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ARCHITECTS

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PROPERTY CONDITION ASSESSMENT

301 Battery Street, San Francisco, CA 94111



PREPARED FOR:

**301 Battery PropCo, LLC
160 Pacific Ave, #204
San Francisco, California 94111**

**Project 26030.60
September 22, 2026**

PREPARED BY:

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Property Condition Assessment

301 Battery Street, San Francisco, CA 94111

I. EXECUTIVE SUMMARY

Ryan Miller Architects has completed a Property Condition Assessment of the above referenced site in accordance with ASTM E 2018-24 and industry standards. On September 11 and September 16, 2026, we visited the property and observed the condition of the structure and exterior site elements. Mauro Pannitto of CBRE provided roof and building access and served as our primary site escort.

This Property Condition Assessment (PCA) was conducted on behalf of 301 Battery PropCo, LLC, in support of their acquisition of the property. This report updates a previous PCA prepared by Ryan Miller Architects, dated May 15, 2026; that report partially updated a previous PCA prepared by AllWest Environmental, dated September 6, 2019.

We conducted research with the San Francisco building, planning, and fire departments for violations information, building permits, inspections, and reports.

This Executive Summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The Executive Summary may have omitted important details, any one of which could be crucial to the proper understanding and subject matter risk assessment.

The purpose of this report is to inform the reader of the existing condition of the civil, architectural, and landscape components, as well as the mechanical, electrical, plumbing (MEP) systems, and fire and life safety (FLS) equipment that comprise the property and identify what conditions, if any, should be

corrected to improve building systems, appearance, and performance over the next ten years.

A. PROPERTY DESCRIPTION

The subject property is a seven-story office and event center at the west end of Embarcadero Center in San Francisco's financial district. The building was originally constructed between 1919 and 1924 as the San Francisco Federal Reserve Bank and contains 185,852 square feet (SF) of floor area. Significant additions were completed in the 1920s and 1950s. Renovations and a seismic retrofit were undertaken in 1989 to convert the building to commercial office use. The building is historically significant due to its architecture and the preserved interior banking spaces. The building has Federal, State, and San Francisco historic designations.

The building and grand staircases occupy a single legal parcel containing 0.754 acres; the building essentially covers the entirety of the site. The parcel is zoned C-3-O (Downtown Office). The building's occupancy classifications are Group B (Office) and A-3 (Assembly). The construction type is Type I-B; the building is fully fire sprinklered. The site is located in FEMA Flood Zone X (unshaded); it is not located in an area prone to flooding on the San Francisco Planning Department 100-Year Storm Flood Risk Zone Map. The site is generally flat with a total topographic variation of roughly two feet, descending from west to east.

The building is situated between Battery Street to the east and Sansome Street to the west. Sacramento Street bounds the site to the south;

Commercial Street to the north is a pedestrian street. The elevation along Sacramento Street is the south elevation. The historic lobby is located along Sansome Street; a second lobby and portico were added along Battery Street during the 1989 renovation. High- and mid-rise structures surround the subject property, including the Jay Hotel (formerly the Le Méridien Hotel) to the north and Embarcadero Center to the east. A pedestrian bridge spans Battery Street to connect the subject property and the Jay Hotel to the Embarcadero Center.

The subject property is a steel-framed structure with cast-in-place concrete floor and roof slabs supported by concrete-encased steel beams and columns over sub-grade basement levels. The steel frame rests on pile caps supported by timber piles.

Site improvements appeared in generally "Good" condition. Landscaping, art, and a monumental trellis with stairs occupy the pedestrian street right-of-way at Commercial Street. Street trees are planted along Sacramento and Sansome Streets. Some landscaping elements appeared in "Poor" condition. No off-street parking facilities are provided on the site, nor are they required.

The building's observable exterior finishes appeared in "Good" to "Fair" condition. The building envelope consists of gray granite walls at the major façades with massive granite colonnades and elaborate entablatures and cornices; pale gray matching brick is provided on the minor façades on the U-shaped portion of the building on its north side. The fenestration includes the original operable steel windows. The flat roof is finished with a built-up roofing (BUR) system installed as part of the 1989 renovation; the BUR roof is beyond its expected useful life (EUL) and is evaluated as in generally "Fair" condition. Sloped, copper roofing systems are also provided; minor leaks were reported through the copper roofs, which were reportedly installed in the 1950s.

Interior finishes appeared in generally "Good" condition. Building department records indicate that numerous tenant improvement (TI) projects and fire systems upgrades had been permitted between 2010 and 2022. The building has two tenants, one of which is for the building administration services offices, which are provided by CBRE. The building is

11 % occupied. Unoccupied spaces include the vacant offices and projected events spaces; the third floor has been gutted to its structural elements with almost all of the interior finishes having been removed.

The main lobby is accessed along Sansome Street, but it is not open or in use; the main office entrance and lobby is along Battery Street. Common areas include corridors, stairs, main and elevator lobbies, and service rooms. The original historic bank interiors located on the first and second floors are operated as event spaces. Tenant areas include office and commercial spaces and their related restrooms and support spaces.

The physical condition of the HVAC systems is evaluated as "Good." The core building HVAC system consists of water-cooled chillers, induced air cooling towers, gas-fired boilers, central supply and return air fans, ceiling cavity mounted VAV (variable air volume) boxes, and exhaust fans for discharging restroom and kitchen grill air. Water source heat pumps are also installed in mechanical and electrical rooms and in some tenant telecommunication and server rooms. With the exception of the VAV boxes and water source heat pumps, HVAC equipment is located in the mechanical penthouse or on roofs.

The physical condition of the electrical system is evaluated as "Good." The electrical system consists of an underground Pacific Gas and Electric (PG&E) transformer, main power panels, dry-type voltage step-down transformers for conversion of 480/277 volt to 208Y/120 volt power, bus duct risers, sub-panels with molded plastic breakers, and a copper wire-in-conduit distribution system. A 600 Kilowatt (KW) diesel-fired, standby generator provides emergency power to elevators and FLS equipment during a power outage.

The physical condition of the plumbing is evaluated as "Good." The San Francisco Public Utilities Commission (SFPUC) provides domestic water to the property through a six inch branch and backflow prevention device off the municipal main. Municipal water pressure is adequate for the lower floors and water pressure is boosted to meet water demand for the upper floors.

The physical condition of the fire protection systems is evaluated as “Good.” The SFPUC provides fire water to the property through a four inch branch off the municipal main. The building is fully fire sprinklered with a charged wet-pipe system. Fire Department connections (FDCs) are located next to the Sacramento Street and Commercial Street sidewalks.

The Battery Street entrance doors are unlocked during normal business hours. The security desk is manned Monday-Friday 6:00 am – 11:00 pm. Interior and exterior surveillance cameras are installed at strategic locations with footage saved on and viewed from the cloud.

The physical condition of the vertical transportation and conveying systems is evaluated as “Good.” The vertical circulation system is comprised of eight elevators. Vertical conveyance is provided by six traction elevators and two hydraulic elevators. One of the traction elevators is a service elevator. These elevators serve levels one through seven. One passenger elevator and the service elevator also extend to the basement levels as well.

Accessibility compliance is evaluated as generally “Good.” Path-of-travel to and within the property is largely compliant with current Accessibility codes. Updated restroom facilities are provided on most floors. However, some features of the historic interiors are non-compliant; in most cases alternative Accessible facilities are provided in lieu of modifications to the historic building fabric. Sanitary napkin dispensers are generally non-compliant.

B. SUMMARY OF FINDINGS

We evaluate the building and exterior site elements in generally “Good” condition. Online building permit records indicate that, since the issuance of the AllWest PCA in September of 2019, permits have been issued and finalized for various tenant improvement (TI) projects and several sprinkler and fire alarm system upgrades. A permit was issued in 2021 for the replacement of a water source heat pump which has been installed, but the permit (No. 2021103025687) has not been finalized. No new building permits have been pulled since the issuance of our May 15, 2026, PCA. The following

recommendations address deficiencies requiring remedial measures:

Code/Life Safety

- Perform ground fault performance testing of circuit breakers with a capacity of 1,000 amps and higher on a triennial schedule.

Capital Expenditure

- Allowance to replace degraded landscaping elements;
- Conduct evaluation of exterior site waterproofing elements at grade level and at exterior stairs to determine what remedial measures are required to mitigate water intrusion into basement level(s). Evaluation can be conducted in coordination with the separate evaluation discussed in the bullet item for windows;
- Allowance for remedial measures to address deficiencies identified in evaluation report cited above;
- Replace built-up roofing systems in all flat-roofed areas where installed;
- Allowance for repairs to address leaks at copper roofing systems;
- Conduct evaluation of steel-framed windows to determine the extent of rust damage and make recommendations for remedial measures along with cost estimates;
- Allowance to refinish steel-framed window assemblies;
- Provide new elastomeric deck coating on fourth floor roof terrace;
- Replace 53 tons of water source heat pump capacity as units reach the end of their serviceable lives;

- Allowance for supply air fan shaft replacements in the event of failure due to age;
- Replace standard electrical receptacles with GFCI type when within six feet of a water source;
- Replace the rigidly piped natural gas connections on the boilers with flexible connections for earthquake safety;
- Replace remaining standard porcelain plumbing fixtures with low-flush porcelain fixtures as required by the San Francisco Water Department for water conservation purposes;
- Replace water heaters as they reach the end of their serviceable lives;
- Conduct a video snake sewer line inspection by licensed plumber;
- Allowance for potential main fire alarm panel hardware and software upgrades;
- Modernize hydraulic elevator equipment;
- Modernize traction elevator equipment;
- Install sanitary napkin dispensers which are compliant with current Accessibility requirements.

Modernization

- Allowance to replace copper roofing system;
- Allowance to refurbish copper-clad skylights and curbs;
- Provide a site specific geotechnical investigation of the underlying soil conditions, if desired.

C. IMMEDIATE REPAIRS & REPLACEMENT RESERVES

Immediate Needs

Immediate Needs are defined as physical deficiencies that require immediate action to correct (1) existing or potentially unsafe conditions; (2) significant negative conditions impacting marketability or habitability; (3) material building code violations; (4) poor or deteriorated condition of critical element or system; or (5) a condition that if left "as is" would cause or contribute to critical element or system failure within one year or a significant escalation in repair costs.

Immediate Repair Needs as indicated in the Immediate Needs & Replacement Reserves Analysis Spreadsheet (the Spreadsheet) are estimated at **\$3,500**. The single expenditure is for conducting ground fault performance testing of high amperage circuit breakers.

Replacement Reserves

Replacement Reserves are funds allocated for (1) priority-based repairs of physical deficiencies resulting from poor design, faulty installation, or the substandard quality of original systems or materials; (2) deferred maintenance; and (3) replacement of components or systems that have realized or exceeded their Expected Useful Life (EUL).

EUL is defined as the average amount of time in years that an item, component, or system is estimated to function when installed new, assuming routine maintenance is practiced. We apply EUL standards established by such organizations as the American Society of Heating, Refrigeration and Air-conditioning Engineering, Inc. (ASHRAE) and the U.S. Department of Housing and Urban Development (HUD), but may modify them following a subjective evaluation of an item, component, or system by experienced, licensed professionals.

The ten-year replacement reserves are estimated at **\$3,916,838** which includes a 2.5% per year inflation factor. Expenditures include new BUR roofing systems in all flat roof areas where provided, steel-

framed window refurbishment, and elevator modernizations.

Modernization

Items in this category are not mandatory or essential, but are recommendations for general improvements and modernization to bring the property up to current standards or best practices. The spreadsheet includes Modernization items as a separate category from the main body of the spreadsheet so that the costs for this work are totaled separately.

Optional Modernization expenses are estimated at **\$635,000**. The suggested expenditures include allowances to provide new copper roofing systems, refurbishment of the copper-clad skylights, and a site specific geotechnical investigation of the underlying soil conditions.

II. REGULATORY REVIEW

During the preparation of this report, searches were conducted with the San Francisco building, planning, and fire departments to obtain permit information and information concerning any current, active complaints, actions, or violations at the subject property. No derogatory information was found for any current issues by any agency.

Online records indicate there are 32 open building permits for the building. We recommend that action be taken with the San Francisco Department of Building Inspection (SFDBI) to formally close these permits; there is no cost estimate associated with this recommendation. The San Francisco Property Information Map (SFPIM) report is included in the Appendix.

The building was originally constructed between 1919 and 1924 in likely conformance with the 1909 edition of the San Francisco Building Code (SFBC) with 1918 Amendments, which were in effect at the time of original design and permitting. For this property, the San Francisco Planning Department's online archive does not contain building permit information prior to 1984 or

Certificate of Occupancy information. Copies of pertinent documents were obtained via internet searches and e-mail.

Other documents and websites reviewed during the preparation of this report include:

1. Original construction drawings, prepared by George W. Kelham, Architect, with various dates in 1922 and 1923;
2. Structural drawings for TI project, prepared by Peter Culley & Associates, with various dates in 1985;
3. San Francisco Municipal Code;
4. San Francisco Assessor's Parcel Map;
5. San Francisco Planning Department Property Information Summary;
6. Sanborn Maps;
7. FEMA Flood Zone Map;
8. USGS Quaternary Deposits and Liquefaction Susceptibility Map;
9. California Geological Survey Liquefaction Map;
10. San Francisco Fire Department online archives;
11. Historical Designation Information;
12. San Francisco Planning Department violations information;
13. San Francisco and Federal landmark status information;
14. San Francisco Historical Planning Commission Resolution No. 9547.

Copies of the original construction drawings for the building and the 1985 seismic structural upgrade drawings were obtained and reviewed during the preparation of this report.

The building has Federal, State, and San Francisco historic designations. The San Francisco Planning Department classifies the site as having Historic Resources present and has designated the property as Historic Landmark No. 158. Additional information concerning San Francisco Planning Department CEQA Review Procedures for Historic Resources can be found in the San Francisco Preservation Bulletin No. 16, which can be viewed here:

<https://archives.sfplanning.org/documents/5340-PresBulletin16CEQA.pdf>

Additional historic information about the building can be found here:

https://sfplanninggis.org/docs/landmarks_and_districts/LM158.pdf

The site appears to be located on artificial fill by reference to the United States Geological Survey (USGS) Quaternary Database Map, which can be viewed here:

https://pubs.usgs.gov/of/2000/of00-444/of00-444_7b.pdf

The site appears to be located in a liquefaction zone. The interactive California Geological Survey Liquefaction Map can be found here:

<https://maps.conservation.ca.gov/cgs/information/warehouse/eqzapp/>

A site specific geotechnical investigation is recommended if a more accurate assessment of the underlying soil conditions is required. This recommendation is included under Section D.01 of the spreadsheet.

The site is located in the C-3-O (Downtown Office) Zoning District. This District consists primarily of high-quality office development. The intensity of building development is the greatest in the City, resulting in a notable skyline symbolizing the area's strength and vitality. The District is served by City and regional transit reaching its central portions and by automobile parking at peripheral locations. Office development is supported by some related retail and service uses within the area, with inappropriate uses excluded to conserve the supply of land in the core

and its expansion areas for further development of major office buildings. The C-3-O Zoning District is discussed in §210.2 of the San Francisco Planning Code, which can be accessed here:

https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-20120

The San Francisco Public Works Sidewalk Inspection and Repair Program requires that property owners comply with City and State codes that require them to keep their sidewalks free of defects. Proactive sidewalk inspections of all city sidewalks are on a 25 year cycle to get repairs. That means, every 25 years, all city sidewalks are inspected and repaired as part of the program. Sidewalk damage that is the responsibility of municipal agencies or private utilities is also repaired as part of the program. Additional information can be found here:

<https://sfpublicworks.org/sirp>

San Francisco does not have a sewer lateral inspection requirement prior to the transfer of real property, though the Public Utilities Commission recommends that lateral inspections be performed by a property owner. Property owners are nonetheless responsible for upper and lower lateral maintenance. We recommend in Section F.05 that a video snake inspection of the underground sewer lines be conducted by a licensed plumber.

The San Francisco Accessible Building Entrance (ABE) requirement has been repealed.

Copies of pertinent documents are included in the Appendix.

III. PROPERTY CONDITION ASSESSMENT

Please refer to the attached Figures and Photos to supplement the site descriptions and building conditions.

A. GENERAL

A.01 INTRODUCTION

The subject property was originally constructed as the Federal Reserve Bank of San Francisco in the period from 1919 to 1924, and was significantly enlarged later in the 1920s. In the 1950s, further additions were made, including filling in the space above the main banking floor—which previously had been capped by skylights—and the addition of a sloped copper roof at the perimeter of the existing penthouse.

The original building was designed by George W. Kelham, who also was the supervising architect for the nearby Palace Hotel and the original San Francisco Public Library, which has more recently been converted to the San Francisco Asian Art Museum, among many other significant buildings in the city.

The Federal Reserve Bank moved into new headquarters on Market Street in 1983, and the subject building was renovated for commercial office use. The renovations included seismic structural upgrades and the addition of the monumental colonnaded porch on the Battery Street façade to match the porch on Sansome Street.

A.02 PROPERTY SUMMARY DATA

Block/Lot Number:
0229/003

Primary Address:
301 Battery Street
San Francisco, CA 94111

Secondary Address:
400 Sansome Street
San Francisco, CA 94111

Zoning:
C-3-O (Downtown-Office)

Height/Bulk District:
75-X

Construction Type:
Type I-B, fully fire sprinklered

Construction System:
Steel frame with cast-in-place concrete floor slabs and wood-framed mansard roof framing.

Occupancy Types:
B (Business—offices)
A-3 (Assembly)

Year of Completion of Construction:
1924

Seismic Retrofit:
1989

Maher Ordinance:
Yes

Flood Zone:
FEMA Flood Zone X (unshaded); the San Francisco Planning Department 100-Year Storm Flood Risk Map indicates the site is not within a Special Flood Hazard Area.

Site Area:
0.754 Acres (32,862.5 SF)

No. of Buildings:
One

Rentable Area:
185,852 SF

No. of Stories:
7 plus mezzanines, penthouse, and basements

Approximate Height:
170' to roof ridge

Parking:
None provided or required

Accessible Parking:
None provided or required

Path of Travel:
Generally meets Accessibility code requirements

Restrooms:

Generally meet Accessibility code requirements

A.03 PROPERTY DIRECTORY

Original Architect of Record:

George W. Kelham
San Francisco, CA

Architect of Record for 1989 Seismic Upgrades:

Kaplan McLaughlin Diaz
222 Vallejo Street
San Francisco, CA

Structural Engineer for 1989 Seismic Upgrades:

Peter Culley & Associates
568 Howard Street
San Francisco, CA

Roofing Maintenance:

Alliance Roofing
630 Martin Avenue
Santa Clara, CA 95050

HVAC Maintenance:

Bay City Mechanical
870 Harbour Way South
Richmond, CA 94804

A.04 UTILITY SERVICES

Water and Sewer:

SFPUC

Electricity and Natural Gas:

PG&E

B. SITE DEVELOPMENT & LANDSCAPING

The site is generally flat, with a two foot change in elevation descending from west to east. The building footprint and grand staircases essentially cover the entire parcel. Landscaping, art, and a monumental trellis with stairs occupy the pedestrian street right-of-way at Commercial Street to the north.

B.01 LANDSCAPING & IRRIGATION

The physical condition of the landscaping and irrigation appeared “Good ” to “Poor.”

Landscaping along Commercial Street includes ferns and mature trees within low tile-clad cylindrical planters. Street trees are provided along Sacramento and Sansome Streets.

On-site landscaping is limited to a large oblong planter along the building façade at the seventh-floor roof terrace. Much of the landscaping in the planter in a highly degraded condition; replacement of degraded plants is recommended.

We are including in the Immediate Needs & Replacement Reserves Spreadsheet (the Spreadsheet) an allowance for the replacement of degraded landscaping elements.

B.02 PARKING, DRIVEWAYS AND CONCRETE SITE WORK

The physical condition of the sidewalks and curbs surrounding the building appeared “Good.”

No parking is provided on-site, and none is required. Parallel parking is provided in the street right-of-way along the Battery Street frontage and other nearby streets. An underground parking garage is provided at the adjacent Embarcadero Center.

Site Accessibility issues are discussed in Section G. of this report.

Concrete sidewalks and curbs are provided along the Battery, Sacramento, and Sansome Street frontages. The sidewalks are typically 24” x 24” panels with a silicate additive and appear in generally “Good” condition. The Commercial Street right-of-way is finished in light-colored pavers laid out in circular patterns, similar to the finishes used throughout the Embarcadero Center. No tripping hazards or uneven settlement was noted.

B.03 SITE DRAINAGE

The physical condition and adequacy of site drainage appeared “Good.”

The site is almost completely covered by the building footprint; site storm drainage sheet flows across paved sidewalk surfaces to bordering street curbs. Runoff water is conveyed to drain inlets in the curbs. Site drainage appears adequately maintained.

The site is located in FEMA Flood Zone X (unshaded) as shown on FEMA map panel no. 0602980117A, dated March 23, 2021. The site is not located within an area prone to flooding identified on the San Francisco Planning Department 100-Year Storm Flood Risk Zone Map, which can be accessed at:

<https://www.sfpuc.gov/learning/emergency-preparedness/flood-maps>

Minor leaks into the basement at the exterior stairs have occurred when washing the stairs. We are including in the Spreadsheet cost estimates for an evaluation of the exterior waterproofing elements at grade at on the stairs, as well as an allowance to provide prospective repairs.

B.04 MISCELLANEOUS ITEMS AND SUPPORT STRUCTURES

The physical condition of miscellaneous items and support structures appeared “Good.”

No support structures are present on the site.

The historic entrance to the structure is along Sansome Street; 10 foot tall ornamental iron lamps flank the entrance, and the 1986 bronze sculpture “Hermes and Dionysus Monument to Analysis” is set asymmetrically within the monumental stairs. Modern globe fixtures supported by 12 foot tall bronze-colored candelabra-type stands grace the Battery Street exterior balcony beneath the monumental colonnade.

Commercial Street is improved with a large concrete trellis structure, as well as other pieces of public art and sculpture.

B.05 FENCING AND SCREENING

The physical condition of fencing and screening appeared “Good.”

No site fencing is provided.

The ground floor and basement window openings are protected by cast bronze grillwork.

B.06 SIGNS & IDENTIFICATION

The physical condition of signage appeared “Good.”

General identification signage is limited to a brass plaque on a short stone plinth facing Battery Street identifying building occupants. The identification sign for the sculpture on the Sansome Street monumental stairs has been removed since 2019.

Small surface-mounted rectangular bronze-colored informational and Accessibility signage is provided in various locations along the building base.

B.07 STAIRS, LANDINGS AND RAILINGS

The physical condition of exterior stairs, landings, and railings appeared “Good.”

Monumental concrete stairs provide access to the entrances beneath the 60 foot tall projecting porticos at the Battery and Sansome façades. The stairs extend across most of the façades. A single flight serves the Sansome entrance; the Battery stairs include two flights separated by an expansive landing. Bronze handrails are provided.

A short flight of stairs connects a balcony walkway along Battery Street to the adjacent elevated walkway which rises from Commercial Street and crosses over Battery Street. The walkway connects the subject property and the adjacent Jay Hotel to the Embarcadero Center on the east side of Battery Street. The temporary steel ramp that was installed at the Battery Street entrance in 2019 has been removed.

B.08 SERVICE AND DOCK AREAS

The physical condition of support and dock areas appeared “Good.”

The subject property is served by a service ramp within the Jay Hotel basement. The connection consists of a ramp within the hotel garage down to a corridor beneath Commercial Street which connects to a stair and service elevator within the subject property, connecting to the basement level above.

The details of the easement or agreement defining this arrangement were not made available to us.

Finishes at the corridor and stair are damaged and worn, though serviceable. Repairs are a minor maintenance issue; no costs are included in the Spreadsheet).

C. EXTERIOR ENVELOPE

The building envelope consists of gray granite walls at the major façades with massive granite colonnades and elaborate entablatures and cornices and pale gray matching brick at the minor façades. The fenestration includes the original operable steel windows. The flat roof areas are finished with BUR systems.

C.01 ROOF AND ACCESSORIES

The physical condition of the roof and accessories is evaluated as in “Fair” condition because of its age.

The building is capped by a BUR system with a granular cap sheet and low parapet walls topped with copper flashings at the perimeter. The flat roof area is generally surrounded by a standing-seam copper roof which was added in the 1950s. The copper roof appears in “Good” condition and is anticipated to serve for many years with minimal upkeep. Minor leaks were reported through the sloped copper roof during and after rains, but no other current leaks through the roofing systems were reported.

The BUR roof is assumed to have been replaced during the 1989 renovation, though its actual age is unknown; it appears worn and has exceeded its EUL. We generally apply a 20-year EUL for BUR roofing systems; BUR roof replacement is recommended during the reserve term.

Warranty information for the roofing systems was not available. An annual preventive maintenance

contract is in effect with Alliance Roofing of Santa Clara for the roofing systems; this service has not yet been performed in 2026.

We are including in the Spreadsheet an allowance for copper roofing repairs to address minor leaking. Additionally, we are including as an optional Modernization expense a cost estimate to replace the copper roofing system, should that be deemed necessary during the ten-year term of our analysis.

As an option to full roof replacement, the lifespan of the existing BUR roof may be extended by an overlay roofing system, if eligible. An overlay can extend the life of the roof by approximately 10 years at less than half the cost of a new roof. No costs for this option are included in the Spreadsheet.

Roof Drainage

The physical condition of the roof drainage appeared “Good.”

Roof surfaces are sloped to perimeter caged roof drains with internal leaders connecting to the municipal storm water lines. Overflow drains are provided adjacent to the roof drains; the location of the overflow discharge was not determined.

Building permit information indicates that the BUR roofing systems have not been replaced since the issuance of the 2019 PCA. The cost to replace the BUR systems is included in the Spreadsheet, as is the cost for leak repairs at the copper roofs. Copper roof replacement is included as an optional Modernization item.

Window Washing Equipment

The physical condition of the window washing equipment appeared “Good.”

Inside the penthouse under the framing for the sloped copper roofs, Mauro Pannitto pointed out a heavy steel rail running along the length of the sloped roofs approximately ten feet in from the building perimeter. Small openings in the wall below the bottom of the sloped roof are provided at regular intervals of roughly 25 feet. The openings allow the booms to pass through the wall so the

swing stage can access the windows on the exterior walls.

On the fourth floor level, a portion of the terrace on its outer side is separated from the inner portion (where some triangular skylights are located) by a black metal fence. On the outer side of the fence, window washing equipment—a swing stage and booms—is located.

C.02 EXTERIOR FINISHES

The physical condition of the building exterior finishes appeared “Good.”

The exterior walls are configured in a classical tripartite configuration with a three-story granite base surmounted by a four-story shaft consisting of monumental Ionic pilasters separated by bronze-colored windows and decorative spandrel panels. The façade is capped by a single level granite-clad capital with punched windows. Elaborate fret banding and carved granite details, including monumental carved standing eagles at the portico entablature add to the imposing façades. The minor elevations are finished in a light gray brick meant to match the adjacent granite, with elaborate brick banding. The exterior walls are backed by red brick infill supported by the building’s steel frame.

Additions completed in the 1980s used concrete cladding matching the original granite exteriors.

The finishes appeared in “Good” condition with very minimal chipping or damage noted.

C.03 DOORS, WINDOWS AND SKYLIGHTS

The physical condition of doors, windows, and skylights appeared “Good” to “Fair” with some steel window frames bordering on “Poor.”

The building base fenestration includes the original bronze doors in steel frames with some aluminum-framed storefront sections added at the east portico.

The original steel sash operable windows are in place along the upper exterior walls. No issues with water infiltration were observed or disclosed. The original

sash is part of the historic fabric of the structure. Seven windows were replaced with matching sash in 2012; all other windows are reported to date to original construction. No known, current leaks though the window/wall systems were reported.

The condition of the painted window frame finishes varies greatly; in most areas the finish is intact, though in some areas, particularly on the higher floors, the finish is cracked and peeling, allowing the underlying steel to oxidize; damage to the steel frames will increase unless this issue is addressed. The damaged finishes should be removed and re-applied. This could be an involved project due to the difficulty of accessing the windows and the cost of sand-blasting the steel. A more thorough evaluation should be undertaken to determine the extent of the rust damage and to define more fully the remedial measures needed to return the windows to “Good” condition.

The skylights appeared in generally “Good” condition, though refurbishment in conjunction with the BUR roofing system replacement is recommended.

It appears five triangular skylights have been installed on the fourth floor roof terrace in 2020.

Building permit information indicates that deficiencies with the windows and skylights have not been addressed since the issuance of the 2019 PCA. No leaks at the skylights were reported.

It appears unlikely that any of the steel-framed windows have been repainted since September of 2019. The cost to evaluate and refinish the steel sash windows and to refurbish the copper-clad skylights is included in the Spreadsheet, with the skylight refurbishment included as an optional Modernization expense.

C.04 TERRACES AND BALCONIES

The physical condition of patios, terraces, and balconies appeared “Good.”

Two large rectangular terraces at the setbacks along the north side of the building are provided at the fourth and seventh levels.

The fourth floor terrace is constructed with a concrete slab over a waterproof membrane. It appears the concrete surface has an elastomeric deck coating. We recommend that a new coating be provided during the reserve term. Approximately 40% of this terrace is occupied by a large former planting area that has been developed with a line of five skylights. The planter area is mostly covered with heavy landscaping building paper; some of this building paper is detached and folded back. It looks like this planter could be filled back in with the planter soil.

The seventh floor terrace is constructed with concrete pavers supported by a pedestal system over a waterproof assembly. Over half of the terrace contains a low planter area adjacent to the seventh floor wall. There are six large black circular support bases, that presumably were to support cylindrical planters that reportedly had been previously installed there.

In addition, beneath the portico on Battery Street is a suspended balcony above the entrance doors, finished in the light-colored paving tiles laid in a circular pattern, matching those employed throughout the Embarcadero Center.

No sign of water infiltration was observed or reported.

An estimate to apply an elastomeric coating on the fourth floor roof terrace is included in the Spreadsheet.

D. STRUCTURAL ELEMENTS

The building was originally constructed between 1919 and 1924, with extensive additions being completed later in that decade. Other additions, including adding floor area above the banking hall, occurred in the 1950s. A major renovation in 1989 changed the subject property to commercial office use and included seismic structural upgrades.

The subject property consists of a seven-story steel-framed structure with cast-in-place concrete floor and roof slabs over sub-grade basement levels. The steel frame is encased in concrete atop pile caps supported by timber piles.

D.01 FOUNDATIONS

The physical condition of foundations is evaluated in “Good” condition.

The foundation is described as consisting of perimeter brick or concrete sub-grade walls and concrete-encased steel columns and cast-iron bases supported by four-foot thick pile caps over clusters of 50’ timber piles.

No known instances of soil settlement or differential settlement of the concrete foundation were reported. A site specific geotechnical investigation is recommended if a more accurate assessment of the underlying soil conditions is desired. A cost estimate for this investigation is included in the Spreadsheet as an optional Modernization expense.

D.02 WALL CONSTRUCTION

The physical condition of the wall construction is evaluated in “Good” condition.

Exterior walls consist of granite or brick cladding over brick backing supported by the steel structural frame. Secondary walls were clad with gray brick. Exterior walls of the 1989 portico addition are of concrete supported by the steel structural frame. Perimeter walls beneath adjacent grades are constructed of brick and cast-in-place concrete retaining walls.

Interior walls are either brick or light framed stud walls.

D.03 ROOF & FLOOR FRAMING

The physical condition of roof and floor framing is evaluated in “Good” condition.

Floor plates and the roof deck are constructed of cast-in-place concrete slabs supported by the concrete-wrapped steel frame. The copper-clad pitched roofs were added in the 1950s and are of wood-frame construction with wood board sheathing.

E. INTERIOR FINISHES

For the purposes of this report, we assume that the maintenance and repair of interior finishes is a tenant responsibility. Upkeep of common areas, as defined below, are assumed to be the owner's responsibility.

Common Areas

Common areas include corridors, stairs, main and elevator lobbies, and service rooms.

The main lobby is accessed along Sansome Street; the main office entrance and lobby is along Battery Street. The original historic bank interiors on the first and second floors are operated as event spaces.

Common areas within commercial structures are generally upgraded every 10 years; regular finish upgrades are a routine operational cost and not included in the Spreadsheet.

Tenant areas include office and commercial spaces and related restrooms and support spaces.

Several building permits for interior TI projects have been issued, though not finalized, since the issuance of the 2019 PCA.

E.01 FLOOR & BASE FINISHES

The physical condition of floor and base finishes is evaluated in "Good" condition.

Office floors are typically exposed polished concrete, with commercial grade carpet tiles in gray tones or carpet tiles or hardwood flooring used in selected areas. The historic interiors are finished with the original dark-finished hardwood floors overlain with thick area rugs with leather edging. Breakrooms are typically finished with vinyl tiles.

The exposed concrete slabs include regular surface cracking and holes from previous partition anchors. The observed deficiencies are minor and do warrant a recommendation for remedial measures.

Lobbies are finished with marble and stone laid in contrasting rectilinear patterns. The main banking

hall is marble tile with a contrasting color marble grid. Exit stairs typically have exposed concrete treads and landings.

Restrooms are typically finished with 2" square ceramic floor tiles with matching tile bases; however, 8" square ceramic tiles, marble, and epoxy finishes are also provided.

Service area floors are typically exposed concrete, vinyl tile, or epoxy finish.

Interior finishes and all interior partitions have been removed on the third floor.

E.02 WALL FINISHES AND DOORS

The physical condition of wall finishes and doors is evaluated in "Good" condition.

Office walls are typically exposed red brick at the perimeter walls and white painted plaster or gypsum board. Historic interiors include dark quarter-sawn oak paneling. Lobby walls are marble or faux travertine or gypsum board. The main banking hall is finished with marble and faux travertine. Restrooms are typically finished with white painted plaster or gypsum board with 2", 4", or 6" square ceramic tile wainscots or full-height tile.

Service area walls are of painted gypsum board or exposed brick.

Doors are typically painted or stained wood panel doors with lever hardware. Many rooms include glass walls with glass doors. Historic areas have dark wood doors; some have translucent half-lites and historic brass door knob hardware.

Restrooms are typically equipped with white-painted or stained wood doors with lever handles.

E.03 CEILING FINISHES

The physical condition of ceiling finishes is evaluated in "Good" condition.

Office ceilings are generally open to the concrete structure above and painted white. Some office spaces feature suspended ceiling grid systems with

24" x 24" white acoustical panels with concealed splines. The historic interiors are finished with coffered plaster ceilings with ornate plaster work

The main lobby has a plaster coffered ceiling with rosettes. The main banking hall ceiling is coffered plaster. Stairs are typically open to the painted structural frame above.

Restroom ceilings are white painted gypsum board or plaster. Service areas ceilings are open to the structure above.

E.04 INTERIOR STAIRS

The physical condition of stairways is evaluated in "Good" condition.

The grand staircase at the banking hall is clad in marble with bronze handrails. Typical exit stairs are cast concrete with abrasive strips at the nosing. Stairs often lack code-compliant handrails and guardrails.

