



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: FEBRUARY 1, 2012

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Filing Date: August 25, 2011
Case No.: **2011.0929A**
Project Address: **1401 HOWARD STREET**
Historic Landmark: No. 120
Zoning: SLR Zoning District
50-X Height and Bulk District
Block/Lot: 3517/035
Applicant: Rebecca Fogel, Page & Turnbull
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PROPERTY DESCRIPTION

1401 HOWARD STREET is located on an irregular parcel at the southwest corner of Howard and 10th Streets (Assessor's Block 3517 Lot 035). Constructed in 1913, the building (also known as St. Joseph's Church) is a three-story steel-frame church with a cruciform-shaped plan, concrete foundation, and a slate tile gable roof. The church is clad in scored cement plaster (stucco) and features stained glass lancet windows and wood-sash windows set within arched window openings with keyhole details. The east and west transept walls feature large rose windows set with simple wood-sash windows. Typical doors include paneled white-oak wood doors with an arched stained glass transom or decorative wood-panel tympanum. The primary entrance is demarcated by a set of granite steps on Howard Street, while secondary entrances are located on the west and east facades. The subject property is designated as Landmark No. 120 and is located within the SLR (Service/Light Industrial/Residential) Zoning District with a 50-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed project includes exterior alterations, interior alterations and use conversion from a church to office, retail and assembly uses. The proposed project would result in 21,000 sf of office use and 1,000 sf of retail use. Key components of the proposed project include a seismic strengthen of the existing church and construction of an interior free-standing mezzanine. The project would utilize the California Historic Building Code (CHBC) and would also be pursue Federal Rehabilitation Tax Incentives. In detail, the exterior of 1401 Howard Street would be rehabilitated as follows:

- Construction of new ADA-compliant ramps, staircases and landings on the east and west facades, including construction of new planters and encapsulating the existing granite steps;
- Installation of new street trees along 10th Street;

- Installation of new landscaping and/or planters throughout the project site;
- Cleaning and repair of the granite steps on the north façade;
- Installation of new metal fences and gates along the north and west facades to match the historic fences, as based upon photographic evidence;
- Cleaning and repair of scored cement plaster (stucco) exterior;
- Cleaning, repair and restoration of sheet metal elements, including the gilded domes, cornices, and cupolas;
- Repair and restoration of existing stained glass windows on the north façade;
- Repair of wood frames and reglazing the existing wood-sash windows;
- Restoration of the existing skylight, including installation of new glazing and sealants;
- Reconstruction of the original historic exterior light fixtures based upon photographic evidence; and
- Salvage and reinstallation of the existing historic slate tile roof over new waterproofing and roof decking

In detail, the interior of 1401 Howard Street would be rehabilitated as follows:

- Construction of a free-standing interior mezzanine within the side aisles of the existing church; the new mezzanine will feature a bridge, as well as projections past the side aisles into the nave;
- Construction of partial- and full-height shear walls, as part of the seismic strengthen scheme;
- Raising of the plaster arches and trim along the north wall of the side aisles to accommodate access from the corner towers to the mezzanine level;
- Cleaning and repair of historic interior materials, including marble wainscot, quarter sawn white oak doors and woodwork, and decorative plaster;
- Removal of alters and confessional booths from the main alter and transepts;
- Installation of raised wood flooring and a new level concrete floor slab with radiant heating system;
- Installation of new men's and women's restrooms on the ground floor and mezzanine levels;
- Removal of the pipe organ from the choir loft;
- Installation of a free-standing staircase in the west transept from the ground floor to the mezzanine level;
- Installation of a wheelchair-lift in the southwest corner;
- Removal of non-historic wood wainscot on the interior face of the exterior walls of the side aisles;
- Extension of the column bases to match the level of the new floor;
- Conversion of the sacristy on the ground floor into offices;
- Addition of new restrooms on the second floor above the existing sacristy;
- Conversion of the existing chapel on the ground floor into restrooms; and
- Installation of new staircases within the corner towers.

As noted in designating ordinance (Ordinance No. 410-080), this Certificate of Appropriateness authorizes the Historic Preservation Commission to review and approve alterations on the exterior. The seismic upgrade, interior remodeling, and new interior mezzanine do not require Certificate of Appropriateness approval.

OTHER ACTIONS REQUIRED

Proposed work requires Conditional Use Authorization from the Planning Commission and a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- b) For applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section [1004\(c\)](#), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would convert the subject building from a church into office, retail and assembly use. To accommodate this new use, the project would rehabilitate the exterior of the subject building by rehabilitating and reglazing the existing wood-sash windows, cleaning and repairing the exterior cement plaster, and cleaning and repairing sheet metal elements. All character-defining elements on the exterior would be preserved and retained in place. Within the interior, the proposed project would level the existing floor, seismically upgrade the existing structural system by installing new shear walls, and clean and repair interior plaster elements.

Most notable within the interior, the proposed project would construct a mezzanine level, which would create a second floor of office space. This mezzanine level would be structurally independent of the existing church, and would not be affixed to any of the interior walls or columns. The mezzanine level allows for a clear view of the church's triple-height nave, which is a character-defining feature of the interior. Overall, the new office use would require minimal change to the defining characteristics of the subject building at 1401 Howard Street. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following:

Site: Low brick perimeter wall; brick piers; metal fences; low concrete curb at the northeast corner of subject lot; flat grade;

Exterior: Cruciform plan; massing; scored cement plaster (stucco) exterior; sheet metal architectural elements (including cornices, towers, cupolas, gilded domes and crosses); wooden window tracery; shaped window openings; granite steps on the north façade; decorative wooden doors;

Interior: Marble wainscot and floor in narthex (entry vestibule); decorative plaster elements, including molding, denticulated cornices, pilasters, columns, ceiling vaults, and coffered ceilings; white oak woodwork, including doors, door frames, window frames, column bases and railings; stained glass; and interior triple-height volume.

As noted previously, the proposed project would impact the interior spatial volume by constructing a mezzanine within the side aisles, which would feature a bridge that crosses the nave and projecting wings that will extend past the nave column line. The construction of the mezzanine does preserve the interior spatial volume, since the main triple-height space of the nave and column configuration is maintained. Further, the new mezzanine would not impact decorative plaster elements or any of the significant interior finishes. To accommodate access to the mezzanine level, the plaster arches and trim on the north end of the side aisles would be raised and relocated in plane with the existing arches and trim. Within the transepts, the mezzanine rests below the rose windows and is located well below the plaster cornices. The mezzanine is free-standing and would not feature any physical attachments to the exterior walls or columns. Other major features and spaces, including the apse/alter, main entry vestibule, and choir loft, would be maintained and preserved in place. Therefore, the proposed project complies 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 architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. On the exterior, reconstructed elements, including the exterior lighting at the main entry, would be based upon photographic evidence. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The subject building has not had any major alterations, which have garnered significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project would preserve distinctive features, finishes and construction techniques, including the scored cement plaster exterior, sheet metal architectural features, gilded domes, decorative interior plasterwork, stained glass windows, and slate tile roof.

On the exterior, the building's cement plaster exterior would be cleaned and/or repaired, where necessary. The stained glass windows would be rehabilitated by an expert stained glass consultant, who would remove the windows, repair any damaged glass, and repair any damaged tracery. On the north, west and east facades, the stained glass windows would be reinstalled in place and a new, ribbed protective glass window would be installed in front. On the south façade, the one remaining stained glass window towards the east end would be salvaged, repaired and reinstalled in the existing opening towards the west end of the south façade. The sheet metal architectural elements would be cleaned and a new corrosion-inhibitor primer and finish coat would be applied. The gilded domes would be re-painted and then gilded with gold leaf to match the existing finish. Lastly, the slate tile roof would be removed and reinstalled in place over new decking and underlayment.

Within the interior, the building's decorative plaster finishes and ornamentation would be cleaned and repaired. To accommodate the seismic upgrade, portions of the decorative plaster ornamentation would need to be removed to install the new concrete shear walls. The decorative plaster work would be documented and molds would be cast of any removed ornamentation. All removed decorative plaster work would be re-cast and re-installed back in place after the seismic work is completed. This work would remove and restore distinctive features of the building's interior to accommodate necessary life-safety and seismic upgrades, thus would be consistent with

Rehabilitation Standard No. 5. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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.

In general, the proposed project adopts an ethos of repair over replacement. Most of the ornamental features would be cleaned, preserved, repaired, and reinstalled back in place. On the exterior, the existing metal downspouts would be removed, and new downspouts would be installed to match. These metal downspouts are not character-defining features of the exterior. Certain sheet metal elements, including the parapet cap and boxed gutter, would be weather-proofed and replaced in kind. On the north façade, the historic light fixtures would be reconstructed using photographic evidence. Other features, including the site walls, granite steps, cement plaster exterior, and decorative sheet metal spandrels, would be cleaned, preserved and repaired in place. The wood-sash windows, which replaced the original stained glass windows, would be rehabilitated and restored to accept a new ribbed protective heavy glass or dual-pane glazing system. This window treatment is compatible with the building's historic character, since it retains a compatible material (wood), while maintaining a similar visual quality as the original stained glass windows. The new ribbed protective heavy glass obscured the view of the interior from the exterior in a similar manner as the original stained glass, thus achieving a similar visual quality. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does involve chemical or physical treatments, which would be used to clean, preserve, and repair historic materials. In particular, the project includes a graffiti removal program, which would call for the light brushing, water washing, poulticing and cleaning with a commercial agent. Where necessary, a commercial paint stripper may be used, but only after testing in discrete areas. Other chemical and physical treatments include paint removal and priming, gentle brushing, and cleaning. Overall, the proposed project would undertake chemical and physical treatments using the gentlest means possible, and would institute a program for discrete mock-ups and testing for any specified chemical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project would include foundation work and may require excavation to accommodate a new mechanical room within the basement. If any archaeological material is encountered during

this project, construction would be halted and an appropriate study/treatment would be undertaken, including consultation with the San Francisco Planning Department's Environmental Planning Division. Therefore, the proposed project complies with Rehabilitation Standard 8.

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 includes exterior alterations consisting of new gates and fencing at the northeast corner of the site. In general, these alterations would be compatible with the building's historic character, since they do not remove or destroy significant portions of historic materials, including the slate tile roof and ornamental fencing. The new gate and fence would replace the existing fence, which is badly deteriorated and damaged. The new gate and fence would match the historic fence in terms of design, material, configuration and size. These alterations do not severely impact the integrity of the overall property, and would be compatible with the building's historic character.

In addition to the exterior alterations, the proposed project includes new construction consisting of: new handicap accessible ramps on the east and west facades; a seismic upgrade; and a free-standing mezzanine level within the interior. The new handicap accessible ramps on the east and west facades would encapsulate the existing historic granite steps, which would be preserved in place. These new ramps and landings would not be attached to the face of the existing building, and would feature new planter boxes. These new features would be compatible with the historic character of the existing church in terms of material, scale and size. The new ramps would be viewed as new features, and are of a size and scale that would not interfere with the overall character of the church. The seismic upgrade includes construction of four partial-height shear walls in the east and west transepts. The new shears wall would require the removal of some decorative plaster elements, which would subsequently be re-cast and re-installed over the walls to suggest the original plaster elements. The construction of the new mezzanine level would require the relocation of the plaster arches on the south wall of the two corner towers (or north end of the side aisles), in order to accommodate access from the corner tower staircases to the mezzanine level. The overall design of the mezzanine is distinctly contemporary in character as evidenced by the glass and steel material palette. The glass and steel handrails, which are the prominent feature of the mezzanine design, are light in character, promote transparency through the interior, and are sufficiently differentiated from the decorative plaster and wood interior. Further, the glass and steel handrails achieve compatibility with the building's historic character, since they are visually distinct, simple in design, visually light in feel, and allow for a clear reading of the historic, three-story, interior volume. The mezzanine level is designed around the existing historic columns and pulled back from the exterior walls, so that it would be a free-standing element. Consequently, the design of the mezzanine is compatible, but differentiated in material and design from the historic church.

Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall size, scale and architectural features. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction shall 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.

The proposed project would include new construction consisting of new handicap accessible ramps on the east and west facades, and the construction of a free-standing mezzanine level within the interior. The new construction would be undertaken in such a manner that if removed in the future, the essential form and integrity of the property would be unimpaired. The new accessibility ramps on the west and east facades would encapsulate the existing granite steps, which would remain in place on both facades. Therefore, the accessibility ramps may be removed in the future without impacting the original entry steps on the west and east facades. Similarly, the new mezzanine would be free-standing and would not physically attach to any of the walls or decorative features within the church's interior. Therefore, the mezzanine may be removed in the future without impacting any of the decorative features within the existing church. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received several phone calls on the proposed project and one letter of support. Comments have primarily focused upon the change in use and requests for additional information.

ISSUES & OTHER CONSIDERATIONS

Originally constructed in 1913, St. Joseph's Church has used as a religious building for its entire history. In 1989, St. Joseph's Church was closed by the Archdiocese, due to a decline in church attendance and damage suffered as part of the Loma Prieta Earthquake. The building has remained vacant since this time.

The Conditional Use Authorization associated with the proposed project is tentatively scheduled before the Planning Commission on February 23, 2012.

The Department has no issues with the proposed project. As detailed below, the Department does recommend additional conditions on certain elements of the design to ensure compatibility with the building's historic character (see below). Since the publication of the environmental determination, the Project Sponsor has eliminated the installation of solar panels from their proposal.

STAFF ANALYSIS

Included as an exhibit are architectural drawings (plans, elevations and sections) of the existing building and the proposed project, as well as structural drawings of the proposed seismic upgrade. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined the following:

Exterior Alterations: The proposed project includes a number of exterior alterations including: construction of new handicap accessible ramps and planters on the east and west facades; cleaning and repair of the granite steps on the north façade; installation of new metal fences and gates on the north and west facades; repair of the scored cement plaster; cleaning, repair and restoration of sheet metal architectural elements; repair and restoration of the remaining stained glass windows; reconstruction of the original historic exterior light fixtures on the north façade; and salvage and reinstallation of the historic slate tile roof. As noted above, these alterations are consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and do not damage or destroy the exterior architectural features of the landmark.

In general, this work will clean, repair or restore the character-defining elements of the exterior, and will rehabilitate a deteriorated landmark. As noted in Page & Turnbull's Historic Resource Evaluation (HRE; dated December 16, 2011), the Project Sponsor has outlined a program for cleaning, repairing, and restoring exterior architectural features and materials, which is organized and detailed as follows:

- Perimeter FenceHRE, Page 40
- Granite StepsHRE, Page 40-41
- StuccoHRE, Page 41-42
- Exterior LightingHRE, Page 42
- RoofHRE, Page 43
- Sheet Metal Architectural Elements.....HRE, Page 43-44
- Wood-Sash Windows and TraceryHRE, Page 44-45
- Stained Glass.....HRE, Page 47

Additional information on the Project Sponsor's exterior proposal is detailed in the architectural drawings as follows:

- General Info.....Sheet AH0.0
- Exterior Elevations (North).....Sheet AH4.0
- Exterior Elevations (North).....Sheet AH4.1
- Exterior Elevations (East).....Sheet AH4.2
- Exterior Elevations (East).....Sheet AH4.3
- Exterior Elevations (West).....Sheet AH4.4
- Exterior Elevations (West).....Sheet AH4.5
- Exterior Elevations (South).....Sheet AH4.6
- Exterior Elevations (South).....Sheet AH4.7
- Exterior Elevations (South).....Sheet AH4.8
- Window Details.....Sheet AH9.0
- Window Details.....Sheet AH9.1
- Window Types.....Sheet AH9.2

As related to the new construction on the project site, the installation of the new handicap accessible ramps and associated planters would be compatible with the building's overall historic character in design. These ramps would encapsulate the historic granite steps on the east and west facades, thus providing for future reversibility. The ramps would be located away from the historic cement plaster exterior and would not be affixed to the existing building. New planters would be located between the ramps and historic church. Overall, this aspect of the project does not appear to negatively impact the building's historic character, though additional information will be required to confirm the ramp details and materials.

Seismic Upgrade/Interior Remodel/Interior Mezzanine: The proposed project includes a seismic upgrade, interior remodel, and interior mezzanine. The seismic upgrade includes a new concrete foundation and strengthening of the existing building through new shear walls. The seismic upgrade will ensure that the existing building meets current building and safety codes, which will likely lead to the building's longevity during natural disaster. The seismic upgrade will not adversely impact any character-defining features of the subject property or the surrounding historic district. Similarly, the interior remodel and interior mezzanine would maintain nearly all of the church's interior character-defining features, and would accommodate a new use that maintains the building's historic character. The interior mezzanine would be located within the church's side aisles and is designed to be physically separated from the historic church. The mezzanine is designed to have a minimal impact upon historic fabric and is designed around the nave colonnade. Page & Turnbull's Historic Resource Evaluation provides additional information on the program for cleaning, repairing and restoring interior character-defining features (See HRE, Pages 45-47).

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the design of the proposed fences and handrails shall be reviewed and approved by Planning Department Preservation Staff. The new fences and handrails shall be of a detail and design that is appropriate and compatible with the historic character of the existing church. The Project Sponsor shall provide detailed elevations of the ramp and planters showing the new construction against the historic church.
2. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the window rehabilitation for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information on the window rehabilitation, including a detailed conditions assessment of each window, a window schedule, and appropriate plan details, as determined by staff.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding eligible historic district.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption (CEQA Guideline Section 15301) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Landmark Designation Ordinance

Architectural Drawings

Historic Resource Evaluation

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 035 IN ASSESSOR'S BLOCK 3517, WITHIN THE SLR ZONING DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 25, 2011, Rebecca Fogel of Page & Turnbull on behalf of 1401 Development Partners LP (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for exterior alterations to the subject property located on Lot 035 in Assessor's Block 3517.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on February 1, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0929A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions a Certificate of Appropriateness, in conformance with the project information dated December 12, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0929A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the design of the proposed fences and handrails shall be reviewed and approved by Planning Department Preservation Staff. The new fences and handrails shall be of a detail and design that is appropriate and compatible with the historic character of the existing church. The Project Sponsor shall provide detailed elevations of the ramp and planters showing the new construction against the historic church.
2. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the window rehabilitation for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information on the window rehabilitation, including a detailed conditions assessment of each window, a window schedule, and appropriate plan details, as determined by staff.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of Landmark No. 120 as described in Article 10 of the Planning Code.

- That the exterior alterations would clean, repair and restore the exterior character-defining elements, and would rehabilitate deteriorated features.
- That new exterior features, including the new handicap accessible ramps and planters, do not destroy or damage historic materials, and would be compatible with the church's character-defining features.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Landmark No. 120.

- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Standard 10.

New additions and adjacent or related new construction shall 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.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Landmark No. 120 for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The project will not have any impact on any existing neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of Landmark No. 120 in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will have no impact to housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 035 in Assessor's Block 3517 for proposed work in conformance with the project information dated December 12, 2011, labeled Exhibit A on file in the docket for Case No. 2011.0929A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on February 1, 2012.

Linda D. Avery
Commission Secretary

AYES:

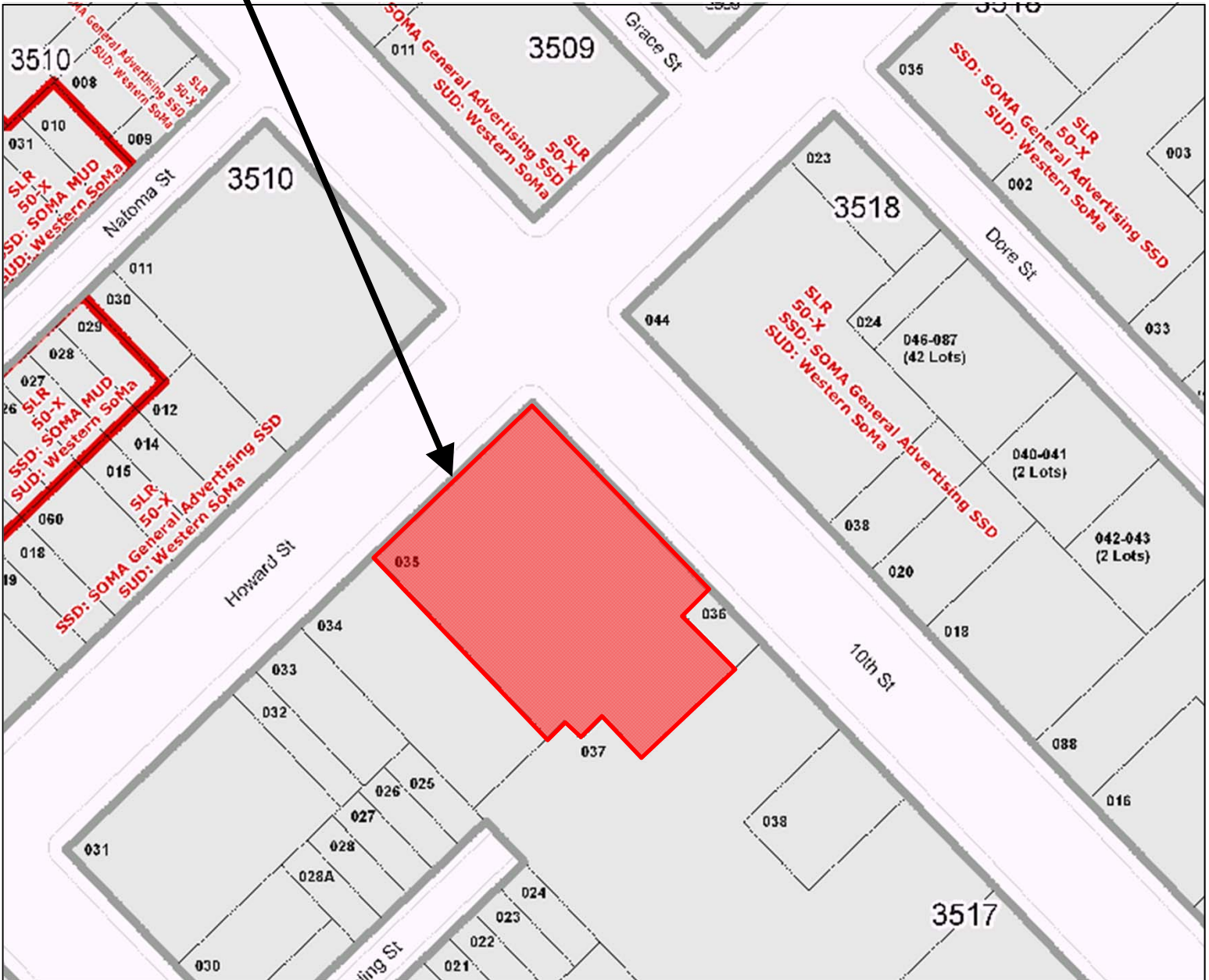
NAYS:

ABSENT:

