



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 21, 2018

TO: Architectural Review Committee (ARC) of the Historic Preservation Commission (HPC)

FROM: Alexandra Kirby, Preservation Planner, (415) 575-9133

REVIEWED BY: Tim Frye, Historic Preservation Officer, (415) 575-6822

RE: **Review and Comment: 554 Fillmore Street, Sacred Heart Church**
Case No. 2015-005890DES

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BACKGROUND

The Planning Department (Department) requests review and comment before the Architectural Review Committee (ARC) regarding the proposed project at 554 Fillmore Street to convert the Sacred Heart Church, a Romanesque Revival-style, basilica-plan church building, to a residential building featuring five residential units and 40 group housing units. The subject property is listed on the National Register of Historic Places and currently under consideration for local designation as an Article 10 Landmark Building.

PROPERTY DESCRIPTION

554 Fillmore Street is located at the southeast corner of Fell and Fillmore Streets on a parcel with 89 feet of frontage on Fillmore Street and 176 feet of frontage on Fell Street. The church is built out to the street line on Fillmore Street and set back from Fell Street along the nave. Sacred Heart Church has overall dimensions of approximately 66 by 170 feet. The two-story nave measures approximately 50 feet in height and has a gable roof with attic space. The two-story north and south transepts and a projecting rear sanctuary also have gable roofs, while the flanking, one-story sacristies have flat roofs. An approximately 90-foot high campanile with a pyramidal hipped roof rises from the northwest corner of the building. All roof surfaces are clad in red-brown asphalt shingles. The church has a concrete foundation and water table and walls clad in yellow face brick and terracotta details. A high basement story, originally housing the parish hall, is set into the natural slope of the lot, with a full height exposure at the rear (east) end of the Fell Street (north) elevation. The project site is located within the RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk Limit.

The subject property was listed on the National Register of Historic Places in 2017 as part of the Sacred Heart Parish Complex, which includes the church and adjacent rectory, school and convent. It is located within the Hayes Valley Residential Historic District, which was found eligible for listing on the California Register in 2008. The property is additionally listed on the Landmark Designation Work Program, and designation was initiated on October 5, 2016.

The Sacred Heart Church is part of the former Sacred Heart Parish Complex, comprised of the 1898/1909 Romanesque Revival-style church and the Romanesque Revival-style ca. 1891/1906 rectory, 1926 school, and 1936 convent. The Sacred Heart Parish Complex is significant for its association with the growth and development of the Western Addition and Catholic religious institutions in San

Francisco in the late nineteenth and early twentieth centuries (Criterion 1, Events); for its association with prominent and influential civil rights activist Father Eugene Boyle, pastor of the church from 1968 to 1972 (Criterion 2, Persons); and as a distinctive and well-executed example of a Romanesque Revival-style Catholic parish grouping and its association with master architect Thomas J. Welsh (Criterion 3, Architecture). Please refer to the attached landmark designation report for more information.

PREVIOUS ACTIONS

The Historic Preservation Commission initiated landmark designation of the Sacred Heart Parish Complex on October 5, 2016. Recommendation to the Board of Supervisors was continued on May 17, 2017, July 19, 2017, October 18, 2017, and January 17, 2018. The Recommendation is scheduled to be heard by the HPC on March 21, 2018. On July 19, 2017, the Historic Preservation Commission adopted a Resolution in support of the nomination of the Sacred Heart Parish Complex to the National Register of Historic Places. On September 20, 2017, a prior project scope was reviewed before the Architectural Review Committee.

CHARACTER-DEFINING FEATURES

The character-defining features of the Parish Complex as described in the draft designation report include:

- Original locations and spatial relationships between the four component buildings;
- The footprint, plan, and gable roof massing of the subject church building;
- Massing of the school building, convent, and main block of the rectory.

The character-defining features of the Sacred Heart Church include all elevations, historic architectural finishes, and historic materials identified below.

Exterior features:

- Height, form, massing, roof form, envelope openings, and materials of the campanile
- Brick and terracotta wall materials, decorative patterning, and finish details
- Primary entrance locations, configurations, doors, transoms, and surround ornament
- All porch or vestibule configurations, materials, and ornament
- Third-story-level connector between choir loft and rectory
- All window openings, surrounds, and historic sash patterns and materials
- All rooflines and roofline ornament, including cornices and balustrades
- Historic landscape features, defined as the concrete parapet and wrought iron ornamental fence along north side of church on Fell Street.

Interior features:

- The interior volume of the narthex, baptistery, nave, transepts, choir loft, and sanctuary
- Interior elevations, architectural finishes, fittings, and features in the above spaces defined as:
 - All wood flooring and bead board and oak wainscoting
 - All decorative wall features, including pilasters, cornice ornament, and laurel wall banding

- All decorative ceiling treatments, including the coved nave ceiling, coffered ceiling treatment in transepts, and oak ceiling treatment in the narthex
- Sanctuary details including arched openings, surrounds, and volumes
- Choir loft and column supports
- Eared, molded door surrounds; original doors; and all arched, pedimented, or banded window surrounds throughout
- Decorative wall painting and murals throughout

The Department concurs with the character-defining features identified in the landmark designation report with the exception of the third-story-level connector between choir loft and rectory. See attached Planning Department memo dated July 19, 2017 for additional information regarding connector and interior character defining features.

PROJECT DESCRIPTION

The proposed plans call for conversion of the former Sacred Heart Church to commercial space on the ground floor, the insertion of three new floors within the nave and reuse of the attic space to accommodate five new residential units and 40 Group Housing units.

Proposed exterior alterations:

- No alterations are proposed at the primary (west) façade.
- The project would bring the property into compliance with current building and seismic code regulations. In order to preserve and stabilize the campanile, the project would introduce a concrete shear wall at the interior of the campanile as well as a new shear wall, braced to the campanile via steel tie beams through the choir loft. The shear wall at the south wall would be set behind the baptistery and rise to the cornice line at a depth of approximately 4'.
- Light access for the residential and Group Housing units would be provided by inserting vertical lightwells along the interior of the stained glass openings on the north and south elevations with skylights cut into the roof and nave ceiling above. This includes new openings in alignment with two of the windows on the north façade and all three of the windows on the south façade that would cut into the decorative entablature, including the arcaded brick frieze. The existing stained glass is proposed to be removed and relocated to the interior of the building for interpretation. The existing openings would be filled in with clear glazing.
- Two new window openings at both the north and south facades are proposed at the base of the transepts with fixed picture windows; as proposed they would cut through the historic belt course.
- The rose windows at the transepts would be replaced with clear glazing. The north transept is currently filled in with plywood and the south (interior) rose window features clouded clear glass.
- Eight new inset terraces are proposed at the north and south elevations of the gable roof to provide useable open space to the four bedroom attic unit – four at each elevation. Additional openings into the roof would include three new skylights for the attic unit.
- Addition of glazing at the belfry and arched openings of the campanile, this area would have access only via the attic unit.
- At the east (rear) façade, two new window openings are proposed to allow additional light and air into group housing common space.

Proposed interior alterations:

- The garage (sub-basement) level would be excavated to add additional ceiling height and converted to 15 parking spaces with an enclosed bicycle parking area and storage space.
- A second basement level (currently the garage) would accommodate ten group housing units and common spaces.
- The narthex would be converted to a lobby for the residential and group housing units and the west portion of the nave below the choir loft would be retained, and limited public access would be provided.
- The nave would be divided into four levels with three new floor plates extending from the eastern most wall of the choir loft to the rear of the sanctuary. A central lightcourt would run through the center to provide visual access to the central mural on the ceiling of the nave.
- The first floor, located at the original floor level of the nave, would include an egress stair and elevator immediately at the interior entry, and a main entry door would access four group housing units and two residential units to the rear with common space between.
- The second floor would include a similar plan layout. The elevator and egress stair would connect directly to the choir loft, although the new floor plate would be set slightly below the loft level. Residential units three and four would have rear access to two private rear decks behind the transepts.
- The third floor would include ten group housing units with a common area to the rear (east) extending into the sanctuary space.
- The fourth floor would feature an additional eight group housing units with common area at the rear (east). Both the third and fourth floors would not extend over the choir loft, although no visual access would be provided via the units or circulation. New walls would interrupt the coved ceiling and murals at numerous points.
- The fifth floor would feature a single four bedroom unit spanning the area of the attic. Six new balconies would be carved into the roof and the campanile and side access space would both be used as additional open space for the unit.

OTHER ACTIONS REQUIRED

As proposed, the project would require variances for the Required Rear Yard and useable open space for two of the residential units and all of the group housing. The proposed group housing would be subject to inclusionary housing requirements,

ENVIRONMENTAL REVIEW

The proposed project is currently undergoing environment review under Case No. 2018-001788ENV.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has not received any public comment about the proposed project.

STAFF ANALYSIS

In an effort to provide initial feedback to the Project Sponsor, the following Standards analysis outlines general staff recommendations, as the Department has determined more information is required to provide detailed recommendations.

***Standard 1.** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project would change the historic use of the church to a medium-density residential use, involving insertion of new exterior window openings, roof terraces, and infilling the volume of the nave with three new floor plates. These alterations would significantly alter the distinctive materials, features, and spaces of the subject building as identified in the character-defining features.

Therefore, the proposed project does **not** comply with Rehabilitation Standard 1.

***Standard 2.** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

At the exterior, the proposed project would remove approximately 20% of the roof gable, significant portions of the north and south walls for new fenestration, and the historic stained glass windows. Interior work would involve the loss of the majority of the volume of the nave, as well as interruptions via new floor plates and walls, many of which appear to disturb character-defining features. Features to be retained in place include seven of the original stained glass windows, and many of the murals; however additional details are needed on the murals to be retained and methods of protection.

Therefore, the proposed project, on balance, does **not** fully comply with Rehabilitation Standard 2.

***Standard 3.** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project would not add any conjectural features to the exterior or interiors of the property. New windows and interior additions would read as contemporary additions. The vertical addition of the buttress at the south wall would be finished in a compatible yet differentiated material and detailed to relate to the property.

Therefore, the proposed project complies with Rehabilitation Standard 3.

***Standard 5.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would remove portions of the exterior cornice line and water table with the insertion of new windows at the north and south walls. At the interior, much of the publicly visible portion of the nave would be obscured via the addition of three new floor plates. The diaphragm of the third floor plate appears to be located immediately below the detailing at the base of the coved ceiling – details have not been provided on this feature. The project would remove and relocate six stained glass windows, two of which are highly visible from the public right of way.

Portions proposed for preservation include seven stained glass windows, a majority of the exterior of the building, including the primary (west) façade, campanile, and much of the side and rear walls. The

project would retain the choir loft and the volumes both above and below it, however as proposed the interior west wall proposed as the entry point of the new addition would contact the front of the choir loft, restricting visibility.

On balance, the proposed project **does** not appear to comply with Rehabilitation Standard 5.

***Standard 6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The project proposes to rehabilitate and stabilize the campanile of the church by inserting shear walls and laterally supporting the structure with ties and new shear walls at the south façade in the baptistery.

Therefore, the proposed project complies with Rehabilitation Standard 6.

***Standard 9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project would insert new openings at the gable roof for terraces and skylights, removing approximately 20% of the existing roof structure. The proposed alterations to the north and south facades would remove portions of the cornice line and belt course, although the new windows would read as contemporary insertions in material and proportion.

At the interior, the new floorplates would significantly interrupt the volume of the nave and areas at the side walls where the new floor plates where the new additions interact with the historic fabric. These would read as contemporary additions in material and design.

Therefore, the proposed project does **not** comply with Rehabilitation Standard 9 as proposed.

***Standard 10.** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Although unlikely, the alterations to the roof would be feasibly reversible. Removal of portions of the exterior walls would not be, as they would remove the buff brick and detailing, which would be difficult to properly replace.

The proposed infill within the volume of the nave would not be easily reversible due to the numerous intersections with the historic features and required structural additions.

Therefore, on balance the proposed project does **not** appear to comply with Rehabilitation Standard 10.

STAFF RECOMMENDATIONS

Interior: With the insertion of new floors to create residential space and new openings within the roof, the volume and decorative details of the nave would be removed, altered and obscured in a manner that appears inconsistent with the Secretary of the Interior's Standards for Rehabilitation, numbers 1, 2,

5, 9 and 10. The Department believes that new floors, if proposed, should be inserted in only a portion of the interior in order for the character-defining features, including the historic volume and decorative details to be retained. See [Interpreting the Standards, Bulletin #6](#) for guidance.

The project sponsor has revised the original design to retain the volume of the space below and above the choir loft and inserted a central light court to provide visual access from the first floor to the nave ceiling to address some of these concerns; however staff recommends providing a buffer space between the choir loft and new interior addition by way of pedestrian bridges to allow more sufficient visual access to the volume of the nave and to allow the choir loft to read more clearly. Further, staff recommends that the new floor plates relate more sensitively to the existing character-defining features of the interior. For example, the fourth floor should be located above the cornice line where the walls cove in. Details should be provided regarding the preservation of historic murals as many would be located in communal or private spaces within the group housing.

Roof: As the existing gable roof is highly visible from the street and many other vantage points throughout the southern and eastern parts of the city, the new inset terraces proposed at the northern portion of the gable roof and new openings at the southern portion of the gable roof would be visible. The project sponsor has pulled the new terraces in to reduce the projection of balcony railings above the slope of the roof. Depending on overall visibility, some new openings within the roof may be acceptable provided that a sufficient amount of the roof and its materials remain so that the slope of the roof and its historic form may be understood when viewed at a distance.

The Department recommends reducing the number of proposed roof terraces to no greater than four, as the upper unit does not require more Useable Open Space per Section 135 of the Planning Code. This would reduce the overall removal of original fabric at the roof while maintaining the access to light and air for the unit.

North elevation: The new window openings proposed for the north elevation do not appear to be appropriate in scale for the north elevation and do not appear to conform with Standards 2, 5, 9, or 10. While the proposed lightwell windows above the stained glass relate in their width and verticality, they interrupt the brick detailing and offset the proportions of the Fell Street façade.

The Department would encourage retention of the stained glass windows in place, particularly on the north façade due to its high degree of visibility. If removal is deemed necessary for light and air, staff recommends installation of a patterned glass to reference the original treatment. Additional information is required on the required area of glazing for the proposed uses under the Building and Planning Codes. No program has been provided to outline proposed interpretation measures or re-installation of the windows. Staff finds the proposed restoration of the rose windows in the transepts to be compatible with Standards.

The Department supports the proposed restoration and stabilization of the campanile via shear walls and bracing as the proposal appears to be the least invasive and most sensitive treatment of the structure. The proposed glazing at the belfry should be set back from the original columns to retain the appearance of the depth of the space from the public right of way.

South Elevation: Staff finds the proposed buttress feature within the baptistery a sensitive addition to assist in the retention and stabilization of the campanile. The addition will be minimally visible and set back from the primary façade. Additional details on the impacts to the baptistery and south wall are needed. Further, the proposed interior shear walls appear to retain the original openings such as

windows and doors. No character defining features are intact within the baptistery. Therefore the seismic stabilization appears to conform with the Standards.

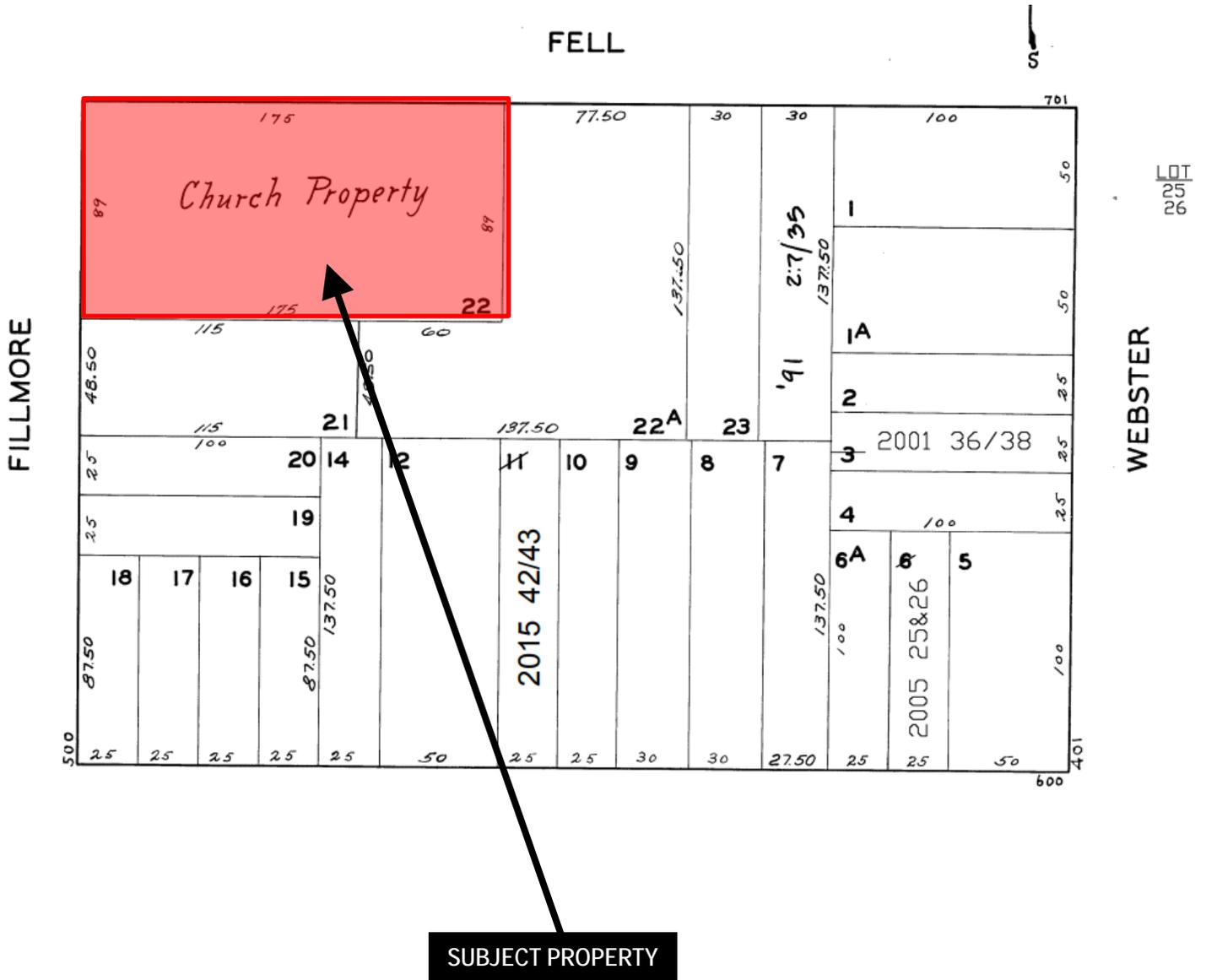
REQUESTED ACTION

Review and comment on the preliminary proposed plans to bring the project into compliance with the Secretary of the Interior's Standards and local guidelines and polices. The ARC may provide recommendation to the full HPC on modifications to the list of character defining features to be included for local designation. While not in conformance with the Standards, a modification to the local designation, along with the design recommendations proposed by staff, may be found to be in conformance with Article 10 of the Planning Code.

ATTACHMENTS

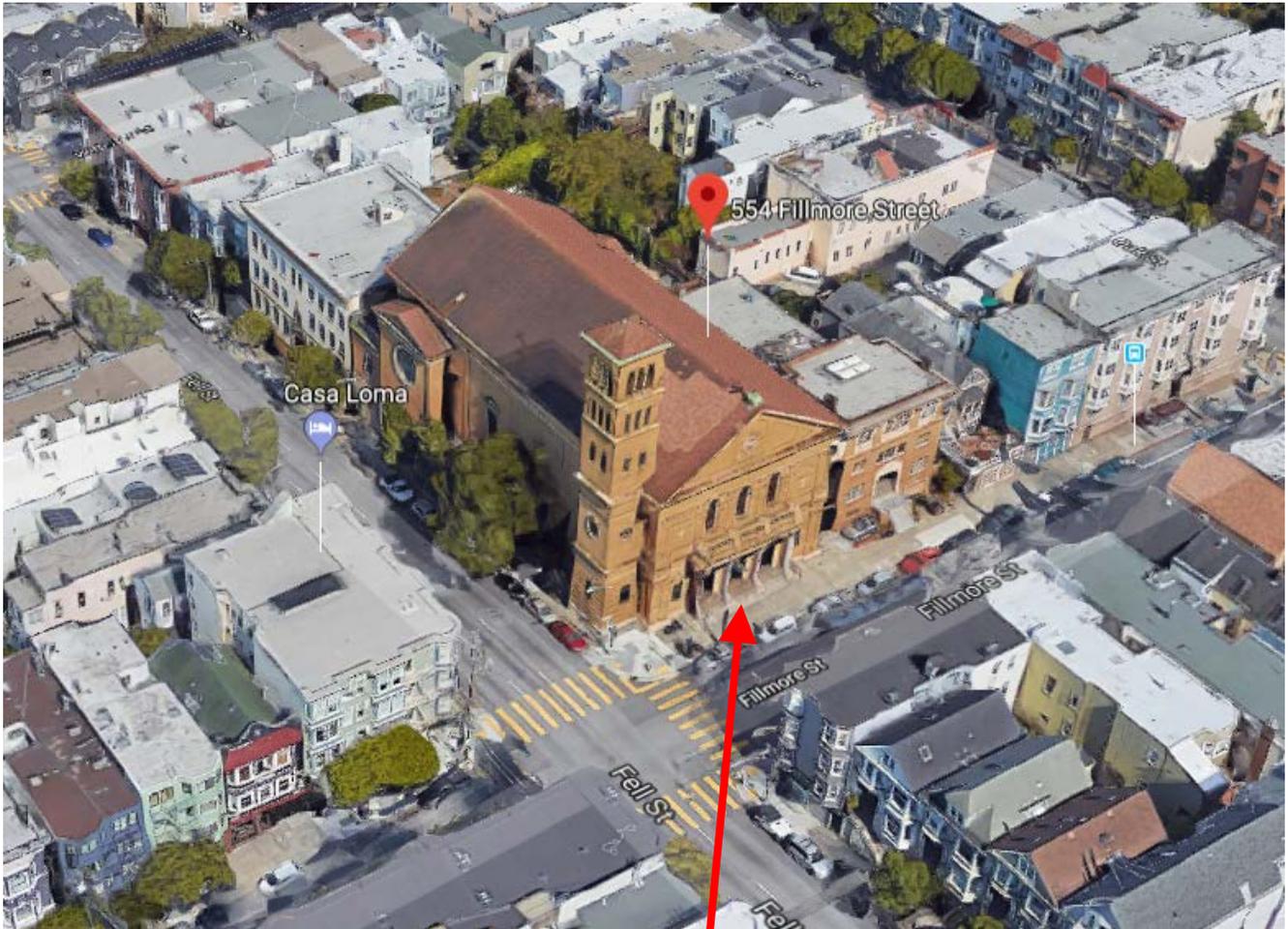
- Exhibits including:
 - Parcel Map
 - Aerial image
- Interpreting the Standards, Bulletin #6
- Planning Department Memo, July 19, 2017
- Planning Department Character-Defining Features Map
- Exterior and interior photos
- Sponsor presentation
- Existing and Proposed Plans for 554 Fillmore Street

Parcel Map



Architectural Review Committee
 Case Number 2015-005890DES
 554 Fillmore Street
 Block 0828 Lot 022

Aerial Photo (looking east)



SUBJECT PROPERTY

Architectural Review Committee
Case Number 2015-005890DES
554 Fillmore Street
Block 0828 Lot 022

PROJECT DATA

Address: 554 Fillmore Street
 Lot: 022
 Block: 0828

Zoning District: RM-1 Residential-Mixed
 Former Use: Religious Institution
 Current Use: Vacant/Storage (Basement)
 Proposed Use: Residential

Density Controls: Dwelling Units: 1:800 SF of Lot Area
 Group Housing Bedrooms: 1:275 SF of Lot Area

Dwelling Units: 5
 Group Housing Bedrooms: 40

Lot Area: 15,575 SF
 Density Computation: 5 Dwelling Units x 800 SF = 4,000 SF
 40 Bedrooms x 275 SF = 11,000 SF
 Total 15,000 SF
 (<15,575 SF Lot Area)

Proposed Floor Areas:
 Dwelling Units: 14,500 SF
 Group Housing: 35,500 SF
 Ancillary Shared Spaces: 8,600 SF
 Parking: 7,000 SF
 Total: 65,600 SF

Height/Bulk District: 40-X
 Existing Height: 65 FT (Midpoint of sloping roof, approximately)
 110 FT (Top of bell tower, approximately)
 Proposed Height: No Change

Historic Preservation Status: Former Sacred Heart Church
 Within Hayes Valley Residential Historic District
 (CA Register)

Unreinforced Masonry Building: Unstrengthened
 UMB Hazard Category O (Assembly)
 UMB Rating 18 (Unrated)

Existing Parking: 26 Spaces
 Proposed Parking: 15 Spaces



PROJECT DESCRIPTION

Sacred Heart Church was completed at the corner of Fillmore and Fell Streets in 1898, and functioned as a church until closed by the Archdiocese of San Francisco in 2004. Since 2005 it has been in private hands.

The existing building is a basilica style church with an attached bell tower consisting of a single-story open plan with mezzanine (former choir loft) over a full basement. It is an unreinforced masonry structure with wood-framed floors and roof. The floors are supported by steel girders and cast iron columns, and according to historic reports, the bell tower includes steel columns.

The building is on San Francisco's Unreinforced Masonry Building (UMB) List, and to date has not been seismically strengthened as stipulated by the 1992 UMB Ordinance (Ordinance No. 225-92).

Adaptive re-use of a former church is challenging, mostly because the building was purpose-built for a function that no longer exists. This proposal is a balance of the following design drivers:

- Use
 The site is in an RM-1 Zoning District, and nearby buildings are mostly residential. To align with the objectives of an RM-1 district, the project proposes residential use, including 5 dwelling units and group housing with 40 bedrooms plus ancillary common spaces. Some of the on-site parking will remain.
- Historic Preservation
 A nomination for Historic Landmark designation is in progress. The goal of this proposal is approval of the proposed scope of work in parallel with the landmark designation process. The proposal includes alteration of historic fabric to allow light and air into the residential areas, as well as careful insertion of floors that will fill in portions of the original church nave. The primary building façade on Fillmore Street will remain unaltered architecturally and the building entrance (former narthex) and mezzanine (former choir loft) will remain substantially unaltered. The portion of the bell tower extending above the roof is an especially difficult structure to brace for earthquake resistance, and will be strengthened as depicted in diagrams included in this proposal.

Life-Safety and Disabled Access Compliance

- The proposed project will trigger compliance with the San Francisco Building Code. Improvements will include seismic strengthening using the new floors and shear walls to brace the original building, and, installation of an elevator, fire stairs, mechanical upgrades, and a fire sprinkler system. The building will also need to meet the requirements of the San Francisco Green Building Code, which will necessitate replacement of some of the stained glass with insulated glass.

