

1 [Planning Code - Landmark Designation - One Montgomery Street (aka 1-25 Montgomery
2 Street) (Crocker National Bank Building)]

3 **Ordinance amending the Planning Code to designate One Montgomery Street (aka 1-25**
4 **Montgomery Street), Crocker National Bank Building, Assessor's Parcel Block No.**
5 **0292, Lot Nos. 001A and 002, as a Landmark consistent with the standards set forth in**
6 **Article 10 of the Planning Code; affirming the Planning Department's determination**
7 **under the California Environmental Quality Act; and making public necessity,**
8 **convenience, and welfare findings under Planning Code, Section 302, and findings of**
9 **consistency with the General Plan, and the eight priority policies of Planning Code,**
10 **Section 101.1.**

11 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
12 **Additions to Codes** are in *single-underline italics Times New Roman font*.
13 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
14 **Board amendment additions** are in double-underlined Arial font.
15 **Board amendment deletions** are in ~~strikethrough Arial font~~.
16 **Asterisks (* * * *)** indicate the omission of unchanged Code
17 subsections or parts of tables.

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

19 Section 1. Findings.

20 (a) CEQA and Land Use Findings.

21 (1) The Planning Department has determined that the Planning Code
22 amendment proposed in this ordinance is subject to a Categorical Exemption from the
23 California Environmental Quality Act (California Public Resources Code Sections 21000 et
24 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
25 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
regulatory agencies for protection of the environment (in this case, landmark designation).

1 Said determination is on file with the Clerk of the Board of Supervisors in File No. 210898 and
2 is incorporated herein by reference. The Board of Supervisors affirms this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
4 the proposed landmark designation of One Montgomery Street (aka 1-25 Montgomery Street),
5 Assessor's Parcel Block No. 0292, Lot Nos. 001A and 002, will serve the public necessity,
6 convenience, and welfare for the reasons set forth in Historic Preservation Commission
7 Resolution No. 1195, recommending approval of the proposed designation.

8 (3) The Board of Supervisors finds that the proposed landmark designation of
9 One Montgomery Street is consistent with the General Plan and with Planning Code Section
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1195.

11 (b) General Findings.

12 (1) On January 12, 2021, the Board of Supervisors adopted Resolution No.
13 011-21, initiating landmark designation of One Montgomery Street as a San Francisco
14 Landmark pursuant to Section 1004.1 of the Planning Code. On January 22, 2021, the Mayor
15 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
16 File No. 201404.

17 (2) Pursuant to Charter Section 4.135, the Historic Preservation Commission
18 has authority "to recommend approval, disapproval, or modification of landmark designations
19 and historic district designations under the Planning Code to the Board of Supervisors."

20 (3) The Landmark Designation Fact Sheet was prepared by Planning
21 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional
22 Qualification Standards for historic preservation program staff, as set forth in Code of Federal
23 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and
24 conformance with the purposes and standards of Article 10 of the Planning Code.

1 (4) The Historic Preservation Commission, at its regular meeting of August 4,
2 2021, reviewed Planning Department staff's analysis of the historical significance of One
3 Montgomery Street set forth in the Landmark Designation Fact Sheet dated July 28, 2021.

4 (5) On August 4, 2021, after holding a public hearing on the proposed
5 designation and having considered the specialized analyses prepared by Planning
6 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
7 Commission recommended designation of One Montgomery Street as a landmark consistent
8 with the standards set forth in Section 1004 of the Planning Code, by Resolution No. 1195.
9 Said resolution is on file with the Clerk of the Board in File No. 210898.

10 (6) The Board of Supervisors hereby finds that One Montgomery Street has a
11 special character and special historical, architectural, and aesthetic interest and value, and
12 that its designation as a Landmark will further the purposes of and conform to the standards
13 set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by
14 reference the findings of the Landmark Designation Fact Sheet.

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16 Section 2. Designation.

17 Pursuant to Section 1004 of the Planning Code, One Montgomery Street (aka 1-25
18 Montgomery Street), Crocker National Bank Building, Assessor's Parcel Block No. 0292, Lot
19 Nos. 001A and 002, is hereby designated as a San Francisco Landmark consistent with the
20 standards set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby
21 amended to include this property.

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1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City
3 parcels located at One Montgomery Street (aka 1-25 Montgomery Street), Assessor's Parcel
4 Block No. 0292, Lot Nos. 001A and 002, in San Francisco's Financial District.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
7 Planning Department Record Docket No. 2021-002831DES. In brief, One Montgomery Street
8 is eligible for local designation as it is associated with events that have made a culturally and
9 historically significant contribution to the broad patterns of San Francisco history and it
10 embodies the distinctive characteristics of a type, period, or method of construction and is
11 work of a master architect and a master craftsman. Specifically, designation of One
12 Montgomery Street is proper given its association with reconstruction in the Financial District
13 following the 1906 Earthquake and Fire. The building is also architecturally and historically
14 significant as an excellent and well-preserved example of an early twentieth century banking
15 temple in the Italian Renaissance Revival-style, with grand interiors that exhibits high artistic
16 value, was designed (in its first phase) by recognized master architect Willis Polk, and
17 includes the work of master craftsman Arthur Putnam.

