



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** November 6, 2019

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

**FROM:** Stephanie Cisneros, Senior Preservation Planner, (415) 575-9186

**REVIEWED BY:** Rich Sucre, Southeast Team Manager, (415) 575-9108

**RE:** **Review and Comment on a proposal to construct a two-story educational and museum building on the Mission Dolores Campus, fronting Chula Lane, and to modify and expand the existing interpretive outdoor courtyard between the old Mission Dolores and the new construction.**

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## BACKGROUND

The Planning Department (Department) requests review and comment before the Architectural Review Committee (ARC) regarding a proposal for 310-320 Dolores Street (subject property, Assessor's Block No. 3566, Lot No. 001) to demolish an existing one-story restroom facility building and construct a two-story, 3,044 square-foot educational and museum building (the Mission Dolores Learning Center) that will be located behind the existing Mission Dolores Cemetery and Gardens. The existing outdoor courtyard space will also undergo changes and be expanded. The proposal also includes a lot line adjustment to correct the lot lines for the Mission San Francisco de Asis Basilica, Mission Dolores, and Mission Dolores Cemetery and Gardens. The lot line adjustment will result in a new 4,825 square-foot lot being created for the new construction that will front along Chula Lane.

The subject property is Landmark No. 1 (designated in 1967), also known as Mission Dolores, is listed on the National Register of Historic Places, and is California State Historic Landmark No. 327. 310-310 Dolores Street is in a RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

## PROPERTY DESCRIPTION

310-320 Dolores Street is located on the west side of Dolores Street at the intersection of 16<sup>th</sup> Street to the north and at the intersection of Chula Lane to the south in the Mission/Castro/Upper Market neighborhood. The subject site consists of two irregularly shaped lots (Lot 001 and 002) with 216 feet of frontage along Dolores Street, 230 feet of frontage along 16<sup>th</sup> Street, and 196 feet of frontage along Chula Lane. Together, both lots are designated as City Landmark No. 1 – Mission Dolores/Mission San Francisco de Asis. The historic Mission Dolores mission, adjacent gift shop and historic Cemetery and Gardens are located toward at the southern half of the site; Mission Dolores straddles both lots 001 and 002. The Mission San Francisco de Asis Basilica is located at the northern half of the site.

The historic Mission Dolores building is the oldest unaltered building in San Francisco. Built in 1782-1791, the mission was constructed by Native Americans under the direction of the Franciscan Fathers. The Landmark Designation report describes the mission as being of "Spanish architecture; walls of sun-dried

adobe brick, four feet thick; roof beams of redwood built without the use of nails, by means of rawhide and wooden pegs. Roof of tiles, sloping from central ridge. Wide eaves, some four feet, projecting from walls. Four columns on the façade support a balcony at the second floor level, enclose three windows in the belfry. The main entrance is a low doorway framed in a simple Roman arch.” The mission also has a connected gift shop space at the south façade that was constructed ca. 1975 and reconstructed and enlarged in 1976. The Cemetery and Gardens are immediately south of the mission.

The Mission San Francisco de Assis Basilica, located to the north of the mission, was constructed 1913 to 1918 in the Churrigueresque Revival architectural style. The Basilica, as described in the Department of Parks and Recreation (DPR) 523A Form completed in 2008 for the *Revised Mission Dolores Neighborhood Survey*, “is a tall one-story, reinforced concrete, smooth stucco-clad building with a roughly T-shaped plan that rises to an arched cruciform with the shorter, north-south transept crossing at the western end of the east-west transept. The façade faces east and is flanked by two asymmetrical, reinforced concrete towers, which were embellished in 1926. The Mission-style, clay tile-clad, cross-gable roof is interrupted by two domes. The primary fenestration is inset, arched, fixed, wood-sash, stained-glass windows with additional metal-sash windows that have operable bottom lites and slanted concrete sills.”

In 1967, the City Planning Commission voted to pass Resolution No. 6161, designating Mission Dolores and the adjacent Cemetery and Gardens as City Landmark No. 1. Resolution No. 6161 and the Landmarks Preservation Advisory Board Report outline the architecture and history of Mission Dolores and describe the mission as being included in both Lot 002 and a portion of Lot 001 on Assessor’s Block 3566. The Basilica appears to be a contributing structure to the landmark site. The site is also designated as California State Historical Landmark No. 327.

## PROJECT DESCRIPTION

The proposed project is to pursue a lot line adjustment to correct lot lines for the Mission Dolores campus and to construct a new two-story, 3,044 square-foot educational and museum building on a new 4,825 square-foot lot fronting on Chula Lane. The proposal also includes demolishing an existing 1980s CMU restroom building located adjacent to the outdoor courtyard in order to enlarge and update the courtyard. The new lot and new construction will be located behind (to the west of) the existing Mission Dolores church and Cemetery. No alterations or work is proposed for the Mission San Francisco de Asis, Mission Dolores, or Mission Dolores Cemetery and Gardens.

- **Lot Line Adjustment:** Currently, the historic Mission Dolores straddles the lot lines of the Mission San Francisco de Asis Basilica and the Mission Dolores Cemetery. The project will propose to adjust the existing lot lines so that the historic Mission Dolores and associated gift shop are on the same lot (Lot 001) as the Basilica. The Cemetery and Gardens will remain on a separate lot (Lot 002). A new lot measuring 36 feet by 133 feet will be created with frontage along Chula Lane (at the intersection of Abbey Street) for the proposed construction of the Mission Dolores Learning Center.
- **Mission Dolores Learning Center:** The proposal includes new construction to be located behind the existing Cemetery and Gardens and outdoor courtyard. The new building will consist of a two-story, 3,044 square-foot building that will house a new museum expansion (Finn Center) with curator workshop and office, all serving the existing religious order; new restrooms that will meet current Code and accessibility requirements; a new wing extension to accommodate future growth,

programming and Mission needs that will include space for a workshop, storage, breakout and conference spaces; and expand the existing interpretive outdoor courtyard space to address outdoor and learning opportunities.

- **Massing:** The proposed new construction will maintain a two-story, 25-foot, 6-inch height that fronts along Chula Lane at the intersection of Abbey Street and has a one-story arcade that faces the Cemetery and Gardens. The new building will not be visible from Dolores Street.
- **Materials:** The new building will be reinforced masonry construction with a cement plaster exterior with a smooth finish.
- **Fenestration:** The proposed fenestration of the new building includes regularly punched openings at all sides. Windows are proposed to be aluminum clad wood with a dark exterior and light/natural interior with double glazed glass and operations will be as follows: awning at clerestory, hopper at arcade, and picture facing Chula Lane.
- **Roof Design and Materials:** The proposed roof of the building and of the arcade will be sloped downward from west to east and the structures of both will be timber construction and members will be sized normally for exterior and interior exposed timber. All timber will receive a semi-transparent body stain to seal wood and express grain character. The proposed roofing material is a Mission-style barrel clay tile or similar.
- **Fencing and Landscaping:** Landscaping will be native, drought tolerant plantings indigenous to the area. The elevation fronting Chula Lane will look out onto a small outdoor garden patio enclosed by a custom fabricated wrought iron fence that runs along the Chula Lane property line. A PCV coated wire fence or similar will be installed along the playground side.
- **Interpretive Courtyard:** The existing interpretive courtyard was originally constructed in 1975-1976. The proposal includes demolishing an existing restroom facility that was constructed in the 1980s in order to enlarge the courtyard to accommodate large school groups and outdoor events. The new courtyard area will include area(s) for interpretive and educational panels.

## OTHER ACTIONS REQUIRED

Pursuant to Planning Code Section 1006.1, the Historic Preservation Commission (HPC) shall review the application for a Certificate of Appropriateness for compliance with Article 10 of the Planning Code, the Secretary of Interior's Standards, and any applicable provisions of the Planning Code at a future date. The project also requires a Conditional Use Authorization for expansion of a religious use and a Variance from the front setback and rear yard requirements for the proposed lot fronting Chula Lane, both of which will be considered at a future hearing before the Planning Commission and Zoning Administrator.

## ENVIRONMENTAL REVIEW

The proposed project will undergo environmental review pursuant to the California Environmental Quality Act (CEQA) prior to hearing before the HPC.