Economic Feasibility

- To justify the expense of preserving the building as outlined above, the scope of work proposed is necessary. Retention of a completely open plan is not feasible, especially considering how invasive seismic work would need to be in order to preserve the original structure.

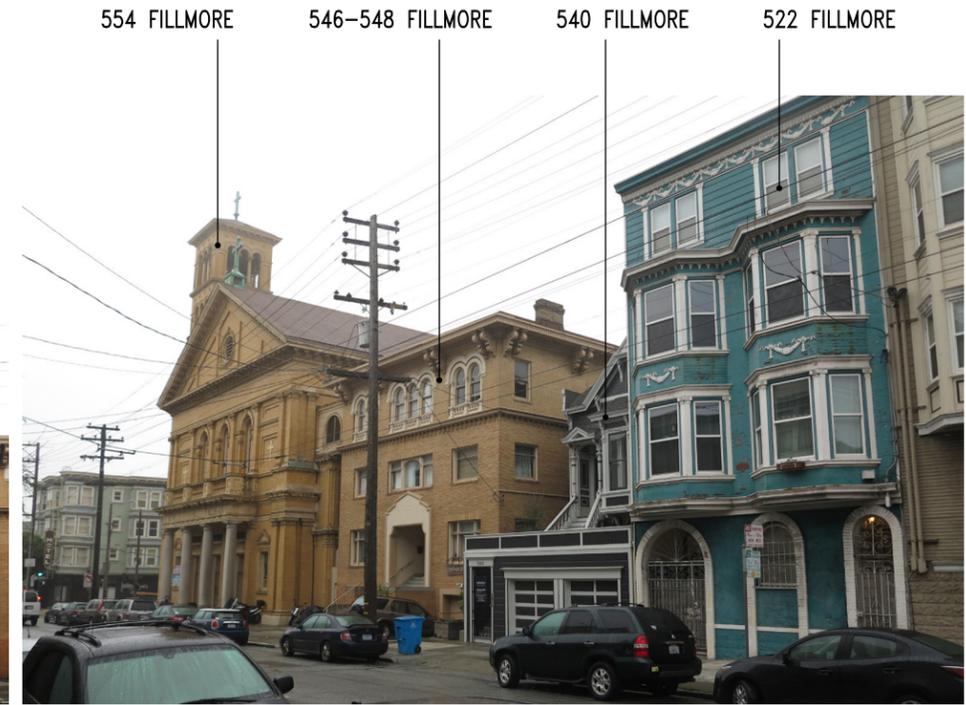
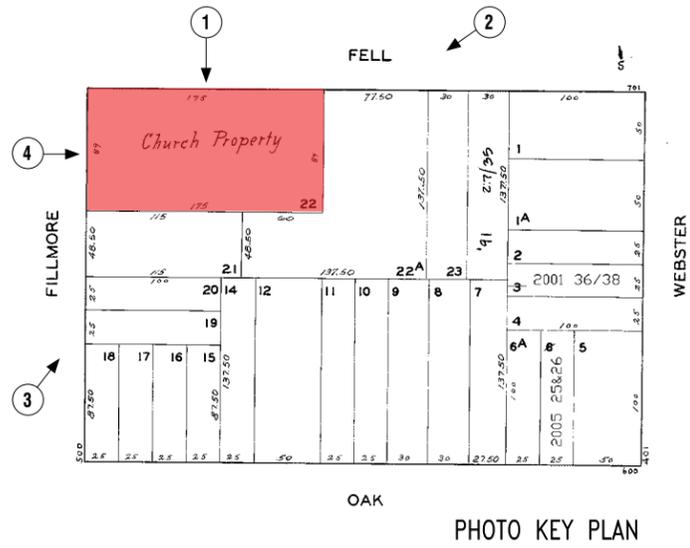
PROJECT DESCRIPTION

554 FILLMORE STREET

CONVERSION TO RESIDENTIAL USE

MAR 7, 2018

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4

3

FILLMORE STREET



2

1

FELL STREET

725 FELL

731 FELL

735 FELL

554 FILLMORE

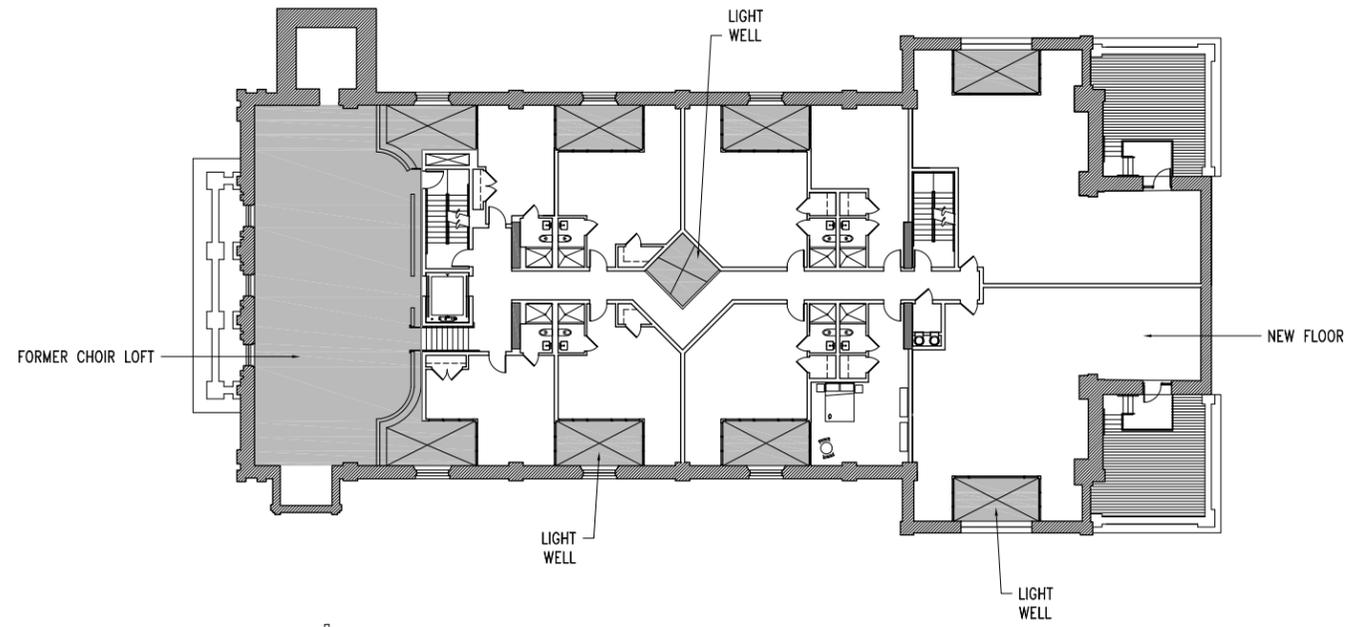
SITE PHOTOS

554 FILLMORE STREET

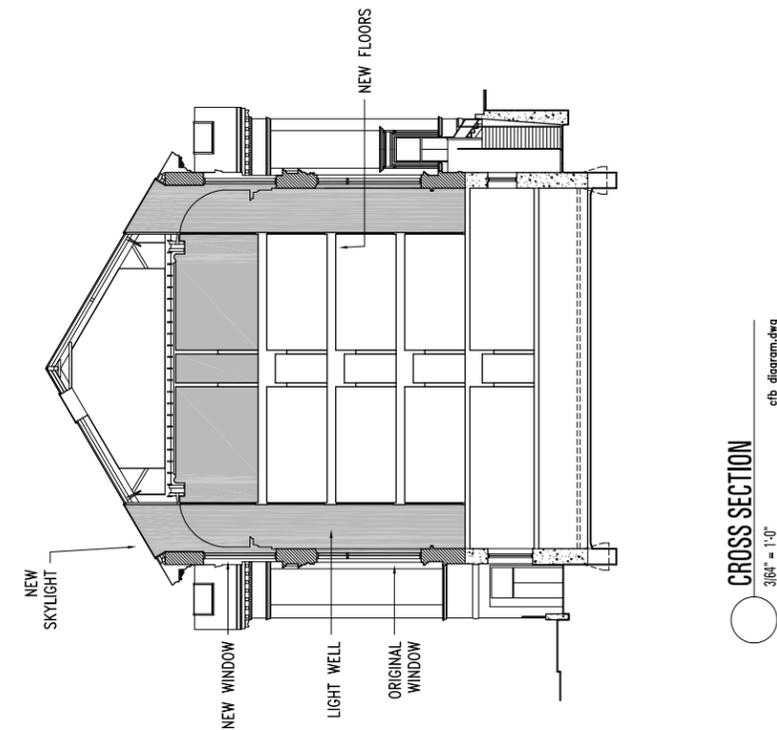
CONVERSION TO RESIDENTIAL USE

MAR 7, 2018

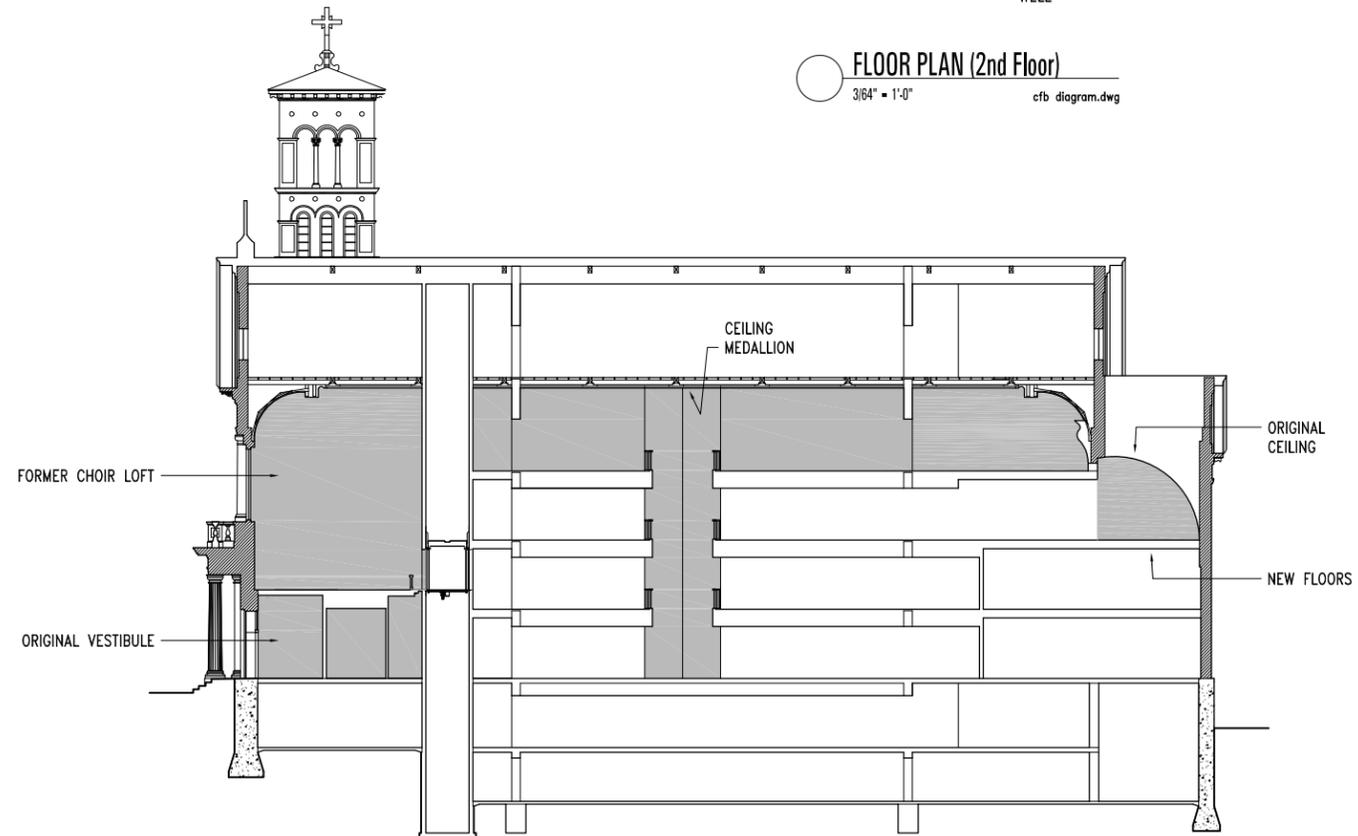
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FLOOR PLAN (2nd Floor)
 3/16" = 1'-0"
 cfb diagram.dwg



CROSS SECTION
 3/16" = 1'-0"
 cfb diagram.dwg



LONGITUDINAL SECTION
 3/16" = 1'-0"
 cfb diagram.dwg

ALTERATIONS and ADDITIONS to EXISTING FABRIC

CHALLENGE

INSERT NEW CONSTRUCTION AND MODIFY EXISTING CONSTRUCTION TO ACCOMMODATE RESIDENTIAL USES AND SEISMIC STRENGTHENING ELEMENTS IN A MANNER SENSITIVE TO THE EXISTING HISTORIC FABRIC.

SOLUTION

ADD FLOORS AND WALLS WITH OPENINGS TO ALLOW AS MUCH ORIGINAL FABRIC TO BE VISIBLE AS POSSIBLE.

CREATE NEW WINDOW OPENINGS ONLY WHERE NECESSARY TO BRING IN LIGHT AND AIR WITH PROPORTIONS AND ALIGNMENTS THAT ARE SYMPATHETIC TO THE ORIGINAL FABRIC, BUT ARE CLEARLY NEW.

■ LOCATIONS WHERE ORIGINAL HISTORIC FABRIC IS VISIBLE



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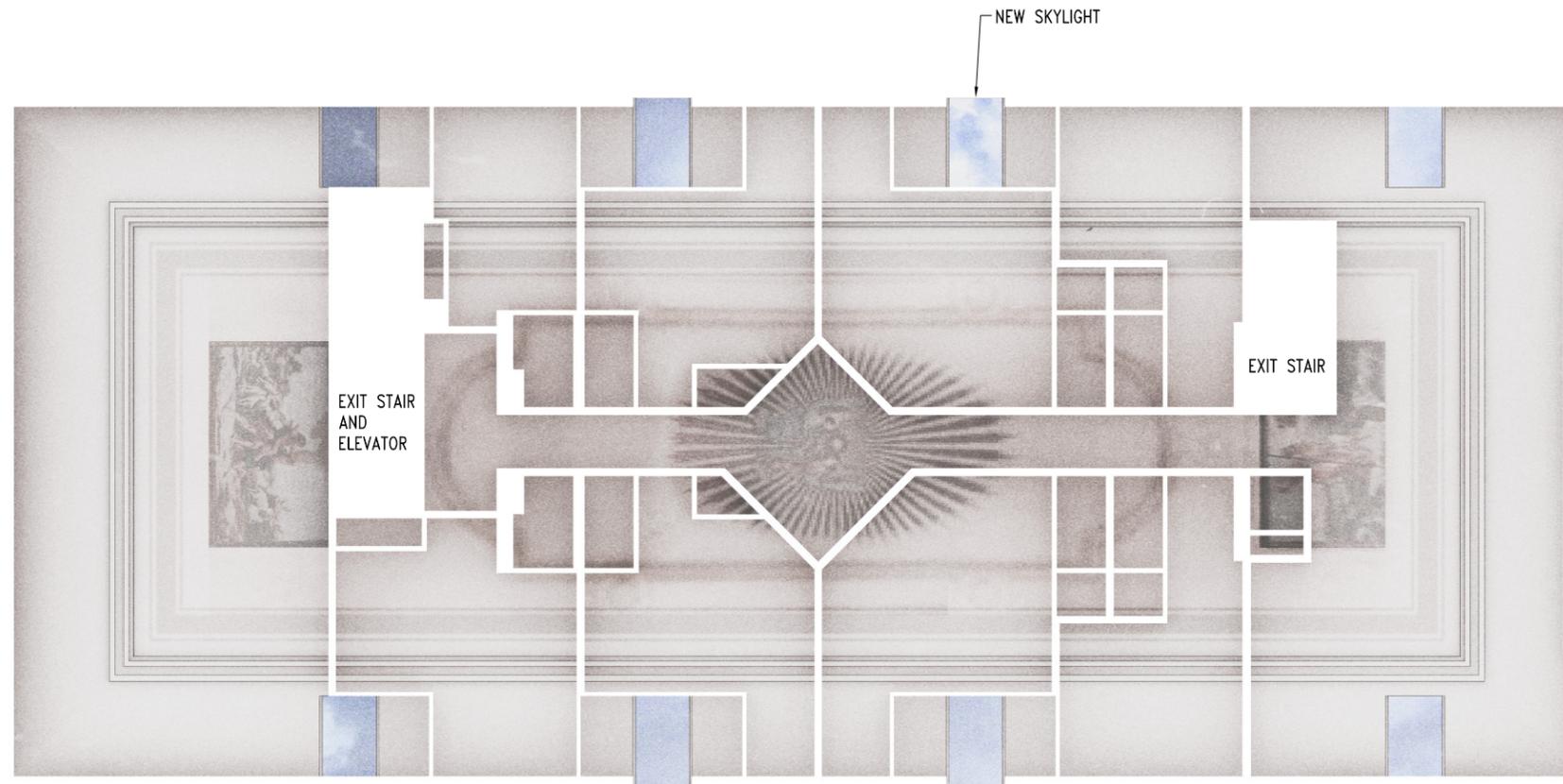
INTERIOR ELEVATION

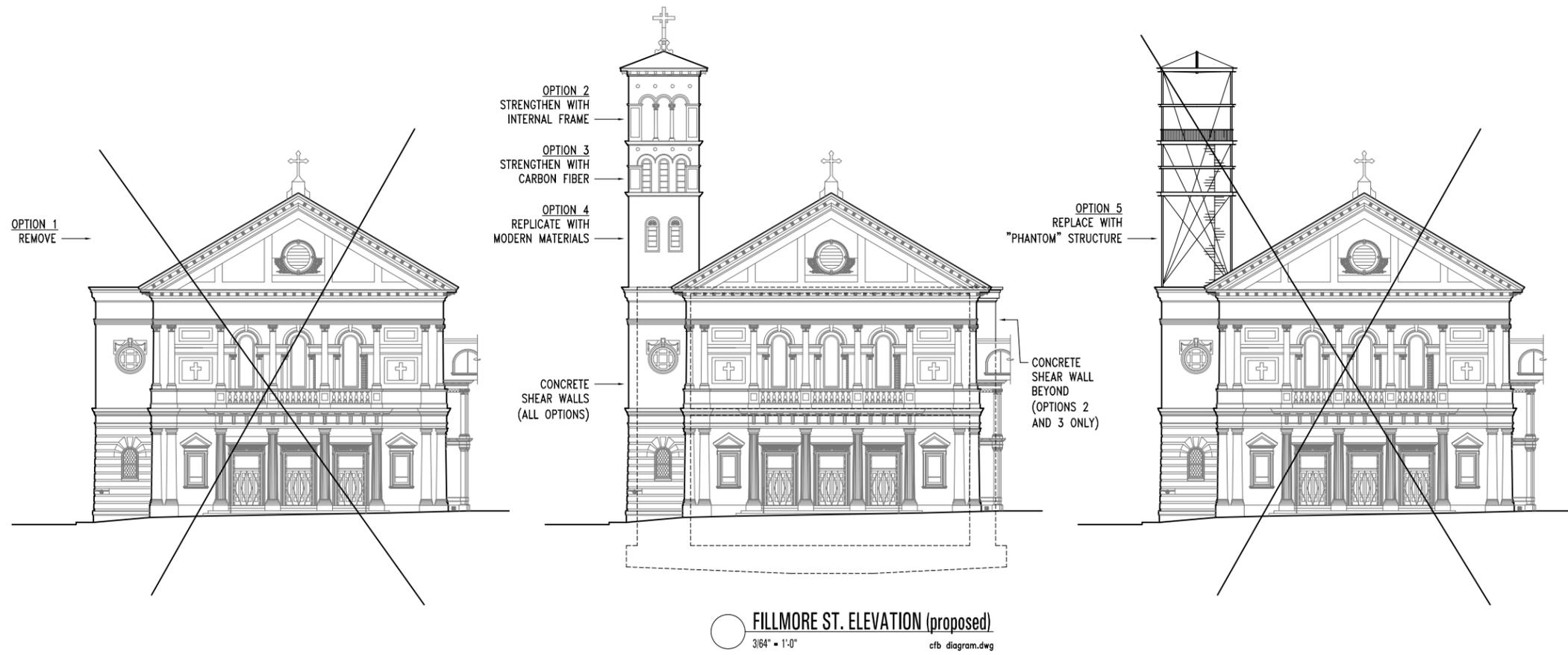
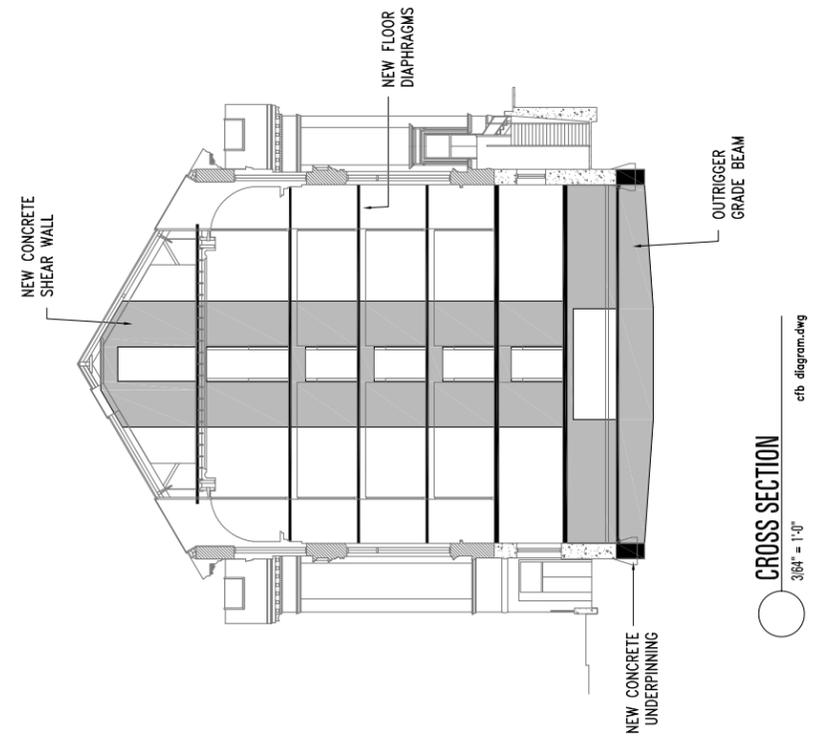
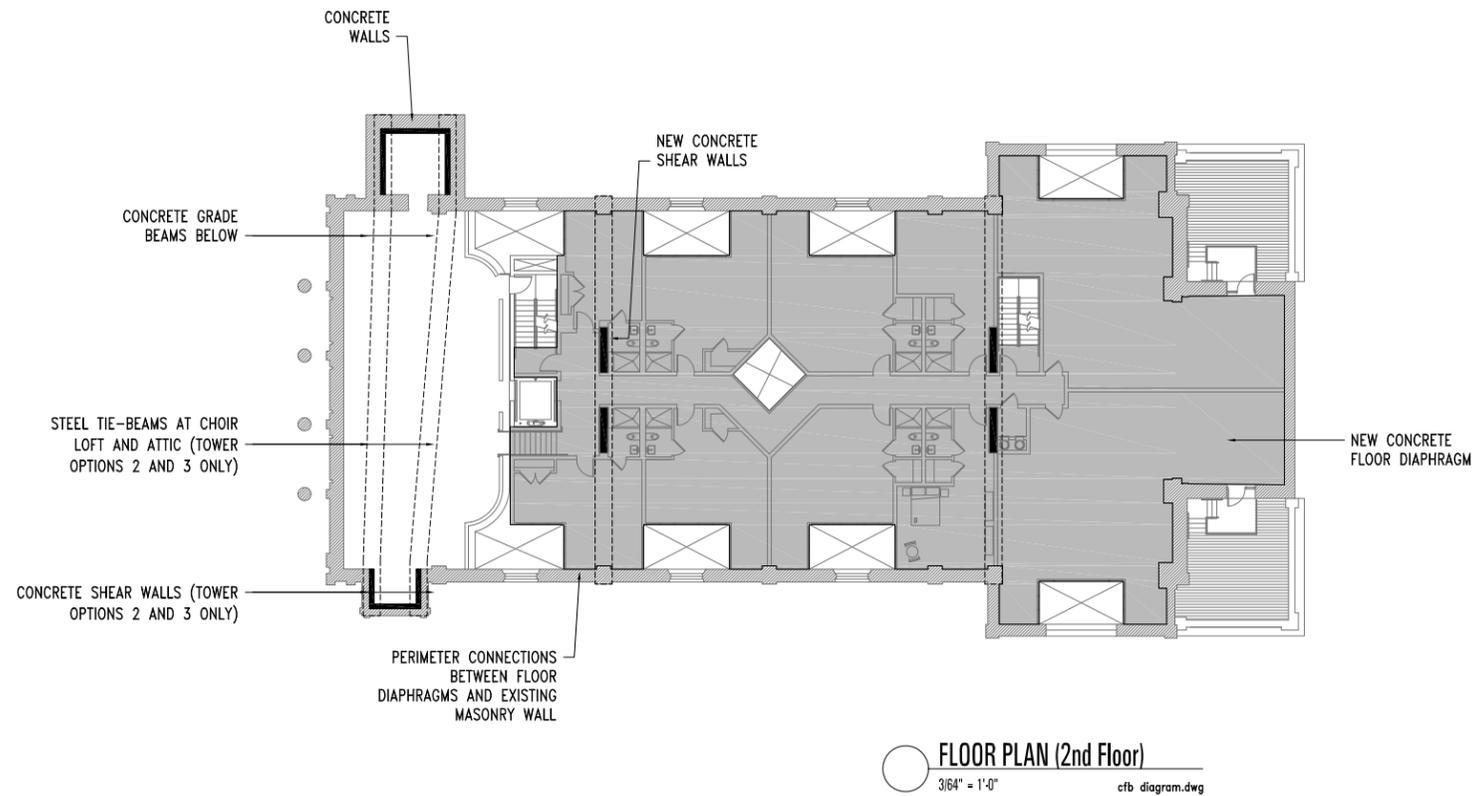
554 FILLMORE STREET

CONVERSION TO RESIDENTIAL USE

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SEISMIC STRENGTHENING

CHALLENGE

INTEGRATE SEISMIC ELEMENTS WITH THE RESIDENTIAL FLOOR PLANS AND AVOID DAMAGE TO HISTORIC FABRIC. MITIGATE THE SEISMIC HAZARD DUE TO THE BELL TOWER EXTREME WEIGHT AND HEIGHT.

SOLUTION

ADD TWO CONCRETE SHEAR WALLS IN THE LATERAL (PLAN) DIRECTION SUPPORTED BY OUTRIGGER GRADE BEAMS. CONNECT NEW AND EXISTING FLOORS, EXISTING ROOF DIAPHRAGM, AND EXISTING MASONRY WALLS TO THE NEW SHEAR WALLS.

