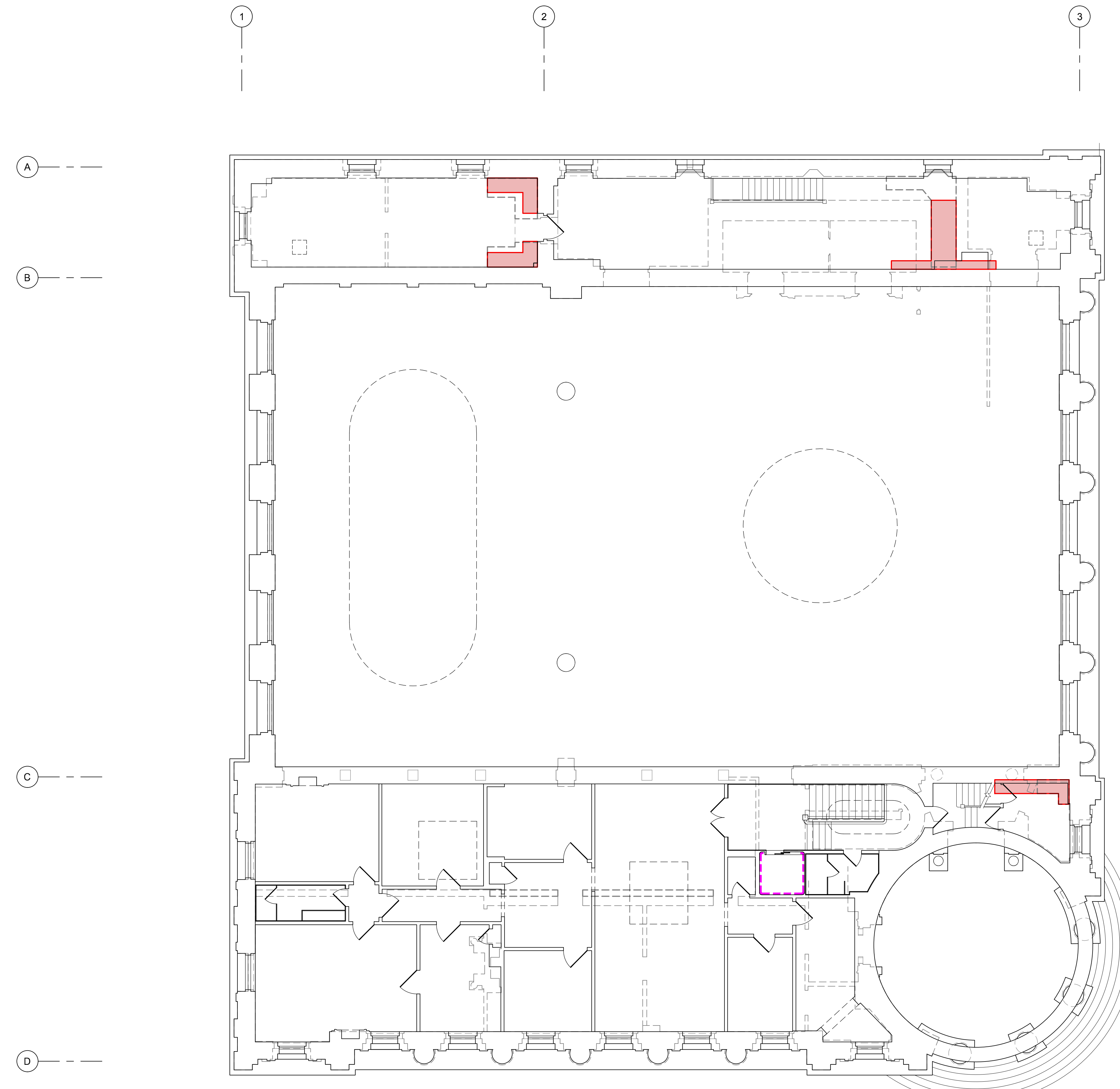
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Project No.	2009.5093
Date	10/20/10
Drawn	GDR
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Scale	As Noted

**FIRST FLOOR PLAN**

Sheet Title

Sheet No. **S201**



- LEGEND**
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  - EXTERNALLY BONDED FRP SHEETS, TOP ONLY
  - GROUP OF NEAR SURFACE MOUNTED FRP BARS
  - GROUDED CENTER CORES
  - EPOXY DOWELS
  - OUTRIGGER BEAM BELOW
  - REINFORCED CONCRETE COLLECTORS
  - REINFORCED CONCRETE SHEAR WALL
  - COLD-FORMED STEEL SHEAR WALL
  - REINFORCED CONCRETE BOND BEAM AND TIE PLATES
  - (N) CONCRETE SLAB
  - CEILING OPENING ABOVE

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Scale	As Noted

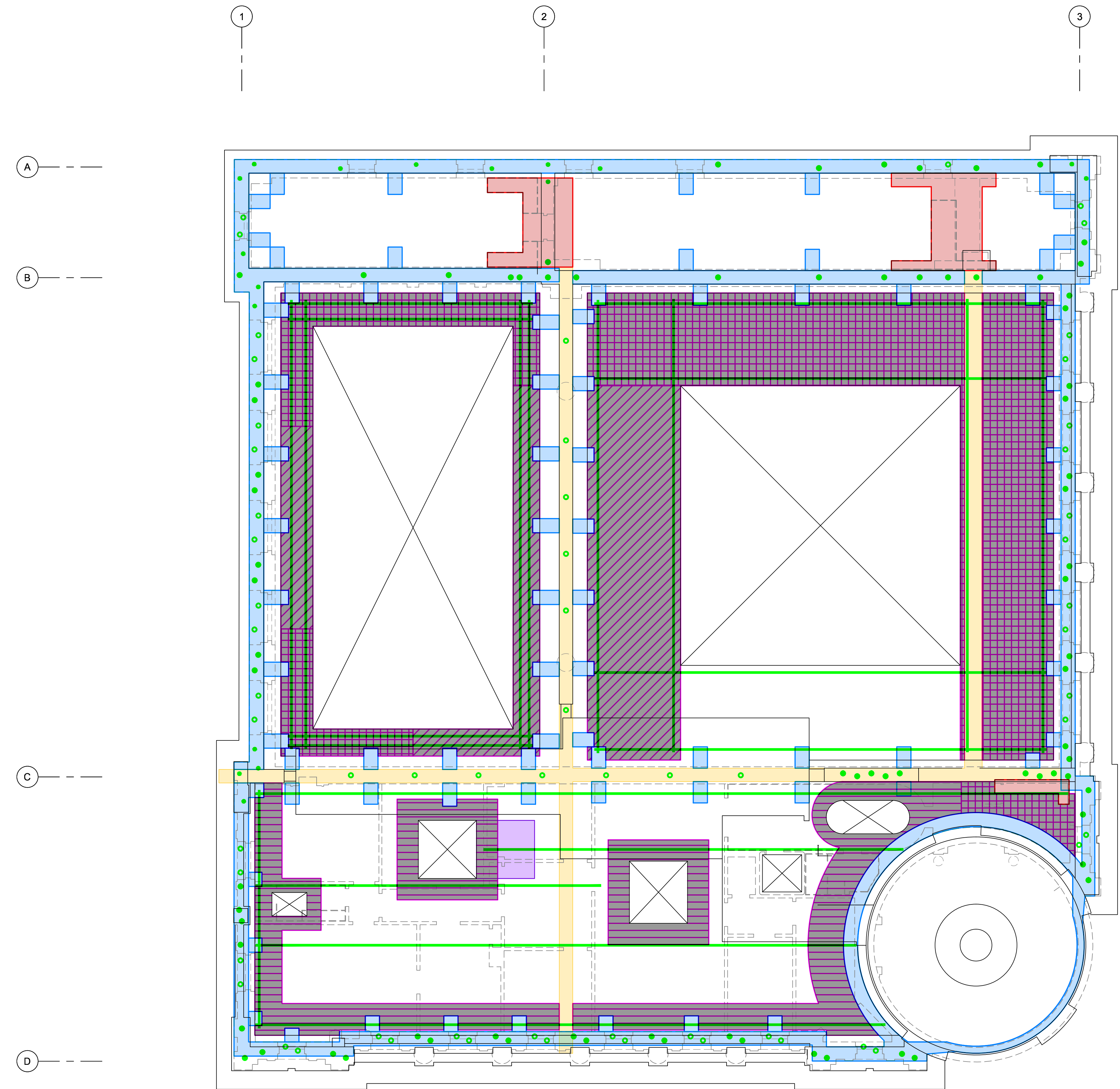
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Sheet Title  
**S202**

Sheet No.

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Mark	Date	Description

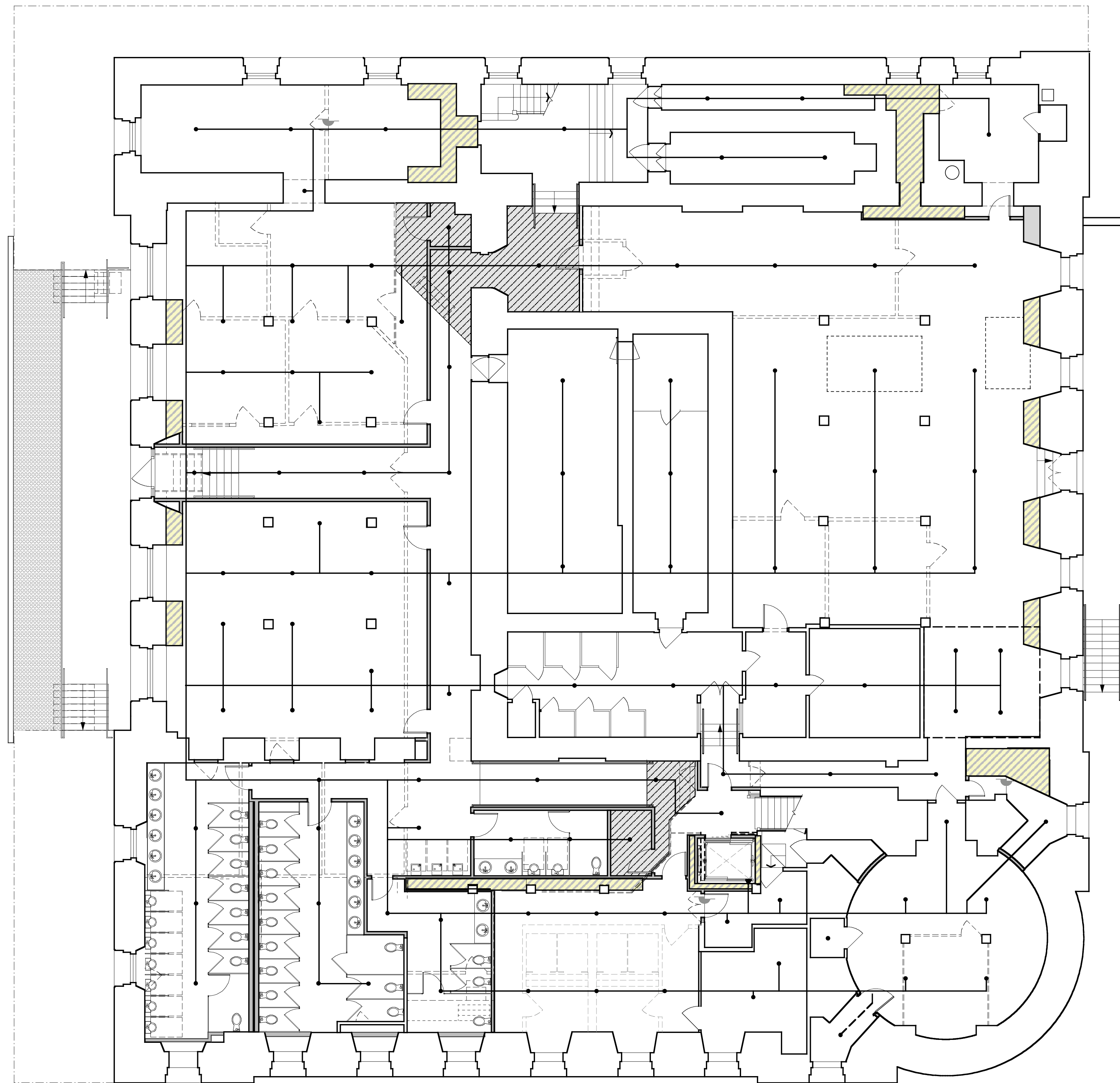
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**ROOF PLAN**