As the stairs are not heavily used and code does not require retroactive compliance unless improvements are undertaken, no costs are included in the Spreadsheet for bringing the handrails and guardrails into compliance with current codes. Additionally, historic considerations may exempt some stairs from having to be compliant with current codes.

F. EQUIPMENT AND SYSTEMS

The core building HVAC system consists of water-cooled chillers, induced air cooling towers, gas-fired boilers, central supply and return air fans, ceiling cavity mounted VAV boxes, and exhaust fans for discharging restroom and kitchen grill air. Water source heat pumps are also installed.

The electrical system consists of an underground PG&E transformer, main power panels, dry-type voltage step-down transformers for conversion of 480/277 volt to 208Y/120 volt power, bus duct risers, sub-panels with molded plastic breakers, and a copper wire-in-conduit distribution system.

Domestic water is provided to the property through a six inch branch off the municipal main. Water meters are installed in precast concrete vaults in the

sidewalk. A six inch backflow prevention device is installed in the basement. Municipal water pressure is adequate for the lower floors and water pressure is boosted to meet water demand for the upper floors by two centrifugal pumps that are part of a skid-mounted pump station in the basement.

Fire water is provided to the property through a four inch branch off the municipal main which feeds a 20,000 gallon cistern located just inside the basement perimeter wall. Fire water is pumped out of the cistern by either an electric or diesel driven centrifugal fire water pump capable of delivering 750 GPM at 140 PSI differential pressure. The building is fully fire sprinklered with a wet-pipe system.

F.01 METERS

The physical condition of the utility meters is evaluated in "Good" condition.

The electric meters are located on the main electrical service entrance panel in a secured main electrical room. The water meters were not accessible, but are located in subterranean pre-cast concrete vaults in the surrounding sidewalk. The gas meter is located in a subterranean pre-cast concrete vault in the surrounding sidewalk. All observed meters and/or their enclosures appeared in "Good" condition.

F.02 MECHANICAL—HVAC

The physical condition of the HVAC systems is evaluated in "Good" condition.

The core building HVAC system consists of water-cooled chillers, induced air cooling towers, gas-fired boilers, central supply and return air fans, ceiling cavity mounted VAV boxes, and exhaust fans for discharging restroom and kitchen grill air. Water source heat pumps are also installed in mechanical and electrical rooms and in some tenant server and telecommunication rooms.

With the exception of the VAV boxes and water source heat pumps, the HVAC equipment is located in the mechanical penthouse or on roofs.

Some water source heat pumps are owned by tenants for server and telecommunication rooms

while other units serve mechanical and electrical equipment rooms. The water source heat pumps use a hydronic water loop for heat rejection/gain through the induced air cooling towers.

The water-cooled chillers use R-134A which is a haloalkane refrigerant with thermodynamic properties similar to R-12, but with insignificant ozone depletion potential and lower global warming potential. R-134A is currently being phased down, though not entirely phased out or banned. While it is no longer used in new vehicles or certain commercial equipment, it remains available for servicing existing systems. While attempts to begin phasing out R-134A are underway with development of other refrigerants that have lower global warming potential, the refrigerant is expected to be in abundant supply through the serviceable life of the equipment, though prices for the refrigerant will continue to increase. The penthouse chiller room is equipped with a refrigerant leak detection system. The water source heat pumps use R-22 and R-410A refrigerant. R-22, also known as chlorodifluoroethane, is a hydrochlorofluorocarbon (HCFC). HCFCs are less damaging to the ozone layer than chlorofluorocarbons (CFCs), but still contain ozone-depleting chlorine. A 1992 amendment to the Montreal Protocol established a schedule for the phase-out of HCFCs such as R-22. According to the Montreal Protocol, refrigerant R-22 should be readily available until approximately 2020. Current plans are to completely phase out the use of R-22 by 2030. Production of new R-22 refrigerant has stopped as have production of new units using R-22. R-22 costs have risen since its phase out and are expected to continue to rise as supplies diminish.

R-410A is also being phased out in the United States, with significant restrictions taking effect on January 1, 2025. The EPA is phasing down hydrofluorocarbons (HFCs) due to their high global warming potential (GWP). This is another "phase-down" rather than an immediate ban, meaning it will remain available for service for several years, though it will become scarcer and more expensive.

Other than rising costs of R-22, R-134A, and R-410A, no refrigerant issues are anticipated during the evaluation period.

Space Cooling and Heating

Cooling is provided by two water-cooled chillers that are each rated at 281 tons. Heat is rejected from the chillers through a two-cell 630 ton induced air cooling tower by way of a semi-open condenser water loop. Chilled water is distributed to sets of chilled water coils, one serving the eastern wing and one serving the western wing. Central supply and return air fans circulate the chilled air throughout the conditioned space. The chilled air is reheated as needed for zone temperature control with reheat coils coupled to VAV boxes over each zone.

The overall building cooling load is approximately 330.7 SF/ton which is within a range considered normal for buildings in this service and geographical location and appears adequate for current tenant needs.

Heating is provided by two natural gas-fired boilers located in the penthouse; each has an output capacity of 2,610,000 BTU/hour. Heated water is circulated to heating and cooling coils coupled to VAV boxes through a hydronic loop system. The overall building heating capacity is approximately 28.1 BTU/hour/SF which is well above average (better) for buildings in this service and geographical location and is more than adequate for current tenant needs.

There are approximately 21 water source heat pumps that serve mechanical and electrical equipment rooms and tenant server and telecommunications rooms. The heat pumps derive their cooling needs from the cooling tower. The heat pumps range in capacity from 1 to 6 tons with the total tonnage being about 57 tons.

One water source heat pump of 4 ton capacity was replaced in the seventh floor electrical room in 2021 under permit No. 202103025687. The Spreadsheet calls for the placement of 53 tons of water source heat pump equipment over the ten-year reserve term.

Control System

An Automated Logic building energy management system (BEMS) controls most HVAC equipment

including VAV boxes with reheat coils using direct digital control (DDC) technology.

Variable frequency drives (VFD) are installed on supply and return air fan motors and cooling tower fan motors. Chilled, condenser, and heating water pump motors do not have VFDs. All VAV boxes are electronically controlled through the BEMS by locally mounted electronic wall sensors or thermostats.

Supply and return air fan speeds and outside air intake and relief dampers are adjusted to maintain building static pressure.

An abandoned air compressor package and two air driers are located in the penthouse mechanical equipment room, left over from the former pneumatic control system. This equipment should be removed; there is no cost estimate associated with this recommendation.

Ventilation

The HVAC system can use up to 100% outside air depending on outside air conditions and indoor cooling/heating demand. Overall air circulation rates are approximately 0.84 CFM/square foot which is within ASHRAE guidelines for buildings in this service area.

Central exhaust fans are used for discharging restroom, utility room, and kitchen grill air.

Overall ventilation appears to be adequate.

Service

HVAC maintenance is provided by Bay City Mechanical of Richmond. Acco had recently been used to replace a heat pump. All observed HVAC equipment appeared generally well maintained.

Equipment

The attached mechanical equipment list provides a brief description of the primary HVAC equipment and indicates the age and the estimated remaining useful life expectancy.

The chillers are 19 years old and were reported in "Good" condition and eddy current testing was reportedly last performed in 2025. We assume the testing confirmed that tube bundles were in "Good" condition with no issues. No significant service intervals are anticipated over the next ten years other than routine annual maintenance including brushing of the evaporator and condenser tube bundles and eddy current testing of chillers on a triennial schedule.

The boilers are reportedly ten years old and are evaluated in "Good" condition. The units are low NOx with a permit listed as expired Feb. 1, 2025. BAAQMD permits should be renewed annually as part of routine maintenance.

The cooling tower is nine years old and is evaluated in "Good" condition. Routine maintenance and continuation of the good water treatment program should defer any refurbishment needs well beyond the evaluation period.

The supply, return and exhaust air fans are evaluated in "Good" condition and routine maintenance, including changing out sheaves, belts, bearings and motors as necessary can be performed by the onsite maintenance staff. Given the 40-year age of the two centrifugal supply air fans serving the east and west wings, an allowance for shaft replacement has been included in the Spreadsheet.

Minor repairs and component replacements on VAV boxes can be expected during the reserve term as part of routine maintenance. Cost estimates for these repairs and replacements are not included in the Spreadsheet.

Minor repairs and component replacements on the Bell & Gossett pumps serving chiller/boiler and hydronic loop systems can be expected during the reserve term as part of routine maintenance. Cost estimates for these repairs and replacements are not included in the Spreadsheet.

Building permit information indicates that one water source heat pump in the seventh floor electrical room has been replaced since the issuance of the 2019 PCA. Other recommendations made for mechanical equipment in the 2019 report and in our May 2026, report have not been addressed.

Some water source heat pumps that serve some of the mechanical and electrical equipment rooms will likely reach the end of their serviceable lives during the evaluation period and cost estimates for replacement have been included in the Spreadsheet, as are a cost estimate for and for supply air shaft replacements.

F.03 ELECTRICAL

The physical condition of the electrical system is evaluated in “Good” condition.

The electrical system consists of an underground PG&E transformer, main power panels, dry-type voltage step-down transformers, bus duct risers, sub-panels with molded plastic breakers, and a copper wire-in-conduit distribution system. A 600 KW diesel standby generator provides emergency power to elevators and FLS equipment during a power outage.

Power Supply

PG&E provides 480/277volt, 3-phase, 4-wire service to the building from an underground transformer. The transformer feeds two separately metered main panels, one for building power and one for the electric fire water pump. The main building panel is rated at 4,000 amps and the fire water pump panel is rated at 600 amps. In addition to power panels in the main electrical room, power is distributed via duct risers to stacked electrical rooms with sub-panels on each floor.

Using an 80% power factor, the electrical load is 14.3 watts/square foot which is within a range considered normal for buildings in this service and geographical location and appears adequate for current tenant needs.

The main switchboard was manufactured by Westinghouse. Primary 480/277 volt power is fed to large draw electrical equipment. Large 480/277 volt and 208Y volt electrical equipment have local disconnect switches for maintenance safety.

Emergency power is provided by the diesel-fired 600 KW standby generator and a battery powered system that is part of the main fire alarm panel. The battery powered system ensures that flow and

tamper switches, egress lighting, strobes, smoke detectors, and pull stations are functional in a power outage. Emergency power is also provided through a dedicated emergency panel which includes power for at least two elevators and other life safety equipment.

We assume the generator is still tested once per week—as was normal practice at this building in the past—and it has a 110 gallon day tank. An underground 998 gallon diesel tank is filled from street level and then fuel is pumped to the day tank for consumption. The BAAQMD operating permit was not observed. Weekly testing and maintaining the required annual BAAQMD permits are part of routine maintenance.

GFCI receptacles were installed within six feet of water sources at most observed locations. Some second floor and basement level receptacles were observed to be standard receptacles and should be changed out to the GFCI type.

Infrared scanning of the electrical system was last performed in 2025 and is done on a triennial schedule. Scanning identifies loose connections, hot spots, and overloaded circuits. It also protects personnel from electrical hazards, and minimizes damage to electrical components. This scanning should continue to be performed on a triennial schedule, as a recommended minimum, as part of routine maintenance.

There was no current indication that ground fault performance testing of breakers with capacities of 1,000 amps and higher was being performed as is recommended by NFPA 70B (Recommended Practice for Electrical Equipment Maintenance). Testing is recommended on a triennial schedule.

Lighting

Interior entrance lobby area lighting consists of ceiling-hung chandeliers and recessed can fixtures that have LED lamps. Office area lighting consists of pendent hung strip lighting that uses either LED or T-5 fluorescent lamps and recessed can lighting that uses LED lamps.

Interior lighting operates on 277 volt power and is controlled by a programmable Lutron Quantum Vue lighting control system that has sub-panels in each

floor's electrical room. Emergency egress lighting is powered by the emergency bus and battery systems that are included in the main fire alarm panel.

Exterior lighting primarily consists of municipal pole mounted fixtures that are placed along the surrounding sidewalks. Building entrances also have recessed can fixtures with LED lamps. Exterior lighting also operates on 277 volt power and is also controlled by the programmable Lutron Quantum Vue system.

Building permit information indicates that the recommendations made for the electrical systems in the 2019 PCA and in our May 2016 report have not been addressed.

Funds for replacing standard receptacles with GFCI-type receptacles and ground fault performance testing of high amperage breakers have been included in the Spreadsheet.

F.04 GAS

The physical condition of the natural gas service equipment and distribution system is evaluated in "Good" condition.

PG&E provides natural gas to the building through the basement level perimeter wall. Natural gas is consumed by the penthouse boilers for space heating and the banquet kitchen stovetop for cooking. The gas service entrance consists of a filter, two pressure regulators, isolation valves, and an automatic seismic shutdown valve. The gas meter vault was accessed during the site visit in September of 2026.

Both gas-fired boilers have rigidly piped natural gas connections which we recommend be replaced with flexible connections for additional earthquake safety. No known instances of underground gas lines being replaced since 2017 were reported by Mauro Pannitto.

A cost estimate for replacing rigidly piped natural gas connections with flexible connections for earthquake safety is included in the Spreadsheet.

F.05 PLUMBING

The physical condition of the plumbing is evaluated in "Good" condition.

Supply Piping

Domestic water is provided to the property through a six inch branch off the municipal main. Water meters are installed in precast concrete vaults in the sidewalks that were not accessible. A six inch backflow prevention device is located inside the basement wall penetration. Municipal water pressure is adequate for the lower floors and water pressure is boosted to meet water demand for the upper floors by two centrifugal pumps that are part of a skid-mounted pump station in the basement. Interior water distribution piping where observable is copper.

The automated booster pump station consists of two 5 HP horizontal centrifugal pumps that are rated at 100 GPM at 150 PSI differential pressure. Pumps are staged in a lead/lag configuration and are started or stopped depending on water demand.

Waste Piping

Observed waste water, sewage, and vent piping was no-hub cast iron. Adequate cleanouts were observed at both interior and exterior locations.

Four sewage ejector pumps in the basement handle runoff from the basement change rooms and the elevator pits. It was reported in 2019 that all pumps and motors had recently been replaced. There are no known instances of underground sewer lines being replaced since 2017.

We recommend that a licensed plumber conduct a video snake inspection of the underground sewer lines.

Fixtures

Wall-mounted toilets and urinals are primarily motion sensor operated low-flush units (1.6 gpf or less for toilets and 1.0 gpf or less for urinals), manufactured predominantly by Zurn. Some standard flush porcelain fixtures were observed on

the second floor and in the basement. Restroom sinks were observed to be vitreous china under-mounted units primarily with motion sensor controls. Sinks in the basement level were noted to have single lever faucet controls. Soap dispensers are manually operated. Breakroom area sinks are stainless steel counter-mounted units with single or dual lever faucet controls. The basement has four showers (two in the men's change room and two in the women's change room). Showers have tile surrounds and single lever faucet controls.

Effective January 1st, 2017, the San Francisco Water Department mandated that all porcelain fixtures be low-flush units. A change in building ownership triggers a water audit by the Water Department that ensures that all standard flush fixtures are exchanged for low-flush fixtures.

Domestic Hot Water

Hot water for common area restrooms on each floor is provided by an electric water heater typically located in each floor's janitorial supply closet. Most water heaters are 480 volt commercial grade units that have capacities that range from 10 to 30 gallons and have output power ratings from 3,000 to 6,000 watts. One unit was observed to operate at 120 volts.

The change rooms with showers at the basement level are served by a 480 volt, 120 gallon unit that should have a serviceable life through the evaluation period.

Building permit information and information from Mauro Pannitto indicate that the recommendations made for the plumbing systems in the 2019 and May 2026 PCAs have not been addressed.

Replacement of some water heaters can be expected over the reserve term as units reach the end of their serviceable lives. Funds for water heater replacement have been included in the Spreadsheet, as has an allowance for the video snake sewer line inspection and an estimate for changing out the remaining standard flush toilet fixtures with low-flush units.

F.06 FIRE PROTECTION

The physical condition of the fire protection system is evaluated in "Good" condition.

Fire water distribution and suppression devices

The building is fully fire sprinklered with a charged wet-pipe fire suppression system. Interior piping where observable is black steel with Victaulic couplings. Wet standpipe FDC connections are located along Sacramento and Commercial Streets. Fire hydrants are located along surrounding city sidewalks.

The SFPUC provides fire water to the property through a four inch branch off the municipal main which feeds a 20,000 gallon cistern located just inside the basement perimeter wall. A six inch backflow prevention device is located inside the basement wall penetration. Annual inspections of backflow prevention devices are a matter of routine maintenance.

Fire water is pumped out of the cistern by either a 100 HP electric driven centrifugal fire water pump capable of delivering 750 GPM at 140 PSI differential pressure or a diesel-fired pump of similar capacity which was installed in 2019. This work was done under permit No. 201901049656. The new diesel pump has a 25 gallon day tank which is fed from an underground 998 gallon diesel tank that is filled from street level. The diesel engine is estimated to be 140 HP.

A BAAQMD operating permit for the diesel pump was not observed. Maintaining all required annual BAAQMD permits are part of routine maintenance.

The banquet kitchen grill has a Streivor fire suppression system; it is reportedly inspected every six months and was last inspected in March of 2026.

As reported in the 2019 PCA, the five-year NFPA test on the fire suppression system was last performed in December of 2016. The fire suppression system was last tested by United California Fire Protection of San Francisco, CA. The required five-year, annual, and quarterly fire sprinkler system inspections should be conducted as part of routine maintenance.

Sprinkler heads are manufactured by Viking and others. No recalled sprinkler heads were observed.

Five lb or ten lb ABC-type dry chemical fire extinguishers are located at regular intervals throughout the building. Virtually all extinguishers were last inspected in February of 2026. A stairwell pressurization and smoke evacuation system is reportedly installed in the building.

Fire Alarm

A Notifier main fire alarm control panel is installed on the 1st floor. It monitors flow switches, tamper switches, smoke detectors, and pull stations. The panel activates horn/strobes in an alarm event. Horn/strobe device placements appeared to meet current Accessibility standards. However, some strobes are dated and do not meet current code standards. Replacement of the strobes is typically only triggered by tenant improvements.

The fire alarm control panel was last upgraded in 2008 and is likely to require both software and hardware upgrades during the reserve term to support end devices associated with new tenant improvements.

Numerous building permits for upgrades to the fire suppression system have been issued in the period between 2012 and 2022. Many of those permits have never been finalized. As mentioned in the Regulatory Review section of this report, we recommend that these open permits be formally closed.

Smoke Detectors

Smoke detectors were observed above elevator lobbies, along egress routes, and in the elevator equipment room.

Inspections at required quarterly, annual, and five-year intervals—as applicable—should be conducted for all FLS, fire alarm, and backflow systems as part of routine maintenance. Cost estimates for these inspections are not included in the Spreadsheet.

A budget estimate for upgrading the fire alarm hardware and software has been included in the Spreadsheet.

F.07 OTHER SYSTEMS

Other systems were not evaluated.

F.08 SECURITY SYSTEMS

The physical condition of the security system is evaluated in “Good” condition.

The front entrance doors are unlocked during normal business hours. The security desk is manned Monday through Friday 6:00 am to 11:00 pm. Elevator panels require key fob access for authorized floors. After-hour building access by tenants requires a key fob. Symmetry Access control readers are installed in approximately 50 locations. Interior and exterior surveillance cameras are installed at strategic locations. The Verkada cloud based camera system provides eleven views. The Symmetry Access motion sensor observations are recorded by an onsite network video recorder offering roughly 40 views.

F.09 VERTICAL TRANSPORTATION & CONVEYING SYSTEMS

The physical condition of the vertical transportation and conveying systems is evaluated in generally “Good” condition.

The vertical circulation system is comprised of eight elevators, including six traction elevators serving the tower and two hydraulic elevators providing shuttle conveyance at the lower levels.

Vertical conveyance is provided by six Montgomery Elevator Company traction elevators. Two 2,500 lb capacity passenger elevators are located adjacent to the historic Sansome lobby. Although the shaft continues to the penthouse, these elevators only serve levels one through five. An additional four elevators (three 2,500 lb capacity passenger elevators and one 4,500 lb capacity service elevator) are located adjacent to the Battery Street lobby and serve levels one through seven.

One 2,500 lb capacity passenger elevator and one 4,000 lb capacity service hydraulic elevator with Montgomery Elevator Company motor controls

provide service at the lower levels. The passenger elevator serves the basement through the first floor; the service elevator connects the sub-basement service dock to the basement level.

In September 2026, the elevator permits for all elevators were observed to have expired on August 9, 2026. The known continued State backlog of elevator inspections in some instances runs months, if not years, behind schedule. Even with the current one month expiration we recommend that the elevator service provider be contacted to make a request for a new inspection. Elevator inspections should be a matter of routine maintenance and a cost estimate for them is not included in the Spreadsheet. A current monthly elevator maintenance contract is in effect with Kone.

It appears all elevators were installed or upgraded during the 1989 renovation. Elevators typically require modernization every 25 to 30 years; major renovation of elevators includes replacement of the control systems, power units, valves, door equipment, and fixtures. Modernization of the elevators should be anticipated during the reserve term. Because the building has experienced so little tenant utilization over the last several years, these modernizations have been deferred by one year from what we would normally recommend.

Hydraulic elevator piston assemblies installed after the early 1970's include a double-bottom cylinder with PVC containment; it is assumed these elevators have been fitted with the updated cylinders.

The passenger cars are typically fitted with marble floors, woven steel wall panels and luminous ceilings. The two passenger elevators serving the historic interiors retain dark wood paneling; the hydraulic passenger elevator is constructed with a glass-walled passenger car.

The earlier recommendations made for elevator upgrades in the 2019 and May 2026 PCAs have not been addressed.

The costs to modernize the elevators are included in the Spreadsheet.

G. ACCESSIBILITY COMPLIANCE

The Accessibility Standards of the California Building Code (CBC), as adopted by the San Francisco Department of Building Inspection, establish guidelines to afford access and mobility to a site or building to persons with disabilities. The standards are modeled on the Americans with Disabilities Act (ADA) which prohibits discrimination to access and use of areas of public accommodation and commercial facilities on the basis of disability. In California, Accessibility Standards extend to include quasi-public and portions of multi-residential occupancies.

Public-accessible facilities completed and occupied after January 26, 1992 are required to comply fully with the Americans with Disabilities Act Guidelines (ADAAG). In California, all new construction, as well as substantial renovations and upgrades to existing facilities, are required to meet the current Accessibility requirements of the SFBC for public, quasi-public, and multi-residential environments.

Where CBC or local Accessibility requirements differ from those found in the ADA and are equal to or more stringent than those found in the ADA, the CBC or local requirements shall govern.

Older facilities are often held to a lesser standard of compliance to the extent allowed by structural feasibility, design logistics, historical status, or economics. Yet, regardless of age, areas accessible by the public must be maintained and operated to comply with the federal mandates of the ADA.

During the Property Condition Survey, a limited visual observation for Accessibility compliance was conducted. The visual observation scope was limited to areas of common use, such as the exterior site, entrance areas, restrooms, doors, and hardware directly related to common areas. Off-site areas are typically not evaluated. The limited observation described herein is not a full Accessibility Compliance Survey.

Due to the variable nature of Accessibility compliance required of existing buildings and the variable nature of enforcement and interpretation of Accessibility requirements from community to community, analysis of what may be required in any future

building permit application is outside the scope of this report, as is an analysis of the possible ramifications of legal and financial liability for any deficiencies in site and building Accessibility which are not remedied. It also bears mentioning that a set of plans that have been approved for a building permit by the San Francisco Department of Building Inspection will not necessarily meet all the requirements of the ADA.

Some deficiencies that we observed may be disproportionately expensive to correct to achieve full compliance with all applicable current Accessibility requirements—such as providing stairs of compliant width. It is outside the scope of work for this report to speculate on what degree of Accessibility would be required in any future TI project at the subject property. Existing buildings—especially somewhat older ones built well before the existence of the ADA—can often be allowed to provide a significantly lower level than full Accessibility compliance owing to financial hardship and structural or site constraint infeasibility. Additionally, buildings with historic designations can sometimes be granted a reduced level of compliance with Accessibility requirements.

Discussions and negotiations with an Accessibility Plan Check engineer both before and during the Plan Check process can often result in a lower level of Accessibility compliance to be required. It is not possible to predict in this report what that possible, speculative lower level of compliance would entail.

It bears mentioning that both the tenant(s) and the building owner may be held responsible and financially liable for fines, penalties, settlements, and for correcting any deficiencies with site, interior, and toilet room Accessibility in the event that a complaint or lawsuit is filed in connection with deficiencies in Accessibility at the subject property.

G.01 Parking

No parking is provided on-site; therefore, no Accessible parking is required.

G.02 Path of Travel

The physical condition of the path of travel is evaluated in “Good” condition.

The San Francisco Accessible Building Entrance (ABE) requirement has been repealed. An Accessible entrance is located along Commercial Street. Visitors are directed to this door by plaques mounted adjacent to the Sansome Street entrance

Door thresholds, hardware, and widths throughout the building generally comply with current Accessibility codes, except at the historic interiors. The historic section of the building retains the original door knob hardware. In addition, some clearances may not meet current dimensional requirements.

Reception desks and counters typically provide a lowered Accessible writing surface as required by code.

G.03 Toilets/ Plumbing Fixtures

The Accessibility of toilets/plumbing fixtures is evaluated in “Good” condition.

Common area restrooms with showers are provided in the basement. Additional common area restrooms are provided adjacent to the main banking hall. These facilities appear to generally comply with current Accessibility requirements.

Restrooms at the historic interiors do not comply and are assumed to be exempt.

Restrooms at the basement mechanical room do not comply with Accessibility requirements; no Accessible path is provided to the area. Since this is an area of the building generally not accessible to the public—and since Accessible restrooms are provided elsewhere in the building—these basement restrooms are assumed to be exempt.

Restrooms provided at tenant spaces are generally compliant in terms of interior dimensions, signage, faucet hardware, drainpipe insulation, grab bars, and hardware mounting heights. Sanitary napkin dispensers do not comply with current Accessibility requirements as they require a grasping and twisting motion to actuate; replacement is recommended.

Breakroom sinks are typically provided with the required knee clearances; however, equipment in the knee space often precludes their use.

Drinking fountains typically conform to current Accessibility requirements. There are at least two older marble water fountains that had been installed at the historical interiors; they have been removed to storage.

Deficiencies with the toilet room Accessibility (sanitary napkin dispenser replacement) have not been addressed since the issuance of the May 2026 PCA.

The cost to replace sanitary napkin dispensers is included in the Spreadsheet.

G.04 Elevators

The Accessibility of elevators appeared “Good.”

The elevator entrance and controls appeared to be in general compliance with current Accessibility codes. The elevators are sized to meet current code dimension requirements. Braille signage is provided for floor designation and controls on the cab control panel. Stainless steel handrails are provided on the back wall of the elevator cabs.

The signal fixtures in the cars and hall are not Accessibility compliant. Accessibility upgrades to the elevators can typically be undertaken during the modernizations recommended in Section F.09.

IV. CONSULTANT'S QUALIFIERS

A. SCOPE OF WORK

Ryan Miller Architects was retained to assess the existing site physical condition, improvements and buildings at the subject property, and to research available records and interview individuals familiar with the facility operations. We were tasked to identify construction and/or code deficiencies and prepare a ten-year spreadsheet for immediate and replacement reserve expenditures.

B. METHODOLOGY

Ryan Miller Architects uses industry standard cost estimating guides such as Current Costs by Saylor Publications as well as our experience and judgment.

We conduct spot-check pricing and use prices provided by local general contractors.

In preparing the report, we utilized industry as much as possible standard guidelines as a basis for our inquiry including the “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process,” outlined in ASTM E2018-24.

C. ASSESSMENT CRITERIA

In evaluating the property, “Excellent” is the best maintained property condition or new construction, with all the building equipment operational and no repairs necessary. A “Good” rating is for a condition that demonstrates consistent building maintenance and grounds, and all the building equipment in sound operating condition, with only a few minor repairs needed. A “Fair” rating is for a condition that demonstrates some wear or damage present in the building and/or grounds elements, requiring repair or replacement work. A “Poor” rating is for a condition that is clearly the worst, with a uniform run-down appearance, damaged building elements or inoperable building systems present.

D. LIMITING CONDITIONS

Although interior access was not available for our previous report in May of this year, this was an update report with access and examination of the interior and submittal of questions to the Building Engineer and the Administrative on-site office worker.

During the preparation of this report:

- An ALTA survey was not provided;
- An ADA survey was not provided;
- The current building occupancy (1 tenant and building administration) was reported, but a rent roll was not provided;
- Repair and warranty information for the roofing systems was not provided;
- Warranty information for the HVAC systems was not provided;

- Documents concerning testing and inspections of the fire and life safety systems were not provided;
- Vendor service agreements were not provided;
- Proposals for planned, future improvements were not provided;
- A Certificate of Occupancy for original construction was neither provided nor available online;
- We received some answers to our due diligence questions but not for the third set of questions.

An appraisal was not made available for the subject property. Quantities were arrived at with input from the property management company, construction documents (if provided), and by our own count. We relied upon field observations and measurements. We recommend that, if feasible and permissible, all building materials or finishes be replaced in kind. We did not operate any building systems or equipment and did not perform any tests. This report does not confirm the presence or absence of hazardous materials.

This evaluation represents our opinion based on our site observations. It should be recognized that items, other than those specifically identified in this report, might require repair or replacement. Furthermore, this review is not intended to preempt in any way the technical or professional responsibility of the original design consultants.

The inspection procedures do not address termite or environmental inspection. The investigation scope was limited to accessible building areas, structure, and its components. Physical removal of wall panels or similar items was not performed to determine structural soundness or equipment reliability.

We have visually assessed the subject property, both the land and the improvements thereon, where applicable. It is impossible to personally observe conditions that may exist below the surface or that may be hidden within the structure of the improvements. Therefore, it cannot be guaranteed

that hidden or unexpected problems with the facility structural integrity or soil conditions do not exist.

The inspection findings contained in this report are based upon quantitative and qualitative factors that exist on the inspection date. There can be no assurance that intervening factors will not affect the report's conclusions.

Sketches, floor plans, and maps used in this report are included to aid the reader's visual understanding and should not be considered surveys or engineering studies. All dimensions and estimates of building size, net or gross are approximations.

The report is intended only for the internal use of the addressee or their authorized representative and possession does not imply the right of publication or the use for any other purpose without our written consent.

Neither all nor part of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without our prior written consent.

This report is not intended, in any manner, to include any critique or evaluation of the design concept, or the structural, mechanical, or electrical systems, which may be incorporated into the subject property. It is not intended as an opinion with respect to any legal relationship or responsibilities between the architect, the engineers, the contractor, or the subject property owner. While we have reviewed some documents, our statements are not intentional legal opinions. In making this review and preceding on-site inspection, Ryan Miller Architects does not assume any legal responsibilities for the design architects or engineers, or contractors for the subject property, nor is any other warranty or representation expressed or implied, included or intended.

E. PREVIOUS REPORTS & INFORMATION SOURCES

This report updates a previous property condition assessment report by Ryan Miller Architects, dated May 15, 2026.

During the preparation of this report:

- The original construction drawings were obtained and reviewed;
- The 1989 structural drawings for the seismic structural upgrades were obtained and reviewed;
- Some historical repair or improvement information was provided or researched in building permit records;
- Some maintenance/repair information for the HVAC systems was provided;
- Some information concerning testing and inspections of the fire and life safety systems was provided during the site visits;
- Some elevator maintenance/repair and inspection information was provided;
- We received responses to our first two lists of due diligence questions.

standard of care. No other warranty or limitation exists, either expressed or implied.

Ryan Miller Architects' opinion of probable costs has been prepared solely as a general reference document for the use of 301 Battery PropCo, LLC. Our estimate has not been prepared by a cost estimator or contractor and as such should not be considered a guaranteed maximum of costs. Our estimate has been prepared to meet the unique needs of 301 Battery PropCo, LLC. No other parties may rely on the estimate without our consent. This report is not a specification for further work and is not intended as a substitute RFP. All area costs, unit costs, and line item estimates are order-of-magnitude only.

Neither Ryan Miller Architects nor any staff member assigned to this project has interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties, or which may be responsible for issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

F. CONSULTANT QUALIFICATIONS

Ryan Miller is a California Licensed Architect with more than 40 years of related experience.

Charles Bucher is a California Licensed Architect with more than 28 years of related experience.