BELL TOWER OPTIONS

STRENGTHEN LOWER PORTION OF THE TOWER BELOW THE ROOF EAVE WITH INTERNAL CONCRETE "JACKET" TIED TO BASEMENT LEVEL GRADE BEAMS.

UPPER TOWER OPTIONS

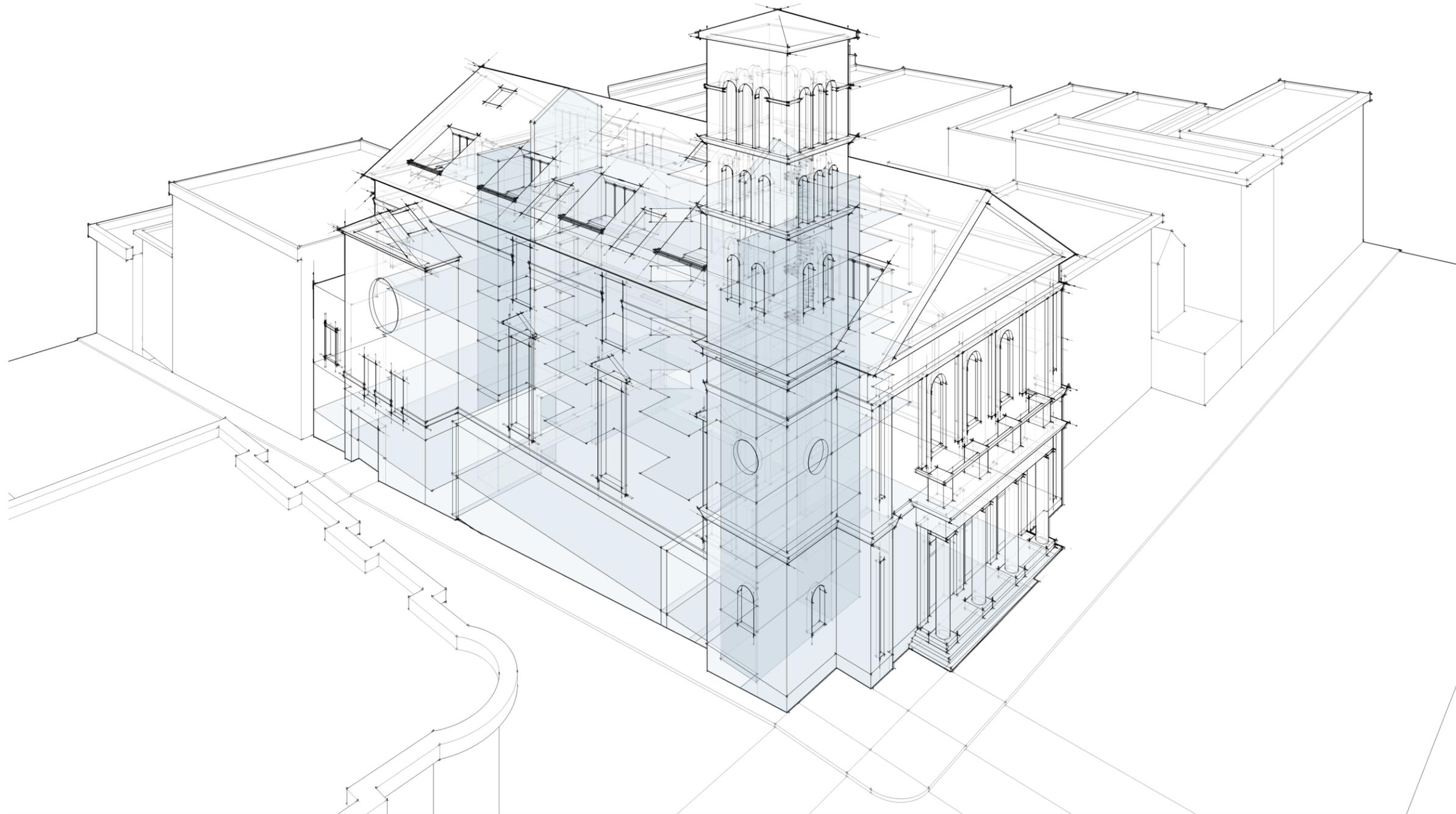
- ~~1. REMOVE THE TOWER.~~
2. STRENGTHEN WITH INTERNAL FRAME, CONCRETE OR STEEL, WITHOUT ADDING WEIGHT (WILL REQUIRE REMOVAL OF EXISTING MASONRY). REFURBISH EXTERIOR INCLUDING REPLACEMENT OF CUPOLA COLUMNS AND ROOF STRUCTURE. ADDITIONAL SHEAR WALLS AND TIE-BEAMS REQUIRED.
3. STRENGTHEN WITH CARBON FIBER WRAP APPLIED TO INSIDE FACE OF EXTERIOR WALLS, OVERLAPPING LOWER TOWER CONCRETE. REFURBISH EXTERIOR AS REQUIRED FOR OPTION 2. ADDITIONAL SHEAR WALLS AND TIE-BEAMS REQUIRED.
4. REPLICATE EXISTING TOWER WITH FRP OR SIMILAR MATERIAL SUPPORTED BY INTERNAL STEEL FRAME. ADDITIONAL SHEAR WALLS AND TIE-BEAMS NOT REQUIRED.
- ~~5. REPLACE WITH 12-TON "PHANTOM" STRUCTURE, REDUCING THE SEISMIC DEMAND BY 94%. ADDITIONAL SHEAR WALLS NOT REQUIRED.~~

554 FILLMORE STREET

CONVERSION TO RESIDENTIAL USE

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3-D VIEW

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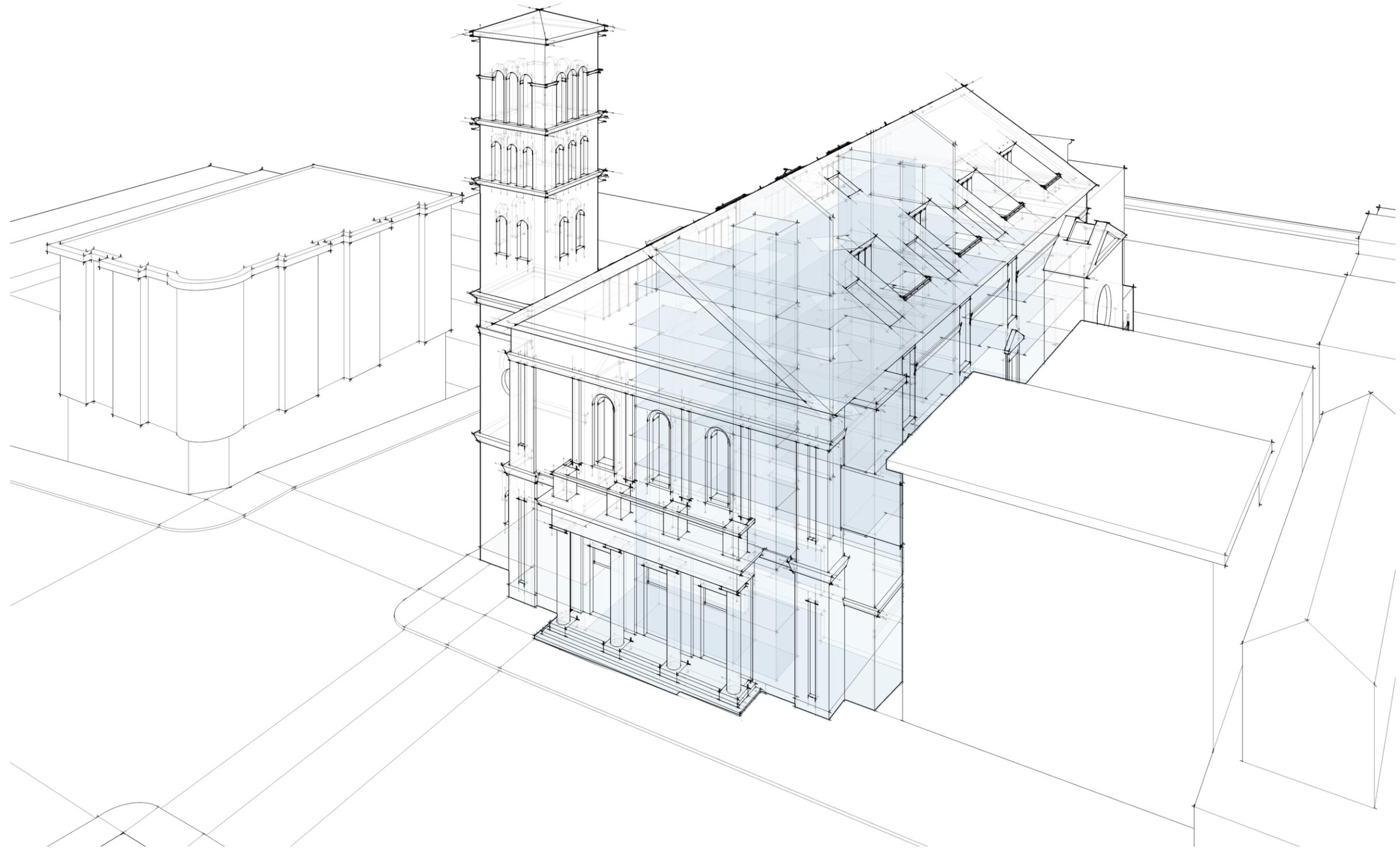
3 Embarcadero Center, Promenade Level San Francisco, CA | 415.834.9002 | www.archengine.com

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3-D VIEW

554 FILLMORE STREET

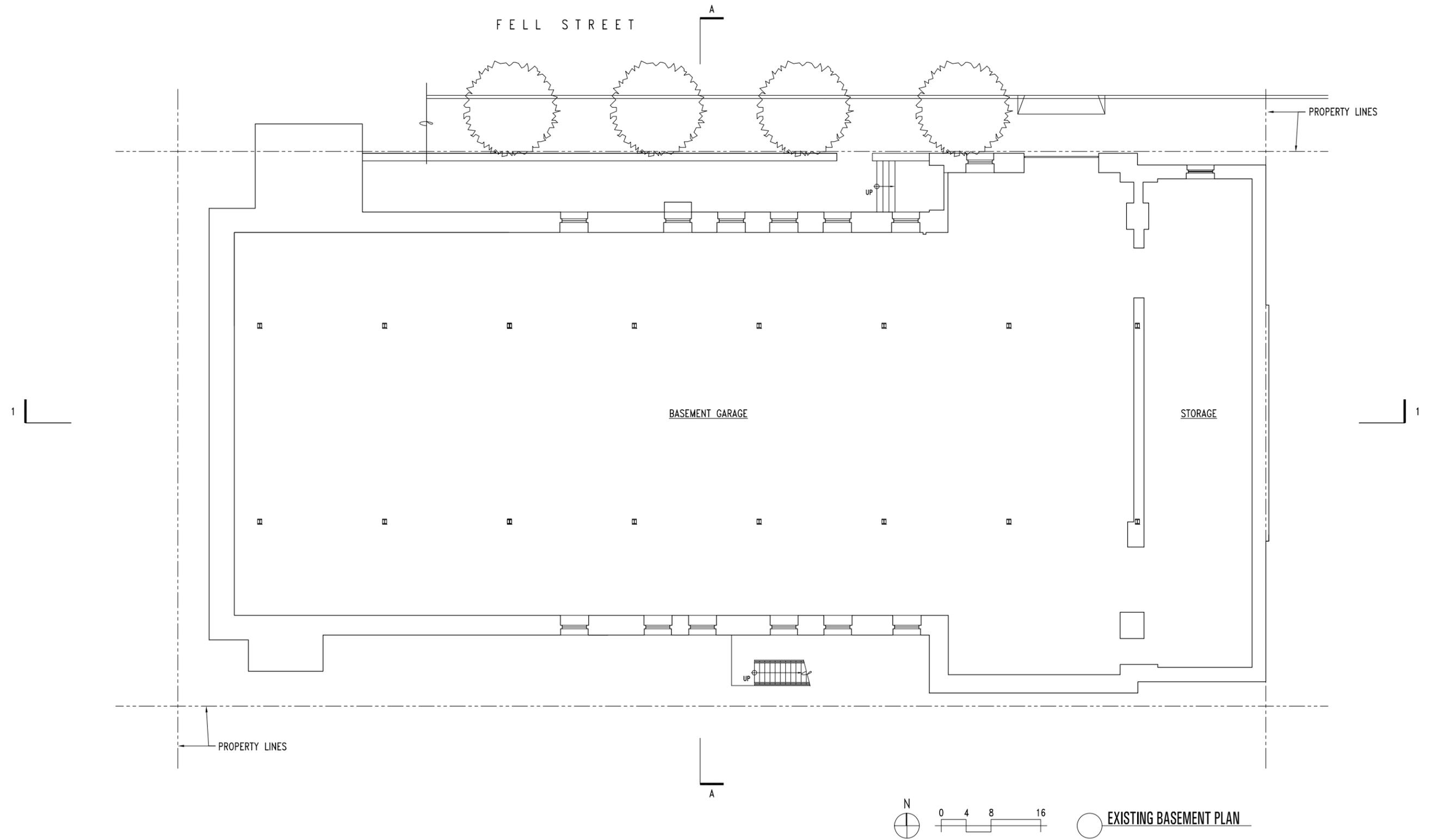
CONVERSION TO RESIDENTIAL USE

MAR 7, 2018

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EXISTING CONDITIONS

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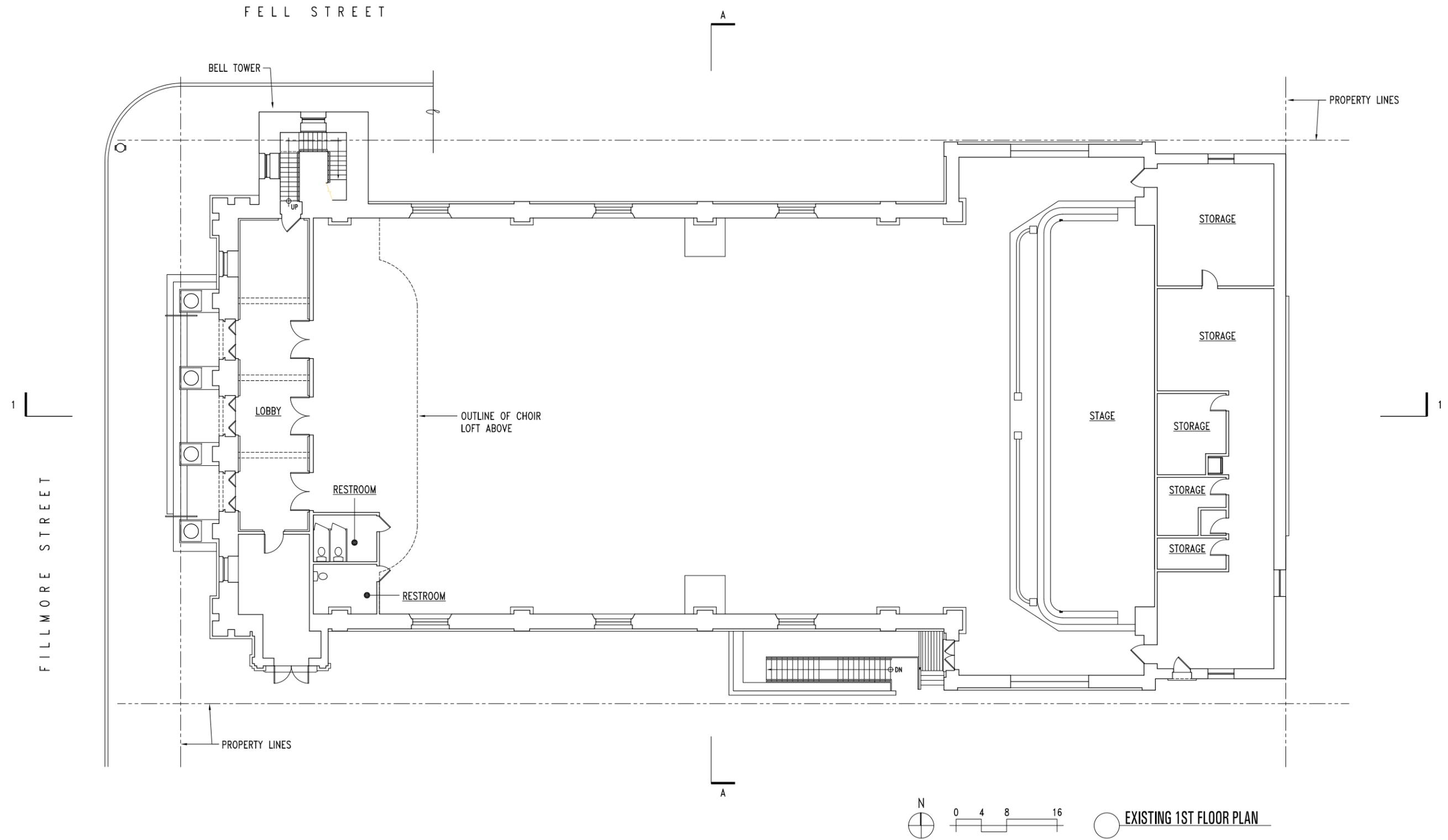
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EXISTING CONDITIONS

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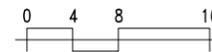
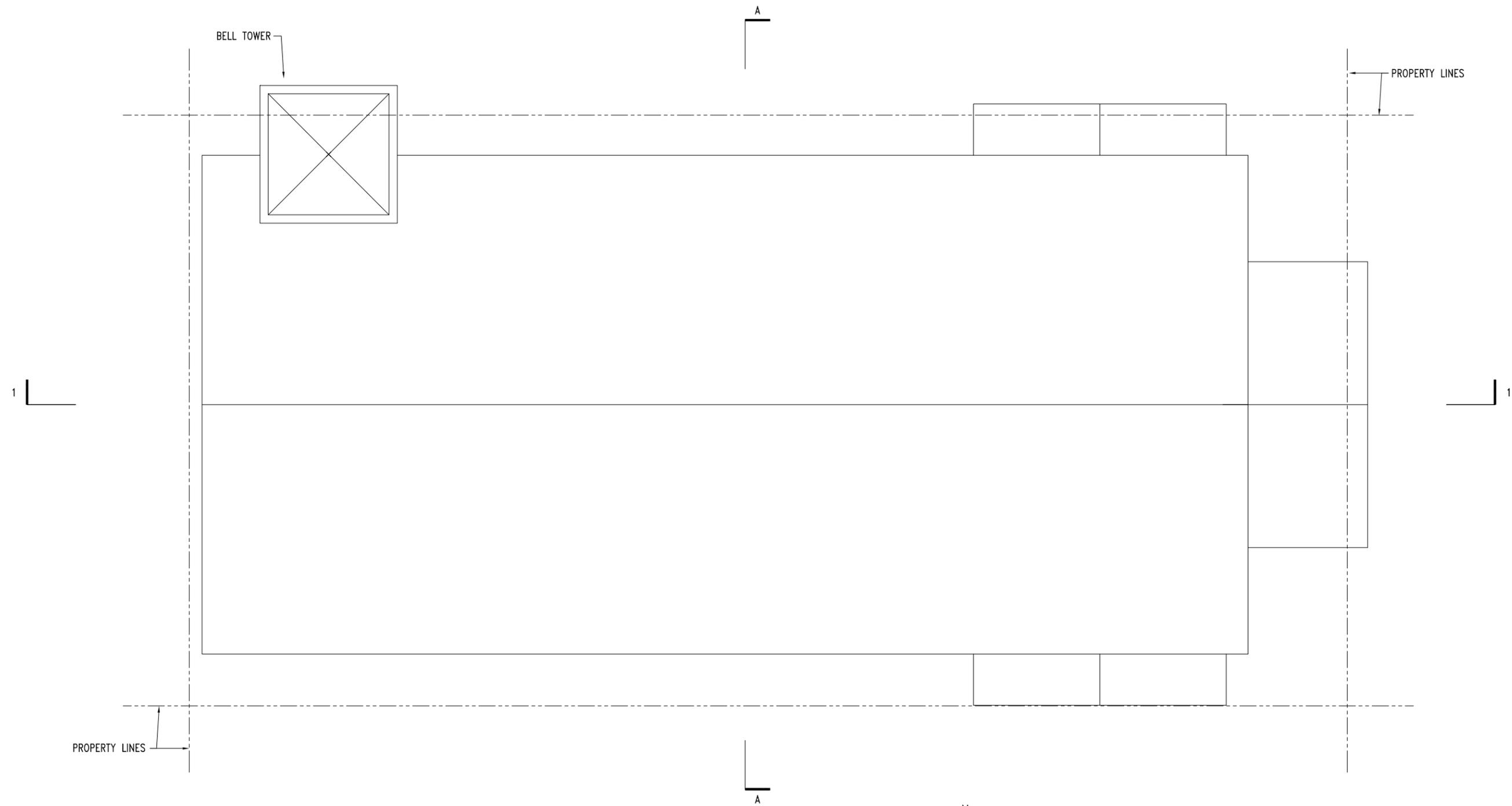
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EXISTING ROOF PLAN

EXISTING CONDITIONS

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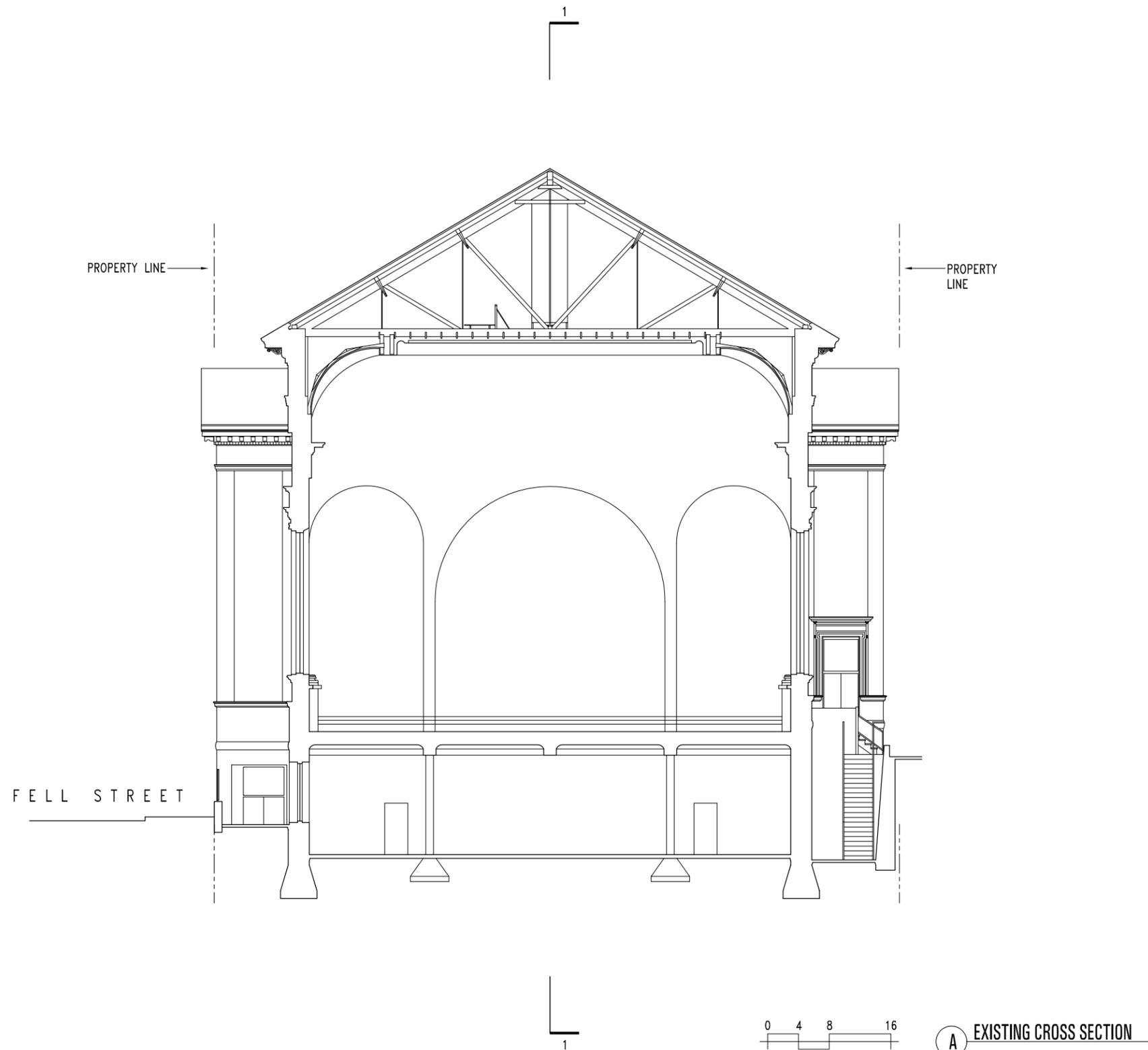
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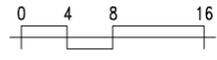
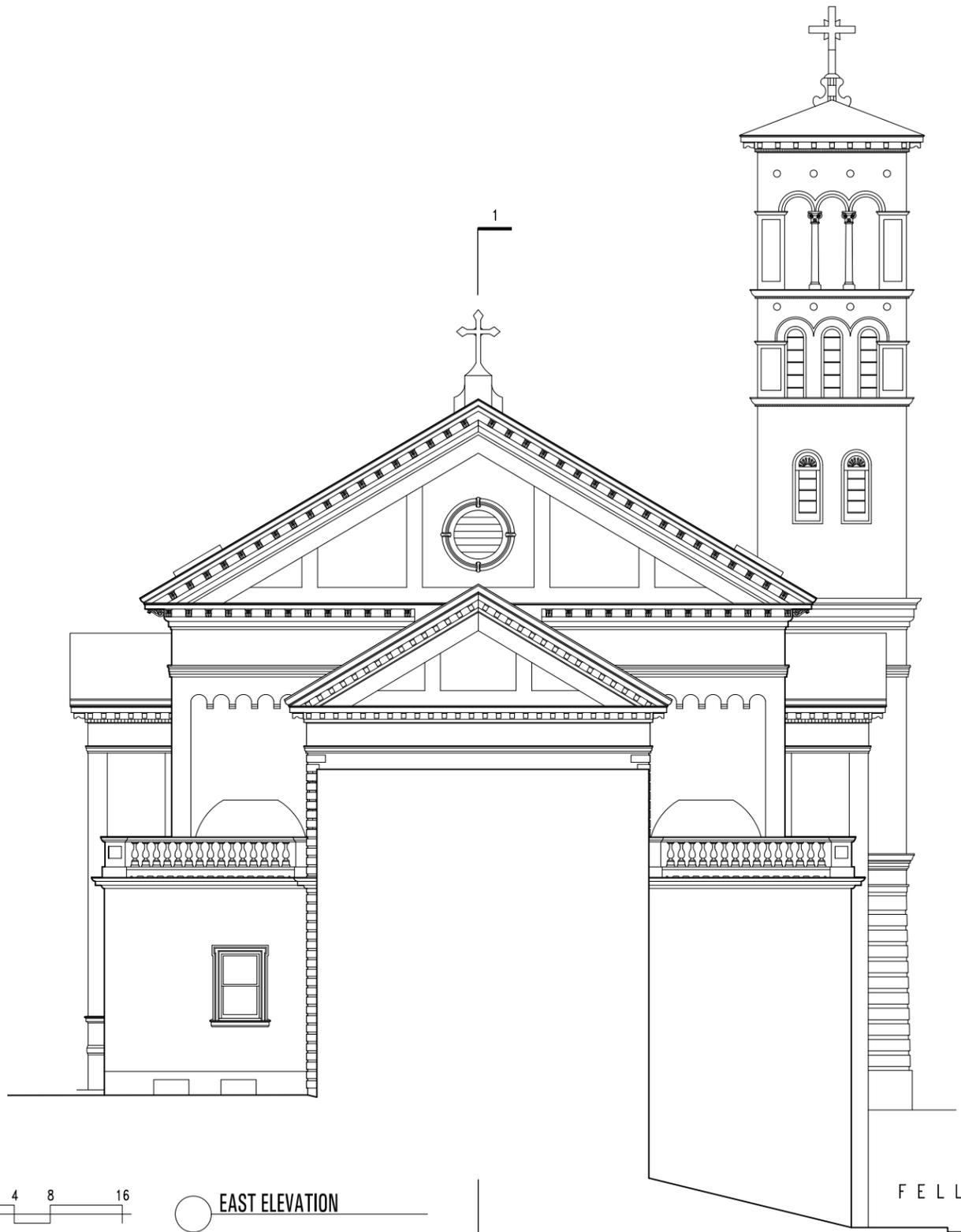
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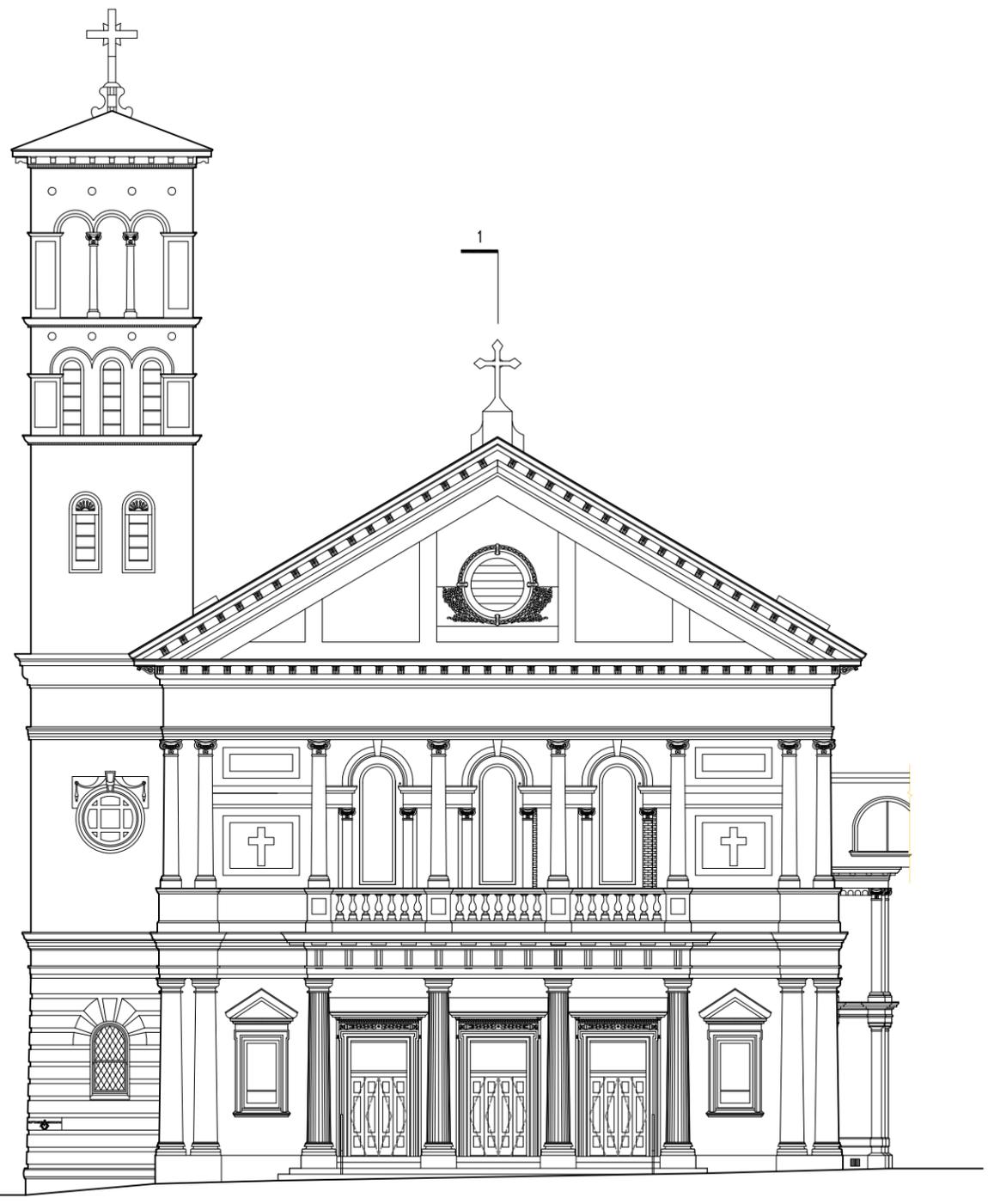
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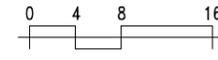
EAST ELEVATION