Sheet Title

Sheet No. **S203**



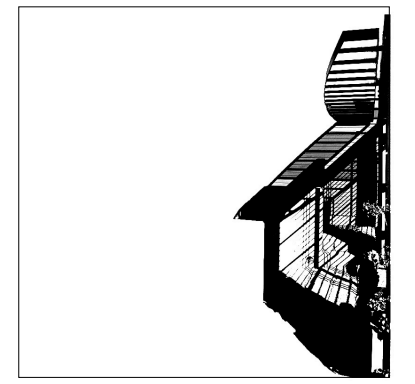
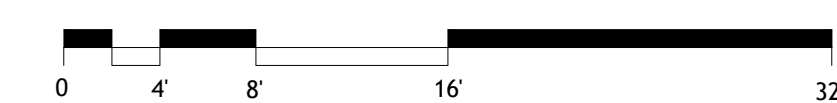


1 BASEMENT FIRE SPRINKLER LAYOUT  
 Scale: 1/8" = 1'-0"

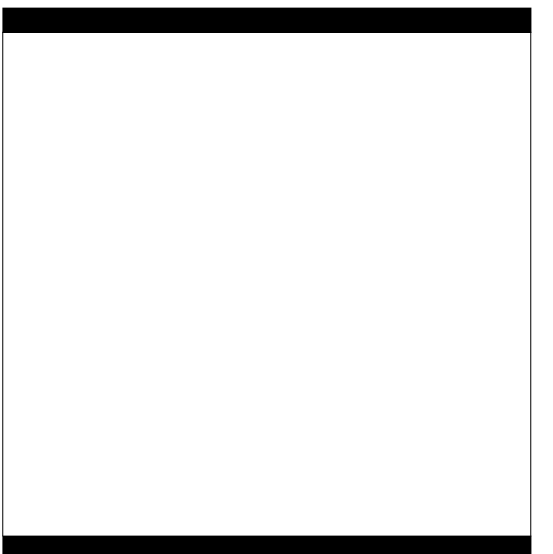
KEY	
•	SPRINKLER HEAD
---	CONCEALED PIPING

**GENERAL NOTES:**

1. FIRE SPRINKLER INSTALLATION IN CEILINGS  
 All fire sprinkler piping and valves to be concealed if finished ceiling is provided in space. Exposed piping and sprinkler heads is acceptable in spaces without ceiling finish.



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**Basement RCP  
 Sprinkler Diagram**

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.05.12  
 scale:

**A-32** FS-1



A: View of ceiling in SW Meeting Room.



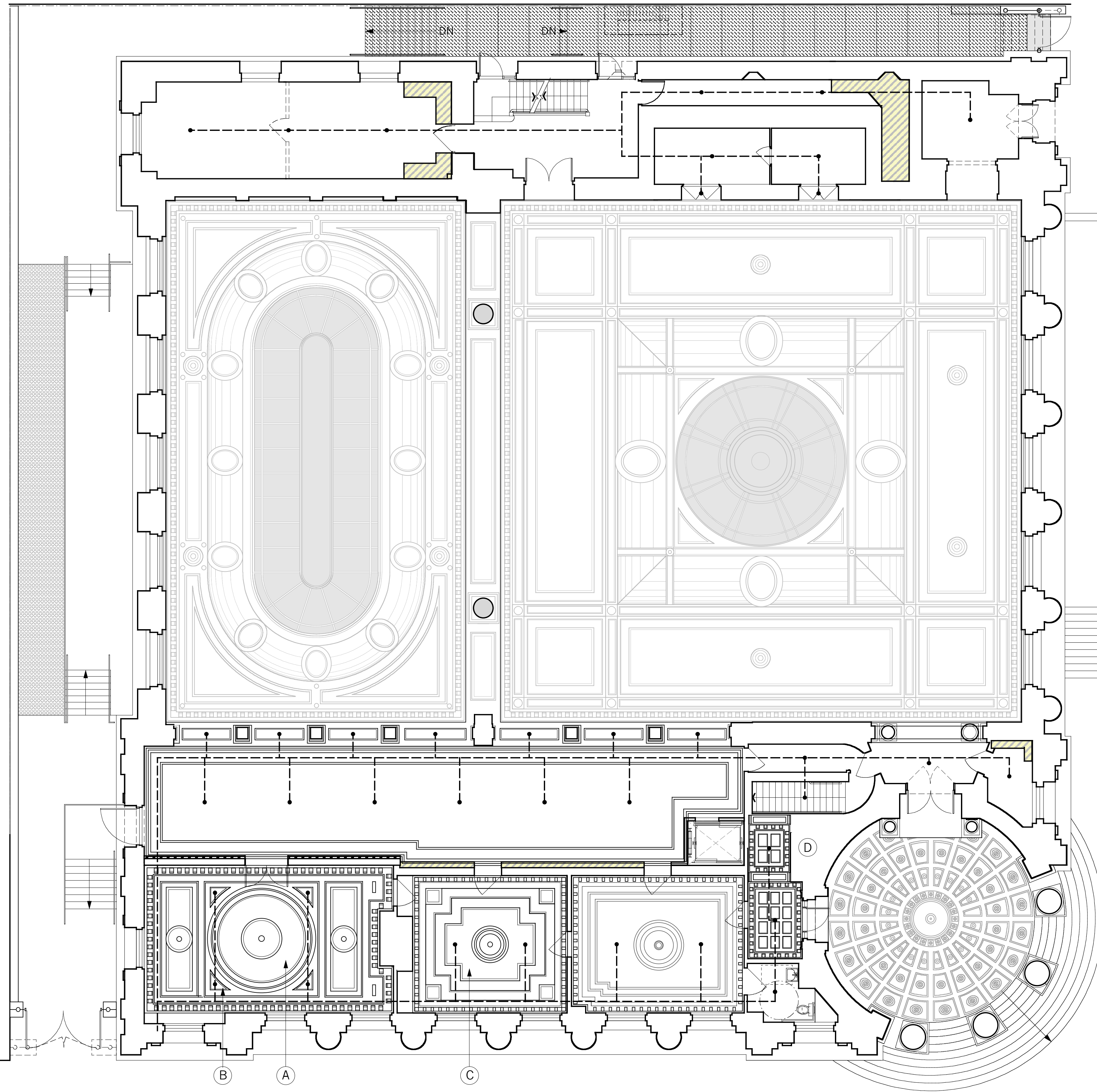
B: View of ceiling of SW Meeting Room. Sprinkler heads to be located at center point of triangular panels at corners of central circular panel.



C: View of ceiling in Middle Office. Sprinkler heads to be located on either side of central rondel.



D: View of ceiling in in South Stair. Sprinkler head to be located at center point of coffers.



KEY	
•	SPRINKLER HEAD
---	CONCEALED PIPING

1 1ST FLOOR FIRE SPRINKLER LAYOUT  
Scale: 1/8" = 1'-0"

**GENERAL NOTES:**

- FIRE SPRINKLER INSTALLATION IN CEILINGS**  
All fire sprinkler piping and valves to be concealed above ceiling in attic cavity space. All sprinkler heads to be concealed drop-down units and set in discreet locations that relate to the design of the ceiling of the individual space.
- FIRE SPRINKLERS IN SKYLIGHT DOMES**  
Fire sprinklers for the ornamental skylights to be set behind bronze vent grille at upper portion of skylight oriented to bathe the glass and leading in water. Piping to be located in the attic space between the ornamental skylight and the weather enclosure above.



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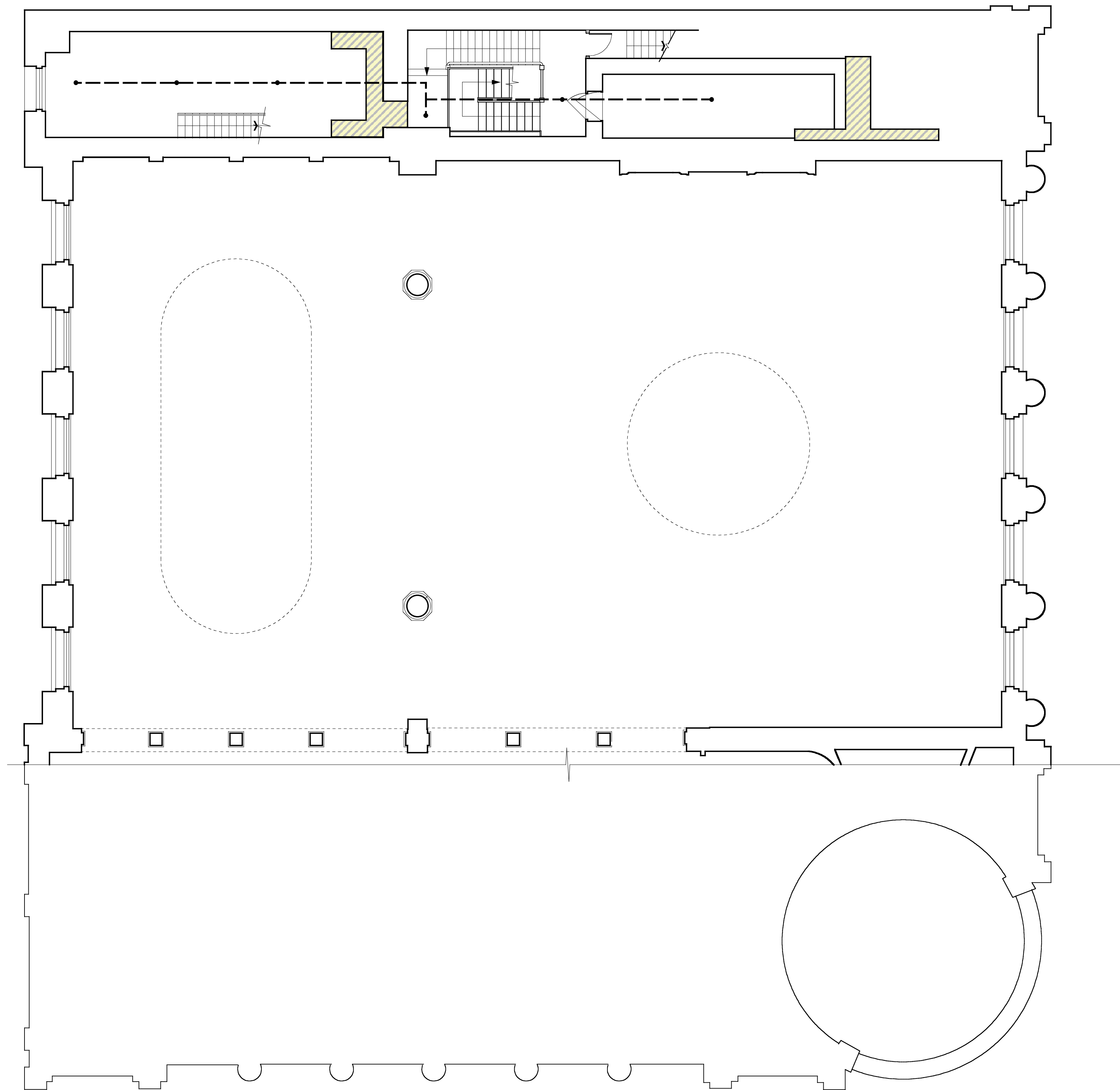
Renovation  
**HIBERNIA BANK**  
1 Jones Street  
San Francisco, CA 94102

#	date	issue

**1st Floor RCP  
Sprinkler Diagram**

project:	09.03
drawn by:	JP
checked by:	
date:	04.05.12
scale:	

**A-33** FS-2



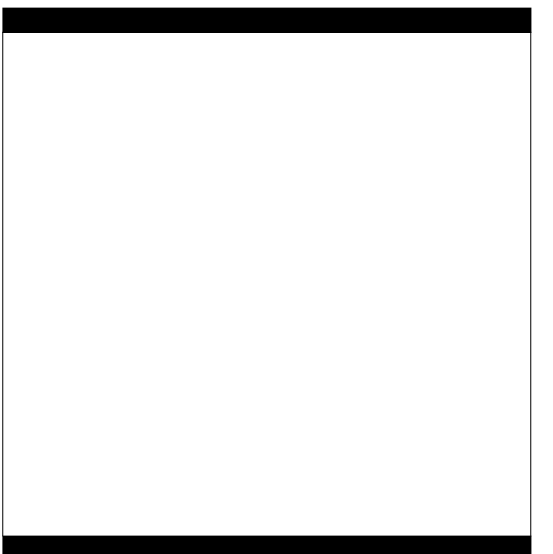
1 MEZZANINE FIRE SPRINKLER LAYOUT  
 Scale: 1/8" = 1'-0"

KEY	
•	SPRINKLER HEAD
---	CONCEALED PIPING

**GENERAL NOTES:**  
 1. FIRE SPRINKLER INSTALLATION IN CEILINGS  
 All fire sprinkler piping and valves to be concealed if finished ceiling is provided in space. Exposed piping and sprinkler heads is acceptable in spaces without ceiling finish.



