NOTICE OF FINAL PASSAGE
FILE NO. 96-71-2 ORD. NO. 96-71
DESIGNATING THE HALLIDIE BUILDING AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

I hereby certify that the foregoing ordinance was read for the second time nnd finally pesed by the Board of Supervisors of the City and County of San Francisco at its meeting of Mar. 1, 1971.

ROBERT J. DOLAN, Clerk

Approved: Mar. 5, 1971.

JOSEPH L. ALIOTO, Mayor

Mar. 10, 1971-1t

FILE NO. 96-71-2 ORD. NO.——
DESIGNATING THE HALLIDIE BUILDING 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 Hallidie Building 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, the Hallidie Building is hereby designated as a Landmark, this designation having been duly approved by resolution of the City Planning Commission.

(b) **Location and Boundaries.** Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, a landmark site is hereby designated for the said Landmark, located and bounded as follows:

Beginning at a point on the northerly line of Sutter Street 172 feet east of Kearny Street; thence at a right angle to said line of Sutter Street 104 feet 6 inches northerly; thence at a right angle westerly 34 feet 4½ inches; thence at a right angle northerly 58 feet; thence at a right angle easterly 34 feet 4½ inches; thence at a right angle southerly 25 feet; thence at a right angle easterly 103 feet 1½ inches; thence at a right angle southerly 136 feet; thence at a right angle westerly 103 feet 1½ inches to the point of beginning; being Lot 27 in Assessor's Block 288.

(c) **Justification.** The special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

Designed by Willis Polk as an investment for the University of California, the Hallidie Building was dedicated in 1918 to Andrew S. Hallidie, an early Regent of the University who is best known for his invention of the cable car in 1872-73.

The building's importance to San Francisco's architectural history cannot be stated too strongly. The most significant architectural innovations are, **first**, the glass curtain, a forerunner of modern architectural techniques, hung in front of a more conventional building and allowing an increase in the penetration of light; **and second**, the use of Victorian Gothic onwork (once painted blue and gold) to simulate cornices and for balconies masking fire escapes, thereby imaginatively relieving an otherwise severe facade.

(d) **Features.** 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 in Docket No. LM70.5; the summary description being as follows:

The Hallidie Building is a steel-frame structure with glass facade and masonry side walls, having eight stories with high ceilings typical of loft buildings. The street elevation is internationally significant in its anticipation of the glass curtain wall, one of the first clear expressions of such. The frame has cantilevered floors so there are no columns at the facade, the curtain wall being supported by four columns placed behind the glass front.

The entire front is beautifully subdivided into glass panels which are balanced against fret-like cornices and stair balconies. The iron lacework cornices (at the second, third and eighth floors) join ornate balconies at the extremities masking fire escapes on each floor, and the whole is surmounted by a similarly detailed primary cornice. The intricate lacy iron ornamentation thus provided is Victorian Gothic in style and appears to be integral to the overall design despite the modernity of the basic concept. At the ground level, beneath the lower cornice, the arched main building entrance is to the right. Also at this level, a much altered commercial space detracts from the overall majesty of the building.

I hereby certify that the foregoing ordinance was passed for second reading by the Board of Supervisors of the City and County of San Francisco at its meeting of Feb. 22, 1971.

ROBERT J. DOLAN, Clerk

Feb. 27, 1971—1t

CITY PLANNING COMMISSION

RESOLUTION NO.6667

WHEREAS, A proposal to designate the Hallidie Building at 130 Sutter 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 September 16, 1970, and said Advisory Board, after due consideration, has recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on December 10, 1970, 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;

NOW THEREFORE BE IT RESOLVED, First, That the proposal to designate the Hallidie Building as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

> Beginning at a point on the northerly line of Sutter Street 172 feet east of Kearny Street; thence at a right angle to said line of Sutter Street 104 feet 6 inches northerly; thence at a right angle westerly 34 feet 4½ inches; thence at a right angle northerly 58 feet; thence at a right angle easterly 34 feet 4½ inches; thence at a right angle southerly 25 feet; thence at a right angle easterly 103 feet 1½ inches; thence at a right angle southerly 136 feet; thence at a right angle westerly 103 feet 1½ inches to the point of beginning; being Lot 27 in Assessor's Block 288.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

> Designed by Willis Polk as an investment for the University of California, the Hallidie Building was dedicated in 1918 to Andrew S. Hallidie, an early Regent of the University who is best known for his invention of the cable car in 1872-73.
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> The building's importance to San Francisco's architectural history cannot be stated too strongly. The most significant architectural innovations are, first, the glass curtain, a forerunner of modern architectural techniques, hung in front of a more conventional building and allowing an increase in the penetration of light; and second, the use of Victorian Gothic ironwork (once painted blue and gold) to simulate cornices and for balconies masking fire escapes, thereby imaginatively relieving an otherwise severe facade.