FELL STREET



FELL STREET



WEST ELEVATION



EXISTING CONDITIONS

554 FILLMORE STREET

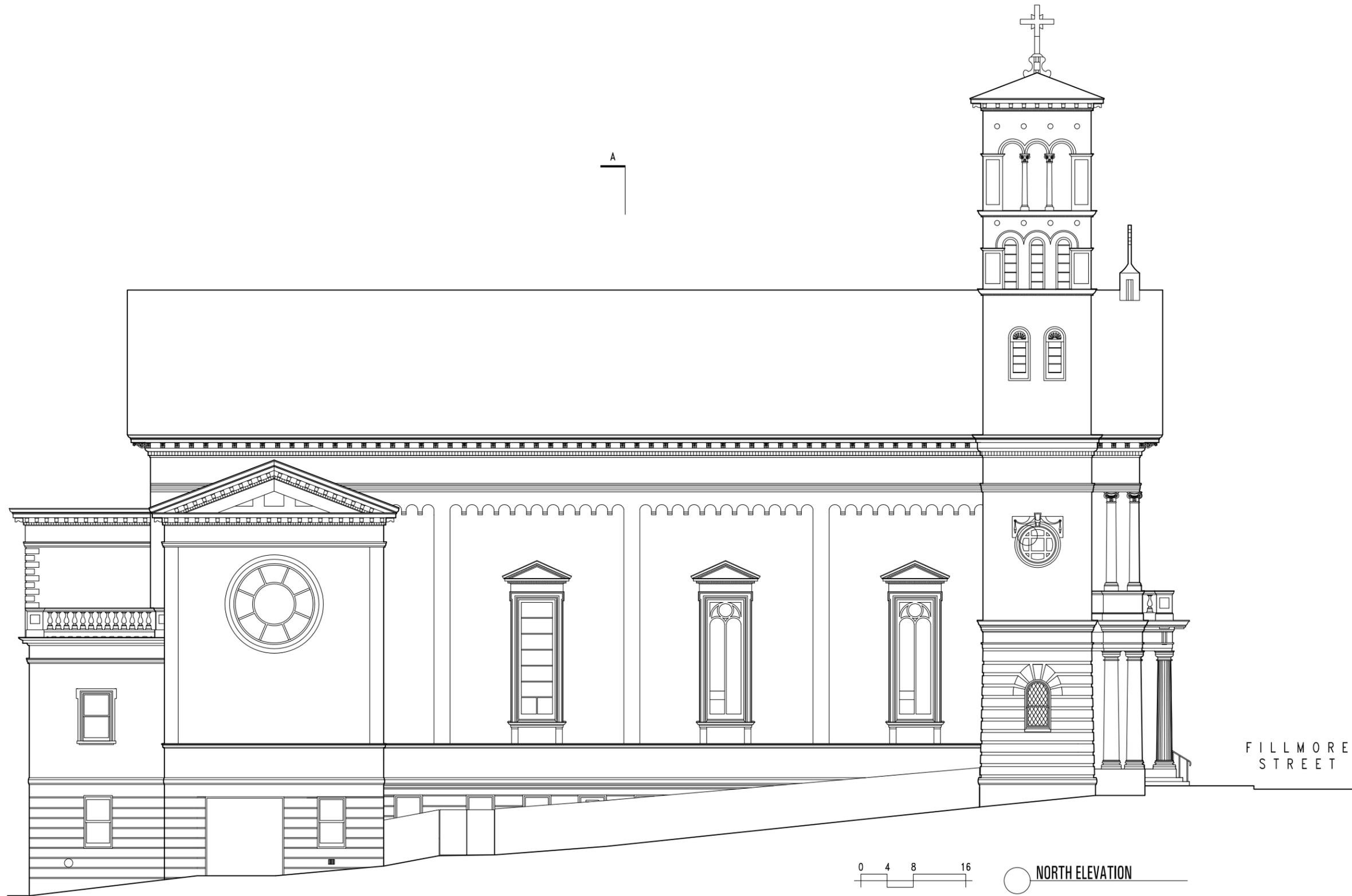
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FILLMORE
STREET

0 4 8 16

○ NORTH ELEVATION

EXISTING CONDITIONS

554 FILLMORE STREET

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FILLMORE
STREET



○ SOUTH ELEVATION



EXISTING CONDITIONS

554 FILLMORE STREET

CONVERSION TO RESIDENTIAL USE

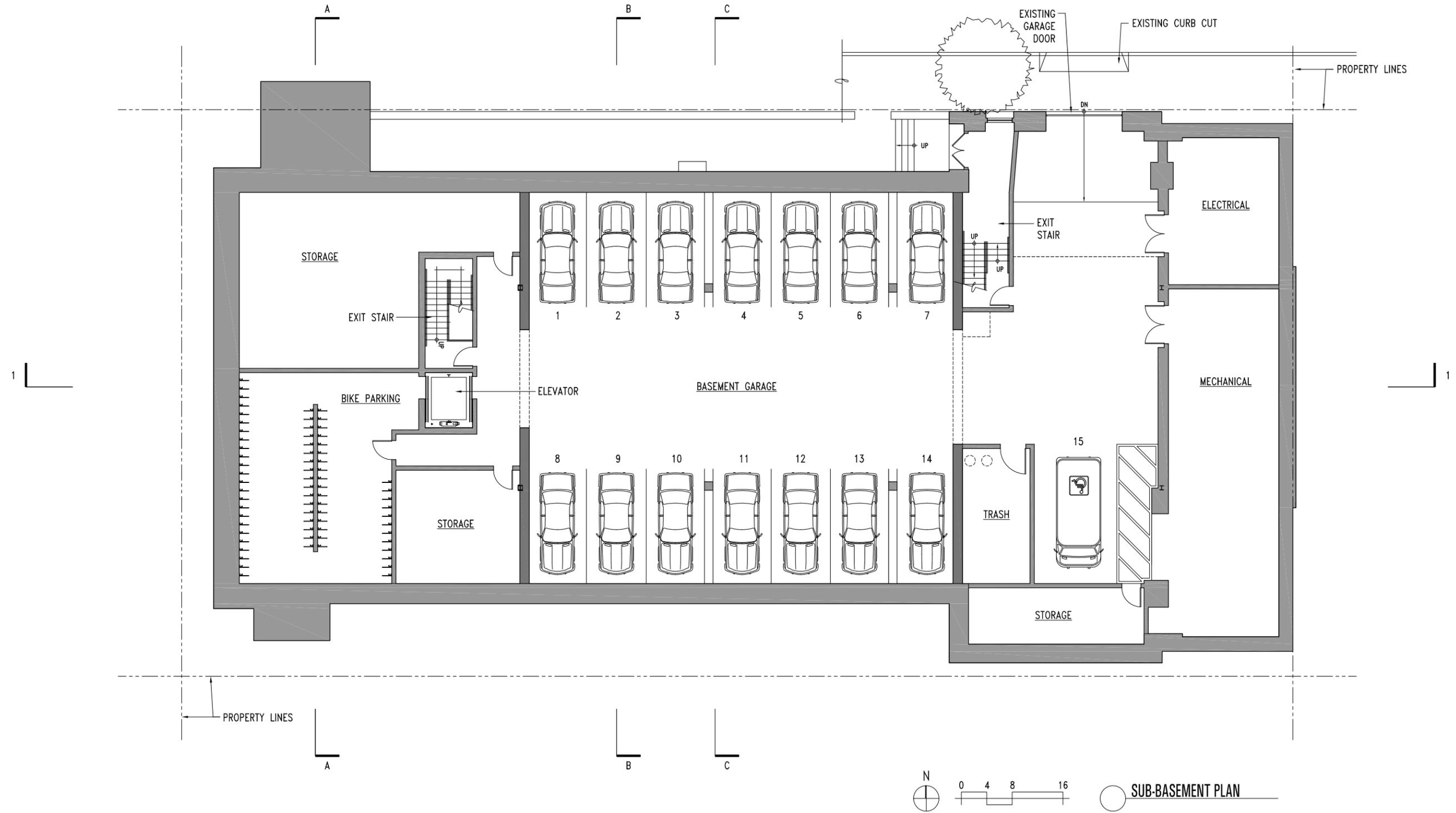
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FELL STREET



554 FILLMORE STREET

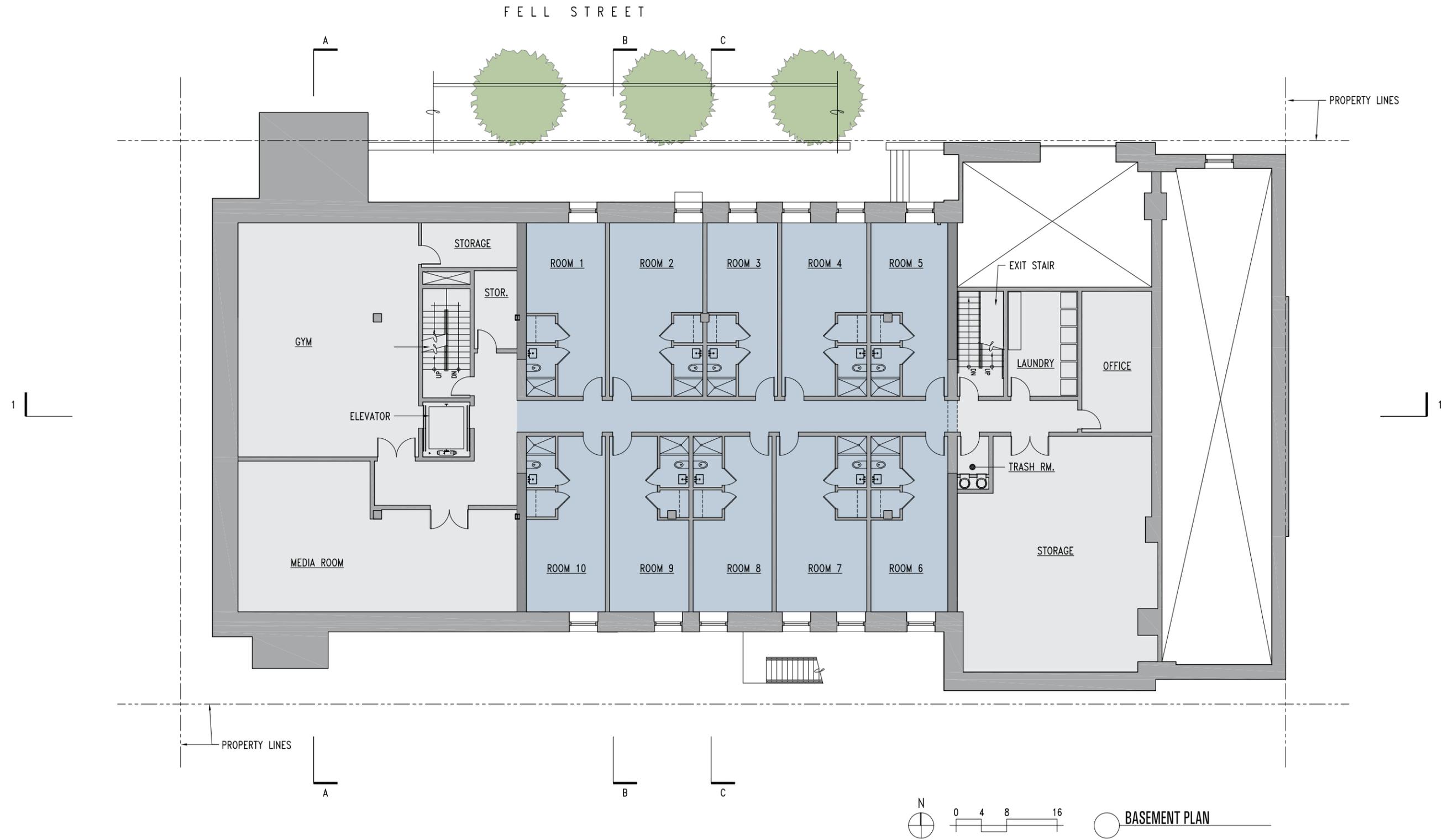
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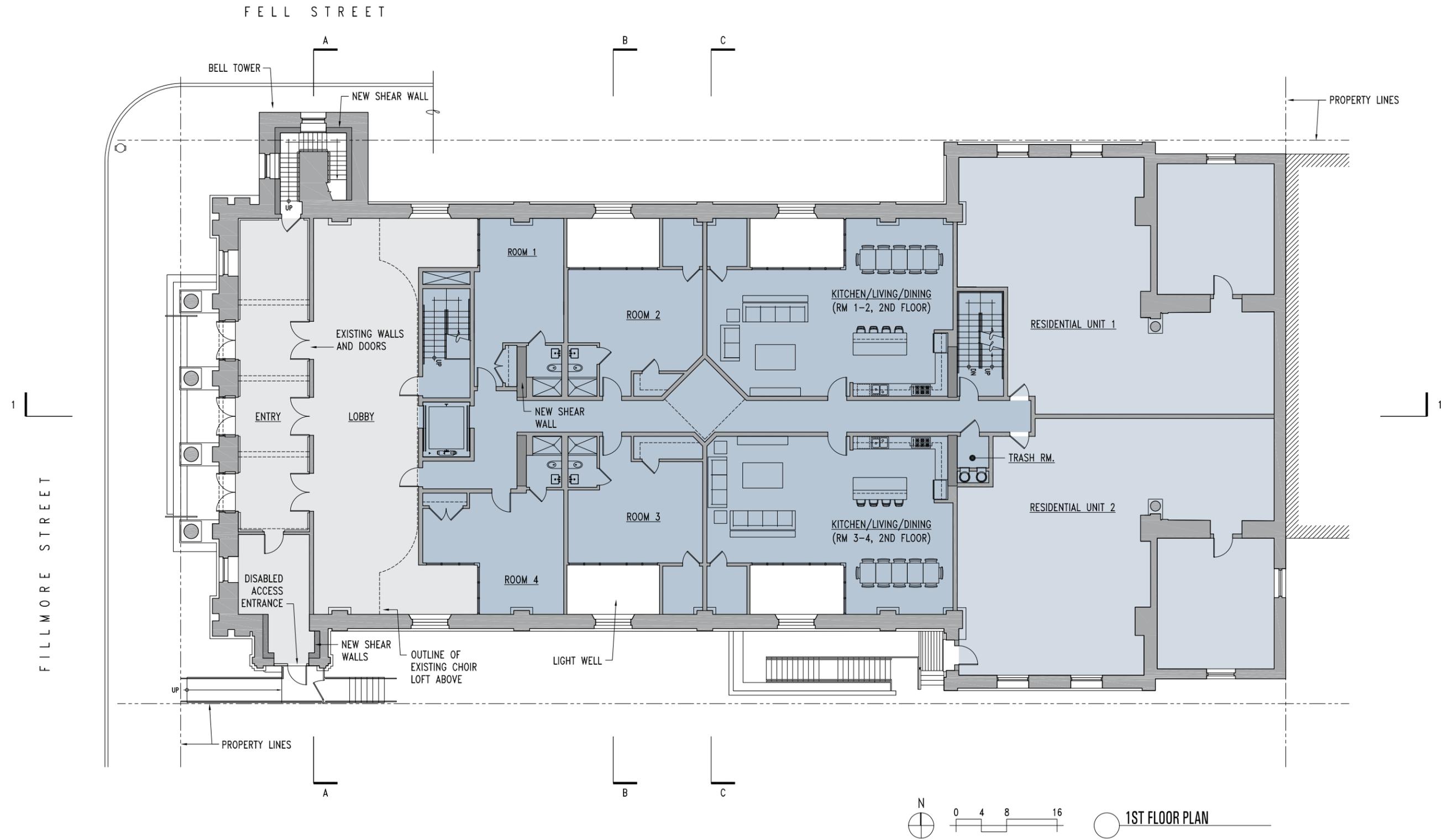
MAR 7, 2018