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Renovation  
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#	date	issue

**Mezzanine RCP  
 Sprinkler Diagram**

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.05.12  
 scale:



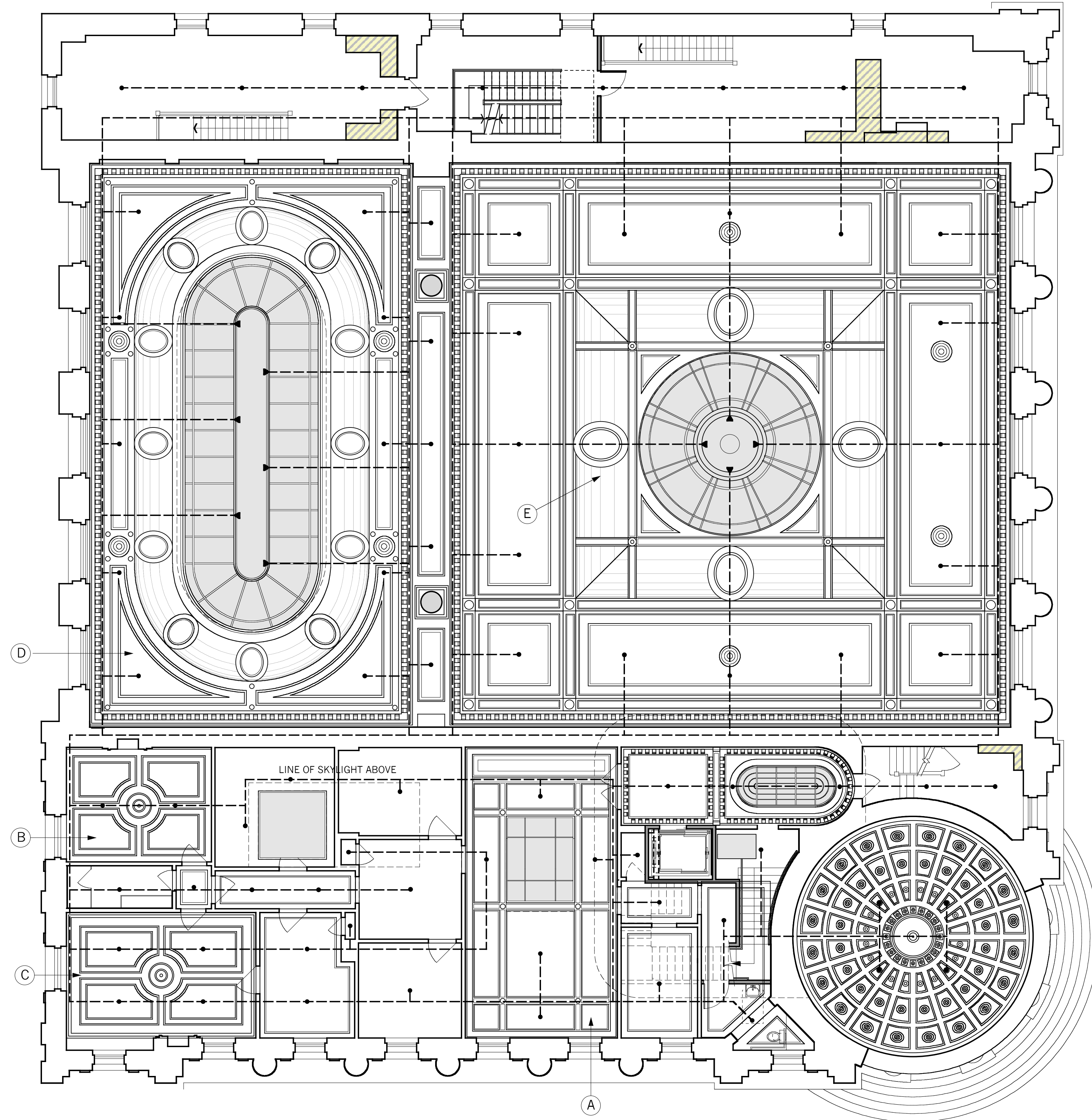
A: View of Customer/Waiting area of 2nd floor offices. Sprinkler heads to be located at center point of inset panels.  
 B: View of ceiling of NW office. Sprinkler heads to be located at center points on either side of the center circular plaque in the east-west (left-to-right) flat panel (cream-colored).  
 C: View of ceiling in Chairman's Office. Sprinkler heads to be centered in center point of light blue flat panel.



D: View of corner of Banking Hall ceiling in 1905 addition. Sprinkler heads to be centered in corner flat panels. No heads to be located within ornamental panel or trim.



E: View of Banking Hall ceiling in original building. Sprinkler heads to be located only in flat panel areas. No heads to be located within ornamental panel or trim.



1 2ND FLOOR FIRE SPRINKLER LAYOUT  
 Scale: 1/8" = 1'-0"

KEY	
•	SPRINKLER HEAD
- - -	CONCEALED PIPING



F: View of skylight dome located in the original portion of the Banking Hall. Sprinklers to be located behind circular vent grille to be able to protect glass and leading by bathing surface with water to keep dome intact.



G: View of skylight dome located in the 1905 addition of the Banking Hall. Sprinklers to be located behind upper vent grille to be able to protect glass and leading by bathing surface with water to keep dome intact.

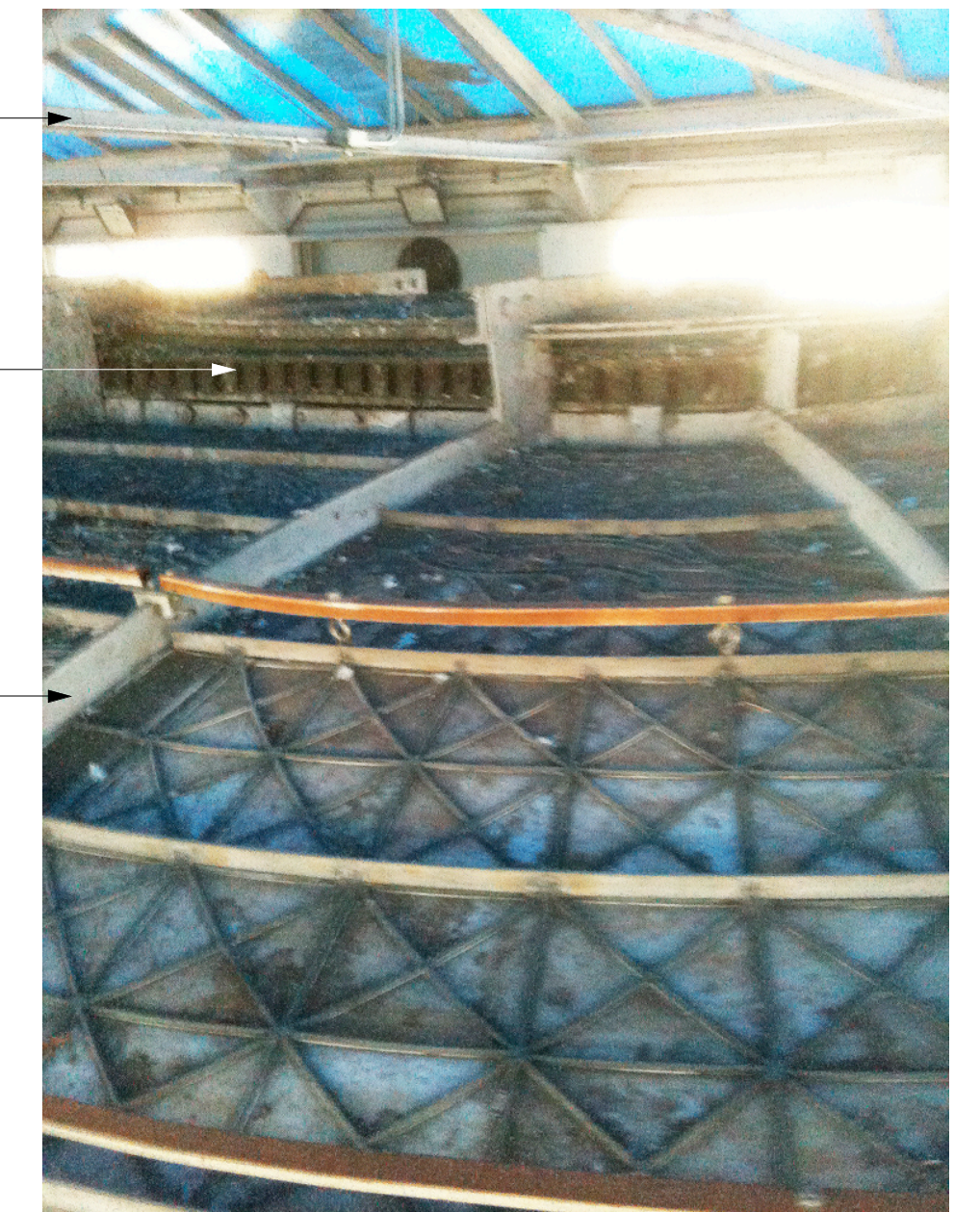
VENT GRILLE

VENT GRILLE

STRUCTURE OF WEATHER ENCLOSURE

VENT GRILLE

STRUCTURE OF ORNAMENTAL SKYLIGHT



H: View of attic space above ornamental skylight. Sprinkler heads to be mounted to spray water through vent grille openings to bathe glass and leading surface with water.

- GENERAL NOTES:**
- FIRE SPRINKLER INSTALLATION IN CEILINGS**  
 All fire sprinkler piping and valves to be concealed above ceiling in attic cavity space. All sprinkler heads to be concealed drop-down units and set in discreet locations that relate to the design of the ceiling of the individual space.
  - FIRE SPRINKLERS IN SKYLIGHT DOMES**  
 Fire sprinklers for the ornamental skylights to be set behind bronze vent grille at upper portion of skylight oriented to bathe the glass and leading in water. Piping to be located in the attic space between the ornamental skylight and the weather enclosure above.

