

PACIFIC TELEPHONE AND TELEGRAPH COMPANY BUILDING  
(Glen Court Central Office Building)  
1519 Franklin Street  
Oakland  
Alameda County  
California

HABS No. CA-2317

HABS  
CAL  
1-OAK,  
18-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Western Region  
Department of the Interior  
San Francisco, California 94107

**HISTORIC AMERICAN BUILDINGS SURVEY  
PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING**

(Glen Court Central Office Building)

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**LOCATION:** 1519 Franklin Street  
City of Oakland  
County of Alameda  
California, 94612  
Parcel Number 8-622-11

**PRESENT OWNER:** Pacific Bell  
1587 Franklin Street, Room 1500  
Oakland, CA 94612

**PRESENT OCCUPANT:** Vacant

**PRESENT USE:** None. Scheduled to be demolished in early 1992

**SIGNIFICANCE:** This structure is historically important for its association with early 20th century growth of telephone service in the East Bay and the fact that it is still used by the firm that built it. At the time of the 1927 addition, the structure was called the Glen Court Central Office Building of P.T. & T. Company.

**GENERAL DESCRIPTION:** The overall dimensions of the 1519 Franklin Street Building are: 60'-0" x 150'-0". This is a steel frame building with unbraced structural steel columns. Reinforced concrete is used for footings, floors and roof. Bricks and terracotta are used as fire proofing, veneer and walls.

**EXTERIOR DESCRIPTION:** This is an 11-story building with brick curtain walls. The front facade has 3 bays with its vertical composition divided into 3 parts. These are:

- A. The Base - First and Second Floor
- B. The Shaft - Fourth to Ninth Floor
- C. The Capital - Tenth and Twelfth Floor.

A. The Base:

The Base or the first part consists of 3 - two story high arches (one per bay) with pairs of white Tuscan terracotta pilasters on both sides of each arch.

The first part has its own base of light grey granite. and white glazed terra cotta. The main entrance is at the left end bay. The original entry was a pair of iron framed, hollow steel doors with sidelights leading to the elevator lobby. This has been replaced with clear glass, anodized aluminum frame

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doors and sidelights. A similar entry in the right end bay leading to the commercial office area has been replaced with a window above granite wall in-fill. The window closely matches the original iron frame steel sash tripartite window in the center bay. Cast iron panelled spandrels separate the ground floor doors and windows from the arched tripartite second floor windows. This front facade treatment wraps around the first bay of the north side and stops at the southeast corner of the building on the other side.

The third floor facade is treated as a transition from the Base (First Part) to the Shaft (Second Part). The third floor has dentiled terra-cotta belt cornice with terracotta blank frieze dividing the base from the transitional story (Third Floor). Variegated orange brown brick panels in running bond pattern divide the bays. This third floor treatment is typical at front up to the first bay of the north side of the building.

B. The Shaft:

The second part of the vertical composition is a six story shaft (4th floor to 9th floor) of variegated orange-brown bricks in flemish bond pattern. The windows have white terracotta window sills and headers. The mullions are of bricks similar to the wall. White terracotta belt cornice separates the shaft from the capital. The treatment on the shaft windows and the cornice belt treatment is typical only at the front and up to the first bay of the building's north side.

C. The Capital:

The Capital comprises the tenth floor, eleventh floor and roof parapet. The Capital, like the base has white terracotta arches. Brick walls similar to the shaft, separate each arch. The windows have white terracotta sills, heads and mullions. Slightly recessed white terra cotta spandrel separates the tenth and eleventh floor windows. Tympanums above the eleventh floor windows are ornamented with cartouches and garlands.

The roof parapet directly above the arches is treated like a classical entablature with dentils below the molded cornice portion. Below the row of dentils is a band of modillion block of repetitive egg and dart moldings.

All of the windows above the second floor are tripartite casement and double hung below hinged transoms. This is typical on the front and includes one bay on the north side of the building. The windows on the left and right side of the building are double-hung and set in pairs. The rear side of the building has no windows.

INTERIOR DESCRIPTION:

The most important feature of the interior spaces was the large ground floor commercial department which had paired pilasters in imitation stone

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plaster on each face of the structural columns. Large coved covers formed by the ceiling structure were lined with plaster cornices. The historic resources inventory of the Department of Parks and Recreation notes that the ground floor commercial area had a long grey Tennessee Marble counter with pilastered and panelled cages; this no longer exists. The original telephone toll switchboards on the third floor and telephone long distance equipment and apparatus on the fourth, seventh, eight and ninth floors have been replaced with new telephone racks. A few original motors and equipment still exist in the ninth floor.

The building had engine and boiler rooms on the basement, a commercial office and equipment room on the first floor, office areas on the second floor, toll switchboards on the third, long distance apparatus on the fourth, telephone terminal room and office rooms on the fifth floor, commercial quarters, locker rooms and operating room on the sixth floor, apparatus room on the seventh, eight and ninth floors, training area and classrooms on the tenth floor and district plant offices on the eleventh floor.

There are soldering niches and wax retorts on the floors with telephone apparatus. Most of these have been covered with gypsum board wall finish. At the time the pictures were taken, only 2 soldering niches were left open. A soldering niche is the place where soldering work is done. Smoke is exhausted directly to the outside of the building through a 4" x 4" cement lined flue. It works like a small fireplace. A wax retort is like a small laboratory work table with hood cover and exhaust flue to the outside of the building. Work that requires the use of chemical is performed inside a wax retort.

#### **HISTORY:**

The original building was only a six story structure, with building permit No. 48760 issued on June 28, 1918. The owner is shown as Pacific Telephone and Telegraph, the contractor as J.M. Dougan Company, and the Architect as E.V. Cobby. Drawing prints indicate drafting work by the Pacific Telephone and Telegraph Engineering Department in San Francisco. The building permit indicates that the building was finished on April 11, 1919 at a cost of \$ 268,935. Building permit No. A24437 was issued for a five story addition on February 14, 1927 at a cost of \$ 320,000. E.V. Cobby was again the Architect and the Builder was W.D. Thornally.

When the original building was done in April, 1919, it became P.T. and T. Co.'s central headquarters for their business office and telephone exchange building servicing the Eastbay area. The structure was then called "Glencourt Central Office Building for P.T. and T. Co." till the 1927 addition.

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**PRESENT CONDITION:**

The referenced building has undergone numerous repairs and modifications. Based on available record drawings and site observation, the following were observed as deviation from the original design.

- A. Flooring - original floor finish have been covered with asphalt vinyl and carpet floor
- B. Windows - Windows have undergone repairs but original design was kept.
- C. Doors - Original panelled doors have been replaced with flush type wood doors. Only a few wired plate glass elevator doors remain, most have been replaced with plywood and painted.
- D. Counters - Original curved wood and marble counters no longer exist.
- E. Toilets - Toilet rooms have been remodelled several times.
- F. Walls - Most brick walls inside were covered with wallboard. Floor to ceiling partitions appear to date from 1970's and 1980's.
- G. Switchboards - Telephone switchboards, racks and equipments are of later manufacture and not original.
- H. Stairway - Main stairway design appears original.
- I. Ceiling - Most of the plastered ceilings have been removed and replaced with suspended acoustical ceilings. Ceiling fixtures are now recessed fluorescent.

The building is vacant. It is unusable because it sustained heavy structural damage during the October 1989 Loma Prieta earthquake.

**SOURCES OF INFORMATION**

- A. Architectural Drawings  
Half sized construction record drawings and modification drawings of Pacific Bell at 1270 Arroyo Way, Walnut Creek, CA.
- B. Historic Resources Inventory  
State of California, The Resource Agency  
Department of Parks and Recreation.
- C. Photographs taken of the Building, Nov. 1991 by Allan Geller, Architectural Photographer, 1360 Lombard Street, San Francisco, CA 94109; November 18 - 21, 1991.

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- D. Field Observation taken by architects Greg Roja and Andre' Salvador of Greg Roja AIA and Associates, Inc. Architects, September 17, 1991.

**PROJECT INFORMATION:**

This Historic American Buildings survey documentation of the Pacific Telephone and Telegraph Company Building was undertaken to comply with the requirements of the City of Oakland and the U.S. Department of Interior, National Park Service to record the referenced building to Historic American Building Survey (HABS) standards and guidelines prior to building demolition.

Prepared by: Greg Roja AIA and Associates, Inc.  
Title: Architect  
Date: December 1991

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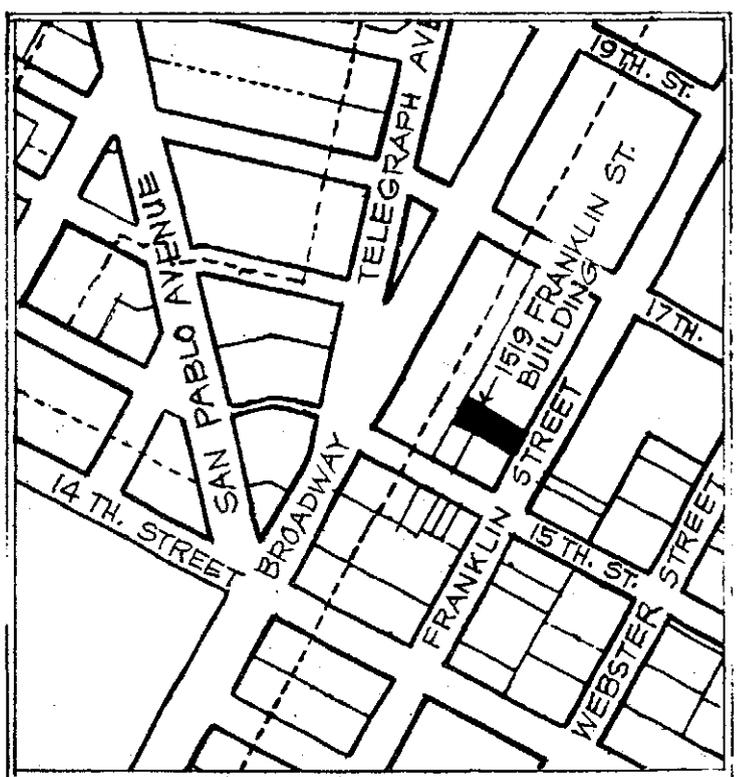
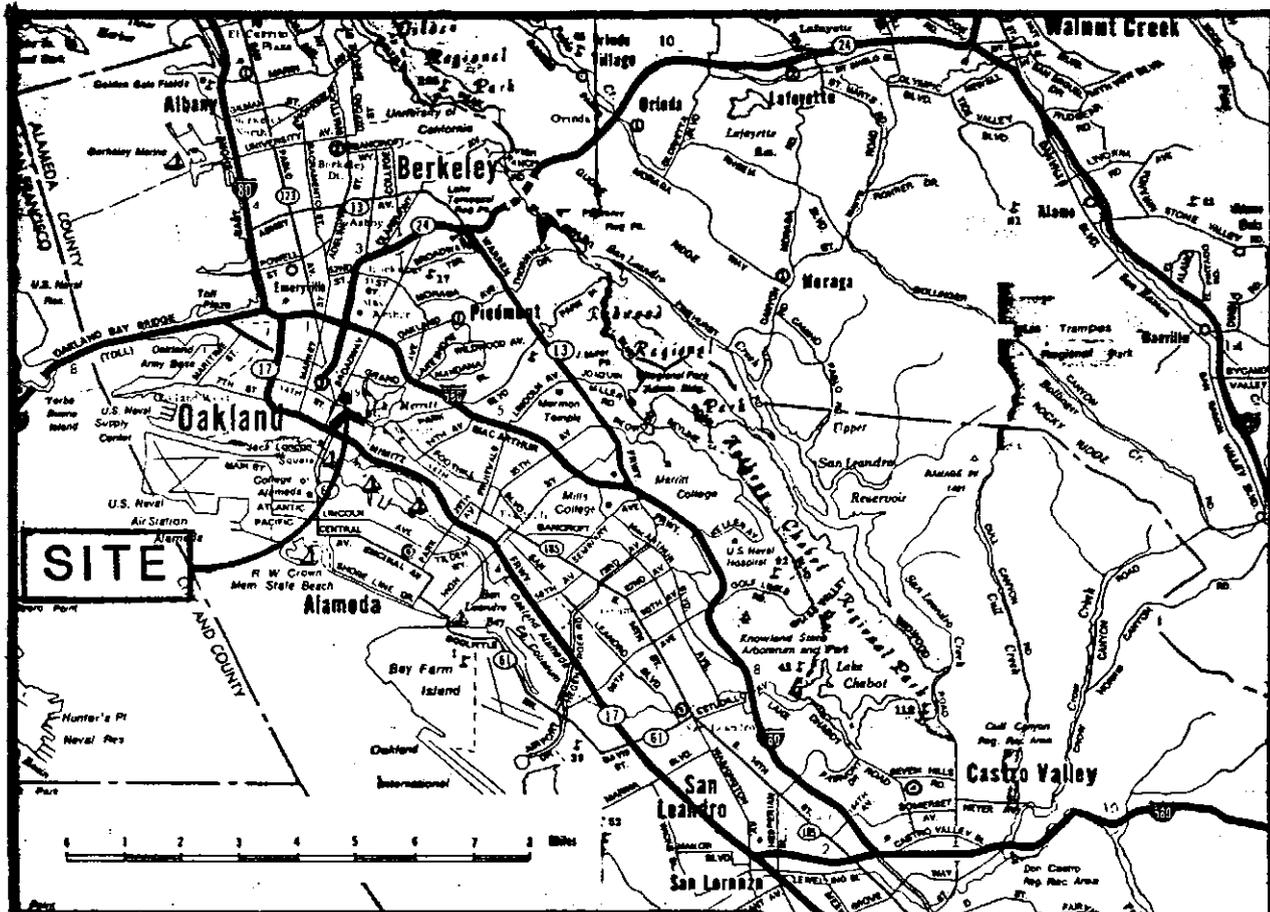
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**NOTE:**

These drawings were adapted and annotated based on half-size diazo prints on file at Pacific Bell office, 1270 Arroyo Way, Walnut Creek, California. The diazo prints are of poor quality and further reductions would make the letters non-readable. Blue prints of the original drawings are on file at the City of Oakland Development Services, 1330 Broadway, Oakland, CA under Building Permit Numbers 4870 and A24437.

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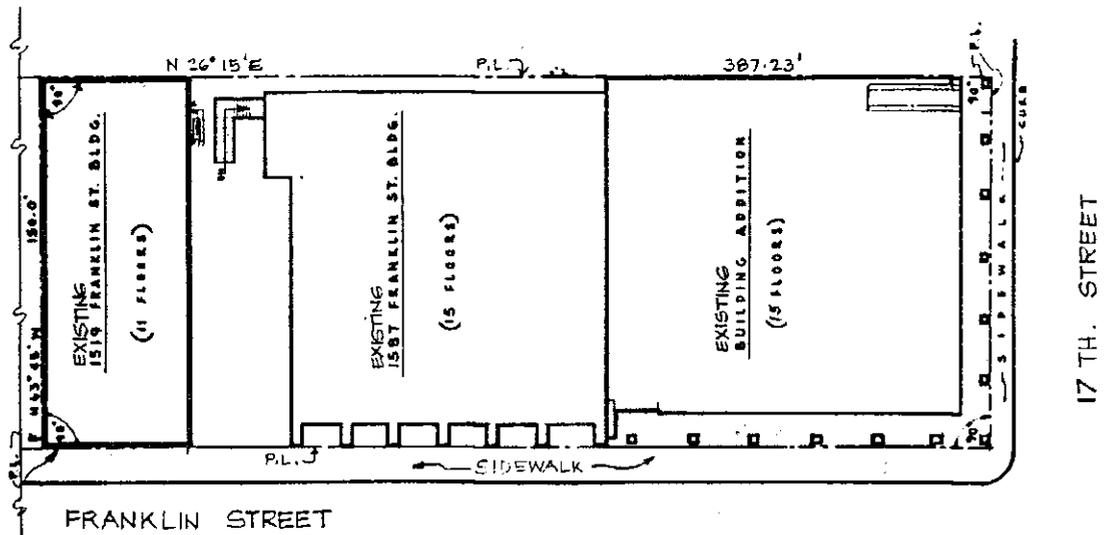
VICINITY MAP