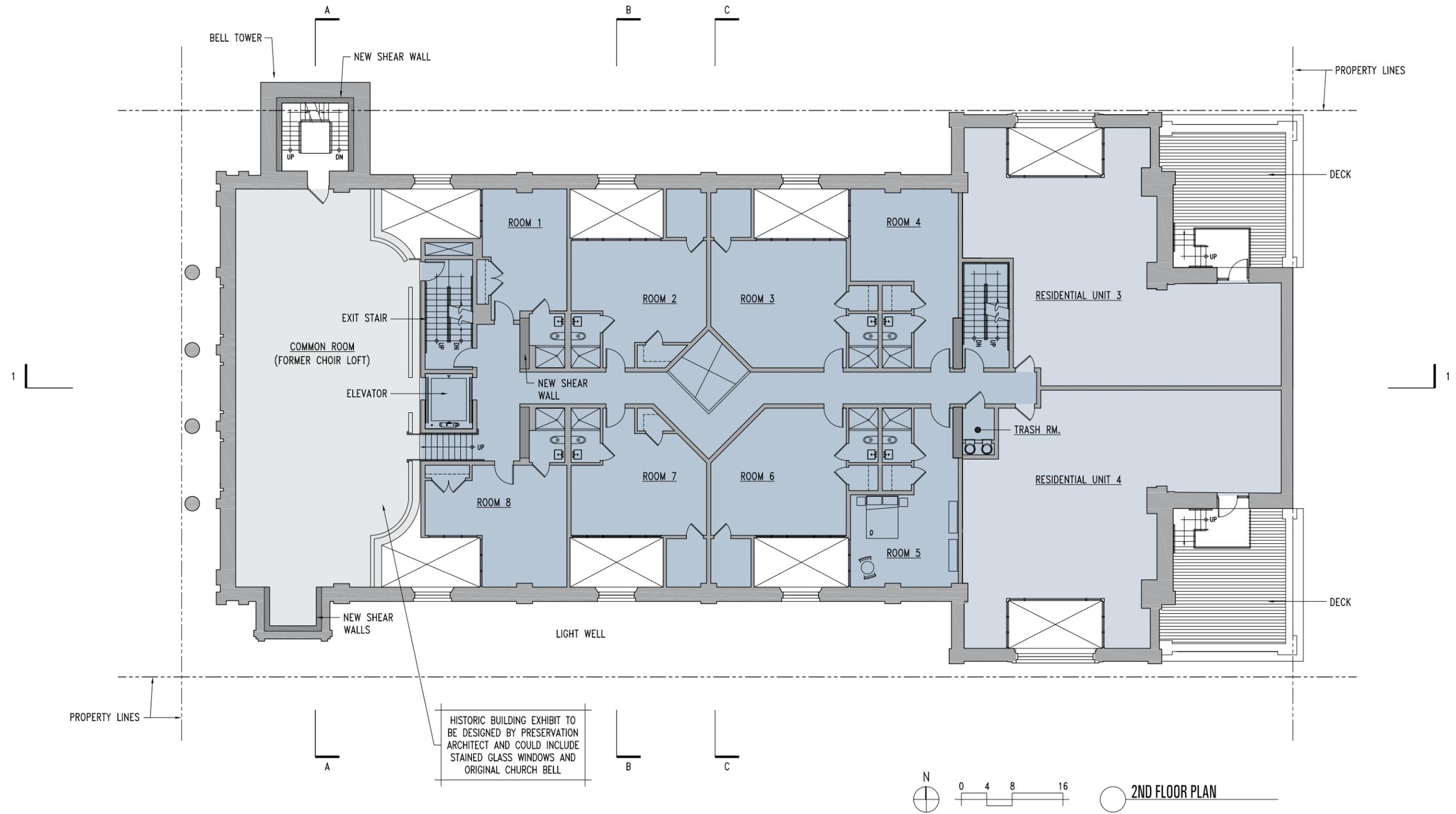
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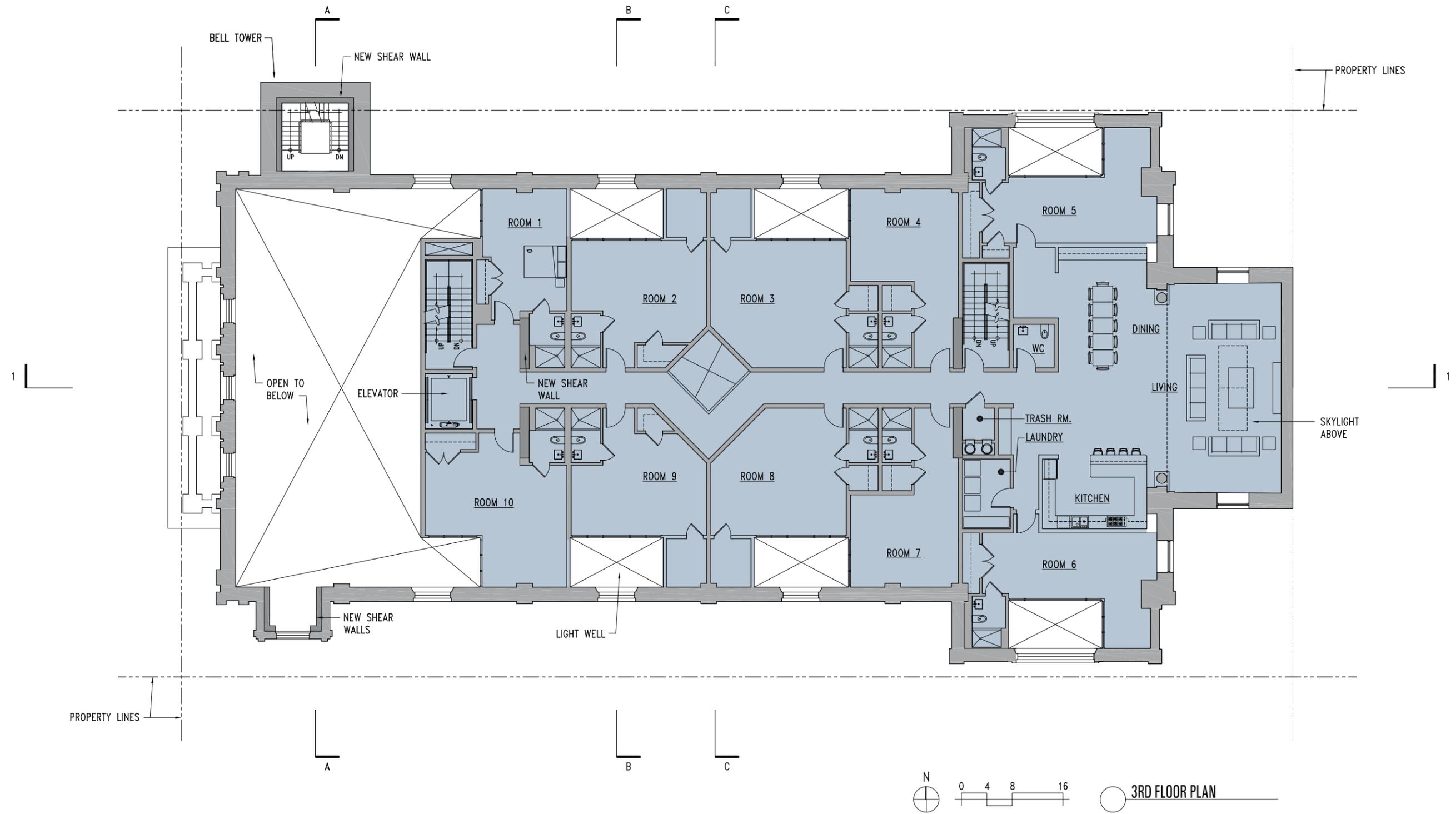
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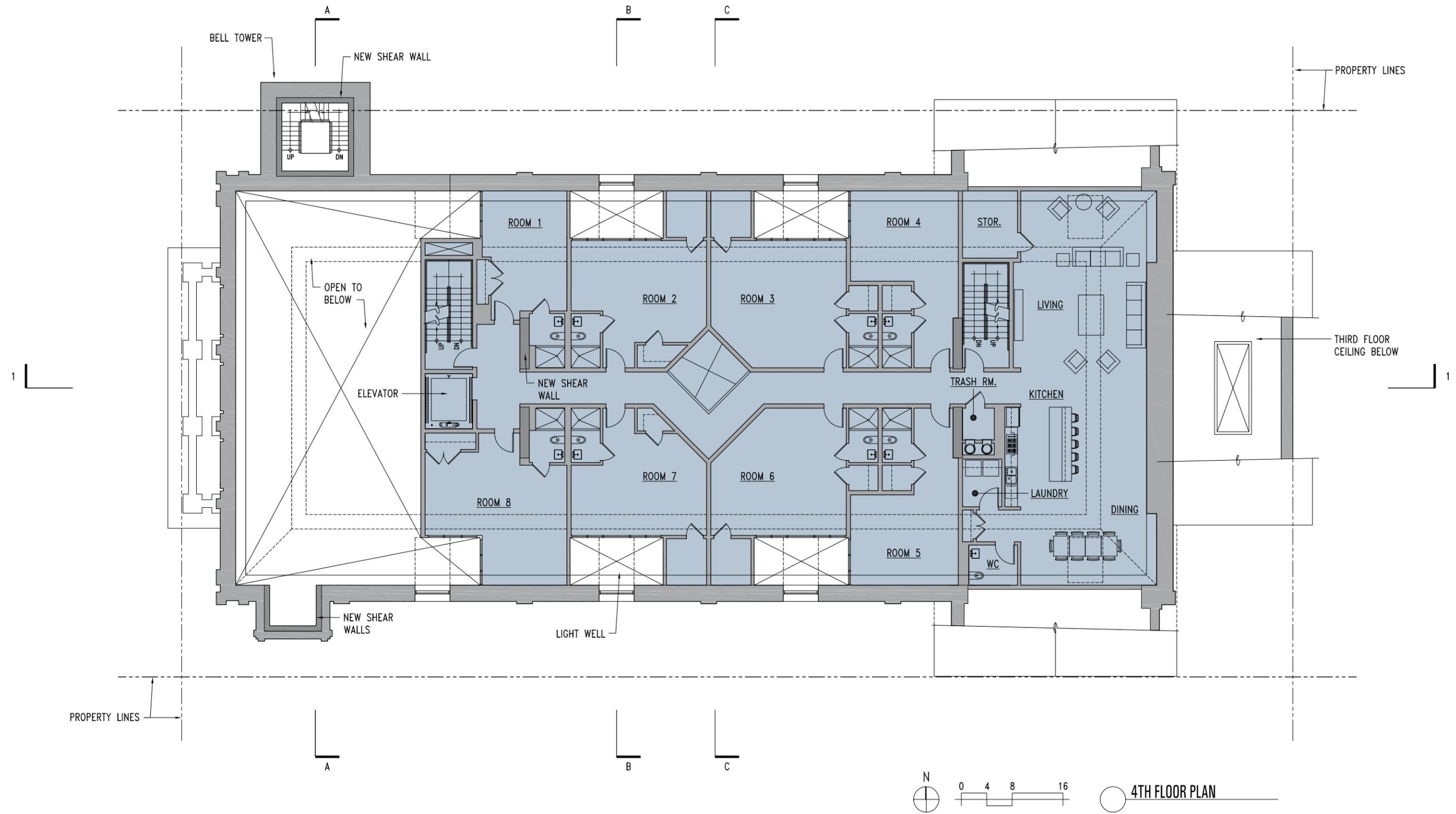
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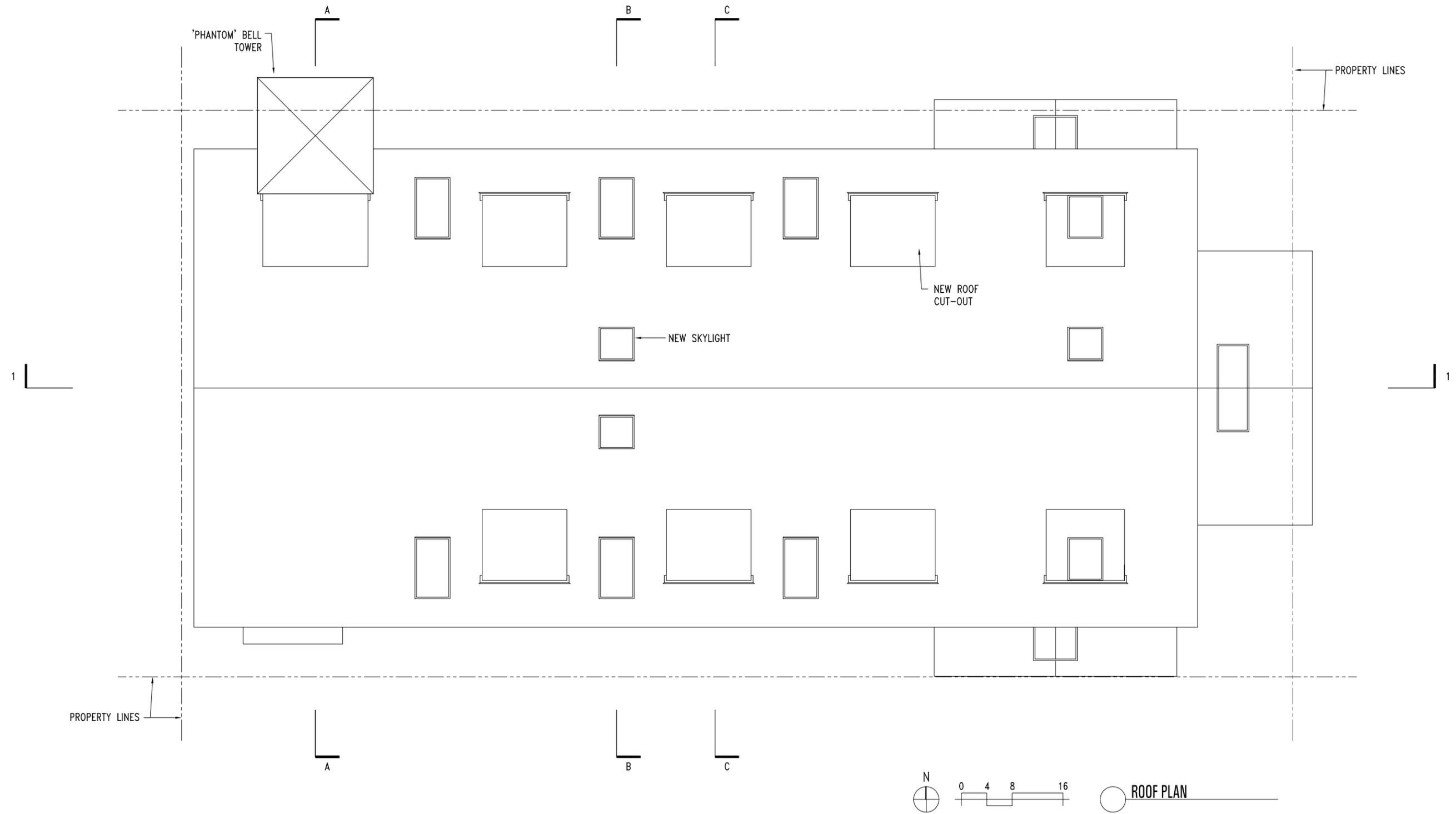