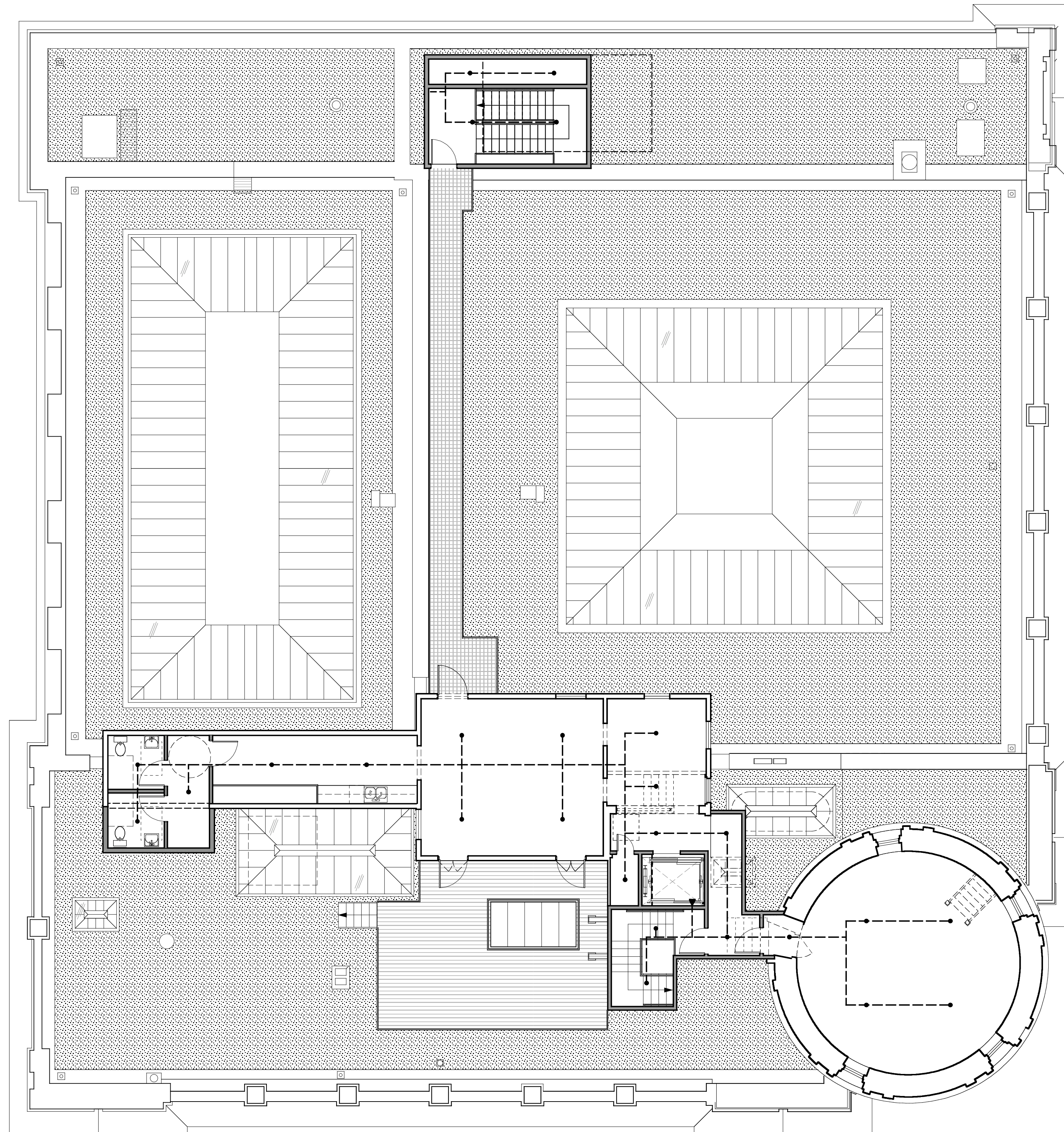


#	date	issue

**2nd Floor RCP  
 Sprinkler Diagram**

project:	09.03
drawn by:	JP
checked by:	
date:	04.05.12
scale:	



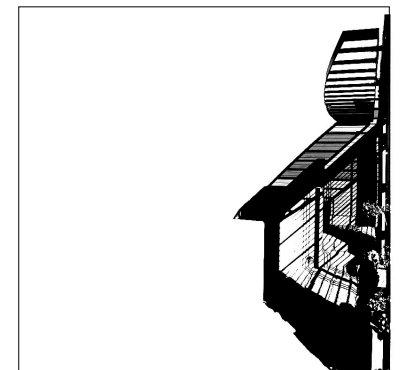


KEY	
•	SPRINKLER HEAD
---	CONCEALED PIPING

1 PENTHOUSE FIRE SPRINKLER LAYOUT  
 Scale: 1/8" = 1'-0"

**GENERAL NOTES:**

1. FIRE SPRINKLER INSTALLATION IN CEILINGS  
 All fire sprinkler piping and valves to be concealed above ceiling in attic cavity space. All sprinkler heads to be concealed drop-down units and set in discreet locations that relate to the design of the ceiling of the individual space. Exposed piping and sprinkler heads is acceptable in spaces without finished ceiling.



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#	date	issue

**Penthouse RCP  
 Sprinkler Diagram**

project: 09.03  
 drawn by: JP  
 checked by:  
 date: 04.05.12  
 scale:

**A-36** FS-5

**HIBERNIA BANK**  
**STONE CLEANING**  
**OUTLINE SPECIFICATION**

- A. Testing: Apply cleaning trial samples of all specified cleaning systems beginning with mildest cleaning and assess effectiveness before proceeding to more aggressive procedures.
- B. Scope of Work:
1. Clean the exterior stone masonry to remove atmospheric deposits, soil, staining, grease, oil, paint, and other contaminants without damage to or disintegration of the masonry surface.
  2. Use chemical, water and micro-abrasive cleaning methods, as determined by cleaning trial samples and described in sections below.
  3. The result of the cleaning is not expected to return the facade to a 100 percent clean or new appearance. The level of cleaning shall be as approved in the trial samples.
- C. Quality Control Standards:
1. All work is to be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Buildings.
  2. Prepare mockups in discreet locations beginning with the gentlest means of cleaning available. Review results of each mockup with the Architect before proceeding to a stronger means of cleaning. Select mockup that provides acceptable results and retain as basis for cleaning of remaining façade.
- D. Qualifications: Contractor and personnel shall have experience in stone masonry cleaning and with the stone types and cleaning methods to be used.
- E. Conditions: Clean masonry surfaces only when air temperature and stone substrate surface temperature is 40 degrees F and above, and is predicted to remain so for at least 7 days after completion of cleaning.
- F. Protection: Protect building and site features and personnel against wind-driven spread of cleaning materials. No stone masonry cleaning shall be performed when winds are sufficiently strong to spread cleaning materials to unprotected areas.
- G. Products: Products are presented with beginning with the gentlest means of cleaning and proceeding to stronger methods.
1. Water for Prewetting, Cleaning, and Rinsing
    - i. Clean, potable water, with iron content of less than 2 parts per million, or 0.0002 percent (by weight).

- ii. Notify Architect/Engineer and Owner of any conditions of local water that may make it unsuitable for masonry cleaning, including but not limited to the presence of additives, water softeners, or other agents.
- iii. Provide test results to confirm the local water is suitable for use in cleaning project.
- iv. Where hot water is used in cleaning, heat water to a temperature of 120 degrees Fahrenheit

2. Mild Detergents:

- i. Triton X-100 or Ivory Liquid Clear Colorless mild, non-ionic detergent (one teaspoon detergent per gallon of clean, potable water)
- ii. Prewet wall surface and apply cleaning solution with soft, natural bristle brush. Allow to dwell for approximately 15 minutes. Dwell time to be confirmed by approved test samples. Gently scrub surface with soft brush.
- iii. Rinse thoroughly with low pressure (no greater than 100 psi, measured at the tip) warm water (no greater than 120 degrees Fahrenheit), at a flow rate of four gallons per minute. Use a stainless steel spray tip giving a 45 degree fan spray, held at least 12 inches from the wall surface.

3. EnviroKlean 2010 All Surface Cleaner, an alkaline cleaning liquid pH = 10.5 at up to 1:10 dilution (volume/volume) based on test samples, as manufactured by Prosoco, Inc., of Kansas City, Kansas.

- i. Prewet wall surface with very low pressure water.
- ii. Liberally apply diluted EnviroKlean 2010 All Surface Cleaner to the surface using a soft-bristled nylon brush, being careful to completely cover surface of area, including crevices. Allow to dwell for 15 minutes. Dwell time to be confirmed by approved test samples.
- iii. On areas of cleaning exposed to wind or sunlight, monitor areas of work during dwell time to insure that applied cleaners do not dry on the surface. Areas that begin to dry should be lightly misted with water.
- iv. Just prior to rinsing, agitate surface again by scrubbing gently and thoroughly with a nylon bristle brush.
- v. Rinse thoroughly with very low pressure warm water. Rinse with clean water until the pH of the surface has returned to neutral.
- vi. Repeat cleaning and rinsing sequence described above as necessary until cleaning standard established by approved samples is met.
- vii. The wall should be rinsed until the pH of the surface has returned to neutral. This may take a minimum of 5 minutes. A second rinse within an hour of the first for at least 2 additional minutes shall be performed to remove any cleaner residue. This second rinsing shall be performed with very low pressure water.
- viii. The pH of the wall surface shall be tested after final rinsing of cleaning solutions to confirm the pH of the surface has returned to neutral.

4. Dumond Chemicals Safe 'n Easy Architectural Cleaner/Restorer, a nonionic surfactant and chelating agent based cleaner, as manufactured by Dumond Chemicals, Inc., New York, New York.
  - i. Prewet wall surface with very low pressure.
  - ii. Scrub on cleaning solution with soft, natural bristle brush. Allow to dwell for approximately 15 minutes. Dwell time to be confirmed by approved test samples.
  - iii. Rinse thoroughly with very low pressure water. Agitate with scrubbing brush during rinsing. Rinse with clean water until the pH of the surface has returned to neutral.
  - iv. Repeat cleaning and rinsing sequence described above as necessary until cleaning standard established by approved samples is met.
  - v. The wall should be rinsed until the pH of the surface has returned to neutral. This may take a minimum of 5 minutes. A second rinse within an hour of the first for at least 2 additional minutes shall be performed to remove any cleaner residue. This second rinsing shall be performed with very low pressure water.
  - vi. The pH of the wall surface shall be tested after final rinsing of cleaning solutions to confirm the pH of the surface has returned to neutral.
  
5. Two part chemical cleaning system: Prewash: Prosoco SureKlean 766 Limestone & Masonry Prewash, an alkaline cleaning gel, pH = 14 at undiluted concentration, as manufactured by Prosoco, Inc., of Kansas City, Kansas, followed by Afterwash: SureKlean Limestone and Masonry Afterwash, an acidic liquid, pH = 1.10 at 1:2 dilution (volume/volume), as manufactured by Prosoco, Inc., of Kansas City, Kansas.
  - i. Prewet wall surface with very low pressure water.
  - ii. Liberally apply Prewash concentrated cleaner to the surface using nylon bristled brushes or very low pressure spraying equipment being careful to completely cover surface of area including crevices. Allow to dwell for 30 minutes minimum, or up to four hours maximum. Dwell time to be confirmed by approved test samples.
  - iii. On areas of cleaning exposed to wind or sunlight, the areas of work should be monitored during dwell time to insure that applied cleaners do not dry on the surface. Areas that begin to dry should be lightly misted with water.
  - iv. Just prior to rinsing, reapply cleaner and agitate surface by scrubbing gently and thoroughly with nylon bristle brush.
  - v. Rinse thoroughly with low pressure warm water.
  - vi. Immediately apply diluted Afterwash liberally to wet surface, using a natural dense-fibered brush and being careful to completely cover surface of area including crevices. Allow to dwell for 5 minutes. Do not allow cleaner to dry on surface.
  - vii. Just prior to rinsing, reapply afterwash and agitate surface by scrubbing gently and thoroughly with natural bristle brush.