G. RELIANCE LANGUAGE

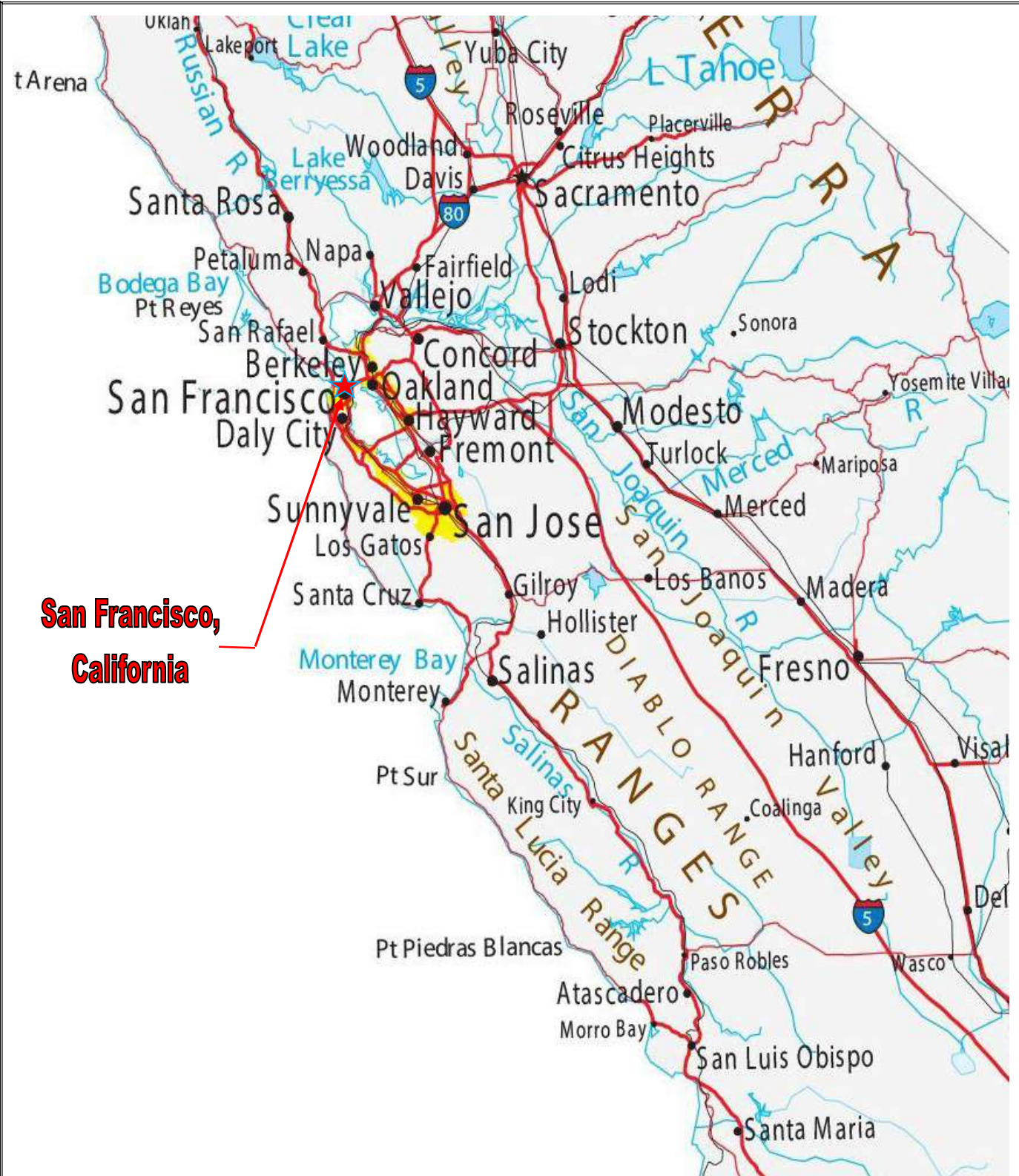
This report was prepared for the sole and exclusive use of 301 Battery PropCo, LLC, the only intended beneficiary of this work. No excerpts may be taken as representative of the findings of this assessment. The scope of services performed in the execution of this investigation may not be appropriate to satisfy other users, and any use or reuse of this document or its findings, conclusions, and recommendations is at the user's sole risk.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the investigation findings identified in the report and the interpretation of such data based on our experience and expertise according to the existing

**IMMEDIATE NEEDS &
REPLACEMENT RESERVES
ANALYSIS SPREADSHEET**

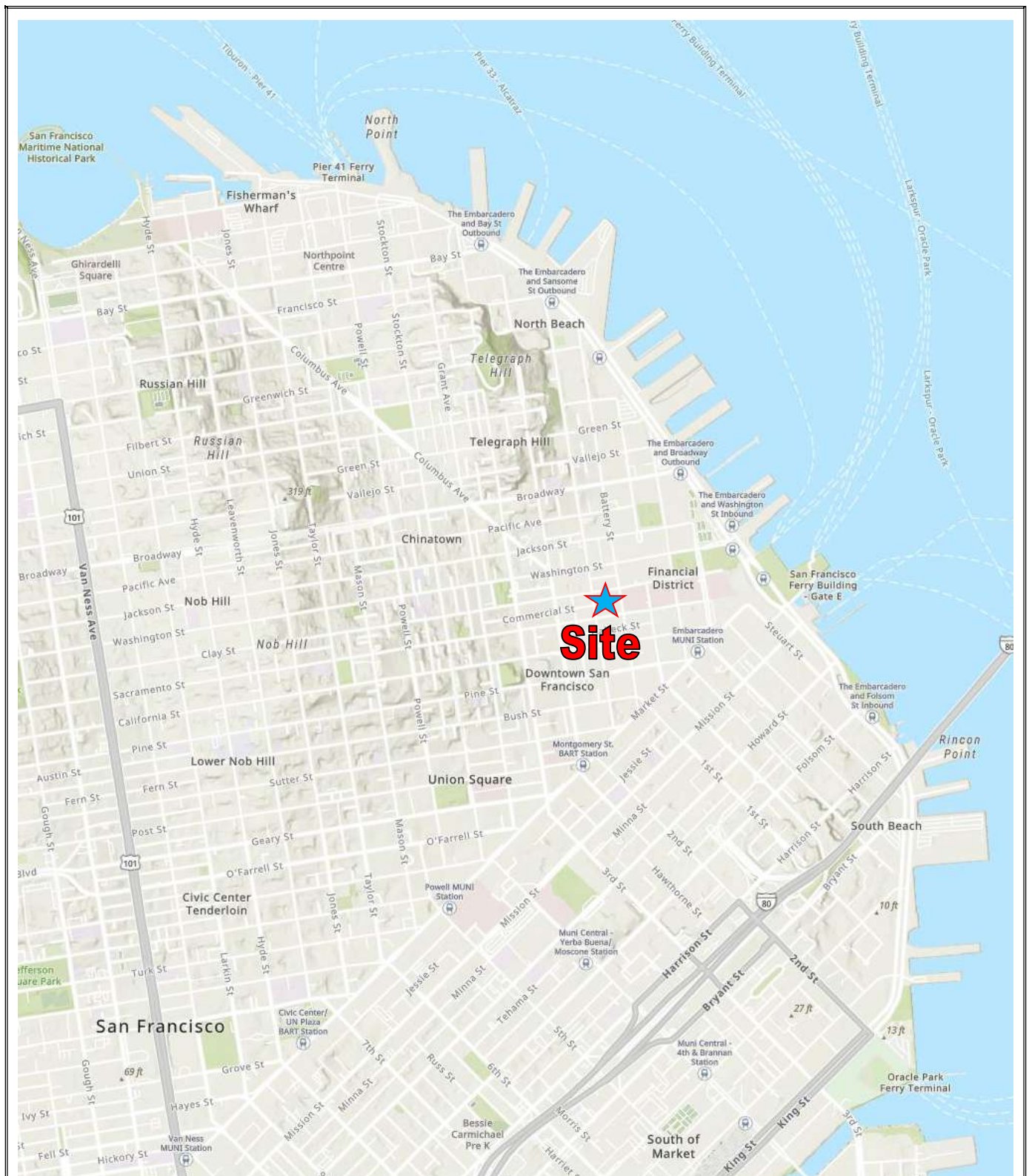
IMMEDIATE NEEDS & REPLACEMENT RESERVE ANALYSIS											RYAN MILLER																
301 Battery Street											ARCHITECTS																
San Francisco, California																											
Project No: 26030.60																											
Bldg Age in Years: 102																											
No. of Floors: 7 plus mezzanines & basements																											
Approximate Gross Area: 185,852																											
No	Sec	Photos	ITEM	Avg EUL (yr)	EFF AGE (yr)	RUL (yr)	Quantity	Unit	Cost Estimate Source	Unit Cost	Immediate Needs	Replacement Reserves										Years 1-10 Cumulative	Modernization Costs (Optional)				
												2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7	2033 Year 8	2034 Year 9	2035 Year 10						
SITE WORK																											
1	B.01	9	Allowance to replace degraded landscaping elements.	N/A	N/A	N/A	1	LS	Allowance	\$6,500.00																	
2	B.03	1,3,5,6,65	Conduct evaluation of exterior site waterproofing elements at grade level and at exterior stairs to determine what remedial measures are required to mitigate water intrusion into basement level(s). Evaluation can be conducted in coordination with the separate evaluation discussed in line item 7, below for window frames.	N/A	N/A	N/A	1	LS	Allowance	\$4,500.00																	
3	B.03	1,3,5,6,65	Allowance for remedial measures to address deficiencies identified in evaluation report cited above.	N/A	N/A	N/A	1	LS	Allowance	\$25,000.00																	
EXTERIOR ENVELOPE																											
4	C.01	13,14,16	Replace built-up roofing systems in all flat-roofed areas, where installed.	20	37	0	12,250	SF	Estimate	\$23.50																	
5	C.01	14,15	Allowance for repairs to address leaks at copper roofing systems.	UNK	70	UNK	1	LS	Allowance	\$30,000.00																	
6	C.01	14,15	MODERNIZATION: Allowance to replace copper roofing system.	UNK	70	UNK	9,750	SF	Estimate	\$60.00																	
7	C.03	19-22	Conduct evaluation of steel-framed windows to more fully determine the extent of rust damage and to make recommendations for remedial measures along with cost estimates.	N/A	N/A	N/A	1	LS	Allowance	\$22,500.00																	
8	C.03	21, 22	Contingency allowance to refinish steel-framed window assemblies.	UNK	UNK	UNK	80	EA	Allowance	\$5,000.00																	
9	C.03	16	MODERNIZATION: Allowance to refurbish copper-clad skylights and curbs.	30	37	0	3	EA	Allowance	\$10,000.00																	
10	C.04	10	Provide new elastomeric deck coating on fourth floor roof terrace.	UNK	UNK	UNK	4,750	SF	Estimate	\$8.50																	
STRUCTURAL																											
11	D.01	—	MODERNIZATION: Conduct geotechnical evaluation, if desired, to better determine underlying soil conditions.	N/A	N/A	N/A	1	LS	Allowance	\$20,000.00																	
EQUIPMENT & SYSTEMS																											
12	F.02	46	Replace 53 tons of water source heat pump capacity as units reach the end of their serviceable lives.	V	V	V	53	Ton	Estimate	\$6,250.00																	
13	F.02	74	Allowance for supply air fan shaft replacements in the event of failure due to age.	35	40	0	2	EA	Allowance	\$15,000.00																	
14	F.03	41	Replace standard receptacles with GFCI receptacles when within six feet of a water source.	N/A	N/A	N/A	6	EA	Estimate	\$65.00																	
15	F.03	69	Perform ground fault performance testing of breakers with a capacity of 1,000 amps and higher on a triennial schedule.	N/A	N/A	N/A	1	LS	Estimate	\$3,500.00	\$3,500																
16	F.04	68	Replace the rigidly piped natural gas connections on the boilers with flexible connections for earthquake safety.	N/A	N/A	N/A	2	EA	Estimate	\$1,000.00																	
17	F.05	42	Replace remaining standard flush porcelain plumbing fixtures with low-flush porcelain fixtures as required by the the San Francisco Water Department for water conservation purposes.	N/A	N/A	N/A	6	EA	Estimate	\$1,000.00																	
18	F.05	63	Replace water heaters as they reach the end of their serviceable lives.	V	V	V	5	EA	Estimate	\$1,600.00																	
19	F.05	—	Conduct a video snake sewer line inspection by a licensed plumber.	N/A	N/A	N/A	1	LS	Allowance	\$1,250.00																	
20	F.06	73	Allowance for potential main fire alarm panel hardware and software upgrades.	N/A	N/A	N/A	1	LS	Allowance	\$60,000.00																	
21	F.09	57	Modernize traction elevator equipment.	30	37	0	6	EA	Estimate	\$325,000.00																	
22	F.09	58	Modernize hydraulic elevator equipment.	30	37	0	2	EA	Estimate	\$325,000.00																	
ACCESSIBILITY																											
23	G.03	64	Install sanitary napkin dispensers which are compliant with current Accessibility requirements.	N/A	N/A	N/A	7	EA	Estimate	\$750.00																	
ABBREVIATIONS:																											
LS = Lump Sum Allowance																											
EA = Each																											
SF = Square Foot																											
RUL = Remaining Useful Life																											
EFF AGE = Effective Age																											
UNK = Unknown																											
V = Various																											
EUL = Expected Useful Life																											
N/A = Not Applicable or Not Assessable																											
TOTAL IMMEDIATE NEEDS COSTS											\$3,500																
Sub-Total												\$469,140	\$181,183	\$224,583	\$184,683	\$31,250	\$682,850	\$681,250	\$686,350	\$31,250	\$682,850	\$3,855,390					
2.5% Inflation Factor per Year												1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.280						
Inflation Amount												\$11,729	\$9,172	\$17,268	\$19,173	\$4,107	\$109,047	\$128,542	\$149,901	\$7,777	\$191,256	\$61,448					
Total with Inflation												\$480,869	\$190,356	\$241,852	\$203,856	\$35,357	\$791,897	\$809,792	\$836,251	\$39,027	\$874,106						
TOTAL ANNUAL RESERVES																							\$3,916,838				
												Total Annual Reserves (\$ Per SF)										\$21.08					
												Total Annual Reserves (\$ Per SF Per Year)										\$2.11					
TOTAL MODERNIZATION COSTS (Optional)																						\$635,000					

FIGURES



**San Francisco,
California**

REGIONAL MAP	Scale: NTS Date: September 10, 2026 Photo ID: Gisgeography	N↑
RYAN MILLER ARCHITECTS	Site Address: 301 Battery Street San Francisco, CA Project Number: 26030.60	



VICINITY MAP

Scale: NTS
Date: September 10, 2026
Photo ID: ArcGIS



RYAN MILLER

ARCHITECTS

Site Address: 301 Battery Street
San Francisco, CA

Project Number: 26030.60



AERIAL PHOTOGRAPH

Scale: NTS
 Date: September 10, 2026
 Photo ID No.: USGS (via Google Earth)

N↑

RYAN MILLER

ARCHITECTS

Site Address: 301 Battery Street
 San Francisco, California

Project Number: 26030.60

PHOTOGRAPHS



1. East elevation facing Battery Street.



2. South elevation facing Sacramento Street, at right.



3. West elevation facing Sansome Street.



4. North elevation facing Commercial Street.



5. Grand staircase serving the Sansome Street entrance.



6. Staircase serving the Battery Street entrance.



7. Balcony from elevated walkway above the Battery Street entrance.



8. Trellis and stairs from the elevated walkway to the Commercial Street pedestrian way.



9. Seventh floor terrace.



10. Fourth floor terrace is constructed with a cast-in-place concrete slab over a waterproof membrane. The row of triangular skylights was apparently installed after 2019.



11. Commercial Street pedestrian way, looking east.



12. Commercial Street Accessible entrance.



13. Built-up roofing system at top roof.



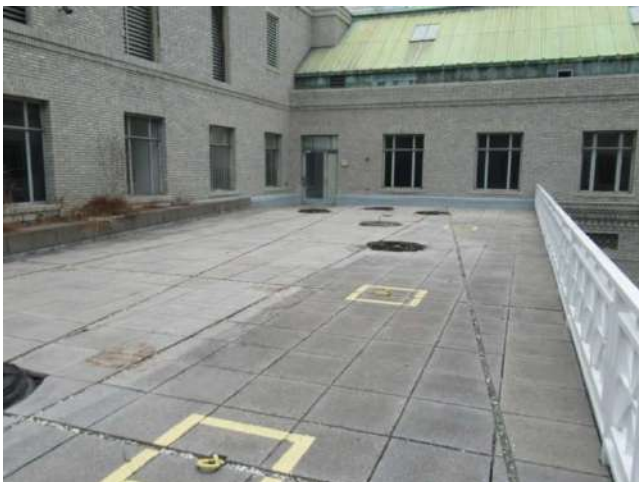
14. Typical roof drain configuration.



15. Sloped copper roofing systems are provided.



16. Typical roof-mounted skylight.



17. Seventh floor terrace consists of pedestal-mounted pavers above a waterproof membrane.



18. Looking north on the seventh floor terrace.



19. Elaborate brickwork band at rear elevations.



20. Typical window at the first floor with vertical bars at the bottom.



21. Window frames show considerable deterioration in some areas.



22. Steel window frames require refinishing in some locations.



23. Typical fenestration configuration.



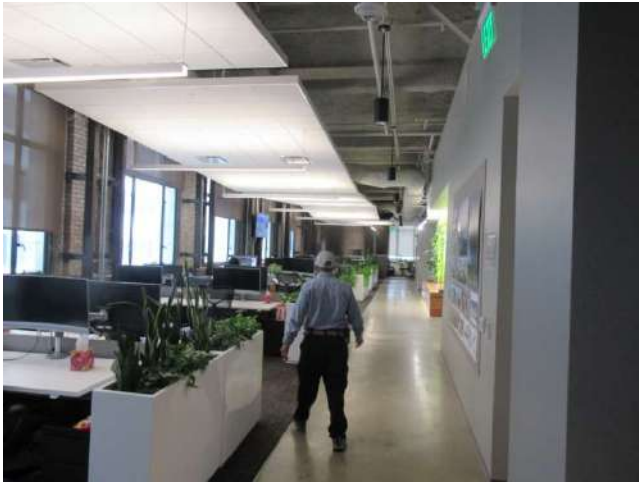
24. Copper and bronze entrance along Sansome Street.



25. All partition walls on the third floor have been removed.



26. Looking up into one of the five skylights that illuminate the third floor.



27. The fourth floor has had a new tenant since 2019.



28. Typical seismic bracing at the exterior brick walls.



29. Steel trusses above the banking hall roof support the floors above.



30. Wood framed roof (at right) supports the standing-seam copper pitched roofs.



31. Historic lobby off Sansome Street.



32. New Battery Street lobby serves the offices.



33. Original banking hall looking west towards Sansome Street lobby.



34. Banking hall with grand staircase looking east towards the Battery Street lobby.



35. Fourth floor tenant cafeteria.



36. Typical tenant conference room.



37. Open office in an unoccupied tenant space.



38. Work area in an unoccupied tenant space.



39. Typical tenant breakroom.



40. Stairs connecting levels six and seven.



41. Typical restroom finishes and fixtures.



42. Typical Accessible restroom stall.



43. Basement locker room.



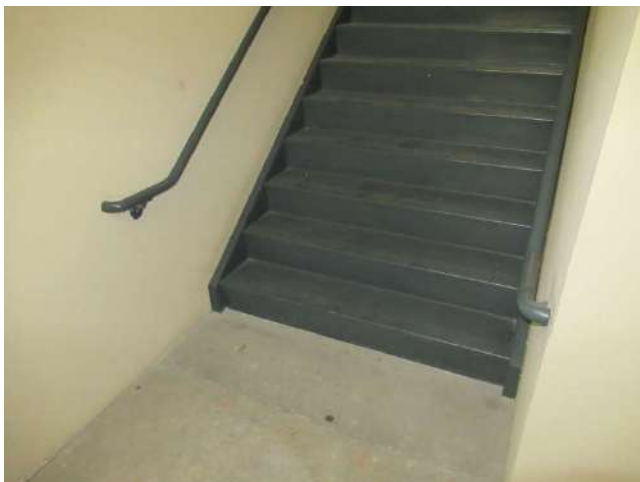
44. Basement shower room.



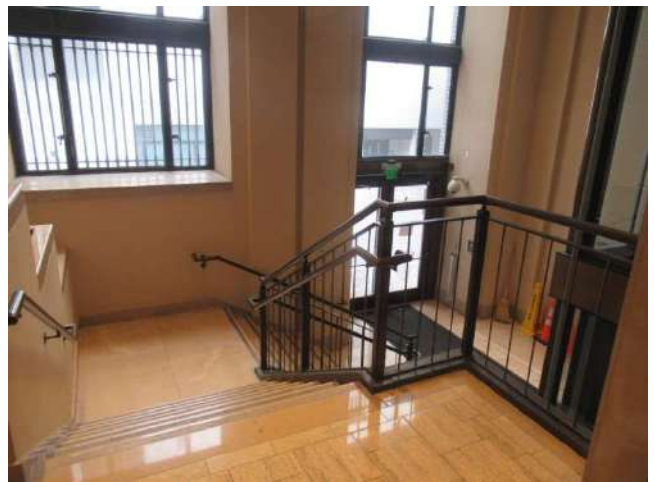
45. Restroom adjacent to locker room.



46. A water source heat pump was replaced in the penthouse in 2021.



47. Typical exit stairs.



48. Stairs connecting Accessible entrance to the main banking hall.



49. Historic interiors at second floor have wood paneling and ornate plaster ceilings.



50. Historical interiors at a second floor conference room.



51. Historical interiors at the second floor elevator lobby.



52. Elevators serving the historic portions of the building have maintained the matching finishes.



53. Vault space at basement level.



54. Main mechanical room at basement.



55. Entrance to elevator connecting the Accessible entrance to the main banking hall.



56. Elevator is provided with transparent cab walls.



57. Traction elevator equipment at the penthouse level.



58. Hydraulic elevator equipment in the basement.



59. Accessible entrance at Commercial Street is provided with an intercom and power door assist equipment. The vertical bar door assist has been installed since 2019, as required by code.



60. The main lobby reception desk includes a lower surface at Accessible height.



61. Non-compliant conventional door knobs are still installed at historic interiors.



62. Non-Accessible stone water fountain have been removed and are now kept in a storage area.



63. Small water heaters are provided for each sink in the building.



64. Non-compliant sanitary napkin dispensers that require grasping and turning motions to operate are still installed in women's restrooms.



65. Elastomeric seals at the building stair entrances at east and west sides of building. No cracks or breaks were visible, but leaks were reported after power washing was done.



66. Gas service entrance in the basement.



67. The automatic seismic shutoff valve is provided at the gas service entrance.



68. The gas supply to the boilers is the 2 1/2" diameter pipe in the foreground. A flexible connection to the boiler is not provided.



69. The main electrical panel for the building.



70. The main electrical panel for the building.



71. An Automatic Transfer Switch (ATS) is provided adjacent to the main electrical entrance. If the power supply goes out it starts the building generator.



72. CBF provides infrared scanning of electrical systems on a triennial basis.



73. The building Fire Alarm Control Panel (FACP).



74. One of two supply air fans serving floors 1 through 7. Due to the age of the fans, shaft replacement should be anticipated during the reserve term. (2019 photo)



75. Swing stage, booms, and window washing equipment attachment points on 4th floor roof.



76. In the interior spaces beneath the copper roof areas, the steel rail running through the center of the shot is used for window washing equipment anchoring.

APPENDIX A

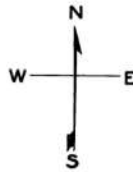
Lots 11 merged into lot 3 - 1919
 " 4/10 " " " 3 - 1925
 " 13 " " " 2 - 1943

SURPLUS ADDED TO LOT 20 (0.198') - DEED DATED FEB. 4, 1987 BK. E 272 PG. 1260 (REVISED 1987 ROLL)

229

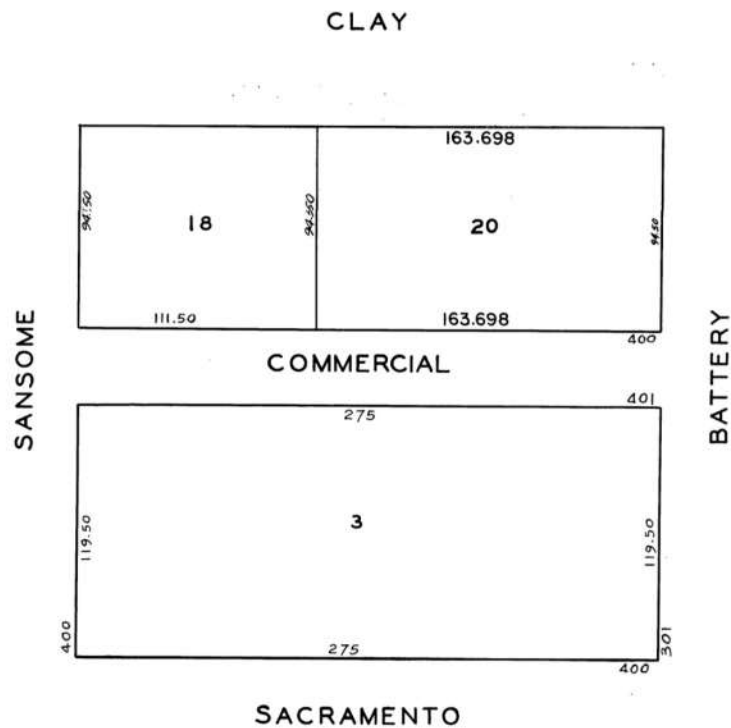
50 VARA BLK.36

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 CITY & COUNTY ASSESSOR 1995

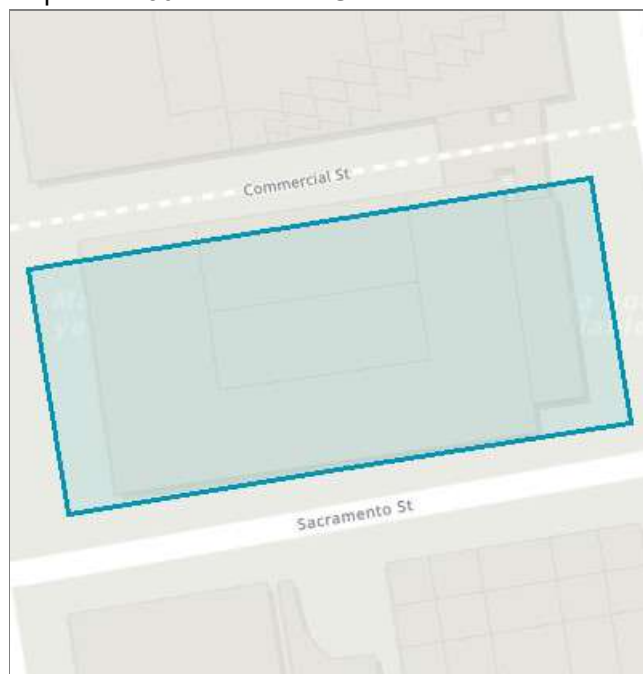


REVISED	'63
REVISED	1964
"	'66
"	'69
"	'72
"	'87

SURPLUS ONLY



ASSESSED 58,850
 CITY 6,875
 BLK. TOTAL 65,725 SQ. FT.

Report for: **301 BATTERY ST**

Property

General information related to properties at this location.

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
0229/003		301 Battery St, San Francisco, CA 94111	Assessor Summary Assessor Recorded Documents ↗
		325 Battery St, San Francisco, CA 94111	Secured Property Tax Rolls
		400 Sansome St, San Francisco, CA 94111	

Current Planning Team

Team Manager: xinyu.liang@sfgov.org [↗](#)

Schools (K-12) Within 600ft

Grade Results Academy

Port Facilities

None

Supervisor District

District 3 (Danny Sauter) [↗](#)

Census Tract

2020 Census [↗](#) Tract 061101

Neighborhood (Planning Dept)

Financial District

City Properties

None

Maps

Assessor's Block Map 

Block Map 2009 

Block Map 1980 

Block Map 1960-65 

Block Map 1946 

Block Map 1935 

Sanborn Map 1990's 

Sanborn Map 1950 

Sanborn Map 1950 2 

Sanborn Map 1919 

Sanborn Map 1919 2 

Sanborn Map 1913-1915 

Sanborn Map 1913-1915 2 

Sanborn Map 1886-1887 

Neighborhood Groups Map 

Services nearby (street cleaning, parks, MUNI, etc.) 

Transportation (transit, ped & bike safety, etc.) 

Recommended Plants

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder 

Housing Element Reused Sites and Low-Income Sites

None

State Opportunity Map

Not within a High Resource Area 

National Park Service

n/a

Assessor

Parcel 0229003
Address 0325 BATTERY ST

Assessed Values

Land \$58,007,040.00
Structure \$87,010,560.00
Fixtures -
Personal -

Property

Year Built 1924
Building Area 185,851 sq ft
Parcel Area 32,886 sq ft
Parcel Frontage -

Construction Type -
Use Type Office - High Class C
Units 1
Stories 8
Rooms -
Bedrooms -
Bathrooms -
Basement -
Parcel Shape Rectangular
Parcel Depth 275 ft

Zoning Information

Planning Department Zoning and other regulations.

Zoning Districts

C-3-O - Downtown- Office 

Height & Bulk Districts

75-X 

Coastal Zone

Not in the Coastal Zone

Port

Not under Port Jurisdiction

Special Use Districts

Within 1/4 Mile of an Existing Fringe Financial Service [↗](#)

Priority Equity Geographies SUD [↗](#)

Special Sign Regulations

None

Legislated Setbacks

None

Cultural Districts

None

Planning Areas

Downtown [↗](#)

Public Realm and Streetscape Plans

Downtown Streetscape Plan [↗](#)

Redevelopment Areas

None

Neighborhood-Specific Impact Fees

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

Downtown Park Fee [↗](#)

An overview of Development Impact Fees can be found on the Impact Fees Website [↗](#)

Mayor's Invest in Neighborhoods Initiative Areas

None

Community Benefit Districts

Downtown [↗](#)

Housing Sustainability Districts

None

Other Notices and Regulations**Hotels and Motels Near Places of Entertainment**

Hotel and Motel Projects within 300 feet of a Place of Entertainment may be subject to an Entertainment Commission outreach process.

Read more about this regulation [↗](#)

Added:

Noise Regulations Near Places of Entertainment

Projects within 300 feet of a Place of Entertainment may be subject to an Entertainment Commission outreach process if they: (a) Are subject to the Planning Department's requirement for a Preliminary Project Assessment for residential use, pursuant to Planning Department policy; (b) Are subject to the Planning Department's Pre-Application Meeting requirement for new construction, pursuant to Planning Department policy; or (c) Are proposing a conversion of a structure from non-residential use to residential use.

Read more about this regulation [↗](#)

Added:

Planning Code Section 155(r) - Curb Cut Restrictions

Curb Cut Restrictions (Sec. 155(r))

Read more about this regulation [↗](#)

Added:

Stormwater Management Ordinance

Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/> . Applicants may contact stormwaterreview@sfwater.org for assistance.

Read more about this regulation [↗](#)

Added: 8/6/2010

Vision Zero Program

The project is located on a 'high-injury corridor', identified through the City's Vision Zero Program. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project. If the project is required to submit a streetscape plan per Section 138.1 of the Planning Code, planners should refer the project to the Department's Streetscape Design Advisory Team for consideration of additional pedestrian safety streetscape measures

Added:

Transit-Oriented Community Policy Areas

The Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy [↗](#) is an implementation program of Plan Bay Area 2050, the Bay Area's long-range plan for transportation, housing, economy, and the environment. The policy requires cities to establish minimum residential densities [↗](#), minimum office intensities [↗](#), and parking maximums [↗](#) around transit by the year 2026 for all qualifying transit areas citywide.

Transit-Oriented Communities Tier 1

Nearby Transit-Oriented Communities Transit Corridor/Station: Downtown San Francisco (BART), Downtown San Francisco (MUNI LRT), F-Market & Wharves, Salesforce Transit Center Caltrain, San Francisco Ferry Terminal , T-Third/Chinatown & SOMA

Transit-Oriented Residential Development Areas

San Francisco adopted an Implementation Plan [↗](#) for Senate Bill 79 (SB 79) [↗](#) which sets rules for housing near major transit stops. The Ordinance exempts the entire city from direct applicability of SB79 through an Alternative Plan, a temporary exemption from SB 79 for certain low-resource areas, and a permanent exemption for certain industrially-zoned properties. Certain parcels under the Alternative Plan are eligible for additional residential density and/or height pursuant to Planning Code Section 207.11 [↗](#) under the Alternative Plan.

Parcel: 0229003

Stop: Sacramento & Battery, Tier 2

Approximate distance from stop: 200'

Applicable Exemption: Alternative Plan

Potentially Eligible for Section 207.11: No

Permitted Density per 207.11: N/A

Permitted Height per 207.11: N/A

Resource: [Bulletin on Transit-Oriented Residential Development Areas ↗](#)

Design Guidelines

Area Specific Design Guidelines

Guidelines for Downtown Open Space [↗](#)

The Downtown Open Space guidelines provide design options and recommendations for a public space that serves various population groups and provides safety and comfort.

Fine Art Guidelines [↗](#)

These guidelines are intended to clarify the process and respective roles that developers, architects and artists will play, emphasizing the many avenues by which the one percent art

expenditure can be creatively made. These guidelines apply to projects over 25,000 square feet.

Implementing the San Francisco Planning Code, Section 149, Requirements for Art Works in the Downtown Area

Urban Design Guidelines [↗](#)

The Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Sites in National Register, California Register, Article 10 and Article 11 Historic Districts are exempt. They apply in Residential districts only for projects with non-residential uses or residential projects with twenty-five units or more or with a frontage longer than 150'.

Citywide Design Guidelines

Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit [↗](#)

This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit.

General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

Design Guide Standards for Bird-Safe Buildings [↗](#)

These guidelines should be applied to new construction and alterations that require treatment options to meet the Bird-Safe Building Standards.

Guide to the San Francisco Green Landscaping Ordinance [↗](#)

The guide describes the Green Landscaping Ordinance and helps San Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance.

Planning Code; Public Works Code

Guidelines for Adding Garages and Curb Cuts [↗](#)

These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building.

Guidelines for Ground Floor Residential Design [↗](#)

The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets.

Draft Document

Standards for Storefront Transparency [↗](#)

These standards promote a transparent storefront that welcomes customers inside with products and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the store and the entire neighborhood.

Planning Code Requirements for Commercial Buildings

Better Streets Plan [↗](#)

The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces.

Commission Guide for Formula Retail

The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods.

Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

Standards for Window Replacement

With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

Zoning Letters of Determination

2026-004264ZAV Zoning Administrator Verification Letter (ZAV) 301 BATTERY ST

Opened: 5/14/2026

Status: Closed - Issued 5/15/2026

Contact: Planning counter pic@sfgov.org Tel: 628.652.7300

Request for zoning verification letter

2020-001266ZAV Zoning Administrator Verification Letter (ZAV) 301 & 325

Battery St (aka 400 Sansome) - ZAV Request

Opened: 1/29/2020

Status: Closed - Issued 2/5/2020

Contact: Planning counter pic@sfgov.org Tel: 628.652.7300

Request for Zoning Verification Letter

3735ZAD Zoning Administrator Determination Letter (ZAD) 400 Sansome/325

Battery Street - Letter of Determination - conversion of Proj does not require a Certificate of Appropriateness [

Opened: 10/14/2004

Status: Closed - Issued 11/22/2004

Contact: Planning counter pic@sfgov.org Tel: 628.652.7300

400 Sansome/325 Battery Street - Letter of Determination - conversion of Proj does not

113ZAV Zoning Administrator Verification Letter (ZAV) 609-611 Market Street, Zoning Verification Letter

Opened: 9/28/1999

Status: Closed - Issued 10/7/1999

Contact: Planning counter pic@sfgov.org Tel: 628.652.7300

609-611 Market Street, Zoning Verification Letter

84ZAV Zoning Administrator Verification Letter (ZAV) 333 Battery Street, Zoning Verification Letter

Opened: 8/3/1999

Status: Closed 5/9/2016

Contact: Planning counter pic@sfgov.org Tel: 628.652.7300

333 Battery Street, Zoning Verification Letter

191ZAV Zoning Administrator Verification Letter (ZAV) 325 Battery Street, Zoning Verification Request

Opened: 8/3/1999

Status: Closed - Issued 8/9/1999

Contact: Planning counter pic@sfgov.org Tel: 628.652.7300

325 Battery Street, Zoning Verification Request

Official Zoning Maps

Zoning Maps [↗](#)

Environmental Information

The sections below list environmental monitoring requirements and general environmental topics related to

CEQA Information

Known environmental issues related to this property are listed below. Under the California Environmental Quality Act (CEQA), certain types of work on this property may require additional environmental review.

Air Pollutant Exposure Zone

Health Code Article 38 [↗](#)

Site is located in an area with elevated pollutant concentrations. Sensitive use buildings, as defined in the Applicability section of the Ordinance, must comply with Health Code Article 38.

CEQA Impact: An Environmental Evaluation Application may be required for projects that generate air pollutants.

Read more about this regulation [↗](#)

Added: 2/5/2025

Archeologically Sensitive Areas

Archaeological Sensitivity Zone 2 (high sensitivity)

Read more about this regulation [↗](#)

Added: 6/30/2023

Cortese List – State Database of Hazardous Sites

California Government Code Section 65962.5 [↗](#)

Not applicable.

Flooding: 100-Year Storm Flood Risk Zone (Stormwater)

Not applicable.