LOCATION PLAN

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PLOT PLAN

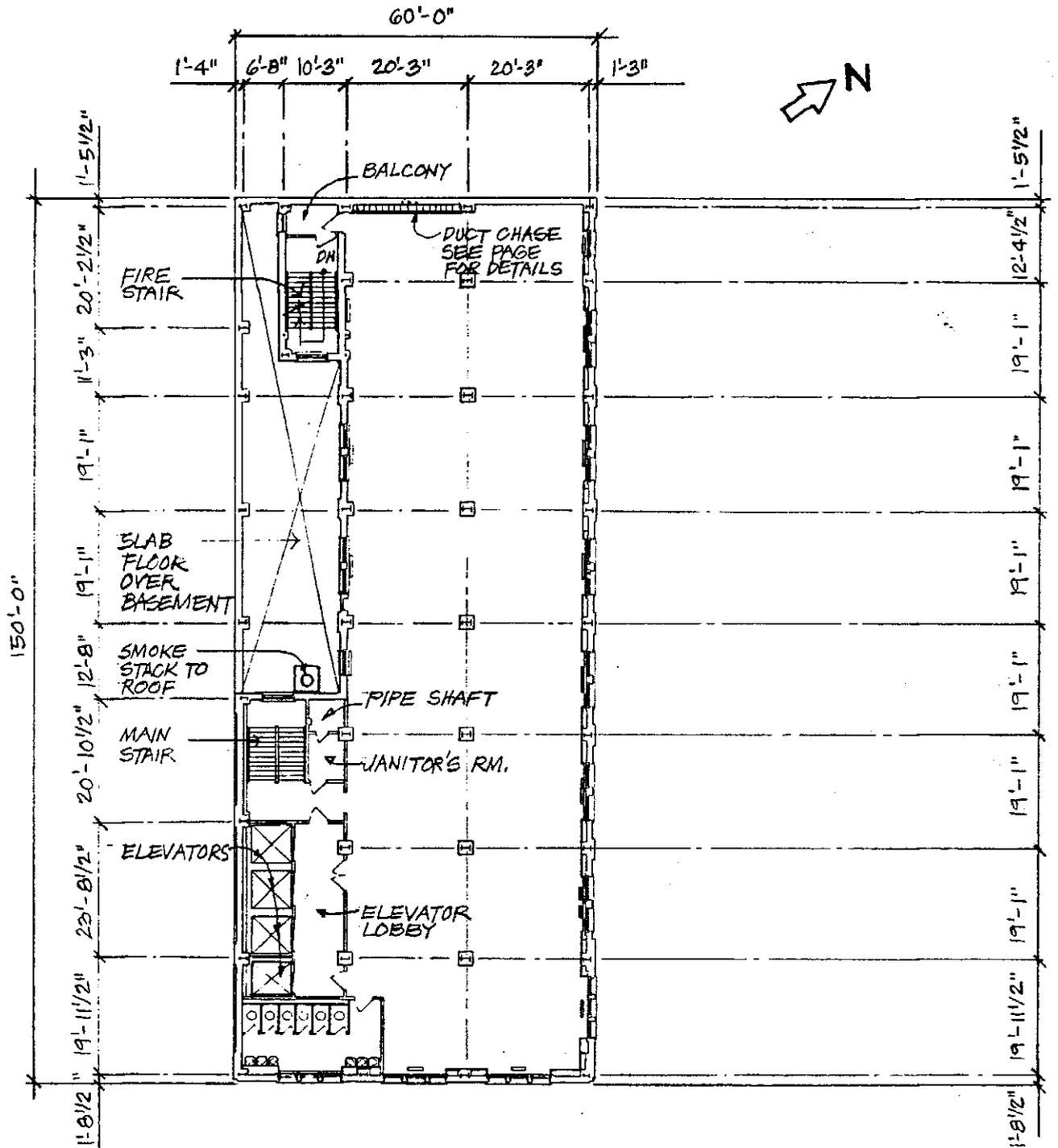






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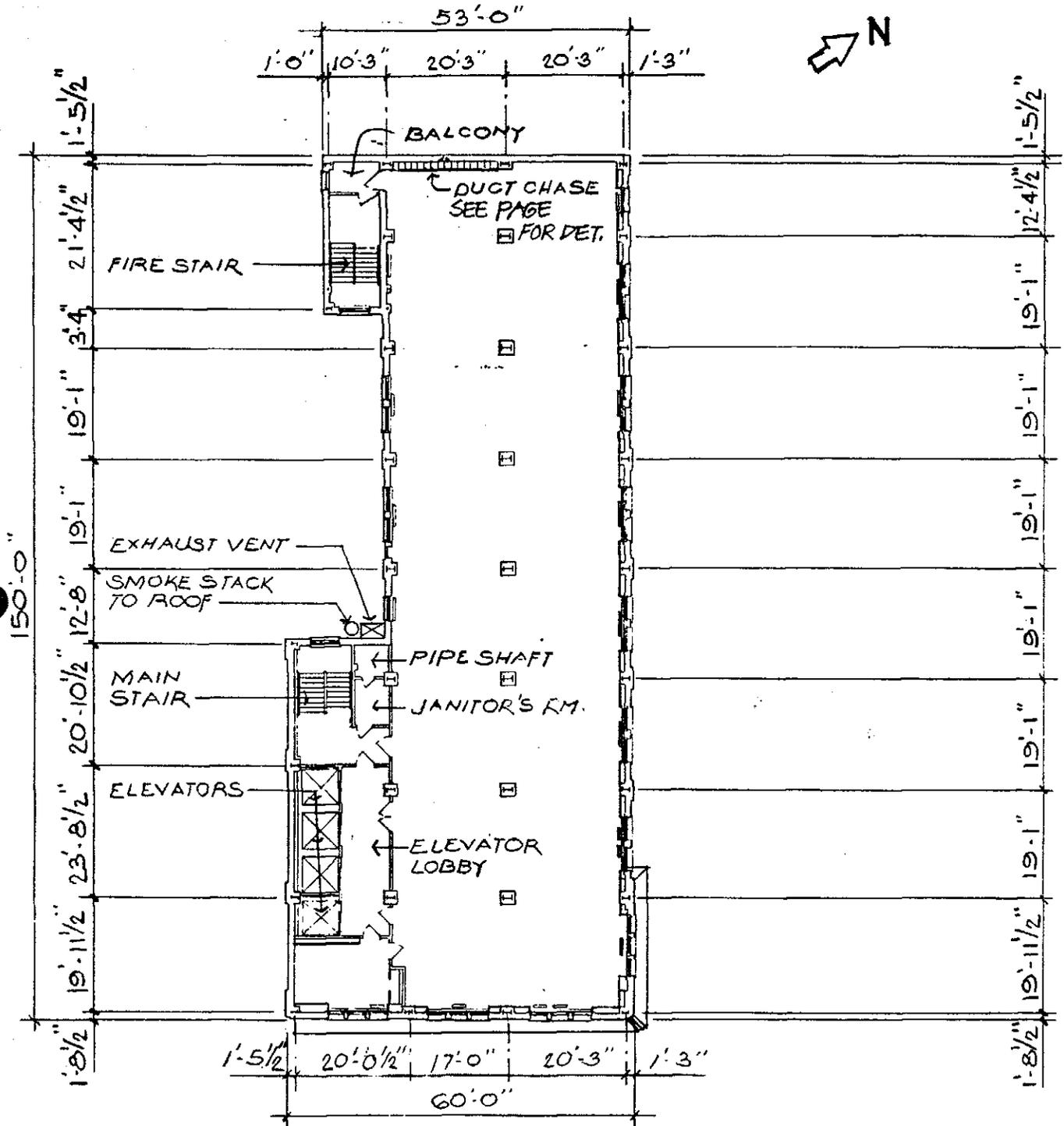


SECOND FLOOR PLAN



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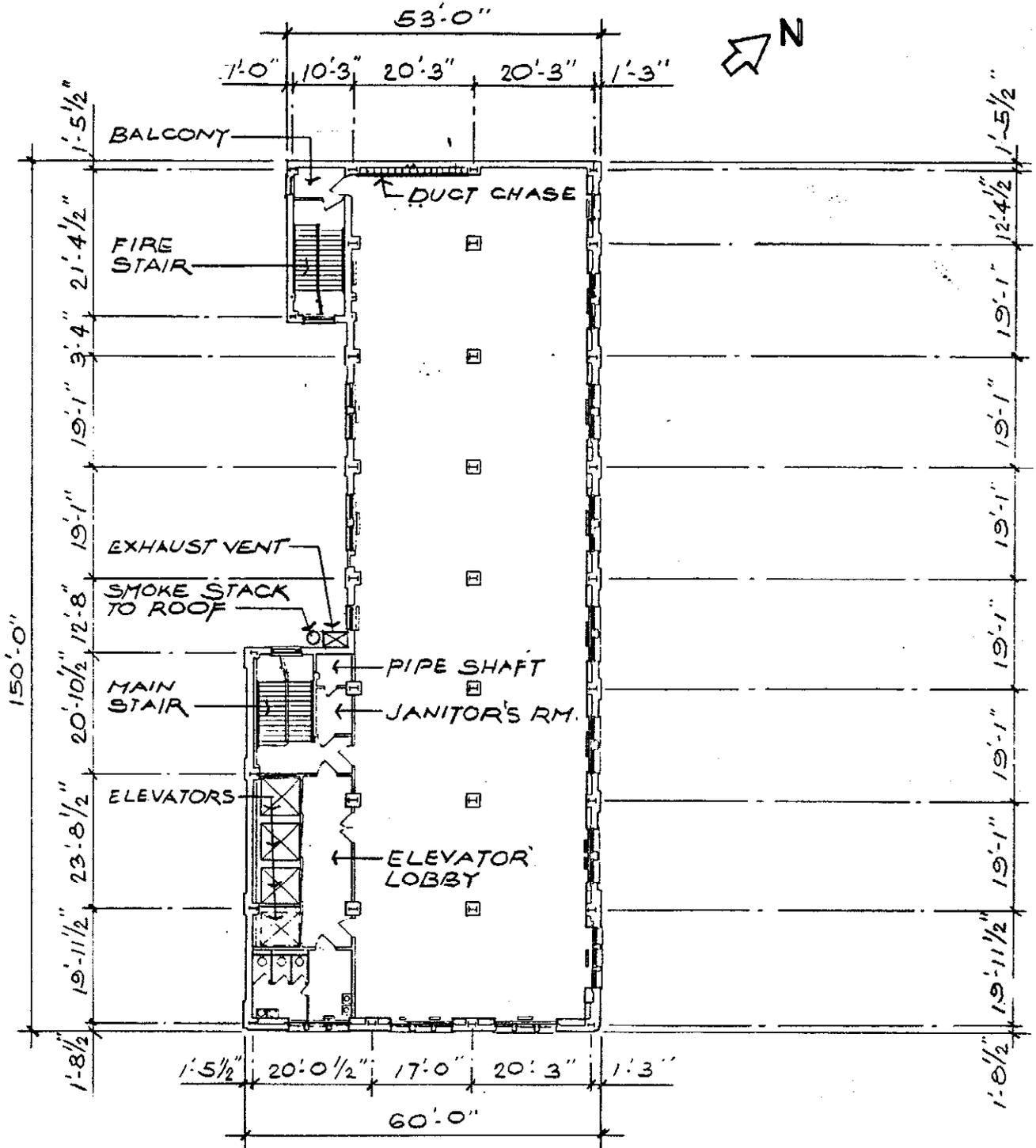


THIRD FLOOR PLAN

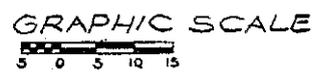


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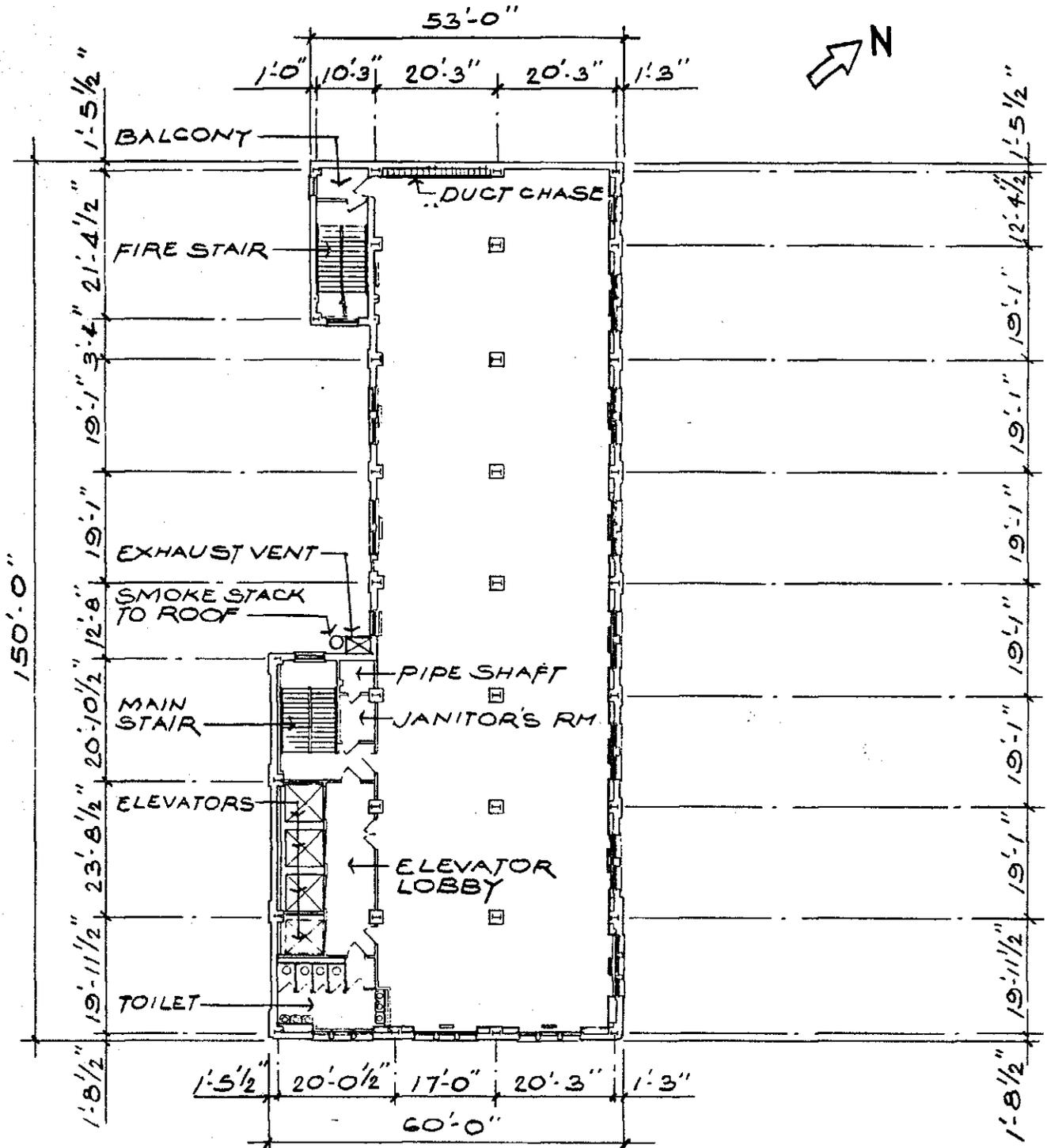


FOURTH FLOOR PLAN



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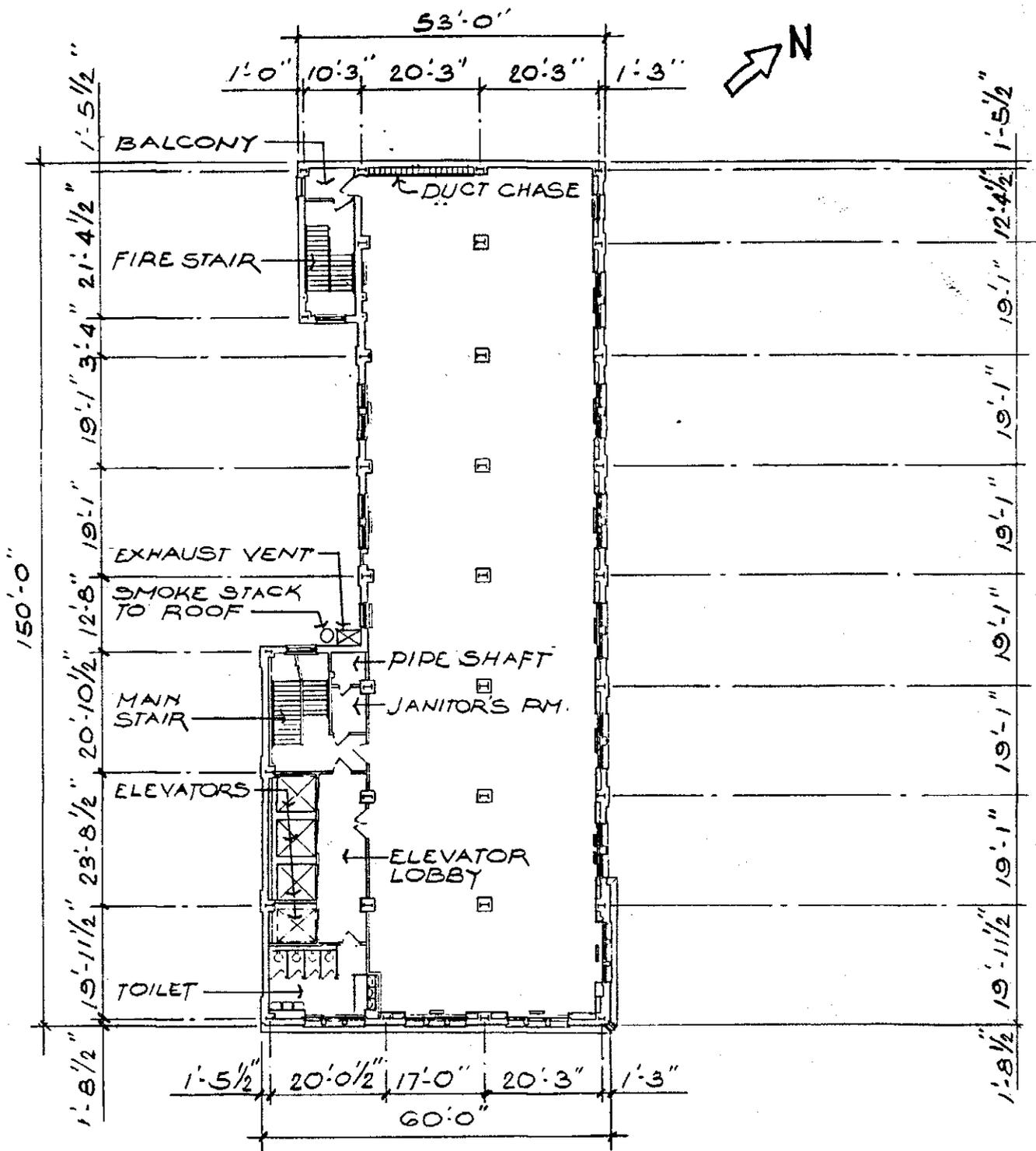


FIFTH FLOOR PLAN



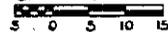
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SIXTH FLOOR PLAN

GRAPHIC SCALE

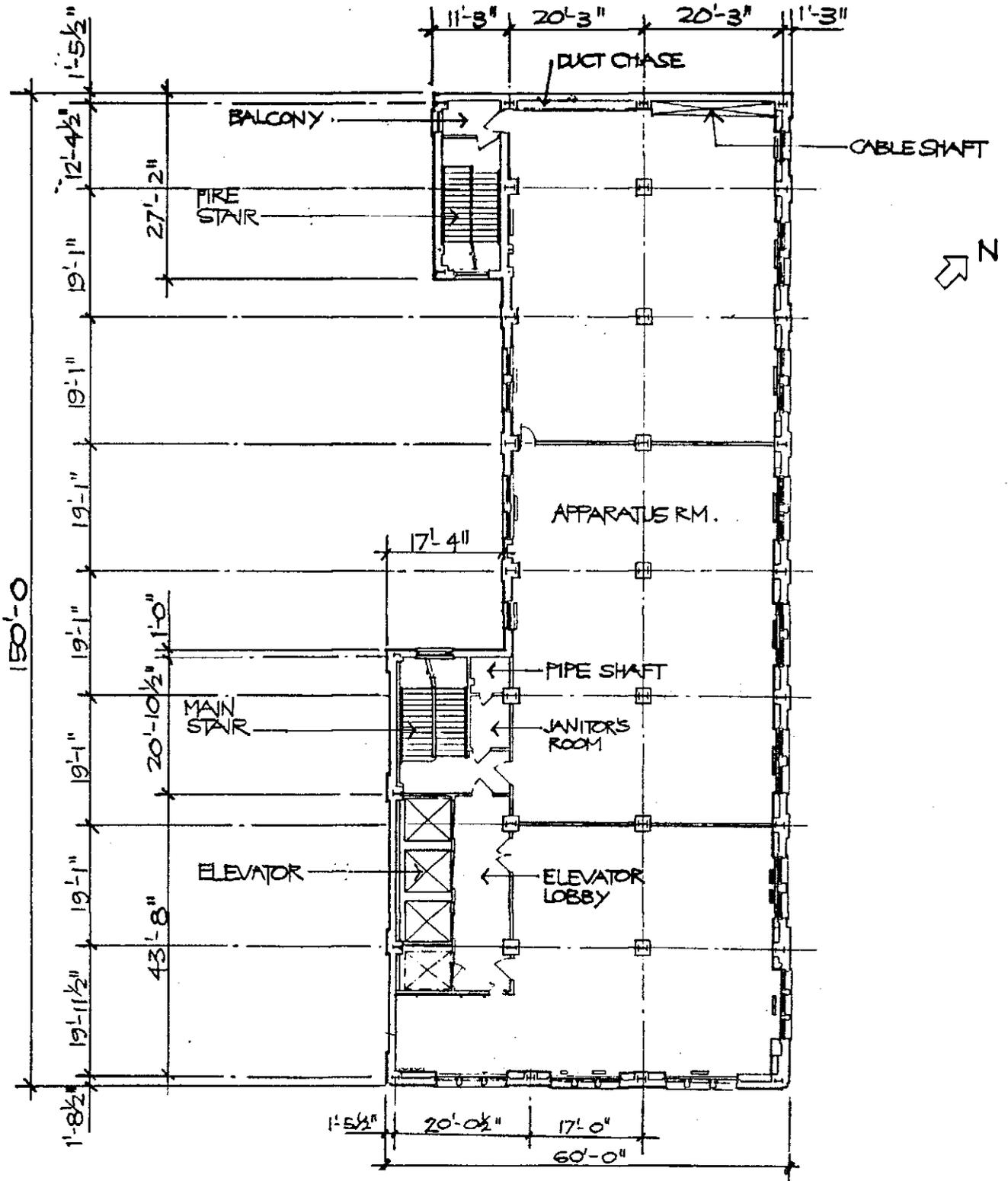




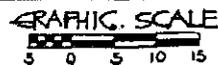


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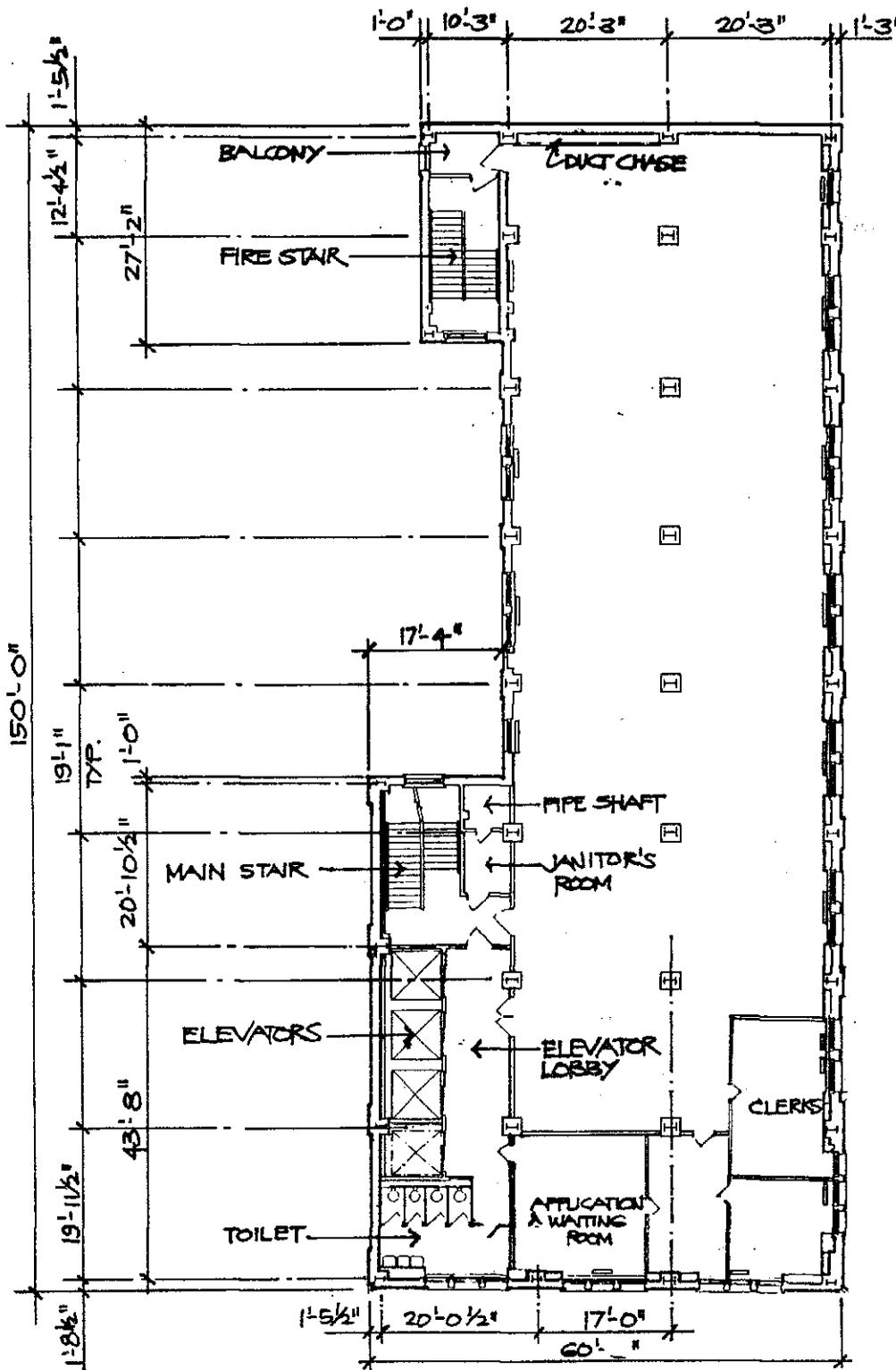