**PUBLIC/NEIGHBORHOOD INPUT**

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

**CHARACTER DEFINING FEATURES OF THE LANDMARK BUILDING**

The landmark designation does not state a period of significance. Department staff has determined two periods of significance to be 1782-1791, which covers the construction of Mission Dolores and the associated Cemetery and 1918, which is the construction completion date of the Mission San Francisco de Asis Basilica at the corner of Dolores and 16<sup>th</sup> Streets. The designation does not include a formal list of character defining features, therefore Department staff has identified the following character defining features:

- Mission Dolores
  - Spanish Mission architecture
  - Walls of sun-dried adobe brick, four feet thick
  - Roof beams of redwood built without the use of nails, by means of rawhide and wooden pegs
  - Roof of tiles, sloping from central ridge
  - Wide eaves, some four feet, projecting from walls
  - Four columns on the façade that support a balcony at the second-floor level
  - Four half columns or pilasters at the second-floor level that enclose three windows in the belfry
  - The main entrance that is a low doorway framed in a simple Roman arch
  - Adjacent Cemetery and Gardens
- Mission San Francisco de Asis Basilica
  - General Churrigueresque Revival style architectural features
  - One-story, reinforced concrete construction
  - Smooth stucco cladding
  - T-shaped plan that rises to an arched cruciform
  - Symmetrical reinforced concrete towers flanking the front façade
  - Mission-style, clay tile-clad, cross-gabled roof with two domes
  - Arched, fixed, wood-sash, stained glass windows with additional metal-sash windows that have operable bottom lites and slanted concrete sills
  - Pilasters with plain capitals that separate rows of windows and feature decorative spouts

**STAFF ANALYSIS**

The Department seeks feedback from the ARC on the design, materiality, and relationship to setting of the new construction to the landmark property as defined by the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) and Article 10 of the San Francisco Planning Code. Specifically, the Department seeks feedback on fenestration patterns and materiality, cladding materials, roofing materials and overall massing.

Staff reviewed the compatibility of the proposal (see attached plans) for conformance with:

- The Secretary's Standards;



- Character-defining features of the landmark building

The Department would like the ARC to consider the following information:

### **Secretary of the Interior's Standards for Rehabilitation**

The proposed project will not alter the existing basilica, historic mission or cemetery and gardens but will result in a new two-story educational and museum building that will be located behind (immediately to the west of) the existing cemetery and historic mission. The new building will be designed in a compatible manner so as to relate to the architecture of the historic mission but will be differentiated enough to read as a modern development. Department staff will undertake a complete analysis of the proposed project per the applicable Secretary's Standards as part of the environmental review and the subsequent preservation entitlement (Certificate of Appropriateness).

- **Mission Dolores Learning Center**

- **Massing, Scale and Proportions:** The overall proposed massing, scale and proportions of the new building to house the Mission Dolores Learning Center is generally compatible with both the landmark site and the surrounding context. Standing at two-stories, 25 feet 6 inches tall, the new building will not be visible from Dolores Street and will sit generally lower than the historic Mission Dolores and Mission San Francisco de Asis Basilica. In relation to the surrounding context, Chula Lane and Abbey Street contain two- to three-story single- and multi-family residences; the proposed new construction will be compatible with this context.

***Recommendation:*** Staff believes the massing of the proposed new construction will be consistent and compatible with the landmark site and the surrounding context. The new construction will read as a secondary, later addition on the campus. Staff will provide a full compatibility analysis to the HPC. Staff asks for clarification on whether or not the ARC concurs with staff's assessment.

- **Materials:** The materials proposed for the new construction include cement plaster exterior with a smooth finish, drawing from both the context of the landmark and of the surrounding neighborhood.

***Recommendation:*** Staff believes that the proposed cladding materials are generally compatible with but differentiated from those found on the historic buildings of the landmark site. Staff asks for clarification on whether or not the ARC concurs with staff's assessment.

- **Fenestration:** Fenestration of the proposed new construction includes regularly punched openings at all sides. Windows will be aluminum or metal clad wood with a dark exterior and natural interior. Operations will vary and include awning, hopper and picture. The proposed fenestration will be simple in comparison to the fenestration of the old Mission and the Basilica.

**Recommendation:** Staff believes the regularly punched openings appear to be compatible with the landmark site but requests additional details of the proposed window materials and requests that alternative, high quality materials be explored. Staff asks for clarification on whether or not the ARC concurs with staff's assessment.

- **Roof Design and Materials:** Roof design of the proposed new construction will be a simple sloped roof at both the main building and the arcade and will feature exposed timber at the interior and exterior. The roof will be clad in a Mission-style barrel clay tile or similar. The overall design and materials of the roof will be compatible yet differentiated from those of the historic Mission and Basilica. The new construction will utilize a simple sloped roof form and more modern red clay tile that will relate to the roof forms and materials of the historic buildings on the landmark site.

**Recommendation:** Staff believes that the design of the roof on the new construction is compatible with the landmark site in that the design will include the use of a similar but modern clay tile and will be sloped to relate to the pitched roof form(s) of the historic buildings on the site. Staff would like to see a material sample of the proposed red clay tile to better determine finish and color. Staff asks for clarification on whether or not the ARC concurs with staff's assessment.

- **Fencing and Landscaping:** The proposed landscaping around the new construction will consist of native, drought tolerant plants. The proposed fencing along the Chula Lane property line will be comprise of a simple wrought iron fence designed in a simple manner.

**Recommendation:** Staff believes that the proposed fencing is appropriate and compatible with the landmark site. Staff requests additional information on the proposed landscaping to ensure that native and indigenous plants are selected for the site to be reviewed in coordination with our staff archeologists. Staff asks for clarification on whether or not the ARC concurs with staff's assessment.

- **Interpretive Courtyard:** The existing interpretive outdoor courtyard, located behind the old Mission Dolores will be modified and expanded – through demolishing an existing 1980s restroom facility – in order to hold larger groups for educational trips or events. Details of the proposed changes to the interpretive courtyard – including paving materials and interpretive panels – have not yet been submitted.

**Recommendation:** Staff believes that modifications to the existing outdoor interpretive courtyard will be generally compatible with the landmark site as it will enhance the educational and outdoor experience of the Mission and associated features. Staff requests more information on when the initial courtyard was constructed and when/how it has been modified over the years. Staff also requests the materials to be used in the remodel of the courtyard such as paving, furnishings, etc. Staff asks for clarification on whether or not the ARC concurs with staff's assessment.

## **REQUESTED ACTION**

The Department seeks comments on:

- Compatibility of the proposal with the character defining features of the landmark property;
- Recommendations for overall form and continuity of the proposal;
- Recommendations for scale and proportion of the proposal;
- Recommendations for fenestration of the proposal;
- Recommendations for materials, texture, and details of the proposal.

## **ATTACHMENTS**

- Exhibits including:
  - Parcel Map
  - Zoning Map
  - Aerial Photo
  - Sanborn Map
  - Exterior site photos
- Landmark Designation Report
- Conceptual Plans dated April 5, 2019
- Proposed Exterior and Building Materiality Plan dated September 26, 2019

3566

MISSION BLK 84

REVISED 1957  
" '60

40-X

LOT 13A MERGED INTO LOT 13 '43"

" 23	"	"	"	22	"
" 43	"	"	"	42	"
" 21	"	"	"	20	" 33"