ADOPTED: February 1, 2012

Parcel Map

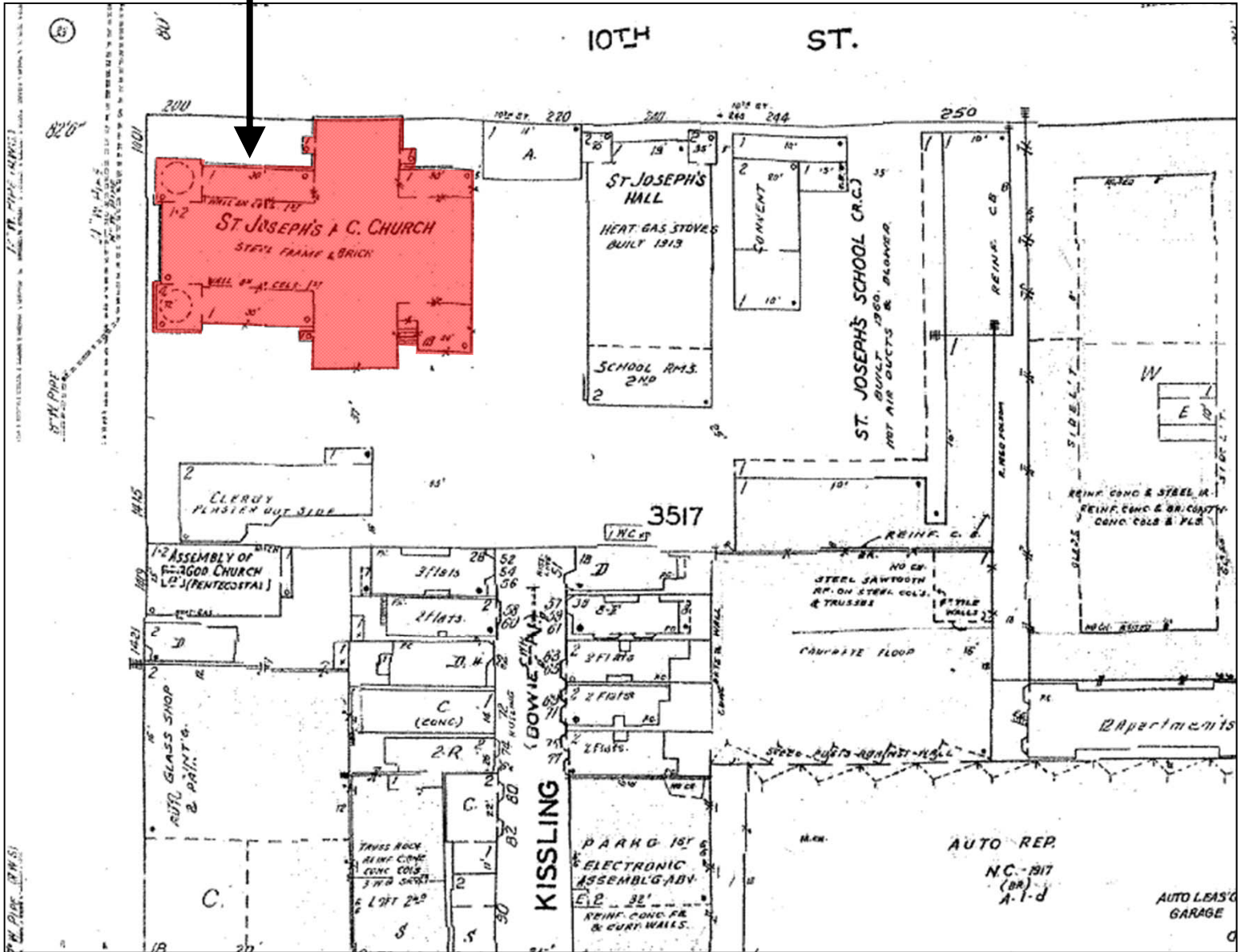
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Sanborn Map*

SUBJECT PROPERTY

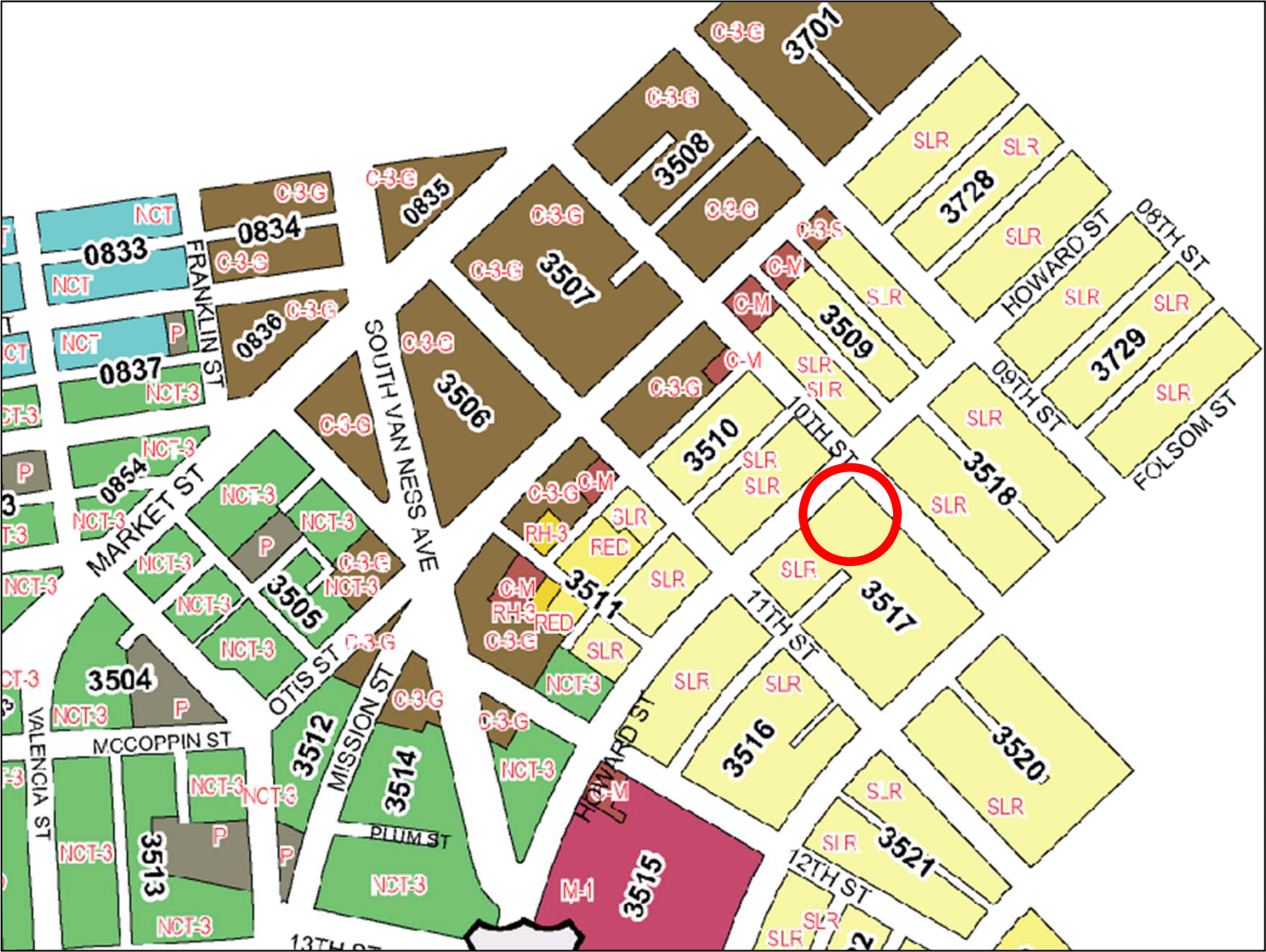


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Certificate of Appropriateness Hearing
 Case Number 2011.0929AC
 1401 Howard Street

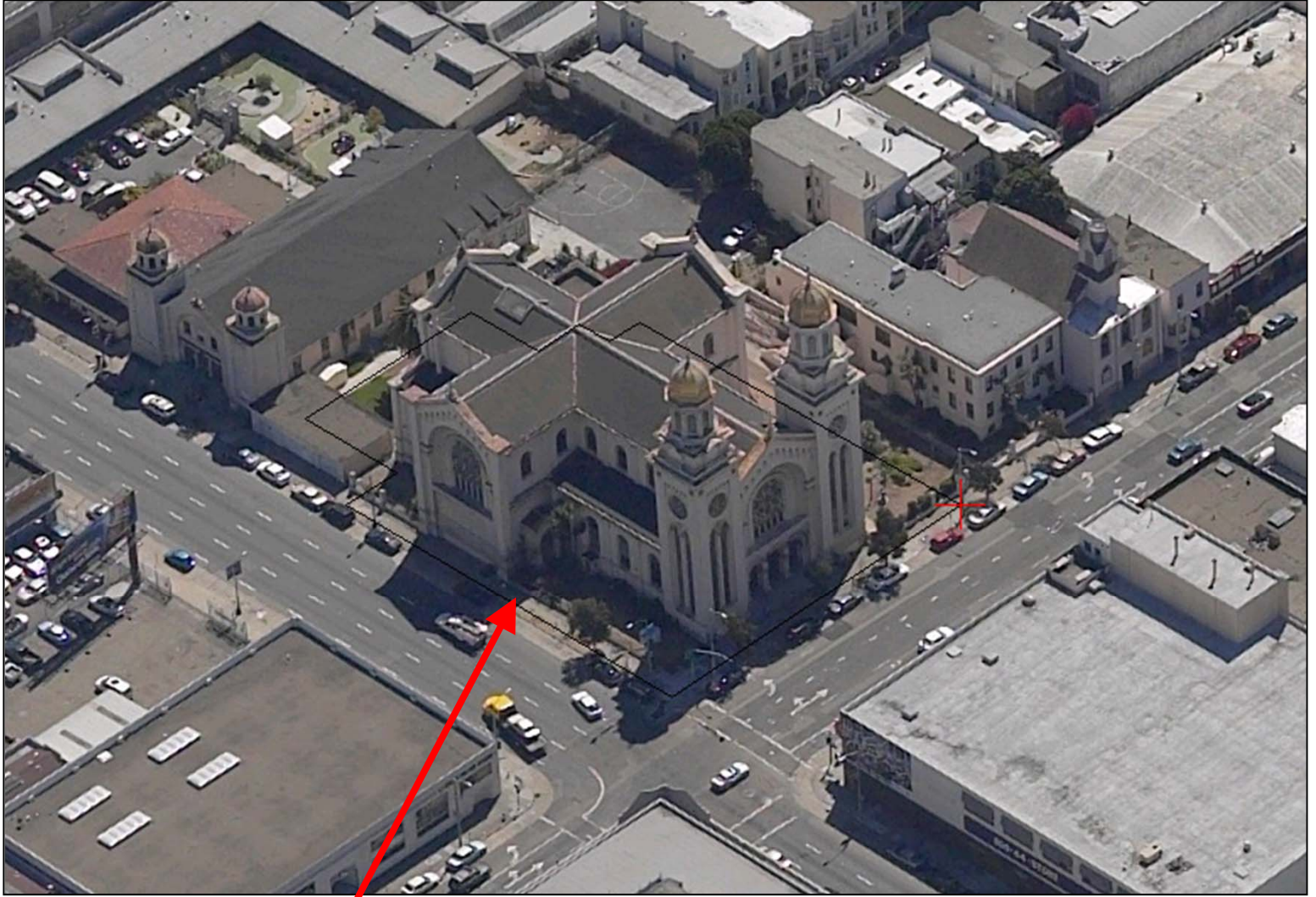


Zoning Map



Certificate of Appropriateness Hearing
 Case Number 2011.0929AC
 1401 Howard Street

Aerial Photo

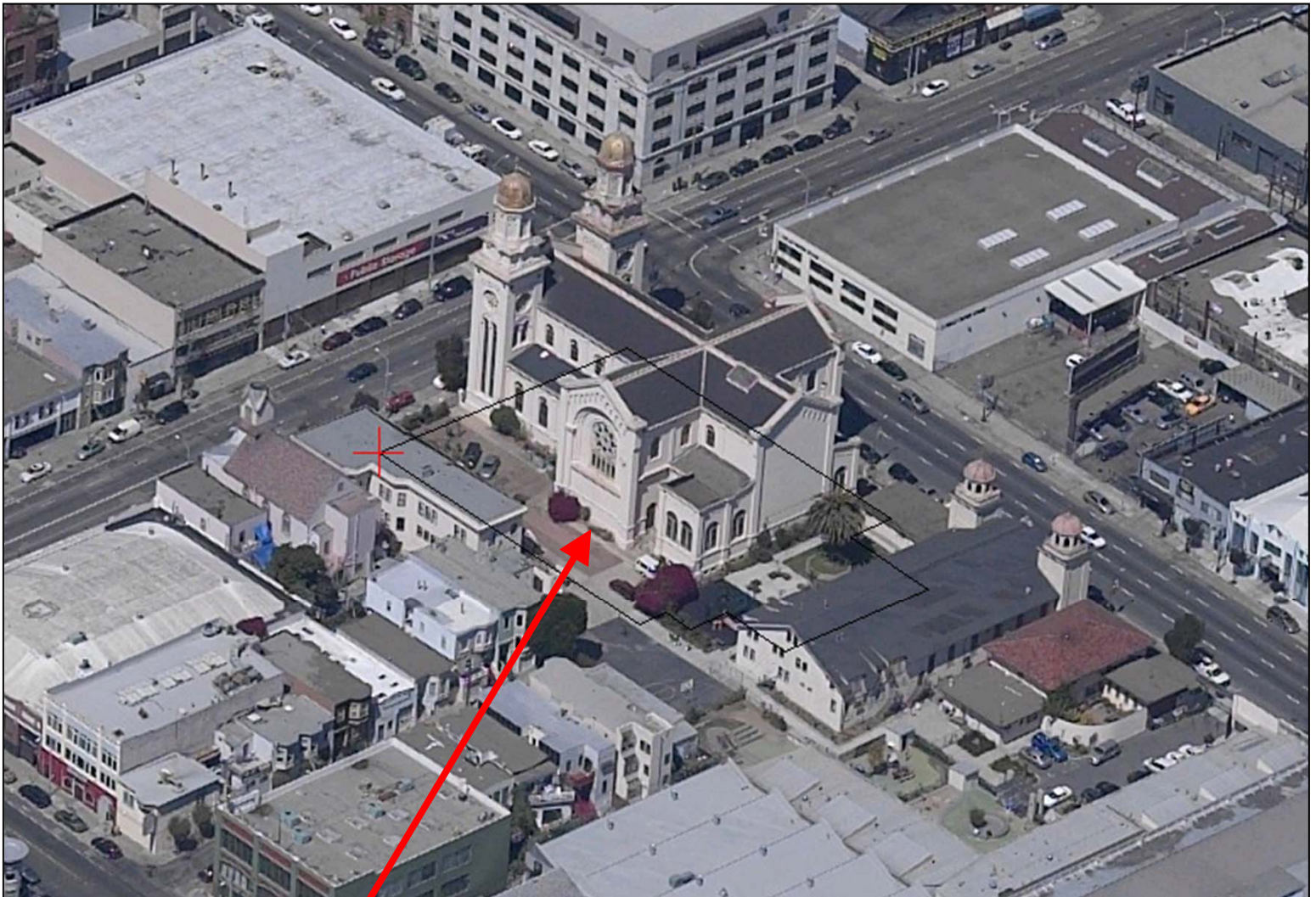


SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street



Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



St. Joseph's Church, 1401 Howard Street, View of Primary Façade facing Howard Street

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



View of St. Joseph's Church along Howard Street

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, View at southwest corner of 10th and Howard Streets

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, View along 10th Street looking north

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, East Façade, View along 10th Street

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, View of fence at corner of 10th and Howard Streets

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, Detail View of Sheet Metal Cornice along East Facade

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, View of Secondary Entrance along West Facade

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, Interior, View of Nave and Apse

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, View of Nave and Organ Loft

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, View of Side Aisle looking towards Organ Loft

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, View of Transept Side Wall

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Site Photo



1401 Howard Street, View of West Transept

Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

ORIGINAL

ORDINANCE DESIGNATING LANDMARK

FILE NO. 90-80-5

ORDINANCE NO. 410-80

DESIGNATING St. Joseph's Catholic Church AS A LANDMARK
PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Be it Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that St. Joseph's Catholic Church located at 1401 Howard St. , being Lot 35 in Assessor's Block 3517, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, St. Joseph's Catholic Church is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 8591 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-80-5.

(b) Required Data. The descriptions of the location and boundaries of the landmark site; of the characteristics of the Landmark which justify its designation; and of the particular features that should be preserved; as included in the said Resolution, are hereby incorporated herein and made a part hereof as though fully set forth.

APPROVED AS TO FORM:
GEORGE AGNOST
CITY ATTORNEY

RECOMMENDED:
CITY PLANNING COMMISSION

By David L. Koppnick
Deputy City Attorney

By Rai Y. Okamoto
Rai Y. Okamoto
Director of Planning

Passed for Second Reading
Board of Supervisors, San Francisco
AUG 22 1980

Ayes: Supervisors Bards, Britt, Horanzy, Hutch, Kopp, Lawson, Molinari, ~~Renne~~, Silver, Walker, ~~Ward~~

~~Noes: Supervisors~~

Absent: Supervisors RENNE WARD

W. Berman Clerk

90-80-5
File No. SEP 3 1980
Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
SEP 3 1980

Ayes: Supervisors Bards, Britt, ~~Ward~~, Hutch, Kopp, Lawson, Molinari, Renne, Silver, ~~Walker~~

~~Noes: Supervisors~~

Absent: Supervisors HORANZY WALKER WARD

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

W. Berman Clerk

D. [Signature]
Mayor

CORRECTED
7/22/80

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 8591

WHEREAS, A proposal to designate St. Joseph's Church and Complex at 1401 Howard Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 16, 1980 and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on May 15, 1980 to consider the proposed designation and the report of said Advisory Board; and

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

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, St. Joseph's Church and Complex at 1401 Howard Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 35 in Assessor's Block 3517,

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 192 as adopted on January 16, 1980, which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LH30.4;

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 May 15, 1980.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Dearman, Karasick, Nakashima,
Rosenblatt, Starbuck.

NOES: None.

ABSENT: Commissioner Sklar.

PASSED: May 15, 1980.



LANDMARKS PRESERVATION ADVISORY BOARD

100 LARKIN STREET • CIVIC CENTER • SAN FRANCISCO • 94102

FINAL CASE REPORT, ST. JOSEPH'S CHURCH & COMPLEX - MARCH 5, 1980

BUILDING NAME St. Joseph's Church & Complex
(consists of grounds, Parish Hall & Rectory, both 1906)
BUILDING ADDRESS 220 - 10th Street BLOCK AND LOT: 3517, 35 ZONING C-M

BACKGROUND
Original occupant/use St. Joseph's Roman Catholic Church
Current occupant/use Same
No. of stories: Varies
Exterior Materials: Stuccoed masonry, frame
Window Type: Varies, much stained glass
Lobby/Public Spaces: Spacious, has maintained integrity for 65 years.



See attached page for map.

CRITERIA

A. Architecture of church

Style: Neo-Romanesque
Type of Construction: Steel frame, brick, stucco
Date of Construction: 1913
Design Quality: Good
Architect/Builder: John Foley
Interior: N/A

B. History

(a brief narrative associating the building with persons, events and/or patterns of significance):

St. Joseph's church and parish were founded in 1861 by Rev. Hugh Gallagher, under the direction of California's first Archbishop Joseph Alemany. The congregation outgrew the first frame structure, which was followed in 1865 by a structure which was destroyed in 1906 fire. The cornerstone of the present church was laid in April 1913.

C. Environment

(relation to surroundings in terms of continuity, setting and/or importance as a visual landmark)

The well-maintained grounds and buildings occupy an exceptionally large site, and provide a visual landmark in the area. The complex represents a continuity of use over a long period of time, through changing conditions.

D. Integrity

(cite alterations, if any, and current physical condition)

Very good physical condition.

RATINGS

DCP INVENTORY	HERITAGE	HERE TODAY	LPAB VOTE 6-2	STATE LANDMARK	no
2/3	no	no	CPC VOTE	NAT'L LANDMARK	no
				NAT'L REGISTER	

STATEMENT OF SIGNIFICANCE

(pertaining to special character or special historical, architectural or aesthetic interest or value)

St. Joseph's Church and complex has had important meaning to many ethnic groups in the city, not just to its South of Market parishioners. The complex reflects the many social and economic changes in the city, and is an example of a church coping with these conditions, to remain a vital force in the city. From its originally predominantly Irish parishioners, the Church now serves a primarily Filipino parish, the largest in the United States. In April, 1979, the Image of the Santo Nino de Cebu, the Philippines' patron saint, was enthroned in the church.

The church founded one of the city's early parochial schools in 1867, and has had educational facilities at the site since that time. The present parish hall, built in 1906, once served as both the church and school.

The Young Men's Institute, a fraternal organization, was founded at St. Joseph's in (cont'd on back)

BIBLIOGRAPHY: list original sources on back of this page.

PREPARED BY B. DeLosada, S. Famarina, J. Kortum

ADDRESS

DATE February 20, 1980.

History (continued)

and dedication took place in 1914. St. Joseph's parish responded to the city's vital need for education with the establishment of two schools in 1867 - one for boys and one for girls. Since that time, there have been educational facilities at the site. The Young Men's Institute, a fraternal organization, was founded here in 1883, and was expanded into chapters nationally. Originally, the parishioners were mostly Irish from South of Market. In the 1900's, the parish became Latino and Filipini.

STATEMENT OF SIGNIFICANCE (continued)

1883, and was expanded into chapters nationally.

CONDITIONAL USE AND CERTIFICATE of APPROPRIATENESS APPLICATION



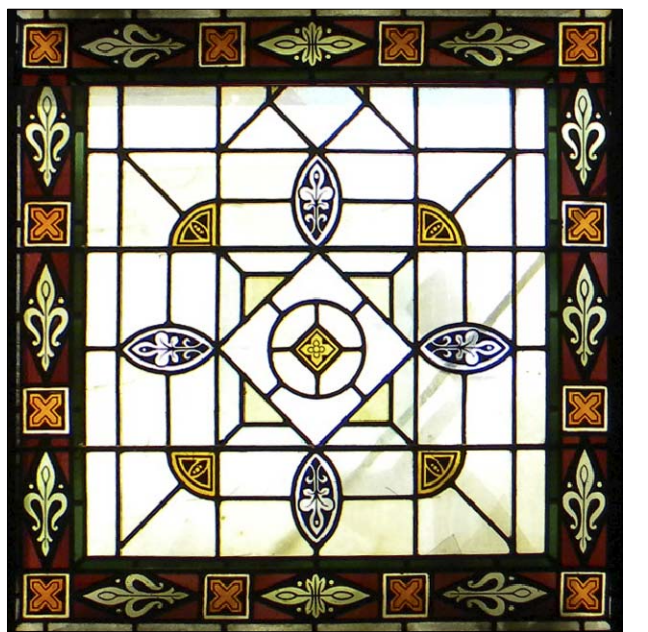
1401

HOWARD STREET
SAN FRANCISCO, CA 94103

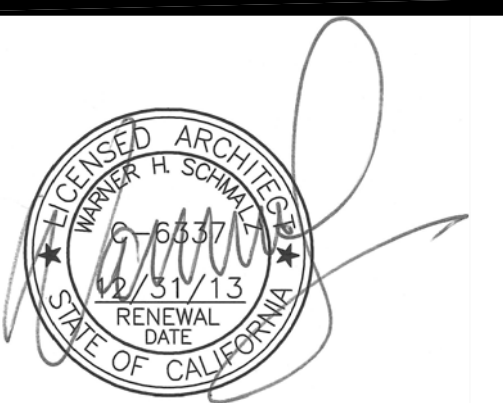
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01/23/2012	C.U. / COA SUBMITTAL W/ MINOR REVISIONS



CONDITIONAL USE &
CERT. OF APPROPRIATENESS
SUBMITTAL

JOB NUMBER: DRAWN BY: FL / JJ
DATE: DEC. 12, 2011 CHECKED BY: WS
SCALE:

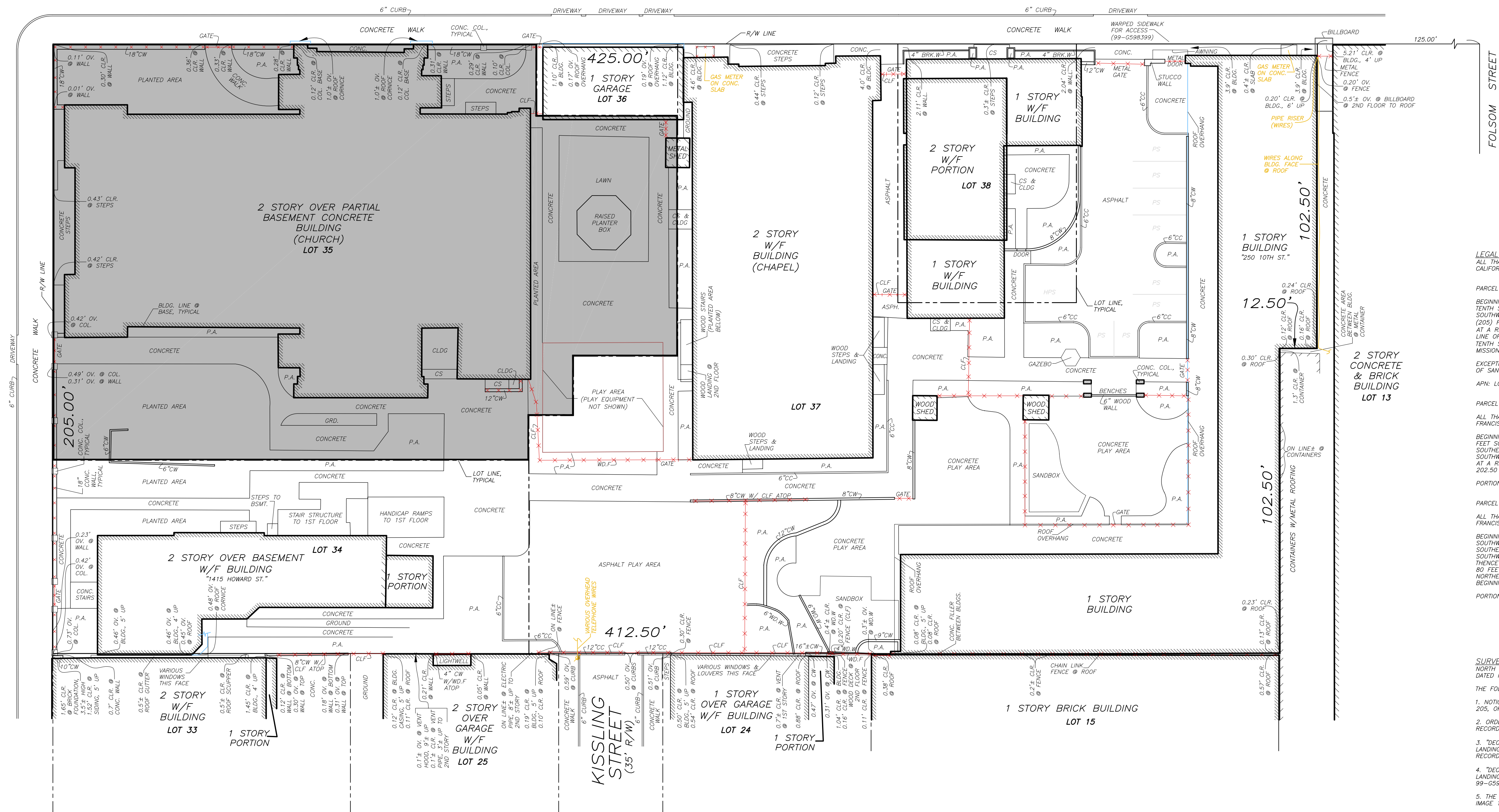
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
CS