Flooding: FEMA FIRM Flood Hazards (Coastal)

This location does not fall within a Special Flood Hazard Area (SFHA) pursuant to the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRM). Read more about the City's Floodplain Management Program [↗](#) and the Floodplain Management ordinance [↗](#) or contact the City Administrator's Office at floodplainadminister@sfgov.org.

FEMA FIRM Map Panel 0117A [↗](#)

AREA OF LOW OR MINIMAL FLOOD RISK

This location has an area of Low or Minimal Flood Risk - Flood Zone: X Unshaded [↗](#)

"Shaded" Zone X represents areas of moderate or low flood risk – these areas are subject to inundation during a flood having a 0.2-percent-annual-chance of occurrence, or during the

1-percent-annual-chance flood with depth less than 1 foot. "Unshaded" Zone X represents areas of minimal flood risk or areas that FEMA did not study or map. For San Francisco, FEMA did not study or map inland areas where stormwater flooding occurs during heavy rains. Flood insurance purchase requirements do not apply in these areas, but flood insurance may be purchased at reduced cost.

Flooding: Sea Level Rise

This property may be exposed to future storm surge events by the year 2100, unless larger infrastructure-scale adaptations are funded. Property owners are encouraged to further assess future flood risks and consider adaptation measures which could minimize such risks. To learn more about the City's sea level rise adaptation programs, please visit: <https://sfplanning.org/sea-level-rise-action-plan> 

Maier Ordinance and Article 31

Health Code Article 22A  and 31 

The Department of Public Health (DPH) administers Health Code Article 22A (also known as the Maier Ordinance) and Article 31. Projects located on sites with known or suspected soil, groundwater, and-or soil vapor contamination are subject to the provisions of Health Code Article 22A. Submittal of a Site Assessment and Mitigation Program application ("Maier Application") to and coordination with DPH may be required. Projects located on Hunters Point Shipyard parcels are subject to the provisions of Health Code Article 31 instead of Article 22A. For projects on these parcels, a submittal of an Article 31 Program Application to and coordination with DPH may be required. Applicants may contact DPH for assistance.

Read more about the Maier Ordinance and Article 31

Added: 9/24/2013

Seismic Hazard – Landslide

Not applicable.

Seismic Hazard – Liquefaction

Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area?

Added: 3/20/2013

Serpentine Rock

Not applicable.

Slopes of 25% or Greater

Projects on a parcel with an average slope of at least 25 percent and include any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical

additions increase more than 500 square feet of new projected roof area? For more information contact cpc.epintake@sfgov.org.

Added: 5/13/2019

Slope Protection Areas - San Francisco Building Code
Not applicable.

Historic Preservation

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative speak to a Preservation Technical Specialist. Tel: 628.652.7300; Email: pic@sfgov.org. For a glossary of ter

Historic Evaluation

Planning Dept. Historic Resource Status:

A - Historic Resource Present [↗](#)

Parcel: 0229/003

Building: FEDERAL RESERVE

Name: BANK BUILDING

Address: 301 - 325 BATTERY
ST

Status: Article 10

Reason: Individual
Landmark, Article
11 Individual,
National Register
Individual, Historic
Resource
Evaluation
Response, Historic
Survey Result

Article 10 Designated Historic Districts and Landmarks

Landmark Number: 158 [↗](#)

Article 11 Preservation Designation

Article 11 Category: I - Significant Building, No
Alterations [↗](#)

Mills Act

Properties with Mills Act [↗](#) approval.
None

Legacy Business Registry

None

Vintage Signs

None

National Register of Historic Places

Federal Reserve Bank of San Francisco [↗](#)

APOLLO (Storeship) [↗](#)

California Register of Historical Resources

Federal Reserve Bank of San Francisco [↗](#)

APOLLO (Storeship) [↗](#)

Historic Resource Evaluation Responses

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the project area.

Planning App. No.: 2004.0943E

Date: 2/14/2005

Decision: Historic Resource Present

Individual or District: Individual

Further Information:

Related Documents

Accela Citizen Access [↗](#)

Historic Resource Assessments

None

Historic Resource Reviews

None

Historic and Cultural Resource Surveys

SF Survey

The San Francisco Citywide Cultural Resources Survey (SF Survey) is underway. SF Survey is a multi-year effort to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. As a part of this effort, staff have been auditing past survey findings to ensure accuracy. To learn more, please visit <https://sfplanning.org/sfsurvey> [↗](#).

This property is not in an Active SF Survey Area.

Past Surveys

Survey Name:	CALIFORNIA REGISTER	Evaluation Date:	
Parcel:	0229/003	Survey Rating:	
Survey Name:	NATIONAL REGISTER	Evaluation Date:	7/31/1989
Parcel:	0229/003 Survey field form 📄	Survey Rating:	1S Individual property listed in NR by the Keeper. Listed in the CR.
Survey Name:	NATIONAL REGISTER	Evaluation Date:	10/28/1977
Parcel:	0229/003 Survey field form 📄	Survey Rating:	2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
Survey Name:	Foundation For San Francisco Architectural Heritage	Evaluation Date:	1/1/1978
Parcel:	0229/003	Survey Rating:	B Major Importance
Survey Name:	DCP 1976 Survey	Evaluation Date:	1/1/1976
Parcel:	0229/003 Survey field form 📄	Survey Rating:	1 Rated 0-5 with 5 as the highest rating for architecture. Some are listed as 'Y'.

Historic Context Statements

The mention of a property in a historic context statement does not mean it is a Category A, Historic Resource Present. A formal evaluation must be conducted using the document's evaluative framework.

This property is associated with George Kelham as the architect.

Parcel:	0229003	Address:	400 Sansome Street
Name:	Federal Reserve Bank	Architect:	George Kelham

Further Info: Architecture, Planning, And Preservation Professionals: A Collection Of Biographies 

Architecture

Historic Name:	FEDERAL RESERVE BANK BUILDING	Year Built:	1919-1924
Architect:	GEORGE KELHAM	Style:	NEO-CLASSICAL
Builder:	H.J. BRUNNIER, ENG.;P.J. WALKER CO. CONTR.	Stories:	8
Construction:	STEEL FRAME	Height:	
Foundation:	WOOD PILES	Detail:	MURALS
Exterior:	GRANITE	Alterations:	SEE "OTHER INFORMATION"
Current Use:	BANKING HALL, OFFICES	Original Use:	BANKING HALL, OFFICES
Original Owner:	FEDERAL RESERVE BANK	Original Tenant:	FEDERAL RESERVE BANK
Sources:	LPAB FINAL CASE REPORT 7/21/82;DTP;SS;SF LANDMARKS;		

Notes:

Other Information: The old federal reserve bank of san francisco building is a two-part monumental granite block with a one-story addition. Of the four finished facades, that on sansome street is the most important. The eight-story building has a three-story base resembling a temple front without a pediment. This base has a colonnade of eight giant ionic columns on a raised porch. The columns form a slightly projecting portico and support an elaborate entablature which features a series of lions' heads and a sign for the bank. The end columns stand on platforms shared with ornamental iron lamp stands about 10 feet tall. A row of enormous carved granite standing eagles with half-raised wings sits atop the entablature. The seven window bays on the building's upper section are separated by a giant order of corinthian pilasters modified by art deco stylization. Atop the classical cornice, with fret molding, is an attic section in sympathy with the overall design. The attic is crowned with a minor cornice of upright anthemias which screen the eaves of the roof. The addition of the attic, however elongates the facade and changes the original proportional balance between base and shaft. A greek fret course runs below the base of each order, but the lower fret course runs only on the sansome and sacramento facades. Ground floor and basement windows are guarded by decorative metal grillwork, and spandrel panels are dark and recessed, accenting the vertical lines of the orders and the depth of the facades. The building originally was entered through three bronze grilles set behind the central bays of the portico into a small, rich elevator and circulation lobby and

into a larger banking hall behind. Both spaces are two stories high and finished in artificial travertine with genuine marble columns. The lobby contains four giant columns defining the major axis of movement to the banking hall, and smaller columns defining a cross axis to subsidiary elevator and reception areas. It has a coffered ceiling and was formerly furnished with high marble tables topped by oak writing stands and bronze torchieres. Above the door to the banking hall--and behind a pair of columns--is a mural, 40 feet long and 9 feet high, oil on canvas, called "the traders of the adriatic" by Jules Guerin, in a range of red to terra cotta tones, with accents in green and bright blue. Its subject is the supposed Venetian origins of banking: merchant shipping masters accept receipts for their goods on deposit in Venice, an excuse for painting the sea, fine architecture, and exotic costumes with flowing draperies, all in a style similar to Maxfield Parrish and in the colors Guerin had chosen for the Panama-Pacific International Exposition of 1915 for which he acted as director of color. Guerin also painted decorations in: the Lincoln Memorial, Washington; Pennsylvania Station, New York; the Merchandise Mart and the Illinois Merchant's Trust, both Chicago; the Louisiana State Capitol; the Liberty Memorial, Kansas City; and the Union Trust and Terminal Building, Cleveland. The Federal Reserve Bank mural is Guerin's only known work in San Francisco. Alterations over the years relate to increasing the available space and security. The original building was the banking lobby and the Sansome and Sacramento facades in an L-shape around it (1922-1924). Then the matching Battery Street facade was added, making a U-shape (1924-1925). Next the "U" was filled in through the third floor, leaving a hollow core over the banking lobby skylight (late 1920's). Finally that core was filled in through the seventh floor (1955-1957). The late 1920's attic addition matches the rest in structure and ornament, but it is clad in brick of a pale grey harmonizing with the granite. Even the string course is executed in brick, and the fenestration matches. Multiple interior alterations were also carried out in 1975, including partitioning and reflooring the banking hall. Although the building is somewhat unique for its area, its height and massing are similar to other buildings on the west side of Sansome Street. For example, the lower cornice matches the rooflines of several small buildings in the 400 block of Sansome Street. The Customs House, north on California, and the Bank of California are in character with the Federal Reserve Bank's treatment of granite material and neo-classical detailing, although they are removed a couple of blocks. Design references to banking temples link the building to a much wider group of structures. The lofty banking hall of the interior is a particularly fine example of banking halls in San Francisco. The building's architect, George W. Kelham (1871-1936) came to San Francisco from Massachusetts via Harvard, the École des Beaux-Arts, Rome and New York. He is considered one of the major beaux-arts practitioners in California. Trowbridge & Livingston sent him here in 1906 as supervising architect for the Palace Hotel. In San Francisco he developed a stellar practice which contributed a number of highly significant buildings to the city. He was appointed chief of the department of architecture for the Panama-Pacific International Exposition and also designed the tower in the Court of Palms (demolished), considered one of the best in the exposition. Surviving local projects include the Sharon Building (3707/35) landmark #163; the Medico-Dental Building (296/10); the J. Harold Dollar Building (261/10a); Hills Brothers Coffee Plant (3744/2a) landmark #157; Russ Building (269/1); San Francisco Public Library (353/1); the Shell Building (267/4); the Sheraton Palace Hotel Garden Courtyard (3707/52) landmark #18; Standard Oil Building (289/7); the Volker Building (3755/5); the American National Bank (260/21); the Mothers' Building at the San Francisco Zoo (7281/001); Marina Middle School (468a/1); the Mount Davidson Cross (3015/1); and the California Commercial Union Building (259/21). Kelham was one of the few architects of the period who was well known enough to develop a statewide practice. His work on the UC/

berkeley campus, including the design of the imposing life sciences building, let to his appointment as supervising architect for the university of california in 1922. In this capacity he prepared a campus plan for the proposed u.C.L.A. Campus, designing four of the first buildings for it: the library, royce hall, the chemistry building and the education building. Kelham was also an early preservation architect and may be credited with sensitive restorations and or additions to the old crocker bank (albert pissis, 19100; the u.S. Post office and court of appeals (james knox taylor, 1905); and the flood mansion/pacific union club (august laver, 1886; willis polk, 1912). Nearly all of his published work has been placed on local, state, or national historic registries, including several that are city landmarks in both san francisco and los angeles.

Planning Applications

Permits are required in San Francisco to operate a business or to perform construction activity. The Plannir these permits to ensure that the projects comply with the Planning Code [↗](#). The 'Project' is the activity bein Planning Code section 102 [↗](#), or the Help section of this site.

2021-005480PRL Project Light (PRL) 301 BATTERY ST

Opened: 6/1/2021

Status: Closed 6/1/2021

Contact: Michelle Langlie michelle.langlie@sfgov.org 628-652-7410

SUITE 200: SELECTIVE INTERIOR NON-STRUCTURAL DEMO OF AN (E) TENANT SUITE LOCATED

2020-004526PRJ Project Profile (PRJ) 301 BATTERY ST

Opened: 4/14/2020

Status: Closed - Cancelled 10/22/2024

Contact: Xinyu Liang xinyu.liang@sfgov.org 628-652-7316

The project proposes adaptive re-use of 18,119 square feet of the ground floor and first

2020-004526CUA Conditional Use Authorization (CUA) 301 BATTERY ST

Opened: 4/16/2020

Status: Closed - Cancelled 10/22/2024

Contact: Xinyu Liang xinyu.liang@sfgov.org 628-652-7316

2018-015151PRJ Project Profile (PRJ) 301 BATTERY ST

Opened: 11/5/2018

Status: Closed 4/30/2019

Contact: Jonathan Vimr jonathan.vimr@sfgov.org 628-652-7319

At the rear courtyard cornice remove falling hazard of broken terracotta. terra cotta is not

2018-015151COA Certificate of Appropriateness (COA) 301 BATTERY ST

Opened: 11/8/2018

Status: Closed - Withdrawn 9/30/2019

Contact: Jonathan Vimr jonathan.vimr@sfgov.org 628-652-7319

2018-014388PRL Project Light (PRL) 301 BATTERY ST

Opened: 10/22/2018

Status: Closed 10/22/2018

Contact: Shannon Ferguson Shannon.Ferguson@sfgov.org 628-652-7354

Demolition of current T.I. build out to shell. Main HVAC, life safety and sprinkler to remain. No

2017-002729PRJ Project Profile (PRJ) 325 Battery Street - AT&T Mobility ROW WTS Facility

Opened: 3/6/2017

Status: Closed - Withdrawn 3/6/2017

Contact: Planning counter pic@sfgov.org 628.652.7300

Modus, Inc. for AT&T Mobility ROW WTS Facility: Installation and operation of wireless

2017-002729COA Certificate of Appropriateness (COA) 325 Battery Street - AT&T Mobility
ROW WTS Facility

Opened: 3/22/2017

Status: Approved 4/3/2017

Contact: Planning counter pic@sfgov.org 628.652.7300

2016-014423PRL Project Light (PRL) 301 BATTERY ST

Opened: 11/7/2016

Status: Closed 11/7/2016

Contact: Elizabeth Gordon Jonckheer Elizabeth.Gordon-Jonckheer@sfgov.org 628-652-7365

Selective demolition to investigate design feasibility. Architectural, MEP, life safety, and sprinkler

2007.0502 Project Profile (PRJ) 325 BATTERY ST

Opened: 5/30/2007

Status: Closed

Contact: Planning counter pic@sfgov.org 628.652.7300

Certificate of Appropriateness to install 3 wall signs at the column bases at the SF Landmark

2007.0502A Certificate of Appropriateness (COA) 325 BATTERY ST

Opened: 5/30/2007

Status: Closed 3/6/2008

Contact: Planning counter pic@sfgov.org 628.652.7300

2004.0943 Project Profile (PRJ) 325 BATTERY ST

Opened: 9/22/2004

Status: Closed

Contact: Planning counter pic@sfgov.org 628.652.7300

Renovation of existing building to convert existing office to hotel and factional interests

2004.0943C Conditional Use Authorization (CUA) 325 BATTERY ST

Opened: 9/22/2004

Status: Closed 5/11/2006

Contact: Planning counter pic@sfgov.org 628.652.7300

2004.0943E Environmental (ENV) 325 BATTERY ST

Opened: 9/23/2004

Status: Closed - Withdrawn 11/7/2005

Contact: Irene Nishimura IRENE.NISHIMURA@SFGOV.ORG 415-575-9041

2004.0943X Downtown Exception-309 (DNX) 325 BATTERY ST

Opened: 9/22/2004

Status: Closed - Approved 1/3/2005

Contact: Planning counter pic@sfgov.org 628.652.7300

3527PRV Project Review Meetings (PRV) 400 Sansome Street. Convert office building into fractional ownership/hotel use; no exterior changes.

Opened: 8/5/2004

Status: Closed - Informational 8/10/2004

Contact: Jonas Ionin jonas.ionin@sfgov.org 628-652-7589

400 Sansome Street. Convert office building into fractional ownership/hotel use; no exterior

1984.520 Project Profile (PRJ) 1984.520

Opened: 1/1/1984

Status: Closed

Contact: Planning counter pic@sfgov.org 628.652.7300

1984.520A Certificate of Appropriateness (COA) 1984.520A**Opened:** 1/1/1984**Status:** Closed**Contact:** Planning counter pic@sfgov.org 628.652.7300**1983.222 Project Profile (PRJ) Battery,Halleck,Sansome, & Clay Sts****Opened:** 8/13/1983**Status:** Closed**Contact:** Planning counter pic@sfgov.org 628.652.7300

Pursuant to Interims Control Sec.175.2 to construct a mixed use office, hotel & containing

1983.222A Certificate of Appropriateness (COA) Battery,Halleck,Sansome, & Clay Sts**Opened:** 8/30/1983**Status:** Closed**Contact:** Planning counter pic@sfgov.org 628.652.7300**1983.222C Conditional Use Authorization (CUA) Battery,Halleck,Sansome, & Clay Sts****Opened:** 8/30/1983**Status:** Closed - Approved 5/16/1983**Contact:** Planning counter pic@sfgov.org 628.652.7300**1983.222E Environmental (ENV) Battery,Halleck,Sansome, & Clay Sts****Opened:** 8/30/1983**Status:** Closed 4/24/2003**Contact:** Planning counter pic@sfgov.org 628.652.7300**1983.222R General Plan Referral (GPR) Battery,Halleck,Sansome, & Clay Sts****Opened:** 8/13/1983**Status:** Closed - Approved 7/29/1986**Contact:** Planning counter pic@sfgov.org 628.652.7300**1982.363 Project Profile (PRJ) 1982.363****Opened:** 1/1/1982**Status:** Closed**Contact:** Planning counter pic@sfgov.org 628.652.7300**1982.363L Designations (DES) 1982.363L****Opened:** 1/1/1982**Status:** Closed**Contact:** Planning counter pic@sfgov.org 628.652.7300**Permitted Short Term Rentals**

This section does not include pending or denied applications. Eligible applicants at qualifying properties may host short-term rentals while an application is pending.

None

Building Permits

Applications for Building Permits submitted to the Department of Building Inspection [↗](#). DBI approves plan: Francisco.

Active PermitsPermit 202203210403 [↗](#)

Status: ISSUED - 3/23/2022 **Address:** 301 BATTERY ST

Limited interior tenant improvement in an existing occupied tenant suite. Scope includes selective interior non structural demolition and construction of partitions, millworks, door, ceiling, lighting and finishes, and furnituere relocation (by others).

Originally Filed:	3/21/2022	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$506,960.00		

Permit 202202077441 [↗](#)

Status: ISSUED - 2/10/2022 **Address:** 301 BATTERY ST

Floors 6 & 7: interconnecting stairs removal & 7/f slab infill. 6/f occupied,7/f vacant and will remain unoccupied at completion of project. No change in use or area.

Originally Filed:	2/7/2022	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$375,000.00		

Permit 202106021482 [↗](#)

Status: FILED - 6/2/2021 **Address:** 301 BATTERY ST

New evacuation signs thru building (37 total)

Originally Filed:	6/2/2021	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$15,651.00		

Permit 202103025687 [↗](#)

Status: ISSUED - 5/3/2021 **Address:** 301 BATTERY ST

7th fl: replace water source heat pump in electrical room.

Originally Filed:	3/2/2021	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$17,000.00		

Permit 202009244935 [↗](#)

Status: ISSUED - 10/14/2020 **Address:** 301 BATTERY ST

2nd fl ti: add 3, relocate 75 and change out 55 sprinklers to conform with the wall ceiling light of

the ti

Originally Filed:	9/24/2020	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$30,825.00		

Permit 201911157409 [↗](#)

Status: ISSUED - 11/19/2019 **Address:** 301 BATTERY ST

Rev to pa# 201905160782; added exit signs

Originally Filed:	11/15/2019	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 201902112557 [↗](#)

Status: ISSUED - 2/11/2019 **Address:** 301 BATTERY ST

Lighting scoope, revised lighting layout, revise power layout, title 24 calculations. Reference pa. #2018 921 1070, #2018 0921 1072 (6th and 7th floors)

Originally Filed:	2/11/2019	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B,M	Proposed Occupancy Code:	B,M Code Definitions ↗
Construction Cost:	\$80,000.00		

Permit 201812218943 [↗](#)

Status: ISSUED - 12/21/2018 **Address:** 301 BATTERY ST

Fire alarm ti for 6th & 7th: will be adding 11 speaker strobe & 2 strobe to be hooked up to (e) fa panel. Ref #2018092111072 & 201809211070.

Originally Filed:	12/21/2018	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$6,500.00		

Permit 201811286881 [↗](#)

Status: ISSUED - 12/4/2018 **Address:** 301 BATTERY ST

Revision to 201809211070 structural drawings tube steel frames for interior. N/a for maher.

Originally Filed:	11/28/2018	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE

Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$3,000.00		

Permit 201712287537 

Status: ISSUED - 12/28/2017 **Address:** 301 BATTERY ST

Revise existing ductwork and existing vav boxes to accomodate new office layout arch

201709219155; n/a maher

Originally Filed:	12/28/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$20,000.00		

Permit 201502208832 

Status: ISSUED - 3/26/2015 **Address:** 301 BATTERY ST

New evacuation signage throughout building, 37 evacuation signs. N/a ordinance #155-13

Originally Filed:	2/20/2015	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$5,700.00		

Permit 201412153746 

Status: ISSUED - 1/23/2015 **Address:** 301 BATTERY ST

Demolition of partitions, floor finishes, acoustic ceiling tiels and lighting. Occurs in 2 vacant rooms on the north and south side of sansome street lobby. Per ab-017 tenant improvement under separate permit.

Originally Filed:	12/15/2014	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$7,086.00		

Permit 201405196139 

Status: ISSUED - 5/20/2014 **Address:** 301 BATTERY ST

Addition of 3 new internal card readers and upgrade restrooms to ada compliance on the 7th fl existing tenant space. Na for maher.

Originally Filed:	5/19/2014	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0

Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$8,000.00			

Permit 201306280770 [↗](#)**Status:** ISSUED - 6/28/2013 **Address:** 301 BATTERY ST

Install new fire alarm devices for new tenant build out on 2nd mezzanine level. 1 field power supply, 2 strobes, 4 speaker/strobes. Ref app#201306129325

Originally Filed:	6/28/2013	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$5,000.00			

Permit 201306200029 [↗](#)**Status:** ISSUED - 6/20/2013 **Address:** 301 BATTERY ST

2nd floor-fire sprinkler ti-relocate 9 (e) sprinklers & relocate & change out 18 sprinkler & add 3 fire sprinklers. Plug 17 sprinklers. Ref pa #2013.06.12.9325

Originally Filed:	6/20/2013	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$15,420.00			

Permit 201306189894 [↗](#)**Status:** ISSUED - 6/19/2013 **Address:** 301 BATTERY ST

T.I. Mechanical only (mezzanine) ti 201306129325

Originally Filed:	6/18/2013	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$100,000.00			

Permit 201207094288 [↗](#)**Status:** ISSUED - 7/9/2012 **Address:** 301 BATTERY ST

2nd mezzanine - installation of door hold opens, provide 2 smoke detectors, 2 door holders & 1 relay module.

Originally Filed:	7/9/2012	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗

Construction Cost: \$3,000.00

Permit 201205160607 [↗](#)

Status: ISSUED - 5/16/2012 **Address:** 301 BATTERY ST

Revision to app#201202063617. Delete duct detectors that were not required per mechanical drawings per app#201201313219 on the above permit.

Originally Filed:	5/16/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 201205110333 [↗](#)

Status: ISSUED - 5/11/2012 **Address:** 301 BATTERY ST

1st floor-electrical lighting, install new lights for catering kitchen. Demo (e) lighting, provide lighting tenant improvement for 1095 sq ft of kitchen

Originally Filed:	5/11/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$30,000.00		

Permit 201203135978 [↗](#)

Status: ISSUED - 3/13/2012 **Address:** 301 BATTERY ST

2nd mezz:add 6 new smoke detectors to return air fsd's. Add 12 new speaker/strobes to open office area, break room, conf. Room.

Originally Filed:	3/13/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$8,000.00		

Permit 201202285017 [↗](#)

Status: ISSUED - 2/29/2012 **Address:** 301 BATTERY ST

Mezzanine 2-modify (e) sprinkler coverage due to new walls & ceilings. 3 add, 56 relocates & 8 demo, total 59 heads (relocate and add)

Originally Filed:	2/28/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$30,326.00		

Permit 201202063617 [↗](#)**Status:** ISSUED - 2/6/2012 **Address:** 301 BATTERY ST

Add new fire alarm devices to existing fire alarm. Add relay module and duct detectors to new unit. Add monitor module for ansul system. Add speaker strobes and strobes to common areas.

Originally Filed:	2/6/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$5,000.00		

Permit 201201313219 [↗](#)**Status:** ISSUED - 2/1/2012 **Address:** 301 BATTERY ST

In catering kitchen for event space: new vav box, new mechanical. Redistribution of ductwork in business center. Kitchen hood under separate permit.

Originally Filed:	1/31/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$100,000.00		

Permit 201110046062 [↗](#)**Status:** ISSUED - 10/4/2011 **Address:** 301 BATTERY ST

1st thru 7th floors-fire sprinkler permit. Relocate 8 upright heads on floors 1 to 7, includes mezz. Exhaust hood and duct installation separate permit

Originally Filed:	10/4/2011	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$4,000.00		

Permit 201009231467 [↗](#)**Status:** ISSUED - 9/23/2010 **Address:** 301 BATTERY ST

Ti upgrade on (e) fire sprinkler system, relocate 38 penden sprinkler heads. Delete 5 heads

Originally Filed:	9/23/2010	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$14,400.00		

Permit 201009211281 [↗](#)**Status:** ISSUED - 9/21/2010 **Address:** 301 BATTERY ST

Additional demo work (increase in square footage) removing non load bearing partitions, outlets, finishes, ceilings. No exterior work. No structural work. Interior work only. Ref 201006184862 construction under separate permit

Originally Filed:	9/21/2010	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$18,000.00		

Permit 201009090543 [↗](#)

Status: ISSUED - 9/24/2010 **Address:** 301 BATTERY ST

Mechanical work only. Ref arch 201006174711

Originally Filed:	9/9/2010	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$50,000.00		

Permit 201008048078 [↗](#)

Status: ISSUED - 8/4/2010 **Address:** 301 BATTERY ST

2nd floor-speakers/strobes added to conference room, restrooms, open office areas. Smoke detector provided in server room; 14 devices.

Originally Filed:	8/4/2010	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$7,627.00		

Permit 201006184862 [↗](#)

Status: ISSUED - 6/18/2010 **Address:** 301 BATTERY ST

Interior demo on the 2nd floor. Remove non load bearing partitions, light fixtures, outlets, plbg fixtures, finishes and ceilings. No exterior work. No structural work. Ab-017.

Originally Filed:	6/18/2010	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$22,000.00		

Permit 201006174711 [↗](#)

Status: ISSUED - 7/13/2010 **Address:** 301 BATTERY ST

Office ti on the 2nd fl. Demo of (e) non load bearing partitionsm partial removal of (e) ceiling grid, light fixtures, fl,finishes, plbg. New interior partions, doors,glazing,millworks, plbg,

hvac,lighting clg and finishes.Mep,lifesafety, asbestos containment & hazardous findings under separate pa.

Originally Filed:	6/17/2010	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$796,350.00		

Permit 200706052998 [↗](#)

Status: ISSUED - 8/6/2007 **Address:** 301 BATTERY ST

Sign permit - non electric, single faced, new sign.

Originally Filed:	6/5/2007	Parcel:	0229/003
Existing Use:		Proposed Use:	
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:		Proposed Occupancy Code:	Code Definitions ↗
Construction Cost:	\$1,500.00		

Permit 200610245821 [↗](#)

Status: ISSUED - 11/30/2006 **Address:** 301 BATTERY ST

Barrier removal consisting of work to elevator controls and restroom upgrades of floors 1,3,4,5,6,7

Originally Filed:	10/24/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$100,000.00		

Completed Permits

Permit 202205194648 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

7/13/2022

2nd fl: add 4, relocate 42, changeout 51 sprinkler heads. Ref pa# 202010287666.

Originally Filed:	5/19/2022	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$30,044.30		

Permit 202111182719 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

11/29/2021

3rd fl - demo the entire will be vacant and minimum coverage will be provided for a vacant market ready condition. Ref pa 2021-1007-9985

Originally Filed:	11/18/2021	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$5,000.00		

Permit 202110079985 **Status:** COMPLETE - **Address:** 301 BATTERY ST

6/13/2022

3/f: demolition, partitions, doors, millwork, finishes, ceilings, lighting, electrical a hvac. Ref. Sprinkler permit 202108116207

Originally Filed:	10/7/2021	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$290,000.00		

Permit 202108116207 **Status:** COMPLETE - **Address:** 301 BATTERY ST

11/29/2021

Suite 200, 3/f: convert 118 pendants to uprights.

Originally Filed:	8/11/2021	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$9,390.00		

Permit 202010287666 **Status:** COMPLETE - **Address:** 301 BATTERY ST

9/22/2022

Suite 200: selective interior non-structural demo of an (e) tenant suite located on a multi-tenant floor located above the public historic floors of the bldg. Design build sprinkler modifications under separate pa # 202009244935.(e) approved exiting ste250 to adj suite to 2nd stair to remain.No cou.

Originally Filed:	10/28/2020	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 

Construction Cost: \$98,460.00

Permit 201911046283 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
3/26/2020

Ref pa# 201901049656; fire alarm (1) dual monitor module to be added to (e) facu intellegent loop

Originally Filed:	11/4/2019	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$250.00		

Permit 201910104101 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
3/18/2020

4/f: fire alarm, 10 smoke detectors, 2 duct detectors, 2 return air detectors, 36 ceiling speaker strobes, 1 wall strobe, 9 ceiling strobes to be added to existing facu 201905160782

Originally Filed:	10/10/2019	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$31,000.00		

Permit 201909242543 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
10/29/2019

4th fl - add, relocate and remove sprinklers per ti add 67, 151 relocate, 24 remove. T.I.
Pa201905160782

Originally Filed:	9/24/2019	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$69,150.00		

Permit 201909181922 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
3/13/2020

Fire: clean agent/pre-action detection and control system on 4th floor in server room.

Originally Filed:	9/18/2019	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0

Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$18,400.00			

Permit 201907186335 

Status: CANCELLED - **Address:** 301 BATTERY ST
1/9/2026

Disabled access compliance status

Originally Filed:	7/18/2019	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$1.00			

Permit 201906133340 

Status: COMPLETE - **Address:** 301 BATTERY ST
2/25/2020

Ref pa# 201905160782; demo on the 4th fl.

Originally Filed:	6/13/2019	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$30,000.00			

Permit 201905160782 

Status: COMPLETE - **Address:** 301 BATTERY ST
2/25/2020

4th flr tenant improvement incl construction of interior partitions, ceilings, lighting and casework. Mep included. Exterior improvements to terrace.

Originally Filed:	5/16/2019	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$1,850,000.00			

Permit 201901049656 

Status: COMPLETE - 3/3/2020 **Address:** 301 BATTERY ST
Replacement of existing diesel fire pump.

Originally Filed:	1/4/2019	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0

Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$85,500.00			

Permit 201812138193 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

1/17/2019

Ti upgrade of existing fire sprinkler system 4 relocate pendent, 2 additional sidewall sprinkler 2 removal pendent sprinkler

Originally Filed:	12/13/2018	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$2,500.00			

Permit 201810183518 [↗](#)**Status:** COMPLETE - 1/7/2019 **Address:** 301 BATTERY ST

4th fl - demo of current ti build-out shell. Main hvac, life safety and sprinkler systems to remain. Per ab-017

Originally Filed:	10/18/2018	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$100,000.00			

Permit 201809281765 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

7/21/2020

At the rear courtyard cornice remove falling hazard of broken terracotta. Terra cotta is not replacable or salvagable. Repair damaged steel and replace terra cotta in kind, save design, shape, color, texture, pattern. All terra cotta manufactured by gladding mcbean

Originally Filed:	9/28/2018	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$500,000.00			

Permit 201809211072 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

4/23/2019

7th floor: t.l. Includes the construction and demolition of non structural partitions, ceilings and lighting. Maher n/a.

Originally Filed:	9/21/2018	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$440,000.00		

Permit 201809211070 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
4/23/2019

6th floor: t.l. Includes the construction and demolition of non structural partitions, clg tiles and grids, pantry, doors associated hardware and lighting. Maher n/a.