16 TH ST.

ST. 1981.354 R

115 138 77 230 136

54 55 2A 86 1

198.50 203.62 45 20 41 29 91 21 196 80

61 10m 40m 50 53 63m 39 27 44 207m 161m

HTP102-104

Lot 1 partially a landmark site

AS HTP103

2 DESIGNATED LANDMARK  
Mission Dolores  
San Francisco De Asis NHP  
1993.440A

106.333m 196m 106m 105.104m 24.04 25

19 3 4

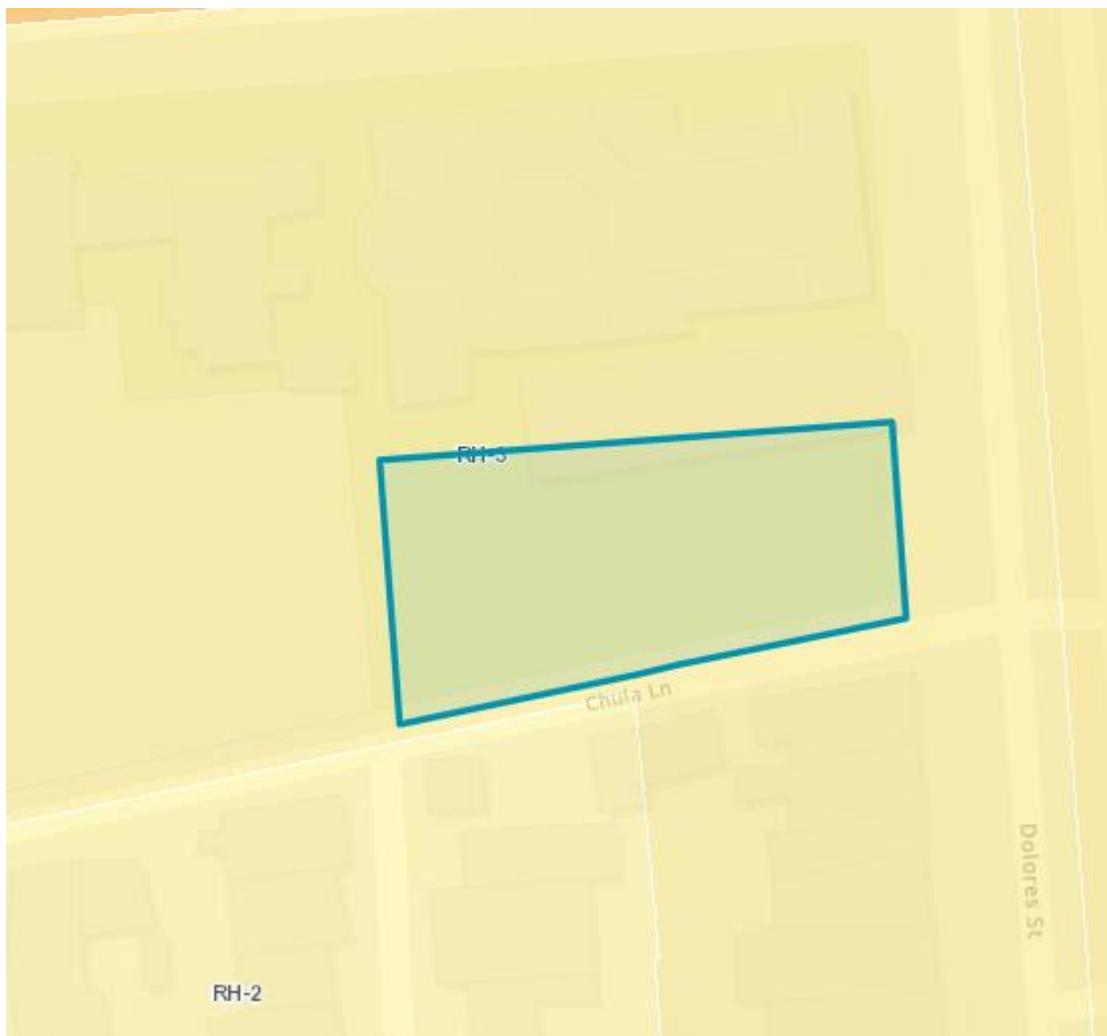
75.50 16.57 7.24

RR R-2

CHULA

Subject property outlined in blue.

## Zoning Map



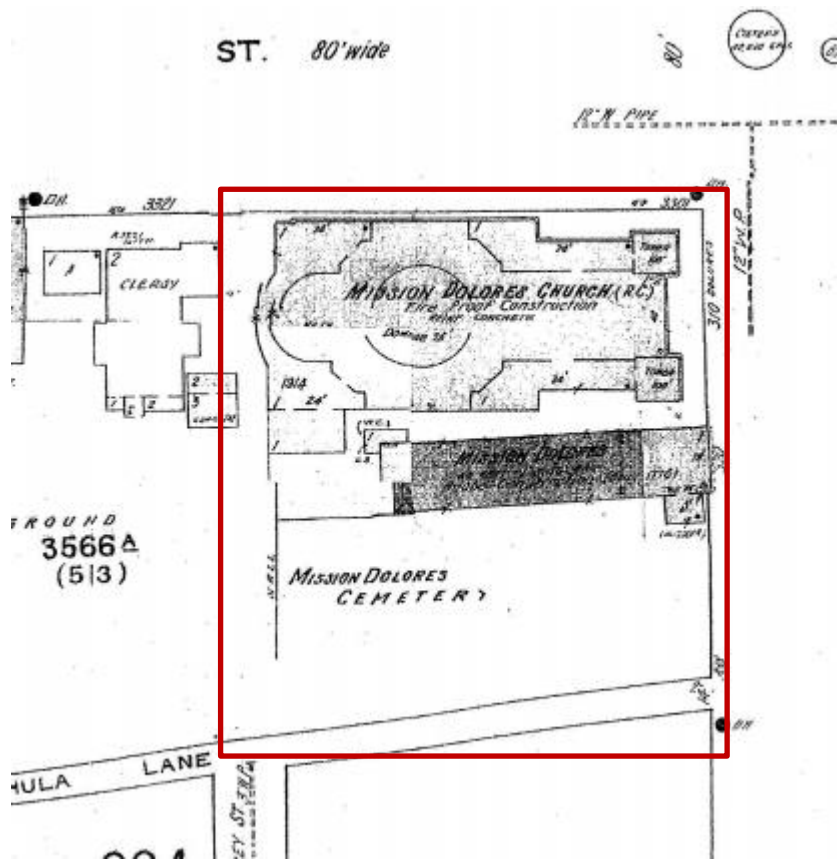
Subject property outlined and shaded in blue.

## Aerial Photo



Subject property outlined in red.

## Sanborn Map



Subject property outlined in red.

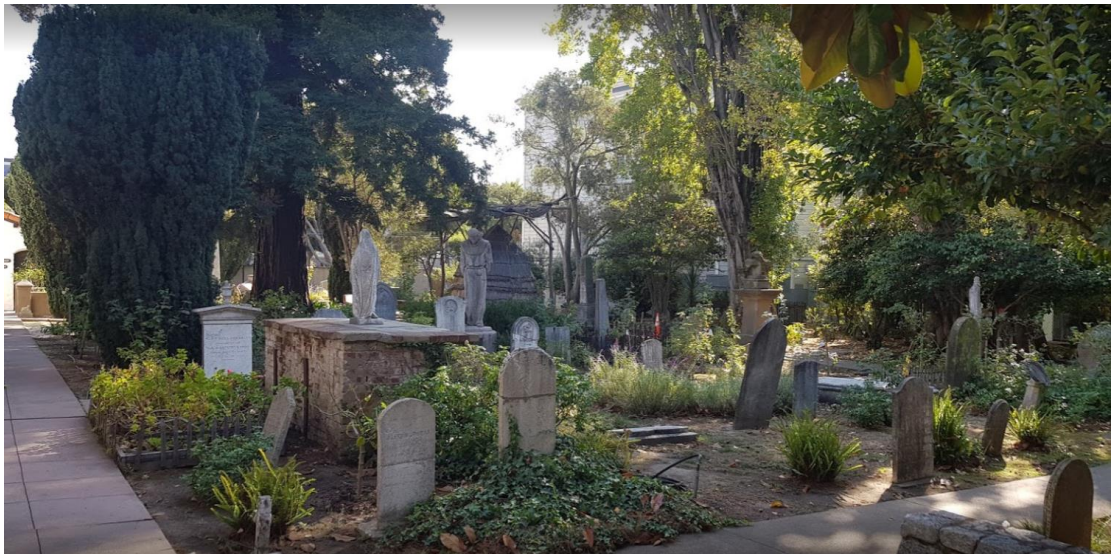


Mission Dolores & Basilica, Source: Google Maps





Interpretive Outdoor Courtyard, Source: S.Cisneros



Cemetery and Gardens, Source: Google Images

RECORDED AT REQUEST OF  
CITY & COUNTY OF SAN FRANCISCO

Official

1968 DEC 12 AM 10:36

R31715

NOTICE OF DESIGNATION OF LANDMARK  
SAN FRANCISCO, CALIF.  
MARTIN MONGAN  
RECORDER

Notice is hereby given to all persons, pursuant to Section 1004.6 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, that the property described below, of which the current owner is Roman Catholic Archbishop of San Francisco, A Corporation Sole, has been designated as a Landmark by Ordinance No. 51-68 of the Board of Supervisors of the City and County of San Francisco, effective April 11, 1968. A copy of this Ordinance is on file with the Clerk of the said Board of Supervisors. The effect of this designation is to impose certain controls and standards on the said property and on the improvements thereon, as set forth in Article 10 of the City Planning Code and in the designating Ordinance.