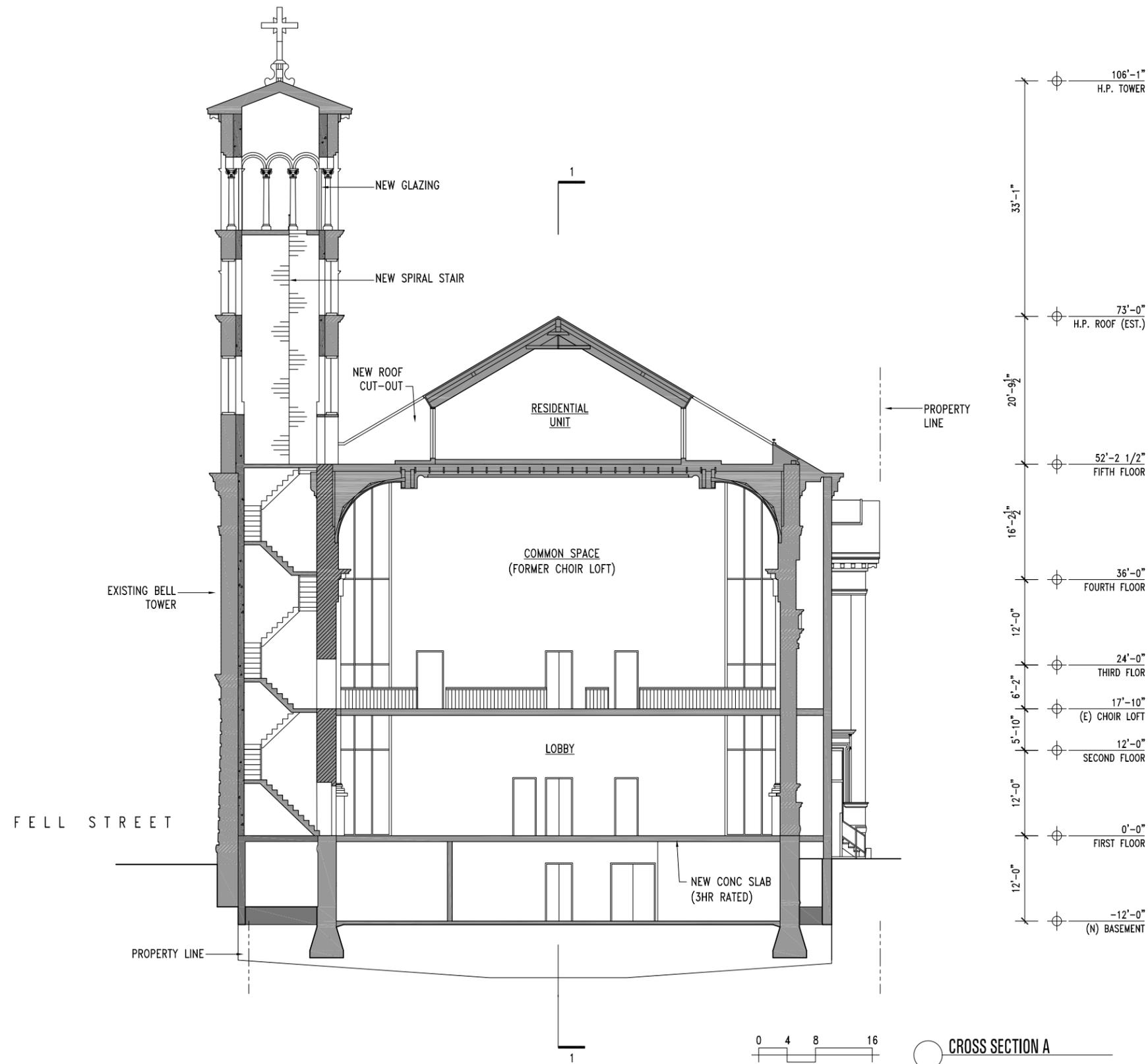












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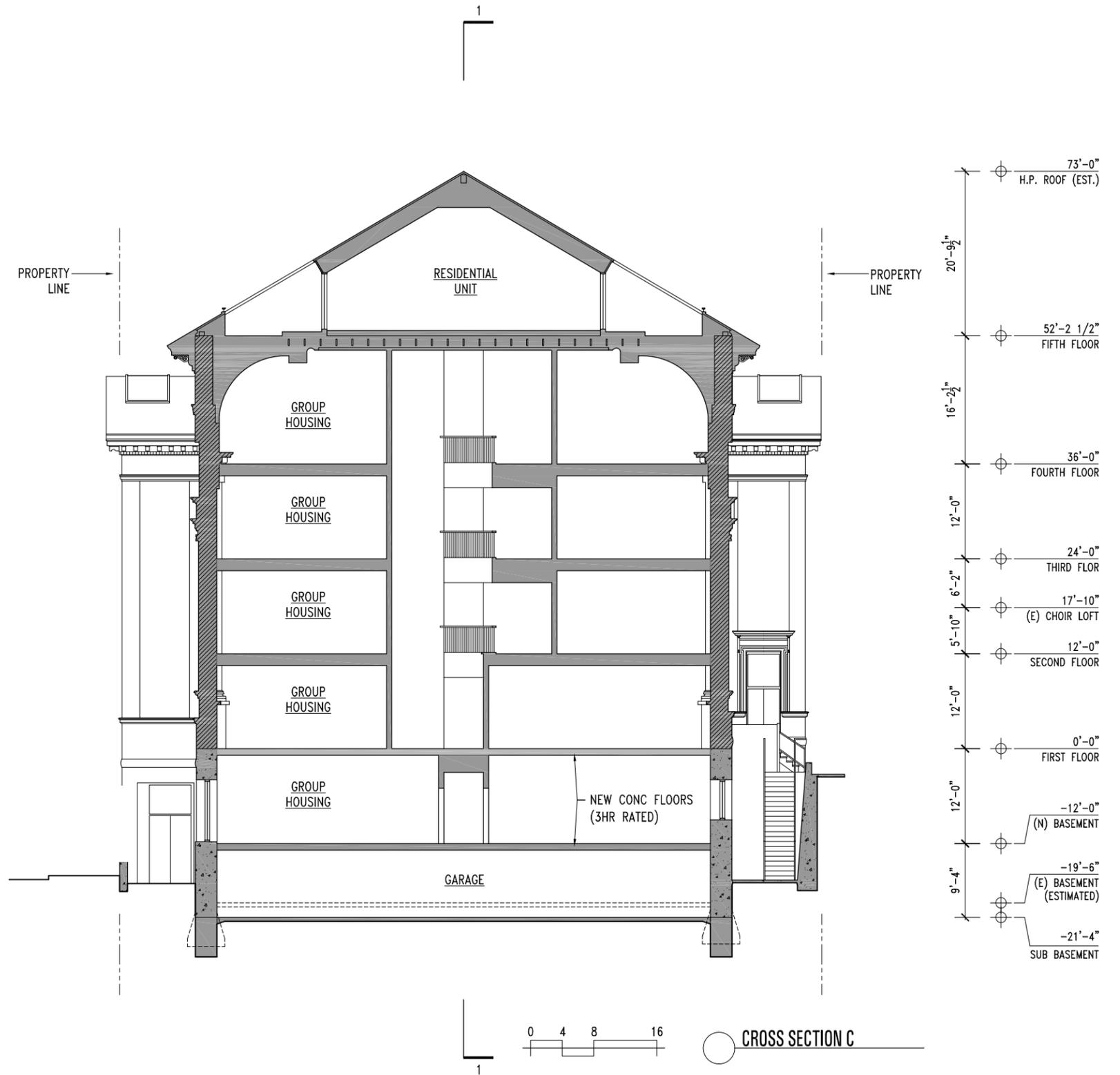
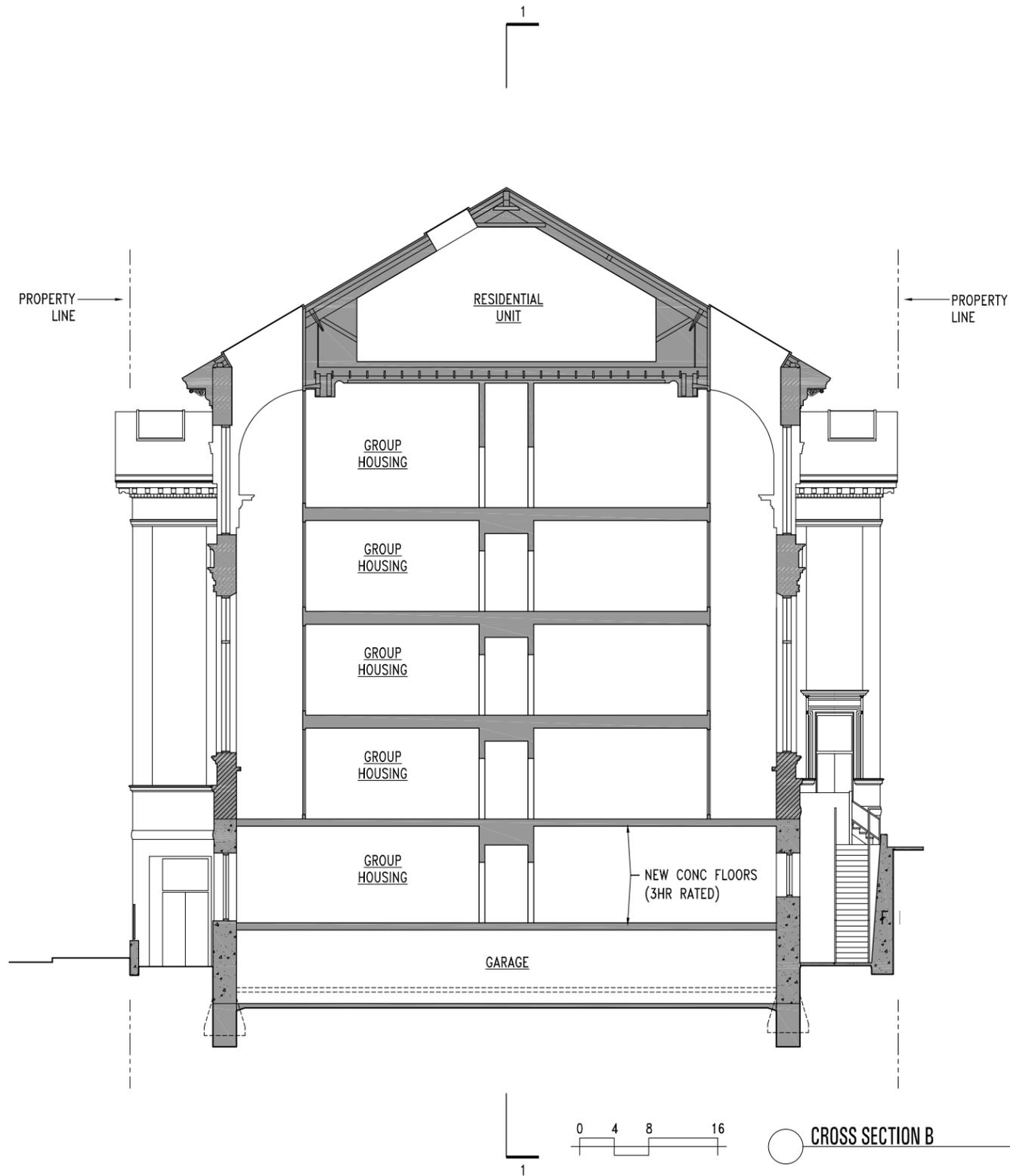
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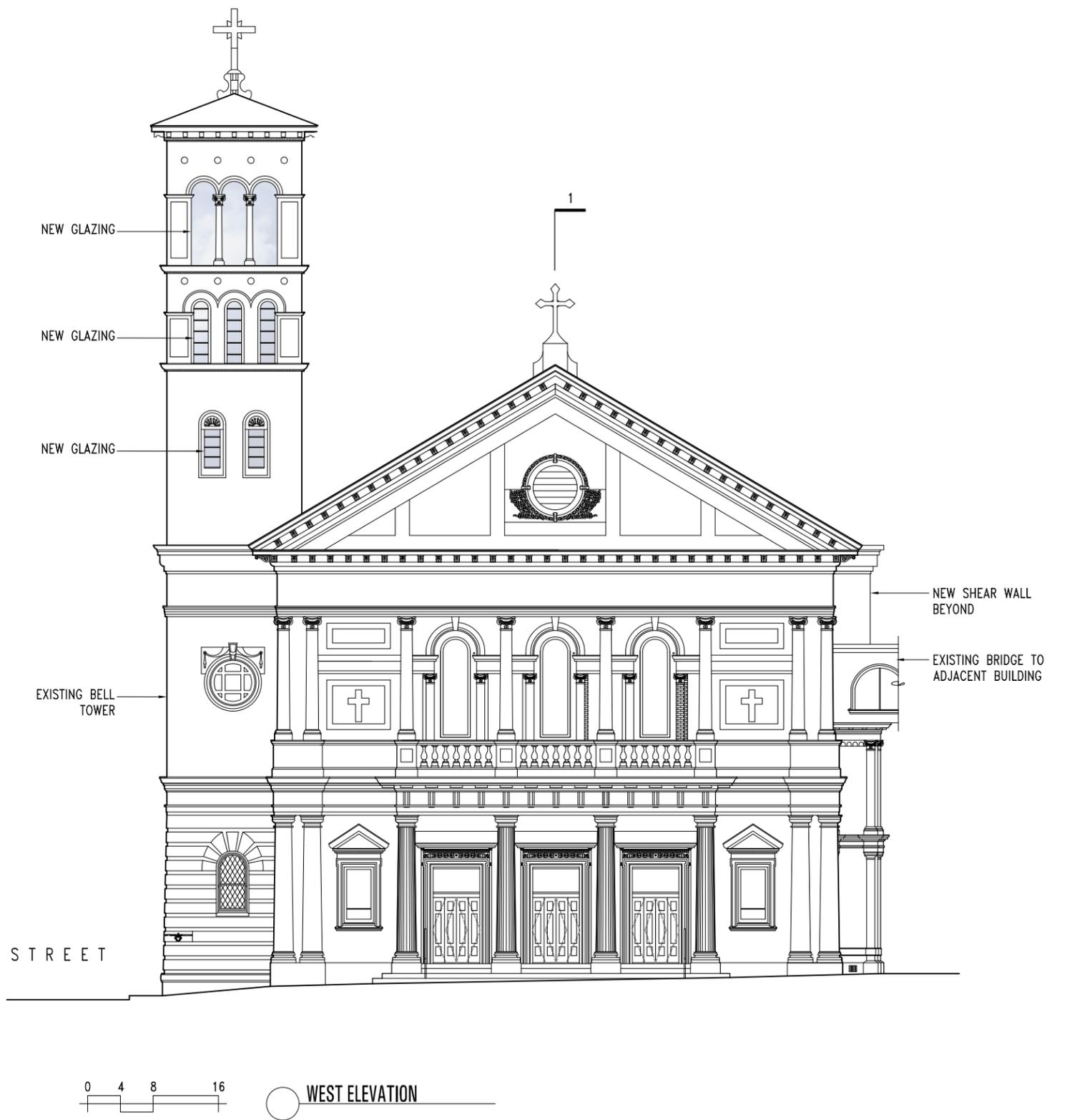
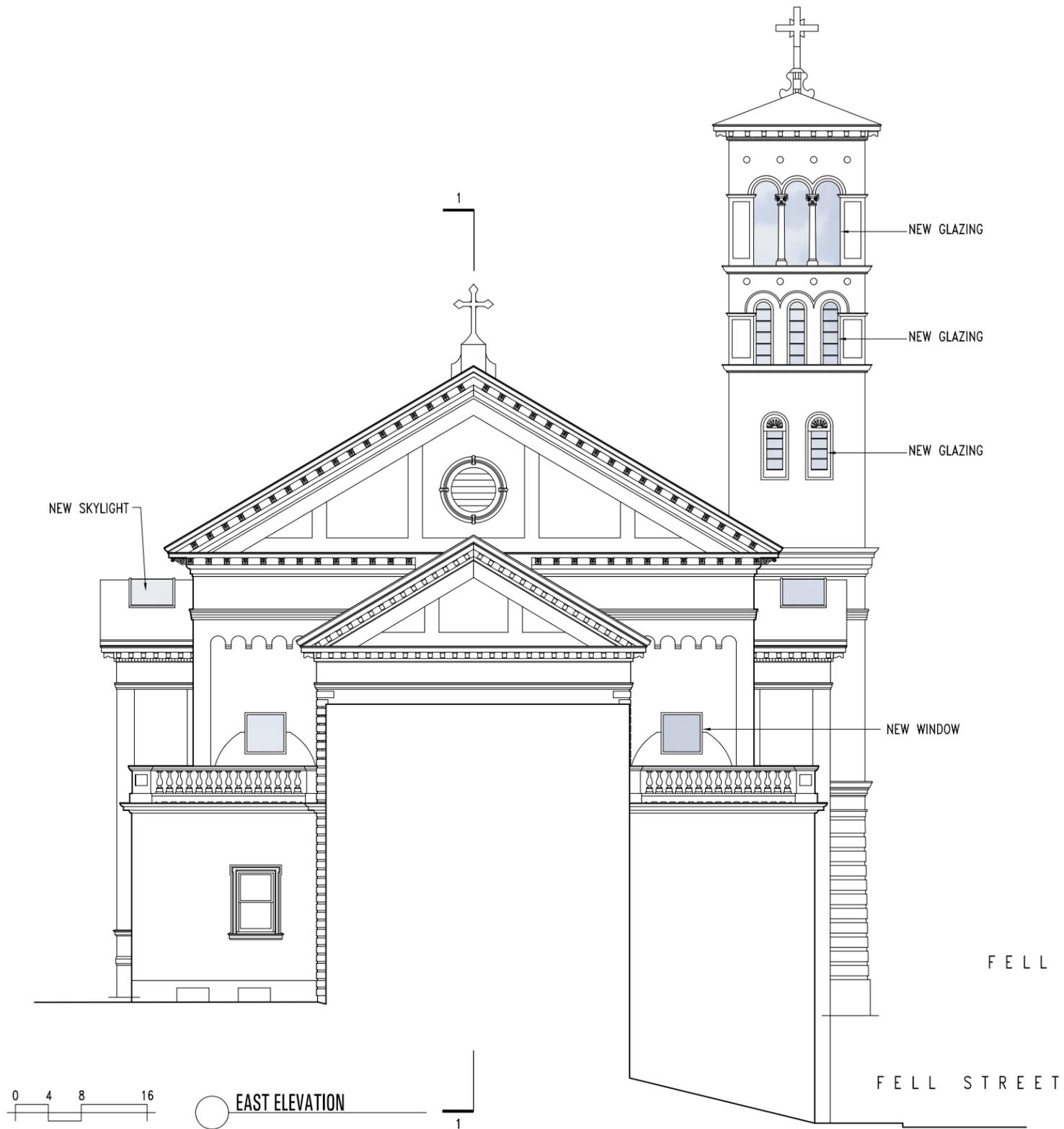
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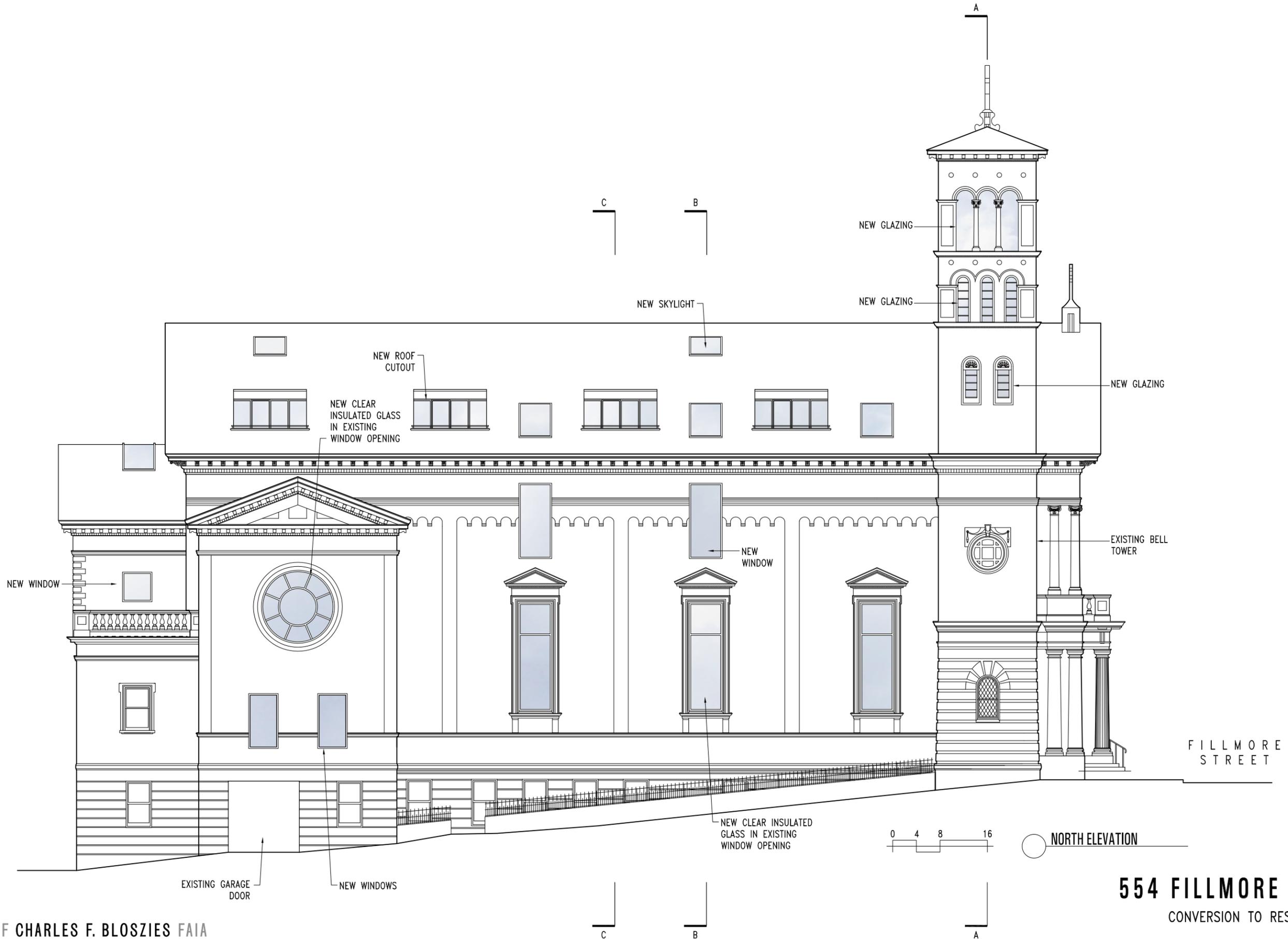
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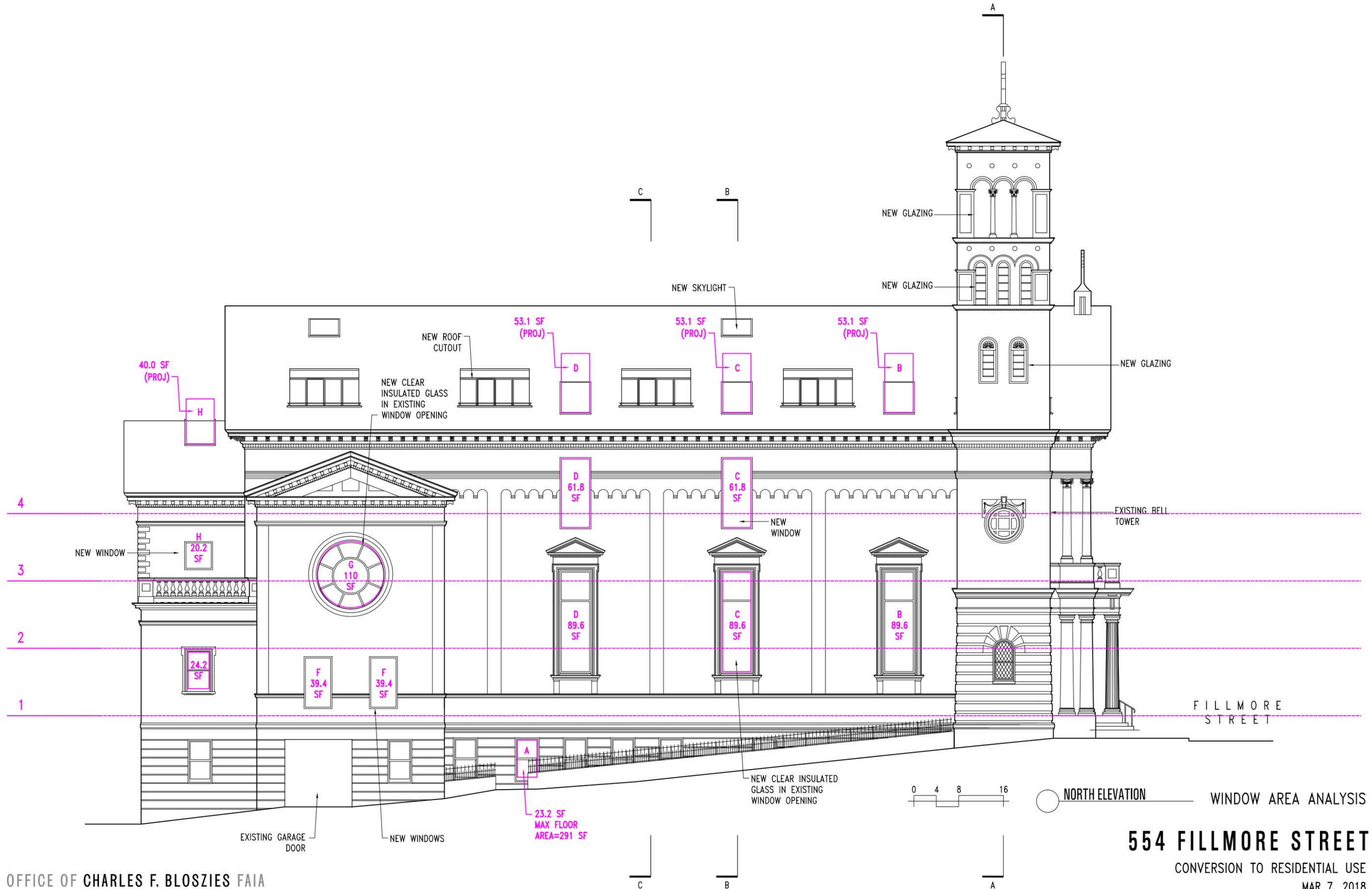
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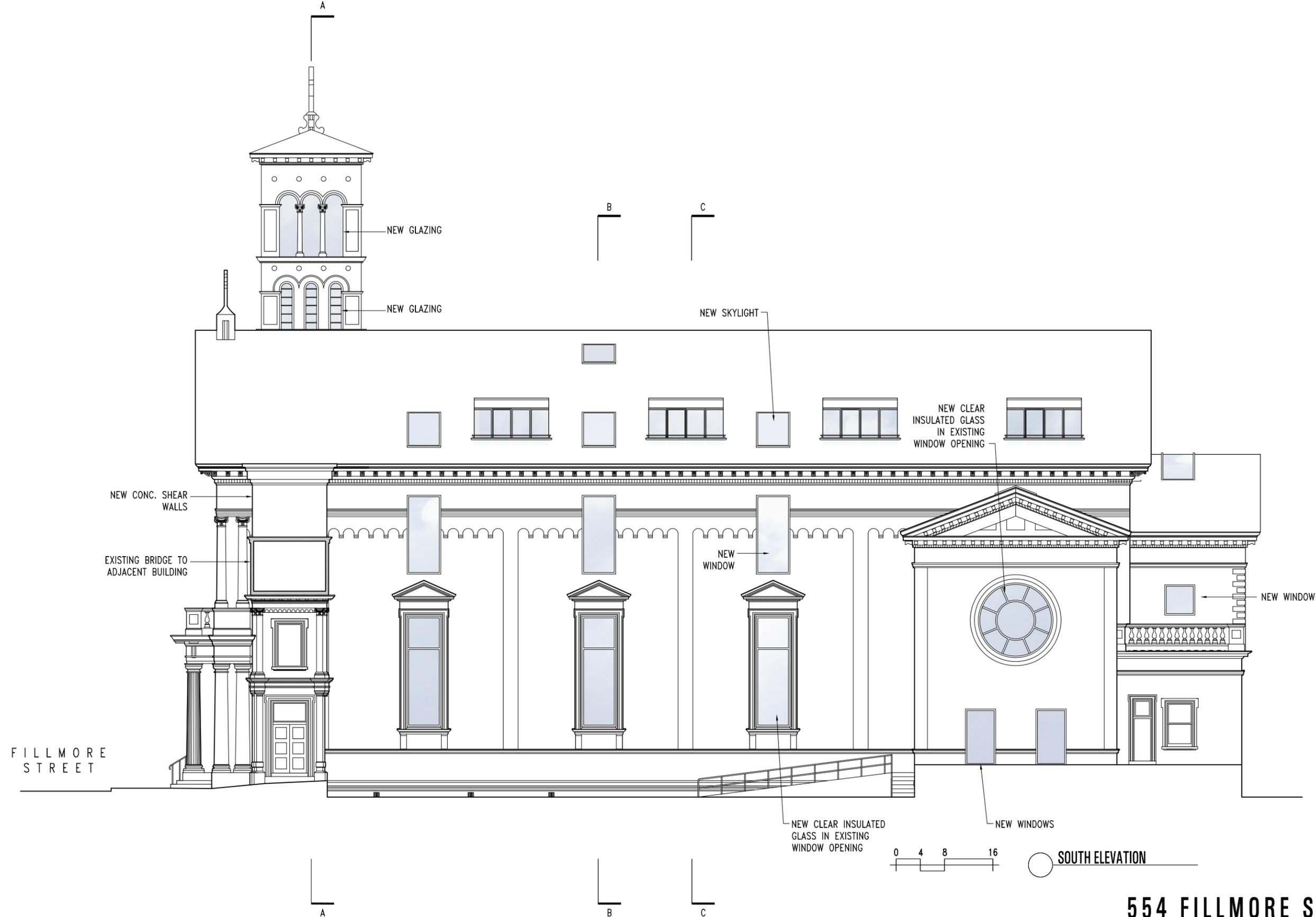
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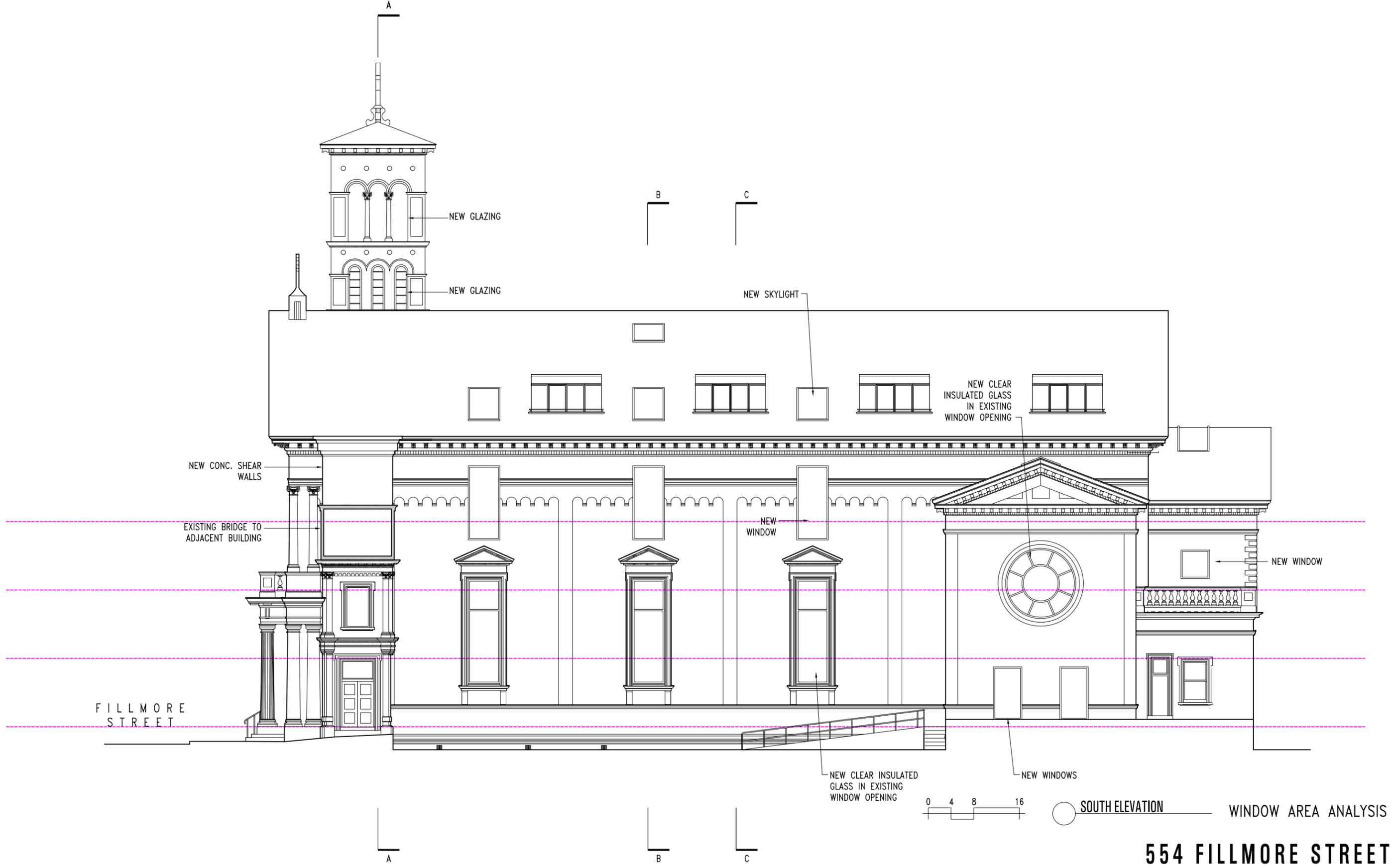
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CONVERSION TO RESIDENTIAL USE

MAR 7, 2018

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SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: July 19, 2017

CASE NUMBER: 2015-005890DES

PROJECT ADDRESS 546-548 Fillmore Street, 554 Fillmore Street,
735 Fell Street, 660 Oak Street

BLOCK/LOTS 0828/021, 0828/022, 0828/022A, 0828/012

TO: Historic Preservation Commission

FROM: Shannon Ferguson
Preservation Planner, 415-575-9074

REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822

RE: Sacred Heart Church Parish Complex Landmark Designation
Recommendation– New Information

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

On October 5, 2016, the Historic Preservation Commission (HPC) adopted Resolution No. 806 to initiate Article 10 landmark designation of 546-548 Fillmore Street, 554 Fillmore Street, 735 Fell Street, and 660 Oak Street, historically known as the Sacred Heart Parish Complex. At that hearing the HPC requested Planning Department Staff (Department) clarify whether or not the wood-frame connector between the third story of the rectory and the choir loft (Photo 1) should be considered a character-defining feature.

The landmark designation report notes that the connector was constructed sometime between 1913 and 1920 to allow priests easy access to the sanctuary for early morning masses and to get between the church and rectory in inclement weather (page 41). However, a building permit for its construction was not located and the exact date of construction is unknown.

The landmark designation report also notes that the pipe organ (Photo 2) was installed in 1923 and it blocked access to the connector (page 88). When the organ was removed sometime after 2009, the opening to the connector, as well as decorative wall painting dating from an earlier period was exposed (Photos 3-4). Therefore it appears that the connector was an accessible and active part of the church function for a very short period of time, roughly 3-10 years.

Based on the assessment of this new information, the Department maintains its determination that the purpose and use of the connector in the broader context of parish history is inconclusive. Master architect Thomas J. Welsh's Sacred Heart Church and rectory are rare surviving examples of his work; Sacred Heart Church is Welsh's only extant Romanesque Revival church design. The connector is not part of the historic Welsh design of the complex. Additionally, access to the connector was blocked by the organ and it was unused for over 80 years. Therefore, the Department has determined the connector has not taken on significance over time.

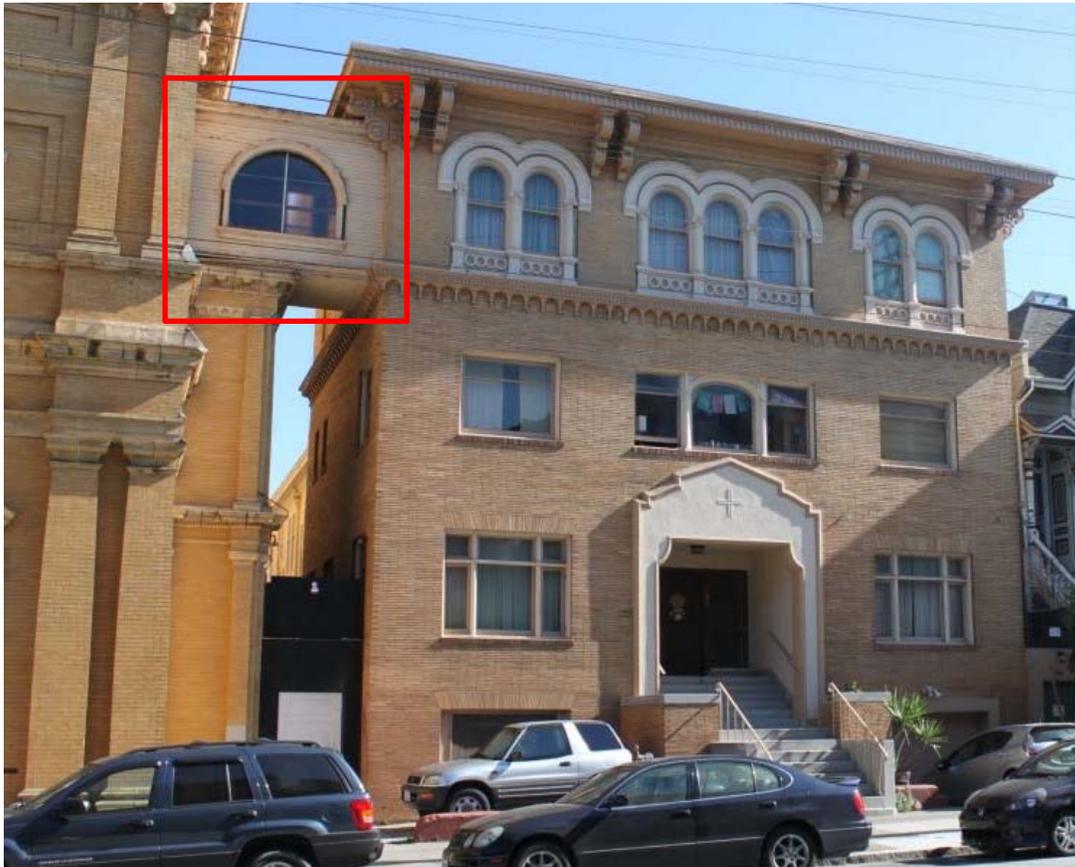


Photo 1. Exterior view of connector (outlined in red) between the third story of the rectory and the choir loft, view east, 2016. It was constructed sometime between 1913 and 1920 to allow priests easy access to the sanctuary for early morning masses and to get between the church and rectory in inclement weather.



Photo 2. Choir loft with organ intact, view west, 2009. Note that the organ at the left side of the choir loft extends out from the west window wall and the opening to the connector is not visible (photo courtesy of Chris VerPlanck).



Photo 3. Choir loft, view south, 2016. Note the opening and stair (indicated by red arrow) that leads to the connector. The pipe organ was installed in 1923 and it blocked access to the connector. When the organ was removed sometime after 2009, the opening to the connector, as well as decorative wall painting dating from an earlier period was exposed. Also note ghosting above the opening from trim that was likely removed to install the organ.

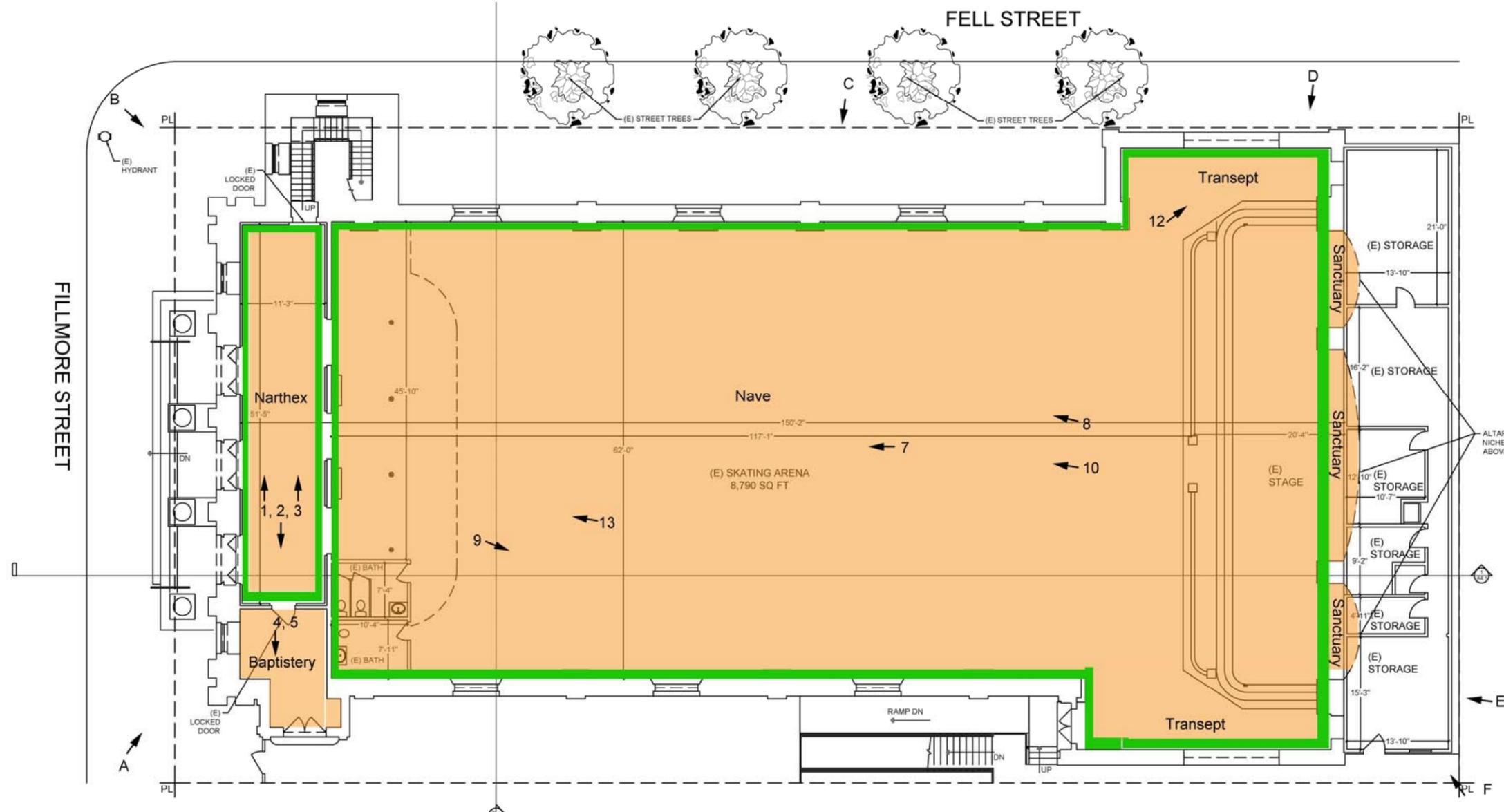


Photo 4. Choir loft, view northwest, 2016. Note decorative wall painting dating from an earlier period that was exposed when the organ was removed. Opening at right provides access to campanile stair. Trim above opening is likely similar to the trim that was removed at the connector opening to install the organ in 1923.



