

2014 GOVERNOR'S HISTORIC PRESERVATION AWARDS

140 New Montgomery Street



The lobby of the building restored to its original 1925 appearance

Designed by noted Art Deco architect, Timothy Pflueger in 1925, 140 New Montgomery was a daring structure, one of the tallest skyscrapers on the West Coast at the time of its construction. Originally home to the Pacific Telephone and Telegraph Company, this 26-story terra cotta and granite building includes a richly detailed façade and dramatic lobby while standing as one of the most iconic structures in downtown San Francisco. Wilson Meany, LLC and Stockbridge Capital Group purchased the then-unoccupied 140 New Montgomery in 2007. Perkins+Will was brought on to return the building to its former grandeur and position it as a state-of-the-art office building. Their preservation strategy incorporated contemporary systems while preserving the building's unique character and key spaces.

140 New Montgomery is a Category I (Significant) historic building recognized by the City of San Francisco in its Downtown Plan. Planning approval for the alteration and rehabilitation required general compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and its Guidelines for the Rehabilitation of Historic Buildings.

The building was in poor seismic condition and required an extensive structural retrofit. The selected strategy of using interior concrete sheer walls with steel outrigger columns was deemed to have the least impact on the historic fabric and floor plan. The existing brick and terracotta façade was repaired and restored. There is no visible alteration to the building's historic façade elements. Windows from the original 1925 construction were in poor condition. Replacement windows were selected to match the original window muntin pattern, sizes and shadow lines. At street level, existing steel sash two story windows were retained and rehabilitated. The ornate lobby is the hallmark of the building, featuring a theatrical Chinoiserie ceiling designed by artist Michael Goodman. The lobby was retained in its entirety and carefully restored. Numerous unattractive non-historic modifications were removed to

return the lobby to its original grandeur. The elevator door panels were reproduced in bronze following the original design, and non-historic fluorescent sconces were removed. The plaster ceiling, and marble walls and floors were cleaned and repaired. The center stair with its marble wainscoting and terrazzo flooring was rehabilitated and made accessible for all tenants. Revisions to the elevators allowed the retention of most elevator lobby finishes, with no alterations to the ground floor lobby. The original building had a central corridor system and closed offices, many of which had been altered or removed. Furthermore they were constructed of seismically vulnerable clay tile, and floors set with asbestos mastic. Hence the corridors were documented and removed, allowing for contemporary offices of largely open circulation and shared spaces. Original doors and frames were retained for re-use.

Brought into a new, vibrant role as a home for some of the region's most forward-looking companies, the building has regained its status as an iconic home for cutting edge technology.

View additional photos and learn more about 140 New Montgomery:

<http://the140story.com/index.html>