The subject property is legally described and known as follows:

Commencing at a point on the westerly line of Dolores Street 98 feet south of the southerly line of Sixteenth Street; thence at a right angle in a westerly direction 152 feet more or less; thence at a right angle in a southerly direction 38 feet more or less; thence at a right angle in a westerly direction 44 feet more or less; thence at a right angle southerly 105.333 feet to the northerly line of Chula Lane; thence easterly along the said line of Chula Lane 196 feet to the westerly line of Dolores Street; thence northerly along the said line of Dolores Street 115 feet to the point of commencement; being Lot 2 and a portion of Lot 1, in Assessor's Block 3566.

Department of City Planning  
By:

Dated:

Dec 12, 1968

[Signature]  
Zoning Administrator of the  
City and County of San Francisco

State of California )  
City and County of San Francisco )ss

On DEC 12 1968, before me, MARTIN MONGAN, Recorder  
County Recorder, in and for said City and County and State, personally  
appeared \_\_\_\_\_ known to me to be the person  
whose name is subscribed to the within instrument, and acknowledged to  
me that he executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed  
the official seal of my office, the day and year last above written.



MARTIN MONGAN, Recorder

County Recorder in and for the City and County of San Francisco,  
State of California.

By Roberta L. Meyer, Deputy County Recorder.



CITY PLANNING COMMISSION

RESOLUTION NO. 6161

WHEREAS, A proposal to designate Mission Dolores as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on September 27, 1967, and the said Advisory Board, after due consideration, recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on November 30, 1967 to consider the proposed designation and the report of the said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

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

Commencing at a point on the westerly line of Dolores Street 98 feet south of the southerly line of Sixteenth Street; thence at a right angle in a westerly direction 152 feet more or less; thence at a right angle in a southerly direction 38 feet more or less; thence at a right angle in a westerly direction 44 feet more or less; thence at a right angle southerly 105.333 feet to the northerly line of Chula Lane; thence easterly along the said line of Chula Lane 196 feet to the westerly line of Dolores Street; thence northerly along the said line of Dolores Street 118 feet to the point of commencement: being Lot 2 and a portion of Lot 1, in Assessor's Block 3566.

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

The oldest unaltered building in San Francisco, built 1782 to 1791 by the Franciscan Fathers and the Mission Indians under their direction, Continuously in use since that time as a church. Stands on the site of the first structure erected by Europeans in the City, the original Mission. The cemetery is the burial place of many distinguished early San Franciscans, including Don Luis Antonio Arguello, the first Governor of California under the Government of Mexico and Don Francisco de Haro, Alcalde of San Francisco; buried under the altar in the Mission church is Don Jose Joaquin Moraga, first Comandante of the Presidio of San Francisco;

Third, That the said Landmark should be preserved generally in all of its particular features as it exists on the date hereof and as described and depicted in the photographs, case report and other material on file with the Department of City Planning in Docket No. ; the summary description being as follows:

Spanish Mission architecture; walls of sun-dried adobe brick, four feet thick; roof beams of redwood built without the use of nails, by means of rawhide and wooden pegs. Roof of tiles, sloping from central ridge. Wide eaves, some four feet, projecting from walls. Four columns on the facade support a balcony at the second floor level. Four half columns or pilasters at the second floor level, enclose three windows in the belfry. The main entrance is a low doorway framed in a simple Roman arch.

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of November 30, 1967.

Lynn E. Pio  
Secretary

AYES: Commissioners Brinton, Elliott, Porter, Stockwell, Wight, Willard  
NOES: None  
ABSENT: Commissioner Kearney  
PASSED: November 30, 1967

*file Copy*

LANDMARKS PRESERVATION ADVISORY BOARD

LM67.1  
(Mission Dolores)

LOCATION

320 Dolores Street, west side approximately 108 feet south of 16th Street; having a frontage of 106 feet on Dolores and depth of 196 feet for all but the first 30 feet, the latter being in a depth of 114 feet; portion of Lot 1 and Lot 2 in Assessor's Block 3566.

NATURE AND HISTORY

Mission San Francisco de Asis (Mission Dolores) Adobe Church, oldest unaltered building in San Francisco, built 1782-1791 by Franciscans Fathers and Indians. It has been continuously used since that time as a church. In the cemetery on the adjoining lot to the south are buried many famous early San Franciscans. The first governor under Mexico, Don Luis Antonio Arguello; and the Alcalde of San Francisco, Don Francisco de Haro. Others buried there are James A. Casey, Yankee Sullivan, victims of the Vigilantes.

STRUCTURAL  
DESCRIPTION

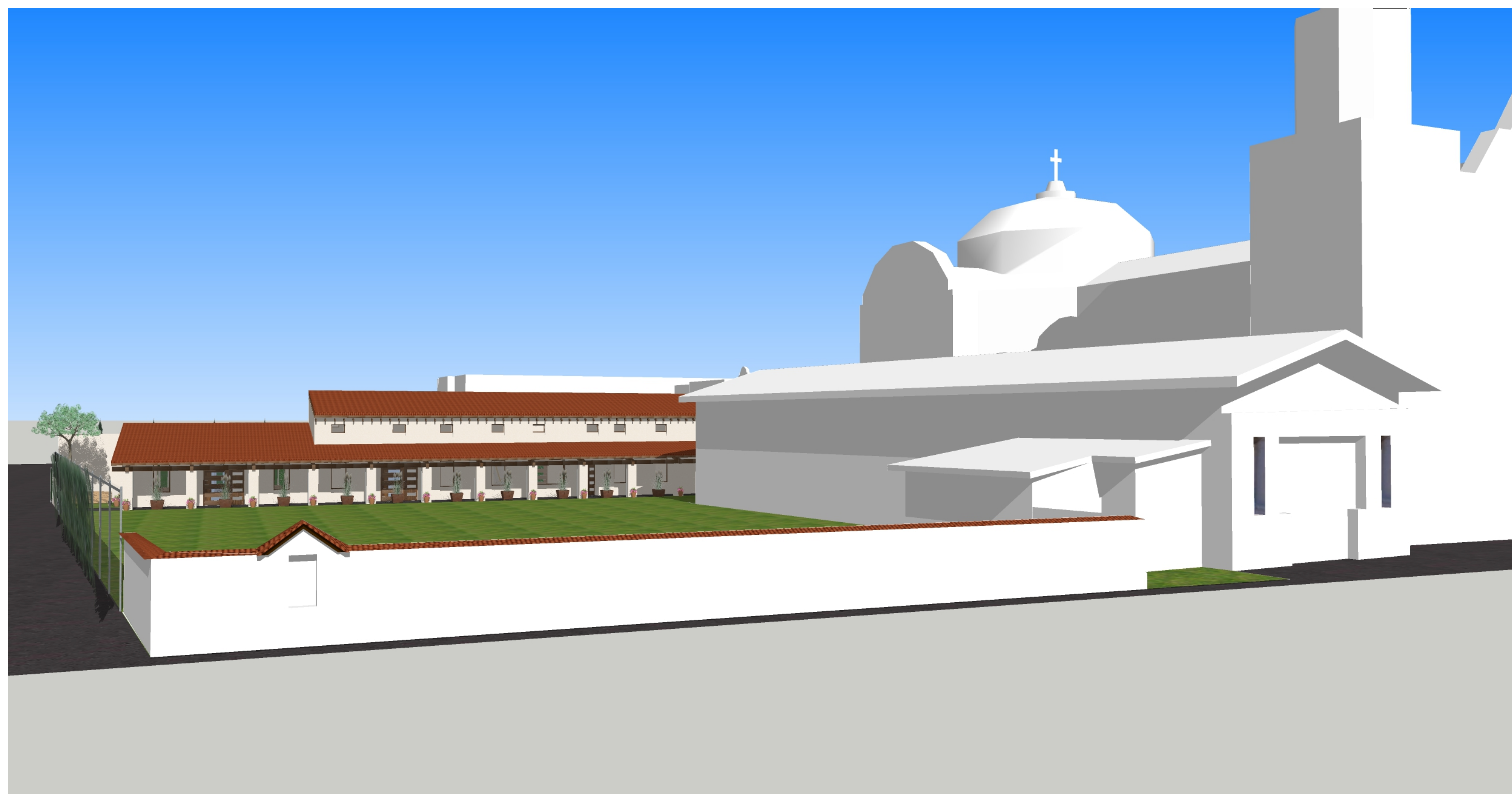
Built of sun dried adobe brick walls, four feet thick, floors are a mixture of clay, burned tile, brick and wood. There are no nails in the building; the building being secured by wooden pegs and rawhide. The roof beams are redwood and the roof tiles are those made by the Indians. In 1920, the building was carefully renovated under the direction of Willis Polk, including the insertion of steel trusses in the roof.