- viii. Rinse thoroughly with low pressure warm water. Continue rinsing until neutral pH is achieved at wall surface. Maintain pH paper on site to check pH of rinsed surface.
- ix. Repeat application of cleaner and rinsing as necessary to achieve acceptable level of cleanliness in accordance with approved samples. Repeat rinsing as necessary to reach acceptable pH.

x.

- 6. Micro-Abrasive Cleaning System: A proprietary cleaning system based on 90 micron glass powder micro-abrasives and low-pressure water delivered through a 15 mm nozzle producing a rotating vortex process. Pressure to be less than 45psi.
- 7. Paint Remover: Solvent based paint remover.

## **STAINED GLASS WINDOW RESTORATION**

### **PART 1 GENERAL**

#### **1.1 SUMMARY**

- A. This Section includes the following:
  - 1. Conservation, repair, cleaning, re-leading of historic stained glass to match existing work.
  - 2. Stabilization of light steel frame as required.

#### **1.2 PERFORMANCE REQUIREMENTS**

- A. All work is to be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Buildings.
- B. All original material shall be maintained, stabilized and conserved wherever possible. Intervention shall be the minimum required to stabilize the existing stain glass.
- C. Glass Design: Glass thickness designations, where given, indicated are minimums and shall not be reduced.

#### **1.3 SUBMITTALS**

- A. Product Data: For each type of product indicated.
- B. Qualification Data: For stained glass conservators.
- C. Shop Drawings:
  - 1. Field verified measurements.
- D. Samples:
  - 1. Colored/patterned glass for selection purposes. Glass fabricator shall provide three (3) different samples for each color as required to match existing glass showing a range of available shades, patterns, and internal color variation. Final selection shall be made from this range.
- E. Written work plan: Submit written work plan and methodology for stained glass restoration, including scheduled dates of site work and completion, for Owner's review prior to commencing work on site. Refer to documentation of conservation approach used at previously completed south windows when developing work plan.
- F. Documentation: Full photographic documentation of stained glass before, during, and after restoration work; pencil rubbings; inventory schedules; and other written or graphical documentation describing the scope and methodology used for the work. Submit photographic documentation of existing conditions prior to beginning dismantling work. Identify all documentation using the window designations indicated on the Drawings.

## **1.4 QUALITY ASSURANCE**

- A. Stained Glass Conservator Qualifications: A Stained Glass Association of America (SGAA) accredited firm or individual experienced in restoration of historic windows similar in material, design, and extent of work to that indicated for this Project.
  - 1. Field Supervision: Require that the Stained Glass subcontractor has an experienced full-time supervisor be at Project site during times that treatment of stained glass is in progress.
- B. Source Limitations: Obtain each material through one source from a single manufacturer to provide products of consistent quality in appearance and physical properties.
- C. References: Unless more stringent requirements are indicated herein, comply with published recommendations of glass product manufacturers; SGAA “Sourcebook” and guide specifications; Glass Association of North America (GANA) Laminated Division’s “Laminated Glazing Reference Manual”; GANA’s “Glazing Manual”; and National Park Service *Preservation Brief 33, The Preservation and Repair of Historic Stained and Leaded Glass*.
- D. Mock-up: Following preliminary selection of glass colors, fabricate one restored area including typical support bars, coming, replacement glass, and repaired glass at the project site. Area to be selected by contractor and approved by Architect.

## **1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver patching and repair compounds to Project site in manufacturer’s original and unopened containers, labeled with description of contents and name of manufacturer.
- B. Comply with manufacturer’s written instructions for minimum and maximum temperature requirements for storage of patching materials.
- C. Protect decorative glass to comply with manufacturer’s written directions and as needed to prevent damage to glass and any decorative surfaces.

## **1.6 WARRANTY**

- A. Conservator’s Warranty: Stained Glass Conservator shall warranty the materials and workmanship of the stained glass window assembly, to repair defects that develop under normal use, including but not limited to cracking of soldered joints, cracking of glazing, water or air infiltration, and failure of sealant joints, within the warranty period indicated.
  - 1. Warranty Period: Five years from date of Substantial Completion.

## **PART 2 PRODUCTS**

### **2.1 STAINED GLASS**

- A. Replacement glass shall match original in color, texture and thickness.
- B. Conservation Grade Lead Came: Pure lead alloyed with tin, antimony, copper, and silver or bismuth. H or L shapes as needed to match existing, dimensions to match existing.
- C. Solder: Tin/Lead Alloy, 63% Tin, 37% Lead, with killed acid flux.

- D. Glazing Putty: Linseed oil putty.
- E. Support Bars: Category D or as needed to match existing, or approved equal.
- F. Tie Wire: 14 gauge tin plated copper.
- G. Adhesive for reconnecting broken fragments of glass: Single-component, light-curing adhesive: Dymax 429 or Dymax 488, by Dymax Corporation, Torrington, Connecticut, or approved equal.

## **2.2 MISCELLANEOUS MATERIALS**

- A. Non-Ionic Detergent: pH neutral, non-abrasive brand or type recommended by SGAA for cleaning historic painted glass, diluted as recommended by SGAA.
- B. Fasteners: Provide brass or stainless-steel fasteners compatible with window members, trim, hardware, anchors and other components.
  - 1. Where fasteners are exposed to view on the interior, match existing fasteners at south windows.
- C. Anchors, Clips, and Accessories: Fabricate anchors, clips, and window accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel complying with requirements in ASTM B 633 for SC 3 (Severe) service condition.

## **PART 3 EXECUTION**

### **3.1 GENERAL**

- A. Comply with combined written instructions of manufacturers of gaskets, glass, sealants, tapes, and other glazing materials unless more stringent requirements are indicated, including those in referenced glazing publications.
- B. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass is glass with edge damage or other imperfections that, when installed, could weaken glass and impair performance and appearance.
- C. Clean joint surfaces; apply primers to joint surfaces where required for adhesion of sealants.

### **3.2 PREPARATION**

- A. Protect adjacent building materials, fixtures, furnishings, and artwork from damage during the window work. Coordinate relocation of interior furnishings with Owner.
- B. Conduct a survey of the existing window and document with photographs the overall appearance and detailed condition of the window, from the exterior and interior.

### **3.3 RE-LEADING OF STAINED GLASS**

- A. Furnish new glass pieces to replace broken or missing original pieces of glass where required. Exactly match original color, thickness, and shape.



1. If possible, retain existing damaged glass for repair and reinstallation if stabilization can be achieved. If cracked and broken, reconnect the fragments using light-curing acrylic adhesive recommended for glass repair.
- B. Re-lead the window panel using lead-alloy came ([sp?](#)), to match the original came profiles and thickness. Reinstall all glass pieces. Solder joints in the came and clean the window thoroughly to remove flux residue.
- C. Re-putty the glazing by inserting putty underneath the came on both sides of the panel. Wipe off excess putty from the surface of the glass.
- D. Reinstall support bars using tin-plated copper tie wire embedded in molten solder joints.

### **3.4 CLEANING AND PROTECTION**

- A. Protect decorative glass from contact with contaminating substances resulting from construction operations. If, despite such protection, contaminating substances do come into contact with glass, remove substances immediately as recommended by glass manufacturer.
- B. Repair any damage to glass and adjacent surfaces caused by adjacent construction operations.
- C. Wash glass on upper exposed surface in entire area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion.

**END OF SECTION**

**SECTION 09 24 00**  
**INTERIOR PLASTER REPAIRS**

**PART 1 GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Interior portland cement plasterwork over metal lath and plaster repairs.

**1.2 PERFORMANCE REQUIREMENTS**

- A. All work is to be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Buildings.
- B. All original material shall be maintained, stabilized and conserved wherever possible. Intervention shall be the minimum required to repair damaged plaster.

**1.3 SUBMITTALS**

- A. Product Data
  - 1. Submit manufacturer's specification and application instructions for each type of product intended to execute the work. Include other data as required to show compliance with these specifications and manufacturer requirements.
  - 2. Materials list of items to be provided under this Section.
- B. Samples
  - 1. Proposed accessories.
  - 2. Precast ornament samples if required for each type of ornament to be repaired
  - 3. Samples for initial selection: For each type of finish coat indicated.
    - a. Submit samples on rigid backing. Samples shall be 12 inches square.
    - b. Samples shall show range of finish coat and texture to match existing.

**1.4 QUALITY ASSURANCE**

- A. Qualifications
  - 1. Applicator shall have 5 years of experience in performing historic plaster repair work similar to that in these Drawings and Specifications.
  - 2. Use adequate number of experienced, qualified and properly trained workers experienced in the necessary crafts and completely familiar with the specified requirements and the methods needed for proper performance of the Work of this Section.
- B. Mockups
  - 1. Before plastering, perform a mockup on-site of the complete plaster application and substrate repairs for each type of repair.
    - a. Mockup area identified by Architect/Engineer and Owner.
    - b. Install the plaster system in a staggered fashion to expose the subsequent layers of the plaster stabilization, lath, and plaster application.
    - c. The finish coat shall exhibit the texture that will be used in the Work.

- d. Approved mockup shall remain on-site for the duration of the plaster Work and will be used as the quality standard for the Work. Do not start other Portland cement plaster Work until the panel has been accepted.
- e. Approved mockup may become part of the completed Work if undisturbed at time of Substantial Completion.

## **1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Packing, Shipping, Handling, and Unloading
  1. Except for aggregate, deliver materials in manufacturer's original unopened containers or bags, fully identified as to product, brand, type, grade, and weight.
  2. Materials in opened packaging are to be removed from the site and not used in this project.
  3. Deliver aggregate in clean transport vessels, free from contaminants.
- B. Storage and Protection
  1. Store materials inside under cover in dry, ventilated spaces in accordance with manufacturer's printed instructions and recommendations.
  2. Store materials off the ground on wood pallets or blocking.
  3. Protect materials against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes. Neatly stack lath flat to prevent deformation. Use breathable tarps or covers that will not create condensation.

## **1.6 PROJECT CONDITIONS**

- A. Environmental Requirements
  1. Apply and cure plaster in conditions suitable to prevent plaster drying out during curing period. Use procedures required by climatic conditions, including moist curing, and providing coverings.
  2. Plaster mixes shall not contain frozen materials.
  3. Protect substrates, mixes, and finished plaster from uneven and excessive evaporation during dry weather and from strong blasts of dry air either natural or artificial.
  4. Protect contiguous Work from soiling, spattering, moisture deterioration and other harmful effects that might result from plastering.
  5. Protect adjacent finished surfaces, installed prior to plastering, by covering window and door frames, sills, ledges, roofing and pavement by appropriate means.
  6. Maintain protection in place until completion of plastering.
  7. Comply with manufacturer's written recommendations for environmental conditions for applying finishes.

## **PART 2 PRODUCTS**

### **2.1 MATERIALS**

- A. Gypsum Repair Plaster
  1. Ready-mix, non-shrink gypsum plaster patching material (NO PERLITE ALLOWED)
  2. Lime putty, gauging plaster, and sand to match existing finish.
  3. Water for Mixing: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.
- B. Accessories

1. Plaster repair accessories:
  - a. Flat head stainless steel wood screws for countersunk installation.
  - b. Stainless steel plaster repair washers.
  - c. Metal lath to match existing.

## **PART 3 EXECUTION**

### **3.1 EXAMINATION**

- A. Examine areas and substrates, with Installer present for compliance with requirements and other conditions affecting performance.
  1. Coordinate with responsible entity to perform corrective work on unsatisfactory substrate.
  2. Proceed with installation only after unsatisfactory conditions have been corrected.
- B. Site Verification of Conditions: Notify Architect/Engineer of conditions or details not addressed by Drawings or specifications in writing.
  1. Examine conditions at surfaces where plaster is to be installed. Verify that substrates to receive plaster conform to the requirements of ASTM C842.
  2. Verify that areas and conditions under which Work is to be performed permit proper and timely completion of the Work.
  3. Beginning of Work constitutes acceptance of conditions and substrates.