10TH STREET (80' R/W)



HOWARD STREET (82.583' R/W)



- LEGEND**
- CLR. CLEAR OF PROPERTY LINE
 - OV. OVER PROPERTY LINE
 - R/W RIGHT OF WAY
 - W/F WOOD FRAME BUILDING
 - BLDG. BUILDING
 - BSMT. BASEMENT
 - CM CONCRETE WALL
 - CONC. CONCRETE
 - CC CONCRETE CURB
 - CLF CHAIN LINK FENCE
 - CLDG CONCRETE LANDING
 - CS CONCRETE STEPS
 - COL. COLUMN
 - WD.F WOOD FENCE
 - WD.W. WOOD WALL
 - BRK.W. BRICK WALL
 - PLANTED AREA
 - GRD. GRASS
 - PS PARKING SPACE
 - HPS HANDICAP PARKING SPACE
 - P.O.B. POINT OF BEGINNING
 - FENCE FENCE
 - JOINT POLE

LEGAL DESCRIPTION
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY LINE OF TENTH STREET AND THE SOUTHEASTERLY LINE OF HOWARD STREET AND RUNNING THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF HOWARD STREET TWO HUNDRED AND FIVE (205) FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY THREE HUNDRED (300) FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY TWO HUNDRED AND FIVE (205) FEET TO THE SOUTHWESTERLY LINE OF TENTH STREET; AND THENCE AT A RIGHT ANGLE NORTHEASTERLY ALONG SAID LINE OF TENTH STREET THREE HUNDRED (300) FEET TO THE POINT OF BEGINNING, BEING A PART OF THE MISSION BLOCK NUMBER 7.
EXCEPTING THEREFROM, THAT PORTION GRANTED TO THE ROMAN CATHOLIC WELFARE CORPORATION OF SAN FRANCISCO, BY DEED RECORDED FEBRUARY 27, 1953 IN BOOK 6103 AT PAGE 368.

PARCEL 2:
ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF TENTH STREET, DISTANT THEREON 210 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF HOWARD STREET; RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF TENTH STREET 215 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100.50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 12.50 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 102.50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 202.50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 205 FEET TO THE POINT OF BEGINNING.
PORTION LOTS 37 AND ALL LOT 38, BLOCK 3517

PARCEL 3:
ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT WHICH IS PERPENDICULARLY DISTANT 105 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF TENTH STREET AND ALSO PERPENDICULARLY DISTANT 210 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF HOWARD STREET; RUNNING THENCE SOUTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE OF HOWARD STREET 100 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 80 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 15 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 20 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 35 FEET TO THE POINT OF BEGINNING.
PORTION OF LOT 37, BLOCK 3517

- SURVEY REFERENCE**
NORTH AMERICAN TITLE INSURANCE COMPANY INTERIM BINDER POLICY NO. 113040 DATED MARCH 26, 2008.
- THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERRED INTERIM BINDER:**
- NOTICE - SEISMIC BUILDING HAZARD RECORDED JANUARY 4, 1995, IN REEL G290, IMAGE 205, OFFICIAL RECORDS.
 - ORDER OF ABATEMENT RECORDED AUGUST 1, 1996, IN REEL G987, IMAGE 372, OFFICIAL RECORDS.
 - "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A LEVEL LANDING RECORDED JANUARY 21, 1999, IN INSTRUMENT NO. 99-GS02274, OFFICIAL RECORDS.
 - "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR AN ACCESSIBLE LANDING AND ADJACENT WARP OF SIDEWALK RECORDED JUNE 3, 1999, IN INSTRUMENT NO. 99-GS98399, OFFICIAL RECORDS.
 - THE EFFECT OF THAT CERTAIN GRANT DEED RECORDED MARCH 26, 2008, IN REEL J606, IMAGE 144, INSTRUMENT NO. 2008-1557704, OFFICIAL RECORDS.

- BASIS OF SURVEY**
- MAP OF A PORTION OF THE MISSION DISTRICT FROM NINTH STREET TO FOURTEENTH STREET AMENDED MAY 7, 1927, FILE NO. B-18 ON FILE IN THE OFFICE OF THE CITY ENGINEER.
 - MONUMENT MAP OF DISTRICT FROM MISSION STREET TO BRANNAN STREET BETWEEN TENTH AND ELEVENTH STREETS DATED MAY 22, 1934 ON FILE IN THE OFFICE OF THE CITY ENGINEER.
 - BLOCK DIAGRAM OF MISSION BLOCK 7 DATED FEBRUARY 28, 1910, FILED IN BOOK 38, PAGES 93-97 IN THE OFFICE OF THE CITY ENGINEER.

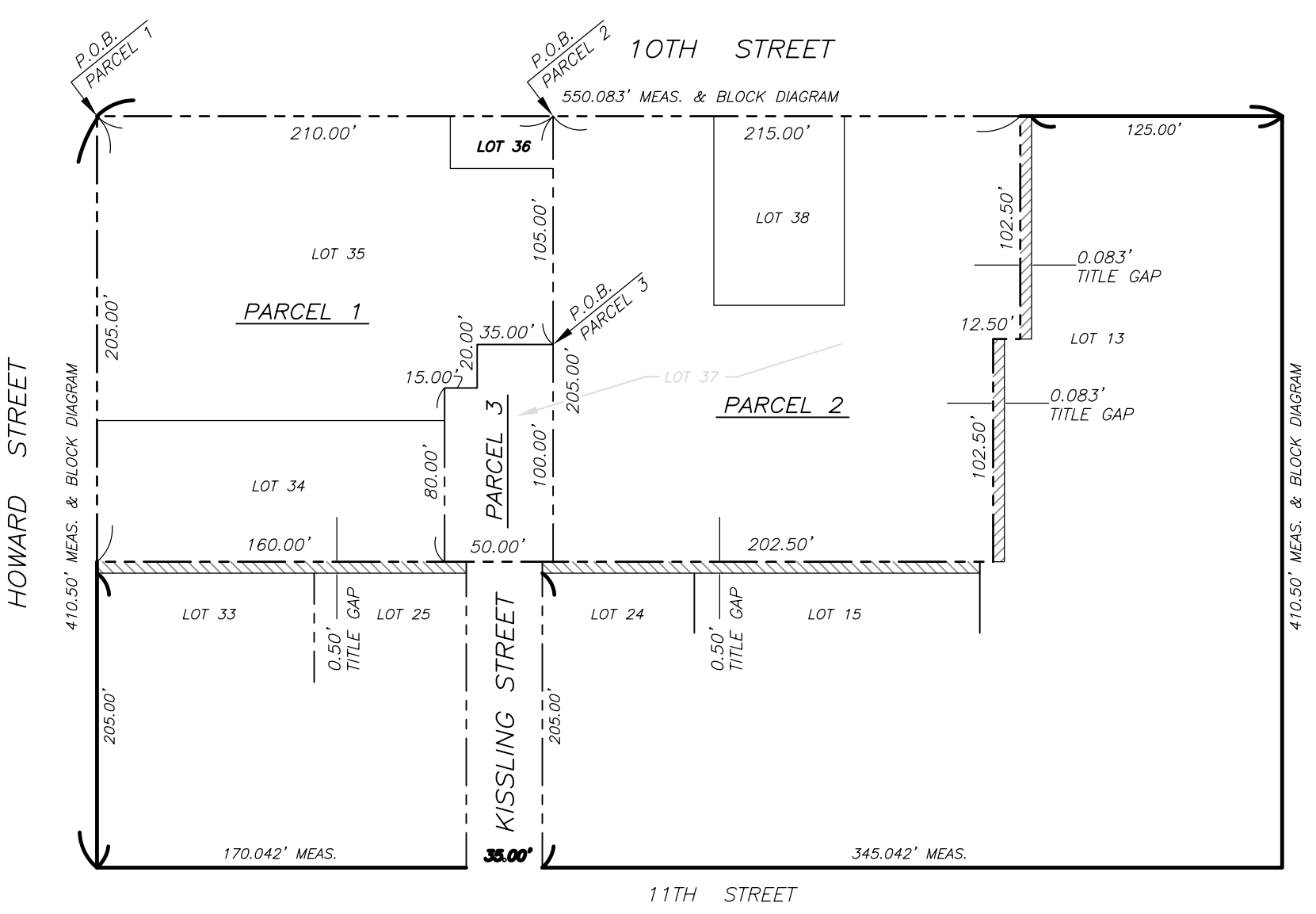
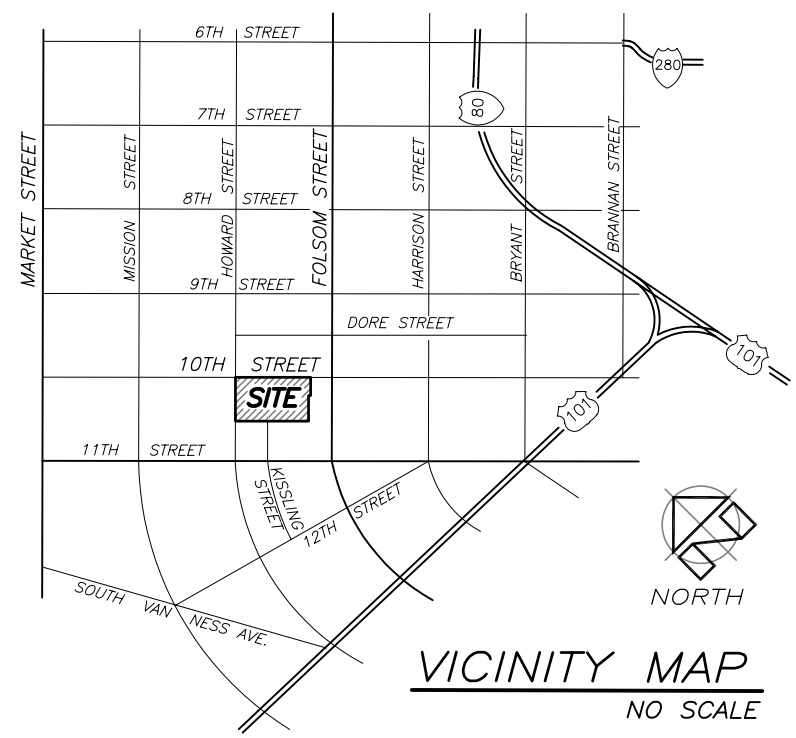
FLOOD NOTE
THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NOT IDENTIFIED ANY SPECIAL FLOOD HAZARD AREAS WITHIN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE CITY DOES NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM.

ZONING
SLR - SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL DISTRICT
HEIGHT & BULK DISTRICT: 50'-X- 50 FOOT HEIGHT LIMIT

- GENERAL NOTES**
- DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.
 - ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
 - DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - ONLY PERTINENT SIDEWALK FEATURES ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE
TO 1401 HOWARD, LLC AND NORTH AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
DATE: _____

BENJAMIN B. RON
PROFESSIONAL LAND SURVEYOR NO. 5015



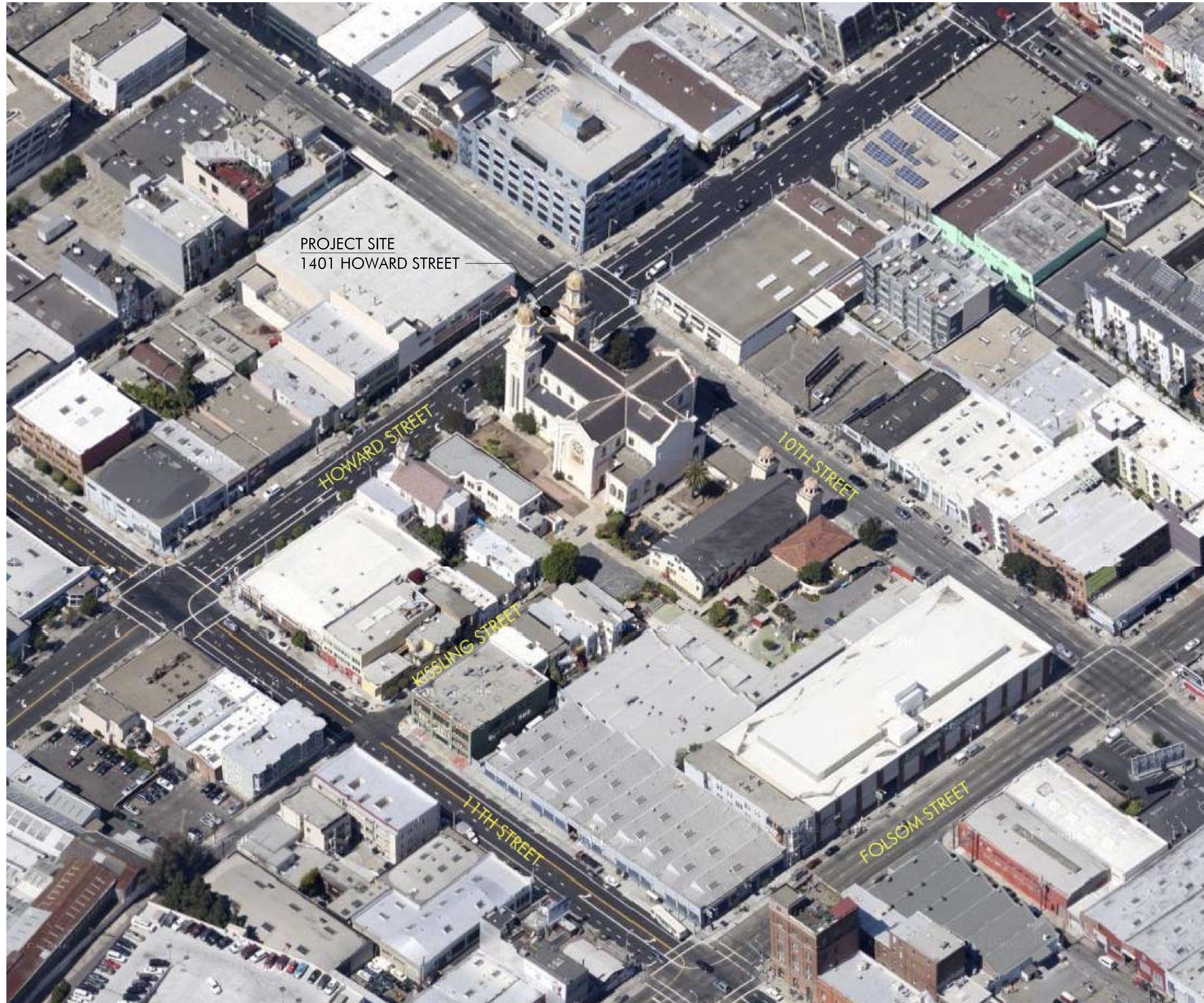
SITE AREA = 85,844± SQ.FT. OR 1.971± ACRES

ALTA/ACSM LAND TITLE SURVEY
OF A PORTION OF ASSESSOR'S BLOCK NO. 3517
FOR

1401 HOWARD, LLC

SCALE: 1" = 20'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: DD
DATE: 6/23/08		DES:
SHEET: 1		DRW.: JP
OF: 1		CHK.: BR
JOB NO. S-7030		REV. NO.

BOUNDARY DETAIL
NO SCALE



PROJECT SITE
1401 HOWARD STREET

1401

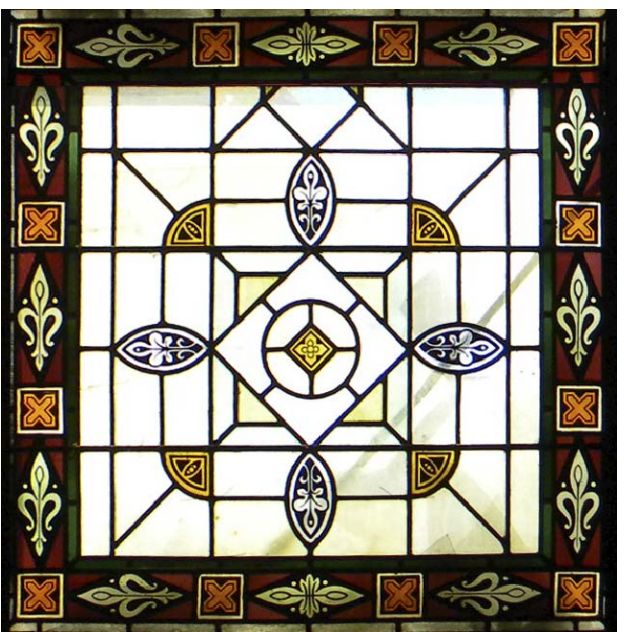
HOWARD STREET
SAN FRANCISCO, CA 94103

FORUMDESIGN

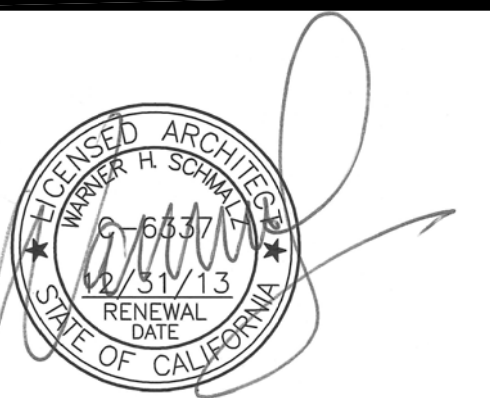
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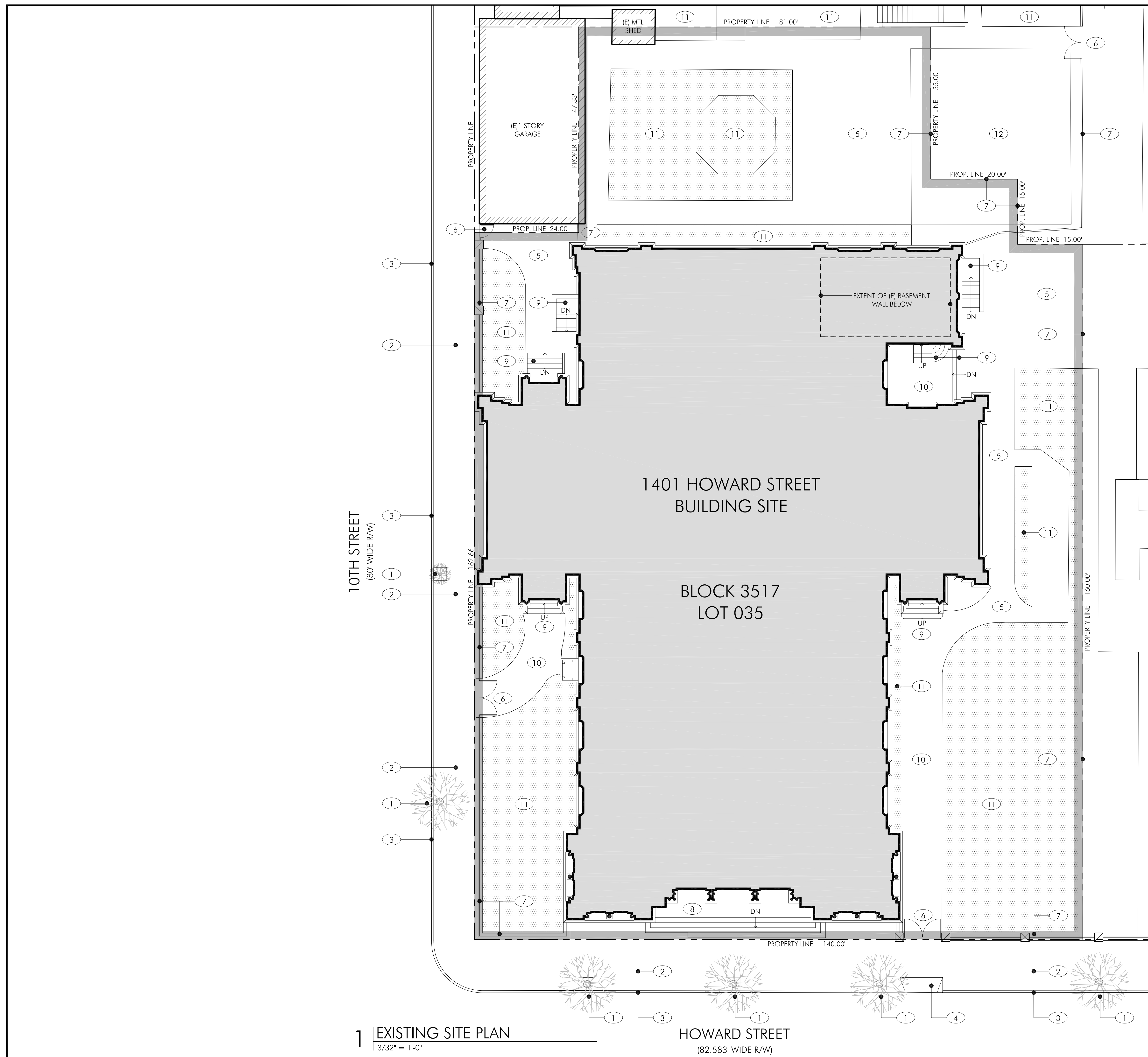


CONDITIONAL USE &
CERT. OF APPROPRIATENESS
SUBMITTAL

JOB NUMBER: DRAWN BY:
FL / JJ
DATE: DEC. 12, 2011 CHECKED BY:
WS
SCALE:

SHEET TITLE:
AERIAL PHOTOGRAPH

SHEET NUMBER:



- KEY NOTES:**
- ① (E) STREET TREE
 - ② (E) SIDEWALK; REPAIR AND REPLACE AS REQUIRED PER CITY APPROVED STANDARDS
 - ③ (E) CURB & GUTTER
 - ④ (E) DRIVEWAY CURB CUT
 - ⑤ (E) CONC. WALKWAY
 - ⑥ (E) MTL. GATE; REPAIR AND PAINT AS REQUIRED
 - ⑦ (E) MTL. FENCE; REPAIR AND REPLACE TO MATCH (E)
 - ⑧ (E) MAIN ENTRANCE EXTERIOR STAIRS
 - ⑨ (E) EXTERIOR STAIRS
 - ⑩ (E) EXTERIOR LANDING
 - ⑪ (E) PLANTER / LANDSCAPING; SEE LANDSCAPE PLANS
 - ⑫ (E) PLAY AREA (PLAY STRUCTURE NOT SHOWN)
 - ⑬ (N) 24" BOX (MIN.) STREET TREES, SPECIES SELECTED PER LANDSCAPE ARCHITECT'S RECOMMENDATIONS OR CITY APPROVED STANDARDS
 - ⑭ (N) MTL. GATE TO MATCH EXISTING
 - ⑮ (N) MTL. FENCE TO MATCH (E) HISTORIC FENCE
 - ⑯ (N) ADA RAMP
 - ⑰ (N) STAIRS W/ MTL. GRABRAILS
 - ⑱ (N) EXTERIOR LANDING W/ MTL. GUARDRAIL
 - ⑲ (N) PLANTER / LANDSCAPING; SEE LANDSCAPE PLANS