NINTH FLOOR PLAN

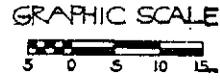


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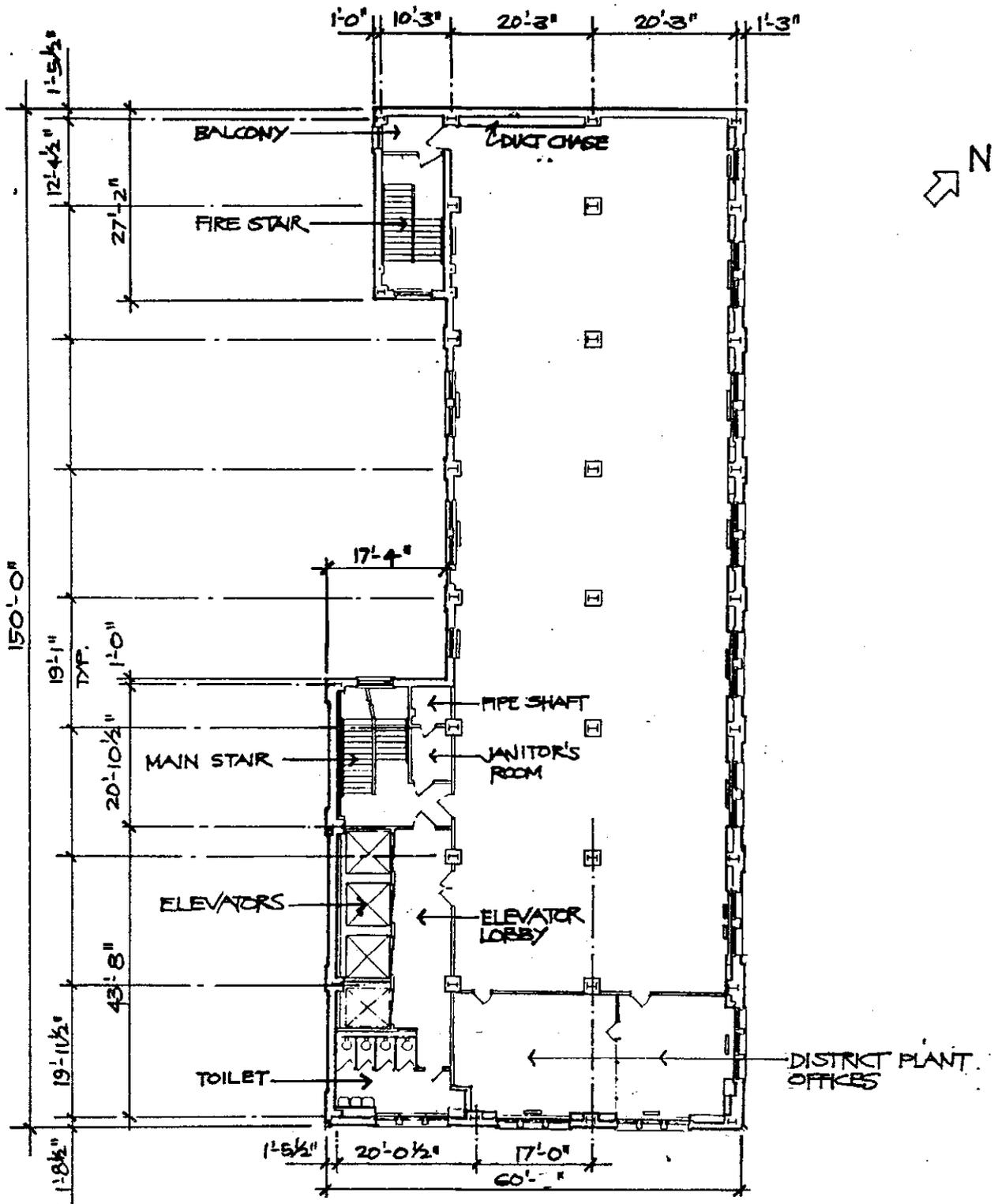


TENTH FLOOR PLAN



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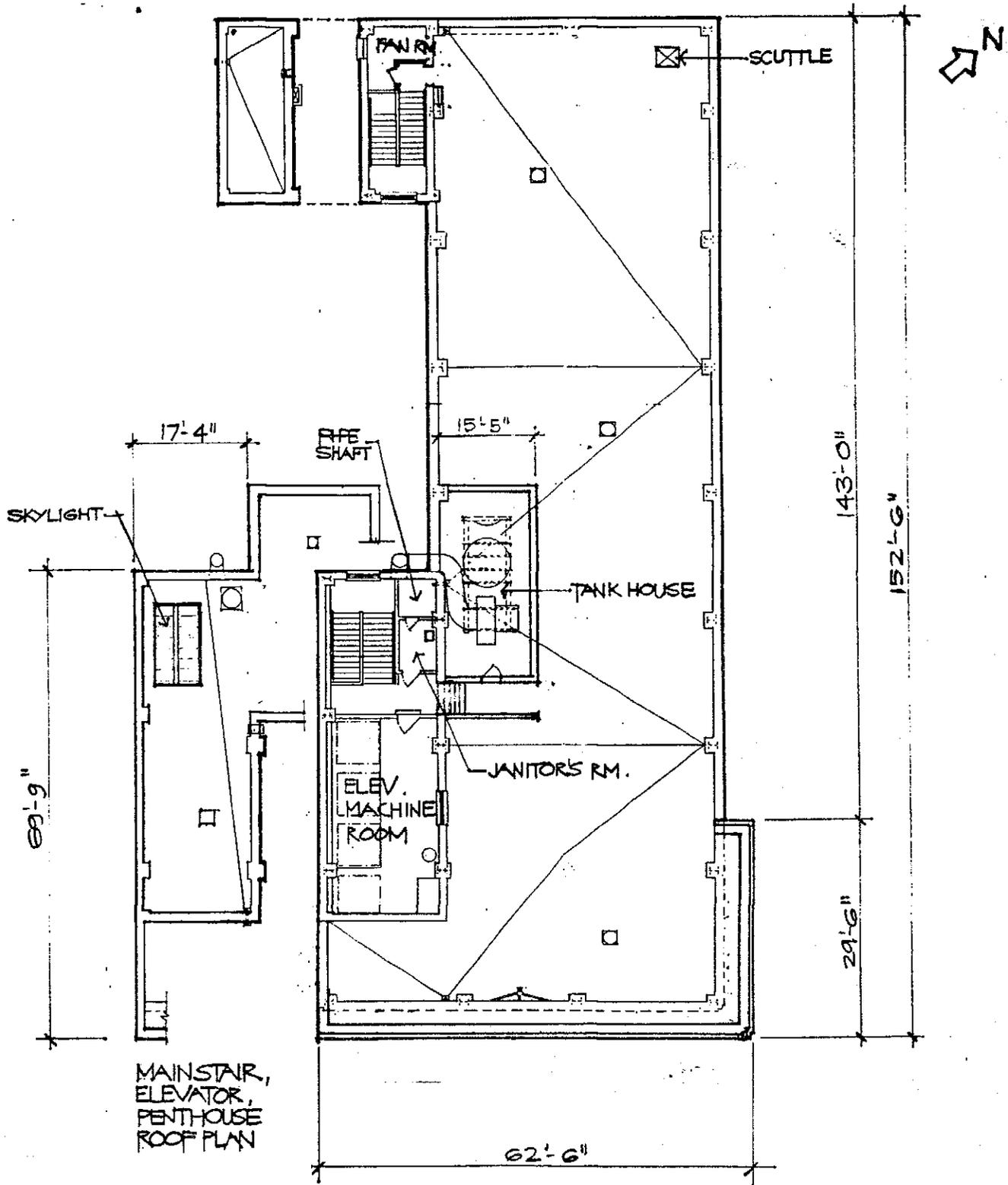
ELEVENTH FLOOR PLAN

GRAPHIC SCALE



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MAINSTAIR,  
ELEVATOR,  
PENTHOUSE  
ROOF PLAN

ROOF PLAN

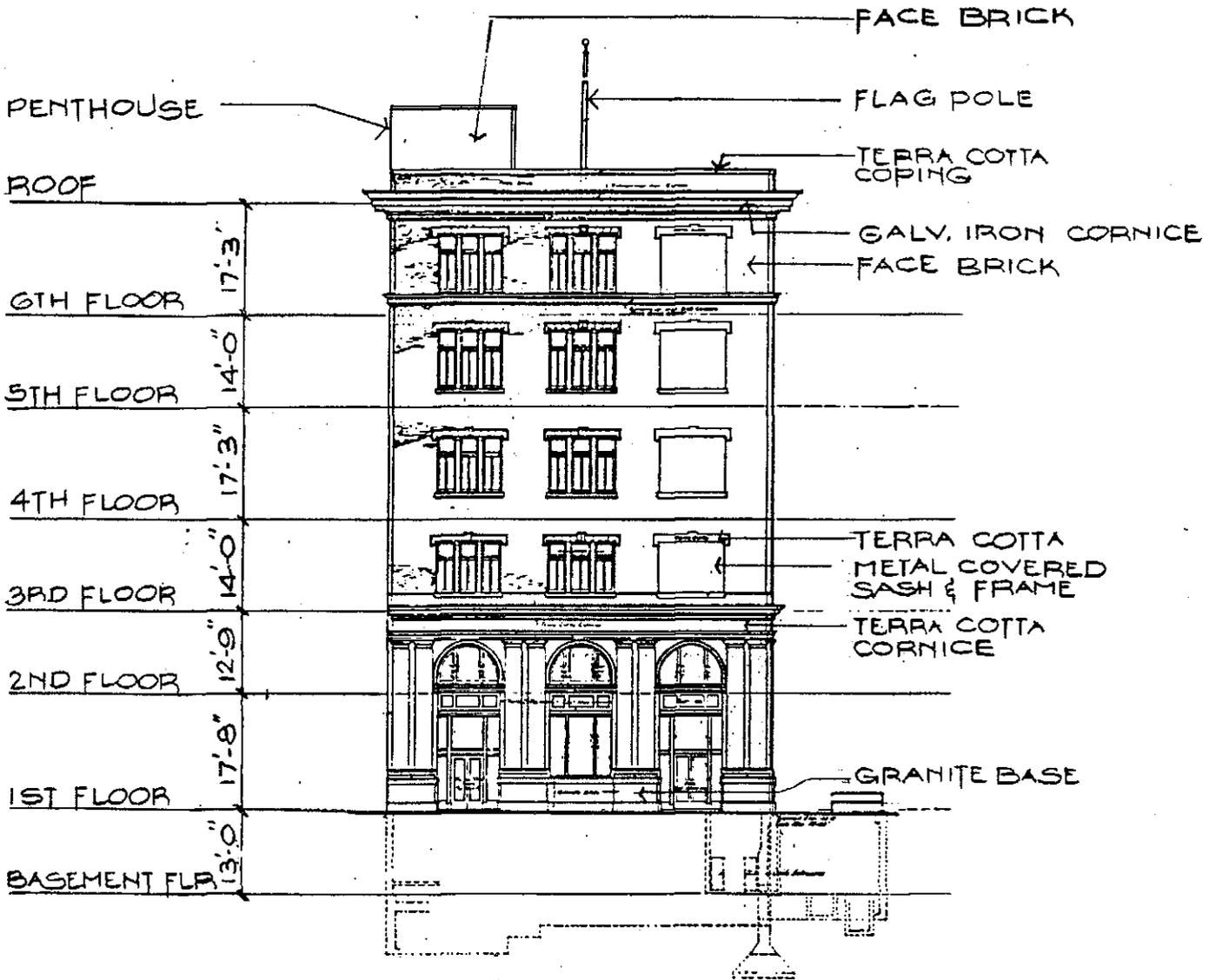
GRAPHIC SCALE



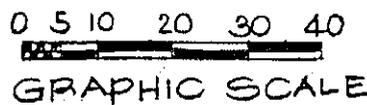
HISTORIC AMERICAN BUILDINGS SURVEY  
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NOTE: THIS EXTERIOR ELEVATION SHOWS THE ORIGINAL SIX-STORY  
 STRUCTURE BUILT IN 1919.



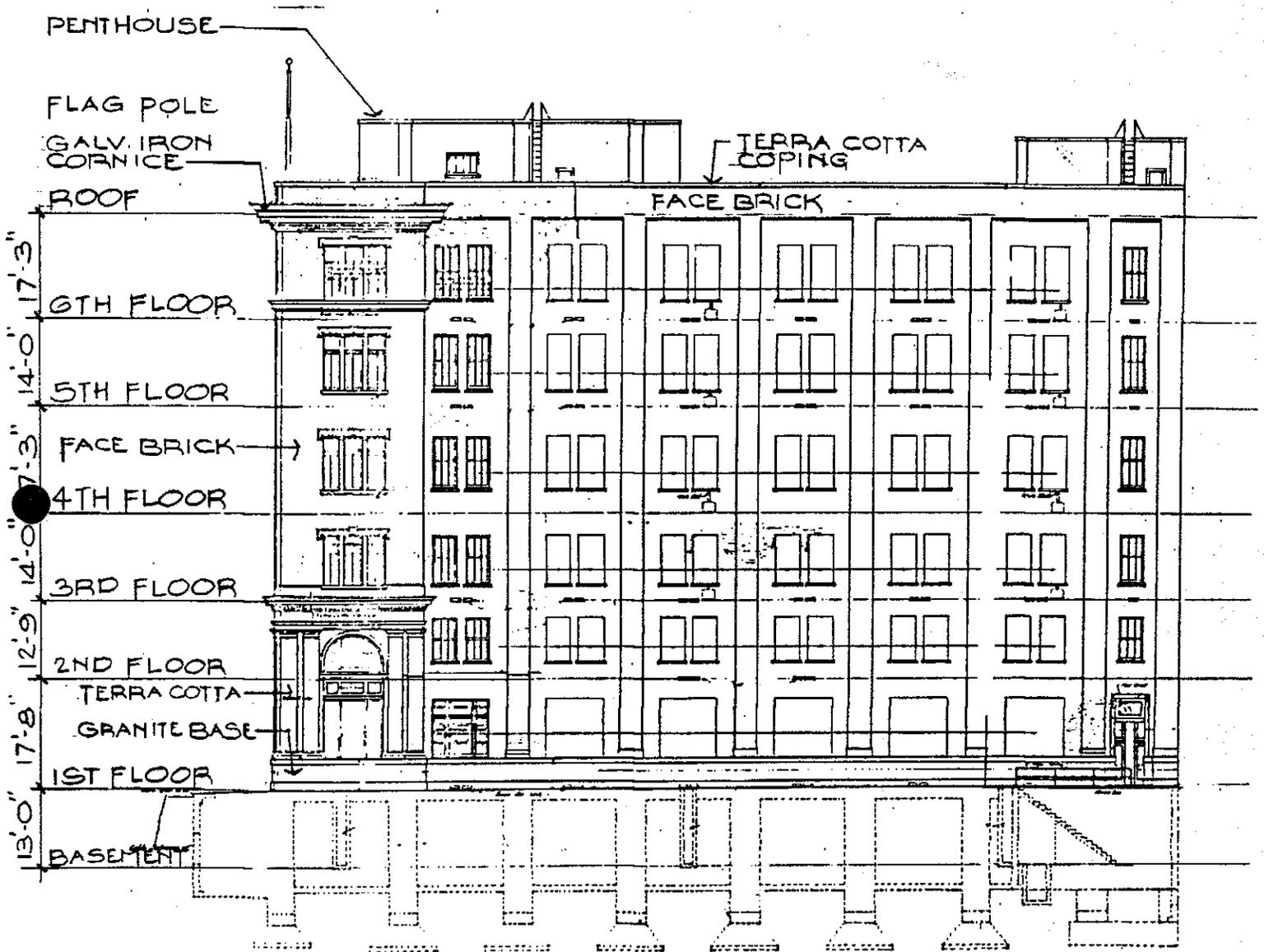
FRONT ELEVATION



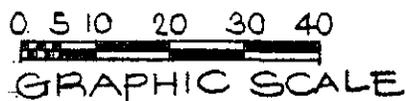
HISTORIC AMERICAN BUILDINGS SURVEY  
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NOTE: THIS EXTERIOR ELEVATION SHOWS THE ORIGINAL STRUCTURE BUILT IN 1919.