SURROUNDING LAND  
USE AND ZONING

The primary zoning of area surrounding the Mission is multiple family residential and is so developed. The area immediately adjacent to the Mission and cemetery are church structures and administrative offices. Immediately to the north is a large Spanish Baroque Church.







Conceptual Development Rendering  
Dolores Street

Proposed Finn Center and Learning Center Addition  
**Misión San Francisco de Asís**  
For the Roman Catholic Archdiocese of San Francisco, California







# Conceptual Development Renderings



Proposed Finn Center and Learning Center Addition  
**Misión San Francisco de Asís**  
 For the Roman Catholic Archdiocese of San Francisco, California







Vicinity Map



Subject Parcels:

- Block/Lot: 3566/055
- Block/Lot: 3566/001
- Block/Lot: 3566/002

Project Proposal:

Variance to Rear Yard, SFPC Section 134.  
Conditional Use, SFPC Section 303

This proposal follows a recent awarding of a grant from the Finn Foundation and to take the project to the next phase of design and construction for an expansion of the existing facilities to address ongoing programming and the growing needs of the Mission Dolores’ archival collection as well as community events and educational outreach. The proposal is to create a new lot fronting Chula Lane. The Finn Center and Learning Center will focus on the following programming elements and features:

- New (Finn Center) museum expansion with curator workshop and office
- New restrooms, expanding on the existing to allow for greater capacity and meeting current Code and accessibility requirements
- Incorporating a new wing extension to accommodate future growth, programming and Mission needs that will include space for a workshop, storage, breakout and conference spaces
- New interpretive outdoor courtyard space expansion addressing outdoor and learning opportunity functions



Proposed Finn Center and Learning Center Addition  
**Misión San Francisco de Asís**  
For the Roman Catholic Archdiocese of San Francisco, California





Proposed Finn Center and Learning Center Addition

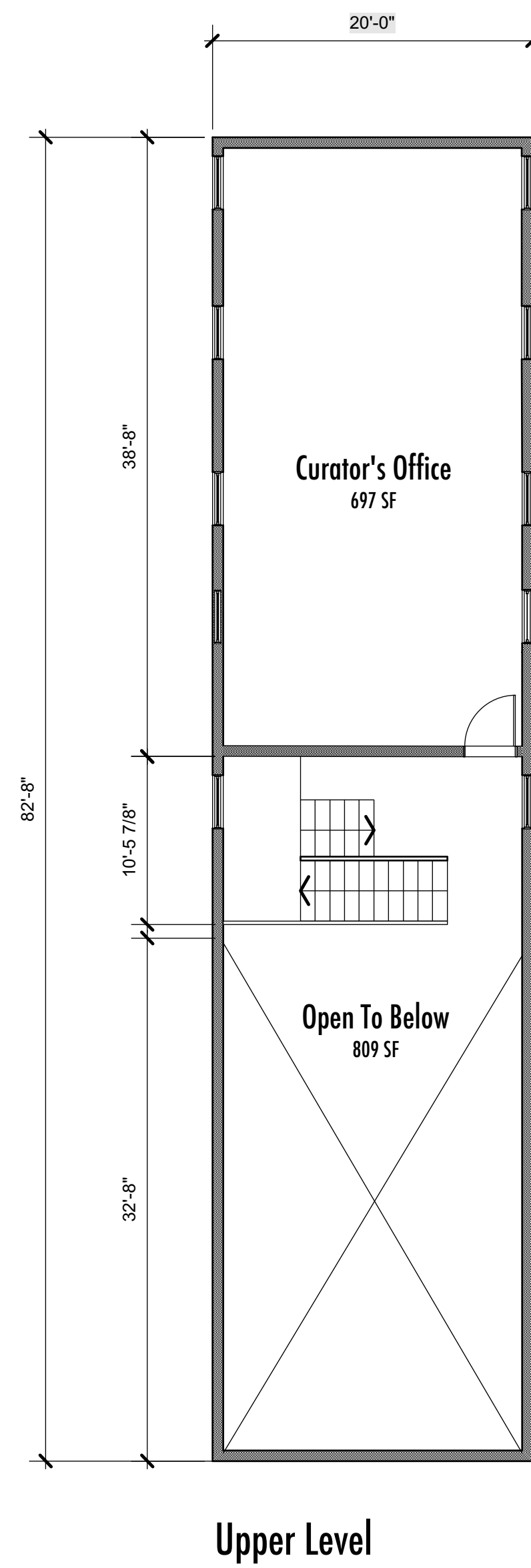
# Misión San Francisco de Asís

For the Roman Catholic Archdiocese of San Francisco, California

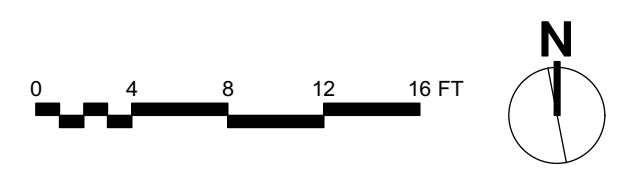
**G7**  
architecture | urban  
67A Water Street  
San Francisco CA  
94133  
Voice 415.776.8065  
design@g7arch.com

**A1.2**





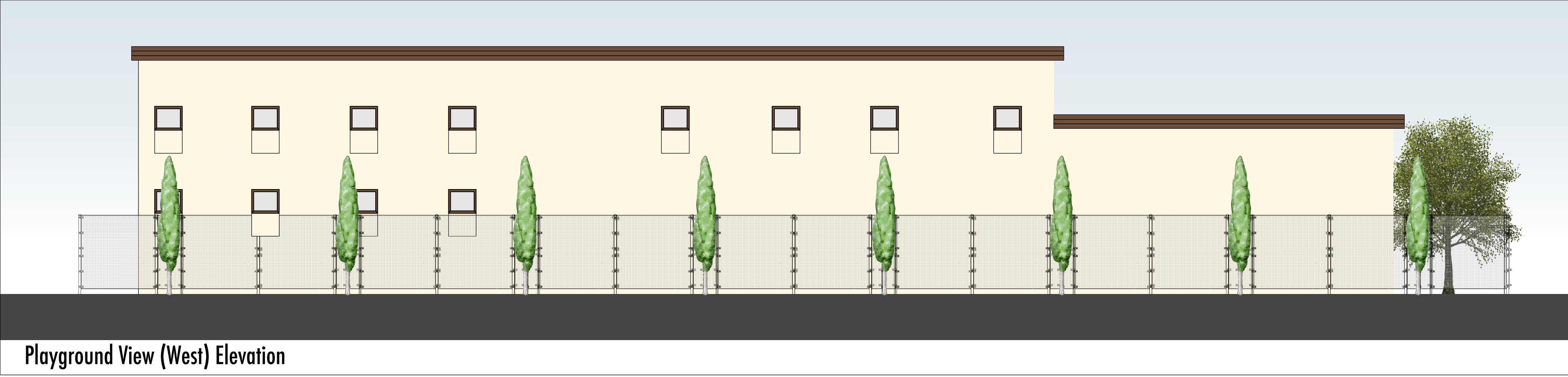
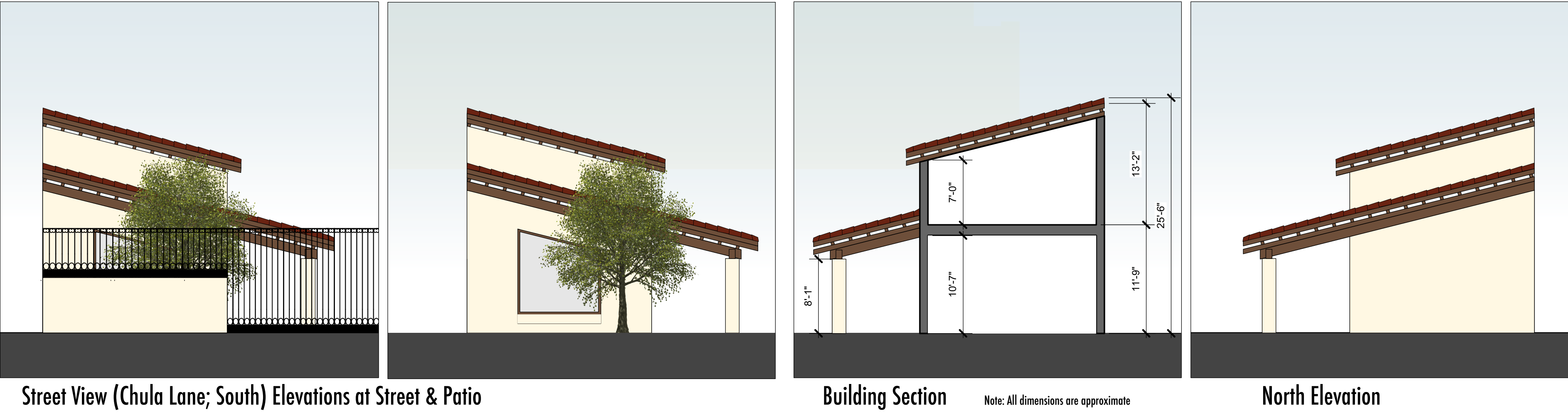
Proposed Building Plan  
1/8" = 1'-0"