1401
HOWARD STREET
 SAN FRANCISCO, CA 94103



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**CONDITIONAL USE &
 CERT. OF APPROPRIATENESS
 SUBMITTAL**

JOB NUMBER: DRAWN BY: FL / JJ
 DATE: DEC. 12, 2011 CHECKED BY: WS

SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

SHEET TITLE:
**EXISTING / DEMO
 SITE PLAN**

SHEET NUMBER:
A1.0

1 EXISTING SITE PLAN
 3/32" = 1'-0"

HOWARD STREET
 (82.583' WIDE R/W)

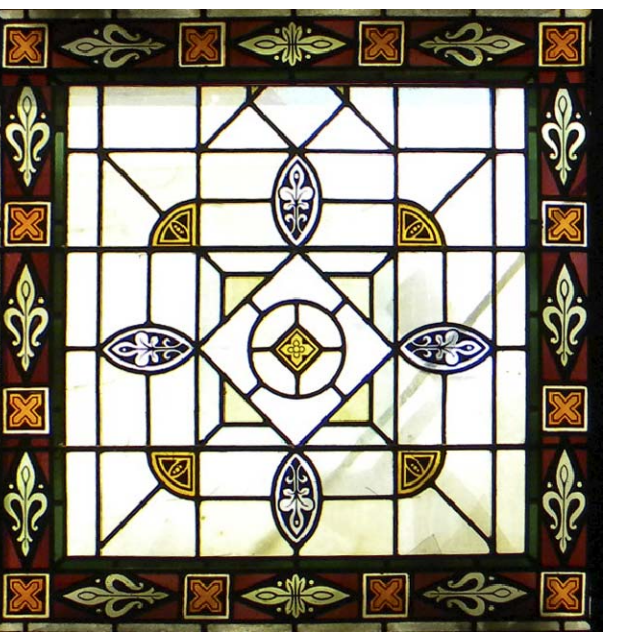
1401

HOWARD STREET
SAN FRANCISCO, CA 94103

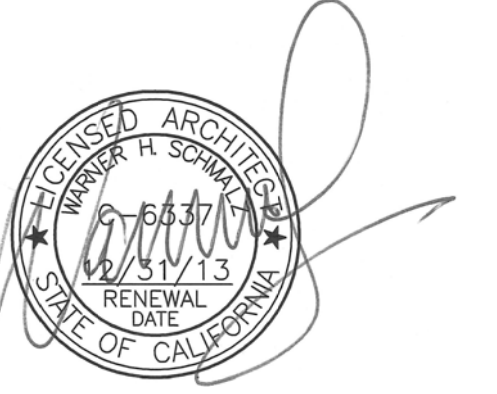
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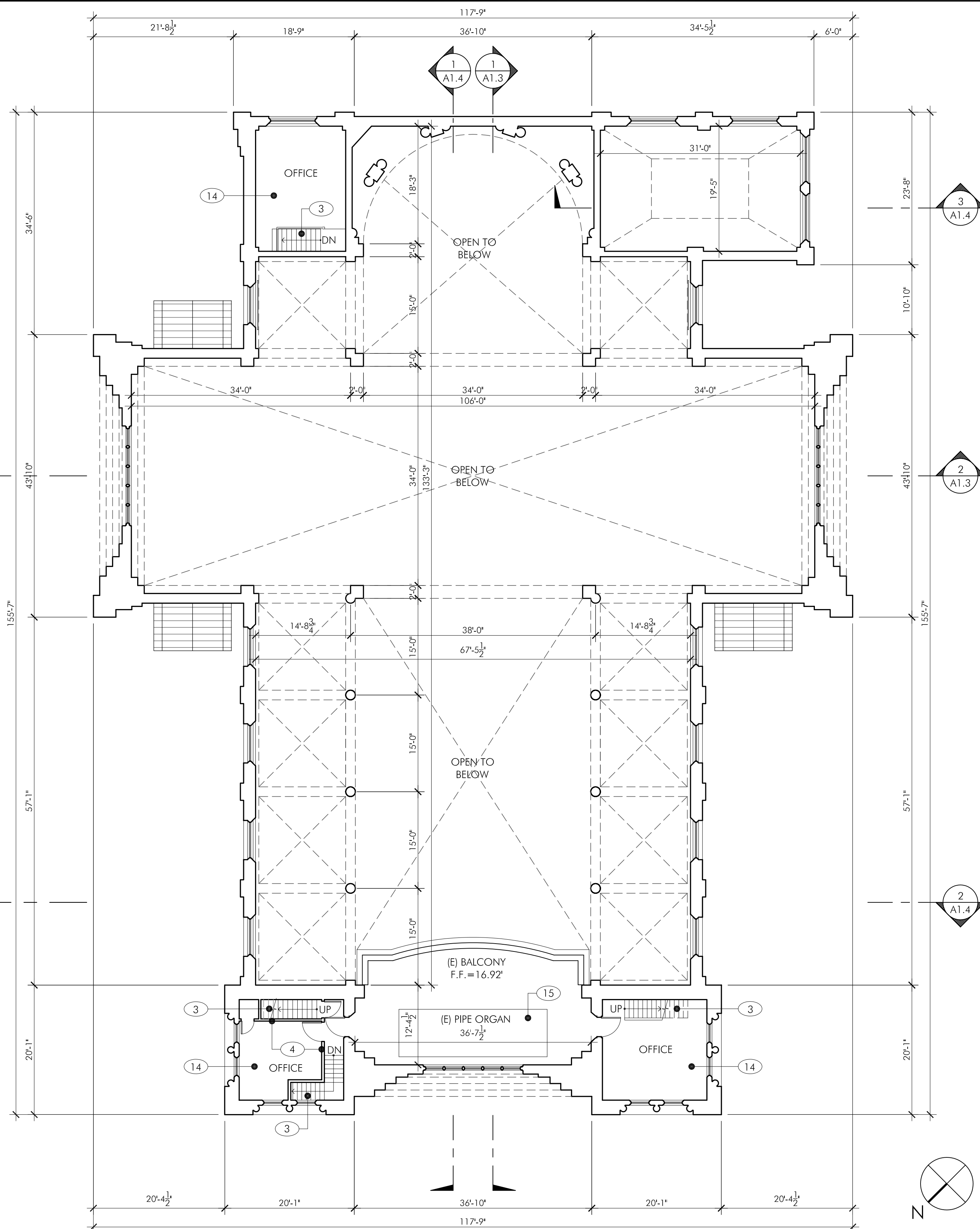
JOB NUMBER: _____ DRAWN BY: FL / JJ
DATE: DEC. 12, 2011 CHECKED BY: WS

SCALE: 3/32" = 1'-0" 32'

SHEET TITLE: **EXISTING/DEMO GROUND & SECOND FLOOR PLANS**

SHEET NUMBER: _____

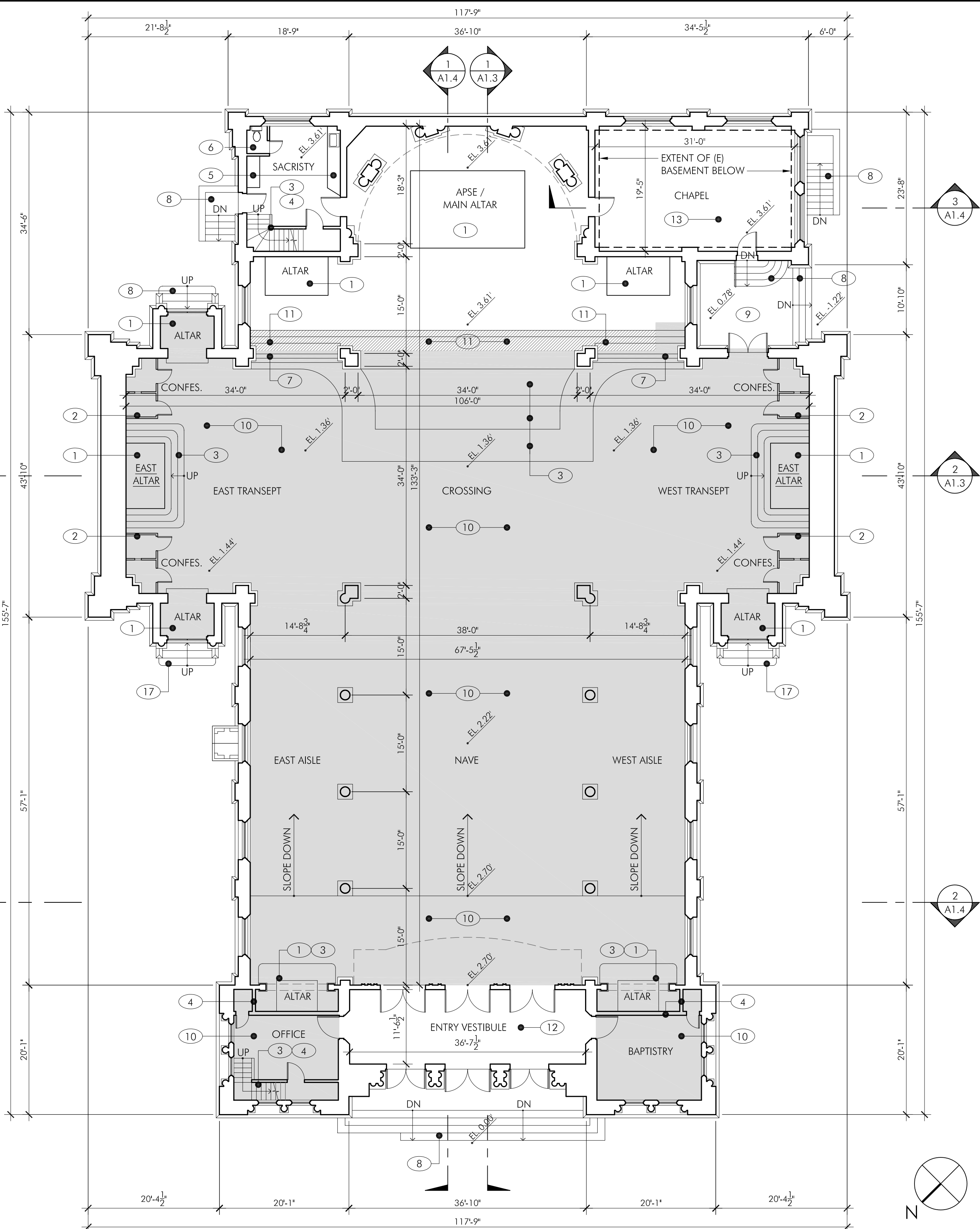
A1.1



2 EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"

KEY NOTES:

- | | | |
|--|--|--|
| ① (E) ALTAR / PLATFORM TO BE REMOVED; REPAIR & REPLACE FLOOR SUBFLOOR AND PREPARE FOR (N) FLOOR FINISH | ⑧ (E) EXTERIOR STAIRS TO REMAIN | ⑭ (E) FLOOR TO BE REMOVED & REPLACED |
| ② (E) CONFESSONAL BOOTH TO BE REMOVED | ⑨ (E) EXTERIOR LANDING | ⑮ (E) PIPE ORGAN TO BE REMOVED |
| ③ (E) STAIRS / STEPS TO BE REMOVED | ⑩ (E) SLOPED / LEVEL CONC. FLOOR TO BE REMOVED & REPLACED | ⑯ (E) ROOFING - SEE HISTORIC PRESERVATION ARCHITECTS DWG |
| ④ (E) WALLS TO BE REMOVED | ⑪ (E) RAISED WD. FLOOR TO BE EXTENDED TO MATCH ADJACENT RAISED FLOOR LEVEL | ⑰ (E) EXTERIOR STAIRS TO REMAIN; (N) EXTERIOR LANDING TO BE BUILT IN PLACE OVER (E) STAIRS |
| ⑤ (E) CABINETS / CASEWORK TO BE REMOVED | ⑫ (E) MARBLE FLOOR TO REMAIN & REFINISHED | |
| ⑥ (E) TOILET TO BE REMOVED; CAP ALL PLUMBING | ⑬ (E) CARPET TO BE REMOVED | |
| ⑦ (E) WD. RAIL TO BE REMOVED | | |



1 EXISTING GROUND FLOOR PLAN
3/32" = 1'-0"

DRAWING LEGEND:

- | | |
|--|--|
| | (E) SLOPED / LEVEL CONC. FLOOR TO BE REMOVED & REPLACED |
| | (E) RAISED WD. FLOOR TO BE EXTENDED TO MATCH ADJACENT RAISED FLOOR LEVEL |

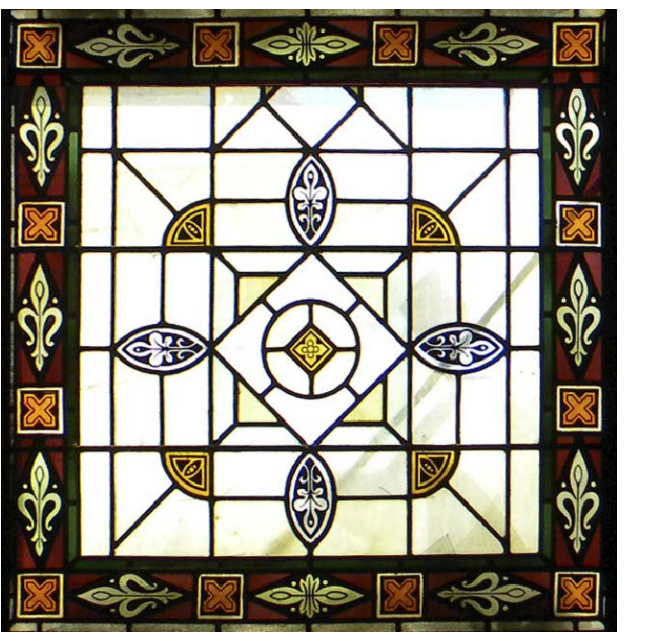
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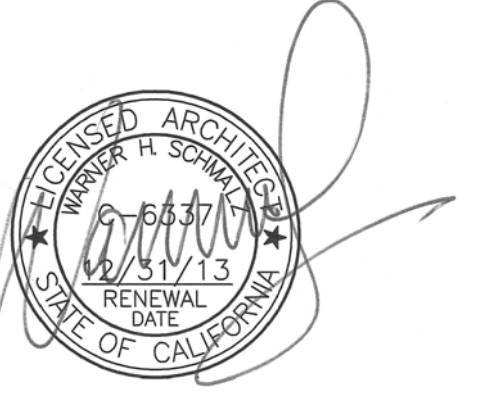
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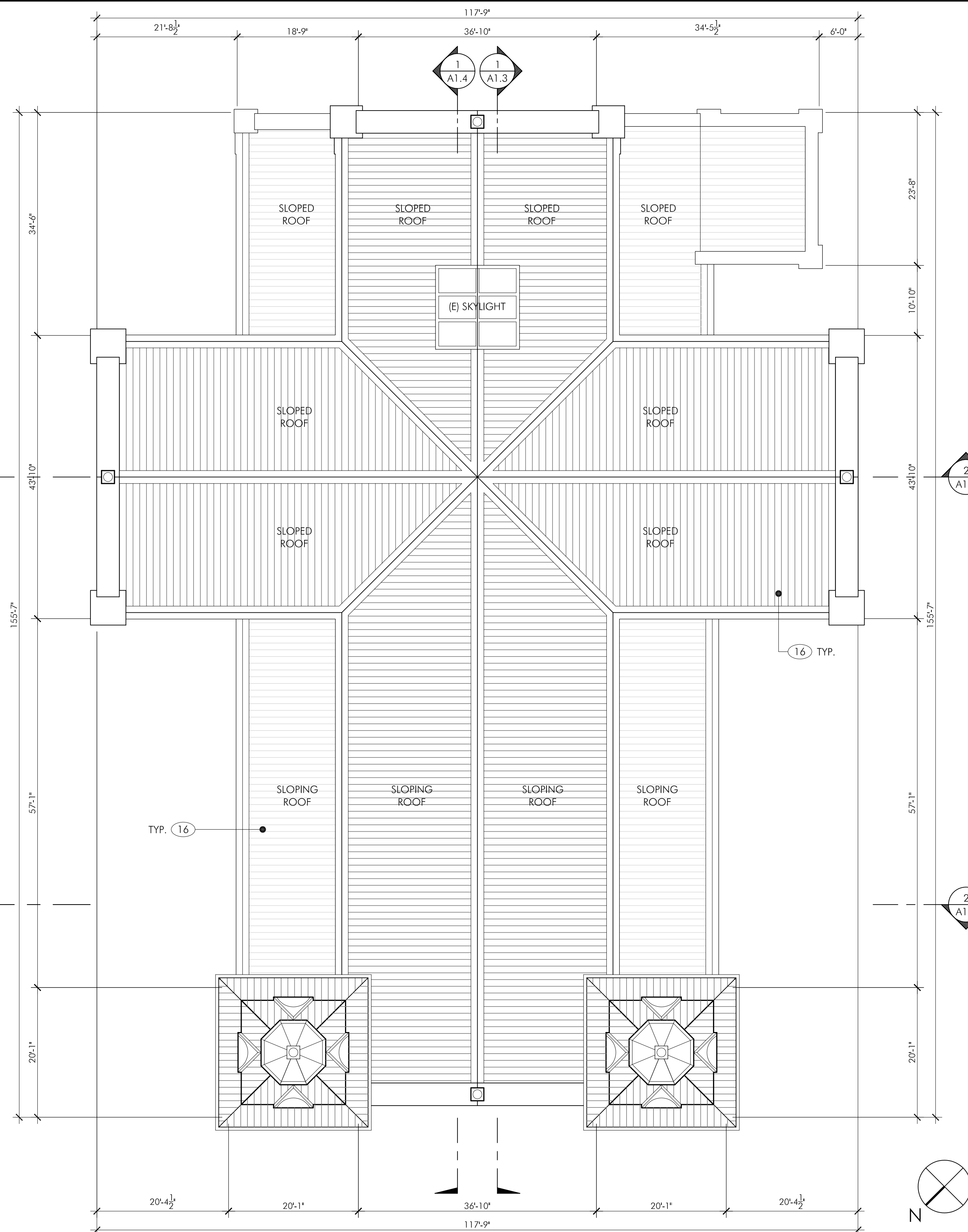
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DATE: DEC. 12, 2011 CHECKED BY: WS

SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

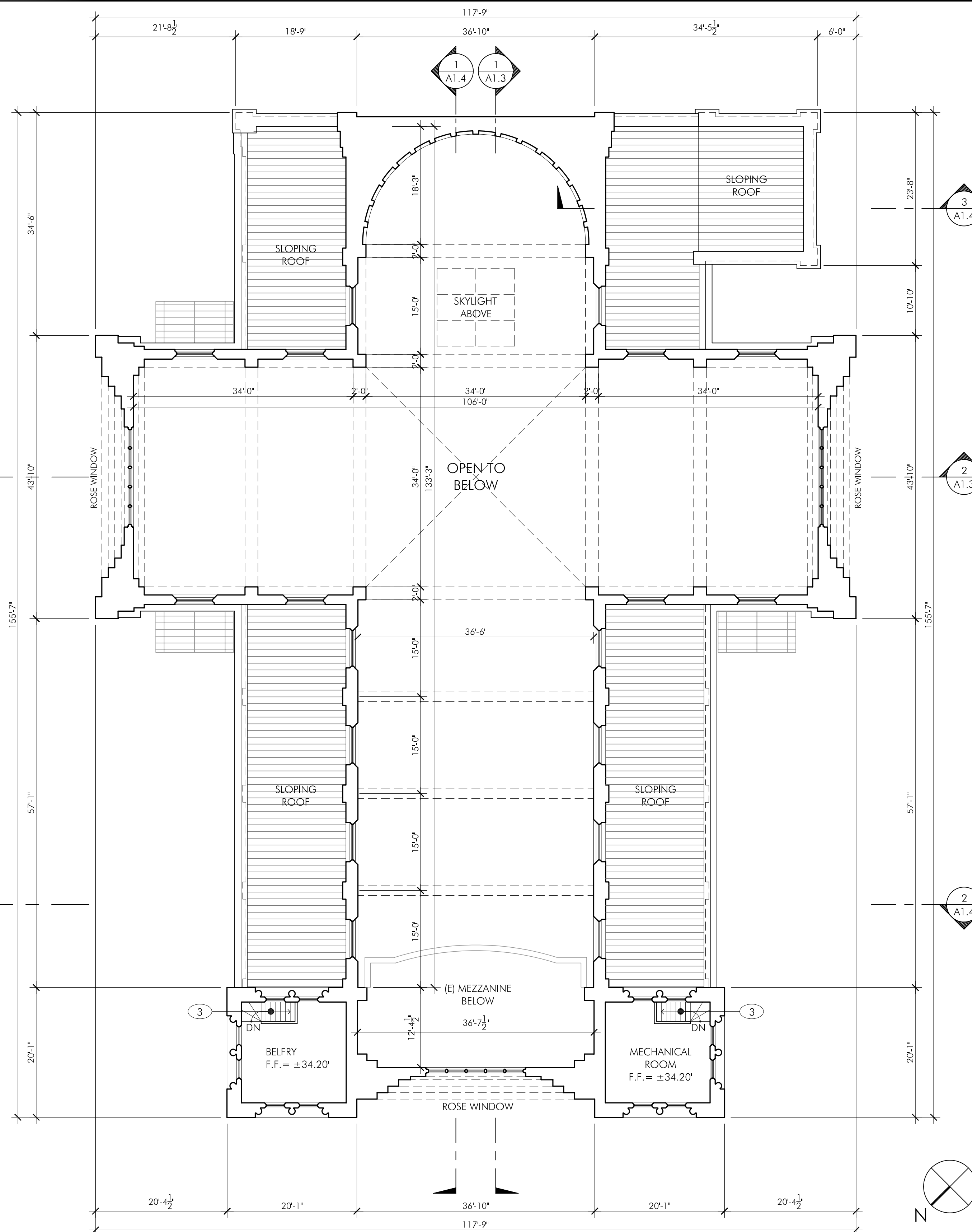
SHEET TITLE:
EXISTING/DEMO BELFRY & ROOF PLAN

SHEET NUMBER: _____

A1.2



2 EXISTING ROOF PLAN
3/32" = 1'-0"



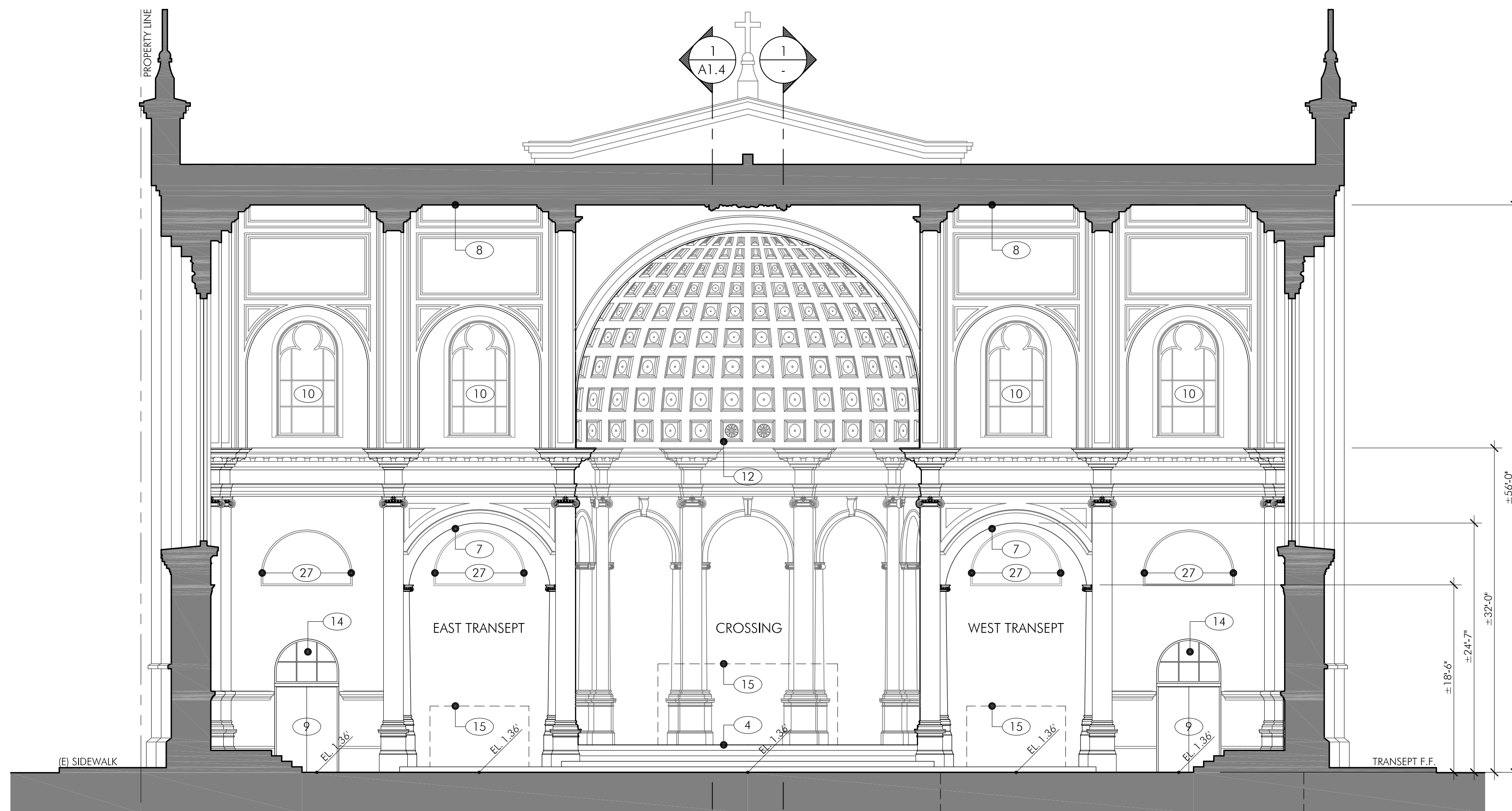
1 EXISTING BELFRY / MECHANICAL LEVEL PLAN
3/32" = 1'-0"