### **3.2 PREPARATION**

- A. Protection:
  1. Protect existing finishes to remain, or adjacent finished surfaces from staining or damage from plasterwork. Protect adjacent Work from moisture deterioration and soiling resulting from plastering operations. Clean and repair surfaces that are damaged from plasterwork to the satisfaction of the Owner and Architect/Engineer and at no additional cost to the Owner.
- B. Surface Preparation:
  1. Remove temporary plaster repairs. Temporary repairs were installed to stabilize plaster areas immediately following damage.
  2. Remove existing plaster down to the substrate as identified on drawings. Patch/repair existing damaged substrates.
  3. Allowable tolerances for flat surfaces shall not exceed 1/4 inch in 8 feet for bow or warp of surface, or for plumb or level.
  4. Clean substrates to receive plasterwork and remove deleterious substances and obstructions that might impair Work.
  5. Provide temporary screeds as necessary to ensure uniform thickness of plaster, flat surfaces and accurate contours and profiles.
- C. Patch Preparation
  1. At locations where existing plaster is delaminated, remove existing plaster and prepare for patching.

### **3.3 MIXING**

- A. General

1. Size mixer to produce batches that will be applied within maximum of 1 1/2 hours after mixing or within time recommended by manufacturer.
2. Place plaster or slurry within one hour after mixing. Stiffened plaster shall not be retempered with additional water.
3. Protect mixtures from frost, contamination, and evaporation.

**B. Mechanical Mixing**

1. Mix each batch separately; double batching with single batch discharge shall not be permitted.
2. Maintain mixer in clean condition before, during, and after plaster preparation. Remove partially set and hardened plaster from mixer drum before next batch. If mixer has been previously used in preparing gypsum plaster, thoroughly clean prior to use to prepare cement plaster.
3. Mix materials in mechanical mixers for a minimum of two minutes or until ingredients present a uniform color in the mixer. Use the minimum amount of water required to produce plaster of a workable consistency.

### **3.4 INSTALLATION**

A. Installation of plaster system repair components constitutes acceptance of substrate.

**B. Accessories**

1. Install according to details on Drawings.
2. Areas of damaged plaster will be stabilized before plaster repairs

### **3.5 APPLICATION**

**A. Gypsum Repair Plaster**

1. Apply plaster to the thickness needed to match existing adjacent plaster. Apply plaster to an entire surface. Comply with ASTM C842 Standard Specification for Application of Interior Gypsum Plaster.
2. Scratch Coat: Comply with C842.
  - a. Apply scratch coat (first base coat) to a thickness of 3/8 inch, with sufficient pressure and material to ensure tight contact with, and complete embedding of wood lath.
  - b. Place scratch coat before end of pot life. Stiffened plaster shall not be retempered with additional water.
  - c. Immediately scratch horizontally to provide mechanical key for second base coat.
3. Brown Coat: Comply with ASTM C842.
  - a. Apply brown coat (second base coat) as soon as the first coat is rigid enough to receive it, to a thickness of 3/8 inch thick.
  - b. Place brown coat before end of pot life. Stiffened plaster shall not be retempered with additional water.
  - c. Rod surface to a true, even plane, and scratch to a uniformly rough surface to provide bond for finish coat.
  - d. Apply the second coat as soon as the first coat has set up stiff enough to accept second coat without deformation or displacement.
  - e. Cure according to manufacturer recommendations.
4. Finish Coat
  - a. Apply finish coat to a thickness of 1/8 inch.
  - b. Apply in the consistency required to achieve the specified finish.

- c. Apply finish coat not less than five calendar days after completion of second coat.
- d. Produce textured finish to match existing. Modify mix and increase thickness if required to provide a finish of uniform texture and thickness.
- e. Provide plaster surfaces that are ready to receive field-applied finishes indicated.

### **3.6 REPAIR**

- A. General: Cut, patch, replace, and repair plaster as necessary to accommodate other Work and to restore cracks, dents, and imperfections. Repair or replace Work to eliminate blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.
- B. Cutting and Patching
  - 1. Remove loose plaster.
  - 2. Remove additional islands and fingers of plaster to logical terminations.
  - 3. Prepare slurry coat. Apply slurry coat to undercut edge and Work in with a stiff brush. Apply scratch or brown coats within 30 minutes of slurry coat application. Install in lifts and compact well.
  - 4. Replace plaster to same thickness as existing. Finish to match surrounding.
- C. Total Replacement at new wall surfaces and where required.
  - 1. Remove the remaining existing plaster down to the substrate.
  - 2. Patch/repair existing substrate damaged by the removal process.

### **3.7 CLEANING AND PROTECTION**

- A. Use cleaning methods approved in advance by the Architect/Engineer.
- B. Remove temporary protection and enclosure of other Work. Promptly remove plaster from doorframes, windows, and other surfaces not indicated to be plastered. Repair floors, walls, and other surfaces stained, marred, or otherwise damaged during plastering.
- C. In addition to other requirements for cleaning, immediately upon completion of this portion of the Work visually inspect adjacent surfaces and remove traces of spilled and splashed plaster.
- D. At the conclusion of lath and plasterwork, clean up debris and surplus materials and remove same from premises.

**END OF SECTION**

**SECTION NUMBER 09491**  
**FLOOR TILE RESTORATION**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. This section includes repair of marble floor tile in areas disturbed by other work.

**1.2 PERFORMANCE REQUIREMENTS**

- A. All work is to be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Buildings.
- B. All original material shall be maintained, stabilized and conserved wherever possible. Intervention shall be the minimum required to repair damaged tile.

**1.3 SUBMITTALS**

- A. Product Data: Manufacturer's product data for proprietary products specified, including mixing, handling, and application instructions and Material Safety Data Sheets (MSDS).
- B. Before work begins, submit the following information pertaining to materials to be provided, for approval:
1. Complete list of materials to be provided, identified by manufacturer's name, product name or stock number, material description for proprietary and prepackaged materials. Product data shall clearly state that materials meet specified standards and other requirements.
  2. Tile: twelve of each color, showing range of color variation, texture, finish, and size.
  3. Manufacturer's Material Safety Data Sheets (MSDS).
  4. Manufacturer's mixing, handling, and application instructions for tile and related materials.
  5. Schedule indicating significant dates such as delivery and duration of tile installation.
- C. Sample
1. Tile Samples: 12 of each color showing range of color variation, texture, finish and size.
  2. Sample Installation Board: Submit only after Architect has approved tile samples in writing.
    - a. Initial sample installation shall be done on a substrate consisting of plywood, masonite, or cement board, 24 inches x 24 inches minimum.
    - b. Complete sample with method of installation and materials specified in this Section and shown on Drawings. Sample shall replicate existing setting bed, grout, and tile. Sample shall match existing tile pattern and craftsmanship.
- D. Qualification Data:
1. For firms and persons specified in Article 1.4 to demonstrate their capabilities and experience. Include lists of completed projects with project names addresses, names and addresses of architects and owners. See Article 1.4 for additional submittal information.

- E. Safety Plan: Submit a written plan of action that covers operational requirements for safe preparation of tile repair areas, means of protection of surrounding areas, handling, storage, and disposal of removed materials. Manufacturer's Material Safety Data Sheets
- F. Collection and Disposal Plan: Submit a written plan describing methods for collection and disposal of removed tile and related materials.

#### **1.4 QUALITY ASSURANCE**

- A. Floor Tile Restoration Contractor Qualifications: Tile installation to be performed by a contractor with demonstrated experience in setting marble floor tile on historic installations.
  - 1. Floor tile contractor shall have for a minimum of 10 years of experience working on floor tiles including experience working in setting floor tile on historic installations.
  - 2. Floor tile contractor shall have worked on a minimum of five projects of similar scope. At least three projects shall have involved buildings of 50 years or older..
  - 3. Floor Tile Setters: Floor tile setters shall have a minimum of five years experience in setting marble floor tile.
  - 4. Floor Tile Fabricator: Must have a minimum of 10 years experience in fabrication of marble floor tile.
- B. Field Quality Control: Work in place is subject to inspection testing. Work found to be unacceptable shall be replaced with new, acceptable work.
- C. Materials: Architect must approve tile materials prior to ordering and installation.
- D. Review specifications for requirements affecting work of this trade. Conflict between specifications and the tile manufacturer's requirements or specifications, or other pertinent specifications, shall be immediately brought to the attention of the Architect in writing.
- E. Mock-ups: Prepare trial mock-up to demonstrate preparation and installation of floor tile. Mock-up shall be installed only after Architect has approved in writing the sample installation board
  - 1. Mock-up location and area shall be selected by the Architect in consultation with the Contractor and shall be approved by the Owner.
    - a. Prepare entire area selected for mock-up.
    - b. Execute trial installation on half of the total mock-up area so preparation and tile substrate remains visible.
    - c. Additional mock-ups shall be made until an acceptable result is achieved and approved by the Architect. If necessary, minor adjustments to methods of installation shall be made in accordance with limits defined in manufacturer's recommendations.
  - 2. Prior to proceeding with mock-up samples, provide temporary protection on adjacent materials.
  - 3. Obtain Architect's written approval of mock-up before commencing with tile installation.
- F. References
  - 1. Marble Institute of America (MIA), "Dimension Stone Design Manual," Horizontal Surfaces, Interior Stone Flooring. 28901 Clemens Road, Suite 100, Westlake, Ohio, 44145, Phone: 440.250.9222, Fax: 440.250.9223
  - 2. Tile Council of America (TCA), Handbook for Ceramic Tile Installation, 100 Clemson Research Center, Anderson, South Carolina, 29625, Phone: 864.646.8453, Fax: 864.646.2821.



## **1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Packing, Shipping, Handling, and Unloading
  1. Deliver materials to Project Site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of product.
  2. Handle materials with care to avoid damage to materials, installed work, or physical property on site. Damaged materials due to shipping or improper handling shall be removed from the site and not used on the project. Replace with new materials at no additional cost to the Owner.
- B. Storage and Protection
  1. Store and protect materials according to manufacture's instructions. Protect from damage from exposure to weather. Store materials on wood blocking or pallets.
  2. Store materials on site in areas designated by Owner.

## **1.6 PROJECT CONDITIONS**

- A. Confine operations at site to smallest area possible, and areas permitted by laws, permits, Contract, and the Owner.
- B. Assume full responsibility for protection and safekeeping of products stored on premises, and for their proper use.
- C. Perform tile Work only during hours approved by Owner.
- D. Install tile only when air temperature and substrate surface temperature is above 40 degrees Fahrenheit and is predicted to remain so for at least 7 days after completion of cleaning.
  1. No tile installation shall be performed when the air temperature and substrate surface temperature is less than 40 degrees Fahrenheit or greater than 90 degrees Fahrenheit and is predicted to remain so for at least 7 days after installation.
- E. Ventilation: Provide natural or mechanical means of ventilation to allow tile assembly to cure properly.
- F. Provide the Owner and Architect with access to the building during Work. Access shall be provided for periodic review of Work to assess quality, perform tests, and quantify repairs, if necessary.

## **1.7 SEQUENCING**

- A. Protect adjacent plaster, marble panels, and flooring during tile installation. Protect completed tile work so that finished work is not damaged or abused.
- B. To protect the floor tile from damage, perform floor tile repair as the last general work item.
  1. If tile is repaired before other work is completed, then provide protection of the tile during work.
  2. New and existing floor tile damaged due to carelessness or incomplete protection shall be replaced at no cost to the Owner and to the satisfaction of the Owner and Architect.