Originally Filed:	9/21/2018	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$750,000.00		

Permit 201712136317 [↗](#)

Status: CANCELLED - **Address:** 301 BATTERY ST
1/9/2026

2nd flr: interior ti- mech scope for new office layout. Ti project scope consisting of minor demo of (e) partitions, new private offices, new interior gyp board partitions & ceiling. Maher na ref 201709219155

Originally Filed:	12/13/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 201711174233 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
12/4/2017

2/f - fire sprinkler - add 2 pendent ; relocate 1 pendent & 2 upright; ref permit 2017 0921 9155. N/ a ordinance #155-13

Originally Filed:	11/17/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$4,340.00		

Permit 201711154055 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
12/8/2017

2/f: relocate 29 upright sprinklers. Ref pa#201709219155. Maher n/a. Ref pa 201709219155

Originally Filed:	11/15/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$6,125.67		

Permit 201710252201 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
12/20/2017

2/f:pyro common will provide 2 wall mount speaker strobes maher not req

Originally Filed:	10/25/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1,065.00		

Permit 201709219155 [↗](#)

Status: COMPLETE - 3/8/2018 **Address:** 301 BATTERY ST

2nd fl - interior tenant improvements consisting of: minor demolition of existing partitions and interior rooms; new private offices; new interior gyp board partitions and ceilings; deferred mep drawings; maher ord 155-13 na

Originally Filed:	9/21/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$120,000.00		

Permit 201706220094 [↗](#)

Status: COMPLETE - 8/2/2017 **Address:** 301 BATTERY ST

Demo all pendent fire sprinklers and return system to upright coverage

Originally Filed:	6/22/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$4,000.00		

Permit 201706209808 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
7/25/2017

4/f: additional demo scope. Revision to app#2016-1103-1907. N/a for maher

Originally Filed:	6/20/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$2,000.00		

Permit 201704214549 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
1/18/2018

Remove and replace 1 cooling tower and 2 vfds

Originally Filed:	4/21/2017	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$500,000.00		

Permit 201611031907 [↗](#)

Status: COMPLETE - 6/8/2017 **Address:** 301 BATTERY ST

Selective demo to investigate design feasibility. Architectural, mep, life safety and sprinkler modification are under separate permit. Path of travel not require per ab-017

Originally Filed:	11/3/2016	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$5,000.00		

Permit 201607051593 [↗](#)

Status: COMPLETE - 6/8/2017 **Address:** 301 BATTERY ST

6th floor: demolition and construction of interior partitions, casework, finishes, and appliances.
N/a for maher

Originally Filed:	7/5/2016	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$112,314.00		

Permit 201605107017 [↗](#)

Status: COMPLETE - 6/8/2017 **Address:** 301 BATTERY ST

Demolition and construction of interior partitions, new casework, floor and wall finishes.
Removal of card reader (terrace). Replacement of dishwasher. N/a maher ord. 155-13

Originally Filed:	5/10/2016	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$100,000.00		

Permit 201502269445 [↗](#)

Status: COMPLETE - 4/1/2015 **Address:** 301 BATTERY ST

New fire alarm devices added to tenant improvement to existing building to include 1 power supply, 1 monitor module, 4 speaker/strobes, 6 strobes; pa 201412153748; maher n/a

Originally Filed:	2/26/2015	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$3,200.00		

Permit 201502037381 [↗](#)

Status: COMPLETE - 4/3/2015 **Address:** 301 BATTERY ST

1st floor: fire sprinkler t.l. Relocate 12 and add 5. Total 8749.00 n/a for the maher. Ref app#201412153748

Originally Filed:	2/3/2015	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$8,740.00		

Permit 201412153748 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

5/20/2015

Upgrade existing meeting space, new unisex restrooms, modify lobby and enlarge coatroom on gr fl. Upgrade includes demo and construction of new doors and partitions, new fixtures, power and data and new finishes throughout. All mep lifesafety modifications under sep permit

Originally Filed:	12/15/2014	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$203,400.00		

Permit 201306129325 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

2/11/2014

T. I. Interior partition, door and glazing, millwork on mezzanine. Mep under seperate permit.

Originally Filed:	6/12/2013	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$300,000.00		

Permit 201210010938 [↗](#)**Status:** CANCELLED - **Address:** 301 BATTERY ST

1/9/2026

4th floor-breakroom remodeling in office space-ada compliances under pa# 2006-1024-5821

Originally Filed:	10/1/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$60,000.00		

Permit 201204178517 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

4/24/2012

2nd floor mezzanine - relcoate 10 fire sprinkler heads per tenant improvement.

Originally Filed:	4/17/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$5,400.00		

Permit 201204118052 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

5/22/2012

Install field connect new kitchen knight ii pcl 460 pyro chem in one prepiped kitchen hood.

System connection to building fire alarm system under separate application

Originally Filed:	4/11/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$2,000.00		

Permit 201203276969 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

10/24/2012

Installation of 3 vav boxes on the 2nd floor mezzanine. Ti under 201201273017

Originally Filed:	3/27/2012	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$15,000.00		

Permit 201203156131 [↗](#)**Status:** COMPLETE - 7/5/2012 **Address:** 301 BATTERY ST

Revision to 2012010616798: changes to food service plans and equipment for health dept review

Originally Filed:	3/15/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 201203075579 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

4/24/2012

Mezzanine #2-add monitor modules to monitor open & close switches on 3 new fsd's

Originally Filed:	3/7/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$5,000.00		

Permit 201202103933 [↗](#)**Status:** COMPLETE - 5/2/2012 **Address:** 301 BATTERY ST

2nd mezzanine level-modify (e) hvac unit system, provide & install 3 new fire smoke dampers

Originally Filed:	2/10/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$20,000.00		

Permit 201202103930 [↗](#)**Status:** COMPLETE - 7/5/2012 **Address:** 301 BATTERY ST

Clarification to pa# 2012-0131-3219-no mechanical work to be performed on 2nd floor. Issued for administrative purposes

Originally Filed:	2/10/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0

Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$1.00			

Permit 201202083771 

Status: COMPLETE - **Address:** 301 BATTERY ST
10/24/2012

Floor 2nd -m (mezzanine) tenant improvement project ocnists pf common area upgrades on a vacant multi-tenant floor. Build-out includes ceiling & lighting upgrades, new low-flow restroom fixtures, new restroom partitions & new finishes thru-out.

Originally Filed:	2/8/2012	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$10,000.00			

Permit 201201273017 

Status: COMPLETE - **Address:** 301 BATTERY ST
10/24/2012

Tenant improvement. New constructoin includes interior partitions, door, glasing, millwork, plumbing, ceiling and finishes. Mechanical, electrical, fire and t24 calcs and life safety under separate permit.

Originally Filed:	1/27/2012	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$480,000.00			

Permit 201201262957 

Status: COMPLETE - 3/1/2012 **Address:** 301 BATTERY ST

Tenant improvement. Existing fire sprinkler system. Business center - remove 1 sprinkler. Catering kitchen - 11 new pendant sprinklers. It space - relocate 7 sprinkler - remove 2 sprinklers.

Originally Filed:	1/26/2012	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$3,500.00			

Permit 201201061798 

Status: COMPLETE - 7/5/2012 **Address:** 301 BATTERY ST

1st floor-demolition of (e) finishes, electrical, abandoned hvac/lighting. Construction of new catering kitchen including new partitions, doors/frames/hardware, new plumbing/electrical.

Lighting/ceiling & finishes throughout. M.E.P, life safety & health department under seperate permit

Originally Filed:	1/6/2012	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$180,000.00		

Permit 201112130598 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
1/30/2012

Replace 9 steel windows, like for like on the side of the building, not visible from the street

Originally Filed:	12/13/2011	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$50,000.00		

Permit 201112090378 [↗](#)

Status: COMPLETE - 7/5/2012 **Address:** 301 BATTERY ST

Build a duct and install an exhaust fan and makeup air fan. Location of kitchen hood dependent termination of duct. Plans for kitchen hood on another drawing.

Originally Filed:	12/9/2011	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$50,000.00		

Permit 201105045310 [↗](#)

Status: COMPLETE - 5/2/2012 **Address:** 301 BATTERY ST

2nd floor-unoccupied floor-2 new 1 hour rated acoustical walls at (e) atrium window walls.

Mechanical, electrical, fire, life safety under seperate permit

Originally Filed:	5/4/2011	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B,A-3	Proposed Occupancy Code:	B,A-3 Code Definitions ↗
Construction Cost:	\$5,000.00		

Permit 200907142553 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
11/6/2009

Revision to appl. 200809030683. Relocation of one wall and structural drawings. No exterior

work. Mechanical, electrical, life safety & sprinklers under separate permit.

Originally Filed:	7/14/2009	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$20,000.00		

Permit 200907011768 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
11/6/2009

Added 2 new duct detectors and relays for unit shutdown. Relocate 2 speakers strobes for required coverage.

Originally Filed:	7/1/2009	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$5,000.00		

Permit 200906261463 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
11/6/2009

Relocate fire sprinkler per tenant improvements. (16 relocate).

Originally Filed:	6/26/2009	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$3,200.00		

Permit 200905128218 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
5/14/2009

To obtain final inspection for work approved under appl#200708068782, all work is complete.

Originally Filed:	5/12/2009	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 200811196901 [↗](#)

Status: COMPLETE - 1/6/2009 **Address:** 301 BATTERY ST

This is for final inspection & sign off only for work approved under pa#200704249543.

Originally Filed:	11/19/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 200810164340 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
11/24/2008

Demolish 2nd floor tenant space and 2nd floor mezzanine under ab017. Fire sprinkler and life safety system are to remain operational work done per sfab-017.

Originally Filed:	10/16/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$90,000.00		

Permit 200810083667 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
11/6/2009

Electrical work associated with approved 200809030683 including t24 and lighting fixtures

Originally Filed:	10/8/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B,A	Proposed Occupancy Code:	B,A Code Definitions ↗
Construction Cost:	\$58,500.00		

Permit 200809030683 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
11/6/2009

1st floor-non structural interior renovation on the 1st floor including new flooring, finishes, millwork, ceiling, doors and mechanical work. Fire, life safety under seperate permit

Originally Filed:	9/3/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	A-3	Proposed Occupancy Code:	A-3 Code Definitions ↗
Construction Cost:	\$87,000.00		

Permit 200805303228 [↗](#)

Status: COMPLETE - 6/6/2008 **Address:** 301 BATTERY ST

Renew pa# 2007/12/05/9666, pa# 2007/11/30/9315 & pa# 2007/03/21/6822 for final inspection only.

Originally Filed:	5/30/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 200805202437 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
12/1/2008

Revision to pa# 2008.0319.7455. Changes to area 508. Change from office to conference room.

Originally Filed:	5/20/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$50,000.00		

Permit 200805131925 [↗](#)

Status: EXPIRED - 7/7/2009 **Address:** 301 BATTERY ST

5th floor-add new fire alarm devices to (e) fire alarm control panel. 2 smoke detectors, 1 relay, 5 strobes, 15 speaker/strobes

Originally Filed:	5/13/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$12,000.00		

Permit 200805071473 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
12/1/2008

5th floor: t.l. Upgrade of fire sprinkler system; relocate 59 sprinkler heads, add 20 heads and delete 30 heads.

Originally Filed:	5/7/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$20,000.00		

Permit 200803197455 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
12/24/2008

5th floor: tenant improvement for full flr tenant including office, conference rooms, and support spaces. Fire sprinkler work & plumbing work to be performed under separate permit.

Originally Filed:	3/19/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$600,000.00		

Permit 200803147193 [↗](#)**Status:** COMPLETE - 6/6/2008 **Address:** 301 BATTERY ST

7th floor: t.l. Existing fire sprinkler system - add 2 & 1 relocate.

Originally Filed:	3/14/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$600.00		

Permit 200803076653 [↗](#)**Status:** EXPIRED - 7/6/2009 **Address:** 301 BATTERY ST

T.l. Existing sprinkler system. Relocate 16 heads on 2nd floor.

Originally Filed:	3/7/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$2,400.00		

Permit 200803066513 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

12/1/2008

Demolition of 5th floor tenant space, no fire-rated construction to be removed. Fire sprinkler & life safety systems are to remain operation al. Floor to remain unoccupied in accordance with sf ab-017.

Originally Filed:	3/6/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$25,000.00		

Permit 200802265618 [↗](#)**Status:** COMPLETE - 6/6/2008 **Address:** 301 BATTERY ST

Provide maintenance accesss to top floor (7th) of elevator shaft. This elevator does not serve the 7th floor.

Originally Filed:	2/26/2008	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$15,000.00		

Permit 200801071980 [↗](#)**Status:** COMPLETE - 6/9/2008 **Address:** 301 BATTERY ST

Basement - addition of fire alarm devices to existing fire alarm panel in the new gym and laundry room. (1) speaker/strobe and (1) heat detector. Ref arch p/a #2007.10.25.6397.

Originally Filed:	1/7/2008	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$4,000.00		

Permit 200712069831 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

12/12/2007

To renew pa# 2006/12/14/9872 for final inspection only.

Originally Filed:	12/6/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 200712059671 [↗](#)**Status:** COMPLETE - 6/9/2008 **Address:** 301 BATTERY ST

Mechanical work to include installation of (1) heat pump & title 24. (to go with previously approved application # 200710256397- 406 sq ft storage room into an exercise room).

Originally Filed:	12/5/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$6,000.00		

Permit 200712059666 [↗](#)**Status:** EXPIRED - 6/9/2008 **Address:** 301 BATTERY ST

Fire sprinkler ti add 9 fire sprinklers in basement

Originally Filed:	12/5/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0

Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$2,000.00			

Permit 200711309315 [↗](#)**Status:** EXPIRED - 6/9/2008 **Address:** 301 BATTERY ST

Basement: title 24 lighting & power plan for p.A. #200710256397 storage room reconfiguration - convert to exercise room.

Originally Filed:	11/30/2007	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$3,000.00			

Permit 200710256397 [↗](#)**Status:** COMPLETE - 6/9/2008 **Address:** 301 BATTERY ST

Convert 406 sq.Ft. Of storage area into an exercise room. New acoustical tile ceiling in hallway in basement.

Originally Filed:	10/25/2007	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	HEALTH STUDIOS & GYM	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$19,000.00			

Permit 200710014115 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST
11/2/2007

4/f- revision appl#200612159958 to install drinking fountain in different configuration on the floor. This is a tenant improvement project.

Originally Filed:	10/1/2007	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions ↗
Construction Cost:	\$2,000.00			

Permit 200708291195 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST
11/28/2007

Revision to previously approved p.A. 2007-08-03-8687: reduction of permannet landscaping and inclusion of planter boxes as shown on drwg sheet 7a/6.0.

Originally Filed:	8/29/2007	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 200708068782 [↗](#)**Status:** EXPIRED - 5/6/2009 **Address:** 301 BATTERY ST

Tenant improvement to the existing fire sprinkler system, 10 relocated sprinklers

Originally Filed:	8/6/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$2,000.00		

Permit 200708038687 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

11/28/2007

This permit is a revision to pa 20075252287 change occupant hood for roof terrace to lower by adding planters architecture detail

Originally Filed:	8/3/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$5,000.00		

Permit 200707035829 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

11/28/2007

6th & 7th floors-life safety: refer pa# 200702234810, revision # 200704179002. 7th floor: refer pa# 200702234808, revision # 200705252287.

Originally Filed:	7/3/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$104,000.00		

Permit 200705252289 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

11/28/2007

Oti-2, smithgroup, 7th floor, el, me.

Originally Filed:	5/25/2007	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$150,000.00		

Permit 200705252287 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
11/28/2007

Smithgroup: oti-1r 7th floor, el, sp, ls, me

Originally Filed:	5/25/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$15,000.00		

Permit 200704249543 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
12/24/2008

Minor tenant improvment on floor 2

Originally Filed:	4/24/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$30,000.00		

Permit 200704179008 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
12/12/2007

Oti-2, bently reserve, 6th fl, el, me.

Originally Filed:	4/17/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$300,000.00		

Permit 200704179006 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST
11/28/2007

Structural revision to app #200612280699. Alterate stair detail.

Originally Filed:	4/17/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE

Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$1,500.00		

Permit 200704179002 

Status: COMPLETE - **Address:** 301 BATTERY ST
12/12/2007

Smithgroup: oti-1 rev 6th fl, el,me,ls,sp

Originally Filed:	4/17/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$50,000.00		

Permit 200704108443 

Status: COMPLETE - **Address:** 301 BATTERY ST
10/1/2007

Tenant improvements to existing fire sprinkler system. 96 new sprinklers.

Originally Filed:	4/10/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$18,000.00		

Permit 200704058166 

Status: COMPLETE - **Address:** 301 BATTERY ST
12/14/2007

Install fire spsrinkler at floor and correct exterior 104 heads iwth up/doen

Originally Filed:	4/5/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$22,500.00		

Permit 200704058162 

Status: COMPLETE - **Address:** 301 BATTERY ST
11/28/2007

Install fire sprinkler hor for tanet improvement (7th floor)

Originally Filed:	4/5/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0

Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$23,000.00			

Permit 200704058145 

Status: COMPLETE - **Address:** 301 BATTERY ST
10/1/2007

Mechanical work in basement

Originally Filed:	4/5/2007	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$60,000.00			

Permit 200703216822 

Status: EXPIRED - 1/14/2009 **Address:** 301 BATTERY ST

Revision to pa# 2007/01/10/1392. Remove sffd verbage from sheet mo.01 that states that this is a site permit only & verbage that requires sepearate permits for mechanical & sprinklers & smoke control & fire alarm. These notes added in error.

Originally Filed:	3/21/2007	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$1.00			

Permit 200703156306 

Status: COMPLETE - 1/4/2008 **Address:** 301 BATTERY ST

Oti-3 3rd floor sp

Originally Filed:	3/15/2007	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 
Construction Cost:	\$18,500.00			

Permit 200703136058 

Status: COMPLETE - 1/4/2008 **Address:** 301 BATTERY ST

Install fire alarm system on 3rd floor

Originally Filed:	3/13/2007	Parcel:	0229/003	
Existing Use:	OFFICE	Proposed Use:	OFFICE	
Existing Units:	0	Proposed Units:	0	
Existing Occupancy Code:	B	Proposed Occupancy Code:	B	Code Definitions 

Construction Cost: \$16,500.00

Permit 200703136056 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

11/2/2007

Install fire alarm system on 4th floor

Originally Filed:	3/13/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$18,000.00		

Permit 200703015257 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

12/12/2007

Support for roof mounted mechanical equipment. Refer to oti-1 7th floor app. No. 20070223408 for reference drawings.

Originally Filed:	3/1/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$20,000.00		

Permit 200702285086 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

5/23/2008

Life safety work, fire alarm system upgrade on all floors.

Originally Filed:	2/28/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$200,000.00		

Permit 200702234810 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

12/12/2007

Oti-1, smith group, 6th floor, el, me, ls, sp.

Originally Filed:	2/23/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗

Construction Cost: \$486,180.00

Permit 200702234808 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

11/28/2007

Oti-1, smith group, 7th floor, el, me, ls, sp.

Originally Filed:	2/23/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$386,220.00		

Permit 200702214594 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

10/1/2007

Basement - tenant improvement work in the basement. Convert to storage area(s), sprinklers under seperate permit.

Originally Filed:	2/21/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$175,000.00		

Permit 200702123901 [↗](#)

Status: COMPLETE - 1/4/2008 **Address:** 400 SANSOME ST

Oti-2, bentley holdings, 3rd floor, el, me.

Originally Filed:	2/12/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$150,000.00		

Permit 200702083698 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

11/2/2007

Firesprinkler t.l. Add 28 spr heads rolocates 140 spkr heads. Oti-3 4th floor sp

Originally Filed:	2/8/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$28,500.00		

Permit 200701171811 [↗](#)**Status:** COMPLETE - 1/4/2008 **Address:** 400 SANSOME ST

Oti-1 3rd floor el me ls sp

Originally Filed:	1/17/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B,A-3	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$400,000.00		

Permit 200701101392 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST
9/25/2008

Mechanical work, chiller replacement and lighting control. Floor 1 thru penthouse.

Originally Filed:	1/10/2007	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$2,000,000.00		

Permit 200612280699 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST
11/28/2007

Structural work stairs on floors 6 & 7 (creating communicating stairs between floors 6 & 7)

Originally Filed:	12/28/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$40,000.00		

Permit 200612210342 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST
11/2/2007

Oti-2 4th fl el,me

Originally Filed:	12/21/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$350,000.00		

Permit 200612159958 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

11/2/2007

Oti-1, bently holdintgs,4/fl, el, me, ls, sp.

Originally Filed:	12/15/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$400,000.00		

Permit 200612149872 [↗](#)**Status:** EXPIRED - 12/12/2007 **Address:** 301 BATTERY ST

Pre-construction demolition. Fire sprinkler and life safety systems are to remain operational.

Originally Filed:	12/14/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$500.00		

Permit 200611208124 [↗](#)**Status:** EXPIRED - 5/21/2008 **Address:** 400 SANSOME ST

Interior non-structural demolition only.

Originally Filed:	11/20/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$19,500.00		

Permit 200606012943 [↗](#)**Status:** EXPIRED - 1/15/2009 **Address:** 301 BATTERY ST

Demolition of all tenant improvement non-bearing partitions, ceilings and floor finishes. Non-structural only 4th floor

Originally Filed:	6/1/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$50,000.00		

Permit 200605232253 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

11/1/2006

6th floor - demolish all interior non bearing interior ptns as shown on plans.

Originally Filed:	5/23/2006	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$50,000.00		

Permit 200605232251 [↗](#)**Status:** EXPIRED - 1/15/2009 **Address:** 301 BATTERY ST

Demolish all interior non bearing ptns per plan on 7th floor.

Originally Filed:	5/23/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$50,000.00		

Permit 200603076110 [↗](#)**Status:** COMPLETE - **Address:** 301 BATTERY ST

11/1/2006

Demolition: interior partitions and ceilings. 5th flr. No base bldg work. Per ab-017.

Originally Filed:	3/7/2006	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$30,000.00		

Permit 200306137025 [↗](#)**Status:** COMPLETE - **Address:** 400 SANSOME ST

6/24/2003

Revision to 200207101085 by eliminating welding

Originally Filed:	6/13/2003	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 200207101085 [↗](#)**Status:** COMPLETE - **Address:** 400 SANSOME ST

6/26/2003

Circular stair repair of existing concretestranger between the old federal reserve bank bldg and the

Originally Filed:	7/10/2002 2:38:18 PM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE

Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B,M	Proposed Occupancy Code:	B,M Code Definitions 
Construction Cost:	\$79,000.00		

Permit 200112044413 

Status: COMPLETE - **Address:** 301 BATTERY ST
9/16/2002

Life safety revision to an existing system. No additional office space created.

Originally Filed:	12/4/2001 8:50:27 AM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$5,000.00		

Permit 200110171049 

Status: COMPLETE - 2/5/2002 **Address:** 400 SANSOME ST
3rd floor- oti-4 l/s only

Originally Filed:	10/17/2001 12:48:26 PM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$6,500.00		

Permit 200109279369 

Status: COMPLETE - 2/5/2002 **Address:** 400 SANSOME ST
Oti-3 3rd floor, fs

Originally Filed:	9/27/2001 11:45:15 AM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 
Construction Cost:	\$3,000.00		

Permit 200108105788 

Status: COMPLETE - 2/5/2002 **Address:** 400 SANSOME ST
Oti-1 3rd floor, el, me, ls & sp.

Originally Filed:	8/10/2001 12:49:39 PM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions 

Construction Cost: \$150,000.00

Permit 200108105787 [↗](#)

Status: COMPLETE - 2/5/2002 **Address:** 400 SANSOME ST

Oti-2 3rd floor, el, me only.

Originally Filed:	8/10/2001 12:40:45 PM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$200,000.00		

Permit 200101260652 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

9/16/2002

Revise to app #200101028923 provide mech & elect to conf rm fire sprinklers under sep permit

Originally Filed:	1/26/2001 8:04:01 AM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$1.00		

Permit 200101240481 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

9/16/2002

Install fire sprinkler system

Originally Filed:	1/24/2001 10:38:09 AM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$4,500.00		

Permit 200101028923 [↗](#)

Status: COMPLETE - **Address:** 301 BATTERY ST

9/16/2002

Tenant improvement convert storage area to conference center

Originally Filed:	1/2/2001 8:09:07 AM	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B	Proposed Occupancy Code:	B Code Definitions ↗
Construction Cost:	\$250,000.00		

Permit 9308800 [↗](#)

Status: CANCELLED - **Address:** 400 SANSOME ST
2/2/1994

Modification to (e) life safety system

Originally Filed:	5/26/1993	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$1,000.00		

Permit 9210152 [↗](#)

Status: EXPIRED - 8/19/1993 **Address:** 400 SANSOME ST
Tenant improvements including metal studs & sheetrock.

Originally Filed:	6/19/1992	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$186,400.00		

Permit 9206828 [↗](#)

Status: EXPIRED - 1/8/1993 **Address:** 400 SANSOME ST
Two new tenant doors at second floor case file area

Originally Filed:	4/27/1992	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$6,500.00		

Permit 9201144 [↗](#)

Status: COMPLETE - **Address:** 400 SANSOME ST
5/27/1993
Install 3 heat pumps

Originally Filed:	1/22/1992	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$42,000.00		

Permit 9121236 [↗](#)

Status: EXPIRED - 12/10/1992 **Address:** 400 SANSOME ST
Install 2 heat pumps and preliminary electrical service

Originally Filed:	11/12/1991	Parcel:	0229/003
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Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$35,000.00		

Permit 9110937 [↗](#)

Status: EXPIRED - 11/3/1992 **Address:** 400 SANSOME ST

Banking hall acoustic improvements, new acoustic panels.

Originally Filed:	6/24/1991	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	ADULT ENTERTAINMENT
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2,A-2	Proposed Occupancy Code:	B-2,A-2 Code Definitions ↗
Construction Cost:	\$250,000.00		

Permit 9010845 [↗](#)

Status: COMPLETE - **Address:** 400 SANSOME ST

10/12/1990

Elevator rail upgrade

Originally Filed:	6/4/1990	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$400,000.00		

Permit 9005846 [↗](#)

Status: COMPLETE - **Address:** 400 SANSOME ST

10/22/1990

Submitted for sffd approval of occupancy

Originally Filed:	3/27/1990	Parcel:	0229/003
Existing Use:	PUBLIC ASSMBLY OTHER	Proposed Use:	PUBLIC ASSMBLY OTHER
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2,A-2	Proposed Occupancy Code:	B-2,A-3 Code Definitions ↗
Construction Cost:	\$1.00		

Permit 8921813 [↗](#)

Status: COMPLETE - **Address:** 400 SANSOME ST

8/17/1990

Child care center for emergency

Originally Filed:	11/13/1989	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	DAY CARE HOME GT 12
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	R-3,B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$1.00		

Permit 8918213 [↗](#)**Status:** COMPLETE - 1/4/1990 **Address:** 400 SANSOME ST

Const. Of toilet rooms at g/f with handicapped persons

Originally Filed:	9/29/1989	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$50,000.00		

Permit 8909479 [↗](#)**Status:** COMPLETE - 8/4/1989 **Address:** 400 SANSOME ST

Revision to application number 8815019

Originally Filed:	6/2/1989	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$1.00		

Permit 8901993 [↗](#)**Status:** COMPLETE - **Address:** 400 SANSOME ST

7/31/1989

Sprinkler plans only. Cost included in appl #8815019

Originally Filed:	2/3/1989	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$1.00		

Permit 8815019 [↗](#)**Status:** COMPLETE - **Address:** 400 SANSOME ST

8/17/1990

Tenant improvement, no change of occupancy or load

Originally Filed:	10/5/1988	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE

Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$10,000,000.00		

Permit 8807472 [↗](#)

Status: COMPLETE - **Address:** 400 SANSOME ST
4/20/1989

Re #8305675-s2, fire protection changes only

Originally Filed:	6/7/1988	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$1.00		

Permit 8510716 [↗](#)

Status: COMPLETE - **Address:** 400 SANSOME ST
6/17/1986

Demolish loading dock

Originally Filed:	9/26/1985	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$5,000.00		

Permit 8413512 [↗](#)

Status: COMPLETE - 7/9/1987 **Address:** 400 SANSOME ST
Selective demolition interior finishes hvac, plumbing

Originally Filed:	12/28/1984	Parcel:	0229/003
Existing Use:	OFFICE	Proposed Use:	OFFICE
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	B-2	Proposed Occupancy Code:	B-2 Code Definitions ↗
Construction Cost:	\$500,000.00		

Additional Permits

Additional Permits [↗](#) (electrical, plumbing, etc) lodged with the Department of Building Inspections.

Other Permits

Other miscellaneous permits reviewed by the Planning Department. Depending on the activity being proposed, other reviews may be required by the Fire Department, Department of Public Health, Police Department, Alcoholic Beverage Commission or other agencies. Please contact the Planning Department for more information. [↗](#)

Active Permits

None

Completed Permits

2021-004739MIS Misc. Permits-REF (MIS) 301 Battery St - The Reserve**Opened:** 5/10/2021**Status:** Closed - Approved 6/14/2021**Contact:** Planning counter pic@sfgov.org 628.652.7300

Recommend approval - Place of Entertainment Permit for The Reserve; Entertainment and

2020-004969MIS Misc. Permits-REF (MIS) 301 Battery St Fl 2nd - 301 Battery LLC**Opened:** 5/12/2020**Status:** Closed - Approved 5/27/2020**Contact:** Michelle Langlie michelle.langlie@sfgov.org 628-652-7410

DPH referral - Limited Restaurant. Recommend approval; (N) ownership of Restaurant at ground

2018-008885MIS Misc. Permits-REF (MIS) 301 Battery Street 2nd Floor - Bently Heritage LLC**Opened:** 6/25/2018**Status:** Closed - Approved 7/3/2018**Contact:** Andrew Perry andrew.perry@sfgov.org 628-652-7430

ABC - Type 05, 12: Recommend Approval - Types 5 & 12 ABC Licenses are not for retail sales, and

2017-002729MIS Misc. Permits-REF (MIS) 325 Battery Street - AT&T Mobility ROW WTS Facility**Opened:** 4/12/2017**Status:** Closed - Approved 5/5/2017**Contact:** Planning counter pic@sfgov.org 628.652.7300

AT&T Mobility ROW WTS Facility: Installation and operation of wireless equipment and antennas

MB1201316 Misc. Permits-REF (MIS) BENTLY RESERVE LP**Opened:** 6/28/2012**Status:** Closed - Approved 7/9/2012**Contact:** Planning counter pic@sfgov.org 628.652.7300

- PERMITTED PER SECTION 218 (B) OF THE PLANNING CODE.

MB0001118 Misc. Permits-REF (MIS) THE OLD FEDERAL RESERVE BANK BUILDING**Opened:** 11/14/2000**Status:** Closed - Approved 11/22/2000**Contact:** Planning counter pic@sfgov.org 628.652.7300

Place of Entertainment, Dance Hall Keeper permitted in the C-3-O Downtown Office district per

Complaints

The Planning Department and the Department of Building Inspection receive public complaints and operate compliance with the SF Planning Code and Building Inspection Commission Code.

Planning Department Complaints

Active

None

Completed

4232_ENF Enforcement (ENF) 325 BATTERY ST

Opened: 10/29/2001**Status:** Closed - Abated 1/7/2002**Contact:** Planning counter pic@sfgov.org 628.652.7300

tenant is concerned that the required child care facility is closing down without the benefit of a

Department of Building Inspection Complaints

Disclaimer

View Complaint 202418771 (301 BATTERY ST) [↗](#)View Complaint 202418772 (301 BATTERY ST) [↗](#)View Complaint 201542969 (301 BATTERY ST) [↗](#)View Complaint 201542988 (301 BATTERY ST) [↗](#)View Complaint 201398338 (400 SANSOME ST) [↗](#)View Complaint 201398292 (400 SANSOME ST) [↗](#)View Complaint 201385684 (400 SANSOME ST) [↗](#)View Complaint 200122077 (400 SANSOME ST) [↗](#)

Appeals

Appeals related to Planning Department review. More information on Board of Appeals records can be found [here](#).**Board of Appeals****02-135 400 SANSOME ST****File Date:** 7/23/2002**Hearing Date:** 9/25/2002**Close Date:** undefined**Status:****Description of Appeal:** Permit to Alter a Bldg
200207101085**Hearing Result:** WITHDRAWN**Decision Doc:****Appeals with the Planning Department****02-135 Appeals (APL) 400 SANSOME ST****Opened:** 7/23/2002**Status:** Closed - Withdrawn 9/25/2002**Contact:** Dan Sider dan.sider@sfgov.org 628-652-7539

Block Book Notifications (BBNs) & Notices of Special Restrictions (NSRs)

A Block Book Notification (BBN) is a request made by a member of the public to be notified of permits on all Planning Code. You can also sign up to be emailed when new planning applications or building permits are in Your Neighborhood [↗](#) website.

A Notice of Special Restriction (NSR) is a document recorded to the Office of the Assessor-Recorder [↗](#) and associated with a property. The NSRs listed below are limited to those related to the Planning Code. Other Office of the Assessor-Recorder.

Block Book Notifications

None

Notice of Special Restrictions

NSR No: D689668

NSR Date: 9/6/1985

Assoc Record 8305675

No:

NSR Date: 9/6/1985



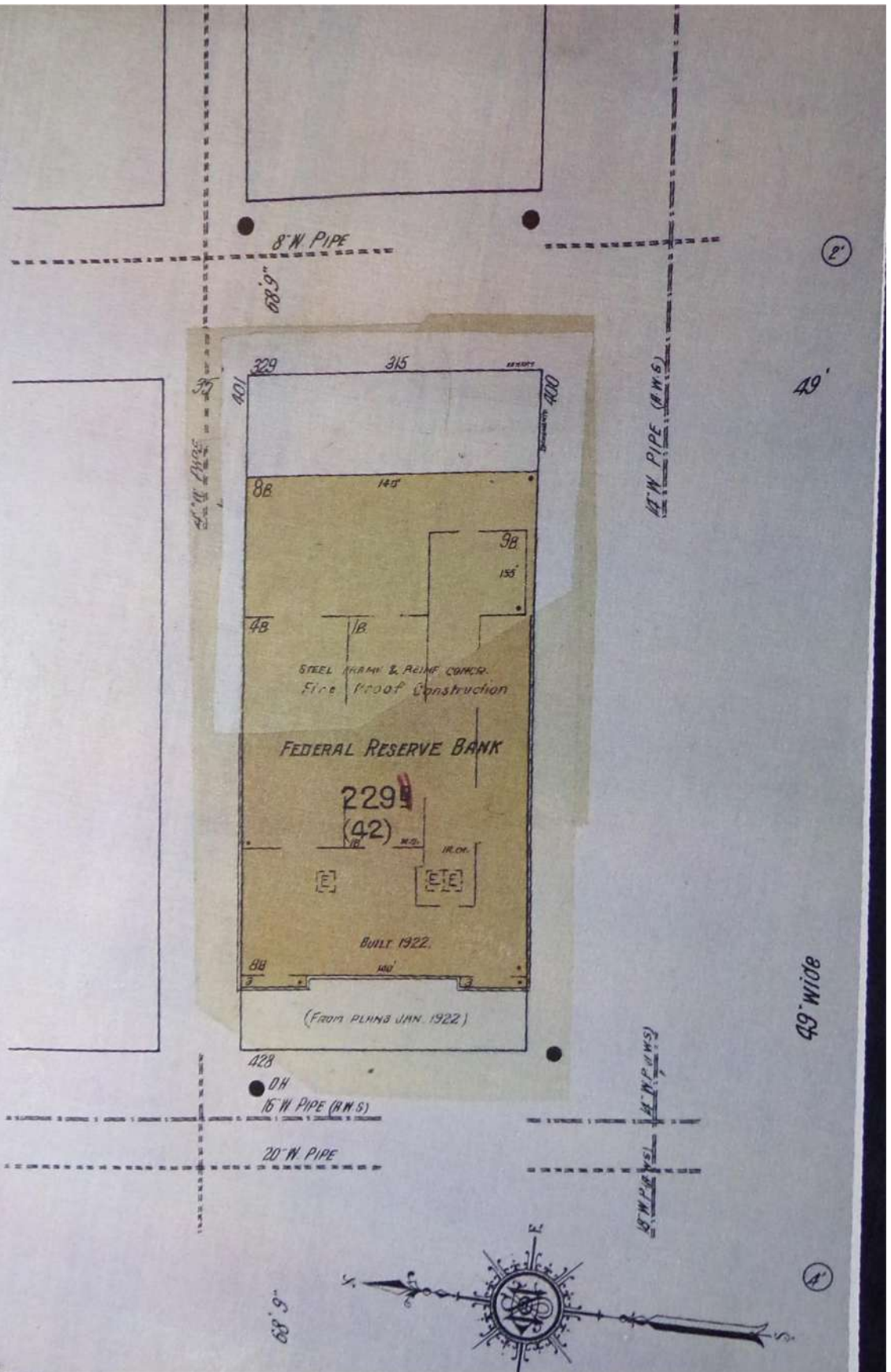
The subject property at 301 Battery Street, San Francisco, CA, is located in FEMA Flood Zone X (unshaded) per FIRM Panel no. 0602980117A, dated March 23, 2021.