KEY NOTES:

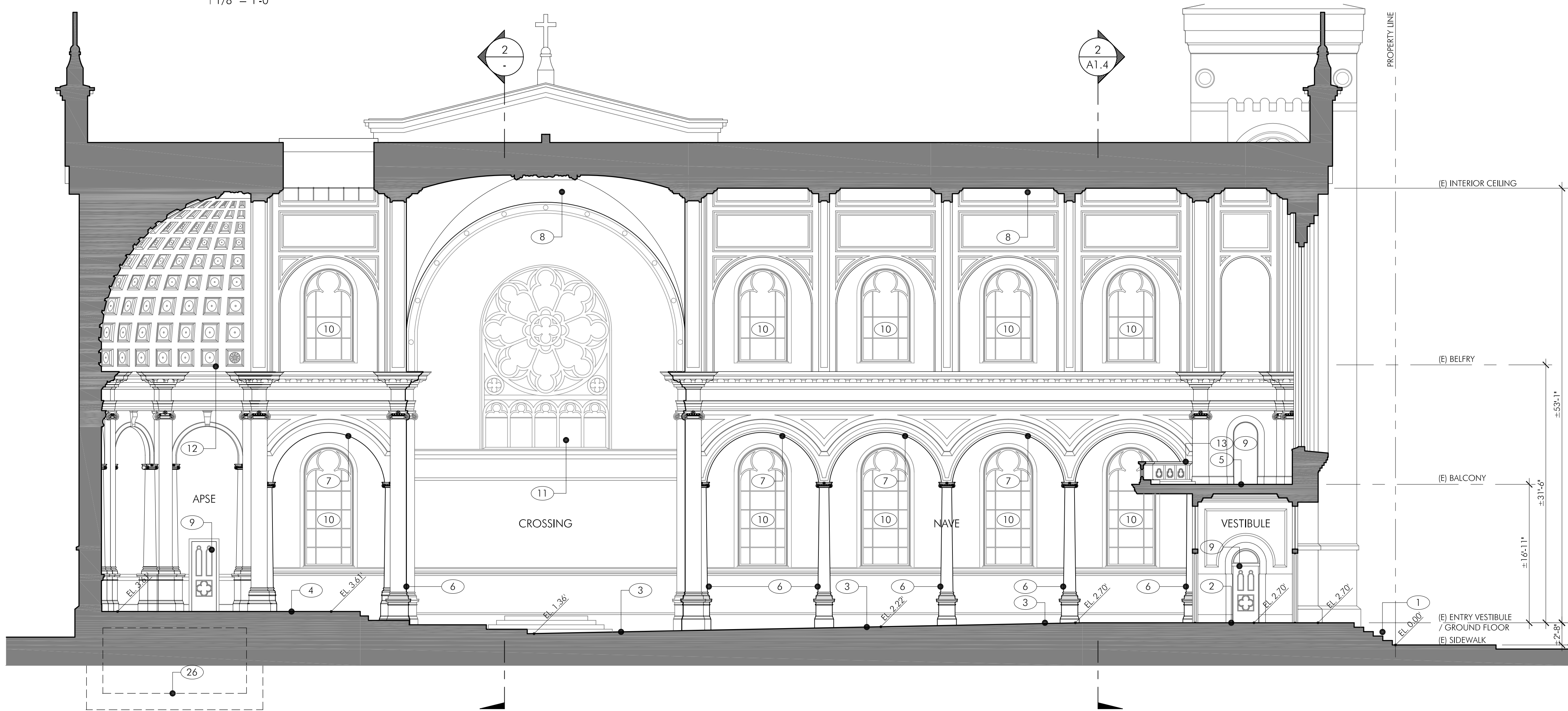
- 1 (E) ALTAR / PLATFORM TO BE REMOVED; REPAIR & REPLACE FLOOR SUBFLOOR AND PREPARE FOR (N) FLOOR FINISH
- 2 (E) CONFESSONAL BOOTH TO BE REMOVED
- 3 (E) STAIRS / STEPS TO BE REMOVED
- 4 (E) WALLS TO BE REMOVED
- 5 (E) CABINETS / CASEWORK TO BE REMOVED
- 6 (E) TOILET TO BE REMOVED; CAP ALL PLUMBING
- 7 (E) WD. RAIL TO BE REMOVED
- 8 (E) EXTERIOR STAIRS TO REMAIN
- 9 (E) EXTERIOR LANDING
- 10 (E) SLOPED / LEVEL CONC. FLOOR TO BE REMOVED & REPLACED
- 11 (E) RAISED WD. FLOOR TO BE EXTENDED TO MATCH ADJACENT RAISED FLOOR LEVEL
- 12 (E) MARBLE FLOOR TO REMAIN & REFINISHED
- 13 (E) CARPET TO BE REMOVED
- 14 (E) FLOOR TO BE REMOVED & REPLACED
- 15 (E) PIPE ORGAN TO BE REMOVED
- 16 (E) ROOFING - SEE HISTORIC PRESERVATION ARCHITECT'S DWG
- 17 (E) EXTERIOR STAIRS TO REMAIN; (N) EXTERIOR LANDING TO BE BUILT IN PLACE OVER (E) STAIRS

DRAWING LEGEND:

- (E) SLOPED / LEVEL CONC. FLOOR TO BE REMOVED & REPLACED
- (E) RAISED WD. FLOOR TO BE EXTENDED TO MATCH ADJACENT RAISED FLOOR LEVEL



2 EXISTING INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"



1 EXISTING INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"

KEY NOTES:

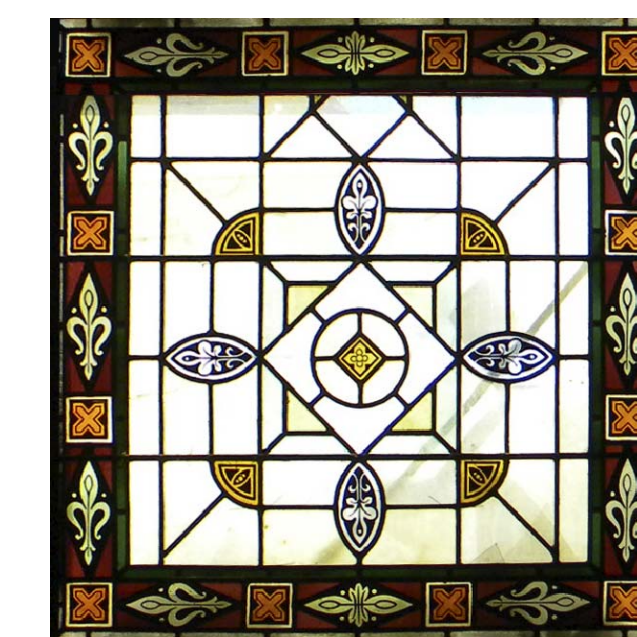
- 1 (E) MAIN EXTERIOR FRONT STAIRS TO REMAIN
- 2 (E) STONE TILE FLOOR TO REMAIN
- 3 (E) SLOPED CONC. FLOOR TO BE REMOVED
- 4 (E) RAISED MAIN ALTAR WD. FLOOR TO REMAIN
- 5 (E) ORGAN BALCONY LEVEL
- 6 (E) HISTORIC COLUMNS; COLUMN BASES TO BE EXTENDED TO (N) FLOOR LEVEL
- 7 (E) HISTORIC ARCH TO REMAIN
- 8 (E) HISTORIC VAULTED CEILING TO REMAIN
- 9 (E) HISTORIC DOOR TO REMAIN
- 10 (E) HISTORIC WINDOW TO REMAIN
- 11 (E) HISTORIC ROSE WINDOW BEYOND
- 12 (E) HISTORIC DOME COFFER TO REMAIN
- 13 (E) HISTORIC ORGAN BALCONY WD. GUARDRAIL TO REMAIN
- 14 (E) ARCHED OPENING FOR TRANSOM WINDOW TO BE FILLED-IN & PLASTERED OVER
- 15 (E) ALTAR TO BE REMOVED
- 16 (E) PIPE ORGAN TO BE REMOVED
- 17 (N) CONC. GROUND FINISH FLOOR LEVEL
- 18 (N) SECOND FLOOR FINISH LEVEL
- 19 (N) STEPS TO MAIN ALTAR LEVEL
- 20 (N) STL. POST & GLASS GUARDRAIL SYSTEM
- 21 (N) COLUMN BASES EXTENDED TO (N) FLOOR LEVEL
- 22 (N) STAIR 1
- 23 (N) ADA MECHANICAL LIFT
- 24 (N) BRIDGE
- 25 (N) STL. POST SUPPORT FOR (N) SECOND FLOOR, S.S.D.
- 26 (E) BASEMENT BEYOND (BELOW EXISTING CHAPEL)
- 27 (E) MOULDING TO BE REMOVED; PATCH & PLASTER WALL TO BE LEVEL WITH (E) ADJACENT WALL
- 28 (E) ARCH MOULDING TO BE RAISED, SEE A2.6 - WALL SECTION
- 29 (N) METAL RAIL ON TOP OF (E) WOOD RAIL

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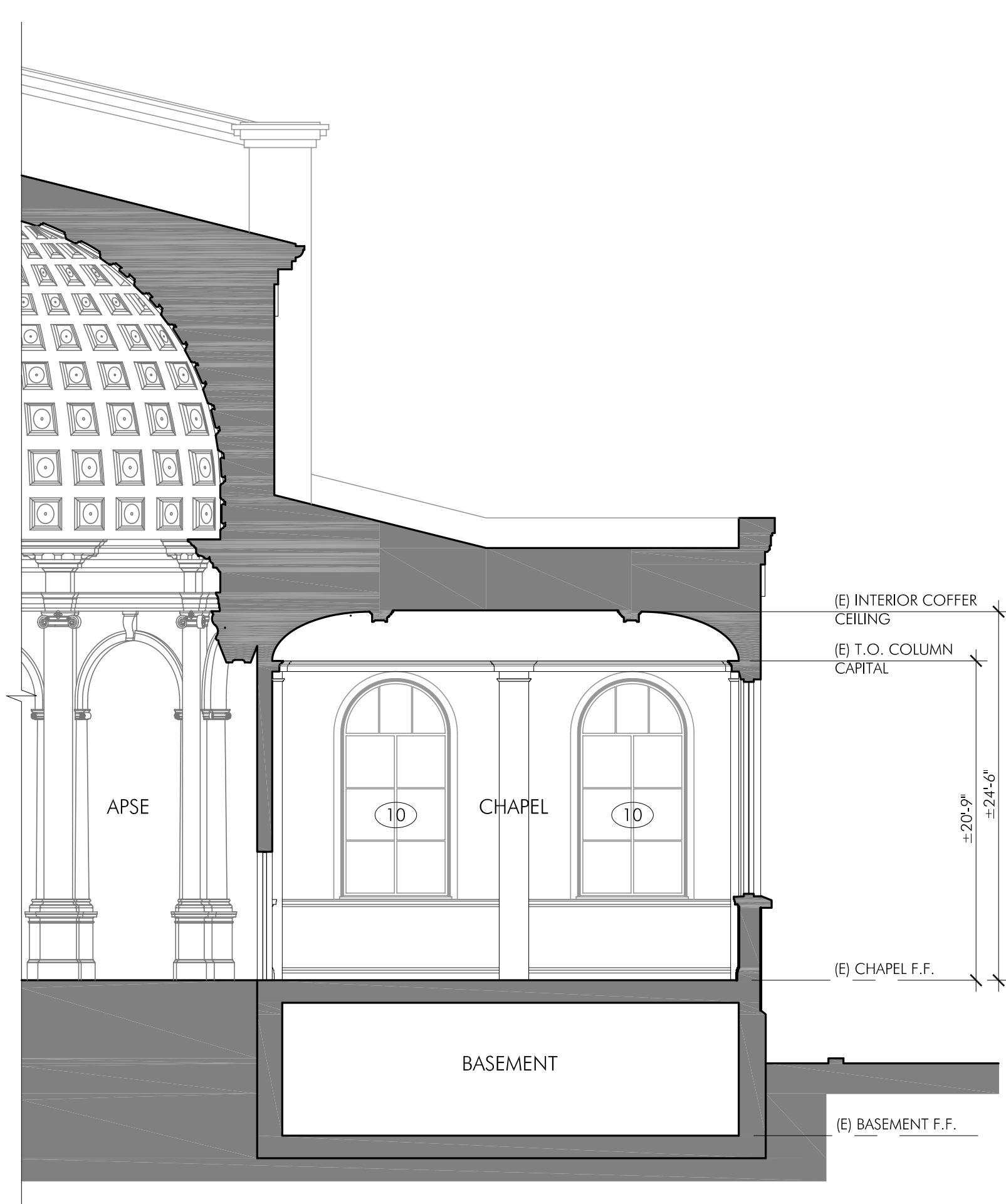
DATE	DESCRIPTION
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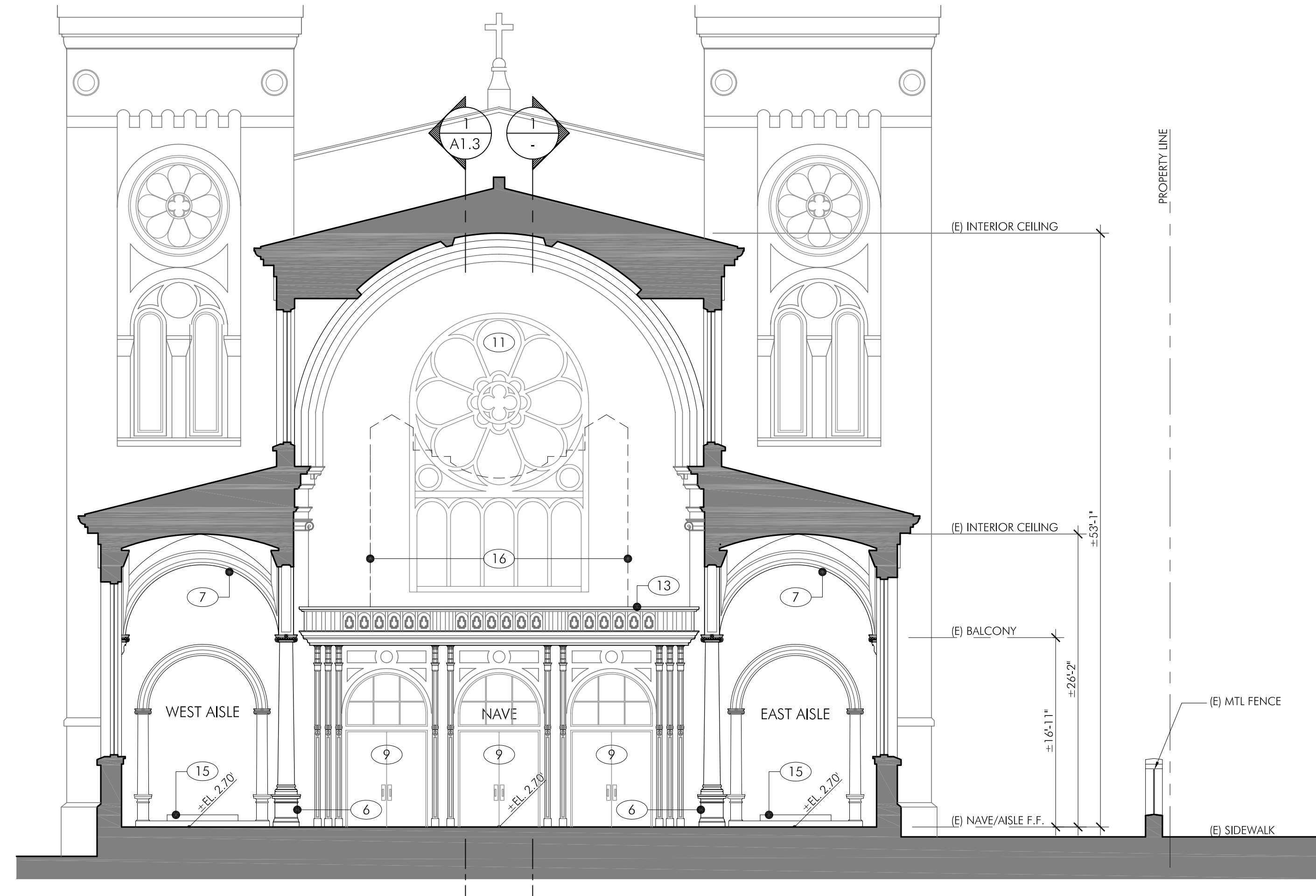
CONDITIONAL USE &
CERT. OF APPROPRIATENESS
SUBMITTAL

JOB NUMBER: _____ DRAWN BY: FL / JJ
DATE: DEC. 12, 2011 CHECKED BY: WS
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'
SHEET TITLE: EXISTING / DEMO
INT ELEV / BLDG SECTIONS
SHEET NUMBER: _____

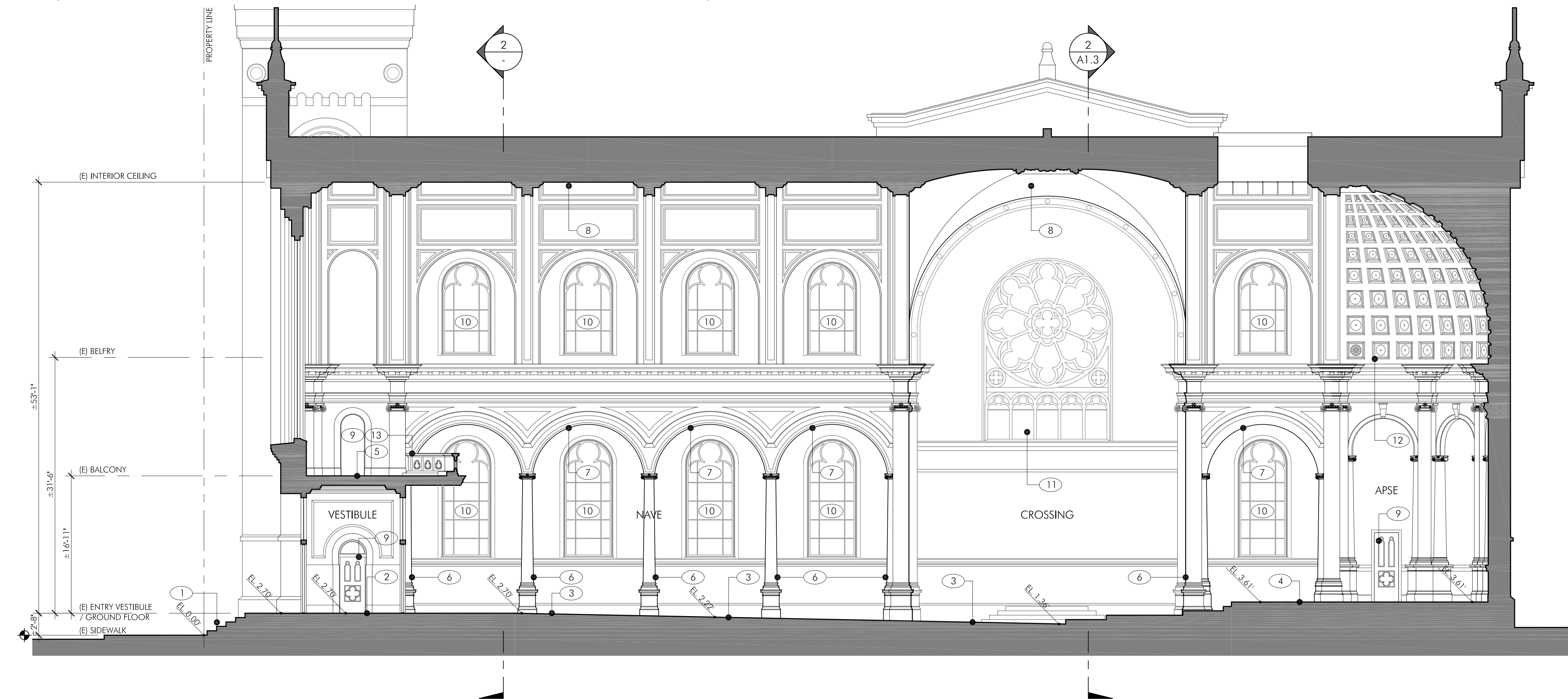
A1.3



3 EXISTING INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"



2 EXISTING INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"



1 EXISTING INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"

KEY NOTES:

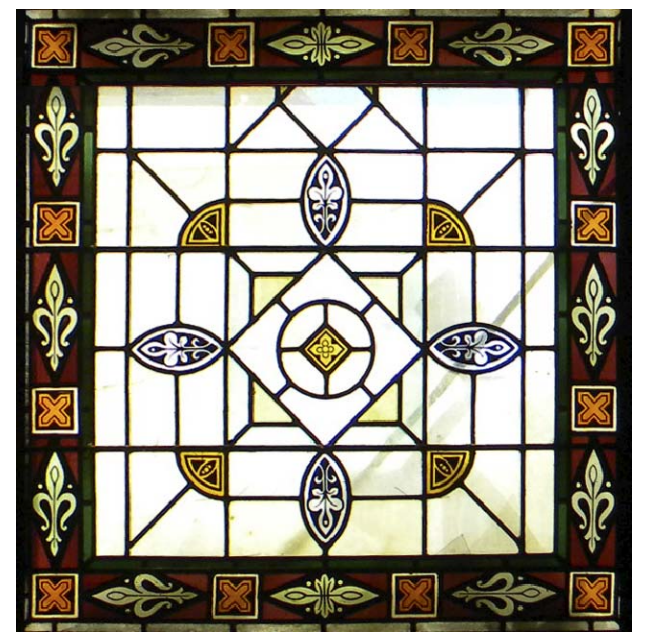
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- 2 (E) STONE TILE FLOOR TO REMAIN
- 3 (E) SLOPED CONC. FLOOR TO BE REMOVED
- 4 (E) RAISED MAIN ALTAR WD. FLOOR TO REMAIN
- 5 (E) ORGAN BALCONY LEVEL
- 6 (E) HISTORIC COLUMNS; COLUMN BASES TO BE EXTENDED TO (N) FLOOR LEVEL
- 7 (E) HISTORIC ARCH TO REMAIN
- 8 (E) HISTORIC VAULTED CEILING TO REMAIN
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- 16 (E) PIPE ORGAN TO BE REMOVED
- 17 (N) CONC. GROUND FINISH FLOOR LEVEL
- 18 (N) SECOND FLOOR FINISH LEVEL
- 19 (N) STEPS TO MAIN ALTAR LEVEL
- 20 (N) STL. POST & GLASS GUARDRAIL SYSTEM
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- 23 (N) ADA MECHANICAL LIFT
- 24 (N) BRIDGE
- 25 (N) STL. POST SUPPORT FOR (N) SECOND FLOOR, S.S.D.
- 26 (E) BASEMENT BEYOND (BELOW EXISTING CHAPEL)
- 27 (E) MOULDING TO BE REMOVED; PATCH & PLASTER WALL TO BE LEVEL WITH (E) ADJACENT WALL
- 28 (E) ARCH MOULDING TO BE RAISED, SEE A2.6 - WALL SECTION
- 29 (N) METAL RAIL ON TOP OF (E) WOOD RAIL