## **PART 2 - PRODUCTS**

### **2.1 MATERIALS**

- A. Marble Stone Floor Tile. Match existing tiles in areas affected by work. Tiles will match color and veining patterns of existing tile.
- B. Mortar: Prebagged cementitious thin set powder mixed with water
  - 1. Laticrete 220 Marble and Granite Mortar, white. (No additives necessary for interior use)
- C. Grout: Unsanded portland cement grout fortified with grout admixture
  - 1. Laticrete 1600 Series Tri-Poly Fortified Unsanded Grout. Color to match existing.
  - 2. Laticrete 1776 Grout Admix Plus
- D. Water: Clean and potable
- E. Organic acid cleaner: Sulfamic acid. Dilute acid by the following proportion: 1 pound of sulfamic acid in 5 gallons of water.

## **PART 3 - EXECUTION**

### **3.1 PREPARATION**

- A. Carefully remove existing tile in areas to be affected by work, prior to commencement. Remove the minimal amount of tile required to accomplish the work without damage to the remaining tile.
- B. Salvage and store existing tile for reinstallation. Store in a manner that will prevent any damage to the tile.
- C. Remove floor tile and setting beds down to concrete slab. Areas of tile removal are shown on the Drawings.
- D. Examine the surface of the concrete designated for new tile installation. Remove residual portland cement, dirt, debris, and other materials that will interfere with the installation of tile.
- E. Clean substrate surfaces with water and allow to dry.
- F. Do not proceed with work until Architect has observed the substrates to locate distressed areas that should be repaired before tile is installed. Architect will advise regarding type(s) of repair(s) to be installed.
- G. Do not proceed with installation until Architect's written approval of mock-up.
- H. Provide temporary cover to adjacent surfaces and keep adjacent surfaces clean from tile installation.

### **3.2 INSTALLATION**

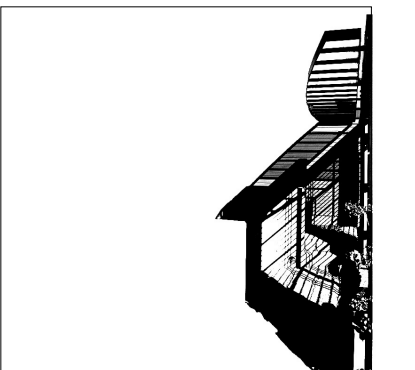
- A. References
  - 1. MIA, "Dimension Stone Design Manual," Horizontal Surfaces, Interior Stone Flooring for general installation guidelines and details.
  - 2. TCA, Handbook for Ceramic Tile Installation for general installation guidelines for ceramic tile similar to marble tile.

- B. Mix mortar according to manufacturers instructions. Apply mortar to prepared concrete substrate at thicknesses required to match level of adjacent finished tile floor. Setting bed thickness shall be 3/4 inch maximum or not to exceed height of existing adjacent tile following tile installation. New tile installation shall be set in order to retain a slight depression that gradually becomes level with adjacent non-depressed areas.
- C. Spread as much mortar as can be covered with tile in 15 to 20 minutes. Place tiles into wet, sticky mortar and gently tamp using a beating block and rubber mallet to embed tile and adjust level. Set tile edges flush with adjacent tiles. Periodically check adhesion and coverage by removing a tile and inspecting bedding mortar transfer onto back of tile. If mortar is not tacky or has skimmed over (not sticky), remove and replace with fresh mortar.
- D. Install grout only after a minimum cure time of 24 hours at 70 degrees Fahrenheit.
- E. Before grouting, remove debris, dirt, and dust from grout joints using a damp sponge. Do not introduce standing water in grout joints. Work grout into joints until completely filled. Wipe excess grout from face of the tile before grout sets hard.

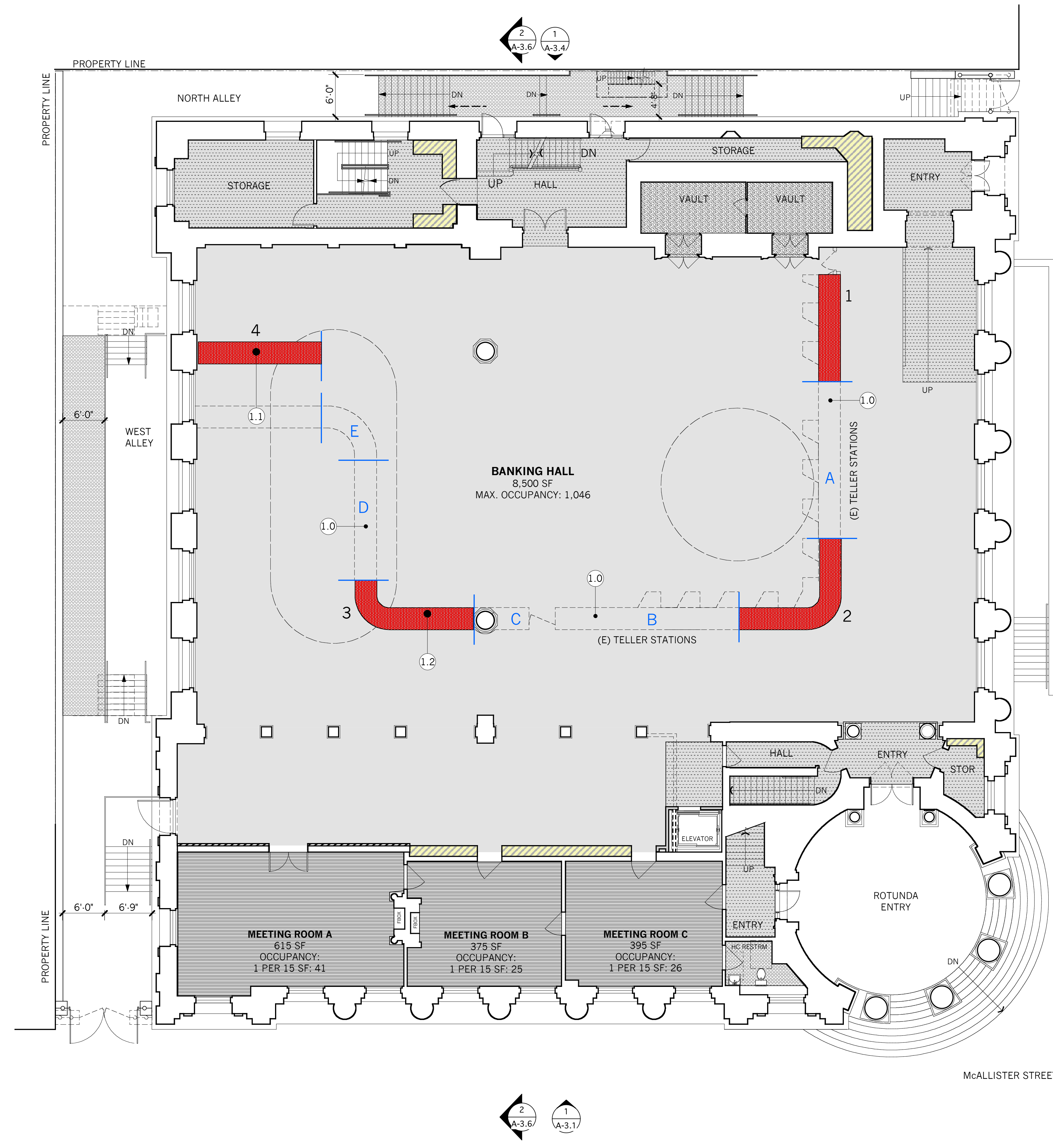
### **3.3 CLEANING**

- A. Clean up spills immediately before mortar or grout can set.
- B. Clean tile work with water while mortar is fresh.
- C. Use organic acid solution to remove grout haze and remaining stains. Pre wet tile surfaces. Apply diluted acid cleaning solution allow solution to dwell for the period of time determined in the mock-up. Scrub and agitate solution as necessary to remove grout products.
- D. Rinse cleaning solution completely. Use pH papers to determine if the wetted surface has a neutral value (6-8 or matching the value of the water measured at the hose nozzle). If the pH paper indicated a low (acidic) value, continue rinse.
- E. At the conclusion of tile work, remove excess material, tools, packaging, and debris from the site.
- F. As a final step of work, remove temporary protection.

**END OF SECTION**



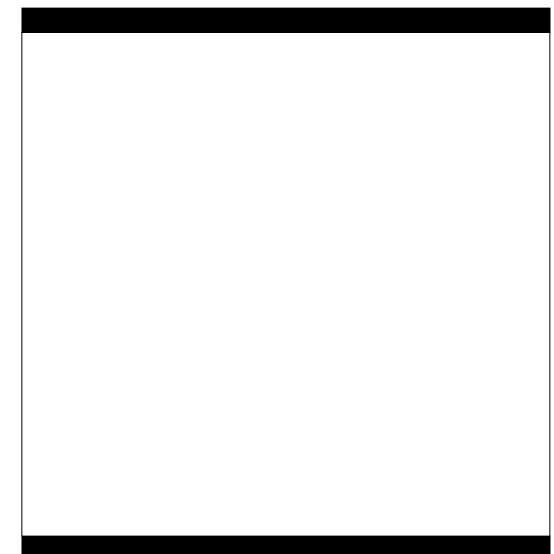
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**GENERAL NOTES:**

- SECTIONS 1, 2, 3, 4 TO REMAIN
- SECTIONS A, B, C, D, E, F TO BE REMOVED OR MODIFIED
- 1.0 PORTIONS OF COUNTER TO BE REMOVED AND STORED ON SITE
- 1.1 RELOCATE EXISTING COUNTER TO ORIGINAL LOCATION
- 1.2 PRESERVATION OF SEGMENT 3 OF THE TELLER'S COUNTER IS AT THE OPTION OF THE PROJECT SPONSOR

	Existing wall to remain	
	Existing wall to be demolished	
	New wall	
	Assembly Space	8,500 sf
	Assembly - Meeting Room	1,485 sf
	Building Support Spaces	63 sf
	Building Operating and Circulation	1,222 sf
	Historic Space	230 sf
	<b>Total Floor Area:</b>	<b>15,002 sf</b>



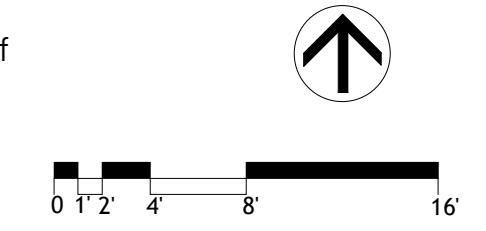
Renovation  
**HIBERNIA BANK**  
 1 Jones Street  
 San Francisco, CA 94102

#	date	issue

**Teller Station Plan**

project:	09.03
drawn by:	JP
checked by:	
date:	07.20.12
scale:	

**1st FLOOR PLAN**  
 Scale: 1/8" = 1'-0"



**A-1**

## Memorandum

August 7, 2012

Commissioner Karl Hasz  
Commissioner Alan Martinez  
Commissioner Andrew Wolfram  
Members of the Architectural Review Committee  
San Francisco Historic Preservation Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

SUBJECT: 1 Jones Street, Hibernia Bank Building, City Landmark No. 130

Dear Commissioners,

I have prepared this Memorandum in response to a request by the project team to evaluate the proposed rehabilitation of the Hibernia Bank Building, at 1 Jones Street. This Memorandum contains my general response to the project as well as my response to the proposed removal of portions of the bank tellers' counter in the main banking hall. This memorandum concludes with an evaluation of the project for compliance with the ten Rehabilitation Standards.

### Methodology

As you know, my old firm of Kelley & VerPlanck Historical Resources Consulting prepared a Historic Structures Report (HSR) for the Hibernia Bank Building in 2009. I am quite familiar with the building from that work. In addition, I have visited the site four times in the last two weeks. I reviewed the plans and specifications for the rehabilitation project, including the most recent set of drawings by Elevation Architects and the specifications prepared by WJE. I compared these documents with the significance diagrams in the HSR to ensure that proposed new work would not adversely impact areas zoned as being Significant or Very Significant in the HSR.