Flood Zone X (unshaded)

FEMA describes Flood Zone X (unshaded) as an area of minimal flood hazard, usually depicted on flood maps as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from a 100-year flood.

25

CAL...085



Original Owner:

FEDERAL RESERVE BANK

Original Tenant:

FEDERAL RESERVE BANK

Sources:

LPAB FINAL CASE REPORT 7/21/82;DTP;SS;SF LANDMARKS;

Notes:

Other Information: The old federal reserve bank of san francisco building is a two-part monumental granite block with a one-story addition. Of the four finished facades, that on sansome street is the most important. The eight-story building has a three-story base resembling a temple front without a pediment. This base has a colonnade of eight giant ionic columns on a raised porch. The columns form a slightly projecting portico and support an elaborate entablature which features a series of lions' heads and a sign for the bank. The end columns stand on platforms shared with ornamental iron lamp stands about 10 feet tall. A row of enormous carved granite standing eagles with half-raised wings sits atop the entablature. The seven window bays on the building's upper section are separated by a giant order of corinthian pilasters modified by art deco stylization. Atop the classical cornice, with fret molding, is an attic section in sympathy with the overall design. The attic is crowned with a minor cornice of upright anthemion which screens the eaves of the roof. The addition of the attic, however, elongates the facade and changes the original proportional balance between base and shaft. A greek fret course runs below the base of each order, but the lower fret course runs only on the sansome and sacramento facades. Ground floor and basement windows are guarded by decorative metal grillwork, and spandrel panels are dark and recessed, accenting the vertical lines of the orders and the depth of the facades. The building originally was entered through three bronze grilles set behind the central bays of the portico into a small, rich elevator and circulation lobby and into a larger banking hall behind. Both spaces are two stories high and finished in artificial travertine with genuine marble columns. The lobby contains four giant columns defining the major axis of movement to the banking hall, and smaller columns defining a cross axis to subsidiary elevator and reception areas. It has a coffered ceiling and was formerly furnished with high marble tables topped by oak writing stands and bronze torchieres. Above the door to the banking hall--and behind a pair of columns--is a mural, 40 feet long and 9 feet high, oil on canvas, called "the traders of the adriatic" by jules guerin, in a range of red to terra cotta tones, with accents in green and bright blue. Its subject is the supposed venetian origins of banking: merchant shipping masters accept receipts for their goods on deposit in venice, an excuse for painting the sea, fine architecture, and exotic costumes with flowing draperies, all in a style similar to maxfield parish and in the colors guerin had chosen for the panama pacific international exposition of 1915 for which he acted as director of color. Guerin also painted decorations in: the lincoln memorial, washington; pennsylvania station, new york; the merchandise mart and the illinois merchant's trust, both chicago; the louisiana state capitol; the liberty memorial, kansas city; and the union trust and terminal building, cleveland. The federal reserve bank mural is guerin's only known work in san francisco. Alterations over the years relate to increasing the available space and security. The original building was the banking lobby and the sansome and sacramento facades in an l-shape around it (1922-1924). Then the matching battery street facade was added, making a u-shape (1924-1925). Next the "u" was filled in through the third floor, leaving a hollow core over the banking lobby skylight (late 1920's). Finally that core was filled in through the seventh floor (1955-1957). The late 1920's attic addition matches the rest in structure and ornament, but it is

clad in brick of a pale grey harmonizing with the granite. Even the string course is executed in brick, and the fenestration matches. Multiple interior alterations were also carried out in 1975, including partitioning and reflooring the banking hall. Although the building is somewhat unique for its area, its height and massing are similar to other buildings on the west side of Sansome street. For example, the lower cornice matches the rooflines of several small buildings in the 400 block of Sansome street. The Customs House, north on California, and the Bank of California are in character with the Federal Reserve Bank's treatment of granite material and neo-classical detailing, although they are removed a couple of blocks. Design references to banking temples link the building to a much wider group of structures. The lofty banking hall of the interior is a particularly fine example of banking halls in San Francisco. The building's architect, George W. Kelham (1871-1936) came to San Francisco from Massachusetts via Harvard, the École des Beaux-Arts, Rome and New York. He is considered one of the major beaux-arts practitioners in California. Trowbridge & Livingston sent him here in 1906 as supervising architect for the Palace Hotel. In San Francisco he developed a stellar practice which contributed a number of highly significant buildings to the city. He was appointed chief of the department of architecture for the Panama-Pacific International Exposition and also designed the tower in the Court of Palms (demolished), considered one of the best in the exposition. Surviving local projects include the Sharon Building (3707/35) landmark #163; the Medico-Dental Building (296/10); the J. Harold Dollar Building (261/10a); Hills Brothers Coffee Plant (3744/2a) landmark #157; Russ Building (269/1); San Francisco Public Library (353/1); the Shell Building (267/4); the Sheraton Palace Hotel Garden Courtyard (3707/52) landmark #18; Standard Oil Building (289/7); the Volker Building (3755/5); the American National Bank (260/21); the Mothers' Building at the San Francisco Zoo (7281/001); Marina Middle School (468a/1); the Mount Davidson Cross (3015/1); and the California Commercial Union Building (259/21). Kelham was one of the few architects of the period who was well known enough to develop a statewide practice. His work on the UC/Berkeley campus, including the design of the imposing Life Sciences Building, led to his appointment as supervising architect for the University of California in 1922. In this capacity he prepared a campus plan for the proposed U.C.L.A. Campus, designing four of the first buildings for it: the library, Royce Hall, the chemistry building and the education building. Kelham was also an early preservation architect and may be credited with sensitive restorations and/or additions to the Old Crocker Bank (Albert Pissis, 1910); the U.S. Post Office and Court of Appeals (James Knox Taylor, 1905); and the Flood Mansion/Pacific Union Club (August Laver, 1886; Willis Polk, 1912). Nearly all of his published work has been placed on local, state, or national historic registries, including several that are city landmarks in both San Francisco and Los Angeles.

(Landmarks)

DESIGNATING THE FEDERAL RESERVE 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
Federal Reserve Bank located at 400 Sansome Street, being Lot 3 in
Assessor's Block 229, 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 11, Part 11 of the San Francisco Municipal Code, The
Federal Reserve Bank is hereby designated as a Landmark, this
designation having been duly approved by Resolution No. 9547
of the City Planning Commission, which Resolution is on file with
the Clerk of the Board of Supervisors under File No. 90-82-16.

(b) Required Data. The description of the location and bounda-
ries 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 full set forth.

APPROVED AS TO FORM:

George Agnost
CITY ATTORNEY

BY Thomas J. Carr
Deputy City Attorney

RECOMMENDED:

CITY PLANNING COMMISSION

BY Dean L. Macris
Director of Planning

BOARD OF SUPERVISORS

Passed for Second Reading
Board of Supervisors, San Francisco

NOV 29 1982

Ayes: Supervisors Britt, Dolson, Hongisto,
Kennedy, Kopp, Molinari, Nelder, Ranne, Silver,
Walker, Ward.

~~Noes: Supervisors~~~~Absent: Supervisors~~

John L. Taylor
90-82-16
File No.

DEC 8 1982
Approved

Clerk

Read Second Time and Finally Passed
Board of Supervisors, San Francisco

NOV 29 1982

Ayes: Supervisors Britt, Dolson, Hongisto,
Kennedy, Kopp, Molinari, Nelder, Renne, Silver,
Walker, Ward.

~~Noes: Supervisors~~

Absent: Supervisors SILVER WARD

I hereby certify that the foregoing ordinance was
finally passed by the Board of Supervisors of the
City and County of San Francisco.

John L. Taylor
Clerk
Dean L. Macris
Mayor

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 9547

WHEREAS, A proposal to designate the Federal Reserve Bank Building at 400 Sansome 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 July 21, 1982, and said Advisory Board, after due consideration, has recommended approval of such designation; and

WHEREAS, The City Planning Commission, after due notice given, held public hearings on September 2, September 24, and October 28, 1982, 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, That the proposal to designate the Federal Reserve Bank Building at 400 Sansome Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of said building described as the following improvements located on Lot 3 in Assessor's Block 229:

The U-shaped structure containing three principal eight-story facades facing Sansome Street (to the west), Sacramento Street (to the south), and Battery Street (to the east), which facades are completed in granite, and a northern facade facing Commercial Street, the eastern and western portions of which facade are eight stories high and completed in granite and the middle portion of which facade steps back four to eleven stories in height and is completed in brick (the middle portion of this facade defines the U-shape of the bank building); the western facade is set back approximately 26 feet from Sansome Street and the eastern facade is set back approximately 41 feet from Battery Street; the northern and southern facades are not set back from the street line. Specifically excluded from this designation are all the improvements located on the lot and being to the east of the eight-story Battery Street facade, including the service area/motor security platform;

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 final Case Report as adopted on July 21, 1982, which Case Report is incorporated herein and made a part thereof as though fully set forth;

Third, That the significant exterior features of said Landmark as described and depicted in the photographs affixed to the final Case Report on file in the Department of City Planning Docket No. 82.363L, shall be retained generally as they exist on the date hereof.

CITY PLANNING COMMISSION

RESOLUTION NO. 9547
Page Two

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 October 28, 1982.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt, Salazar.

NOES: None.

ABSENT: None.

PASSED: October 28, 1982.

BUILDING NAME: Federal Reserve Bank Bldg.	OWNER: Federal Reserve Bank
BUILDING ADDRESS: 400 Sansome Street	BLOCK & LOT: 229/3 ZONING: C-3-O
ORIGINAL USE: Banking hall, offices	NO. OF STORIES: 8 LPAB VOTE: 4-2
CURRENT USE: Same (proposed for sale)	EXTERIOR MATERIALS: Granite (brick in north light court)

STATEMENT OF SIGNIFICANCE:

(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value.) The Federal Reserve Bank building is significant as the first structure built for this system in San Francisco, as a representative of the federal government's then (1919) growing association with monumental architecture, as an intact contribution to San Francisco's important collection of classically designed banking halls, and as an expression of the design ideals of the Panama Pacific International Exposition of 1915. 400 Sansome Street was the first location for San Francisco's regional office of the Federal Reserve which was authorized by Congressional act in 1913 with the intent of reforming the United States banking industry and monetary system. As designed by George Kelham in 1919 and completed in 1924, the building incorporates the monumental classicism favored by the federal government; the row of free-standing eagles across the entablature particularly expresses the federal presence.

(may be continued on back)

EVALUATION CRITERIAA. ARCHITECTURE

1. Style: Neo-classical
2. Construction Type: Steel frame, granite clad, supported by wooden piles. P. J. Walker Company construction superintendents
3. Construction Date: Designed 1919, completed 1924
4. Design Quality: (LPAB ONLY) Very good
5. Architect: George Kelham
6. Interior Quality: (LPAB ONLY) Notable interior banking hall, murals by Jules Guerin. Public spaces to be included in this designation.

B. HISTORY

(as building is significantly associated with specific)

7. Persons: George Kelham, an architect whose works included the Public Library, 200 Larkin Street, 1910; Russ Building, 235 Montgomery Street, 1927; Anglo-California National Bank, 1 Sansome Street, 1910 & 1924; demolished 1982; and the Shell Building, 200 Bush Street, 1912 & 1916.

8. Events: -

9. Patterns of History:

(cultural, social, political, military, economic or industrial; Throughout the history of the United States there has been considerable debate on the issue of federal (continued on back)

C. ENVIRONMENT

(relation to surroundings, specifically in terms of:)

10. Continuity: In its references to San Francisco's banking halls, the design reflects the early 20th century character of the city.
11. Setting: Original site, approximately lot line development. Due to the location on filled land, construction excavation encountered the remains of a Gold Rush era vessel 30 feet below grade. Artifacts unearthed at the time were donated to the National Maritime Museum (4/23/80).
12. Importance as a Visual Landmark: This imposing structure is a conspicuous and familiar structure in the downtown.

D. INTEGRITY

(cite alterations and physical condition) Basically intact, with important early light standards flanking the entrance, the building was expanded into the original light court in the 1920s and 1950s. The original design by Kelham was modified by the Building Committee before construction began.

RATINGS

UCP: 1

HERE TODAY: Not mentioned

SPLENDID SURV.: 8

NAT'L REGISTER: Eligible¹

NAT'L LANDMARK: -

STATE LANDMARK: -

¹ Dr. Knox Mellon, Federal Reserve
Environmental Impact Report, June 1979

BIBLIOGRAPHY:

(list sources on back)

PREPARED BY: Jonathan H. Malone

ADDRESS: 450 McAllister Street
San Francisco, CA 94102

PHONE: 438-2810

DATE: June 24, 1982

July 21, 1982

August 4, 1982



STATEMENT OF SIGNIFICANCE cont'd

As Chairman of the Architectural committee for the Panama Pacific International Exposition (PPIE) Architect Kelham was influenced by the fair's design concepts, color scheme and building materials. Jules Guerin served as the coordinator of the color scheme for this event and worked closely with Kelham. Guerin's mural depicting "Traders of the Adriatic" in the Federal Reserve Bank Building is the only known example of his work in San Francisco. The Bank Building, in terms of Kelham's overall design and Guerin's interior mural, reflects the physical expression of design ideals generated by the PPIE and exhibited only briefly in the temporary structures of the fair itself.

9. Patterns of History (economic), cont'd

versus state jurisdiction. This question has been particularly debated relative to the regulation of banking and commerce, where the added question of government interference in the marketplace came into play. The cyclical nature of the U.S. economy through the 19th and into the 20th century garnered support for federal level reforms of the banking industry. The Federal Reserve Act was signed into law on December 23, 1913. The intent of the legislation was "an act to provide for the establishment of Federal Reserve banks to furnish an elastic currency, to afford means of rediscounting commercial paper, to establish a more effective supervision of banking, and for other purposes."

Although the Federal Reserve system did not achieve all of the early goals of its proponents, it did significantly reform the banking system and serve to even out fluctuations in the U.S. economy. Its importance significantly increased throughout the 20th century, and it stands today as one of the major influences in global economics.

BIBLIOGRAPHY, cont'd

Corbett, Michael R., Splendid Survivors, California Living, 1979.

Stodenski, Paul and Herman E. Kross, Financial history of the United States, McGraw Hill Book Co., Inc., 1963.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration FormJAN 09 1989
NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name FEDERAL RESERVE BANK OF SAN FRANCISCO RECEIVED
other names/site number TWO EMBARCADERO CENTER WEST MAY 6 1988

2. Location

street & number 400 SANSOME STREET ☒ not for publication
city, town SAN FRANCISCO ☐ vicinity
state CALIFORNIA code CA county SAN FRANCISCO code 075 zip code 94111

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u>-</u>	<u> </u> sites
<u>-</u>	<u> </u> structures
<u>-</u>	<u> </u> objects
<u>1</u>	<u> </u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register None

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Kathryn Guatieri

Date

1-5-89

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

GOVERNMENT/FEDERAL RESERVE BANK

XII DISTRICT

Current Functions (enter categories from instructions)

COMMERCE/TRADE/BUSINESS

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19th AND 20th CENTURY

NEOCLASSICAL REVIVAL

Materials (enter categories from instructions)

foundation WOOD PILES

walls STONE/GRANITE

BRICK

roof COPPER

other METAL/BRONZE AND IRON

Describe present and historic physical appearance.

The Old Federal Reserve Bank Building was constructed as a specialized banking and administrative center for the system's District XII. It is an eight-story structure with raised basement and a sub-basement, bearing on forty-foot wood pilings. It is of steel frame construction with reinforced concrete floors. Exterior walls are brick with Sierra White granite facing on the principal facades. Occupying an entire half block, it stands free of other buildings and presents imposing facades to Sansome, Sacramento and Battery Streets. The fourth, Commercial Street, facade is clad with glazed brick.

The structure meets the property lines on four sides; the upper floors have a north-facing light court. Some U-shaped floors have been filled in over the years with the loss of the banking hall skylight. A copper-clad hipped roof encloses an earlier brick penthouse. The facades are composed of two stacked three-story banking temples; each has a giant order describing seven bays on the short sides (Sansome & Battery) and thirteen bays on the long (Sacramento) side. The attic of the lower temple serves as base to the upper temple, which culminates with an attic floor.

The upper giant order has pilasters with capitals of the Corinthian Order modified with Art Deco stylization. The upper attic story terminates in a minor cornice of upright anthemion which screen the eaves of the roof. A Greek fret course runs below the base of each order, but the lower fret course runs only on the Sansome and Sacramento facades. Ground floor and basement windows are protected by decorative wrought and cast iron grillwork, and spandrel panels are dark and recessed, accenting the vertical lines of the orders and the depth of the facades.

The building has two main entrances, one old and one new. The historic public entry on Sansome Street includes three pair of bronze and glass doors, each pair furnished with cast bronze sliding grilles. This two-story lobby contained public use elevators and leads to the banking hall, on axis to the east.

United States Department of the Interior
National Park Service

JAN 9 1989

National Register of Historic Places
Continuation SheetSection number 7 Page 1

Both spaces are two stories high and finished in artificial travertine with genuine marble columns. The lobby contains four giant columns defining the major axis of movement to the banking hall, and smaller columns defining a cross axis to subsidiary elevator and reception areas. It has a coffered ceiling and is furnished with high marble tables topped by oak writing stands, and bronze torcheres. Above the door to the banking hall--and behind a pair of columns--is a 40' x 9'-high mural, oil on canvas, called "The Traders of the Adriatic", by Jules Guerin, in a range of red to terra-cotta tones, with accents in green and bright blue. Its subject is the supposed Venetian origins of banking: merchant shipping masters accept receipts for their goods on deposit in Venice, an excuse for painting the sea, fine architecture and exotic costumes with flowing draperies, all in a style similar to Maxfield Parish and in the colors Guerin had chosen for the Panama Pacific International Exposition of 1915.

The banking hall is a basilica in plan with piers along the sides supporting a mezzanine at the second level, and columns at either end. The present public area reached fully into the space and was partitioned from the rest by travertine counters, iron tellers' cages and a glass guard booth. The original skylight was filled in.

Upstairs the building is generally open plan office building with executive offices, a paneled board room with a fireplace, and the president's bedroom on the third floor; and a variety of dining, meeting and lounging rooms and a library on the fourth floor. Downstairs there are vaults in both basements.

Alterations over the years relate to increasing the available space and security. The original building was the banking lobby and the Sansome and Sacramento facades in an L-shape around it (1922-1924). Then the matching Battery Street facade was added, making a U-shape (1924-1925). Next the "U" was filled in through the third floor, leaving a hollow core over the banking lobby skylight (late 1920's). Finally that core was filled in through the seventh floor (1955-1957). The late 1920's addition matches the rest in structure and ornament, but it is clad in brick of a pale grey hue harmonizing with the granite. Even the string course is executed in brick, and the fenestration matches. The motor-security platform on Battery, now removed, was redone in 1951. Multiple interior alterations include partitioning and reflooring the banking hall (1975) and elsewhere changing floors, ceilings and partitions to accommodate the needs of computers and office practice.

Thirty feet down under the motor-security court at the corner of Battery and Sacramento are some remains of the Gold Rush full-rigged sailing ship Apollo, which was part of the landfill. During excavation in 1925 she was found to be almost entirely rotted away, but forty artifacts were removed, including a piece of oak stem that measures 4'x10"x6". These relics are now in the National Maritime Museum, Golden Gate Recreation Area, San Francisco. Everything else was re-covered.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

The original main entrance is set back 26-feet from Sansome and features a slightly projecting Octastyle Ionic portico and a broad granite stair. Eight curved granite proud-chested eagles with half-raised wings stand free above its entablature, and between them, on the portico, are small lion heads. The end columns stand on platforms shared with cast iron lighting standards. A new entrance is added to the Battery Street side, at the location of a former depressed armored car loading area. This new concrete -faced portico and podium refers in proportion and scale to the original west entrance features.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

1. ARCHITECTURE
2. COMMERCE
3. ECONOMICS
4. POLITICS/GOVERNMENT

Period of Significance

1924-1982

Significant Dates

1924

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

KELHAM, GEORGE W.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Federal Reserve Bank Banking is significant as a combination of San Francisco's banking temple tradition with the federal government's monumental Classical architecture; as the work of George Kelham, San Francisco architect, Jules Guerin, New York muralist, and H. J. Brunnier, San Francisco structural engineer; as the final resting place of a Gold Rush sailing ship; and as, for some sixty years, head office for the Twelfth District of the Federal Reserve System.

In San Francisco's financial district, where high-rises crowd the sidewalk, the Federal Reserve Bank makes a statement by its setback. The giant portico clearly refers to the city's important collection of temple-style local banks, such as the Bank of California (S.F. Landmark No. 3) one block away. The Heritage survey Splendid Survivors identifies a potential National Register thematic district of monumental banks which includes nine of these banking temples as well as the Federal Reserve Bank. Here, however, the setback staircase platform, the eagles and upper giant order mark this building's different function as the bank of banks, the federal government's presence in the western banking community. The stacking of one banking temple atop another, together with the filling of the whole block, symbolizes an organization both of and above the San Francisco financial community.

The building's architect, George W. Kelham (1871-1936), came to San Francisco from Massachusetts via Harvard, the Ecole des Beaux Arts, Rome and New York, whence Trowbridge and Livingston sent him in 1906 as supervising architect for the Palace Hotel. In San Francisco he developed a stellar practice which included the Sharon Building on New Montgomery (1912), the main Public Library (1917), the Standard Oil Building (1922), the Medico-Dental Building at 490 Post (1925), the Russ Building (1927), the Shell Oil Building (1929), the Hills Brothers coffee plant (1933), and bank buildings in Salt Lake City and Stockton and Oakland, California. Succeeding John Galen Howard as Supervising Architect for the University of California, he designed the campus plan and the first four buildings for U.C.L.A. After 1936 his work was continued by Henry A. Thomsen, who designed the lightcourt infill of the Bank Building in 1955. At the time of Kelham's death he was chair of the Architectural Commission for San Francisco's 1939 International Exposition, as he had headed the Architecture Department of the 1915 Panama Pacific International Exposition (PPIE).

☒ See continuation sheet

#1

United States Department of the Interior
National Park Service

JAN 9 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 1

The 1915 Exposition also brought west muralist Jules Guerin (1866-1946) as Director of Color, an important function since the City hoped to create as great an impression as had Chicago's "White City" fair in 1933. In this role Missouri-born Guerin had selected all the muralists as well as the colors for the buildings, flowers and flagpoles: imitation travertine and a warm red-pink-orange range with green and bright blue accents. He had used the same colors in magazines and book illustrations. It is no accident that, a few years later, the PPIE's Director of Architecture Kelham chose its Director of Color Guerin to paint the Federal Reserve Bank's mural, which perpetuates the PPIE colors in the travertine entry lobby. Guerin also painted decorations in: the Lincoln Memorial, Washington; Pennsylvania Station, New York; the Merchandise Mart and the Illinois Merchant's Trust, Chicago; the Louisiana State Capitol; the Liberty Memorial, Kansas City; and the Union Trust and Terminal Tower, Cleveland. The Federal Bank mural is Guerin's only known work in San Francisco.

The building's structural engineer was Henry John Brunnier (1882-1935), born and trained in Iowa, who specialized in large buildings and harbor structures. His San Francisco work includes the Russ, Standard Oil, Shell, Hunter-Dulin, Commercial Union and Hills Brothers Buildings, many of them in cooperation with architect George Kelham. In Los Angeles Brunnier did buildings for the Examiner, Standard Oil, the California Club and the University of California. On harbor structures he worked for the California State Board of Harbor Commissioners (San Francisco harbor, 1909-1910), in Hawaii and for the United States Engineering Fleet. He was active in professional organizations.

In 1925 during excavation for the rear motor-security area, at thirty feet below the corner of Battery and Sacramento Streets, workers found the remains of the Gold Rush full-rigged sailing ship Apollo, which had sailed from New York on 16 January 1849 with 82 passengers. Abandoned in San Francisco Bay like many other sailing ships in the mad rush for gold fields, the Apollo had been adaptively reused first as a store-ship, then as a saloon and lodging house secured in and as part of the bay fill. She was found rotted in 1925. The bank construction covered her over again but first removed a number of ships artifacts (40), which were displayed inside the Bank along with a log of the Apollo. On 23 April 1980 these relics were donated to the National Maritime Museum, which displays some of them on the second floor at the foot of Polk Street.

Just ten years before the Federal Reserve Bank Building was first occupied, Congress created the Federal Reserve System to even out fluctuations in the economy, reform the monetary system and supervise banking. San Francisco became headquarters for the Twelfth District Federal Reserve Bank, now embracing the nine Western States. At first the new bankers' bank occupied rented quarters at 25 New Montgomery. In 1917 and 1918 it purchased the subject block and, deferring construction because of World War I and its aftermath, moved temporarily into a remodeled building it would later demolish at the southwest corner of Battery and Commercial Streets. Kelham's plans were first published in 1919, the cornerstone was laid in 1922, and the Bank moved into its new building in December 1923. It has been there ever since, through the growing role of the Federal Reserve, which is now a major influence in global economics.

9. Major Bibliographical References

See Continuation Sheet #1.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☒ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

☒ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
☐ Other State agency
☒ Federal agency
☐ Local government
☐ University
☐ Other

Specify repository:

 NEW FEDERAL RESERVE BANK,
 SAN FRANCISCO
10. Geographical DataAcreage of property 0.8

UTM References

A 110 552870 4182960
 Zone Easting Northing
 C

B
 Zone Easting Northing
 D

☐ See continuation sheet

Verbal Boundary Description

The nominated property occupies City Lot 3 of Block 229, which is the entire half-block bounded by Sansome, Sacramento, Battery and Commercial Streets.

☐ See continuation sheet

Boundary Justification

N/A

☐ See continuation sheet**11. Form Prepared By**name/title ALLEN LOWRY, PROJECT MANAGERorganization KAPLAN/McLAUGHLIN/DIAZstreet & number 222 VALLEJO STREETcity or town SAN FRANCISCOdate 18 APRIL 1988telephone 415/398-5191state CALIFORNIA zip code 94111

United States Department of the Interior
National Park Service

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Architect & Engineer, Nov. 1920: 71-72; March 1924; Oct. 1930; June 1932: 27; Dec. 1936: 55; April 1937: 56.

Beach, Joseph Perkins, "Log kept aboard the Ship Apollo on her voyage from New York City to San Francisco, Jan.-Sept. 1849."

Corbett, Michael, Splendid Survivors, San Francisco, 1979, California Living Books: 51, 217, 248, 253, 263, 266.

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Hichins, Robert, The Near East, New York, 1913, The Century Company: illustrations by Jules Guérin.

Kirker, Harold, California's Architectural Frontier, Santa Barbara & Salt Lake City, 1973, Peregrine Smith: 37.

Lockwood, Charles, Suddenly San Francisco, San Francisco, 1973, California Living Books: 19.

Malone, Jonathan, "Draft Case Report, Federal Reserve Bank Building", San Francisco Landmarks Preservation Advisory Board, 1982.

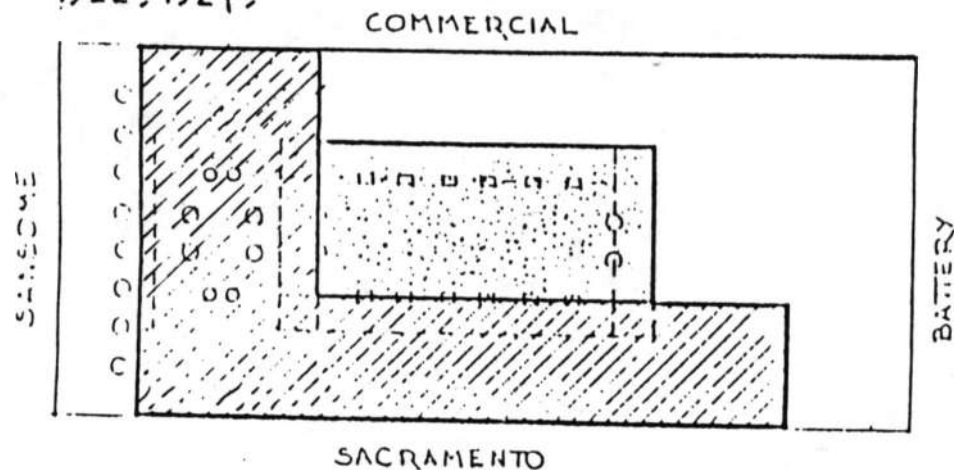
National Maritime Museum, Apollo Accession, No. 108.

---, file of pamphlets on Gold Rush Vessels: material on The Apollo.

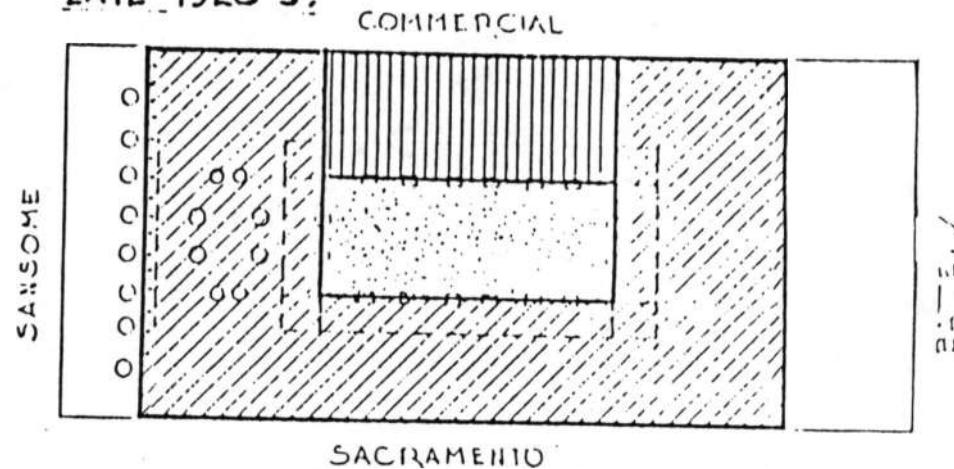
Federal Reserve Bank,
 400 Sansome Street
 San Francisco, CA San Francisco County

FEDERAL RESERVE BANK BLDG,

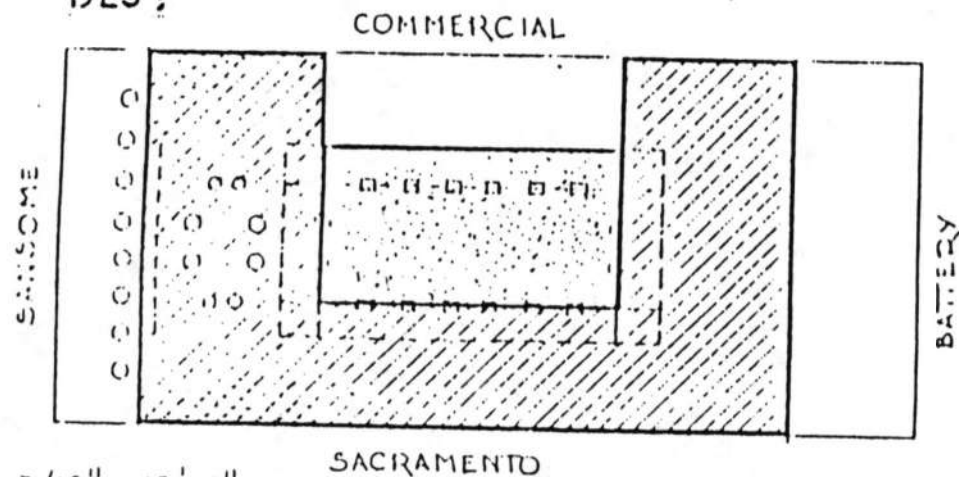
1922, 1924:



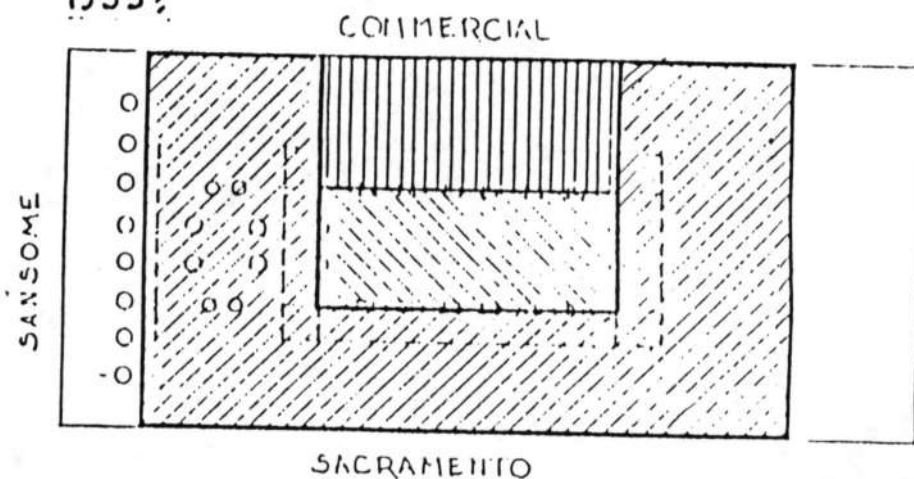
2 FLOORS,
 4 FLOORS,
 7 FLOORS,
 8 FLOORS,
 LATE 1920's:



1925:



1955:



LE: 3/16" = 12' 0"

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Federal Reserve Bank of San Francisco
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, San Francisco

DATE RECEIVED: 1/09/89 DATE OF PENDING LIST: 1/24/89
DATE OF 16TH DAY: 2/09/89 DATE OF 45TH DAY: 2/23/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000009

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N PDIL: N PERIOD: Y PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ☒ RETURN ___ REJECT 2/22/89 DATE

ABSTRACT/SUMMARY COMMENTS:

Please see attached comments.

RECOM./CRITERIA Return
REVIEWER Noble
DISCIPLINE Historian
DATE 2/22/89

DOCUMENTATION see attached comments (Y) N see attached SLR Y/N

CLASSIFICATION

___ count ___ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___ historic ___ current

DESCRIPTION

___ architectural classification
___ materials
___ descriptive text

X SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___ summary paragraph
___ completeness
X clarity
___ applicable criteria
X justification of areas checked
___ relating significance to the resource
___ context
___ relationship of integrity to significance
___ justification of exception
___ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___ acreage ___ verbal boundary description
___ UTM's ___ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___ sketch maps ___ USGS maps ___ photographs ___ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone 202-343-9547

Signed Bruce J. Noble, Jr.

Date 2/22/89

Federal Reserve Bank of San Francisco

Although the Federal Reserve Bank of San Francisco is clearly a significant property, the documentation will have to be revised before the property can be formally listed in the National Register. The primary problem involves the period of significance. Although this property may have significance extending into the less than fifty year range, it is recommended that the significance period be concluded in 1939 unless exceptional significance is justified.