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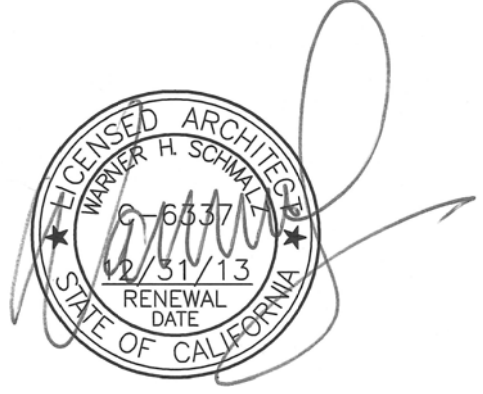
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DATE: DEC. 12, 2011 CHECKED BY: WS

SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

SHEET TITLE: EXISTING / DEMO INT ELEV / BLDG SECTIONS

SHEET NUMBER: _____

A1.4



1



15



14



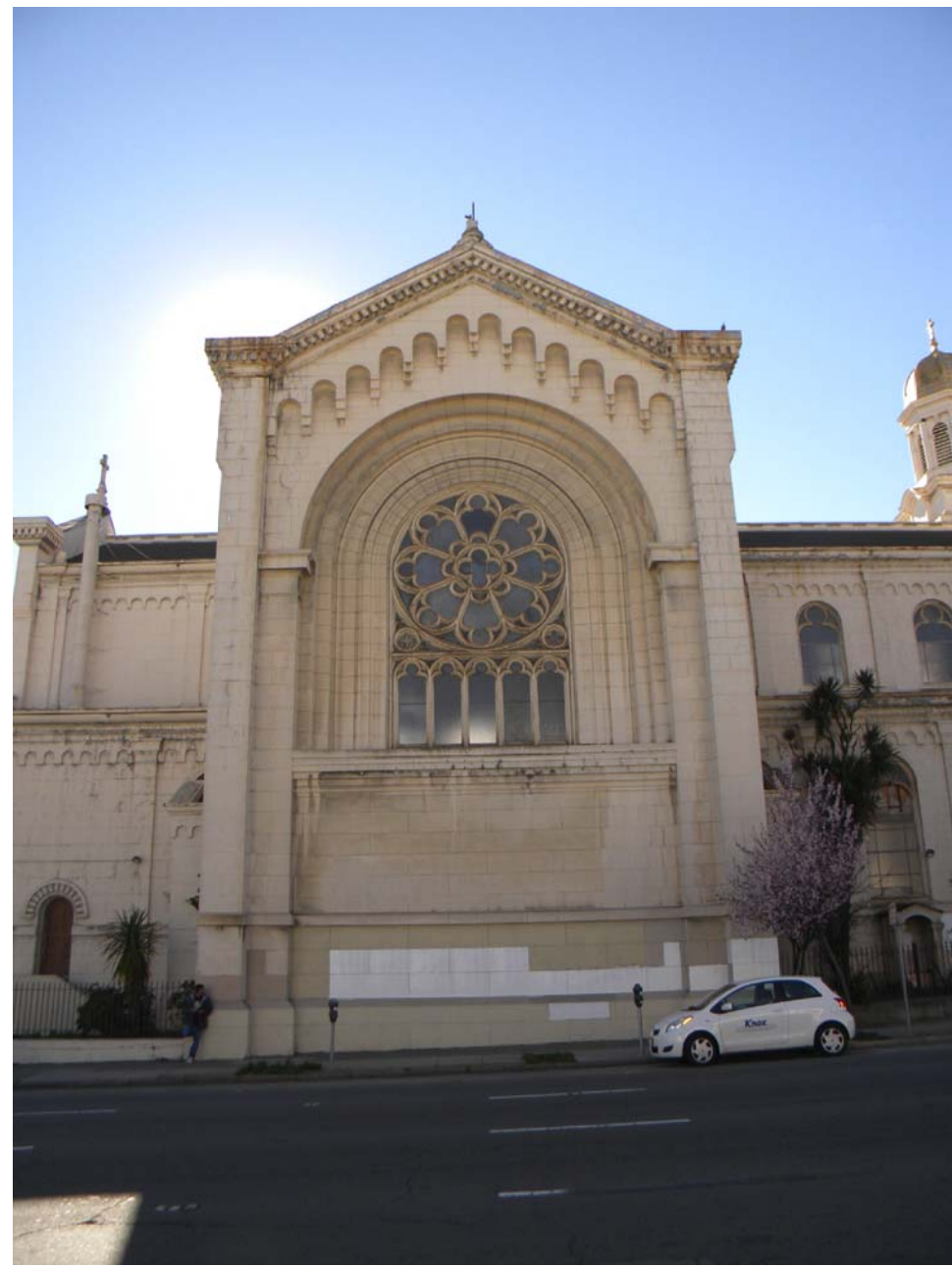
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12



11



2



3



4



5



6



7



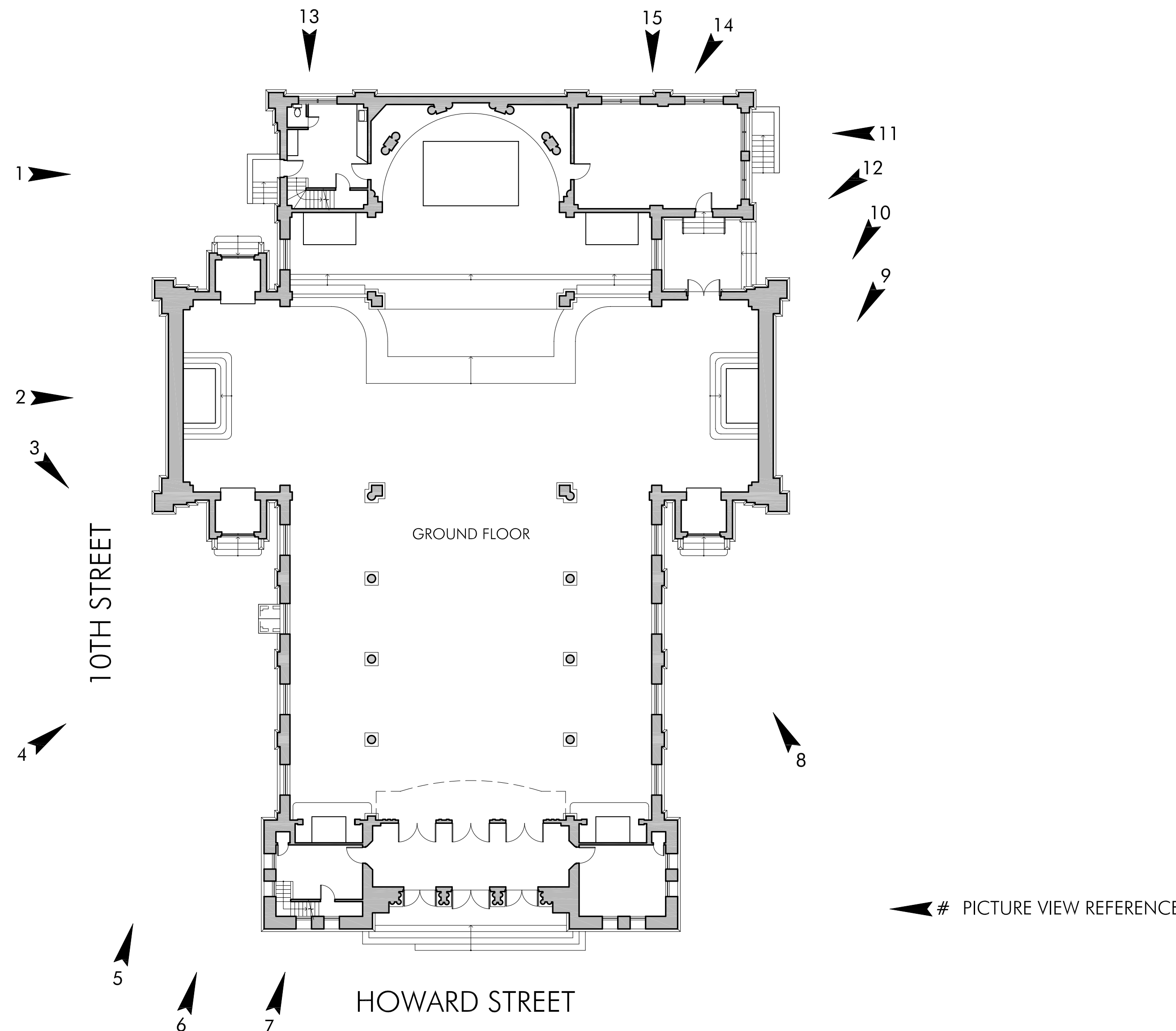
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9



8



1401

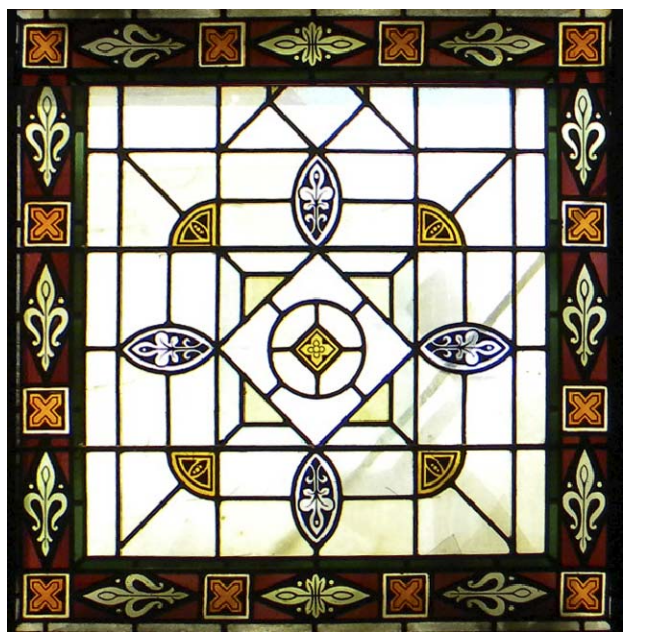
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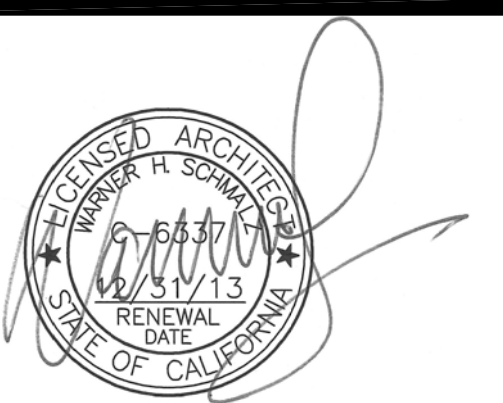
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JOB NUMBER: DRAWN BY:
FL / JJ

DATE: DEC. 12, 2011 CHECKED BY:
WS

SCALE: N.T.S.

SHEET TITLE:
EXTERIOR BUILDING
PHOTOS

SHEET NUMBER:

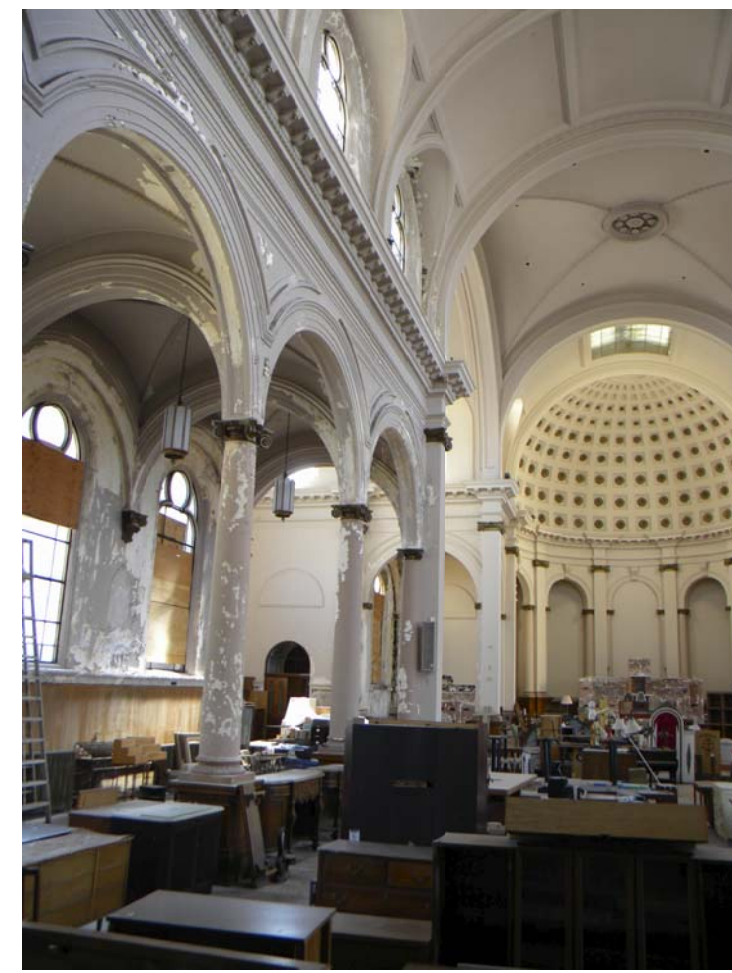
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1



15



14



13



12



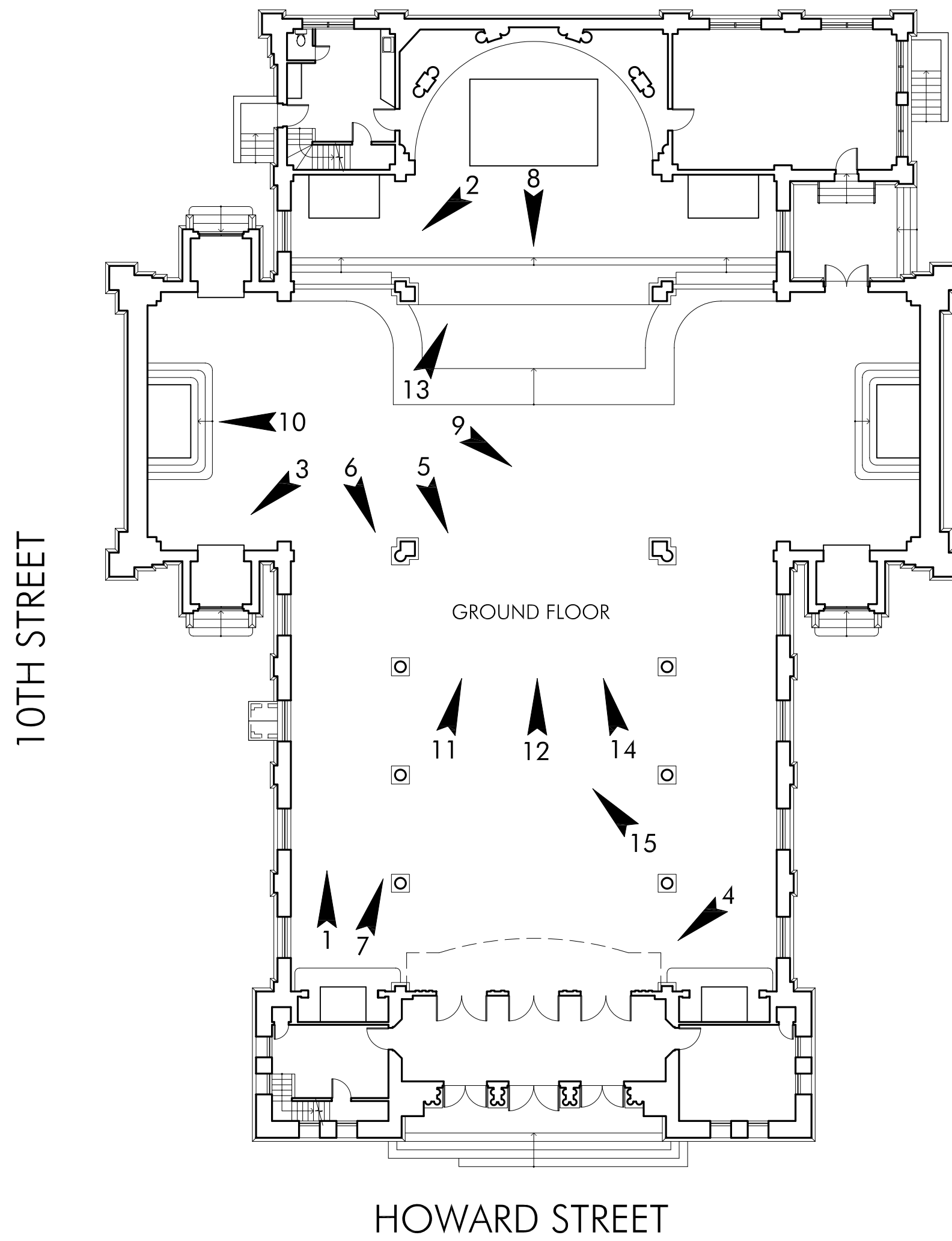
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2



3



10



9



4



5



6



7



8

1401

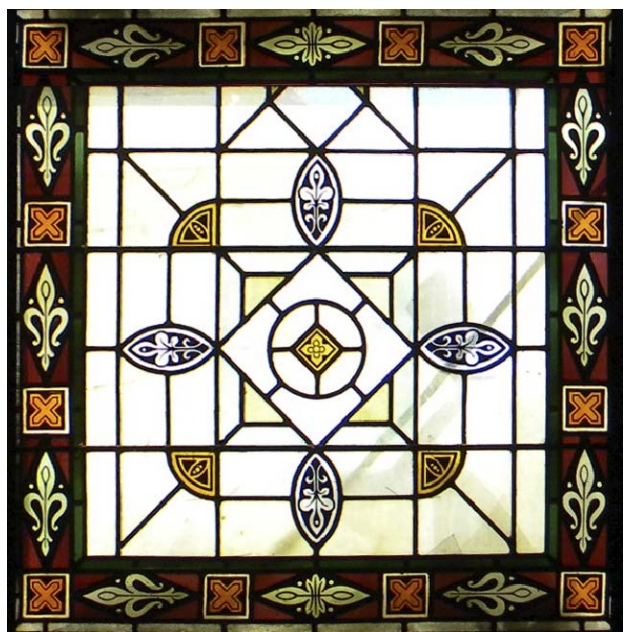
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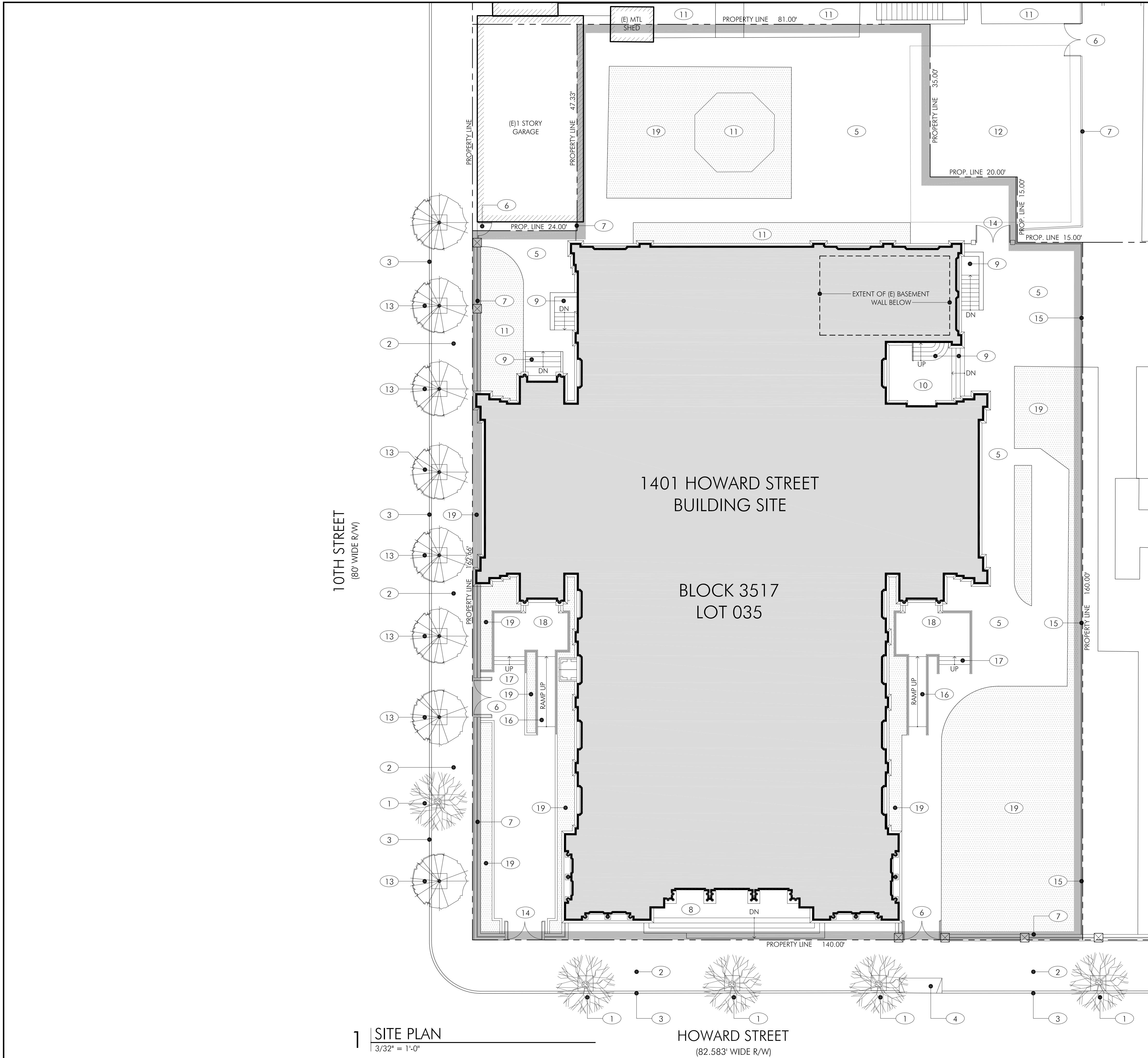
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DATE: DEC. 12, 2011 CHECKED BY: WS

SCALE: N.T.S.