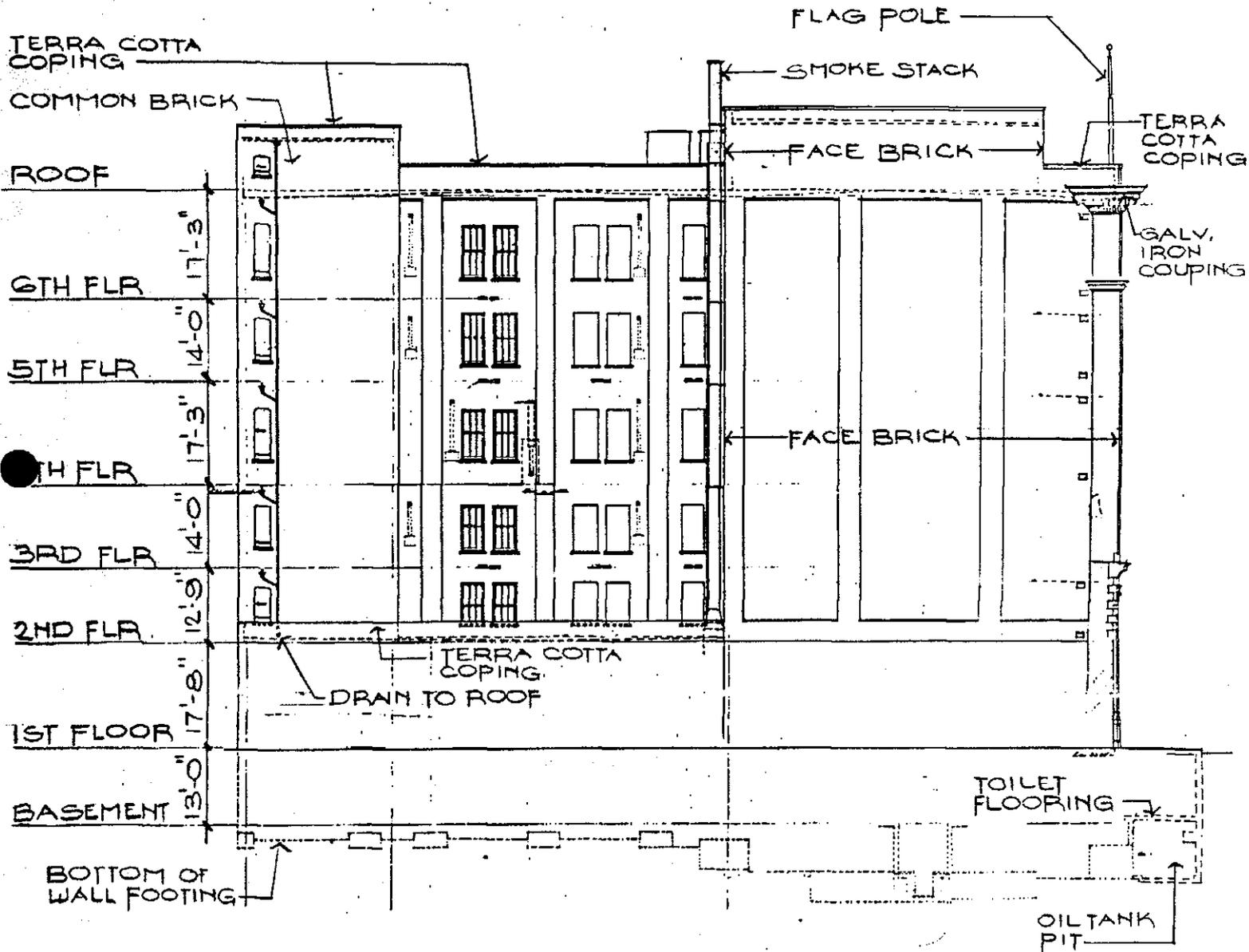
NORTH ELEVATION



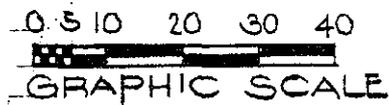
HISTORIC AMERICAN BUILDINGS SURVEY  
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NOTE: THIS EXTERIOR ELEVATION SHOWS THE ORIGINAL SIX-STORY STRUCTURE BUILT IN 1919.



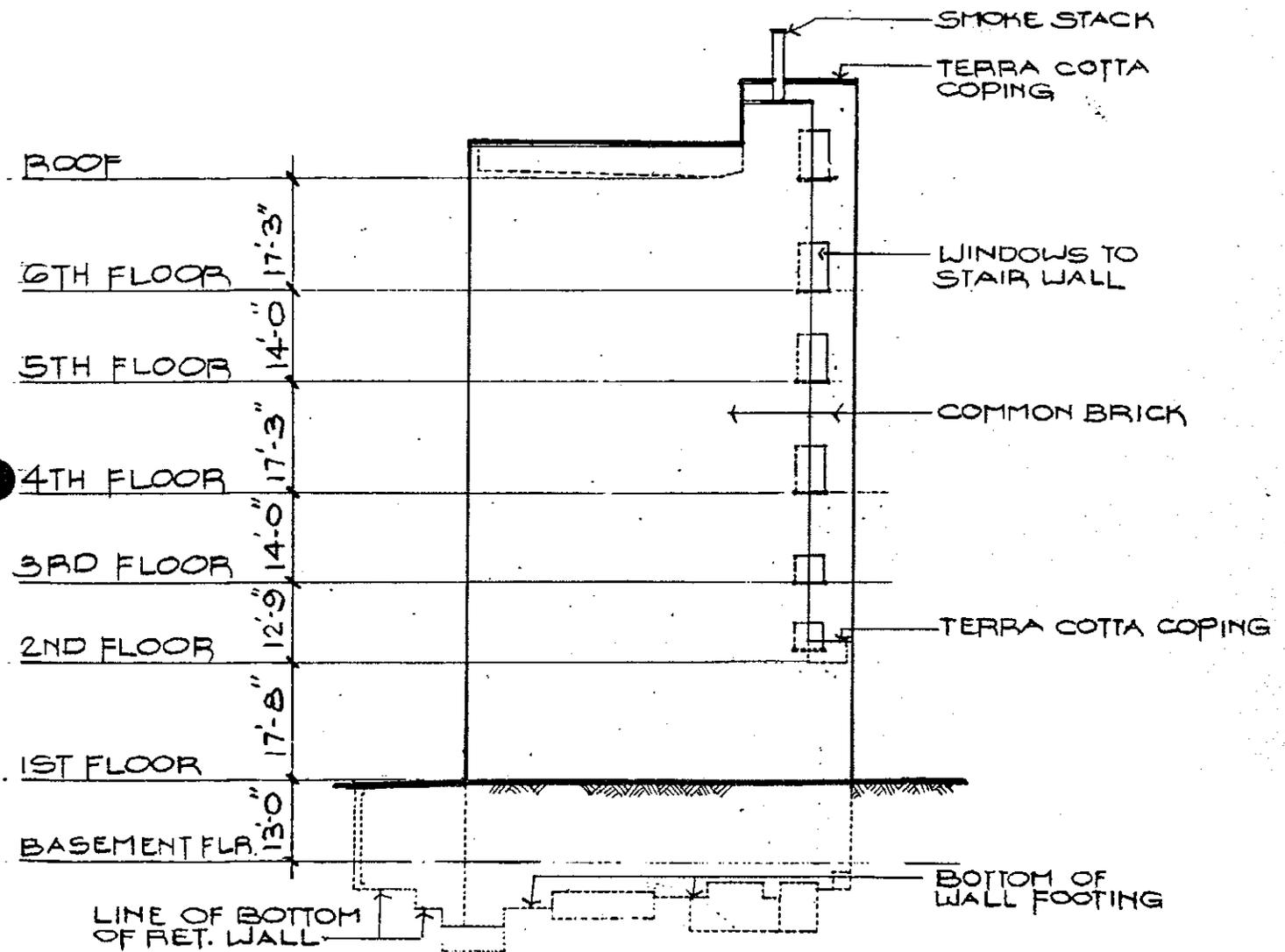
SOUTH ELEVATION



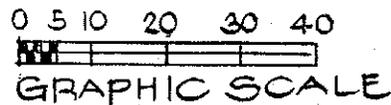
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NOTE: THIS EXTERIOR ELEVATION SHOWS THE ORIGINAL SIX-STORY STRUCTURE BUILT IN 1919



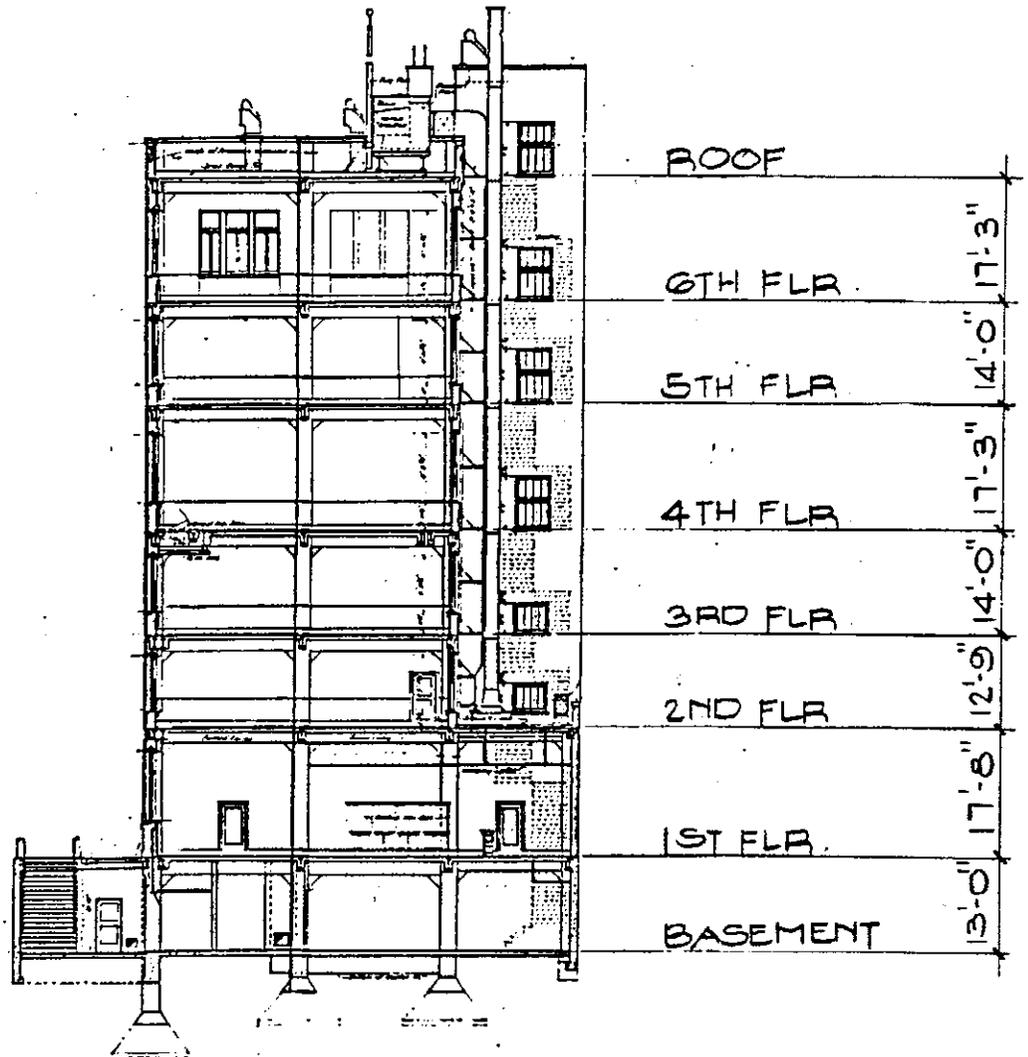
REAR ELEVATION



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NOTE: THIS CROSS-SECTION SHOWS THE ORIGINAL  
SIX-STOREY STRUCTURE BUILT IN 1919.



CROSS SECTION

0 5 10 20 30 40 FT.

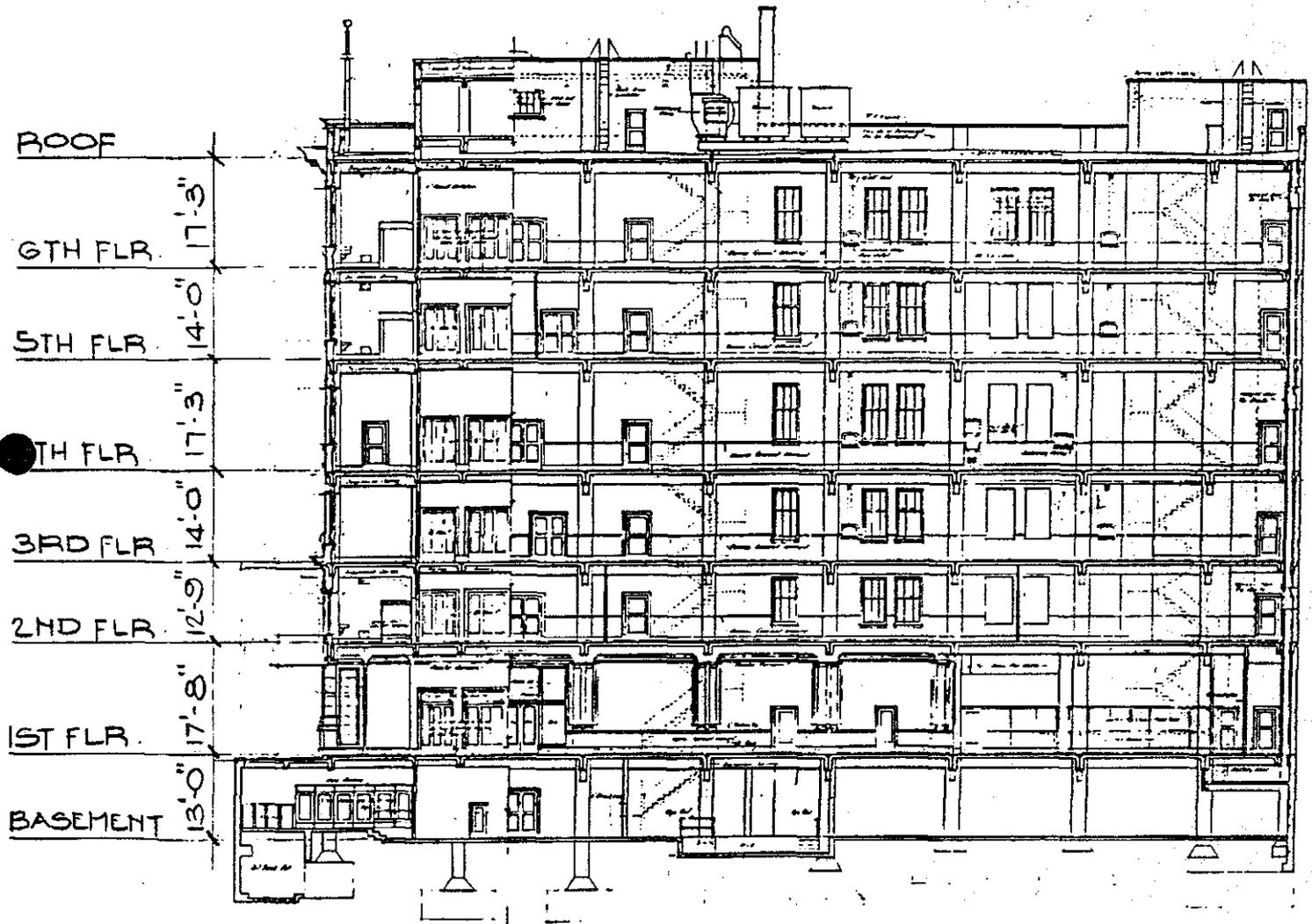


GRAPHIC SCALE

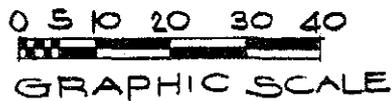
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NOTE: THIS LONGITUDINAL SECTION SHOWS THE ORIGINAL SIX-STORY BUILDING BUILT IN 1919.



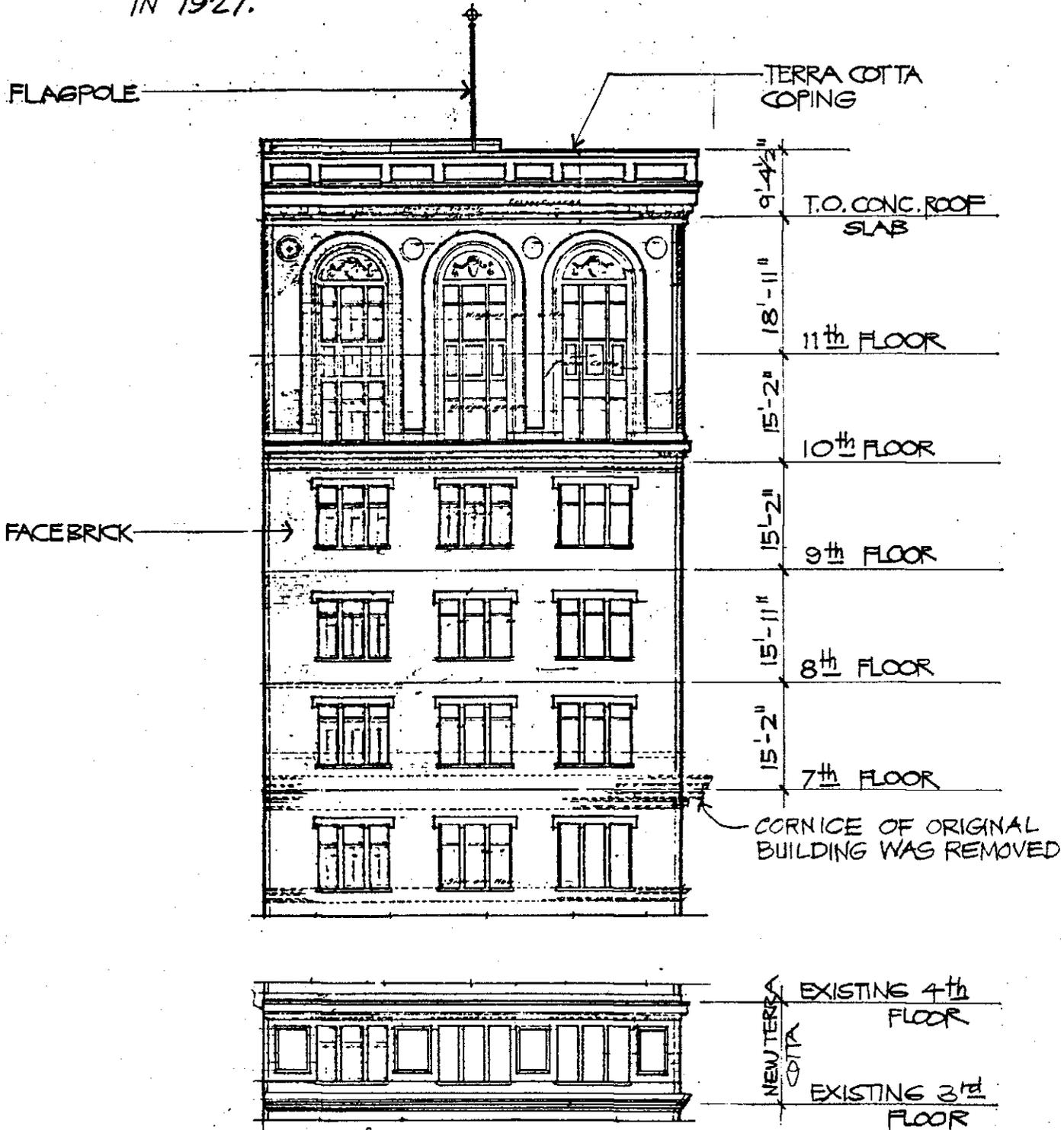
LONGITUDINAL SECTION



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NOTE: THIS ELEVATION SHOWS THE FIVE-STORY ADDITION TO THE ORIGINAL BUILDING. THE ADDITION WAS BUILT IN 1927.