### Historical Summary

The Hibernia Bank Building was designed by Albert Pissis and constructed in 1892 for the Hibernia Savings & Loan Society, a pioneer bank founded by several Irish immigrants. It was remodeled and expanded in 1905 and its interior reconstructed 1907-08 after suffering fire damage in the 1906 Earthquake and Fire. For a time the building was used as by the County Clerk after the disaster. In 1921, the bank tellers' counter was completely remodeled; the original office-height enclosures were removed and rebuilt as a chest-high counter with a marble counter top and base, as well as brass tellers' screens. In 1935, architect Arthur Brown, Jr. was retained by Hibernia Savings & Loan Society to construct a

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penthouse and remodel the basement. He also altered the bank tellers' counter by removing the metal screens and rebuilding the cabinetry behind. During the 1940s and 1950s, various changes were made to the offices of Tobin & Tobin on the second floor of the office wing, including the installation of several new partitions, dropped ceilings, and light fixtures. In 1985, Hibernia Bank closed what had been its flagship bank for almost a century. In 1995, a new handicapped-accessible entrance was added on Jones Street, four years after the San Francisco Police Department (SFPD) occupied the building as a substation. The SFPD moved out in 2000.

The Hibernia Bank Building is a San Francisco City Landmark, a Category I building under Article 11 of the Planning Code, and a contributor to the National Register-listed Market Street Theater and Lofts Historic District.

### Bank Tellers' Counters

The bank tellers' counter is part of the Hibernia Bank Building's main banking hall, an area of the building zoned "Very Significant" on significance diagrams in the HSR. The text of the HSR mentions that the counter has been altered but that most of the alterations took place during the period of significance. While the changes that Arthur Brown, Jr. made in 1935 did take place during the period of significance, there are indications that the bank tellers' counter was remodeled again after World War II. The wood cabinetry behind the counter on the east side of the banking hall is made of plywood and it has Formica-covered countertops (**Figure 1**). In addition, portions of the concrete stem wall that supports the counter was molded with plywood forms. Though plywood as a construction material goes back in the United States to around 1905, it was not commonly available and/or used for either furnishings or concrete forms until World War II. The counter on the west side of the banking hall is more intact, retaining much of its original cabinetry and some screens.



In regard to its construction, the bank tellers' counter is supported by a concrete stem wall that appears to run the length of the counter. As mentioned above, portions of it are made from plywood board forms, indicating post-World War II alterations and others are made with horizontal board forms, indicating pre-war construction. At regular intervals, short concrete walls intersect the continuous piece, branching out toward the inner edge of the counter. It appears that the marble counter is supported by these narrow wing walls.

Figure 1. Plywood and Formica counter additions  
Source: Christopher VerPlanck

Similarly, the marble facing on the outside surface of the bank tellers' counter appears to be attached to furring that is itself attached to the concrete stem wall. Though character-defining features of the Hibernia Bank Building, the bank tellers' counter has been altered over time and is no longer entirely intact from the period of significance.

### **Analysis of the Project for Compliance with the Rehabilitation Standards**

In this section I have analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards) and Guidelines. As you know, the Rehabilitation Standards were developed by the National Park Service for Rehabilitation Tax Credit projects but they are now commonly used by Certified Local Governments (CLGs) for evaluating projects throughout the United States. I have analyzed the project for compliance under each of the ten Rehabilitation Standards:

**Rehabilitation Standard 1:** A 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 would keep the Hibernia Bank in commercial use – either office and/or entertainment/assembly. The Significant and Very Significant offices in the office wing will continue to be used as offices and the banking hall will likely be used for office space as well. Unlike residential or retail use, the proposed office or assembly use would require few changes aside from seismic and code upgrades. No new partitions would be built in any of the Significant or Very Significant interior spaces and no large vertical or horizontal additions would be built. Aside from three new doors on non-street-facing elevations, exterior changes would be confined to restoration, cleaning, and repair.

In summary, the proposed project complies with Rehabilitation Standard 1.

**Rehabilitation Standard 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 proposed project would retain and preserve the historic character of the Hibernia Bank Building, making very few physical changes to the building. Most of the proposed alterations are triggered by the Uniform Building Code (UBC), and include improvements to upgrade life-safety (especially egress standards), accessibility, and the building's seismic performance.

On the exterior, three new exits would be built on the north and west façades, where they will not be readily visible from the street. These exits are required for emergency egress. Two of these exits would be made from existing windows – one on the west façade and one on the north façade. In addition, a new door would be cut on the north façade. Both the west and north façades face service alleys and neither is classified in the HSR as being "Very Significant." In cases where an existing window would be affected, the new door and sidelight would be inserted in place of the existing lower sash. The existing

granite and brick sill would be removed and the granite salvaged and stored on-site. The lower sash would be salvaged and stored on-site as well, and the upper sash retained in place.

To accommodate the Americans with Disabilities Act (ADA), stairs and below-grade portions of the north and west service alleys would be bridged over by metal platforms. These platforms would create an unimpeded path of travel and facilitate exiting the building. These platforms would not be attached to the building and could be easily removed. Other exterior alterations include the construction of new stair and elevator enclosures adjoining the existing penthouse and a new north stair/mechanical penthouse to replace the existing non-historic mechanical penthouse on the north part of the roof. In addition, a new toilet room addition would be added to the south wall of the existing penthouse. All three rooftop additions are designed to blend in with the existing penthouse and would be not visible from the north side of McAllister Street. Neither the new north stair/mechanical penthouse nor the new toilet room addition would be visible from McAllister or Jones streets.

Within the interior, the most substantial work would include the construction of new shear walls in service areas in the basement and in the north wing to improve the building's performance in an earthquake. These would be built behind the historic vaults and in other inconspicuous locations where they would not be visible after construction. A new shear wall would also be built along the north wall of the offices on the first floor. Ornamental materials, including the cornice, base and chair rails, and door casings would be retained, catalogued and reinstalled in place afterward, making this change virtually imperceptible upon completion. A new fire stair would be built in the north service wing, connecting the basement to the roof. In addition, a new ADA-compliant elevator would be installed where the existing elevator is now located. Nearly all of these changes would affect areas deemed in the HSR to be Contributing or Non-contributing. The only alterations that would affect Significant or Very Significant spaces include the conversion of a window to a door on the west façade and removal a little over 50 percent of the banker tellers' counter in the main banking hall.

This last alteration, which would impact the ca. 1921 (with alterations made in 1935 and after World War II) tellers' counter, is partially mitigated by the fact that the counter has been extensively altered after the period of significance. In addition to much of the cabinetry being rebuilt after World War II, evidence suggests that parts of the counter have been moved, patched, and reconfigured multiple times. The proposed project would keep approximately 40% of the counter in place; another 17'-6" section would also be retained, though it would be relocated northward approximately 9', to where it was originally built. All non-historic portions of the counter, including the post-World War II-era tellers' desks and cabinetry would be removed. Historic marble counter tops and bases to be removed would be photographed, sections drawn documenting their construction methods, numbered, dismantled, and stored on site. The photographs and drawings would allow them to be reconstructed in the future. The alterations described above are all essential in order to comply with modern life-safety, fire, and ADA codes, as well as a full seismic upgrade to comply with City regulations. The alterations do avoid significant impacts to Significant and Very Significant features and materials.

In conclusion, the proposed project complies with Rehabilitation Standard 2.



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

No conjectural features or elements from other historic properties would be added to the Hibernia Bank Building as part of the proposed project.

In summary, the proposed project complies with Rehabilitation Standard 3.

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

The Hibernia Bank Building was originally constructed in 1892 and expanded to the west in 1905. After it was gutted by fire in 1906, its interior was reconstructed in 1907-08. The existing bank tellers' counter was installed in 1921. In 1935, the end of the period of significance, Arthur Brown, Jr. designed a new penthouse for the use of female employees, modified the bank tellers' counter, and other unspecified alterations to the interior and exterior. During the 1950s, 1960s, and 1970s, many alterations were made to non-character-defining features and spaces in the basement. Several non-historic partitions, dropped ceilings, built-in furnishings, and light fixtures were added to some of the second-floor offices in what were the offices of Tobin & Tobin.

The penthouse, while it is considered to be a Contributory feature because it was designed by Arthur Brown, Jr., and for its association with the important female workforce of Hibernia Bank, is of utilitarian design and not publicly accessible. Any changes made to the building after 1935 are non-contributing and have not gained significance in their own right. The proposed project would remove these post-1935 changes, rehabilitating the building to its historic character.

In conclusion, the proposed project complies with Rehabilitation Standard 4.

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

All important spaces and materials identified as being Significant and Very Significant, and indeed, "Contributory," would be retained as part of the proposed project. The few Significant and Very Significant features that would be impacted, including the two windows on the north and west façades that would be converted into doors, and the bank tellers' counter, would be salvaged, retained, and stored on-site. WJE has prepared specifications to address the following conservation topics: Interior Plaster Repairs, Decorative Interior Painting, Floor Tile Restoration, Exterior Stone Cleaning Protocol, and Stained Glass Window Restoration to guide the restoration of these features that require cleaning, repair, and replacement.

In summary, the proposed project complies with Rehabilitation Standard 5.

**Rehabilitation 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.

In general, the Hibernia Bank Building is in good physical condition. Areas that require attention include limited portions of the granite exterior where spalling and water intrusion are evident, damaged interior plaster work, broken panes in the skylights, and missing light fixtures and shades. The specifications listed above under Rehabilitation Standard 5 would be used to address these issues. Where a feature is actually missing, such as marble flooring or light fixture shades, they would be replicated in kind. Where the feature or material is damaged it would be repaired rather than replaced.

In conclusion, the proposed project complies with Rehabilitation Standard 6.

**Rehabilitation Standard 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.

The proposed project would use the gentlest means possible to clean, including using TSP and pressurized water to clean the exterior granite cladding and hand-scraping to remove loose paint and plaster. No sand-blasting or harsh physical or chemical methods would be used.

In conclusion, the proposed project complies with Rehabilitation Standard 7.

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

The construction of shear walls in the basement may require subsurface excavation. The San Francisco Planning Department is now working to determine whether the project could impact subsurface resources. If any archaeological resources are encountered they would be protected and preserved in place if feasible, and if not, appropriate mitigation measures would be undertaken.

In conclusion, the proposed project complies with Rehabilitation Standard 8.

**Rehabilitation Standard 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.

As described above, the proposed project would result in the construction of a new north stair/mechanical penthouse at the north-central portion of the roof, and three small additions to the

existing 1935 penthouse, including a new stair enclosure, elevator enclosure, and ADA-compliant toilet room. The new north stair/mechanical penthouse, which will replace an existing non-historic penthouse, would not be visible from the street. The south stair and elevator enclosures may be visible from the south side of McAllister Street, but barely more so than the existing penthouse. The additions would be of frame construction and finished in stucco to recall but not exactly match the existing penthouse. They are also designed in a utilitarian mode much like the existing penthouse, whose significance is historical and not architectural. None of the new additions or the new penthouse would destroy historic materials or disrupt important spatial relationships that characterize the property.

In summary, the proposed project complies with Rehabilitation Standard 9.

**Rehabilitation Standard 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 be unimpaired.

All of the additions and related new construction proposed as part of the project could be removed, leaving the essential form and integrity of the Hibernia Bank Building intact. Removal of the shear walls and other seismic work would not be feasible, but this work would not be visible within any Significant or Very Significant areas. The two windows that would be converted into exits could be restored as their lower sashes and granite cladding and sill would be retained and stored on site. Similarly, the marble counter tops and bases that comprise the bank tellers' counter would be photographed, numbered and inventoried, and stored on-site for future restoration if that becomes desirable or feasible in the future.

In summary, the proposed project complies with Rehabilitation Standard 10.

In conclusion, it is my opinion that the proposed rehabilitation of the Hibernia Bank Building complies with the Secretary of the Interior's Standards for Rehabilitation. The proposed project would resuscitate a long-dormant landmark and help to revive a neighborhood.

Please feel free to contact me if you have any further need of assistance.

Sincerely,



Christopher VerPlanck