The nomination states, "Just ten years before the Federal Reserve Bank was first occupied, Congress created the Federal Reserve System to even out fluctuations in the economy, reform the monetary system and supervise banking." Otherwise, the nomination does not clearly indicate how commerce, economics, and politics/government apply to this resource. Do all of these areas of significance apply and, if so, how?

As stated on the nomination form, "State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above." This can be accomplished by opening section 8 of all nominations with an introductory paragraph which concisely indicates how the property meets the criteria and how the period and areas of significance apply. Please be sure to thoroughly edit all nominations before forwarding them to the National Register.

Please call if there are any additional questions or comments (202-343-9547).

Bruce Noble, Historian
National Register

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

JUN 16 1989

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Federal Reserve Bank of San Francisco
other names/site number Two Embarcadero Center West

2. Location

street & number 400 Sansome Street N/A not for publication
city, town San Francisco N/A vicinity
state California code CA county San Francisco code 075 zip code 94111

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

GOVERNMENT/FEDERAL RESERVE BANK
XII DISTRICT

Current Functions (enter categories from instructions)

COMMERCE/TRADE/BUSINESS

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19th AND 20th CENTURY
NEOCLASSICAL REVIVAL

Materials (enter categories from instructions)

foundation WOOD PILES
walls STONE/GRANITE
BRICK
roof COPPER
other METAL/BRONZE AND IRON

Describe present and historic physical appearance.

The Federal Reserve Bank building was constructed in 1922 as a specialized banking and administrative center for the system's District XII. It is an eight-story steel frame structure with raised basement. Exterior walls are brick with granite facing on the principal facades. The classically influenced facades are composed of two stacked three-story temples, each with a giant order. The main facade is distinguished by a recessed entry behind a monumental portico composed of Ionic columns supporting architrave, frieze, and cornice. Alterations over the years relate to increasing available space and security and have not damaged the overall appearance and significance of the building.

The Old Federal Reserve Bank Building was constructed as a specialized banking and administrative center for the system's District XII. It is an eight-story structure with raised basement and a sub-basement, bearing on 40-foot wood pilings. It is of steel frame construction with reinforced concrete floors. Exterior walls are brick with Sierra White granite facing on the principal facades. Occupying an entire half block, it stands free of other buildings and presents imposing facades to Sansome, Sacramento, and Battery Streets. The fourth, Commerical Street, facade is clad with glazed brick.

The structure meets the property lines on four sides; the upper floors have a north-facing light court. Some U-shaped floors have been filled in over the years with the loss of the banking hall skylight. A copper-clad hipped roof encloses an earlier brick penthouse. The facades are composed of two stacked three-story banking temples; each has a giant order describing seven bays on the short sides (Sansome and Battery) and 13 bays on the long (Sacramento) side. The attic of the lower temple serves as base to the upper temple, which culminates with an attic floor.

The upper giant order has pilasters with capitals of the Corinthian Order modified with Art Deco stylization. The upper attic story terminates in a minor cornice of upright anthemias which screen the eaves of the roof. A Greek fret course runs below the base of each order, but the lower fret course runs only on the Sansome and Sacramento facades. Ground floor and basement windows are protected by decorative wrought and cast iron grillwork, and spandrel panels are dark and recessed, accenting the vertical lines of the orders and the depth of the facades.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

JUN 16 1989

NATIONAL
REGISTER

Section number 7 Page 1

The building has two main entrances, one old and one new. The historic public entry on Sansome Street includes three pair of bronze and glass doors, each pair furnished with cast bronze sliding grilles. This two-story lobby contained public use elevators and leads to the banking hall, on axis to the east.

Both spaces are two stories high and finished in artificial travertine with genuine marble columns. The lobby contains four giant columns defining the major axis of movement to the banking hall, and smaller columns defining a cross axis to subsidiary elevator and reception areas. It has a coffered ceiling and is furnished with high marble tables topped by oak writing stands, and bronze torcheres. Above the door to the banking hall--and behind a pair of columns--is a 40' x 9' high mural, oil on canvas, called "the Traders of the Adriatic", by Jules Guérin, in a range of red to terra-cotta tones, with accents in green and bright blue. Its subject is the supposed Venetian origins of banking: merchant shipping masters accept receipts for their goods on deposit in Venice, an excuse for painting the sea, fine architecture and exotic costumes with flowing draperies, all in a style similar to Maxfield Parish and in the colors Guérin had chosen for the Panama Pacific International Exposition of 1915.

The banking hall is a basilica in plan with piers along the sides supporting a mezzanine at the second level, and columns at either end. The present public area reached fully into the space and was partitioned from the rest by travertine counters, iron tellers cages and a glass guard booth. The original skylight was filled in.

Upstairs the building is generally open plan office building with executive offices, a paneled board room with a fireplace, and the president's bedroom on the third floor; and a variety of dining, meeting and lounging rooms and a library on the fourth floor. Downstairs there are vaults in both basements.

Alterations over the years relate to increasing the available space and security. The original building was the banking lobby and the Sansome and Sacramento facades in an L-shape around it (1922-1924). Then the matching Battery Street facade was added, making a U-shape (1924-1925). Next the "U" was filled in through the third floor, leaving a hollow core over the banking lobby skylight (late 1920s). Finally that core was filled in through the seventh floor (1955-1957). The late 1920's addition matches the rest in structure and ornament, but it is clad in brick of a pale grey hue harmonizing with the granite. Even the string course is executed in brick, and the fenestration matches. The motor-security platform on Battery, now removed, was redone in 1951. Multiple interior alterations include partitioning and reflooring the banking hall (1975) and elsewhere changing floors, ceilings, and partitions to accommodate the needs of computers and office practice.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

JUN 16 1989

NATL
REGISTER

Section number 7 Page 2

Thirty feet down under the motor-security court at the corner of Battery and Sacramento are some remains of the Gold Rush full-rigged sailing ship Apollo, which was part of the landfill. During excavation in 1925, she was found to be almost entirely rotted away, but forty artifacts were removed, including a piece of oak stem that measures 4'x 10"x 6". These relics are now in the National Maritime Museum, Golden Gate Recreation Area, San Francisco. Everything else was re-covered.

The original main entrance is set back 26 feet from Sansome and features a slightly projecting Octastyle Ionic portico and a broad granite stair. Eight curved granite proud-chested eagles with half-raised wings stand free above its entablature, and between them, on the portico, are small lion heads. The end columns stand on platforms shared with cast iron lighting standards. A new entrance is added to the Battery Street side, at the location of a former depressed armored car loading area. This new concrete-faced portico and podium refers in proportion and scale to the original west entrance features.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

1924-1939

1924

Economics

Architecture

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Kelham, George W

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Federal Reserve Bank is significant in the economic history under criterion A and the architectural history under criterion C in the San Francisco Bay Area. The building was the head office for the 12th District of the Federal Reserve System from 1923 to 1982, some 60 years and, as such, is important for its association with an institution whose intent was the economic stability of the western states. The building is also important as a finely designed classically derived government building having high artistic value.

The Federal Reserve Bank is significant as a combination of San Francisco's banking temple tradition with the Federal Government's monumental, Classical architecture; as the work of George Kelham, San Francisco architect, Jules Guerin, New York muralist, and H. J. Brunnier, San Francisco structural engineer; as the final resting place of a Gold Rush sailing ship; and as, for some 60 years, head office for the 12th District of the Federal Reserve system.

In San Francisco's financial district, where high-rises crowd the sidewalk, the Federal Reserve Bank makes a statement by its setback. The giant portico clearly refers to the city's important collection of temple-style local banks, such as the Bank of California (S. F. Landmark No. 3) one block away. The Heritage survey Splendid Survivors identifies a potential National Register thematic district of monumental banks which includes nine of these banking temples, as well as the Federal Reserve Bank. Here, however, the setback staircase platform, the eagles and upper giant order mark this building's different function as the bank of banks, the Federal Government's presence in the western banking community. The stacking of one banking temple atop another, together with the filling of the whole block, symbolizes an organization both of and above the San Francisco financial community.

The building's architect, George W. Kelham (1871-1936), came to San Francisco from Massachusetts via Harvard, the Ecole des Beaux Arts, Rome and New York, whence Trowbridge and Livingston sent him in 1906 as supervising architect for

☒ See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☒ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

☒ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☒ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

New Federal Reserve Bank.
San Francisco

10. Geographical Data

Acreage of property 0.8

UTM References

A

1	0
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5	5	2	8	7	0
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4	1	8	2	9	6	0
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Zone Easting Northing

B

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Zone Easting Northing

D

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--	--	--	--	--	--

--	--	--	--	--	--

☐ See continuation sheet

Verbal Boundary Description

The property occupies City Lot 3 of Block 229, which is the entire half block bounded by Sansome, Sacramento, Battery, and Commercial Streets.

☐ See continuation sheet

Boundary Justification

The boundary includes the entire City lot that has historically been associated with the property.

☐ See continuation sheet

11. Form Prepared By

name/title Allen Lowry, Project Manager

organization Kaplan/McLaughlin/Diaz

street & number 222 Vallejo Street

city or town San Francisco

date 18 April 1988

telephone 415-398-5191

state CA

zip code 94111

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

JUN 16 1989

NATION
REGISTERSection number 8 Page 1

the Palace Hotel. In San Francisco, he developed a stellar practice which included the Sharon Building on New Montgomery (1912), the main Public Library (1917), the Standard Oil Building (1922), the Medico-Dental Building at 490 Post (1925), the Russ Building (1927), the Shell Oil Building (1929), the Hills Brothers coffee plant (1933), and bank buildings in Salt Lake City and Stockton and Oakland, California. Succeeding John Galen Howard as Supervising Architect for the University of California, he designed the campus plan and the first four buildings for U.C.L.A. After 1936, his work was continued by Henry A. Thomsen, who designed the lightcourt infill of the Bank Building in 1955. At the time of Kelham's death he was chair of the Architectural Commission for San Francisco's 1939 International Exposition, as he had headed the Architecture Department of the 1915 Panama Pacific International Exposition (PPIE).

The 1915 Exposition also brought west muralist Jules Guerin (1866-1946) as Director of Color, an important function since the City hoped to create as great an impression as had Chicago's "White City" fair in 1933. In this role, Missouri-born Guerin had selected all the muralists as well as the colors for the buildings, flowers, and flagpoles: imitation travertine and a warm red-pink-orange range with green and bright blue accents. He had used the same colors in magazines and book illustrations. It is no accident that, a few years later, the PPIE's Director of Architecture Kelham chose its Director of Color Guerin to paint the Federal Reserve Bank's mural, which perpetuates the PPIE colors in the travertine entry lobby. Guerin also painted decorations in: the Lincoln Memorial, Washington; Pennsylvania Station, New York; the Merchandise Mart and the Illinois Merchant's Trust, Chicago; the Louisiana State Capitol; the Liberty Memorial, Kansas City; and the Union Trust and Terminal Tower, Cleveland. The Federal Bank mural is Guerin's only known work in San Francisco.

The building's structural engineer was Henry John Brunnier (1882-1935), born and trained in Iowa, who specialized in large buildings and harbor structures. His San Francisco work includes the Russ, Standard Oil, Shell, Hunter-Dulin, Commercial Union and Hills Brothers Buildings, many of them in cooperation with architect George Kelham. In Los Angeles, Brunnier did buildings for the Examiner, Standard Oil, the California Club and the University of California. On harbor structures he worked for the California State Board of Harbor Commissioners (San Francisco Harbor, 1909-1910), in Hawaii and for the United States Engineering Fleet. He was active in professional organizations.

In 1925 during excavation for the rear motor-security area, at 30 feet below the corner of Battery and Sacramento Streets, workers found the remains of the Gold Rush full-rigged sailing ship Apollo, which had sailed from New York on 16 January 1849 with 82 passengers. Abandoned in San Francisco Bay like many other sailing ships in the mad rush for gold fields. The Apollo had

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been adaptively reused first as a storeship, then as a saloon and lodging house secured in and as part of the bay fill. She was found rotted in 1925. The bank construction covered her over again but first removed a number of ships artifacts (40), which were displayed inside the Bank along with a log of the Apollo. On 23 April 1980, these relics were donated to the National Maritime Museum, which displays some of them on the second floor at the foot of Polk Street.

Just ten years before the Federal Reserve Bank Building was first occupied, Congress created the Federal Reserve System to even out fluctuations in the economy, reform the monetary system and supervise banking. San Francisco became headquarters for the 12th District Federal Reserve Bank, now embracing the nine Western States. At first the new bankers' bank occupied rented quarters at 25 New Montgomery. In 1917 and 1918, it purchased the subject block and, deferring construction because of World War I and its aftermath, moved temporarily into a remodeled building it would later demolish at the southwest corner of Battery and Commercial Streets. Kelham's plans were first published in 1919, the cornerstone was laid in 1922, and the Bank moved into its new building in December 1923. It has been there ever since, through the growing role of the Federal Reserve, which is now a major influence in global economics.

The bank continued in use until 1982; however, nothing of exceptional significance occurred within the last 50 years. The arbitrary terminating date for Period of Significance is therefore chosen.

United States Department of the Interior
National Park Service

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NATL
REGISTER

Section number 9 Page 1

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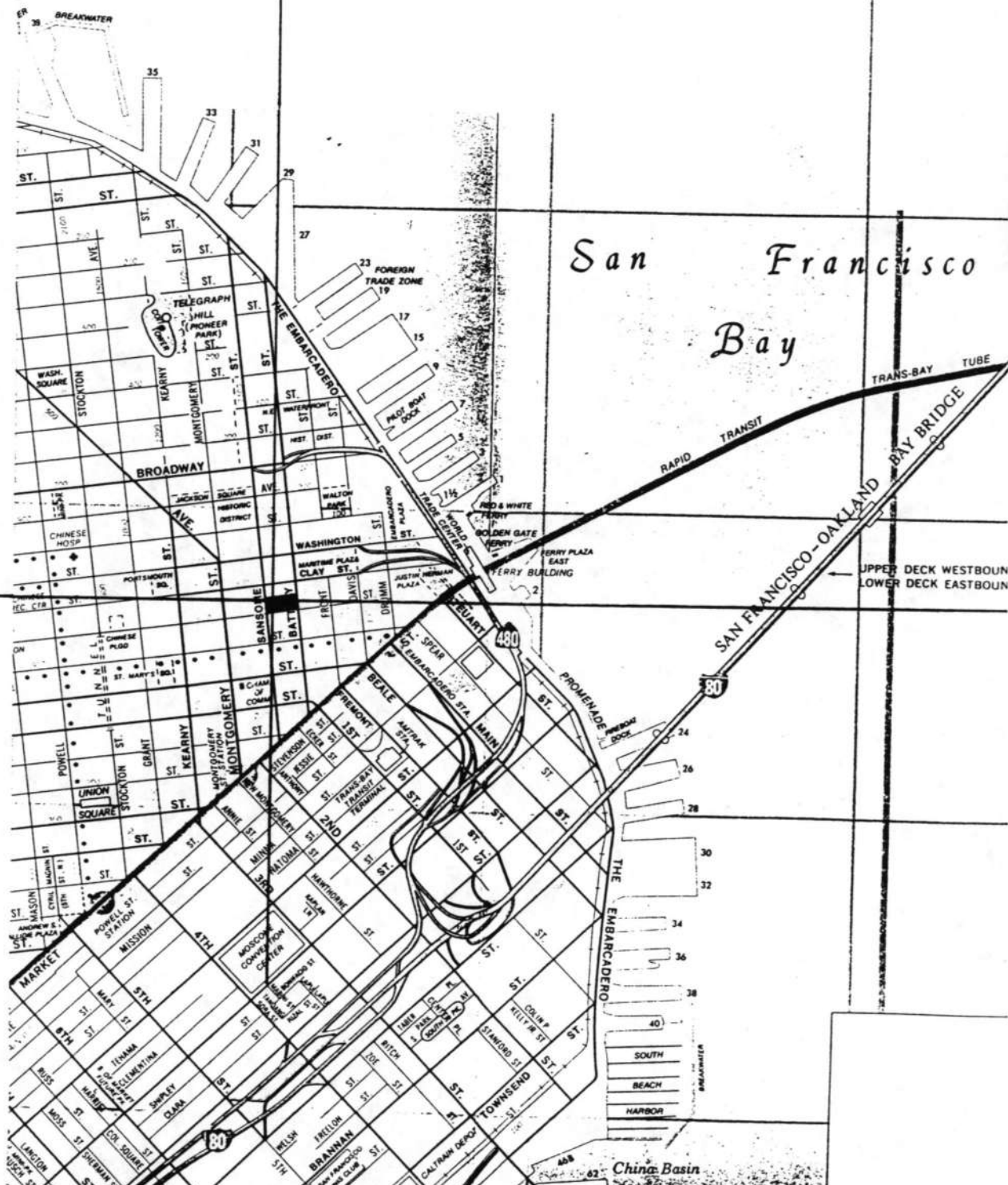
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---, file of pamphlets on Gold Rush Vessels: material on The Apollo.

Federal Reserve Bank UTM 10/552870/4182960

400 Sansome Street
San Francisco, CA
San Francisco, County

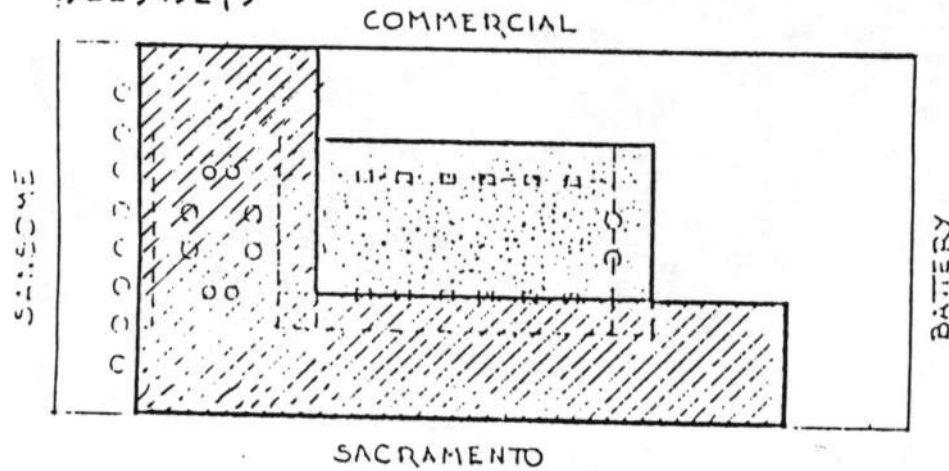


Federal Reserve Bank,
400 Sansome Street
San Francisco, CA

San Francisco County

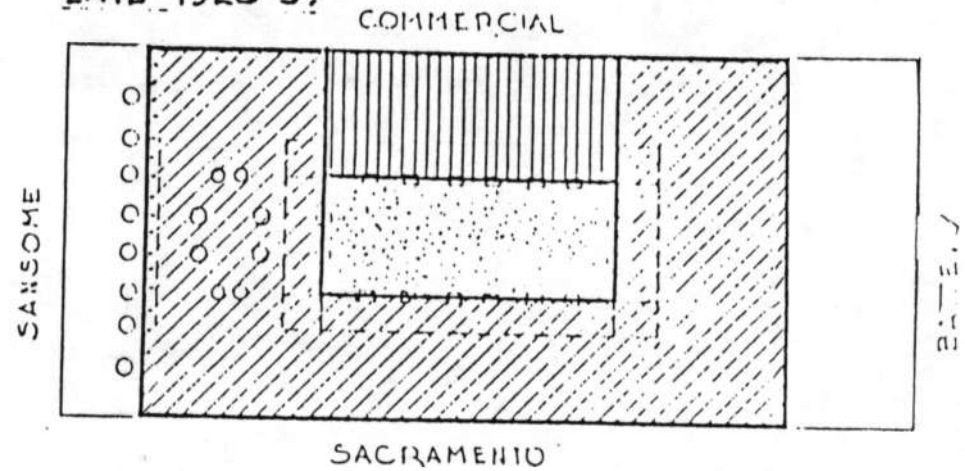
FEDERAL RESERVE BANK BLDG,

1922, 1924:

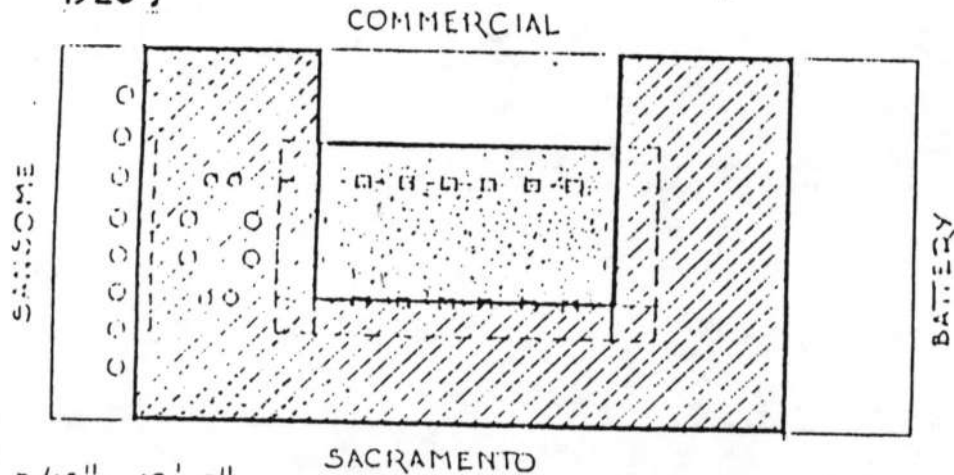


2 FLOORS,
4 FLOORS,
7 FLOORS,
8 FLOORS.

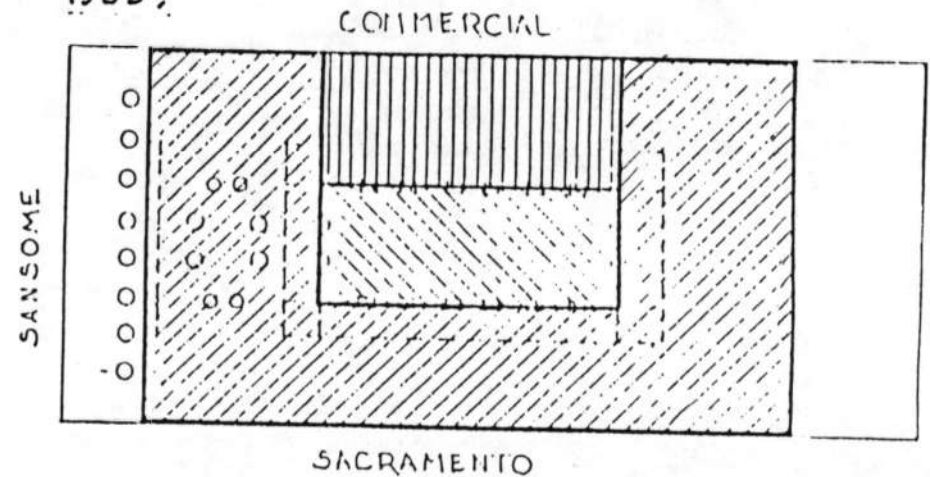
LATE 1920's:



1925:



1955:



Scale: 3/16" = 12' 0"

JAN 9 1989

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Federal Reserve Bank of San Francisco
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, San Francisco

DATE RECEIVED: 6/16/89 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/31/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000009

NOMINATOR: STATE

DETAILED EVALUATION: Y

☒ ACCEPT ☐ RETURN ☐ REJECT 7/31/89 DATE

ABSTRACT/SUMMARY COMMENTS:

*Doc file further describes
architectural significance and
role of Federal Reserve in US
economic system. Property
clearly eligible.*

RECOM./CRITERIA Accept AC
REVIEWER Aschlagel
DISCIPLINE Arch Hist
DATE 7/31/89

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

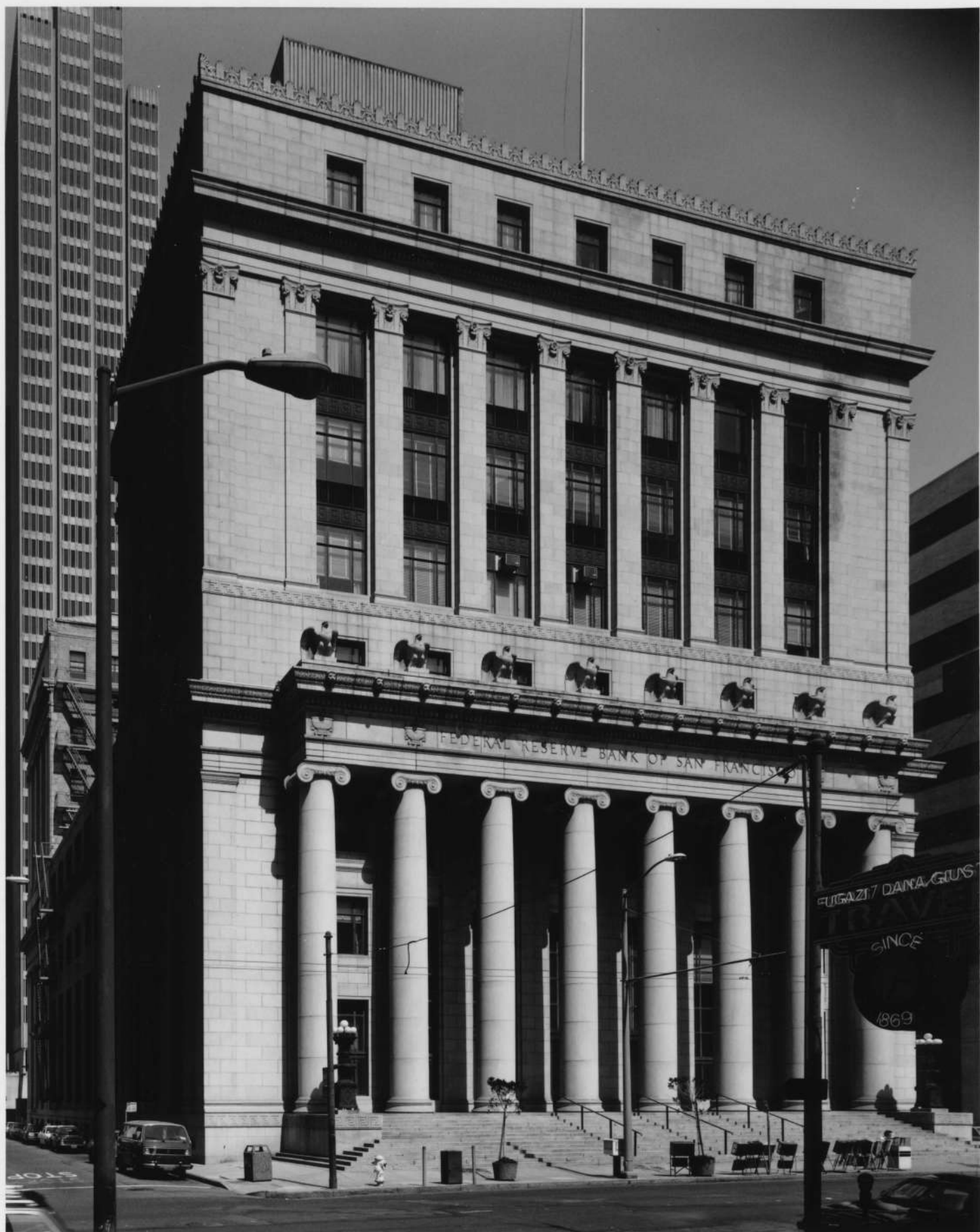
☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Signed _____ Phone _____

Date _____



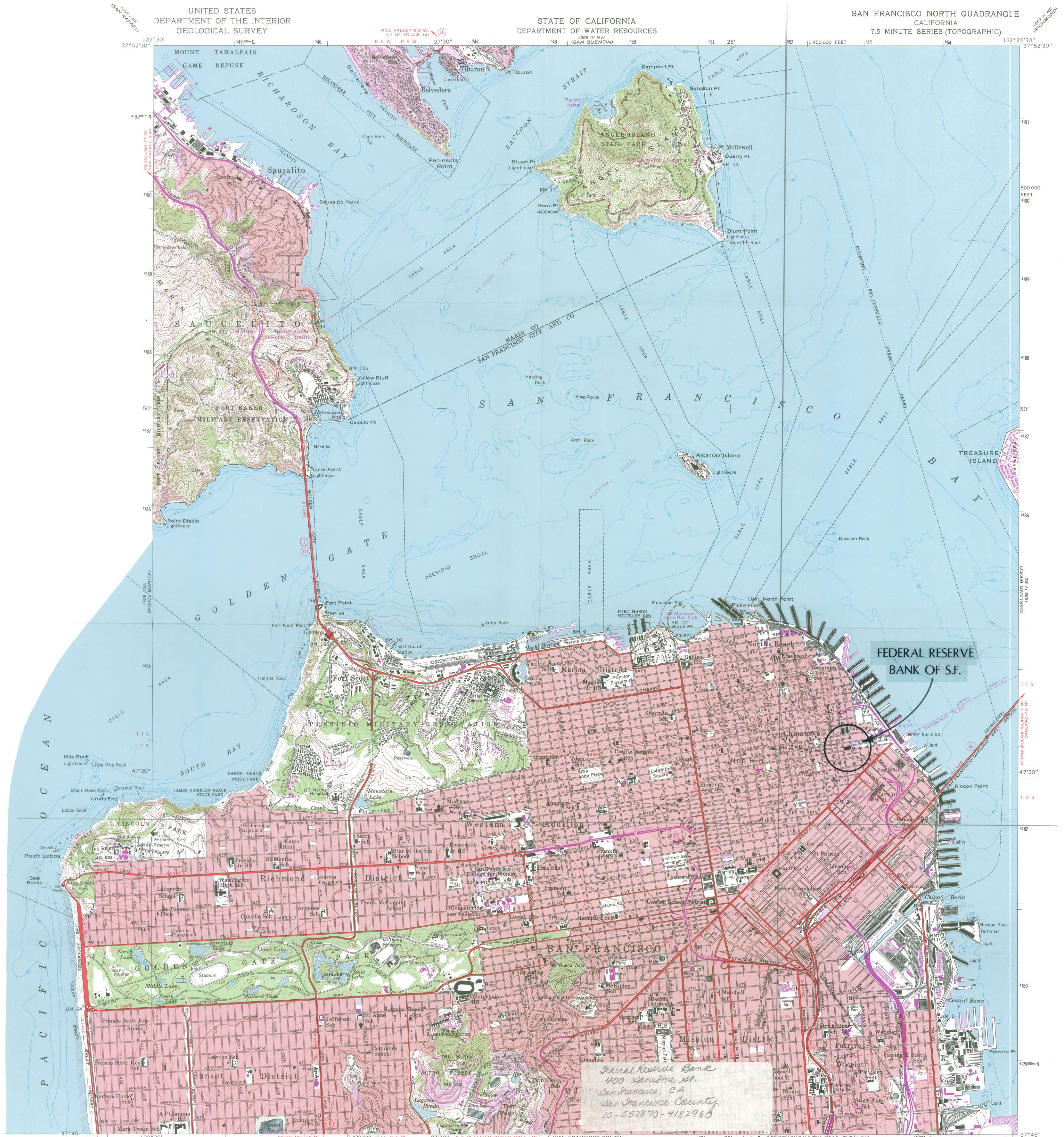












Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, USCE, and California Lands Commission
Topography by multiple methods from aerial photographs
taken 1946. Culture and partial contour revision from
aerial photographs taken 1956. Field checked 1956
Hydrography compiled from USC&GS charts 5532 and 5535 (1956)
Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 3
1000-meter Universal Transverse Mercator Grid ticks,
zone 10, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban areas

UTM GRID AND 1973 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 25 FEET
DASHED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4 FEET
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

SAN FRANCISCO NORTH, CALIF.
N3745—W12222.5/7.5

1956
PHOTOREVISED 1968 AND 1973
AMS 1559 IV SW—SERIES V895

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

POST OFFICE BOX 942896
SACRAMENTO, CALIFORNIA 94296-0001
(916) 445-8006



January 4, 1989

Jerry Rogers, Keeper
National Register of Historic Places
National Park Service
U.S. Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

JAN 09 1989

NATIONAL
REGISTER

Dear Mr. Rogers:

We are submitting the Federal Reserve Bank of San Francisco for nomination to the National Register of Historic Places. The property is located in San Francisco, San Francisco County, California.

Sincerely,

A handwritten signature in cursive script that reads 'Kathryn Gualtieri'.

Kathryn Gualtieri
State Historic Preservation Officer

Enclosures

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

POST OFFICE BOX 942896
SACRAMENTO, CALIFORNIA 94296-0001
(916) 445-8006



June 9, 1989

JUN 16 1989

NATIONAL
REGISTER

Mr. Jerry Rogers, Keeper
National Register of Historic Places
National Park Service
U.S. Dept. of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

Subject: Federal Reserve Bank of San Francisco

Dear Mr. Rogers:

We are resubmitting the National Register nomination for the Federal Reserve Bank of San Francisco, San Francisco County, California. I believe the areas of concern noted in your letter of return have now been adequately addressed.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Gualtieri".

Kathryn Gualtieri
State Historic Preservation Officer

Enclosures

LABORATORY TEST RESULTS

Report for:

RLH Fire Protection - San Francisco
Justin Francis
666 Toland Place
San Francisco, CA 94124

Job Name:

301 Battery
301 Battery St
San Francisco, CA 94111

For Service Call: (415) 442-4833

Job Number:

184233

Number of Samples:

5

Date Received:

10/15/2025

Report Date:

10/22/2025

Page:

3 of 5

Sample Information

Year Marking:	2000	Location:	7th Floor E by Stair #2
Manufacturer:	Viking	Area:	
Series, Model or SIN:	H	Harsh Environment:	No
Temp Rating (°F/°C):	165 / 74		
Response Type:	Fast Response		
Releasing Mechanism:	Fusible Link		
Water Seal Config:	Belleville Spring		
Dry Sprinkler:	No		
Thread Size:	1/2"		
Orientation:	Flush		

Test Results

Sample Number: 3

Date Tested 10/21/2025 2:30:10 PM

Test	Method	Test Value	Requirement	Test Result
Response Time, Sec.	LBTR-3404	10.6	0 - 26.7	Pass
Response Time Index (RTI), (m-s) ^{1/2}	LBTR-3404	26	≤ 65	Pass
Water Seal Release (7 PSI)	LBTR-3404	Full Release	Full Release	Pass

Decision Rule applied: Simple Acceptance; statements of compliance to specifications do not consider measurement uncertainty.

Pictures of this sprinkler in the condition it was received and an image(s) of the waterway post testing were made available via a link (active for 90 days) in the results email and are also available upon request. An assessment of the water delivery is not part of the field service test as described by NFPA 25 and, therefore, Dyne does NOT determine if any narrowing of the waterway is detrimental.

The field service test PASS/FAIL designation is solely based upon the sensitivity results (response time/response time index) and whether the sprinkler waterway fully released according to NFPA 25 A.5.3.1.1 (most current, 2023 Ed.). The sprinkler's appearance is NOT considered as part of this evaluation. The sprinkler's appearance shall be evaluated during the annual floor level inspection according to NFPA 25 5.2.1.1 (most current, 2023 Ed.) and any sprinklers that fails the floor level inspection should be replaced before sampling/testing according to NFPA 25 A.5.3.1.1 (most current, 2023 Ed.).