Proposed Finn Center and Learning Center Addition  
**Misión San Francisco de Asís**  
 For the Roman Catholic Archdiocese of San Francisco, California

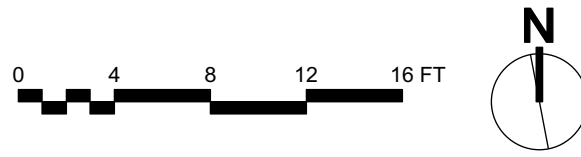
**G7A**  
 architecture | urban  
 67A Water Street  
 San Francisco CA  
 94133  
 Voice 415.776.8065  
 design@g7arch.com

**A1.3**



Proposed Exterior Elevations & Section

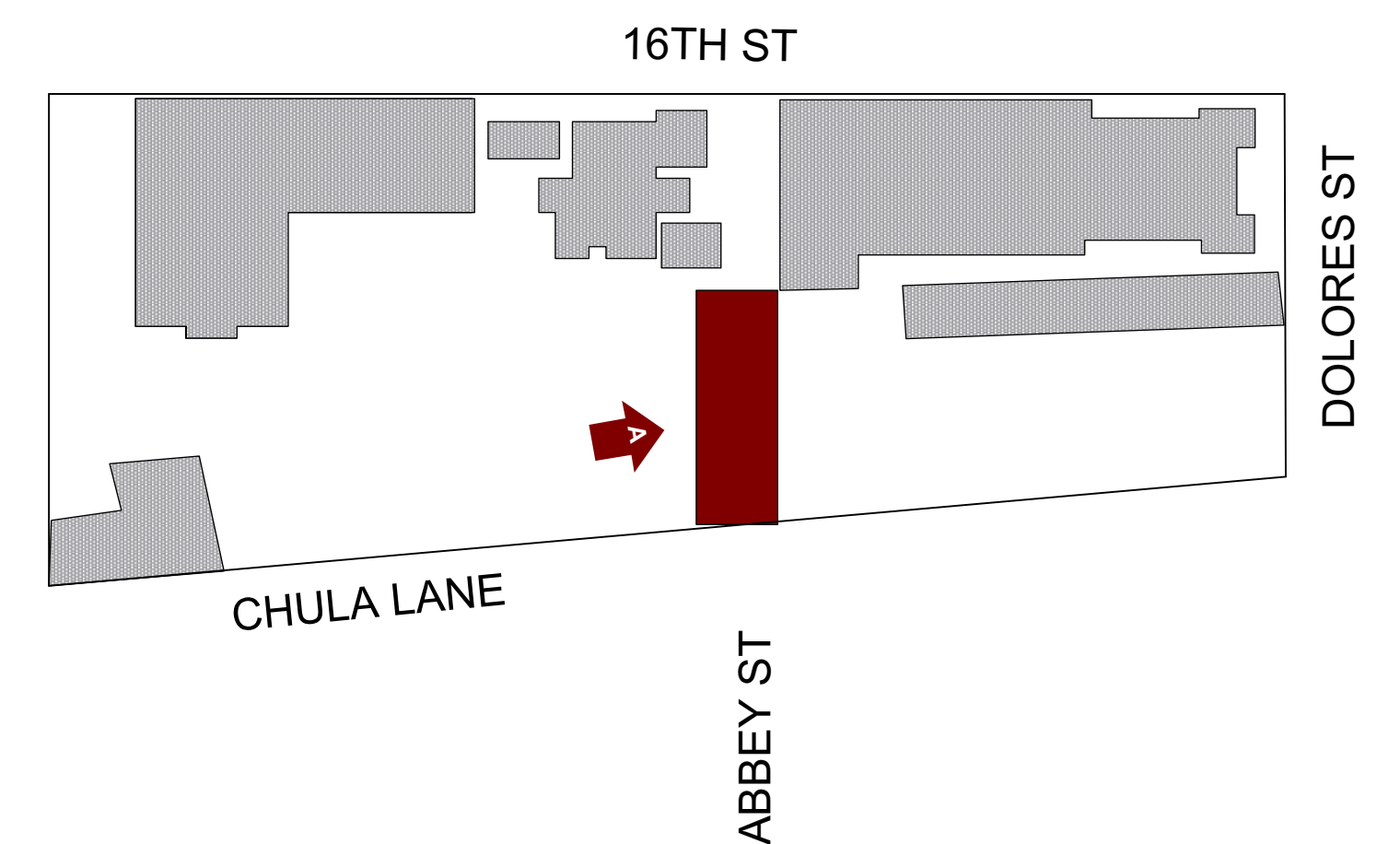
1/8" = 1'-0"



Proposed Finn Center and Learning Center Addition
Misión San Francisco de Asís
For the Roman Catholic Archdiocese of San Francisco, California

GA architecture | urban
67A Water Street
San Francisco CA 94133
Voice 415.776.8065
design@g7arch.com
A1.4