18 (c) The particular features that should be preserved, or replaced in-kind as determined
19 necessary, are those generally shown in photographs and described in the Landmark
20 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
21 2021-002831DES, and which are incorporated in this designation by reference as though fully
22 set forth herein. Specifically, the following features shall be preserved or replaced in kind:

23 (1) All those historic exterior elevations, form, massing, structure, rooflines,
24 architectural ornament, and materials of One Montgomery Street on Montgomery and Post
25 street elevations, identified as:

- 1 (A) Prominent corner location with building built to lot lines;
- 2 (B) Sierra Granite and limestone cladding;
- 3 (C) Open air rotunda at the corner, containing arched entries that access
- 4 the banking hall, paired Tuscan columns on pedestals, steps leading from the sidewalk to the
- 5 rotunda, granite flooring with inscribed lettering, coffered ceiling, and hanging pendant light
- 6 fixture;
- 7 (D) Double-height first story with arched window openings and windows
- 8 with large expanses of glass;
- 9 (E) Fluted spandrel and medallions at recessed rectangular windows at
- 10 second story;
- 11 (F) Metal window and door mullions and surrounds with decorative
- 12 moldings by Arthur Putnam at both interior and exterior;
- 13 (G) Classical features executed in granite including columns, engaged
- 14 pilasters, and Tuscan entablature with composite-curved molding profile, featuring an
- 15 astragal, or half-rounded, profile surmounted by a cyma reversa, or alternating concave and
- 16 convex, profile, and capped by a cavetto, or curved, profile;
- 17 (H) Sheet copper canopy at Post Street secondary entrance with
- 18 decorative motifs by Emily Michels;
- 19 (I) Secondary entries at Post and Montgomery Streets;
- 20 (2) The character-defining interior features of One Montgomery Street are those
- 21 depicted in photos and written description in the Landmark Designation Fact Sheet, including:
- 22 (A) 1908 Elevator Lobby:
- 23 (i) Travertine flooring with black marble border;
- 24 (ii) Marble wainscot;
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- 1 (iii) Marble spiral staircase with bronze squirrel capping the newel
2 post of staircase;
- 3 (iv) Decorative bronze balustrades and balcony at mezzanine;
4 (v) Plaster egg and dart cornice;
5 (vi) Plaster ceiling coffering with rosettes, intervening plaster
6 meander motif and rosettes at the ceiling;
- 7 (vii) Mail chute with bronze and glass detailing;
8 (viii) Paneled bronze elevator surrounds;
- 9 (B) 1908 Banking Hall:
- 10 (i) Large, open, high-ceiling room;
11 (ii) Travertine flooring with black marble border;
12 (iii) Marble wainscot;
13 (iv) Fluted plaster square columns with capitals and marble base;
14 (v) Plaster ceiling octagonal coffering with rosettes;
15 (vi) Engaged plaster pilasters along north wall, marking original
16 mezzanine location, with marble base with black boarder;
- 17 (vii) Angled north wall where 1908 banking hall meets rear side of
18 elevator;
- 19 (viii) Metal grille doorway leading from 1908 banking hall into 1920
20 banking hall;
- 21 (ix) Metal window and door surrounds and mullions with
22 decorative moldings by Arthur Putnam;
- 23 (C) 1920 Banking Hall, a large, open, high-ceiling room with:
- 24 (i) Teller “wickets” or counters / windows (lower portion with
25 marble panels intact – upper portion at window has been altered);

- 1 (ii) Centrally placed, raised “officer’s podium” area that
2 corresponds to skylight above with low marble wall surrounding (wall has been infilled in some
3 locations);
- 4 (iii) Another raised “officer’s podium” with low marble wall at far
5 west wall;
- 6 (iv) Blind arches at far west wall that correspond to original
7 windows that once faced onto Lick Alley;
- 8 (v) Stairway just inside banking hall along east wall that goes to
9 basement;
- 10 (vi) Marble stairway at east wall at Montgomery Street entry;
11 (viii) Clock set into marble stairway at east wall at Montgomery
12 Street entry;
- 13 (ix) Marble information counter just inside lobby from the rotunda
14 entrance;
- 15 (x) Travertine flooring with black marble border;
16 (xi) Marble wainscot;
17 (xii) Fluted plaster square columns with capitals;
18 (xiii) Plaster ceiling coffering with rosettes;
19 (xiv) Paneled bronze doors and marble door surrounds;
20 (xv) Brass hand railings at stairs;
21 (xvi) Bronze air duct covers;
22 (xvii) Marble and brass torchieres;
23 (xviii) Marble benches and writing desks;

24 (D) Mezzanine:
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1 (i) Stairwell and balcony with similar features to main 1908
2 elevator lobby stairwell including marble flooring, wainscot, and decorative railing;

3 (E) Second Floor:

4 (i) Stairwell in 1908 section with similar features to lobby stairwell
5 including marble flooring, wainscot, and decorative railing;

6 (ii) Windows looking out to the skylight of 1920 banking hall;

7 (iii) Footprint of skylight and circulation space around the skylight;

8 (F) Basement:

9 (i) Spiral stairwell with similar features to lobby stairwell, including
10 marble flooring, wainscot, and decorative railing;

11 (ii) Lobby for elevator and spiral stair;

12 (iii) Main vault (originally the safe deposit vault) at foot of stairs
13 with its surrounding decorative cage; and

14 (iv) East stair to 1908 banking hall.

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1 Section 4. Effective Date.

2 This ordinance shall become effective 30 days after enactment. Enactment occurs
3 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
4 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
5 Mayor’s veto of the ordinance.

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7 APPROVED AS TO FORM:
8 DENNIS J. HERRERA, City Attorney

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9 By: /s/ Andrea Ruiz-Esquide
10 ANDREA RUIZ-ESQUIDE
11 Deputy City Attorney

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