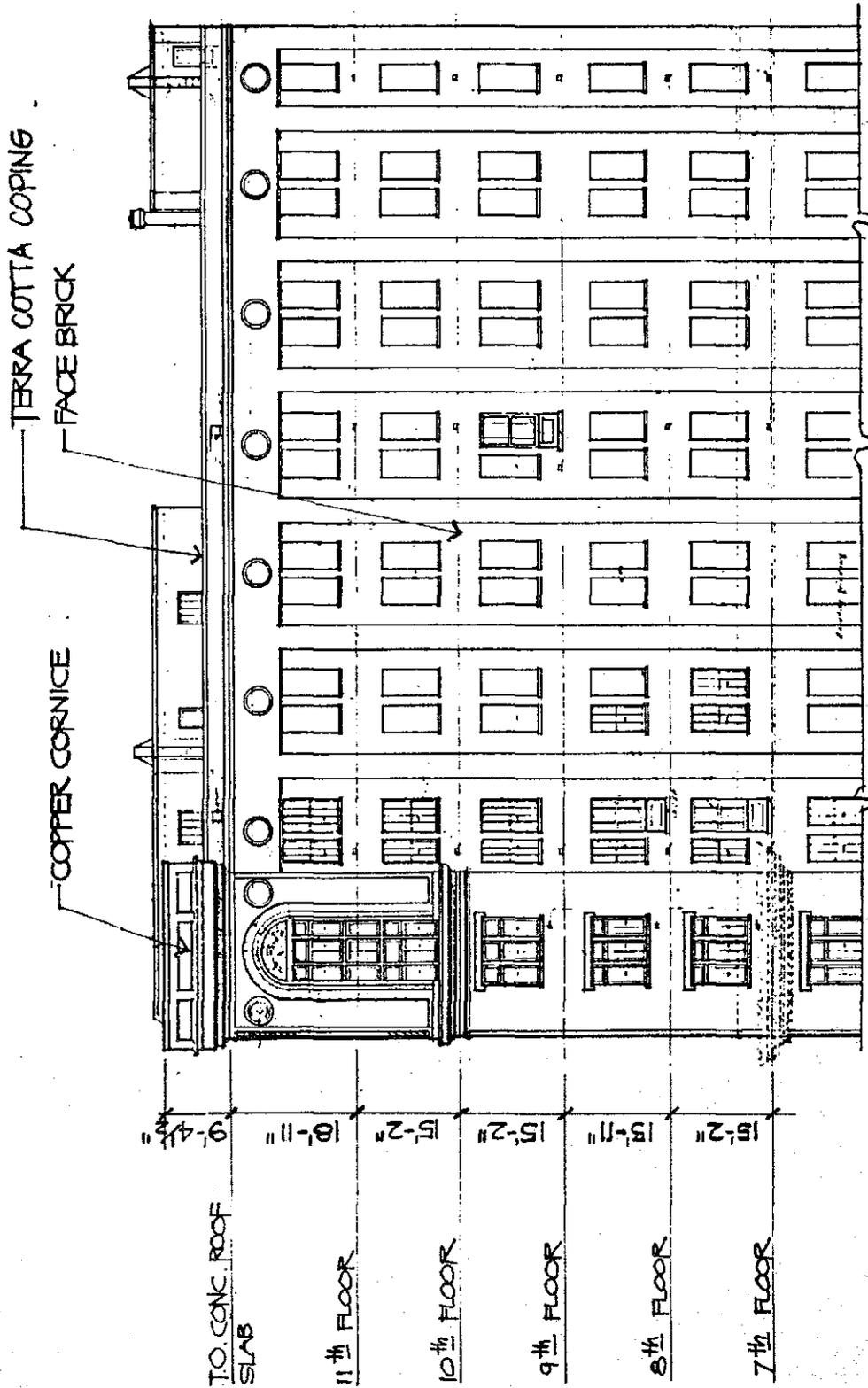
FRONT ELEVATION

GRAPHIC SCALE



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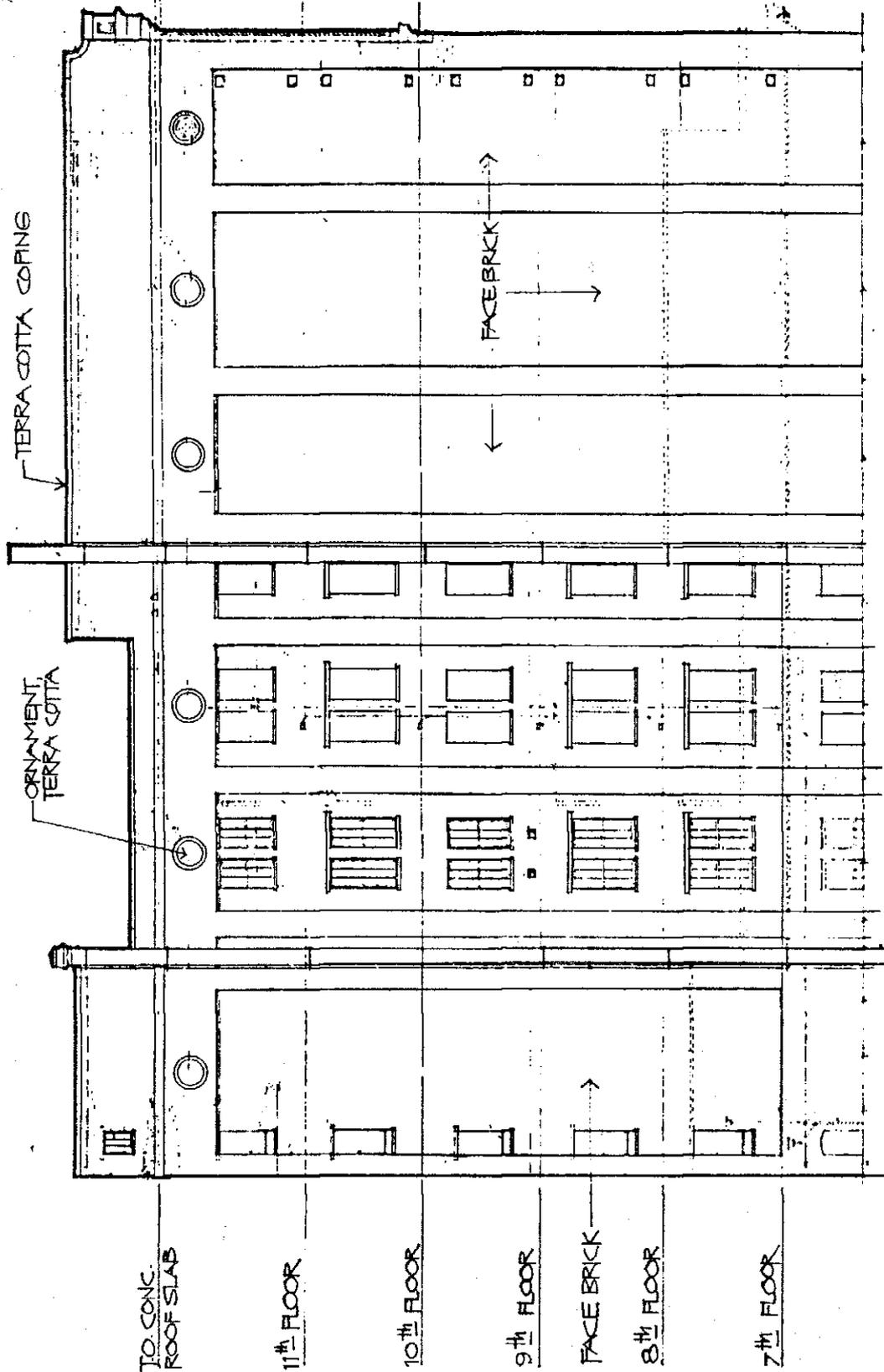


NORTH ELEVATION

NOTE: THIS ELEVATION SHOWS THE FIVE-STORY ADDITION TO THE ORIGINAL BUILDING. THIS ADDITION WAS BUILT IN 1927.

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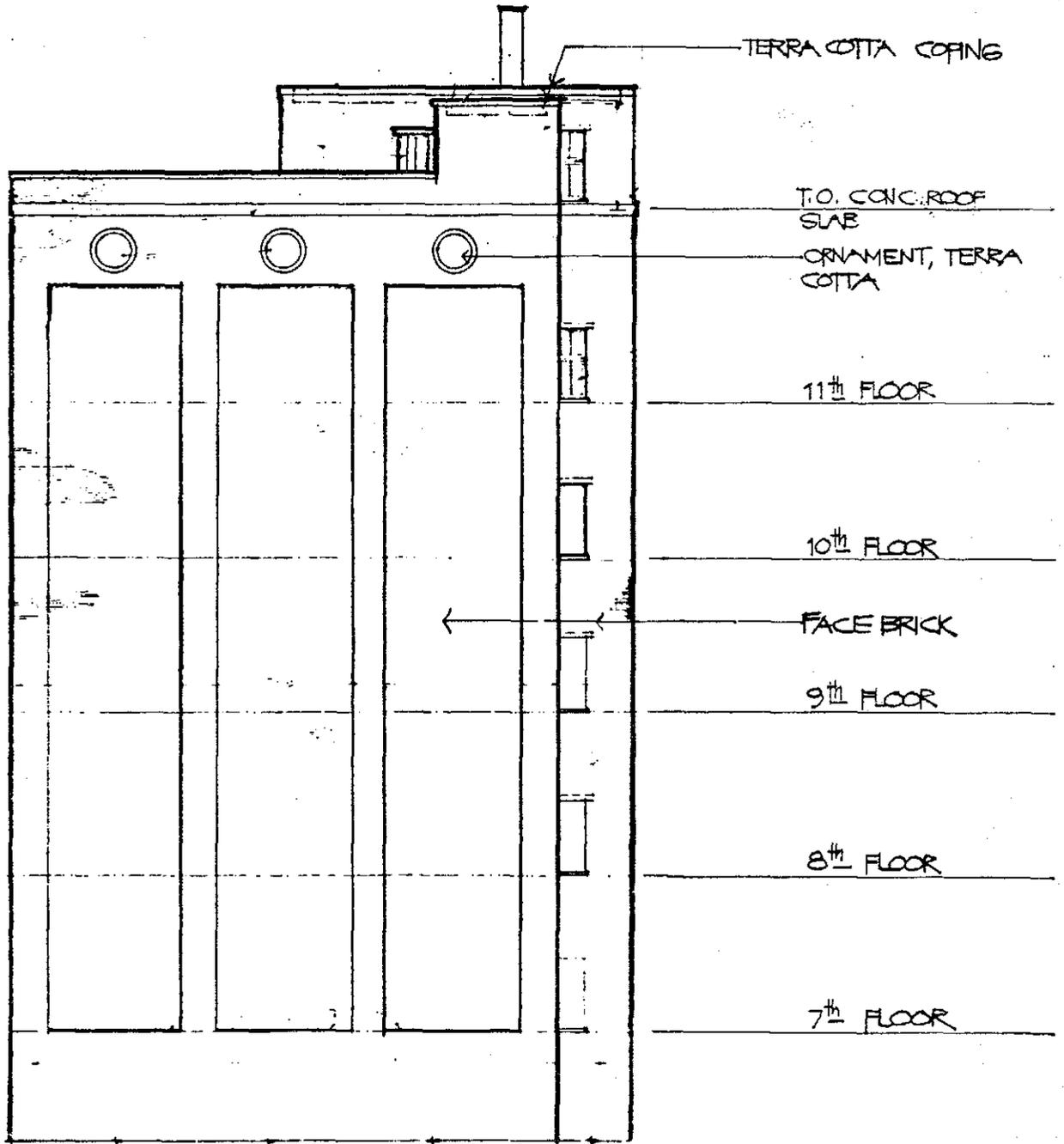
SOUTH ELEVATION

GRAPHIC SCALE



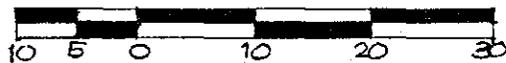
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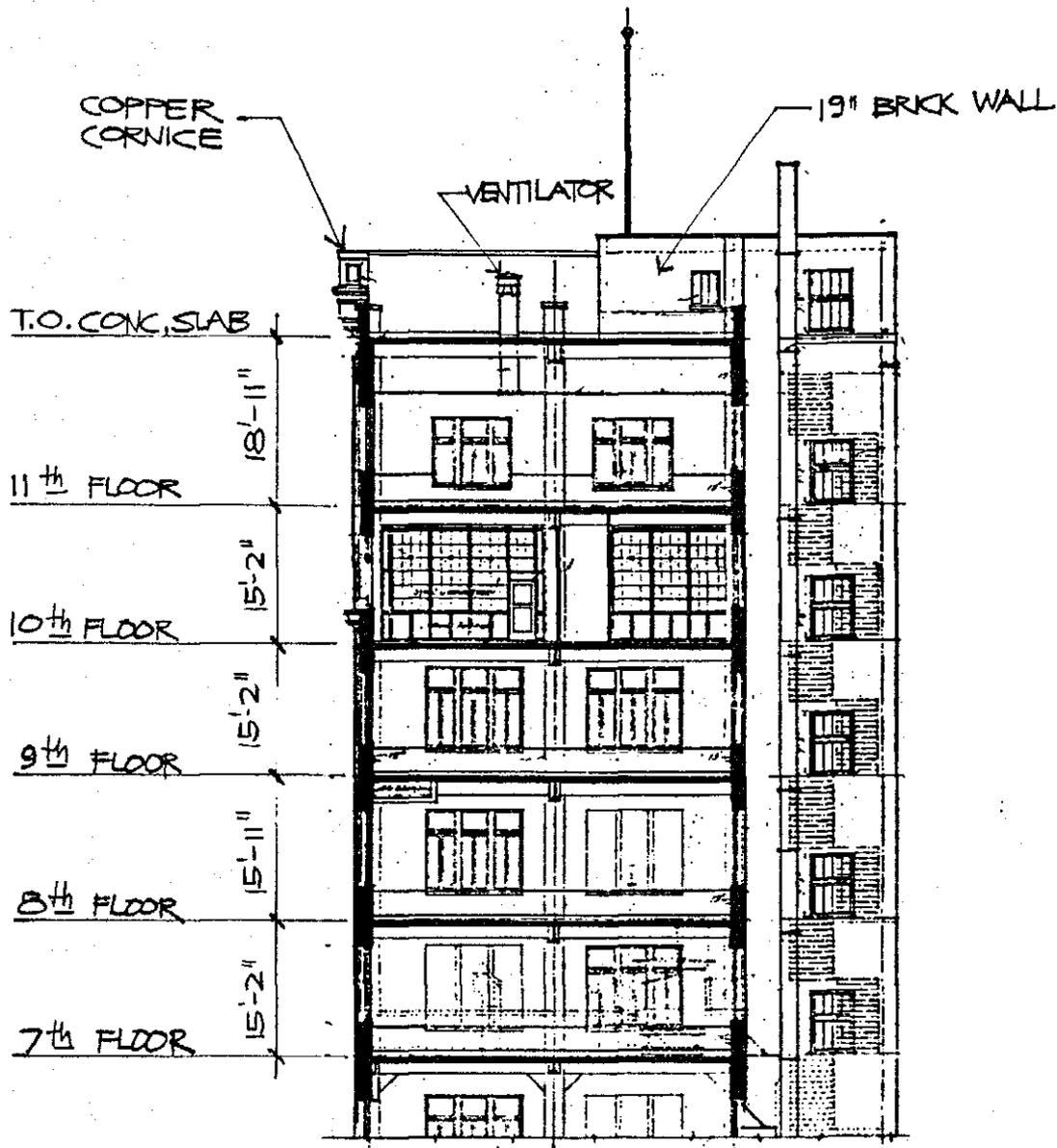
REAR ELEVATION

GRAPHIC SCALE



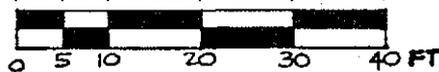
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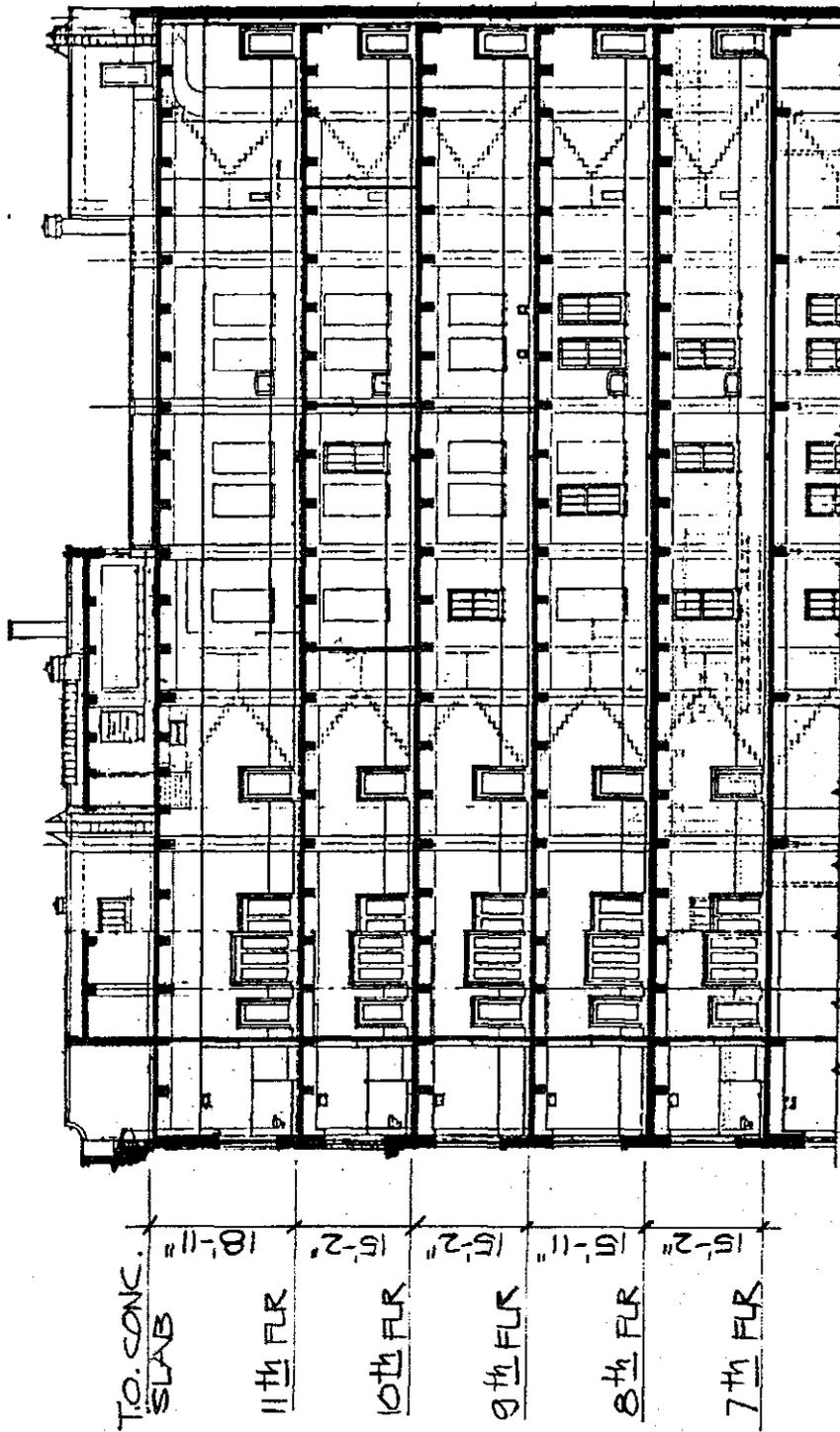
TRANSVERSE SECTION

GRAPHIC SCALE

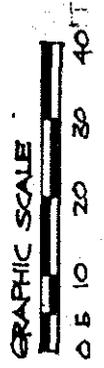


NOTE: THIS SECTION SHOWS THE FIVE-STORY ADDITION TO THE ORIGINAL BUILDING. THE ADDITION WAS BUILT IN 1927.

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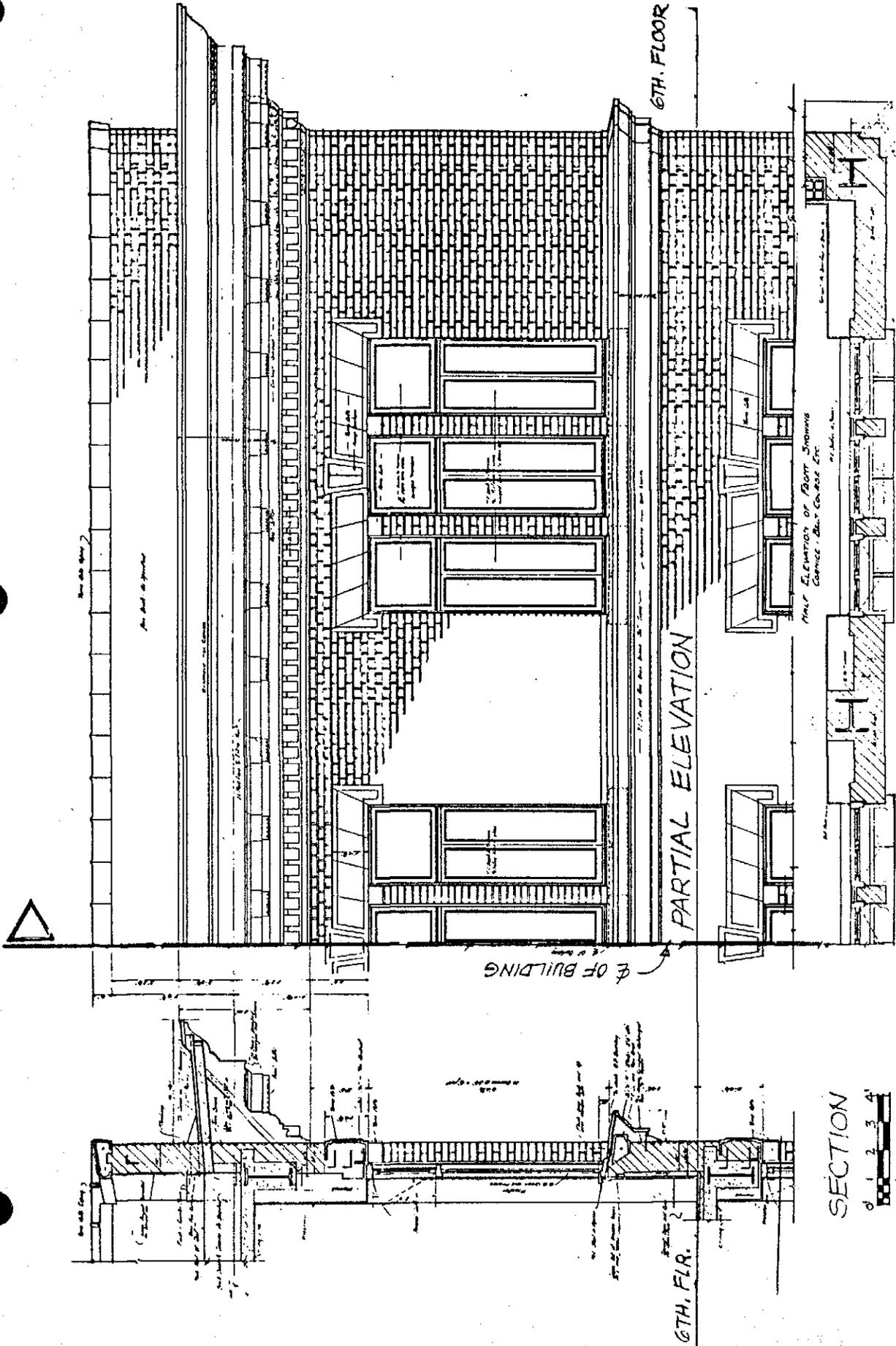


LONGITUDINAL SECTION



HISTORIC AMERICAN BUILDINGS SURVEY  
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PARTIAL PLAN

THIS PARTIAL ELEVATION SHOWS WHAT THE BUILDING CAP LOOKS LIKE BEFORE THE ADDITION OF THE 7TH. TO 11TH. FLOOR. THIS IS THE TOP OF THE ORIGINAL 6-STORY STRUCTURE.