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 in Docket No. LM70.5; the summary description being as follows:

> The Hallidie Building is a steel-frame structure with glass facade and masonry side walls, having eight stories with high ceilings typical of loft buildings. The street elevation is internationally significant in its anticipation of the glass curtain wall, one of the first clear expressions of such. The frame has cantilevered floors so there are no columns at the facade, the curtain wall being supported by four columns placed behind the glass front.
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> The entire front is beautifully subdivided into glass panels which are balanced against fret-like cornices and stair balconies. The iron lacework cornices (at the second, third and eighth floors) join ornate balconies at the extremities masking fire escapes on each floor, and the whole is surmounted by a similarly detailed primary cornice. The intricate lacy iron ornamentation thus provided is Victorian Gothic in style and appears to be integral to the overall design despite the modernity of the basic concept.
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> At the ground level, beneath the lower cornice, the arched main building entrance is to the right. Also at this level, a much altered commercial space detracts from the overall majesty of the building.

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 December 10, 1970.

Lynn E. Pio
Secretary

AYES: Commissioners Fleishhacker, Miller, Newman, Porter
NOES: Commissioners Ritchie and Rueda
ABSENT: Commissioner Crowley
PASSED: December 10, 1970

R E V I S E D

LANDMARKS PRESERVATION ADVISORY BOARD — HALLIDIE BUILDING

OWNERS	Charles Zwingman, Frank DeGoff and Lorena Meyer
LOCATION AND BOUNDARY OF SITE	130 Sutter Street; lot is basically 103 feet wide, 137-1/2 feet deep; with added parcel 34 feet by 58 feet abutting on Hardie Place (alley off Kearny Street); Lot 27, Assessor's Block 288.
NATURE AND HISTORY	First known glass front building. Designed by Willis Polk in 1918, for the then owners of the lot, the Regents of the University of California. Used for the retail sale and display of clothing. The building was designed to meet an urgent demand for natural light. The main innovations, quite novel at the time, included (1) a facade which was almost 100% glass; (2) the glass front was at the street line, whereas most previous buildings with (partial) glass walls were set back from the street property line; in Polk's version, there is a consequent addition of floor area (commercial floor space); (3) in previous glass front buildings, the columns supporting the facade had been set out and the glass set in whereas in the Hallidie Building, the glass sets out and the columns set in. The result, again, is an increase in the floor area and the light area; (4) also in Polk's building, the floor beams set back from the front lot line as do the columns; consequently, there is no obstruction to the penetration of light by the floor beams as there is in ordinary construction. Ordinarily the floor beams or so-called spandrel girders generally extend below the ceiling line, sometimes to a depth of 18 inches. In this building, light actually entered from 3 to 4 feet above the ceiling line, greatly adding to the general diffusion of light in the interior. In this connection, it is interesting to note that at least on some floors there are now interior partition walls which prevent light from entering the interior, and which serve to make those portions of the floors near the street more like balconies than parts of the floor. In this type of construction, Willis Polk was a pioneer and his building remains the outstanding example of glass wall construction of its generation; it is faced not only by one of the first but also the most clearly expressed of curtain walls. The building was named for an early Regent of the University of California, Andrew S. Hallidie, a pioneer engineer and wire-rope manufacturer; best known for his invention of the San Francisco Cable Car, 1872-3.
ARCHITECTURAL DESCRIPTION	The building is a steel-frame structure; masonry and glass wall construction, eight stories in height with high ceilings typical of loft buildings. The glass curtain wall of the facade is divided by vertical spandrels and horizontal elements and extends from the second floor to the roof line. There are exterior balconies at the second, third and eighth floors. These join the fire escape balconies which are at each floor level. The whole facade is adorned with iron lacework in the style of Gothic ornamentation. There are small spires and finials at the roofline and center topped by the flagpole. There is an upward curved iron cornice simulating a pediment. There are iron fire escapes on each side of the facade, from second to eighth floor. The main entrance to the building is on the right and is arched. The facade is supported by four columns placed within the glass front. Unfortunately, this remarkable building has been drastically altered in the ground floor by remodeling. The detailed cast-iron work of fire escapes and balconies is an integral part of the design. Originally the iron work was painted in the colors of the University - blue and gold.

SURROUNDING LAND USE AND ZONING

Zoning is C-3 and surrounding land uses are stores, offices and garaged; across the street formerly was the Lick Building in Lick Place; the French American Bank is two doors down Sutter Street.