## Existing Site & Adjacent Streets - View A

Proposed Finn Center and Learning Center Addition

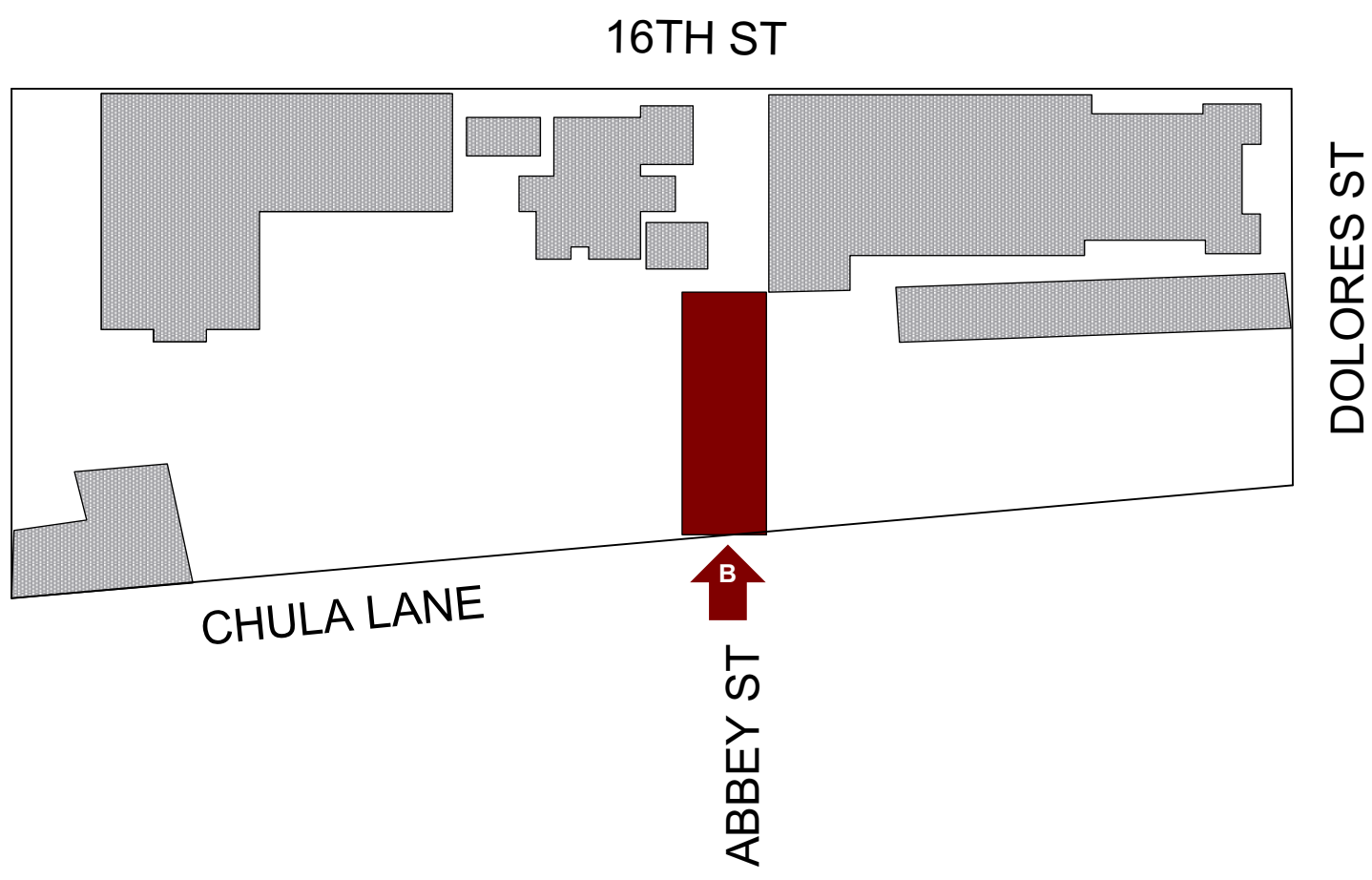
# Misión San Francisco de Asís

For the Roman Catholic Archdiocese of San Francisco, California



# A1.5



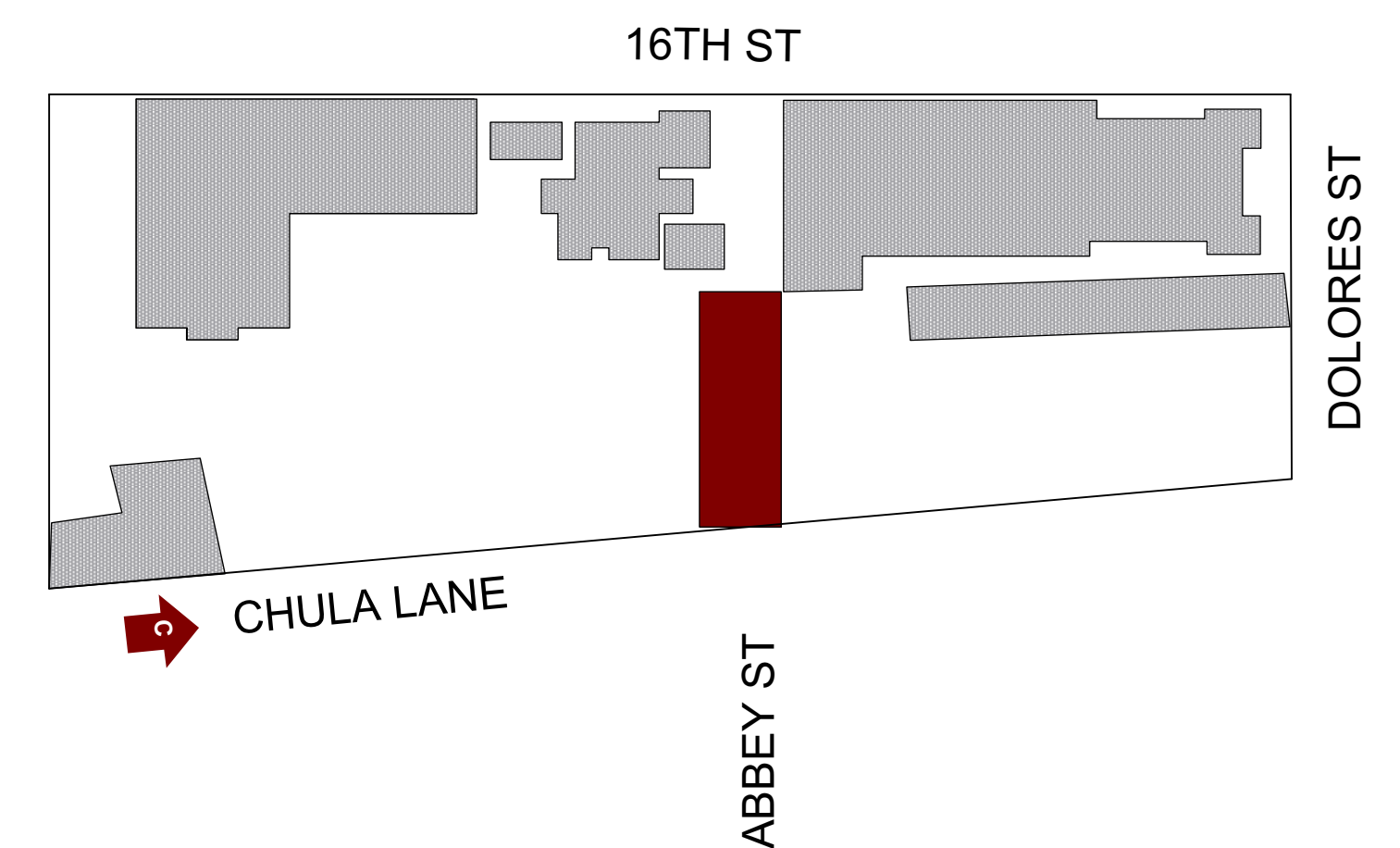


Existing Site & Adjacent Streets - View B

Proposed Finn Center and Learning Center Addition  
**Misión San Francisco de Asís**  
For the Roman Catholic Archdiocese of San Francisco, California