SECTION

0 1 2 3 4'  
GRAPHIC SCALE

6TH. FLOOR

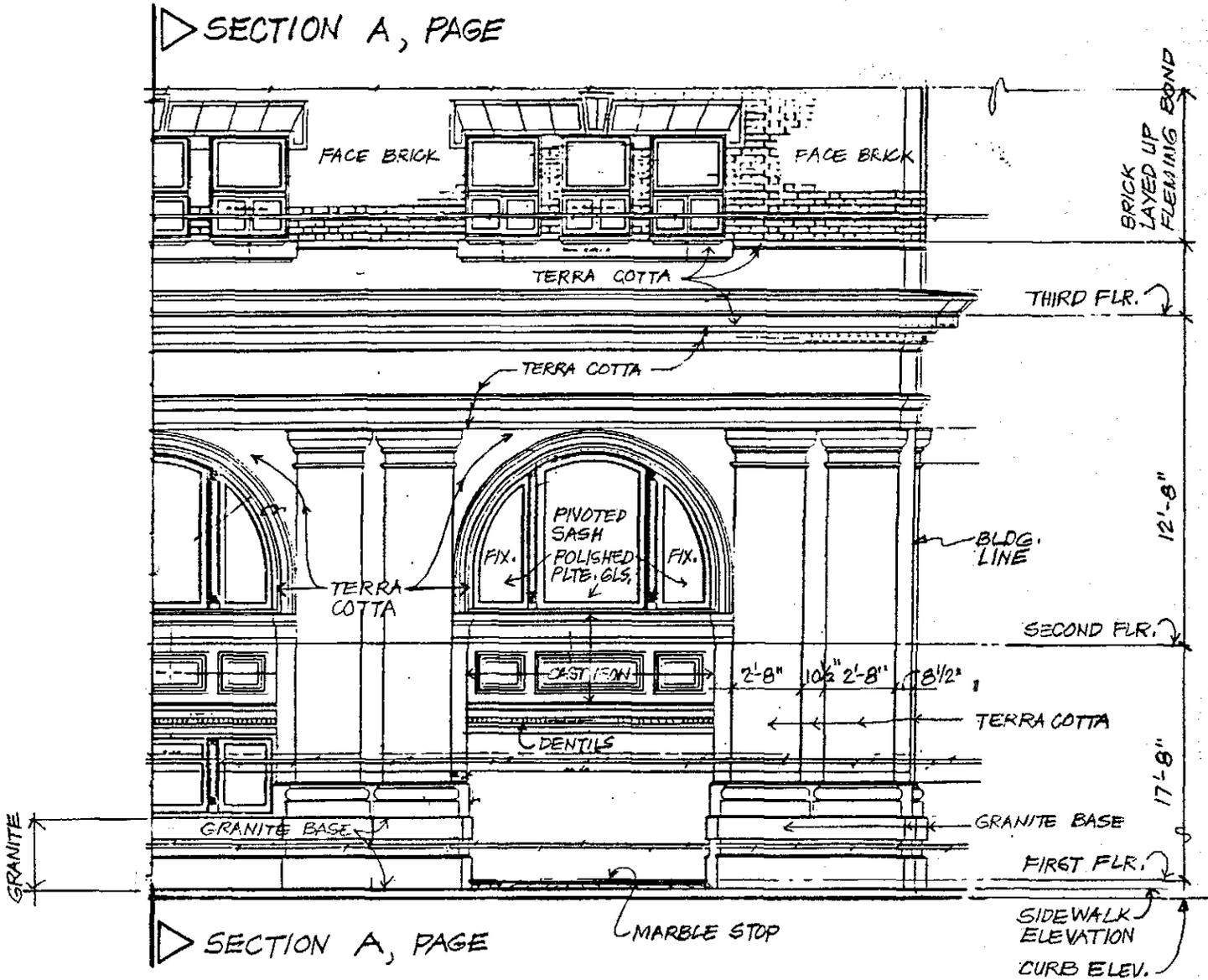
PARTIAL ELEVATION

6 OF BUILDING

6TH. FLR.

HISTORIC AMERICAN BUILDINGS SURVEY  
 PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA- 2317 (Page 36)

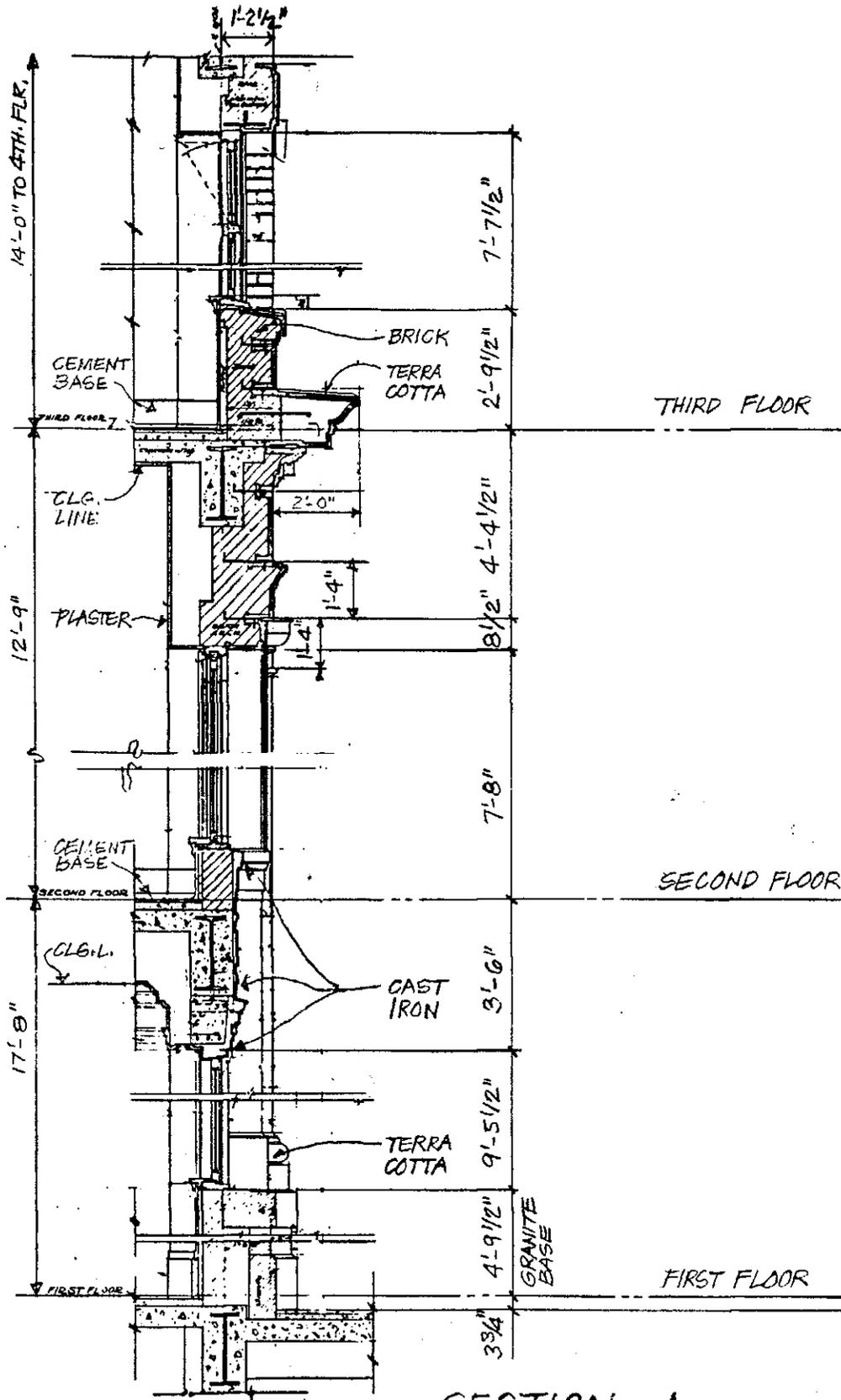


HALF ELEVATION OF FIRST,  
 SECOND AND THIRD FLOORS



HISTORIC AMERICAN BUILDINGS SURVEY  
 PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA-2317 (Page 37)

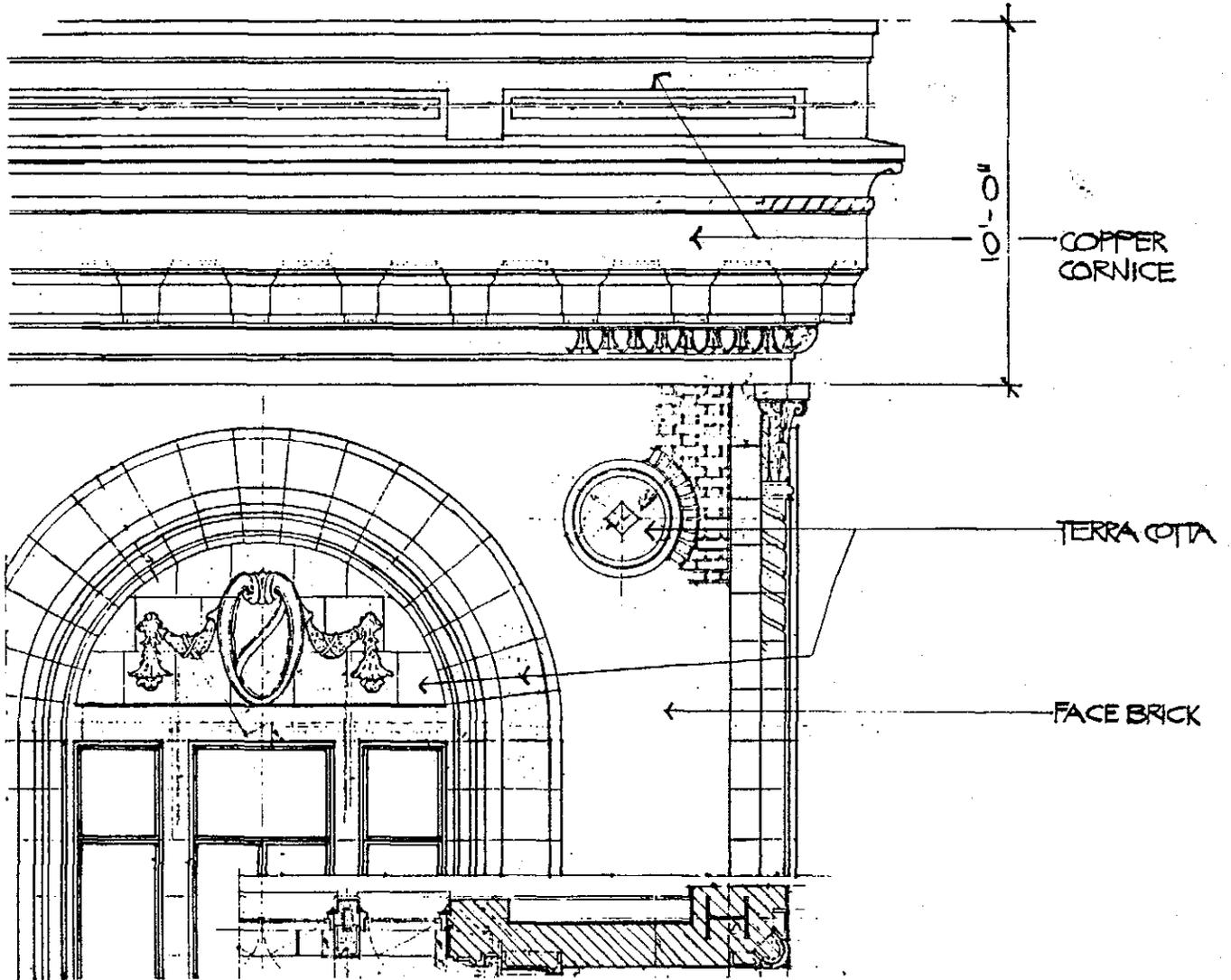


SECTION A



HISTORIC AMERICAN BUILDINGS SURVEY  
PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA- 2317 (Page 38)



DETAIL ELEVATION OF PARAPET

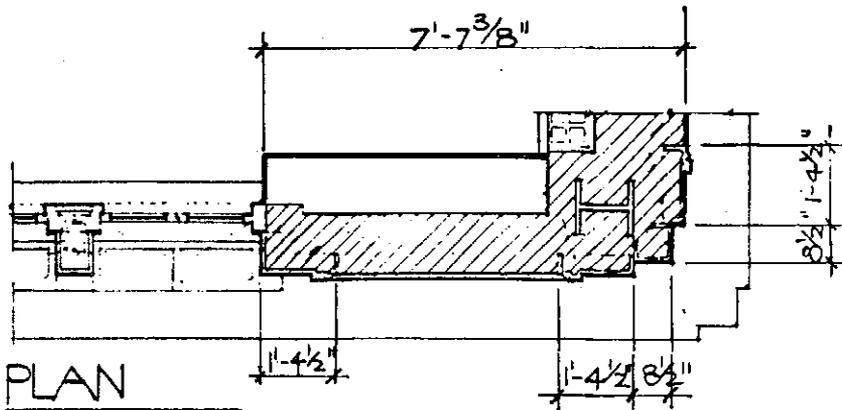
GRAPHIC SCALE



NOTE: THIS IS THE PARAPET ON ROOF ABOVE THE 11TH. FLR.

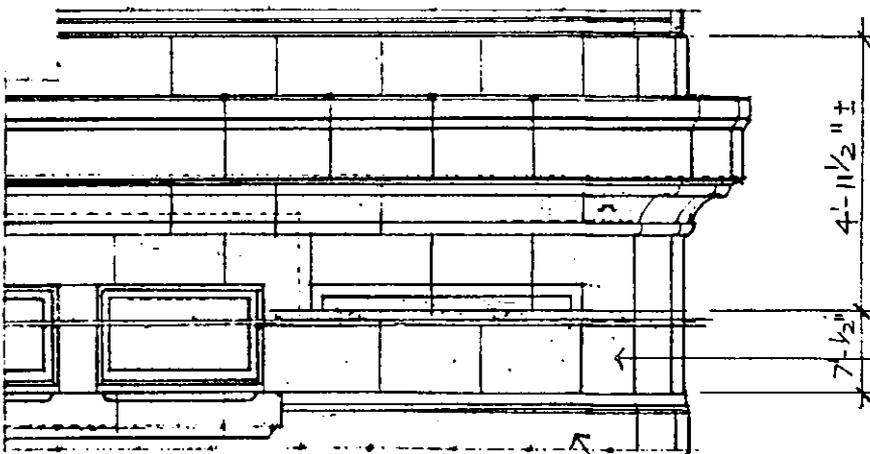
HISTORIC AMERICAN BUILDINGS SURVEY  
PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA- 2317 (Page 39)



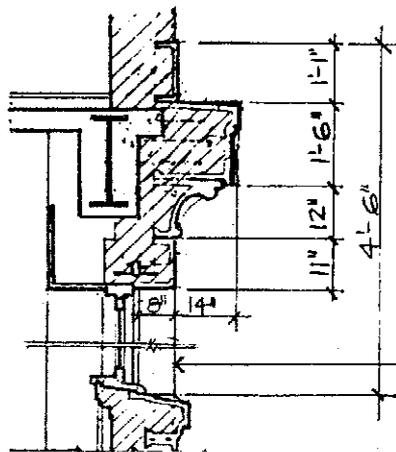
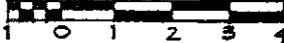
PLAN