According to the NFPA 25 5.3.1.3 (most current, 2023 Ed.), "Where one sprinkler within a representative sample fails to meet the test requirement, all sprinklers within the area represented by that sample shall be replaced." If all sprinklers within a representative sample meet the test requirements and the sprinklers represented by that sample remain in service, they shall be listed for use in your system/application and must be resampled and retested in 5 or 10 years (depending on sprinkler type and environment) in accordance with NFPA 25 5.3.1 (most current, 2023 Ed.).

Ashlyn Bickett-Sinclair

Ashlyn Bickett-Sinclair, Quality Tech



It is the responsibility of the property owner or designated representative to ensure the sample information is correct and to correct deficiencies or impairments, including identifying and replacing any recalled products. The results relate only to the sample tested using a limited number of laboratory-scale methods and do not guarantee the system will operate properly. This report shall not be reproduced except in full without the written consent of Dyne Fire Protection Labs, LLC.



FIRE PROTECTION LABS
DYNE

2357 Ventura Dr Suite 108
Woodbury MN 55125
(800)632-2304
lab@dyneusa.com

LABORATORY TEST RESULTS

Report for:

RLH Fire Protection - San Francisco
Justin Francis
666 Toland Place
San Francisco, CA 94124

Job Name:

301 Battery
301 Battery St
San Francisco, CA 94111

For Service Call: (415) 442-4833

Job Number:

184233

Number of Samples:

5

Date Received:

10/15/2025

Report Date:

10/22/2025

Page:

4 of 5

Sample Information

Year Marking: 2000
Manufacturer: Viking
Series, Model or SIN: H
Temp Rating (°F/°C): 165 / 74
Response Type: Fast Response
Releasing Mechanism: Fusible Link
Water Seal Config: Belleville Spring
Dry Sprinkler: No
Thread Size: 1/2"
Orientation: Flush

Location: 2nd Floor by Stair #1

Area:

Harsh Environment: No

Test Results

Sample Number: 4

Date Tested 10/21/2025 2:31:18 PM

Test	Method	Test Value	Requirement	Test Result
Response Time, Sec.	LBTR-3404	10.5	0 - 26.7	Pass
Response Time Index (RTI), (m-s) ^{1/2}	LBTR-3404	26	≤ 65	Pass
Water Seal Release (7 PSI)	LBTR-3404	Full Release	Full Release	Pass

Decision Rule applied: Simple Acceptance; statements of compliance to specifications do not consider measurement uncertainty.

Pictures of this sprinkler in the condition it was received and an image(s) of the waterway post testing were made available via a link (active for 90 days) in the results email and are also available upon request. An assessment of the water delivery is not part of the field service test as described by NFPA 25 and, therefore, Dyne does NOT determine if any narrowing of the waterway is detrimental.

The field service test PASS/FAIL designation is solely based upon the sensitivity results (response time/response time index) and whether the sprinkler waterway fully released according to NFPA 25 A.5.3.1.1 (most current, 2023 Ed.). The sprinkler's appearance is NOT considered as part of this evaluation. The sprinkler's appearance shall be evaluated during the annual floor level inspection according to NFPA 25 5.2.1.1 (most current, 2023 Ed.) and any sprinklers that fails the floor level inspection should be replaced before sampling/testing according to NFPA 25 A.5.3.1.1 (most current, 2023 Ed.).

According to the NFPA 25 5.3.1.3 (most current, 2023 Ed.), "Where one sprinkler within a representative sample fails to meet the test requirement, all sprinklers within the area represented by that sample shall be replaced." If all sprinklers within a representative sample meet the test requirements and the sprinklers represented by that sample remain in service, they shall be listed for use in your system/application and must be resampled and retested in 5 or 10 years (depending on sprinkler type and environment) in accordance with NFPA 25 5.3.1 (most current, 2023 Ed.)

Ashlyn Bickett-Sinclair, Quality Tech



It is the responsibility of the property owner or designated representative to ensure the sample information is correct and to correct deficiencies or impairments, including identifying and replacing any recalled products. The results relate only to the sample tested using a limited number of laboratory-scale methods and do not guarantee the system will operate properly. This report shall not be reproduced except in full without the written consent of Dyne Fire Protection Labs, LLC.



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dyne

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Woodbury MN 55125
(800) 632-2304
lab@dyneusa.com

LABORATORY TEST RESULTS

Report for:

RLH Fire Protection - San Francisco
Justin Francis
666 Toland Place
San Francisco, CA 94124

Job Name:

301 Battery
301 Battery St
San Francisco, CA 94111

For Service Call: (415) 442-4833

Job Number: 184233

Number of Samples: 5

Date Received: 10/15/2025

Report Date: 10/22/2025

Page: 5 of 5

Sample Information

Year Marking:	2000	Location:	2nd Floor W Across from Elevator
Manufacturer:	Viking	Area:	
Series, Model or SIN:	H	Harsh Environment:	No
Temp Rating (°F/°C):	165 / 74		
Response Type:	Fast Response		
Releasing Mechanism:	Fusible Link		
Water Seal Config:	Belleville Spring		
Dry Sprinkler:	No		
Thread Size:	1/2"		
Orientation:	Flush		

Test Results

Sample Number: 5

Date Tested 10/21/2025 2:33:52 PM

Test	Method	Test Value	Requirement	Test Result
Response Time, Sec.	LBTR-3404	11.3	0 - 26.7	Pass
Response Time Index (RTI), (m-s) ^{1/2}	LBTR-3404	28	≤ 65	Pass
Water Seal Release (7 PSI)	LBTR-3404	Full Release	Full Release	Pass

Decision Rule applied: Simple Acceptance; statements of compliance to specifications do not consider measurement uncertainty.

Pictures of this sprinkler in the condition it was received and an image(s) of the waterway post testing were made available via a link (active for 90 days) in the results email and are also available upon request. An assessment of the water delivery is not part of the field service test as described by NFPA 25 and, therefore, Dyne does NOT determine if any narrowing of the waterway is detrimental.

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According to the NFPA 25 5.3.1.3 (most current, 2023 Ed.), "Where one sprinkler within a representative sample fails to meet the test requirement, all sprinklers within the area represented by that sample shall be replaced." If all sprinklers within a representative sample meet the test requirements and the sprinklers represented by that sample remain in service, they shall be listed for use in your system/application and must be resampled and retested in 5 or 10 years (depending on sprinkler type and environment) in accordance with NFPA 25 5.3.1 (most current, 2023 Ed.)

Ashlyn Bickett-Sinclair

Ashlyn Bickett-Sinclair, Quality Tech



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DYNE

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Woodbury MN 55125
(800)632-2304
lab@dyneusa.com

TEST RESULTS SUMMARY

REPORT FOR: RLH Fire Protection - San Francisco
Justin Francis

666 Toland Place
San Francisco, CA 94124

Job: 301 Battery
301 Battery St
San Francisco, CA 94111

Job Number: 184233
Number of Samples: 5
Date Received: 10/15/2025
Report Date: 10/22/2025
Page: Summary Page 1 of 1

PO: 301 Battery

Sample Number	Location	Area	Pass/Fail
1	7th Floor SW Side		Pass
2	7th Floor W by Stairs		Pass
3	7th Floor E by Stair #2		Pass
4	2nd Floor by Stair #1		Pass
5	2nd Floor W Across from Elevator		Pass

It is the responsibility of the property owner or designated representative to ensure the sample information is correct and to correct deficiencies or impairments, including identifying and replacing any recalled products. The results relate only to the sample tested using a limited number of laboratory-scale methods and do not guarantee the system will operate properly. This report shall not be reproduced except in full without the written consent of Dyne Fire Protection Labs, LLC.



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(800)632-2304
lab@dyneusa.com

APPENDIX B

MECHANICAL EQUIPMENT TABLE
301 Battery Street, San Francisco, CA

RYAN MILLER

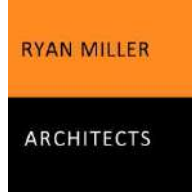
ARCHITECTS

Project # 26030.60

Space Heating and Cooling Equipment											
Equipment	Quantity	Brand/ Refrig	Cooling / Heating Size	Line item cooling capacity (tons)	Replace	Manf	Physical Age	Effective Age	Avg	EUL	RUL
Water cooled chillers (CH-1, CH-2)	2	Trane	281 tons	562	N	2007	19	19	30	11	
		R-134A									
Cooling towers serving chillers and water source heat pump loop	2	BAC	650 tons	0	N	2017	9	9	40	31	
Gas-fired boilers for space heating	2	Aerco		0	N	2013	13	13	35	22	
			2,610,000 Btu/hour output								
Condenser water pumps serving chillers (CWP-1 & CWP-2)	2	Bell & Gossett	721-GPM @ 85' TDH; 30-HP	0	N	1989	37	37	50	13	
Condenser water pumps serving water source heat pump loop (CWP-4a & CWP-4b)	2	Bell & Gossett	450-GPM @ 85' TDH; 20-HP	0	N	1989	37	37	50	13	
Condenser water booster pump for water source heat pump loop CWP-3)	1	Bell & Gossett	450-GPM @ 60' TDH; 15-HP	0	N	1989	37	37	50	13	
Chilled water pumps (CHWR-1, CHWR-2)	2	Bell & Gossett	600-GPM @ 45' TDH; 15-HP	0	N	1989	37	37	50	13	
Chilled water pumps (CHWR-3, CHWR-4)	2	Bell & Gossett	600-GPM @ 75' TDH; 20-HP	0	N	1989	37	37	50	13	
Heating water pumps (HWP-1, HWP-2) serving boilers	2	Bell & Gossett	160-GPM @ 65' TDH; 7.5-HP	0	N	2013	13	13	35	22	
Supply air fans (SF-1 & SF-2) serving east and west wings	2	Twin City Fan & Blower	78,000 CFM; 100-HP	0	N	1989	37	37	50	13	
Supply air fan (SF-3) serving basement	1	Twin City Fan & Blower	18,000 CFM; 20-HP	0	N	1989	37	37	50	13	
Return air fans (RF-1, RF-2, RF-3, RF-4)	4	Twin City Fan & Blower	38,500 CFM; 25-HP	0	N	1983	43	43	50	7	
Water source heat pumps (various building locations)	21	Mammoth, McQuay, Trane, Carrier, Snyder General	1 to 6 tons per unit	0	N/Y	Various	Various	Various	Various	Various	
		R-22 or R-410a	57 tons total cooling								
EXHAUST FANS											
Equipment	Quantity	Brand	Size		Replace*	Manf	Physical Age	Effective Age	Avg	EUL	RUL
Exhaust fans serving restrooms (TEF-1)	1	Acme	6,110-CFM; 2-HP		N	1989	37	37	45	8	
Exhaust fans serving restrooms (TEF-2)	1	Acme	4,590-CFM; 2-HP		N	1989	37	37	45	8	
Kitchen grill exhaust fan (KEF-1)	1	Greenheck	3,200-CFM; 5-HP		N	2012	14	14	45	31	
WATER HEATERS											
Equipment	Mark	Brand	Size		Replace*	Manf	Physical Age	Effective Age	Avg	EUL	RUL
Electric hot water heaters serving restrooms on each floor	8	A.O. Smith	10- to 30-gallon 120 to 480-volt; 2,500 to 6,000-watt		Y/N	Various	Various	Various	Various	Various	
Electric hot water heater serving shower/change rooms at basement level	1	A.O. Smith	120-gallon 480-volt; 18,000-watt		N	2007	19	19	30	11	

Total Core Building Cooling Tonnage	562 Tons
Total Tower Square Footage	185,852 SF
Tower Cooling Load	330.7 SF/ton

APPENDIX C



Questions.01 for 301 Battery Street, San Francisco, CA (Project No. 26030.60—update)

1. Do you know if the steel-framed windows have been repainted since September 2019?

Not that I know of.

2. What are the ages of the roofing systems?

Unknown.

3. If you have copies of the roof warranties—if still valid—can those be sent to me?

We do not possess these

4. Are there any known, current leaks through the roofing systems?

Not that I know of

5. Is roof maintenance provided on an as-needed basis vs. having a maintenance contract providing regularly scheduled service visits?

The building is part of an annual preventative roof maintenance plan. 2026 has yet to be completed.

6. If there is a contract for regular roof maintenance, how often are roof maintenance visits conducted?

The building is part of an annual preventative roof maintenance plan. 2026 has yet to be completed.

7. Who is the roofing service provider?

Alliance roofing

8. Other than the seven windows replaced in 2012, do you know if all the other windows date to original construction?

To my understanding all are original.

9. Are there any known, current leaks through the window/wall systems?

Not that I know of.

10. Are there other exterior elements besides window frames that have a paint finish?

None that I know of.

11. If yes to above, when were the building's exterior elements that have a paint finish last completely repainted?

12. Have there been any underground sewer line replacements in the last seven years?

None that I know of.

13. Have there been any underground gas line replacements in the last seven years?

Not that I know of.

14. Have there been any instances of fire at the building in the last seven years?

None that I know of.

15. Have there been any instances of flooding into the building in last seven years?

None that I know of.

16. Are there any known issues with soil settlement around the site or with differential settlement of the concrete foundation slabs?

None that I know of.

17. Has an ADA survey been conducted for the property?

Not that I know of.

18. If yes to above, can a copy of the survey be provided?

19. Have there been any ADA related complaints, fines, or lawsuits?

No

20. Who provides HVAC equipment service?

Bay City Mechanical

21. Is a BMS (building management system) installed for the HVAC equipment?

Yes

22. Do the boilers have current BAAQMD permits?

Yes

23. Can you provide copies of the latest five-year NFPA fire sprinkler inspection report?

Yes. Tested in 2025 and confirmed passed lab testing.

24. Have any interior fire sprinkler pipes ever been replaced because of corrosion?

Not that I know of.

25. Who provides elevator maintenance?

Kone Elevators

26. (See above.) And do they have an annual contract?

Monthly Maintenance Contract.

27. Are elevator permits in cabs current?

Kept in the management office, but are current considering the DIR has yet to reinspect following annual expiration date.

28. (See above.) If not current, have the annual State inspections been requested?

These are carried out by the state DIR who per their guidance will conduct at their earliest availability.

The cost of certifications and repairs are included in our current Elevator contract.

29. Are security systems installed? If yes, please describe briefly.

Symmetry Access control reader system (Approx 50 points)

Verkada cloud base camera system (11 views)

Symmetry localized dvr camera system (Approx 40+ views)

30. Do you know of any other repairs—other than those cited in the costs spreadsheet—that have taken place since September 2019?

No.

31. If yes, to above, please describe. (We are aware that various tenant improvement (TI) interior projects and fire system upgrades have taken place since September 2019; there is no need to mention those.)



Questions.03 for 301 Battery Street, San Francisco, CA (Project No.
26030.60—update)

Visit Info & My Responses in Red

1. Ask the building engineer for his name and how long he has been associated with the building. Mauro Pannitto is the Building Engineer; his phone is (415) 933-4000. Mauro.Pannitto@cbre.com He is employed by CBRE, as is the Building Administrator Emily Kelleher. Mauro has been on the job since 3/16/2020 + on and off at the building since 1988.
2. Get main roof and lower roof(s) access, if possible. Observe and get photos of roofing systems. Done
3. Observe skylights and get photos. Done
4. There is a building permit from 2021 (2021 0302 5687) for the replacement of one water source heat pump in the 7th floor electrical room. The permit has not been finalized. Was this unit replaced? This is not hyper-critical, but it would be good to

know. The work was done; the contractor was Acco. It was in the penthouse, not the seventh floor. It's probably that Acco failed to final the permit.

5. Attempt to get photos of the exterior sides of windows. Some of them appeared in pretty poor condition in 2019. Done – the windows were at the 4th & 7th floor roof levels.

6. I am sending a .pdf file of the current SS line items. You can use that as a guide for things to check on during the site visit. Got it.

7. Ask engineer if eddy current testing is performed on chillers. Yes

8. If yes to above, when were the chillers last tested? Last year; maintenance by Bay City Mechanical

9. See if you can determine when the fire alarm panel(s) were manufactured. The 2019 PCA said it dates to 2008. If you get the model number we can see if the unit is still in production. Get photos of FACP. There were no photos of it in the 2019 PCA MEP PL. I have photos of the FACP. It says the model is ONYX Digital Voice Command. I didn't see a model number. Mauro says a 2008 install date is likely, but it was before his time.

10. Get model; and serial numbers for water heaters, if possible. There are no water heaters – only two boilers, Make & Model: Aerco Benchmark 3000; Boiler

No. 1 – SN: G-13-0656, Boiler No. 2 – SN: G-13-0655. They are about 10 years old with maintenance from Bay City Mechanical.

11. See if Ansul kitchen fire suppression system has current inspection. These are valid for 6 months only. Get photos if possible. It is a Streivor system, not

Ansul. It's semi-annual inspection dates to March 18, 2026 – due in four days!

Mauro says the kitchen is never used, just inspected.

12. Ask engineer if a fire stair pressurization and smoke evacuation system is installed. Yes. There is a fan for the fire safety system.

13. If you can get photos of the BAAQMD boiler permits, please do so. The engineer says they are current, but photos are always good to have. Have a photo.

14. Get photos of elevator permits in cabs (probably expired per engineer's answer— get photos anyway). The permits are not in the elevators but in the building office. I got prints of all the permits. They are all expired on 8/9/2026. There are two hydraulic elevators including the freight elevator and six traction elevators for a total of eight. Elevator maintenance is by Kone.

15. See if five-year load tests for elevator equipment are current. There will often be a sticker with date on the hydraulic pumps. Ask engineer about this if there are no stickers. Five year load tests were performed 1/16/2025.

16. Ask engineer if he knows of any known current deficiencies with the property,
such as:

Leaks at skylights (not asked in first list of questions to building engineer)

No leaks

Leaks through basement retaining walls (check for efflorescence) There were
some minor leaks when they did power washing of the front steps.

17. Does the roofing maintenance contract cover all roofing systems? Yes

18. When is the annual roof maintenance service performed? Yearly, by Alliance

Roofing

19. See if you can get a copy of the latest 5-year NFPA fire sprinkler inspection
report while at the site. Mauro will send the report.



Questions.07 for 301 Battery Street, San Francisco, CA (Project No.
26030.60—update)

1. If available, please provide a copy of the latest 5-year NFPA fire sprinkler inspection report. The fire inspection document provided to us was for testing of 5 sprinkler heads.
2. Our records indicate that there is only one breaker rated at 1,000 amps or higher. Is that correct?
3. Other than leaks reported into the basement when the Battery Street stairs were washed, have there been any occurrences of water intrusion into the basement over the last 7 years?
4. Are there electric water heaters still located in janitor's closets?
5. Is there still an electric water heater in the basement for the showers?

6. Are conventional tank-type water heaters provided on any floors above the basement?
7. In 2019, there were still 6 non-low flush volume toilets still installed. Have any of those been replaced?
8. In 2019, there were still 7 non-Accessibility compliant sanitary napkin dispensers still installed. Have any of those been replaced?
9. Please identify the elevators. Is it traction elevators 1-6, hydraulic elevators 7&8, with 8 being the freight elevator?

APPENDIX D

GENERAL CONDITIONS TO THE AUTHORIZATION FOR WORK AGREEMENT

It is hereby agreed that the Client retains Ryan Miller Architects to provide services as set forth in the Authorization for Work attached hereto (the "Work"). This contract shall be controlled by the following terms and conditions, and these terms and conditions shall also control any further assignments performed pursuant to this Authorization for Work. Client's signature on this Authorization for Work constitutes Client's agreement to the all terms to this contract, including these General Conditions.

FEES AND COSTS

1. Ryan Miller Architects shall charge for work performed by its personnel at the rates identified in the Authorization for Work. These rates are subject to reasonable increases by Ryan Miller Architects upon giving Client 30 days advance notice. Reimbursable Costs will be charged to the Client in addition to the fees for the basic services under this Agreement and all Additional Services (defined below) under the Agreement. Reimbursable Costs include, but are not limited to, expenses for travel, including transportation, meals, lodging, long distance telephone, and other related expenses, as well as the costs of reproduction of all drawings for the Client's and/or Ryan Miller Architects' use, costs for specifications and type-written reports, permit and approval fees, automobile travel reimbursement, costs and fees of subcontractors. No overtime is accrued for time spent in travel. All costs incurred which relate to the services or materials provided by a contractor or subcontractor to Ryan Miller Architects shall be invoiced by Ryan Miller Architects on the basis of cost plus twenty percent (120%). Automobile travel reimbursement shall be at the rate of seventy-two and one-half cents (\$0.725) per mile. All other reimbursable costs shall be invoiced and billed by Ryan Miller Architects at the rate of 1.1 times the direct cost to Ryan Miller Architects.

Reimbursable costs will be charged to the client only as outlined in the Authorization for Work if the scope of work is for Phase I Environmental Site Assessment, Property Condition Assessment, Seismic Assessment or ALTA survey. Invoices for work performed shall be submitted monthly. Payment will be due upon receipt of invoice. Client shall pay interest on the balance of unpaid invoices which are overdue by more than 30 days, at a rate of 18% per annum as well as all attorney fees and costs incurred by Ryan Miller Architects to secure payment of unpaid invoices. Ryan Miller Architects may waive such fees at its sole discretion.

STANDARD OF CARE

2. Ryan Miller Architects will perform its work in accordance with the standard of care of its industry, as it is at the time of the work being performed, and applicable in the locale of the work being performed. Ryan Miller Architects makes no other warranties, express or implied regarding its work.

LIMITATION OF REMEDIES

3. Client expressly agrees that to the fullest extent permitted by law, Client's remedies for any liability incurred by Ryan Miller Architects, and/or its employees or agents, for any and all claims arising from the performance of services by Ryan Miller Architects, shall be \$50,000.00 or the Client's fees relating to such claims, whichever is smaller, except, however, this limitation of remedies shall apply only to Client's recovery against Ryan Miller Architects and shall not limit Client's recovery against or from any insurance policy maintained by Ryan Miller Architects.

Client may request a higher limitation of remedies, but must do so in writing. Upon such written request, Ryan Miller Architects may agree to increase this limit in exchange for a mutually negotiated higher fee commensurate with the increased risk to Ryan Miller Architects. Any such agreed increase in fee and limitation of remedies amount must be memorialized by written agreement which expressly amends the terms of this clause.

As used in this section, the term "limitation of remedies" shall apply to claims of any kind, including, but not limited to, claims brought in contract, tort, strict liability, or otherwise, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Ryan Miller Architects' services or the services of Ryan Miller Architects' subcontractors, consultants, or agents from any cause(s). Ryan Miller Architects shall not be liable for any claims of loss of profits or any other indirect, incidental, or consequential damages of any nature whatsoever, except, however, this limitation of remedies shall apply only to Client's recovery against Ryan Miller Architects and shall not limit Client's recovery against or from any insurance policy maintained by Ryan Miller Architects.

INDEMNIFICATION

4. Notwithstanding any other provision of this Agreement, Client agrees, to the fullest extent permitted by law, to waive any claim against, release from any liability or responsibility for, and indemnify and hold harmless Ryan Miller Architects, its employees, agents and sub-consultants (collectively, Consultant) from and against any and all damages, liabilities, claims, actions or costs of any kind, including reasonable attorney's fees and defense costs, arising or alleged to arise out of or to be in any way connected with the Project or the performance or non-performance of Consultant of any services under this Agreement, except to the extent any such liabilities are determined by a court or other forum of competent jurisdiction to have been caused by the negligence or willful misconduct of Consultant.

Client further agrees to indemnify Consultant for any liability Consultant suffers to a third person to the extent that liability exceeds the limitation of liability amounts stated in Limitation of Remedies paragraph. This provision shall be in addition to any rights of indemnity Consultant may have under the law and shall survive and remain in effect following the termination of this Agreement for any reason. Should any part of this provision be determined to be unenforceable, Ryan Miller Architects and Client agree the rest of the provision shall apply to the maximum extent permitted by law. The Client's duty to defend Ryan Miller Architects shall

arise immediately upon tender of any matter potentially covered by the above obligations to indemnify and hold harmless.

Ryan Miller Architects agrees to indemnify and hold harmless CLIENT, its officers, directors, partners, employees, and any other entity or person for which Ryan Miller Architects is legally liable, from and against any damages, losses, liabilities, judgments, settlements, expenses, and costs (including reasonable attorneys' fees, costs and expenses recoverable under applicable law), that CLIENT incurs from claims by third parties, to the extent caused by negligent acts, errors or omissions or willful misconduct of Ryan Miller Architects in the performance of professional services under this Agreement and any other entity or person for which Ryan Miller Architects is legally liable.

Notwithstanding the foregoing, if Ryan Miller Architects' obligation to defend, indemnify, and/or hold harmless arises out of Ryan Miller Architects' performance of "design professional" services (as that term is defined under California Civil Code Section 2782.8), Ryan Miller Architects' obligations shall be as stated in California Civil Code Section 2782.8, which is fully incorporated herein as it was in effect as of the date of this Agreement. Ryan Miller Architects' indemnification obligation shall be limited to claims to the extent caused by the negligence, recklessness, or willful misconduct of Ryan Miller Architects, and, upon Ryan Miller Architects obtaining a final adjudication by a court of competent jurisdiction, Ryan Miller Architects' liability for such claim, including the cost to defend, shall not exceed Ryan Miller Architects' proportionate percentage of fault. Ryan Miller Architects is not obligated to indemnify and hold harmless CLIENT for CLIENT'S active or sole negligence, or willful misconduct.

MEDIATION & JUDICIAL REFERENCE

5. In an effort to resolve any conflicts or disputes that arise regarding the performance of this agreement, the Client and Ryan Miller Architects agree that all such disputes shall be submitted to non-binding mediation, using a mutually agreed upon mediation service experienced in the resolution of construction disputes. Unless the parties mutually agree otherwise, such mediation shall be a condition precedent to the initiation of any other adjudicative proceedings. It is further agreed that any dispute that is not settled pursuant to such mediation shall be adjudicated by a court appointed referee in accordance with the Judicial Reference procedures as set forth in California Code of Civil Procedure Section 638 et seq. The parties hereby mutually agree to waive any right to a trial by jury regarding any dispute arising out of this agreement.

The parties further agree to include a similar mediation, Judicial Reference & waiver of jury trial provision in their agreements with other independent contractors & consultants retained for the project and require them to similarly agree to these dispute resolution procedures. The cost of said Mediation shall be split equally between the parties. This agreement to mediate shall be specifically enforceable under the prevailing law of the jurisdiction in which this agreement was signed.

HAZARDOUS WASTE

6. The PCA does not address the presence or absence of any hazardous materials, chemicals, or biological growths (such as mold or mildew) at the subject property. Any evaluation or description of environmental matters or concerns is outside the scope of work of the PCA.

FORCE MAJUERE

7. Neither party shall be responsible for damages or delays in performance under this Agreement caused by acts of God, strikes, lockouts, accidents or other events or conditions (other than financial inability) beyond the other Party's reasonable control.

TERMINATION

8. This Agreement may be terminated by either party upon ten (10) days' written notice should the other party substantially fail to perform in accordance with its duties and responsibilities as set forth in this Agreement and such failure to perform is through no fault of the party initiating the termination. Client agrees that if it chooses to terminate Ryan Miller Architects for convenience, and Ryan Miller Architects has otherwise satisfactorily performed its obligations under this Agreement to that point, Ryan Miller Architects shall be paid no less than eighty percent (80%) of the contract price, provided, however, that if Ryan Miller Architects shall have completed more than eighty percent of the Work at the time of said termination, Ryan Miller Architects shall be compensated as provided in the Authorization for Work for all services performed prior to the termination date which fall within the scope of work described in the Authorization for Work and may as well, at its sole discretion and in accordance with said Schedule of Fees, charge Client, and Client agrees to pay Ryan Miller Architects' reasonable costs and labor in winding up its files and removing equipment and other materials from the Project.

Upon notice of termination by Client to Ryan Miller Architects, Ryan Miller Architects may issue notice of such termination to other consultants, contractors, subcontractors and to governing agencies having jurisdiction over the Project, and take such other actions as are reasonably necessary in order to give notice that Ryan Miller Architects is no longer associated with the Project and to protect Ryan Miller Architects from claims of liability from the work of others.

DOCUMENTS

9. Any documents prepared by Ryan Miller Architects, including, but not limited to proposals, project specifications, drawings, calculations, plans and maps, and any ideas and designs incorporated therein, as well as any reproduction of the above are instruments of service and shall remain the property of Ryan Miller Architects and Ryan Miller Architects retains copyrights to these instruments of service. Ryan Miller Architects grants to Client a non-exclusive license to use these instruments of service for the purpose of completing and maintaining the Project.

The Client shall be permitted to retain a copy of any instruments of service, but Client expressly agrees and acknowledges that the instruments of service may not be used by the Client on other projects, or for any other purpose, except the project for which they were prepared, unless Client first obtains a written agreement expanding the license to such use from Ryan Miller Architects, and with appropriate compensation to Ryan Miller Architects. Client further agrees that such instruments of service shall not be provided to any third parties without the express written permission of Ryan Miller Architects.

Client shall furnish, or cause to be furnished to Ryan Miller Architects all documents and information required by Ryan Miller Architects for the proper performance of its services. If Client fails to provide Ryan Miller Architects with all materials in the Client's possession requested during the period that Ryan Miller Architects is actively providing its services, Client shall release Ryan Miller Architects from any and all liability for risks and damages the Client incurs resulting from its reliance on Ryan Miller Architects' professional opinion. Ryan Miller Architects shall be entitled to rely upon Client-provided documents and information in performing the services required in this Agreement; however, Ryan Miller Architects assumes no responsibility or liability for the accuracy or completeness of Client-provided documents. Client-provided documents will remain the property of the Client.

ACCESS TO PROJECT

10. Client grants to Ryan Miller Architects the right of access and entry to the Project at all times necessary for Ryan Miller Architects to perform the Work. If Client is not the owner of the Project, then Client represents that Client has full authority to grant access and right of entry to Ryan Miller Architects for the purpose of the performance of their Work. This right of access and entry extends fully to any agents, employees, contractors or subcontractors of Ryan Miller Architects upon reasonable proof of association with Ryan Miller Architects. Client's failure to provide such timely access and permission shall constitute a material breach of this Agreement excusing Ryan Miller Architects from performance of its duties under this Agreement.

CONFIDENTIAL INFORMATION

11. Both Client and Ryan Miller Architects understand that in conjunction with Ryan Miller Architects' performance of the Work on the project, both Client and Ryan Miller Architects may receive or be exposed to Proprietary Information of the other. As used herein, the term "Proprietary Information" refers to any and all information of a confidential, proprietary or secret nature which may be either applicable to, or relate in any way to: (a) the personal, financial or other affairs of the business of each of the Parties, or (b) the research and development or investigations of each of the Parties. Proprietary Information includes, for example and without limitation, trade secrets, processes, formulas, data, know-how, improvements, inventions, techniques, software technical data, developments, research projects, plans for future development, marketing plans and strategies. Each of the Parties agrees that all Proprietary Information of the other party is and shall remain exclusively the property of that other party. The parties further acknowledge that the Proprietary Information of the other party is a special, valuable, and unique asset of that party, and each of the Parties

agrees that at all times during the terms of this Agreement and thereafter to keep in confidence and trust all Proprietary Information of the other party, whether such Proprietary Information was obtained or developed by the other party before, during or after the term of this Agreement. Each of the Parties agrees not to sell, distribute, disclose or use in any other unauthorized manner the Proprietary Information of the other party. Ryan Miller Architects further agrees that it will not sell, distribute or disclose information or the results of any investigation conducted by Ryan Miller Architects during the performance of the Work without the prior written approval of Client, unless required to do so by federal, state or local statute, ordinance or regulation.

INDEPENDENT CONTRACTOR

12. Both Client and Ryan Miller Architects agree that Ryan Miller Architects is an independent contractor in the performance of the Work under this Agreement. All persons or parties employed by Ryan Miller Architects in connection with the Work are the agents, employees, or subcontractors of Ryan Miller Architects and not of the Client. Accordingly, Ryan Miller Architects shall be responsible for payment of all taxes arising out of Ryan Miller Architects' activities in performing the Work under this Agreement.

ENTIRE AGREEMENT

13. This Agreement contains the entire agreement between the Parties pertaining to the subject matter contained in it and supersedes and replaces in its entirety all prior and contemporaneous proposals, agreements, representations and understandings of the Parties. The Parties have carefully read and understand the contents of this Agreement and sign their names to the same as their own free act.

INTEGRATION

14. This is a fully integrated Agreement. The terms of this Agreement may be modified only by a writing signed by both Parties. The terms of this Agreement were fully negotiated by the Parties and shall not be construed for or against the Client or Ryan Miller Architects but shall be interpreted in accordance with the general meaning of the language in an effort to reach the intended result.

MODIFICATION / WAIVER / PARTIAL INVALIDITY

15. Failure on the part of either party to complain of any act or omission of the other, or to declare the other party in default, shall not constitute a waiver by such party of its rights hereunder. If any provision of this Agreement or its application be unenforceable to any extent, the Parties agree that the remainder of this Agreement shall not be affected and shall be enforced to the greatest extent permitted by law.

INUREMENT / TITLES

16. Subject to any restrictions on transfers, assignments and encumbrances set forth herein, this Agreement shall inure to the benefit of and be binding upon the signatory Parties and their respective heirs, executors, legal representatives, successors, and assigns. Paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience, and for reference only, and in no way limit, define, or extend the provisions of any paragraph, et al., incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

AUTHORITY

17. Each of the persons executing this Agreement on behalf of a corporation does hereby covenant and warrant that the corporation is duly authorized and existing under the laws of its respective state of incorporation, that the corporation has and is qualified to do business in its respective state of incorporation, that the corporation has the full right and authority to enter into this Agreement, and that each person signing on behalf of the corporation is authorized to do so. If the Client is a joint venture, limited liability company, or a partnership, the signatories warrant that said entity is properly and duly organized and existing under the laws of the state of its formation and pursuant to the organizational and operating document of the entity, and the laws of the state of its formation, said signatory has authority to act on behalf of and to commit the entity to this Agreement.

COUNTERPARTS

18. This Agreement may be signed in counterparts by each of the Parties hereto and, taken together, the signed counterparts shall constitute a single document.

THIRD PARTY BENEFICIARIES / CONTROLLING LAW

19. There are no intended third party beneficiaries of this Agreement. The services, data, and opinions expressed by Ryan Miller Architects are for the sole use of the client, are for a particular project, and may not be relied upon by anyone other than the client. This Agreement shall be controlled by the laws of the State of California; any action by either party to enforce this Agreement shall be brought in Sonoma County, California.

TIME BAR TO LEGAL ACTION

20. Any legal actions by either party against the other related to this Agreement, shall be barred after one year has passed from the time the claimant knew or should have known of its claim, and under no circumstances shall be initiated after two years have passed from the date by which Ryan Miller Architects completes its services.