**INTERIOR CHARACTER DEFINING FEATURES
FIRST FLOOR**

- Interior volume of narthex, baptistry nave, transepts, choir loft, sanctuary, and altar niches
- Interior elevations, architectural finishes, fittings and features of the narthex, nave, and transepts

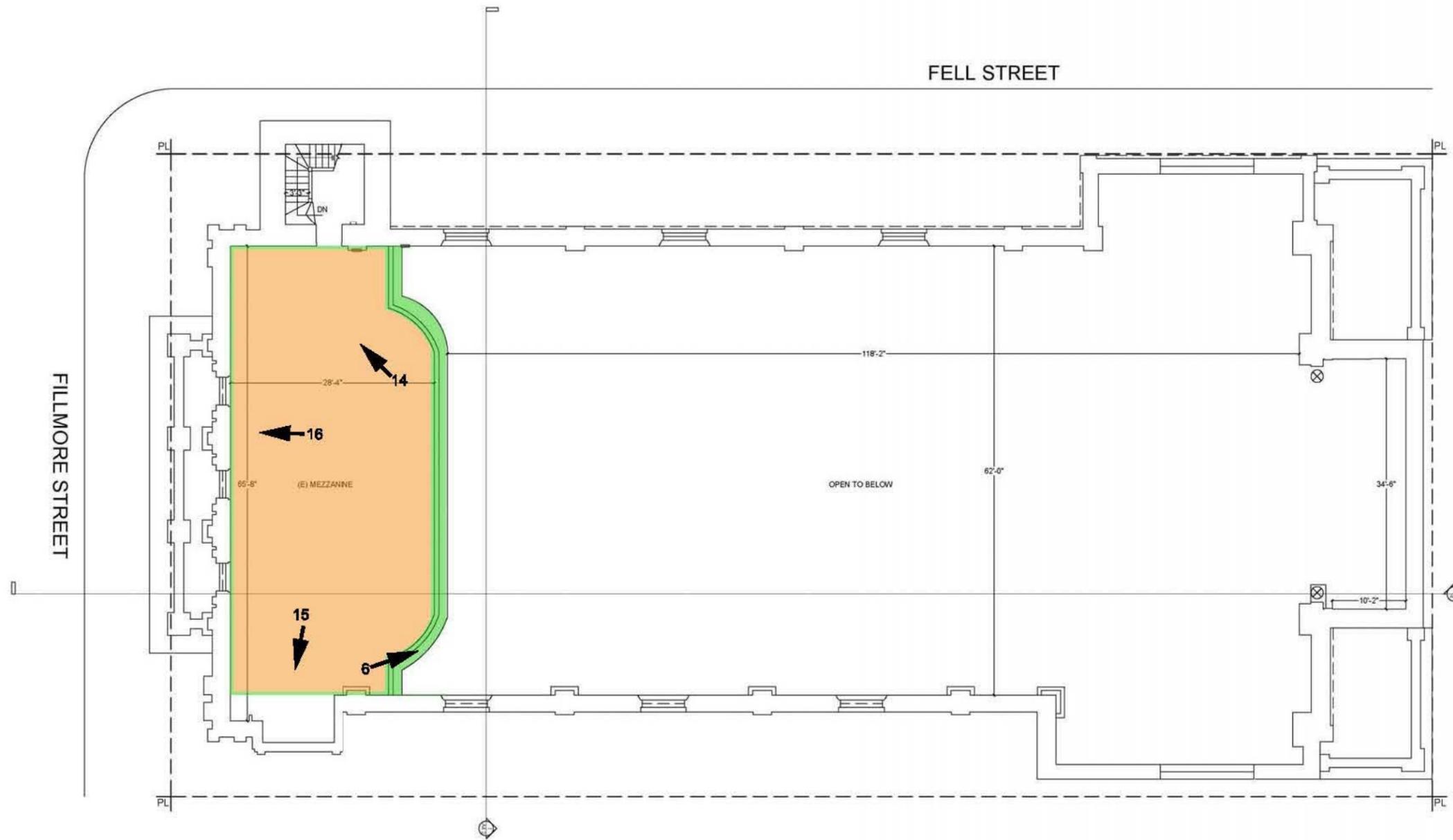


2 Existing First Floor Plan
SCALE: 3/32" = 1'-0"



**INTERIOR CHARACTER DEFINING FEATURES
CHOIR LOFT (MEZZANINE)**

-  Interior volume of choir loft
-  Interior elevations, architectural finishes, fittings and features of choir loft



1 Existing Mezzanine Floor Plan
SCALE: 3/32" = 1'-0"



1. Interior, narthex. View north. All photos courtesy of Elaine Brown Stiles, January 29, 2016.



2. Interior, narthex. View south.



3. Interior, narthex ceiling. View north

This space intentionally left blank

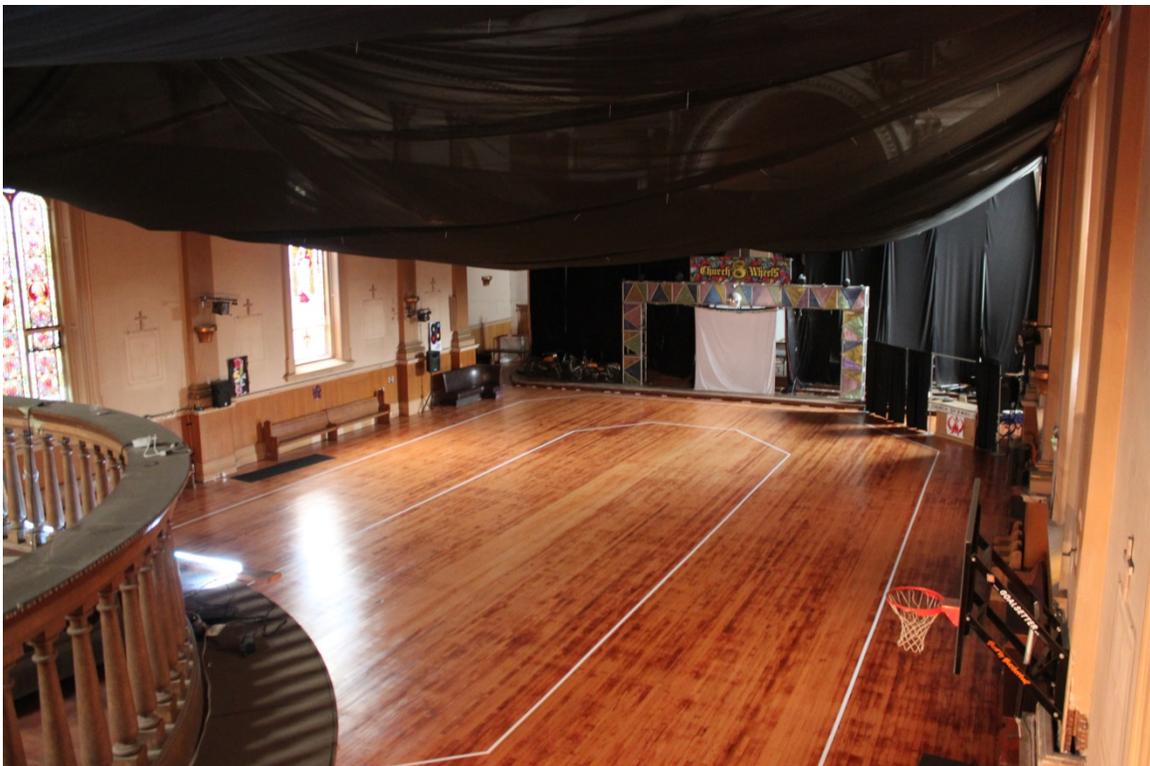


4. Interior, baptistery. View south.

This space intentionally left blank.



5. Interior, baptistery ceiling.



6. Interior, nave. View northeast from choir loft.



7. Interior, nave. View west.



8. Interior, nave north wall. View northwest.



9. Interior, nave south wall. View southeast.



10. Interior, nave ceiling mural, west end. View east.



11. Interior, nave coved ceiling with murals. View northeast.



12. Interior, north transept ceiling. View north.



13. Interior, choir loft detail. View west.

This space intentionally left blank.



14. Interior, choir loft. View northwest. Note opening that leads to campanile, and wall murals.

This space intentionally left blank.



15. Interior, choir loft. View south. Note stenciling and stair that leads to connector.



16. Interior, choir loft, stenciling at west wall. View west.

SACRED HEART CHURCH:

HISTORIC ROOTS WITH NEW LIFE



PROJECT TEAM

Owner:



554 Fillmore Street LLC

Annabel McClellan

annabel@thepollardgroup.net

(415) 420-0615

Preservation Consultants:



ICF International

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(415) 677-7100

Architect:



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Charles F. Bloszies

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Legal Specialists:



Reuben, Junius & Rose LLP

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HISTORICAL OVERVIEW

- Sacred Heart Parish of San Francisco was founded in 1885 to serve Catholics in the western precincts of San Francisco. It is a distinctive and well-executed example of a Romanesque Revival-style Catholic parish grouping.
- The Sacred Heart Church is significant for its association with the growth and development of the Western Addition neighborhood from through the 1970s (Criterion A), association with Father Eugene Boyle (Criterion B/Consideration G), as a distinctive and well-executed example of Romanesque Revival-style Catholic parish grouping, and as the work of master architect Thomas J. Welsh.
- The period of significance for the Sacred Heart Parish spans from ca. 1891 to 1972.



**FATHER EUGENE
BOYLE
PASTOR 1968-1972**

- Center of the dramatic shift towards the church as a social institution.
- Father Boyle was active in social justice and civil rights issues.
- Church opened its doors to groups such as the Black Panthers & Vietnam Veterans Against the War.



DEVELOPMENT AND ALTERATIONS
SINCE THE END OF THE PERIOD OF
SIGNIFICANCE

1972-Present

2005

-Archdiocese removes fourteen stations of the Cross paintings
-Sells buildings to Megan Furth Academy

2012

554 Fillmore Street LLC purchases church building.

2009-2012

Megan Furth Academy removes Moretti altars, stained glass rose window panes from transepts, choir light fixtures, all pews, organ, etc.

2015-2017

Landmark designation in process
PPA issued by planning department

GOALS

- Repurpose the Sacred Heart Church while preserving as many of the character-defining features as feasible
- Seismic safety improvements
- Create quality living space to serve the Western Addition neighborhood

Preservation Goals:

- Provide public access to historic lobby
- Prioritize the preservation of historic features in balance with the necessity for economic feasibility of the project in terms of unit count, code-complying features, light/air requirements, etc.
- Explore ways to interpret the history and story of the church as part of the new residential space
- Create an aesthetically attractive space that boosts a positive image of the neighborhood while preserving the history of the building

EXTERIOR CHARACTER DEFINING FEATURES

- **All exterior elevations, form, massing, structure, architectural ornament and materials identified as:**
- • Form, massing, and roof forms of the rectangular plan nave, projecting transepts, sacristies, and sanctuary
- • Form, massing, and height of square bell tower with hipped, terra cotta tiled roof and a variety of arched and circular openings
- • Porch configuration, three primary entrances with wood doors, and arched and squared window openings, circular opening at half story on the primary elevation
- • Three elongated rectangular window openings on north and south nave elevations
- • Circular window openings at the transepts
- • Materials including buff colored face and ornamental brick, and buff colored, slip glazed terra cotta ornament
- • Extant stained glass windows with wood sash at north and south nave elevations, transept, baptistery, narthex, and choir loft; including wood tracery at the nave and transept
- • Bell tower on northwest corner
- • Metal roof ornaments in a cross shape at ridge of church and bell tower
- • Concrete wall topped by wrought iron fence at north elevation

BELL TOWER

- Will be preserved and seismically stabilized, bell may be relocated into historic display
- One of the most identifiable features, can be seen from a large area of the city
- Glazing will be added to the openings and attached on the interior



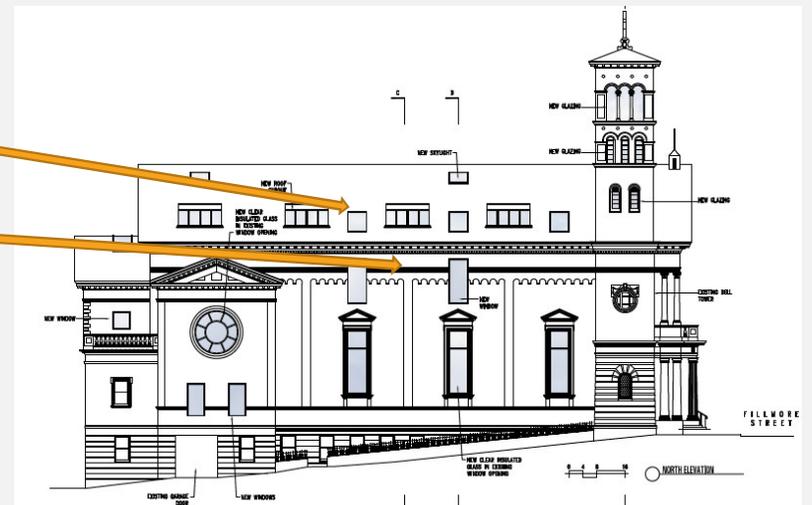
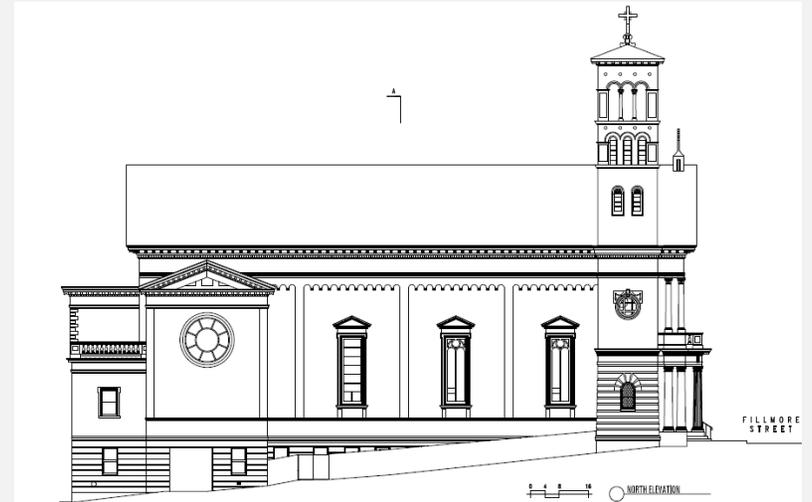
FRONT (WEST) ELEVATION

- Front façade to be maintained in its entirety to preserve the historic value of the property



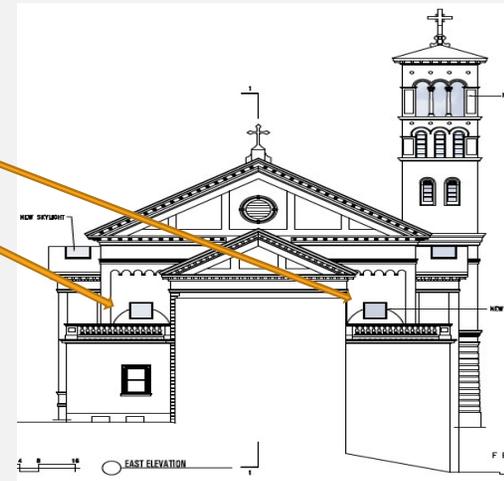
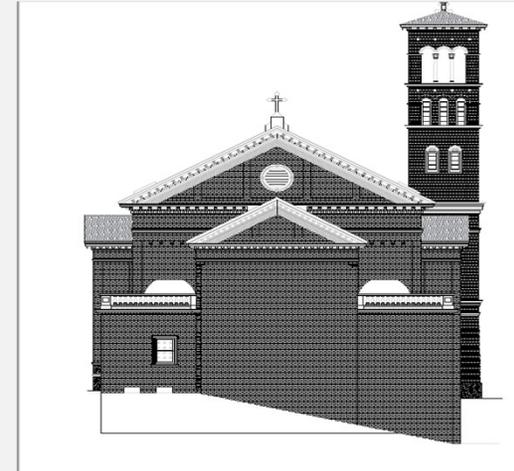
SIDE (NORTH) ELEVATION

- Side elevation to be maintained except for minimal roof and window alterations
- Window and roof cutouts for air and light on the top floor
- Vertical glazed window additions to allow for light on floors 1 through 4



REAR (EAST) ELEVATION

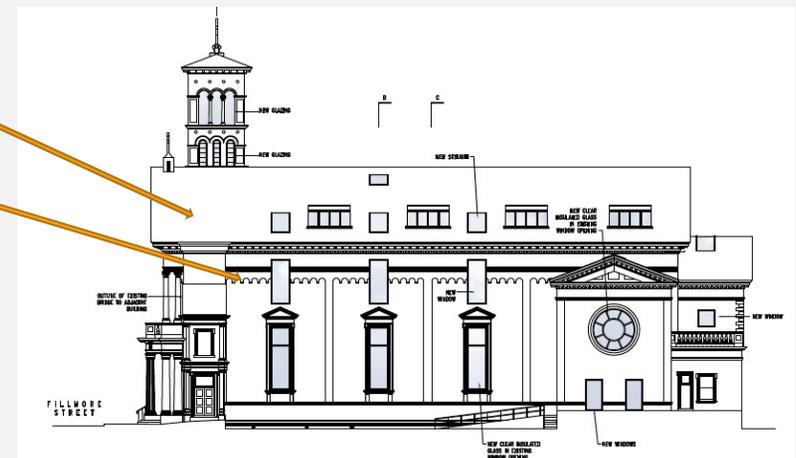
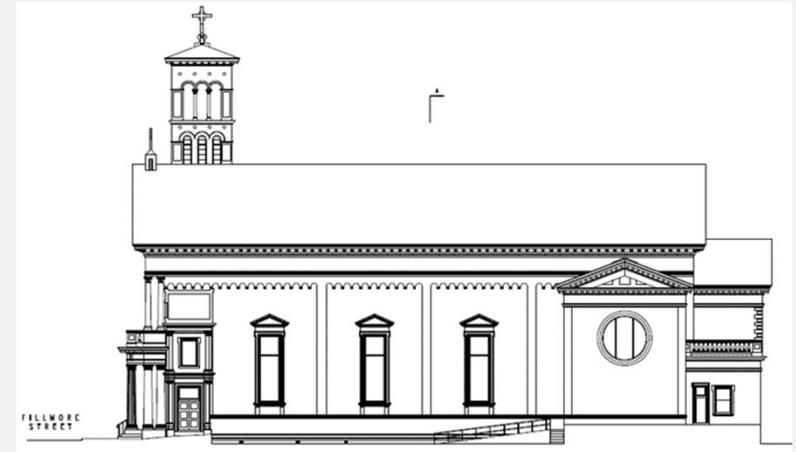
- Rear elevation to be maintained except for minimal window alterations
- Addition of new windows to provide light and air to new residential units
- A portion of this elevation abuts the adjacent building to the East thus restricting availability of light and air



SIDE (SOUTH) ELEVATION

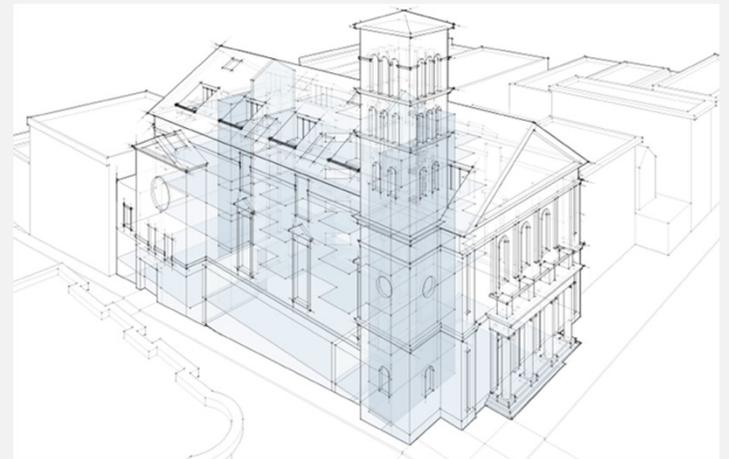
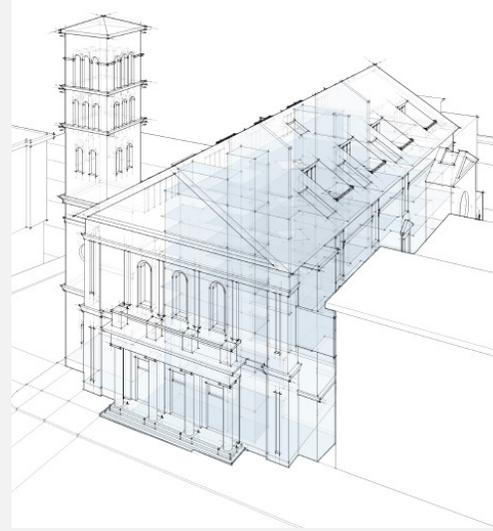
Non-visible (interior lot-facing) side elevation to be altered as follows:

1. Window and dormer additions for air and light on the top floor.
2. Vertical glazed window additions to allow for light on floors 1 through 4.



ROOF

Proposed addition of cutouts, dormers and skylights on roof area to provide light and air to residences.

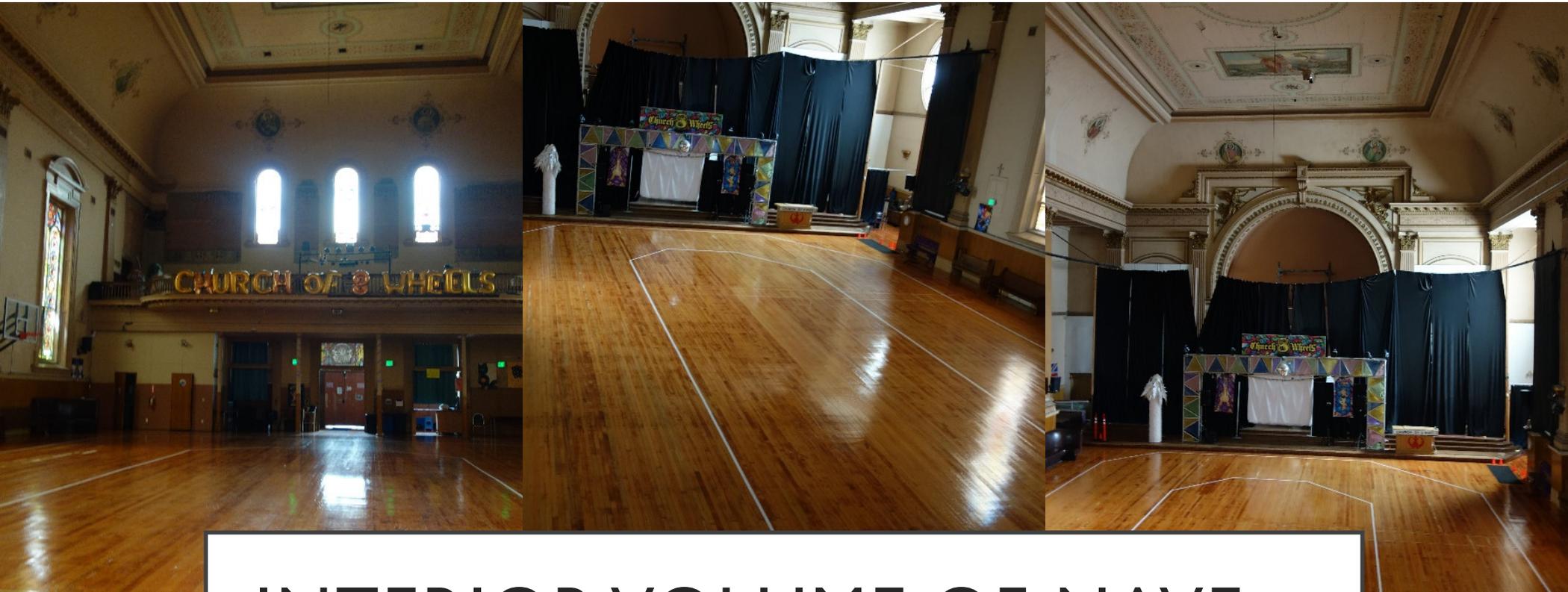


INTERIOR

INTERIOR CHARACTER DEFINING FEATURES

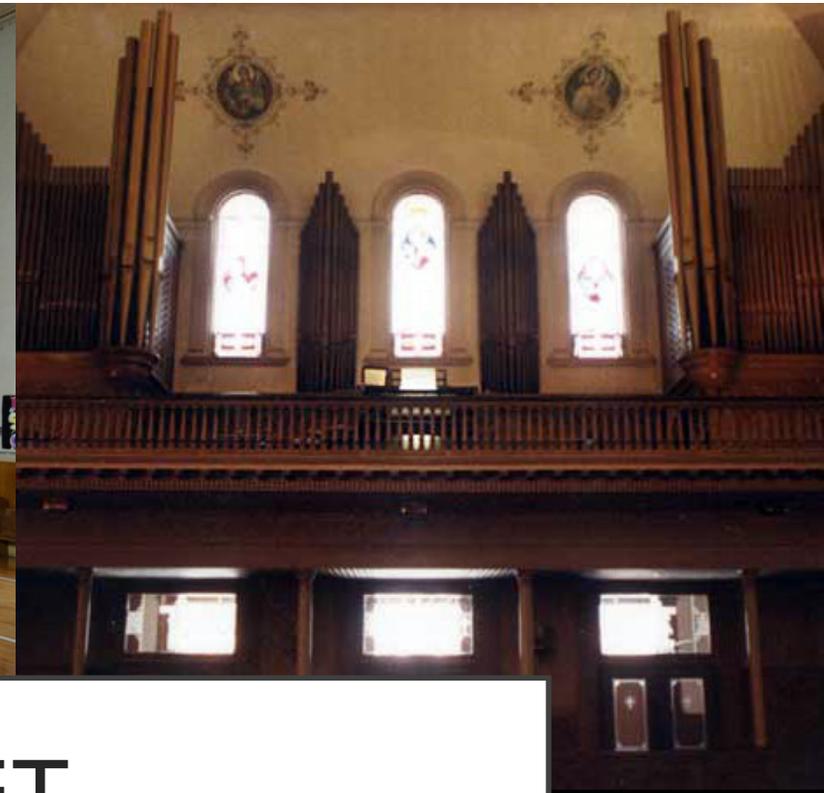
Publicly accessible interior spaces of the Church have the following character-defining features:

- Interior volume of the nave
- Interior volume of the choir loft
- Coved nave ceiling
- Materials including the wood floors and doors, oak wood wainscoting, beadboard ceiling paneling at choir loft, wood choir loft frieze and balustrade, cast iron choir loft supports, as well as plaster walls and ceiling
- Decorative plaster finishes including pilasters at nave walls, window and door surrounds at nave walls, wall banding and cornice ornament at nave, arched detailing at east nave wall, and coffered transept ceilings
- Decorative paintings on nave ceiling and decorative stenciling on choir loft walls and ceiling



INTERIOR VOLUME OF NAVE

The nave will be built-out with residential units and common spaces, maintaining a full height atrium in the centre to view the historic ceiling.



CHOIR LOFT

Volume will be maintained with railings and windows retained, addition of historic monument incorporating relocated stained glass windows from the exterior.