GRAPHIC SCALE



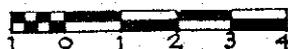
ELEVATION

GRAPHIC SCALE



SECTION

GRAPHIC SCALE

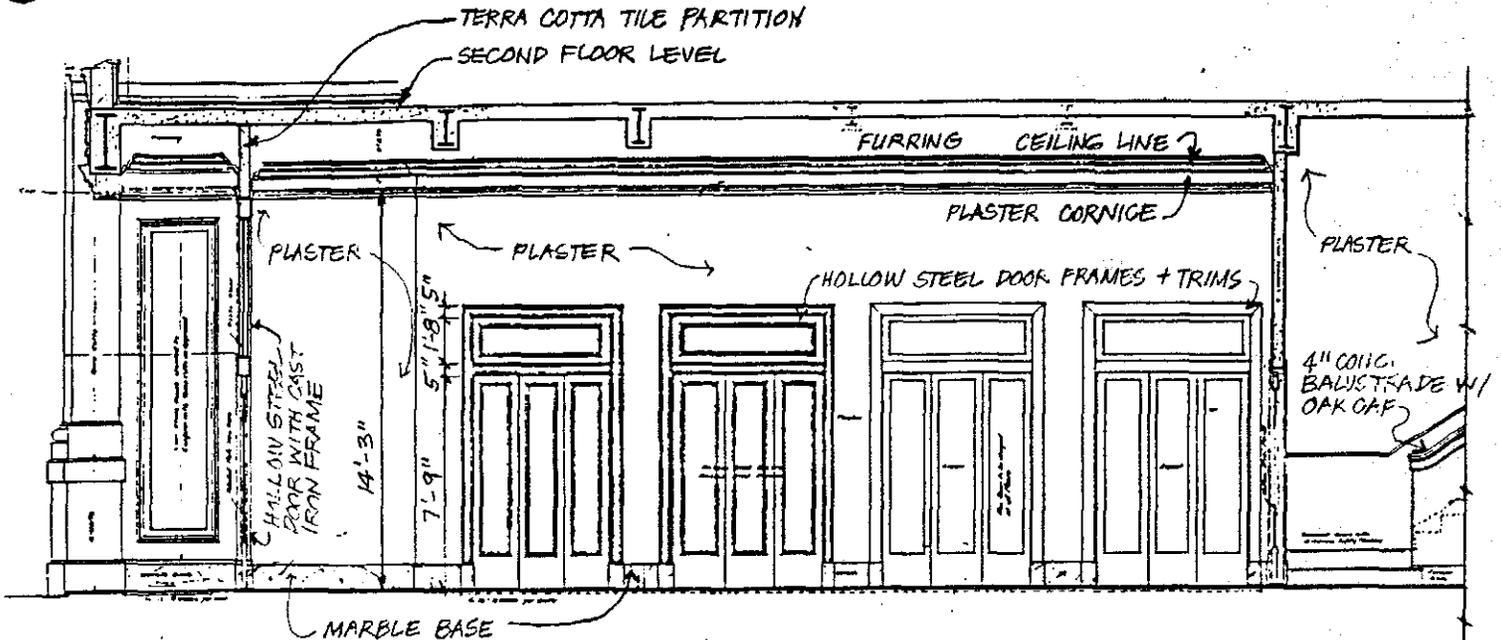


PLAN, ELEVATION AND  
SECTION OF CORNICE  
TREATMENT BET. 3RD.  
AND 4TH. FLOOR INSTALLED  
WITH THE 5-STORY  
ADDITION

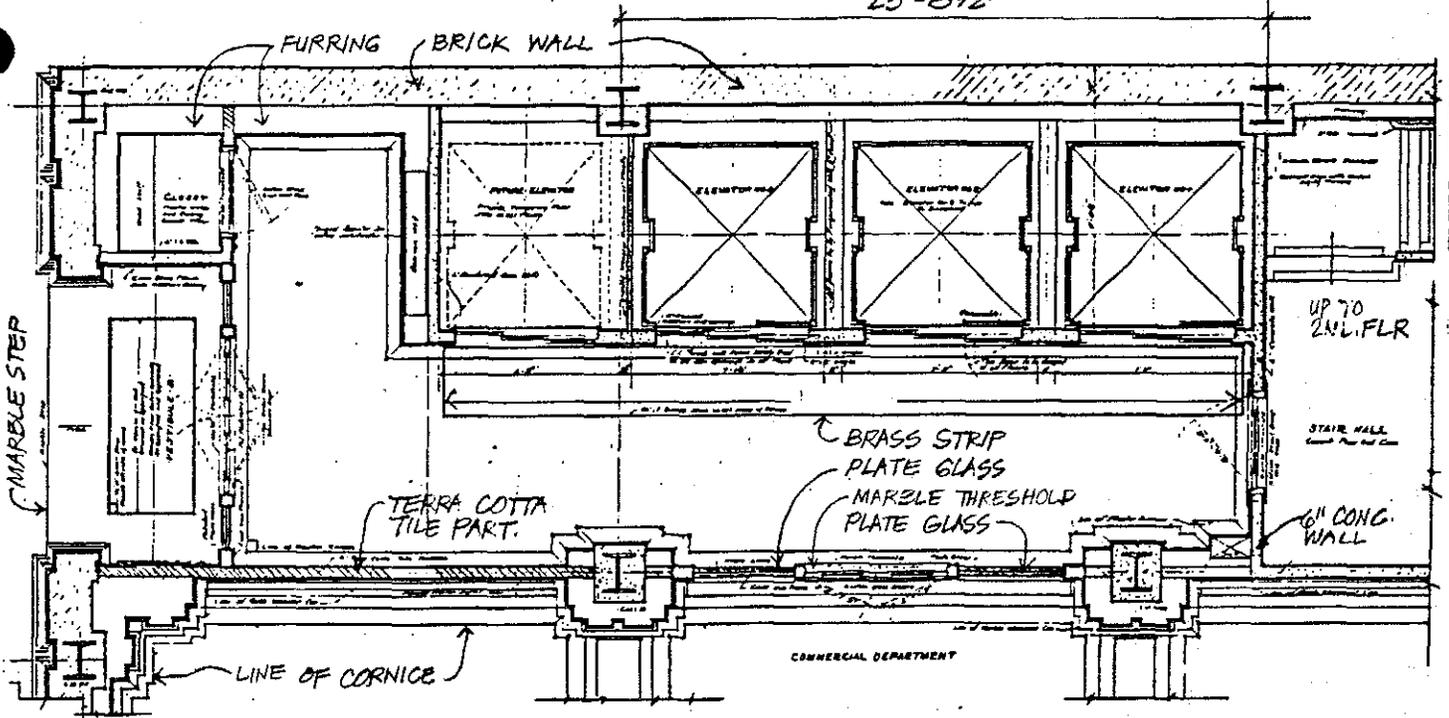
CORNICE DETAIL

HISTORIC AMERICAN BUILDINGS SURVEY  
 PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

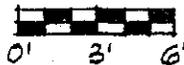
HABS NO. CA- 2317 (Page 40)



ELEVATION/SECTION thru ELEVATOR LOBBY  
 23'-8 1/2"

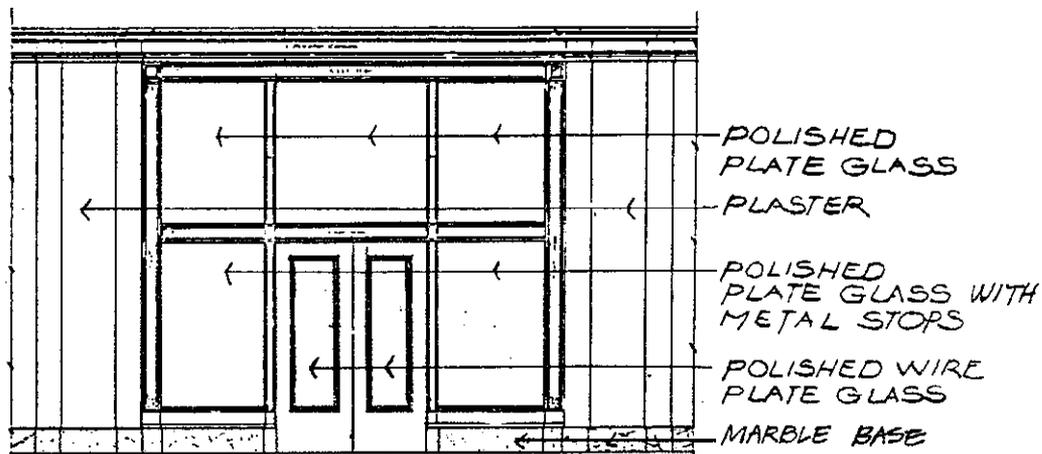


PLAN OF ELEVATOR LOBBY - FIRST FLOOR

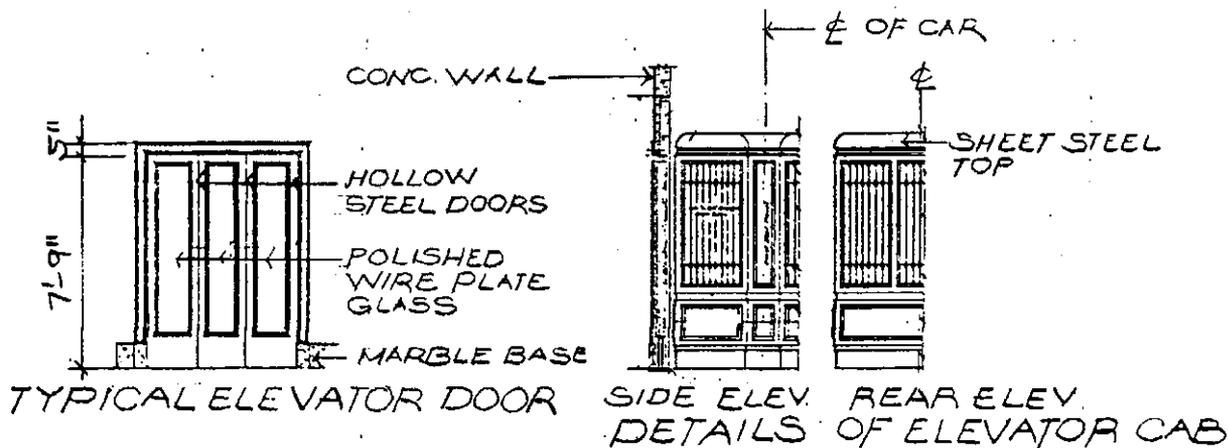


HISTORIC AMERICAN BUILDINGS SURVEY  
 PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

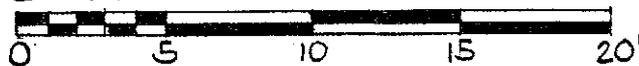
HABS NO. CA- 2317 (Page 41)



ELEVATION OF ENTRANCE TO OFFICE AREA  
 FROM ELEVATOR HALL

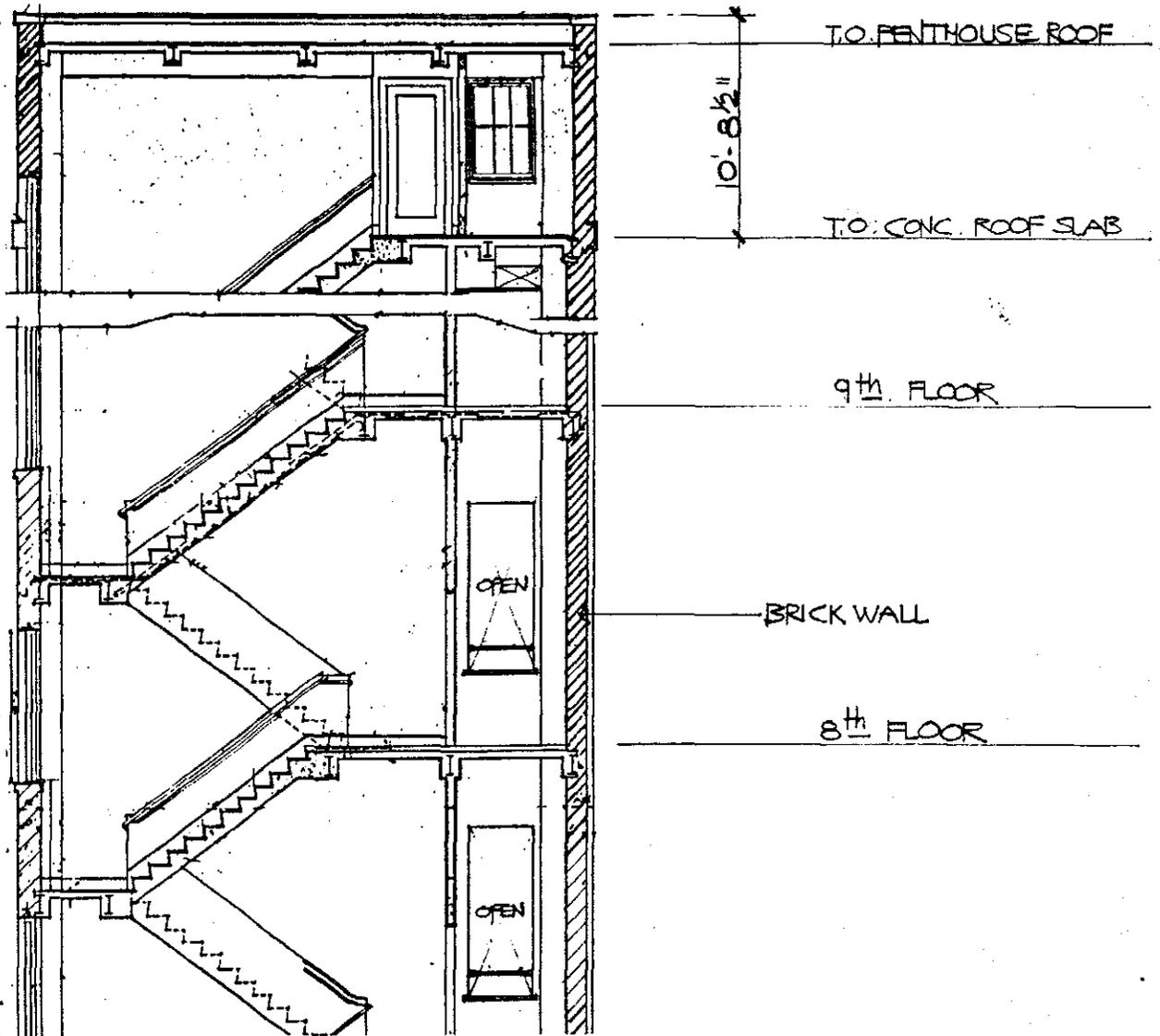


GRAPHIC SCALE



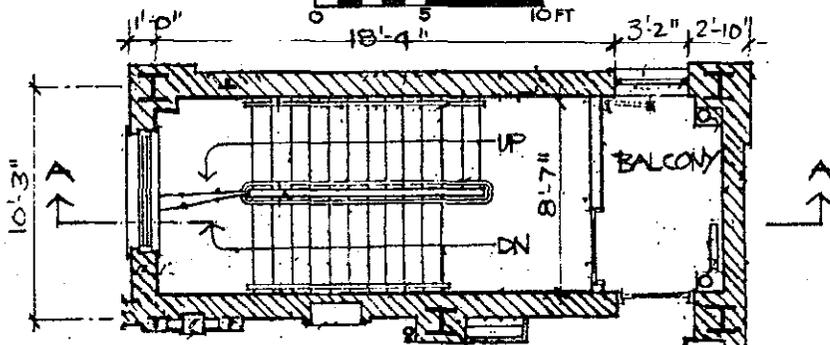
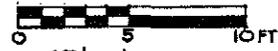
HISTORIC AMERICAN BUILDINGS SURVEY  
 PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA-2317 (Page 42)



SECTION 'A-A'

GRAPHIC SCALE



PLAN at 8<sup>th</sup> FLOOR-REAR STAIR

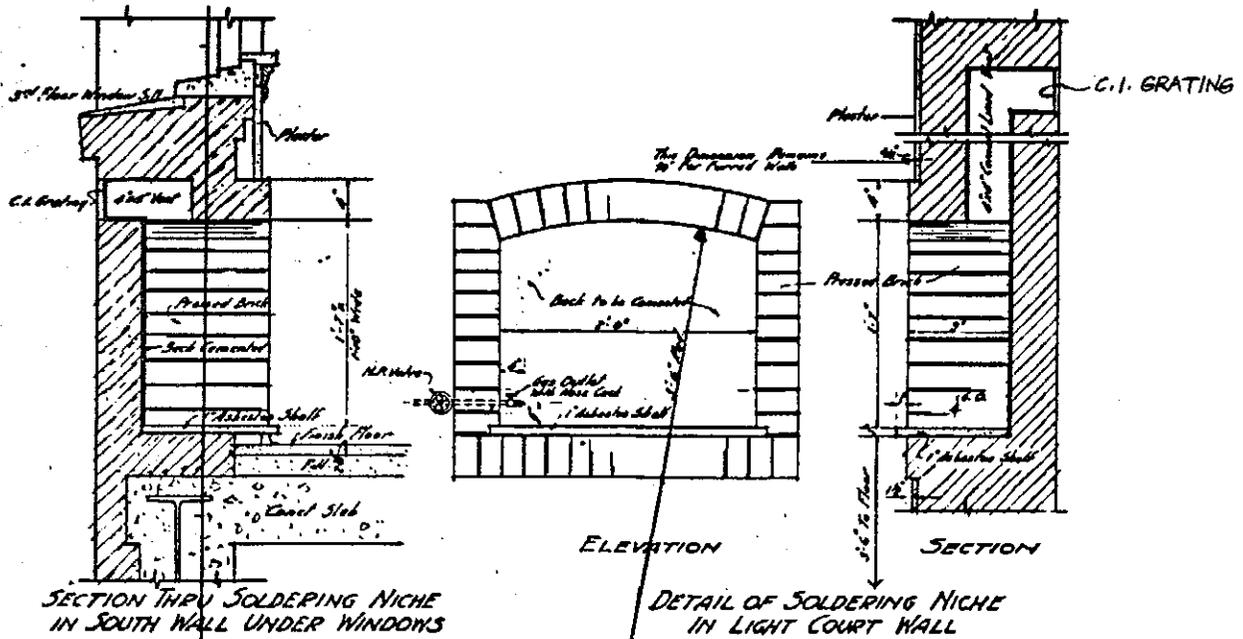
GRAPHIC SCALE



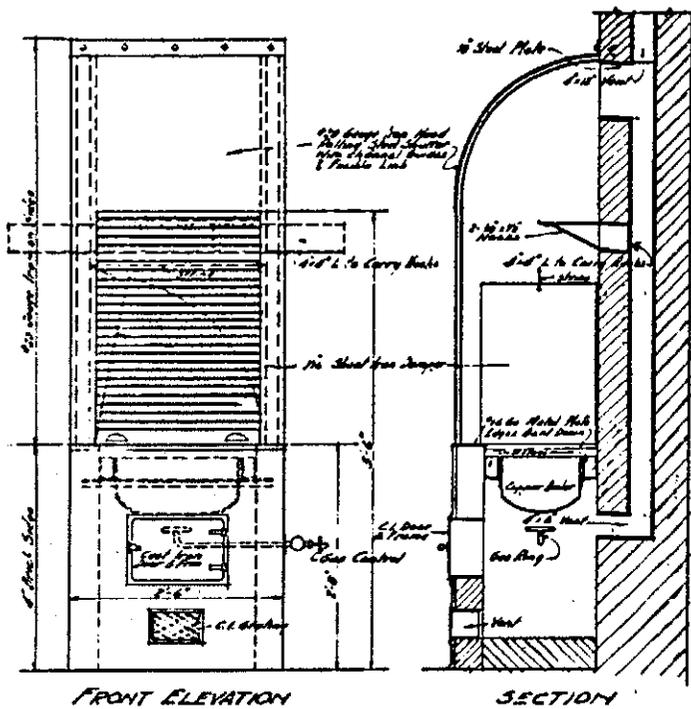
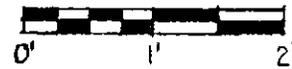
STAIR DETAILS

HISTORIC AMERICAN BUILDINGS SURVEY  
 PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA-2317 (Page 43)



SOLDERING NICHE DETAIL

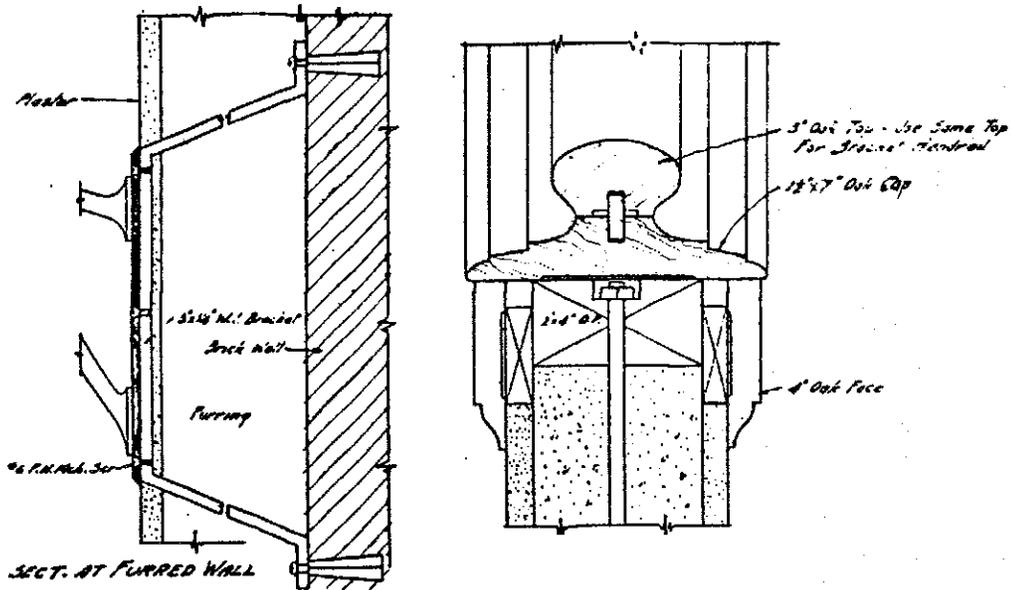
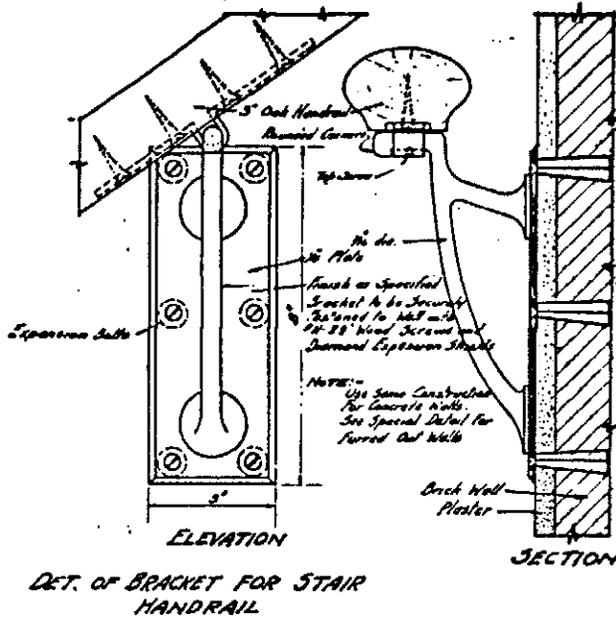