## Existing Site & Adjacent Streets - View C

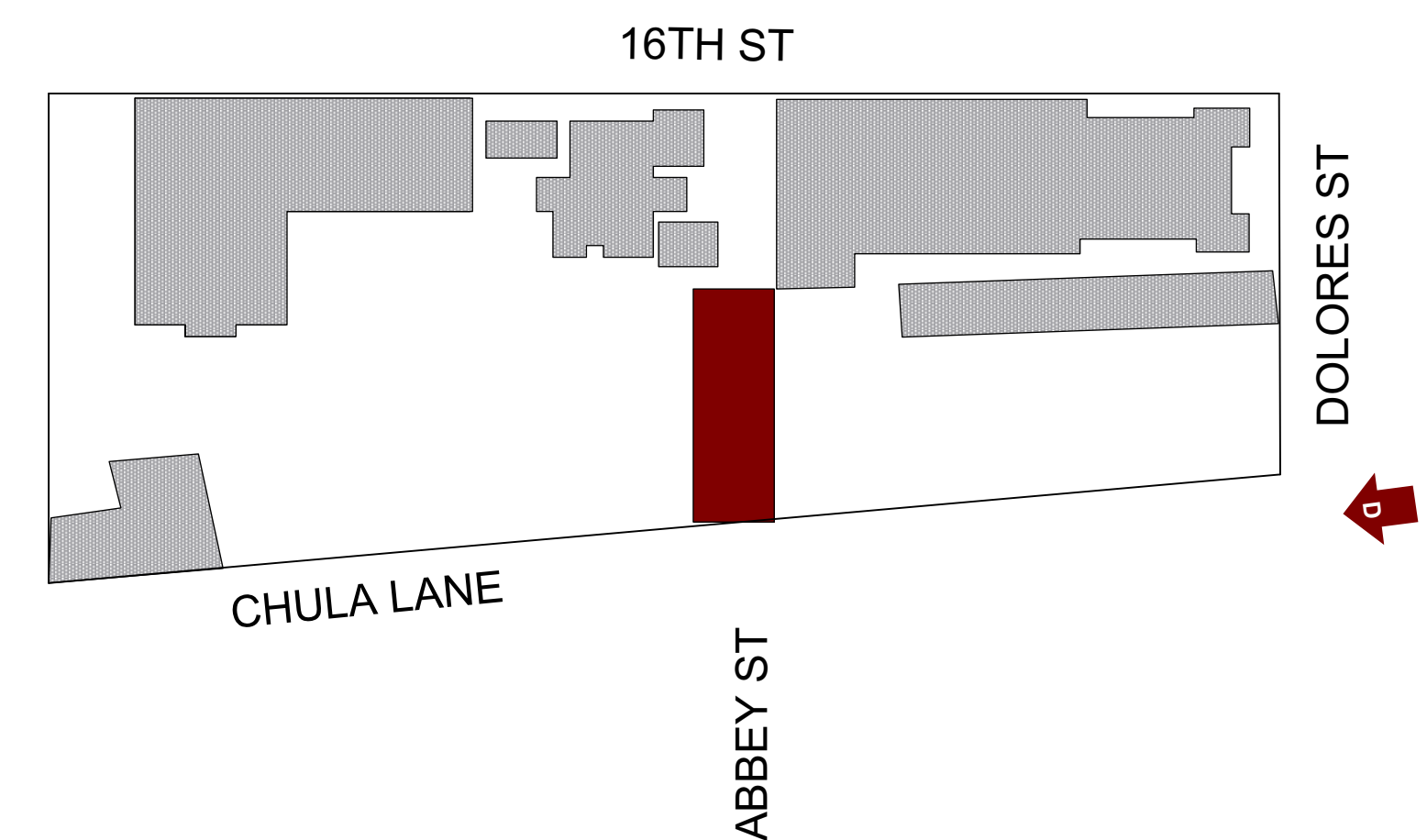
Proposed Finn Center and Learning Center Addition

# Misión San Francisco de Asís

For the Roman Catholic Archdiocese of San Francisco, California







## Existing Site & Adjacent Streets - View D

Proposed Finn Center and Learning Center Addition

# Misión San Francisco de Asís

For the Roman Catholic Archdiocese of San Francisco, California



# A1.8





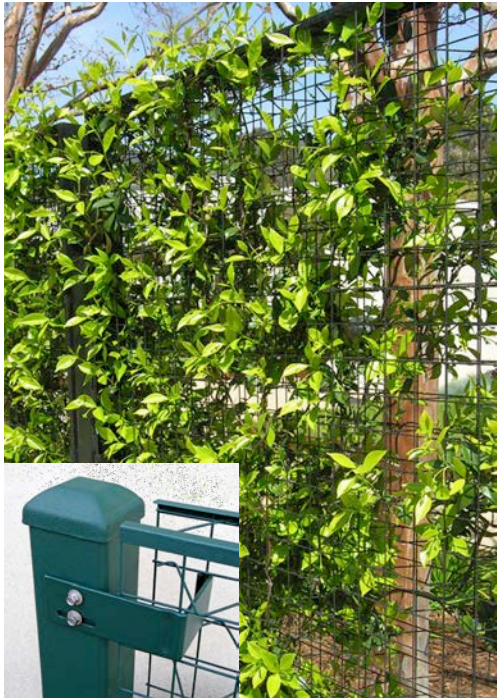
### Project Materials Outline Specifications—

(Sample boards of physical materials and mock-ups to be provided upon request; proposed specifications and product data sheet attached separately)

As proposed, the project will utilize contemporary materials and methods for construction in an interpretive manner complimentary for Mission-style designs and forms. They include are not limited to:

- **Foundations:**  
Reinforced concrete, mat slab for shallow depth construction.
- **Building Walls & Columns:**  
Reinforced masonry units with insulated interior cavity and drywall at interior (omitted at columns) and cement plaster exterior, smooth finish at interior and exterior with elastomeric paint (off-white); Alternate: Structural Insulated Panels (SIPs) exterior wall panels with exposed interior timber or CLT framing and cement plaster exterior finish for a lighter load assembly to minimize foundations.
- **Roof and Arcade Framing:**  
Timber construction of milled or cross laminated (CLT) 3x, 4x and greater, nominally sized members for exterior and interior exposed timber. All timber to received a semi-transparent body stain to seal wood and express grain character.
- **Windows:**  
Exterior clad wood windows (dark exterior/light & natural interior) with double-glazed, low-e insulating glass. Frame composition is of crisp and square sticking for clean looks. Operations: (awning at clerestory; hopper at arcade) and picture (facing Chula Lane); cross section scaled as appropriate as manufactured by Marvin (Elevation Collection), or equal.

- **Doors:**  
Custom fabricated stained solid core wood and glass vision/light panels, swing and sliding barn door typess with modern black finish metal hardware.
- **Roofing:**  
Mission-style barrel clay tile or equal; Cool Roof and Energy Star Rated. Sustainable Cradle to Cradle Gold Certified; 100% Recyclable.
- **Fencing and Landscape:**  
Custom fabricated wrought iron fencing at the street elevation; PVC coated wire modular fence panels by GreenScreen or equal at playground side for vine training. Landscaping to be native, drought tolerant plantings indiginous to area and history.



**Landscape Screen Fencing**  
3 dimensional wire fence panels for vine training for screening.



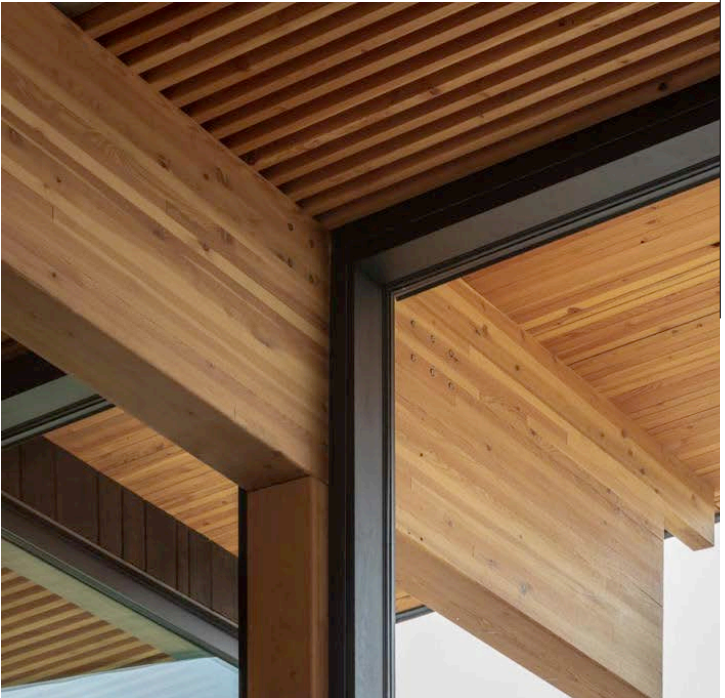
**Roofing - Clay Mission, 2-piece barrel tiles**  
• Color: Santa Fe Brown; 90% B301 Old Mission Blend, 10% RB45  
• Average Solar Reflectance 42%, Average Emissivity 85%,  
• SRI Value 47.26



**Cement Plaster**  
LaHabra 'Mission' plaster shown with smooth texture. (Color shall be off-white and based on approved physical samples and site mock-up.)



**Windows**  
Exterior clad windows (extruded aluminum clad with fluoropolymer plant finish) and natural interior wood with clear sealer for a rich grained appearance complimenting the exposed timber framing.



**Timber**  
Cross laminated timber for a contemporary look with high strength engineering, durability and warmth.

## Proposed Exterior and Building Materiality

Proposed Mission Dolores Finn Learning Center

# Misión San Francisco de Asís

For the Roman Catholic Archdiocese of San Francisco, California

September 26, 2019



# A1.6