NARTHEX

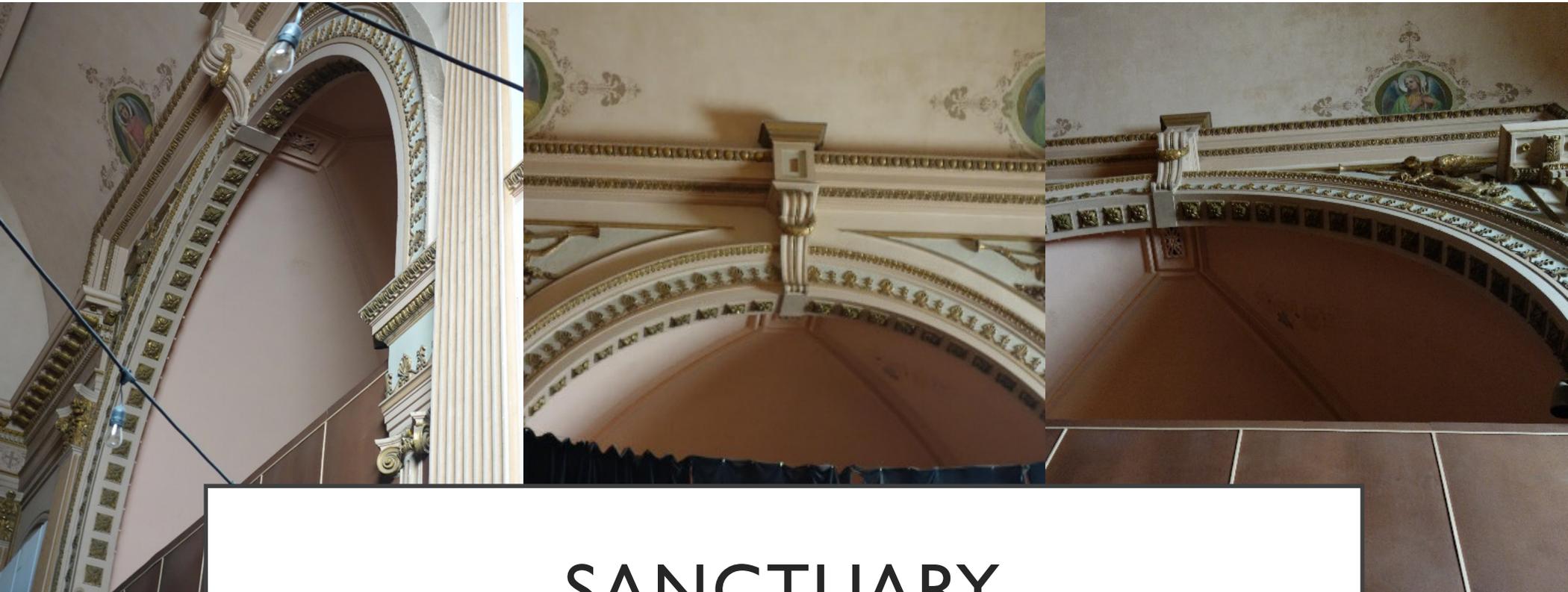
Volume and wall/ceiling finishes will be maintained and become part of new entrance lobby.



BAPTISTRY

Volume and ceiling finishes
will be maintained and
become part of the new
entrance lobby.





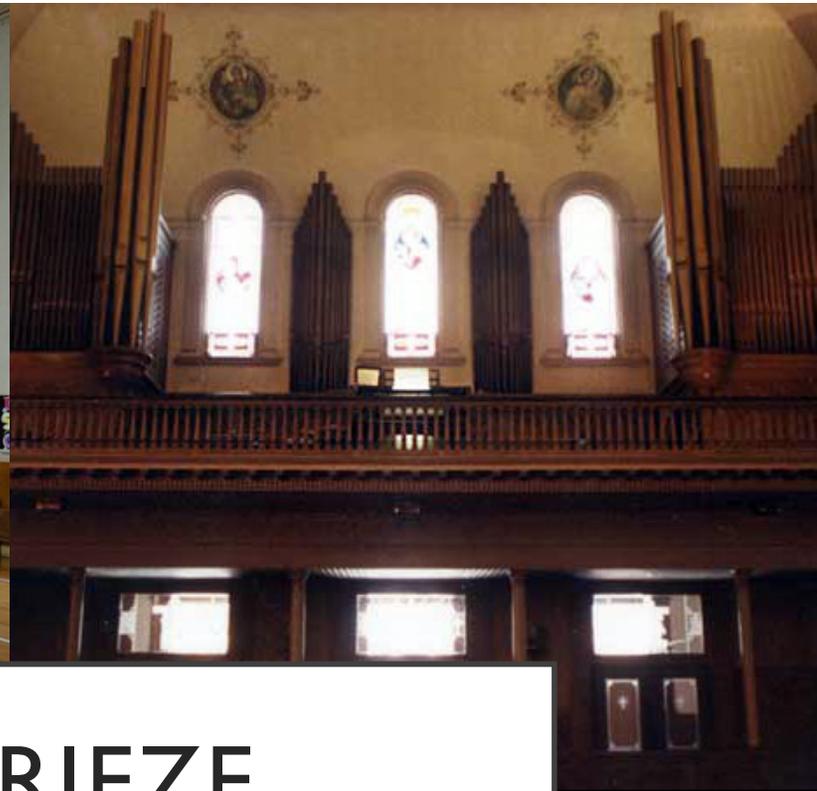
SANCTUARY

Sanctuary outline and decorative molding will be incorporated into the new living space.



TRANSEPTS

Transept shape and ceilings will be incorporated into new living spaces which will be visible to residents.



DECORATIVE FRIEZE

The decorative friezes will be removed. These features were hidden behind the former organ, do not appear to have been visible during the church's period of significance, and are not consistent with the Romanesque character of the church's interior decorative features.

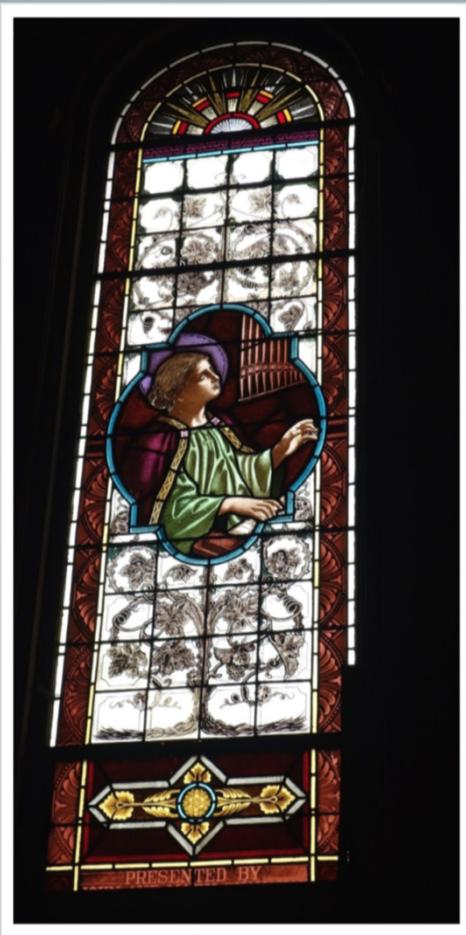


CHOIR LOFT RAILING, OAK WOOD WAINSCOTING,
BEADBOARD CEILING PANELING,
PRESERVED & INCORPORATED INTO DESIGN

**7 WINDOWS TO BE
PRESERVED IN PLACE**

WINDOWS 1,2,3





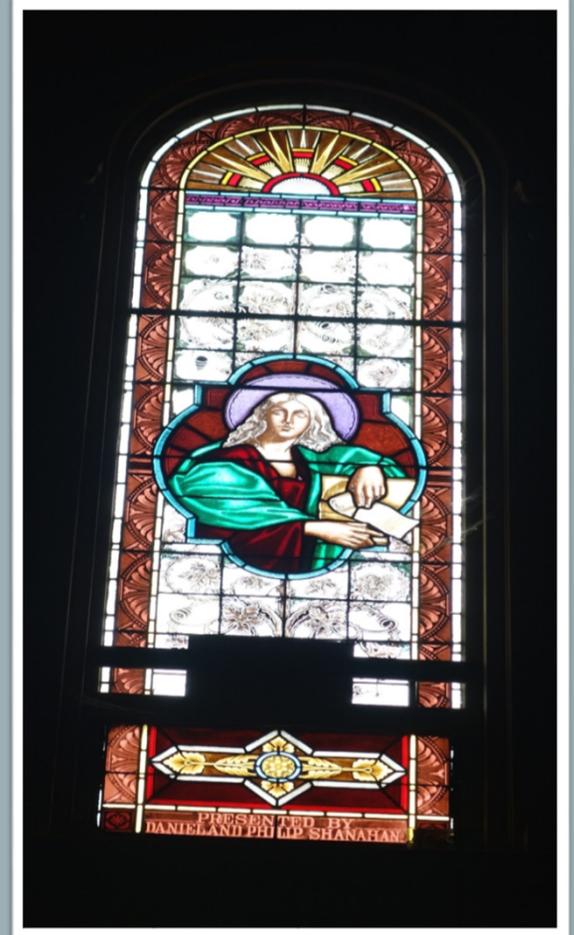
1

St. Cecilia, patroness of musicians.



2

King David, lover of music



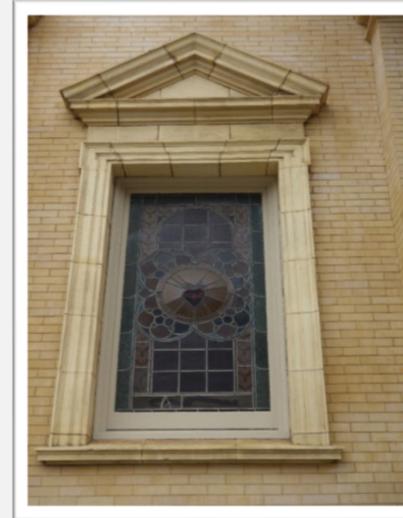
3

Unknown Saint

WINDOW 4

Image of the Sacred Heart

- First Story
- North Window
- Pedimented terracotta window frames fitted with stained glass sash



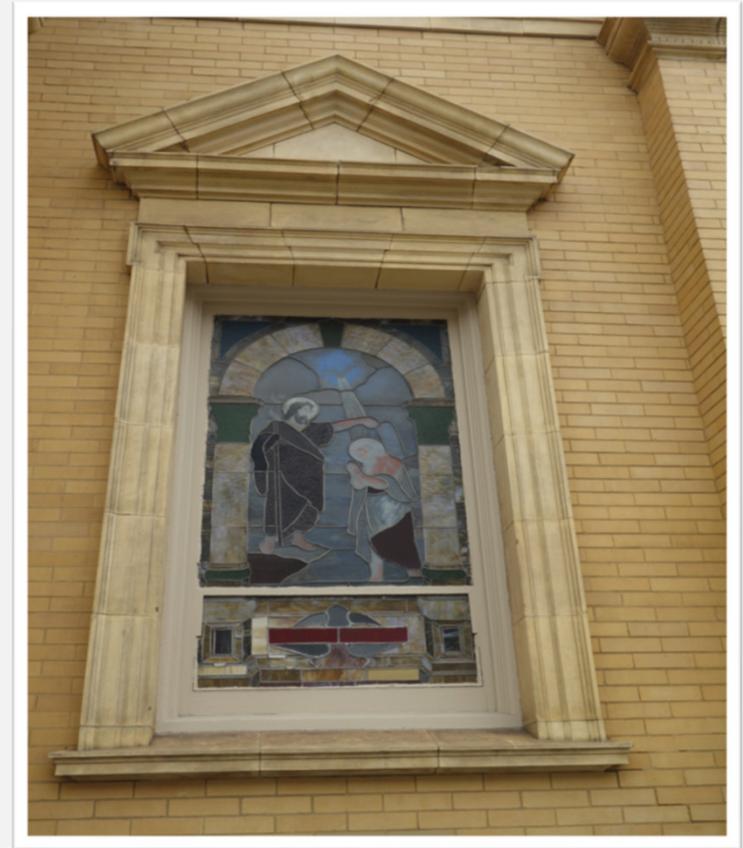
4

Image of the Sacred Heart

WINDOW 5

The baptism of Jesus Christ by John the Baptist

- West Elevation-First Story
- South Window
- Pedimented terracotta window frames fitted with stained glass sash



5

The Baptism of Jesus Christ

WINDOW 6

WINDOW 7



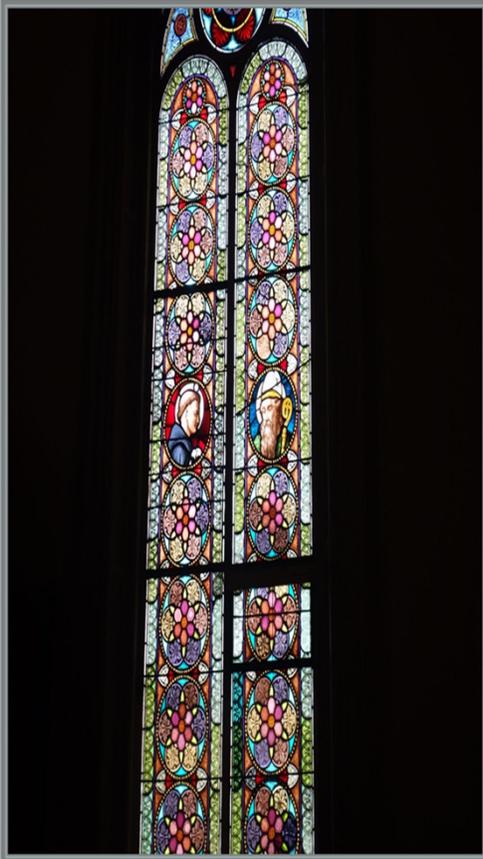


WINDOWS 8 AND 9 TO BE REPLACED

The transept window glazing was previously removed by others. The openings will be retained and replaced with clear glazing (permit in process).

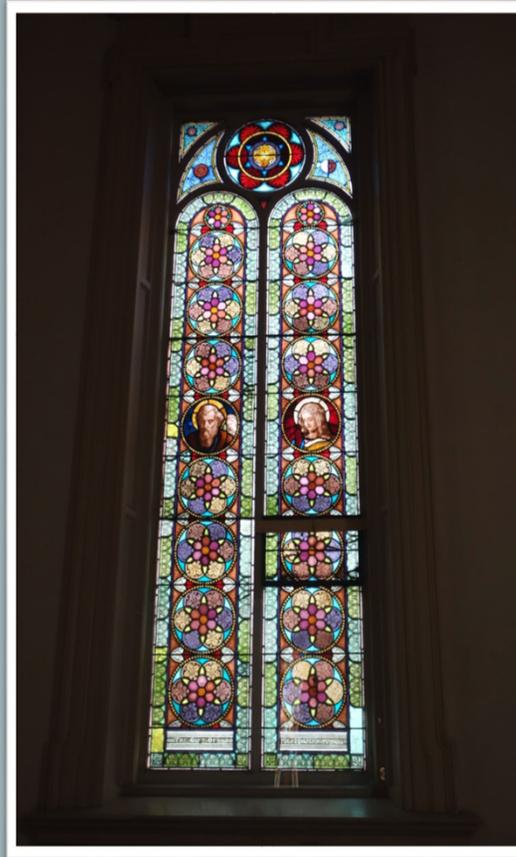


**SIX WINDOWS TO BE
RELOCATED WITHIN THE
BUILDING**



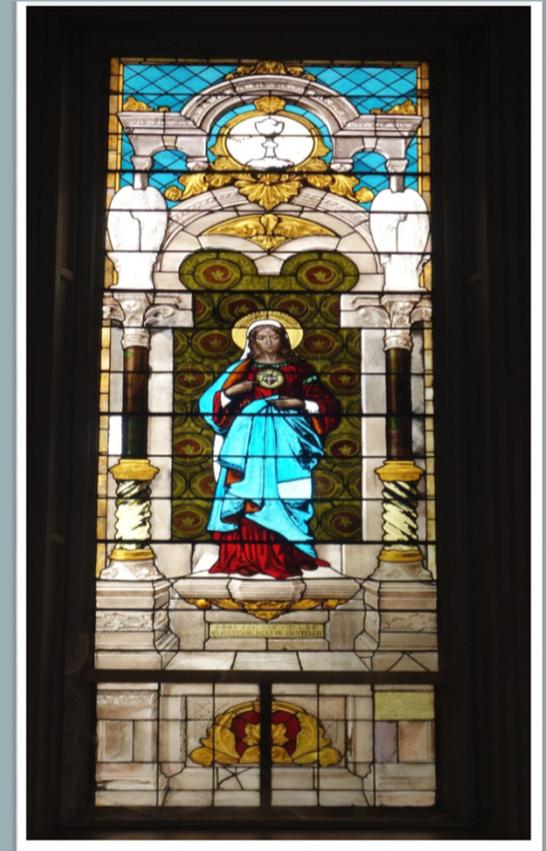
10

Saints Francis of Assisi and
Patrick



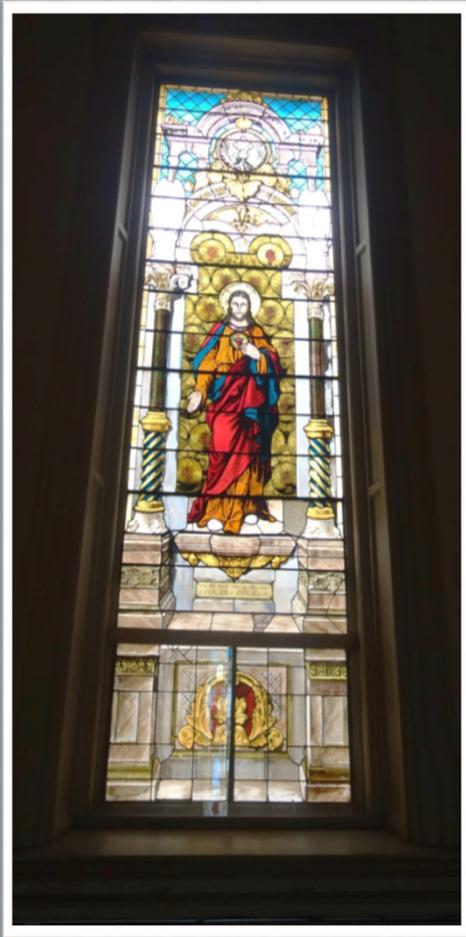
11

Saints Matthew and
Catherine



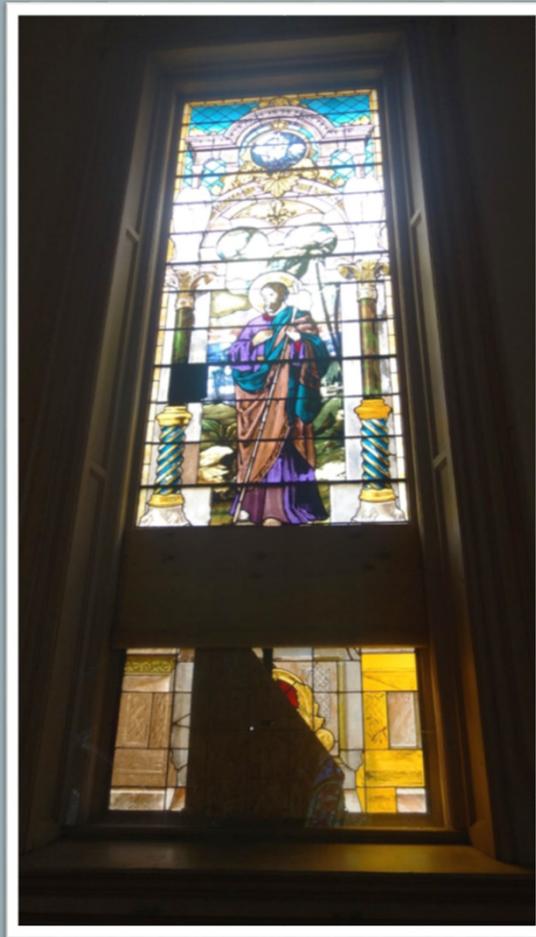
12

Immaculate Heart of
Mary



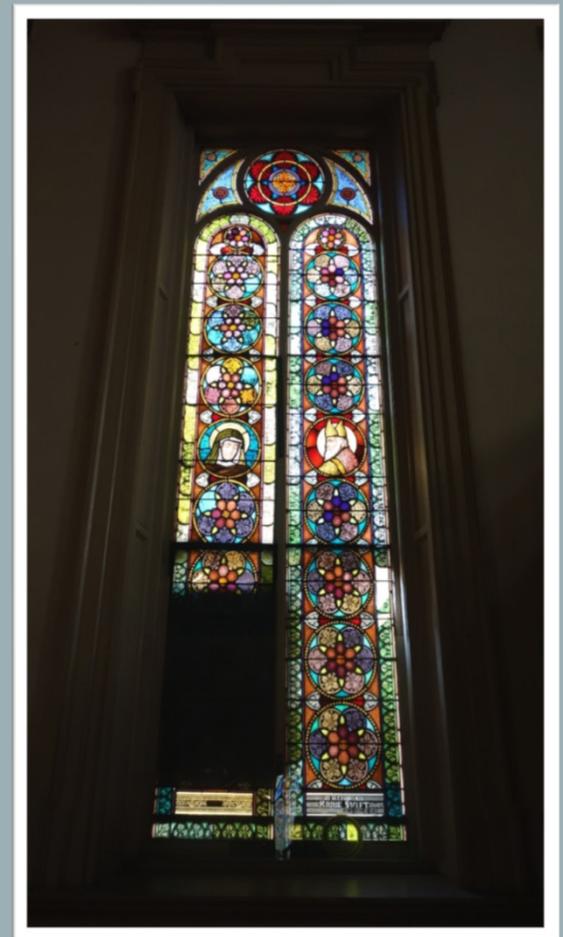
13

Sacred Heart of Jesus and
St. Joseph



14

Unidentified Saint



15

Two unidentified saints

NINETEEN MURALS INCORPORATED INTO DESIGN

Nave Ceiling



Frescoes of the
Twelve Apostles
and four angels

MURALS 1-2



Feature Remains

MURALS 3-8



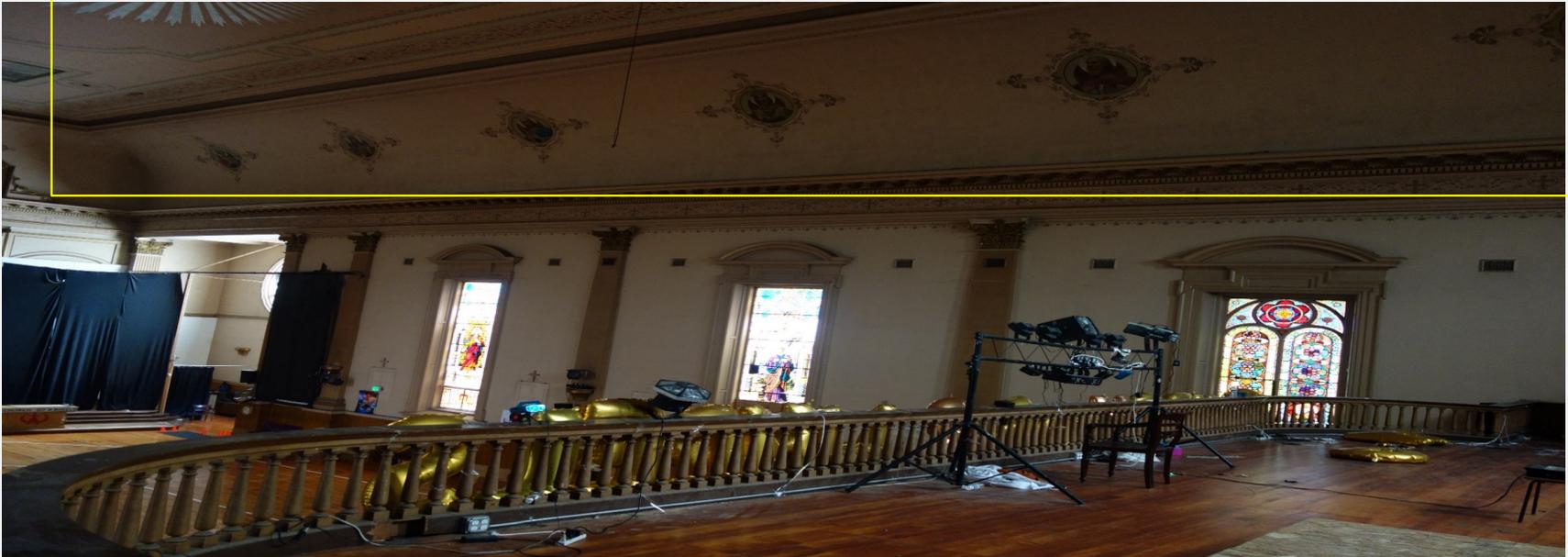
Feature Remains

MURALS 9-10



Feature Remains

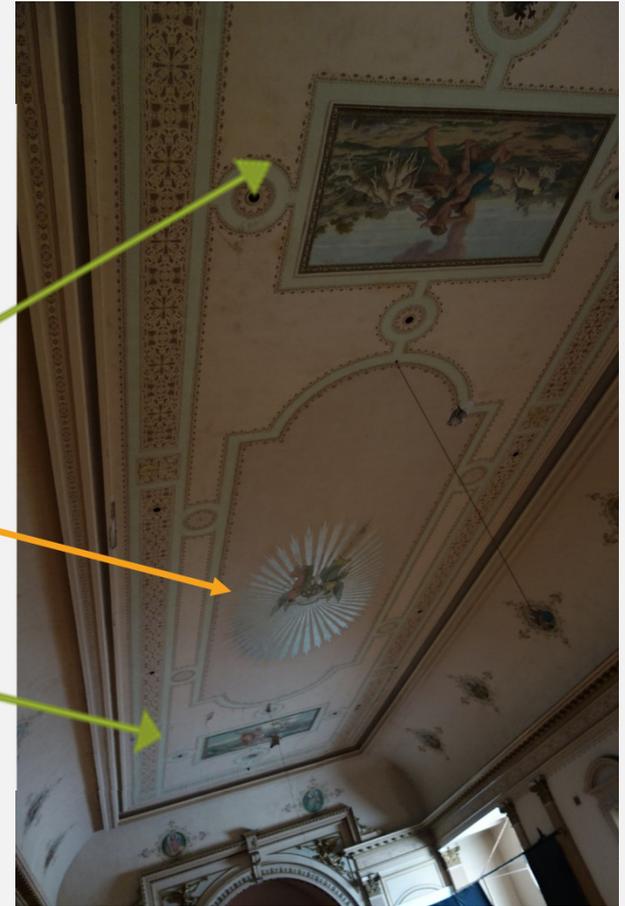
MURALS II-16



Feature Remains

MURALS 17-19

- Ceiling Murals
 - Center Ceiling medallion mural 18 viewed by all levels via center atrium
 - Rectangular Ceiling Murals incorporated into residential living space



Feature Remains