DETAIL OF WAX RETORT ON 4TH. FLOOR

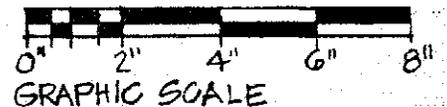


HISTORIC AMERICAN BUILDINGS SURVEY  
 PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA- 2317 (Page 44)

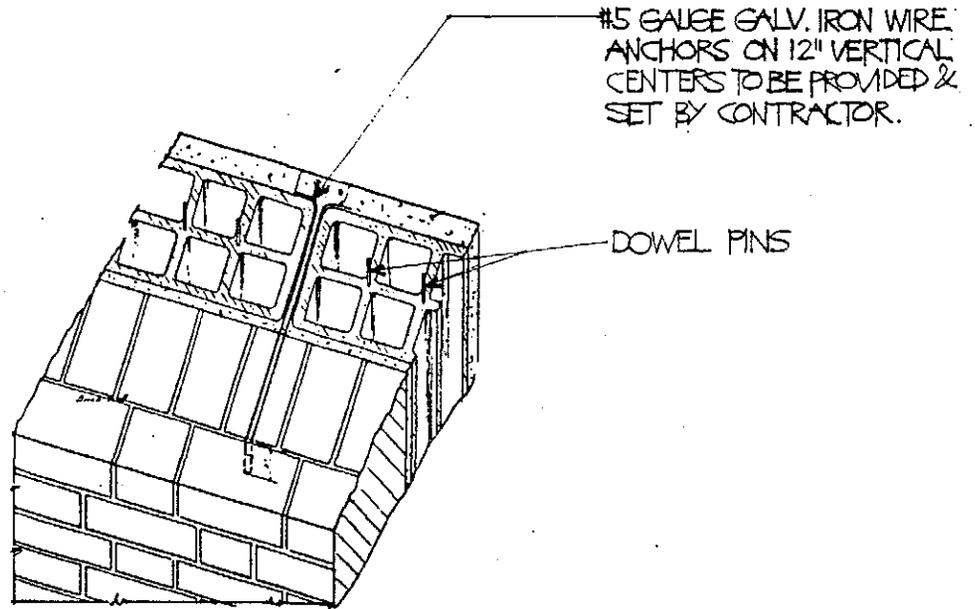


HANDRAIL DETAILS

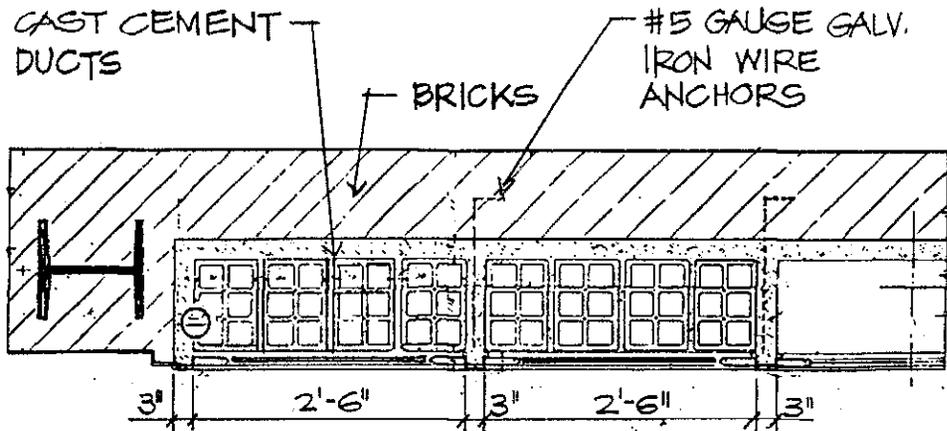


HISTORIC AMERICAN BUILDINGS SURVEY  
PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA- 2317 (Page 45)



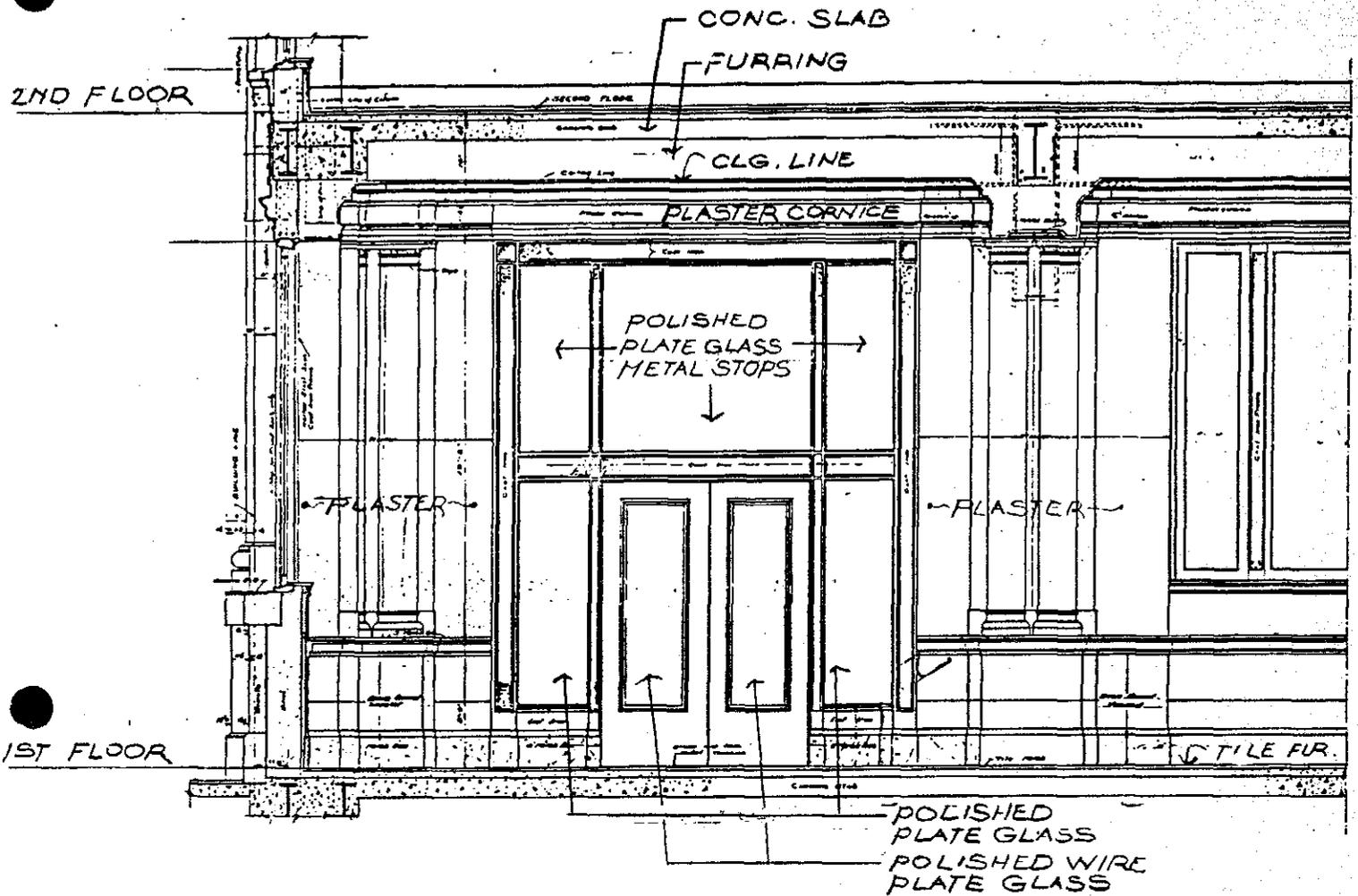
METHOD OF ANCHORING TEL. DUCTS TO WALL  
NO SCALE



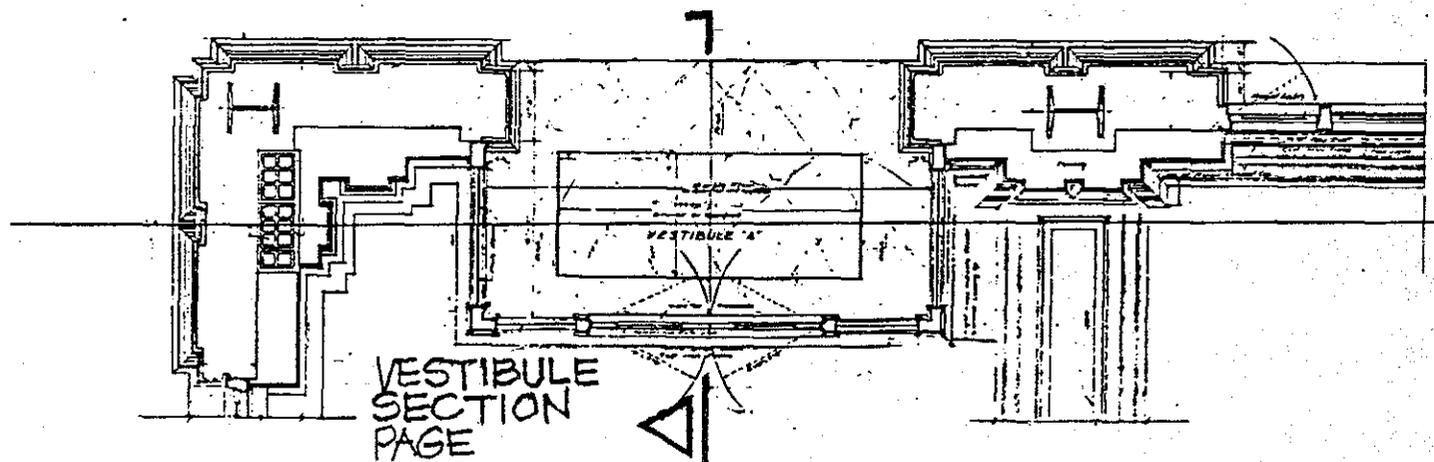
HALF DETAIL PLAN OF DUCTS BETWEEN COLS. AT REAR WALL  
NO SCALE

HISTORIC AMERICAN BUILDINGS SURVEY  
PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA-2317 (Page 46)



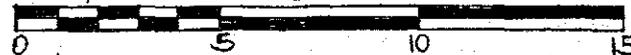
ELEVATION

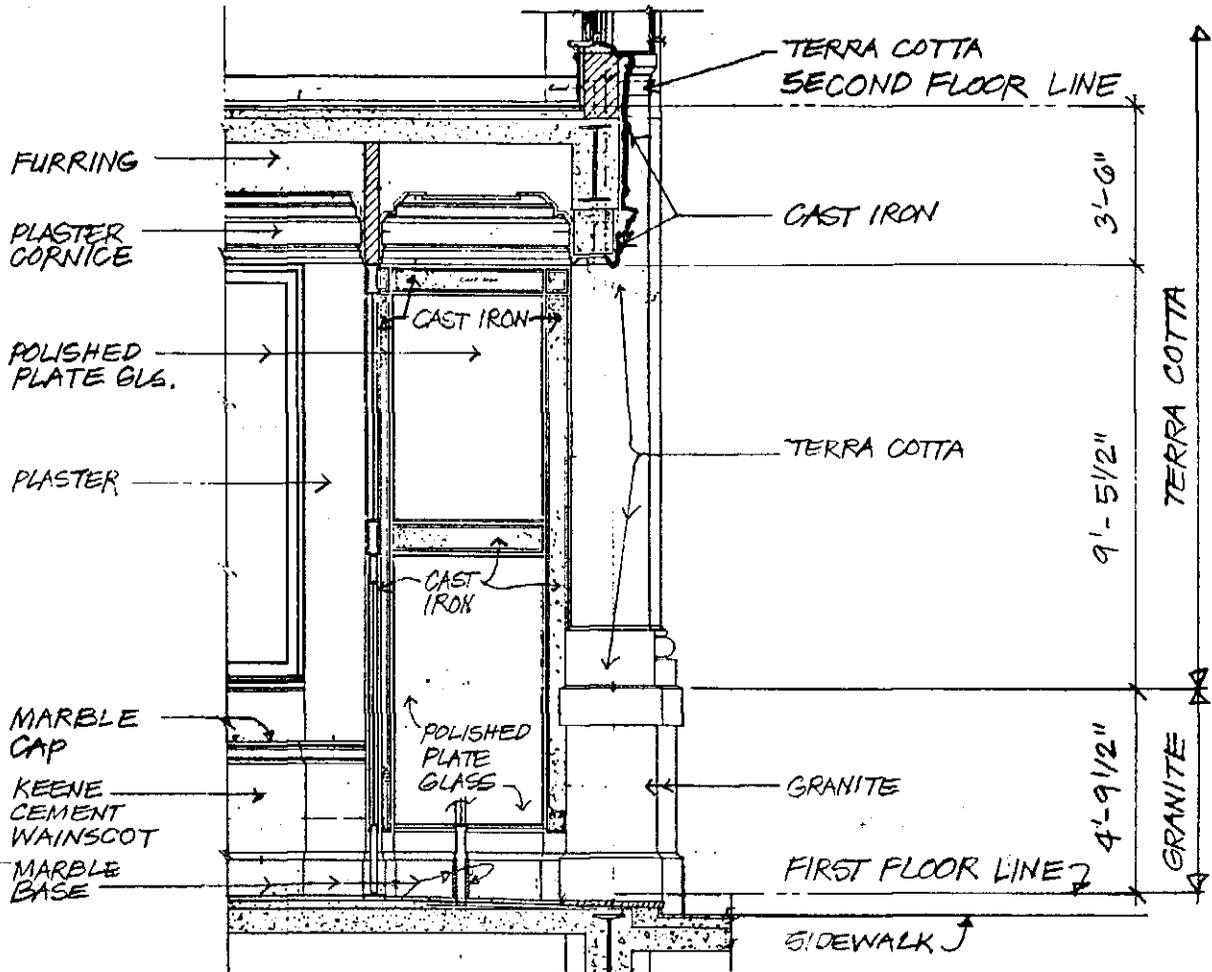


VESTIBULE  
SECTION  
PAGE

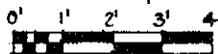
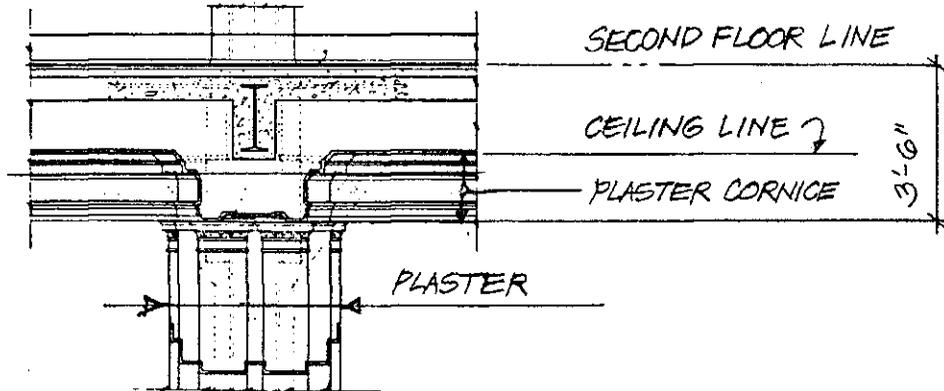
PLAN OF VESTIBULE (FIRST FLOOR)

GRAPHIC SCALE





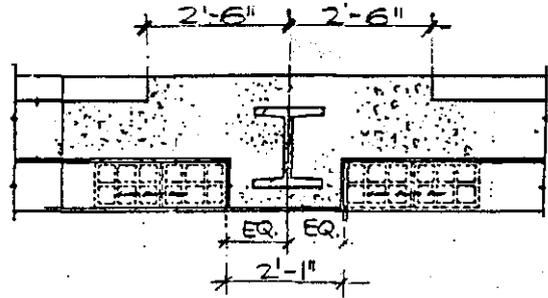
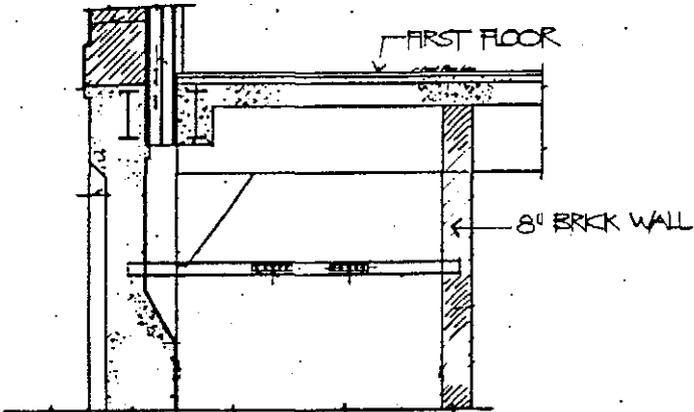
SECTION THRU VESTIBULE



INTERIOR COLUMN DETAIL  
SECTION AT TOP OF COLUMN

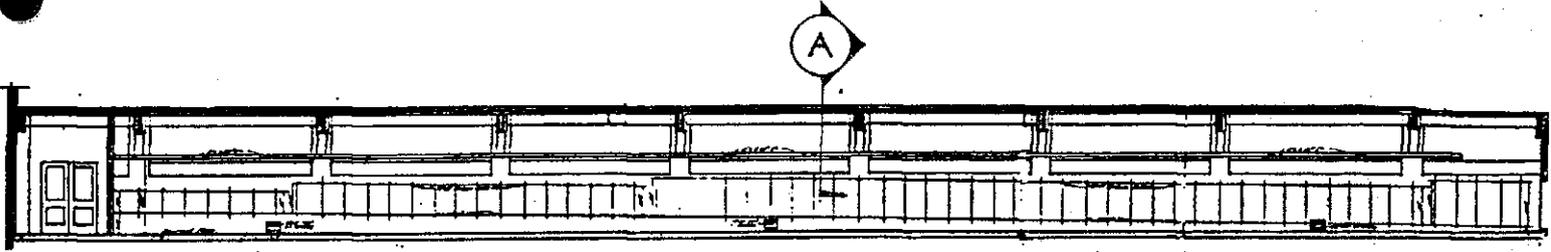
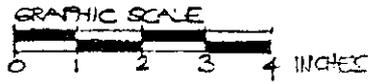
HISTORIC AMERICAN BUILDINGS SURVEY  
 PACIFIC TELEPHONE AND TELEGRAPH CO. BUILDING

HABS NO. CA- 2317 (Page 48)

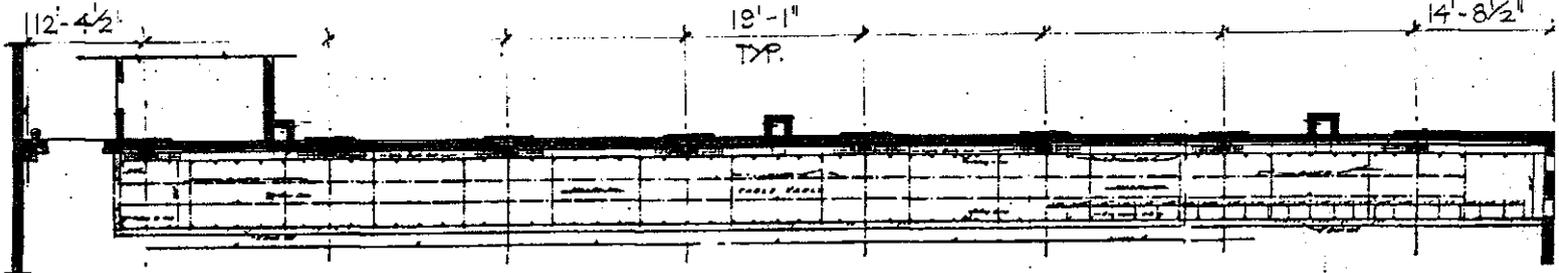
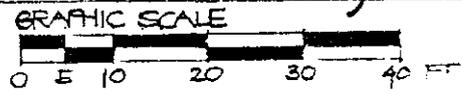


DETAIL SHOWING TYP. DUCT  
 ARRANGEMENT IN CABLE VAULT

A CROSS SECTION *thru* VAULT  
 GRAPHIC SCALE  
 2 1 0 1 2 3 4 INCHES



LONGITUDINAL SECTION *thru* CABLE VAULT



PLAN OF CABLE VAULT