SHEET TITLE: INTERIOR BUILDING PHOTOS

SHEET NUMBER: _____

A1.6



- KEY NOTES:**
- ① (E) STREET TREE
 - ② (E) SIDEWALK; REPAIR AND REPLACE AS REQUIRED PER CITY APPROVED STANDARDS
 - ③ (E) CURB & GUTTER
 - ④ (E) DRIVEWAY CURB CUT
 - ⑤ (E) CONC. WALKWAY
 - ⑥ (E) MTL. GATE; REPAIR AND PAINT AS REQUIRED
 - ⑦ (E) MTL. FENCE; REPAIR AND REPLACE TO MATCH (E)
 - ⑧ (E) MAIN ENTRANCE EXTERIOR STAIRS
 - ⑨ (E) EXTERIOR STAIRS
 - ⑩ (E) EXTERIOR LANDING
 - ⑪ (E) PLANTER / LANDSCAPING; SEE LANDSCAPE PLANS
 - ⑫ (E) PLAY AREA (PLAY STRUCTURE NOT SHOWN)
 - ⑬ (N) 24" BOX (MIN.) STREET TREES, SPECIES SELECTED PER LANDSCAPE ARCHITECT'S RECOMMENDATIONS OR CITY APPROVED STANDARDS
 - ⑭ (N) MTL. GATE TO MATCH EXISTING
 - ⑮ (N) MTL. FENCE TO MATCH (E) HISTORIC FENCE
 - ⑯ (N) ADA RAMP
 - ⑰ (N) STAIRS W/ MTL. GRABRAILS
 - ⑱ (N) EXTERIOR LANDING W/ MTL. GUARDRAIL
 - ⑲ (N) PLANTER / LANDSCAPING; SEE LANDSCAPE PLANS

- DRAWING LEGEND:**
- PROJECT SITE LOT OUTLINE
 - (E) BUILDING FOOTPRINT & OUTLINE
 - (N) PLANTER / LANDSCAPING

1401

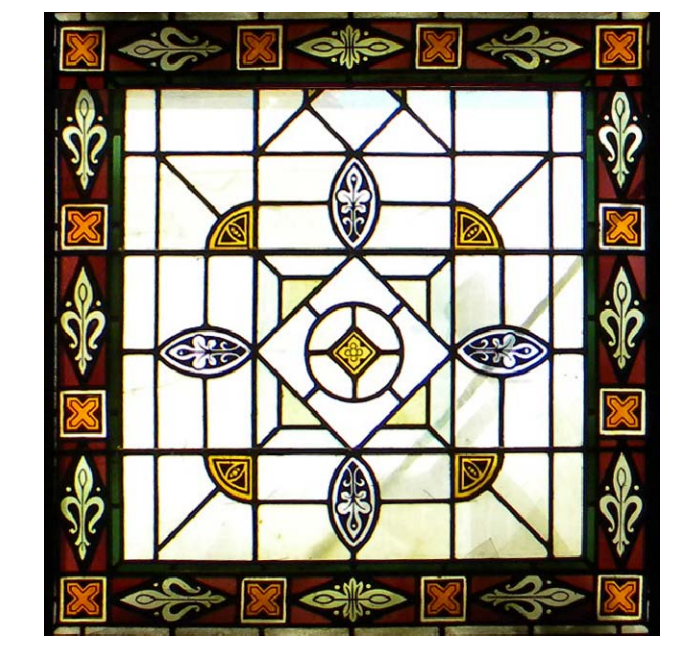
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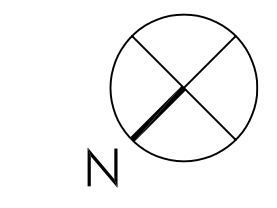
CONDITIONAL USE & CERT. OF APPROPRIATENESS SUBMITTAL

JOB NUMBER: _____ DRAWN BY: FL / JJ
 DATE: DEC. 12, 2011 CHECKED BY: WS
 SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'
 SHEET TITLE: _____

PROPOSED SITE PLAN
 SHEET NUMBER: _____

A2.0

1 | SITE PLAN
3/32" = 1'-0"



1401

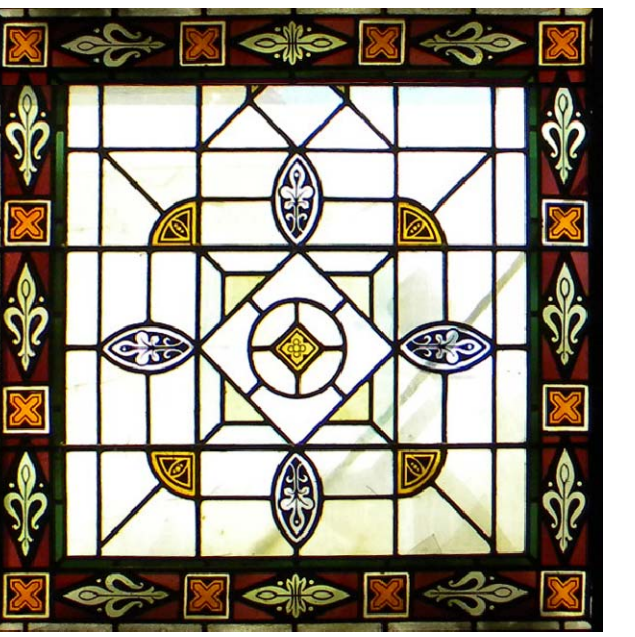
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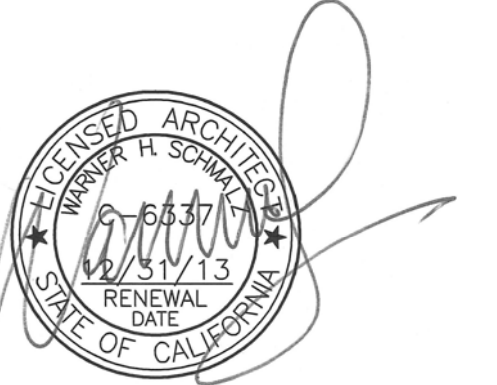
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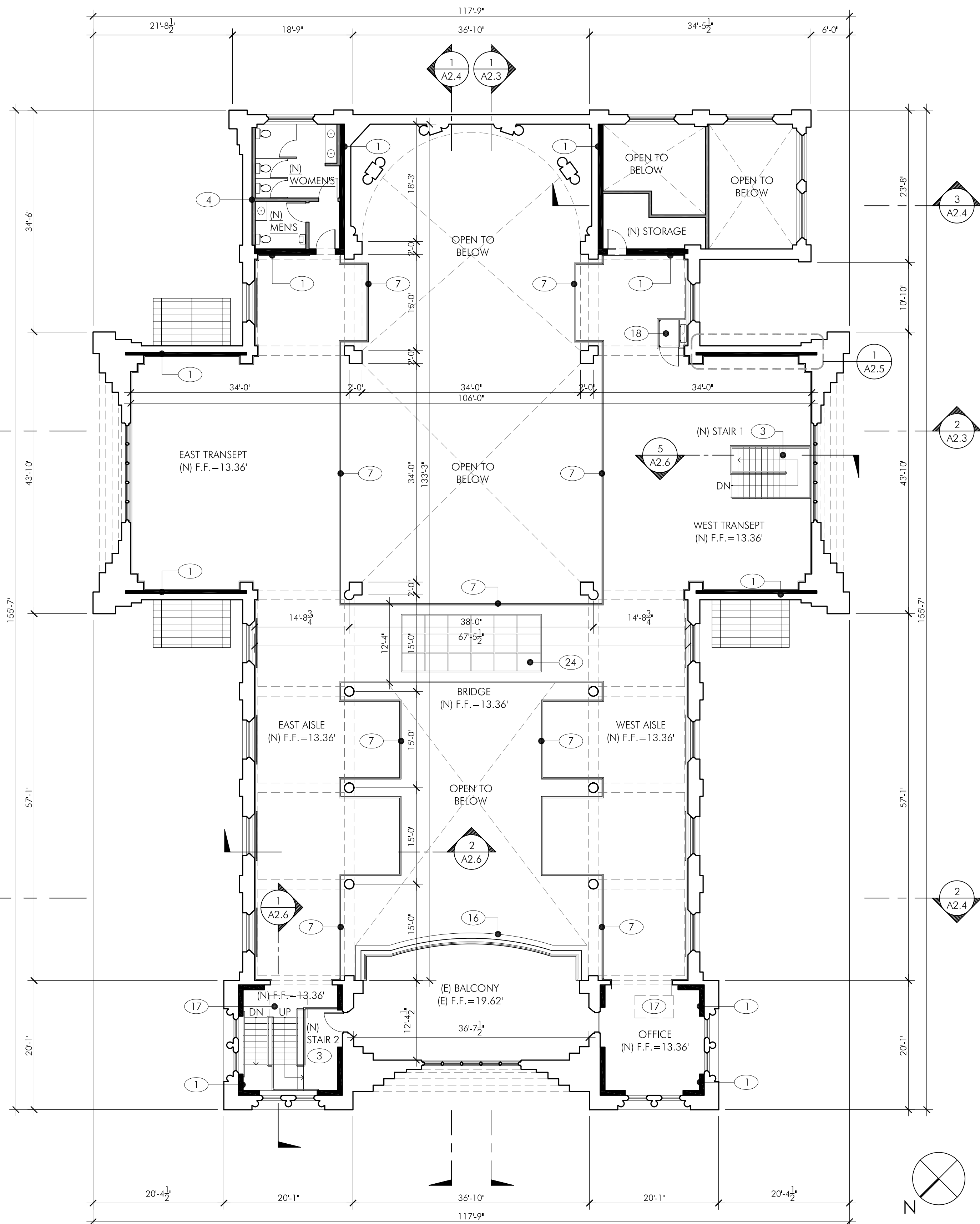
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DATE: DEC. 12, 2011 CHECKED BY: WS

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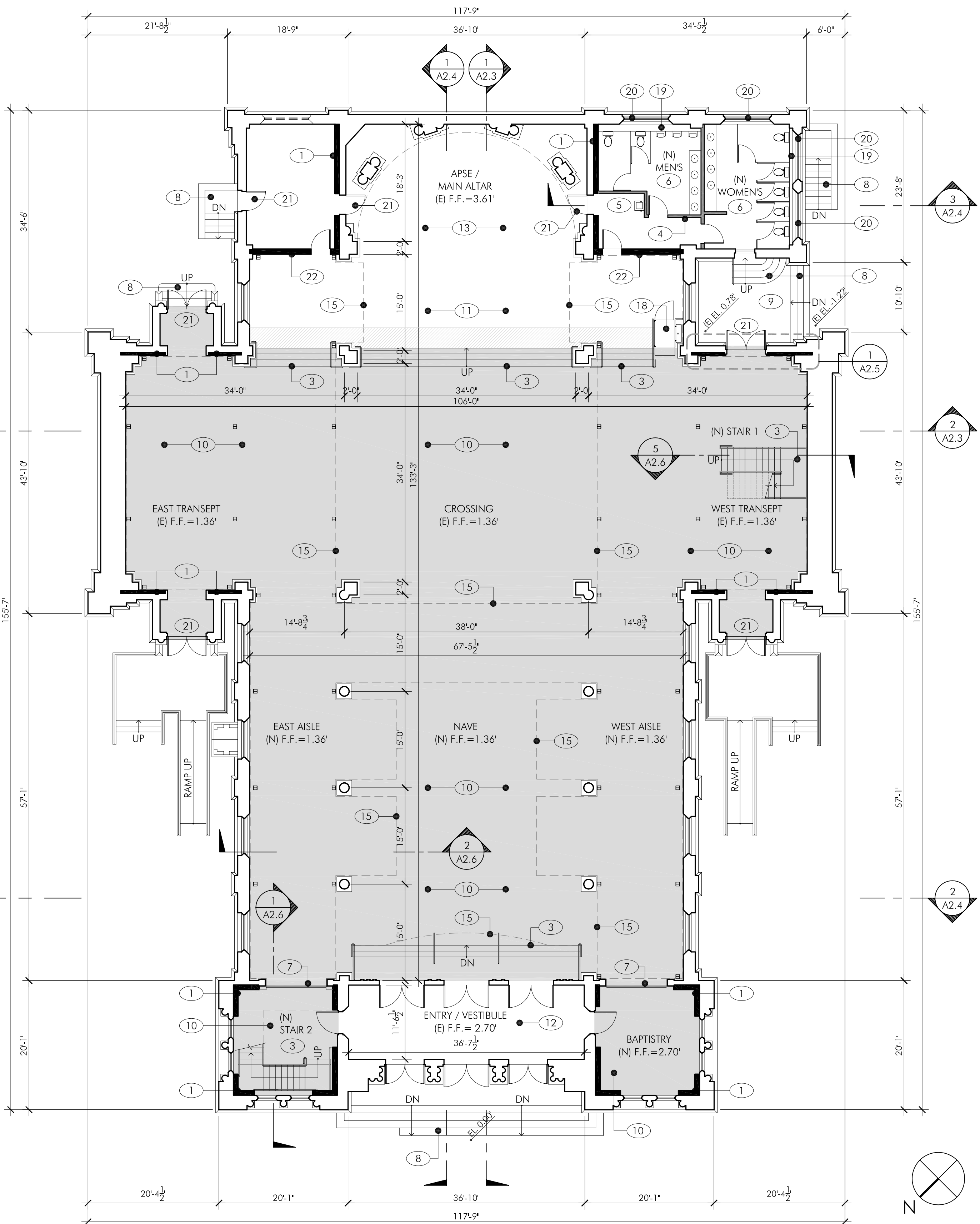
PROPOSED GROUND & SECOND FLOOR PLANS

SHEET NUMBER:

A2.1



2 SECOND FLOOR PLAN
3/32" = 1'-0"



1 GROUND FLOOR PLAN
3/32" = 1'-0"

KEY NOTES:

- 1 (N) STRUCTURAL SHEAR WALL; SEE STRUCTURAL DRAWINGS
- 2 (N) ADA RAMP
- 3 (N) STAIRS / STEPS
- 4 (N) WALLS
- 5 (N) DRINKING FOUNTAIN
- 6 (N) ADA TOILETS / LAVATORIES / URINALS
- 7 (N) 42" HIGH GLASS GUARDRAIL
- 8 (E) EXTERIOR STAIRS
- 9 (E) EXTERIOR LANDING
- 10 (N) CONC. FLOOR
- 11 (N) RAISED WD. FLOOR TO MATCH ADJACENT RAISED FLOOR LEVEL
- 12 (E) MARBLE FLOOR TO REMAIN & REFINISHED
- 13 REPAIR / REPLACE FLOOR SUBFLOOR AND PREPARE FOR (N) FLOOR FINISH
- 14 LINE OF (E) BASEMENT BELOW
- 15 LINE OF FLOOR ABOVE
- 16 (E) WD. GUARDRAIL TO REMAIN
- 17 (N) FOLD-UP ATTIC ACCESS STAIR ABOVE
- 18 (N) ADA WHEELCHAIR LIFT
- 19 (N) FURRED PLUMBING WALL BELOW (E) WINDOWS
- 20 (E) WINDOWS ABOVE TO REMAIN
- 21 (E) HISTORIC DOOR TO REMAIN
- 22 (N) ARCHED OPENING
- 23 LOCATION OF FUTURE PHOTOVOLTAIC PANELS BY SANYO ENERGY OR EQ; PANELS TO HAVE LOW REFLECTIVITY AND LOW PROFILE WHEN MOUNTED, WITH A MAXIMUM OF 12" ABOVE SLOPED ROOF
- 24 (N) MODULAR GLASS FLOOR PANELS
- 25 (N) ATTIC DOOR HATCH

DRAWING LEGEND:

- (N) CONC. FLOOR
- (N) RAISED WD. FLOOR

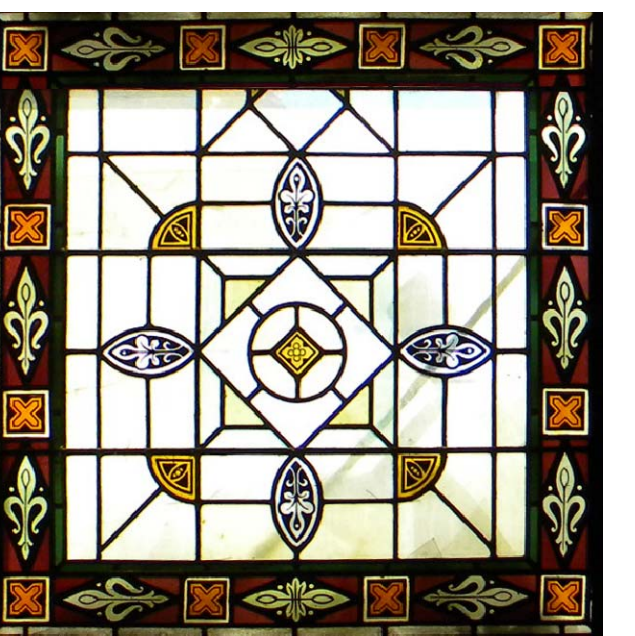
1401

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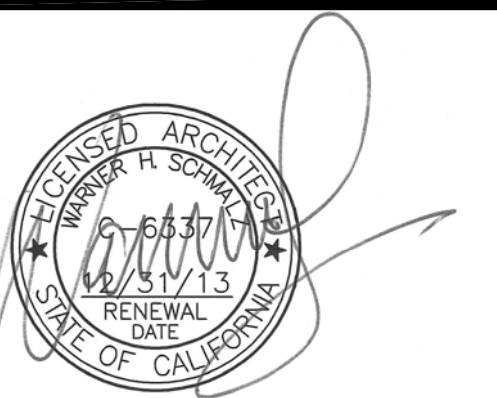
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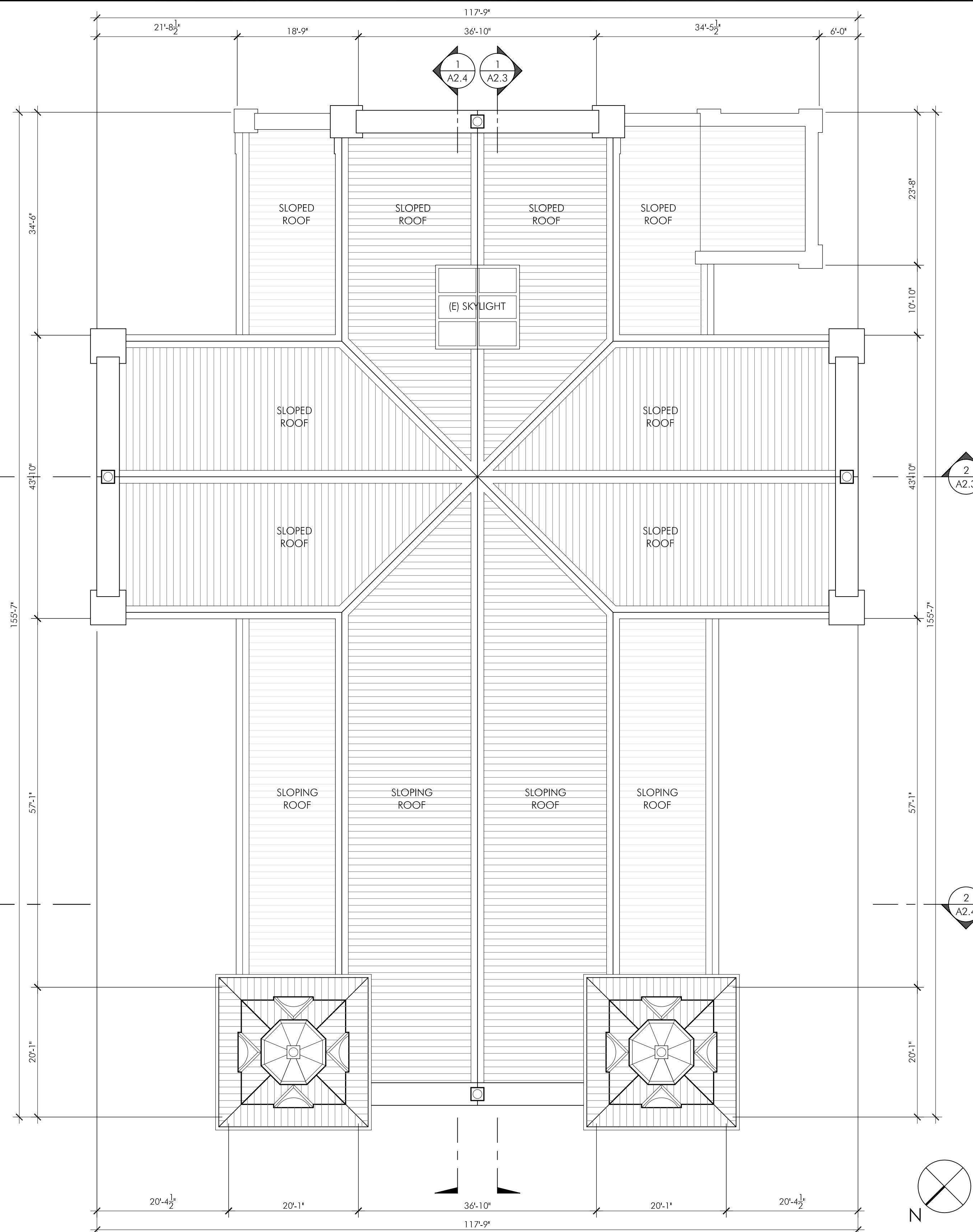
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DATE: DEC. 12, 2011 CHECKED BY: WS

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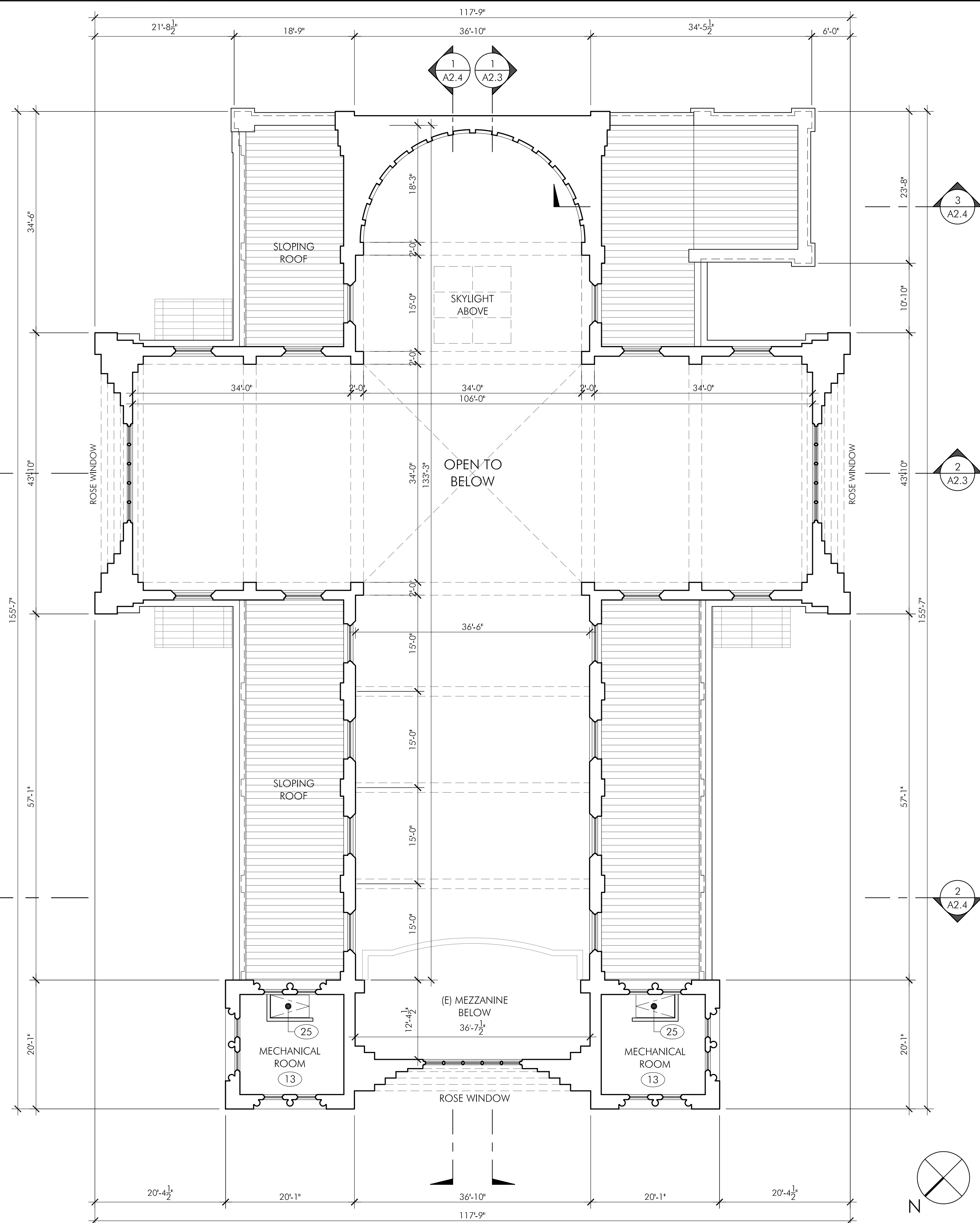
PROPOSED BELFRY & ROOF PLAN

SHEET NUMBER:

A2.2



2 ROOF PLAN
3/32" = 1'-0"



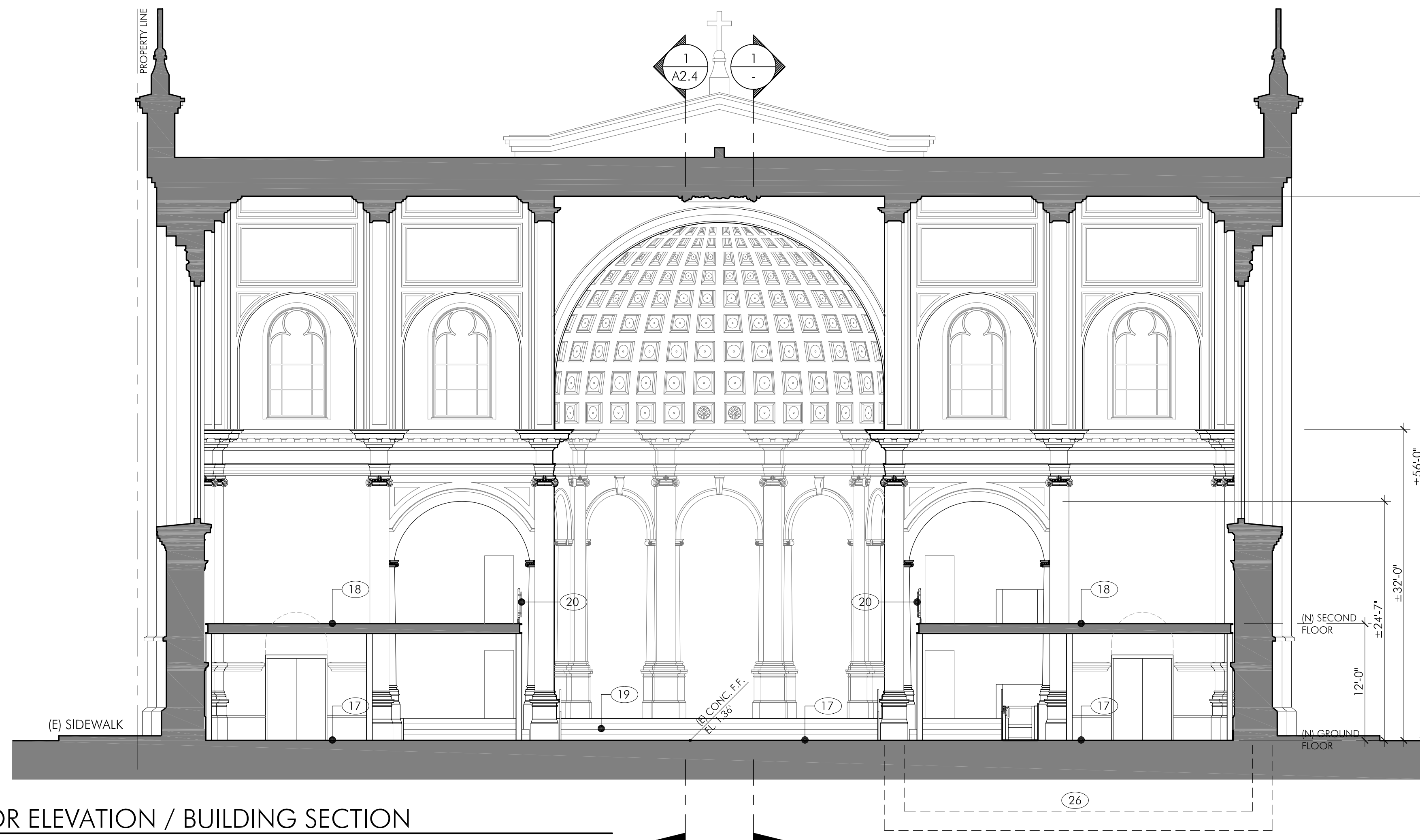
1 BELFRY / MECHANICAL LEVEL PLAN
3/32" = 1'-0"

KEY NOTES:

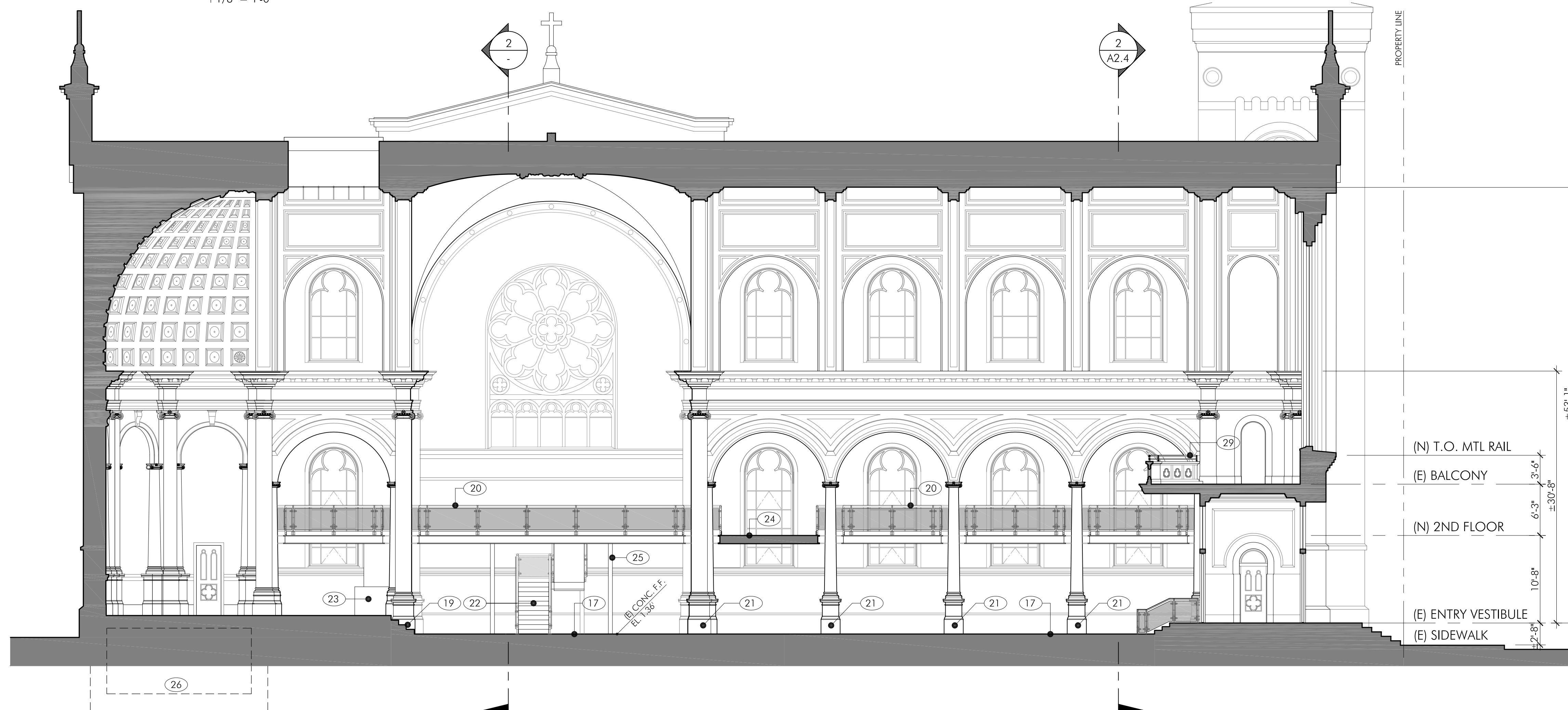
- | | | | |
|--|---|---|-----------------------------------|
| 1 (N) STRUCTURAL SHEAR WALL; SEE STRUCTURAL DRAWINGS | 8 (E) EXTERIOR STAIRS | 14 LINE OF (E) BASEMENT BELOW | 21 (E) HISTORIC DOOR TO REMAIN |
| 2 (N) ADA RAMP | 9 (E) EXTERIOR LANDING | 15 LINE OF FLOOR ABOVE | 22 (N) ARCHED OPENING |
| 3 (N) STAIRS / STEPS | 10 (N) CONC. FLOOR | 16 (E) WD. GUARDRAIL TO REMAIN | 23 NOT USED |
| 4 (N) WALLS | 11 (N) RAISED WD. FLOOR TO MATCH ADJACENT RAISED FLOOR LEVEL | 17 (N) FOLD-UP ATTIC ACCESS STAIR ABOVE | 24 (N) MODULAR GLASS FLOOR PANELS |
| 5 (N) DRINKING FOUNTAIN | 12 (E) MARBLE FLOOR TO REMAIN & REFINISHED | 18 (N) ADA WHEELCHAIR LIFT | 25 (N) ATTIC DOOR HATCH |
| 6 (N) ADA TOILETS / LAVATORIES / URINALS | 13 REPAIR / REPLACE FLOOR SUBFLOOR AND PREPARE FOR (N) FLOOR FINISH | 19 (N) FURRED PLUMBING WALL BELOW (E) WINDOWS | |
| 7 (N) 42" HIGH GLASS GUARDRAIL | | 20 (E) WINDOWS ABOVE TO REMAIN | |

DRAWING LEGEND:

- | | |
|--|----------------------|
| | (N) CONC. FLOOR |
| | (N) RAISED WD. FLOOR |



2 INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"



1 INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"

KEY NOTES:

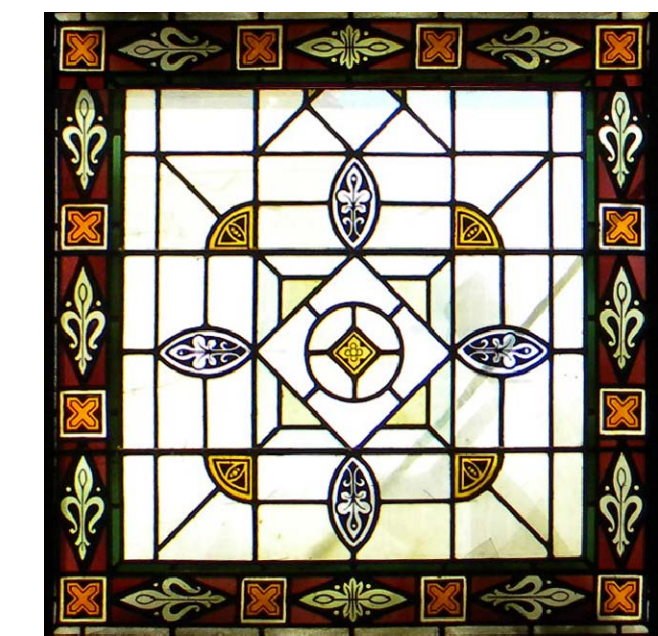
- ① (E) MAIN EXTERIOR FRONT STAIRS TO REMAIN
- ② (E) STONE TILE FLOOR TO REMAIN
- ③ (E) SLOPED CONC. FLOOR TO BE REMOVED
- ④ (E) RAISED MAIN ALTAR WD. FLOOR TO REMAIN
- ⑤ (E) ORGAN BALCONY LEVEL
- ⑥ (E) HISTORIC COLUMNS; COLUMN BASES TO BE EXTENDED TO (N) FLOOR LEVEL
- ⑦ (E) HISTORIC ARCH TO REMAIN
- ⑧ (E) HISTORIC VAULTED CEILING TO REMAIN
- ⑨ (E) HISTORIC DOOR TO REMAIN
- ⑩ (E) HISTORIC WINDOW TO REMAIN
- ⑪ (E) HISTORIC ROSE WINDOW BEYOND
- ⑫ (E) HISTORIC DOME COFFER TO REMAIN
- ⑬ (E) HISTORIC ORGAN BALCONY WD. GUARDRAIL TO REMAIN
- ⑭ (E) ARCHED OPENING FOR TRANSOM WINDOW TO BE FILLED-IN & PLASTERED OVER
- ⑮ (E) ALTAR TO BE REMOVED
- ⑯ (E) PIPE ORGAN TO BE REMOVED
- ⑰ (N) CONC. GROUND FINISH FLOOR LEVEL
- ⑱ (N) SECOND FLOOR FINISH LEVEL
- ⑲ (N) STEPS TO MAIN ALTAR LEVEL
- ⑳ (N) STL. POST & GLASS GUARDRAIL SYSTEM
- ㉑ (N) COLUMN BASES EXTENDED TO (N) FLOOR LEVEL
- ㉒ (N) STAIR 1
- ㉓ (N) ADA MECHANICAL LIFT
- ㉔ (N) BRIDGE
- ㉕ (N) STL. POST SUPPORT FOR (N) SECOND FLOOR, S.S.D.
- ㉖ (E) BASEMENT BEYOND (BELOW EXISTING CHAPEL)
- ㉗ (E) MOULDING TO BE REMOVED; PATCH & PLASTER WALL TO BE LEVEL WITH (E) ADJACENT WALL
- ㉘ (E) ARCH MOULDING TO BE RAISED, SEE A2.6 - WALL SECTION
- ㉙ (N) METAL RAIL ON TOP OF (E) WOOD RAIL

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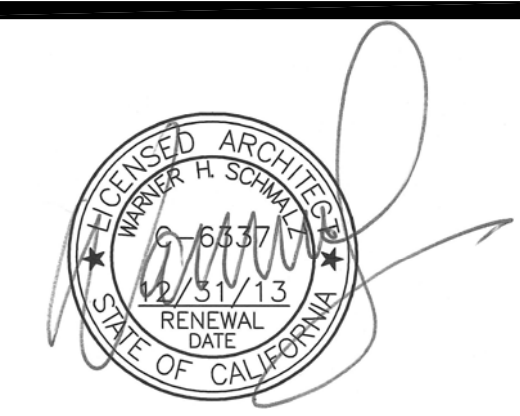
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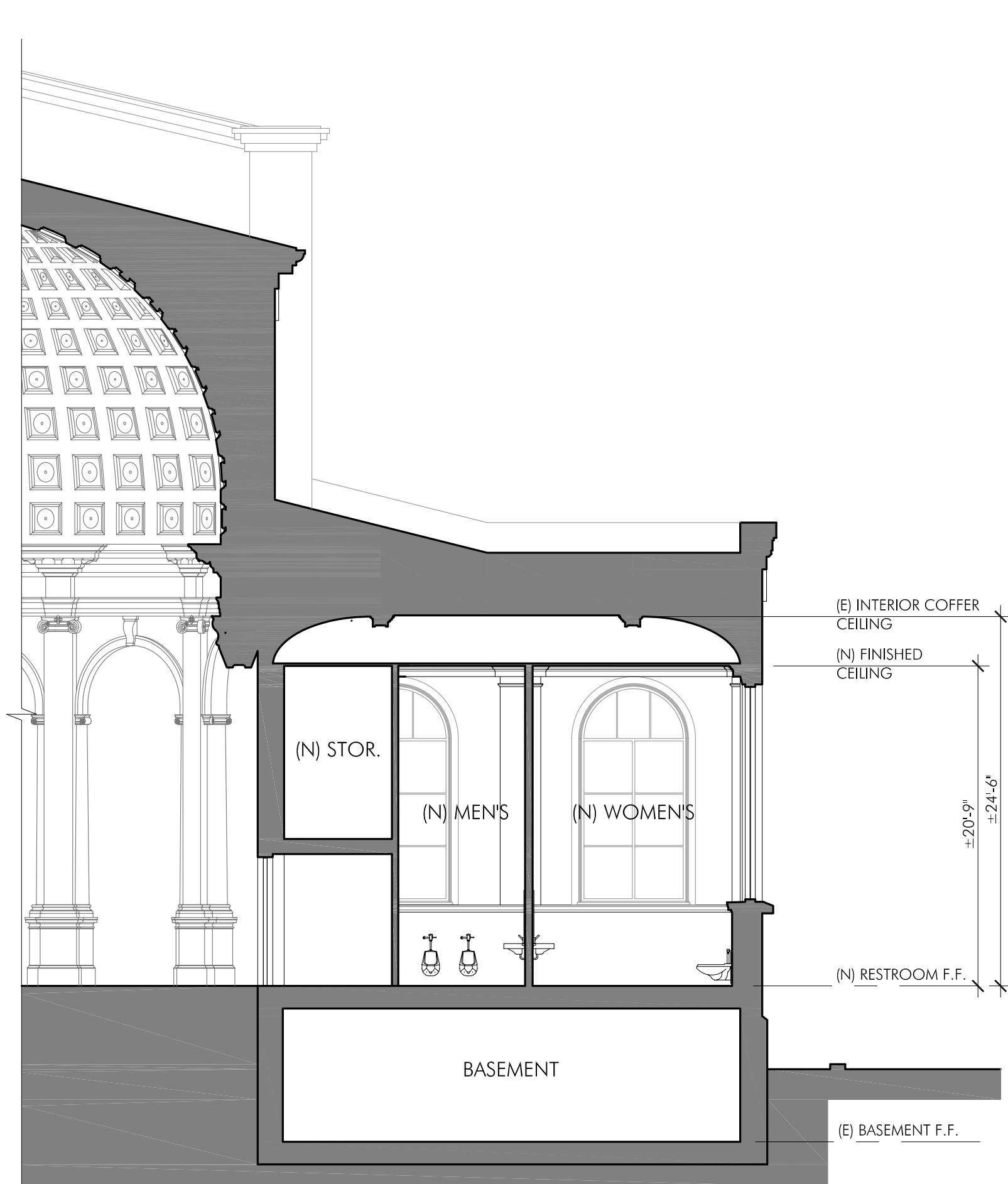
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DATE: DEC. 12, 2011 CHECKED BY: WS
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SHEET TITLE: PROPOSED INTERIOR ELEV. / BUILDING SECTIONS
SHEET NUMBER: _____

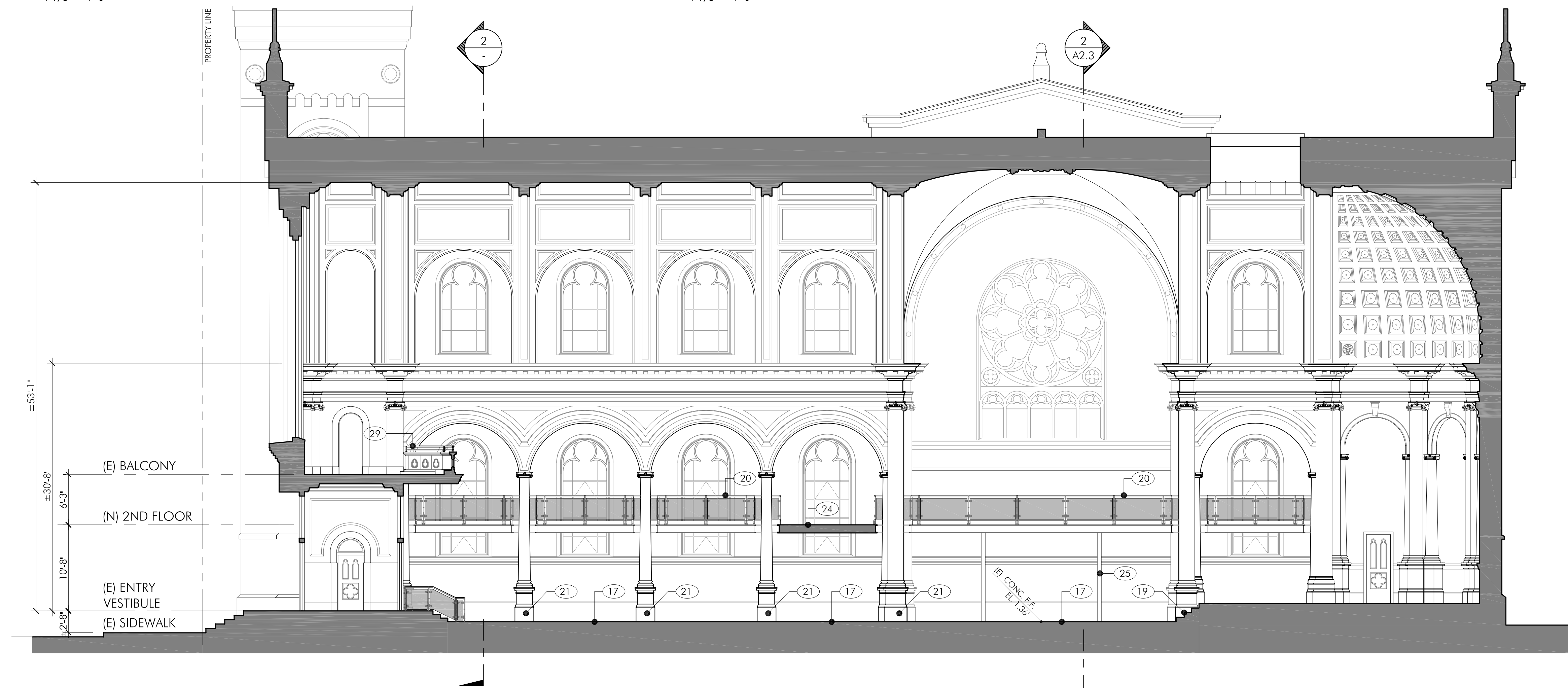
A2.3



3 | INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"



2 | INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"



1 | INTERIOR ELEVATION / BUILDING SECTION
1/8" = 1'-0"

KEY NOTES:

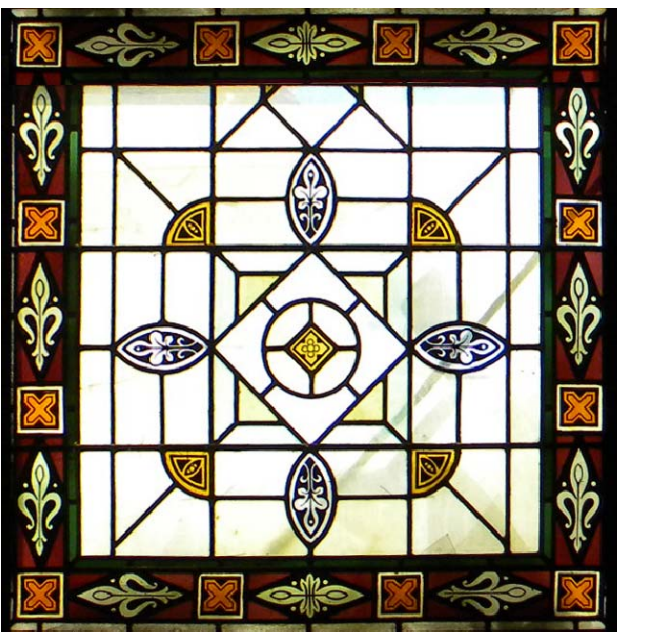
- 1 (E) MAIN EXTERIOR FRONT STAIRS TO REMAIN
- 2 (E) STONE TILE FLOOR TO REMAIN
- 3 (E) SLOPED CONC. FLOOR TO BE REMOVED
- 4 (E) RAISED MAIN ALTAR WD. FLOOR TO REMAIN
- 5 (E) ORGAN BALCONY LEVEL
- 6 (E) HISTORIC COLUMNS; COLUMN BASES TO BE EXTENDED TO (N) FLOOR LEVEL
- 7 (E) HISTORIC ARCH TO REMAIN
- 8 (E) HISTORIC VAULTED CEILING TO REMAIN
- 9 (E) HISTORIC DOOR TO REMAIN
- 10 (E) HISTORIC WINDOW TO REMAIN
- 11 (E) HISTORIC ROSE WINDOW BEYOND
- 12 (E) HISTORIC DOME COFFER TO REMAIN
- 13 (E) HISTORIC ORGAN BALCONY WD. GUARDRAIL TO REMAIN
- 14 (E) ARCHED OPENING FOR TRANSOM WINDOW TO BE FILLED-IN & PLASTERED OVER
- 15 (E) ALTAR TO BE REMOVED
- 16 (E) PIPE ORGAN TO BE REMOVED
- 17 (N) CONC. GROUND FINISH FLOOR LEVEL
- 18 (N) SECOND FLOOR FINISH LEVEL
- 19 (N) STEPS TO MAIN ALTAR LEVEL
- 20 (N) STL. POST & GLASS GUARDRAIL SYSTEM
- 21 (N) COLUMN BASES EXTENDED TO (N) FLOOR LEVEL
- 22 (N) STAIR 1
- 23 (N) ADA MECHANICAL LIFT
- 24 (N) BRIDGE
- 25 (N) STL. POST SUPPORT FOR (N) SECOND FLOOR, S.S.D.
- 26 (E) BASEMENT BEYOND (BELOW EXISTING CHAPEL)
- 27 (E) MOULDING TO BE REMOVED; PATCH & PLASTER WALL TO BE LEVEL WITH (E) ADJACENT WALL
- 28 (E) ARCH MOULDING TO BE RAISED, SEE A2.6 - WALL SECTION
- 29 (N) METAL RAIL ON TOP OF (E) WOOD RAIL

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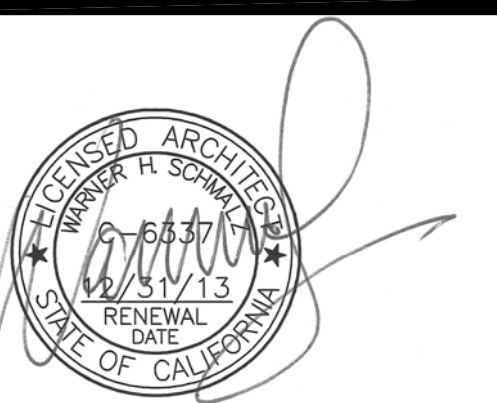
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JOB NUMBER: _____ DRAWN BY: FL / JJ
DATE: 08/11/2011 CHECKED BY: WS
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SHEET NUMBER: _____

A2.4

1401

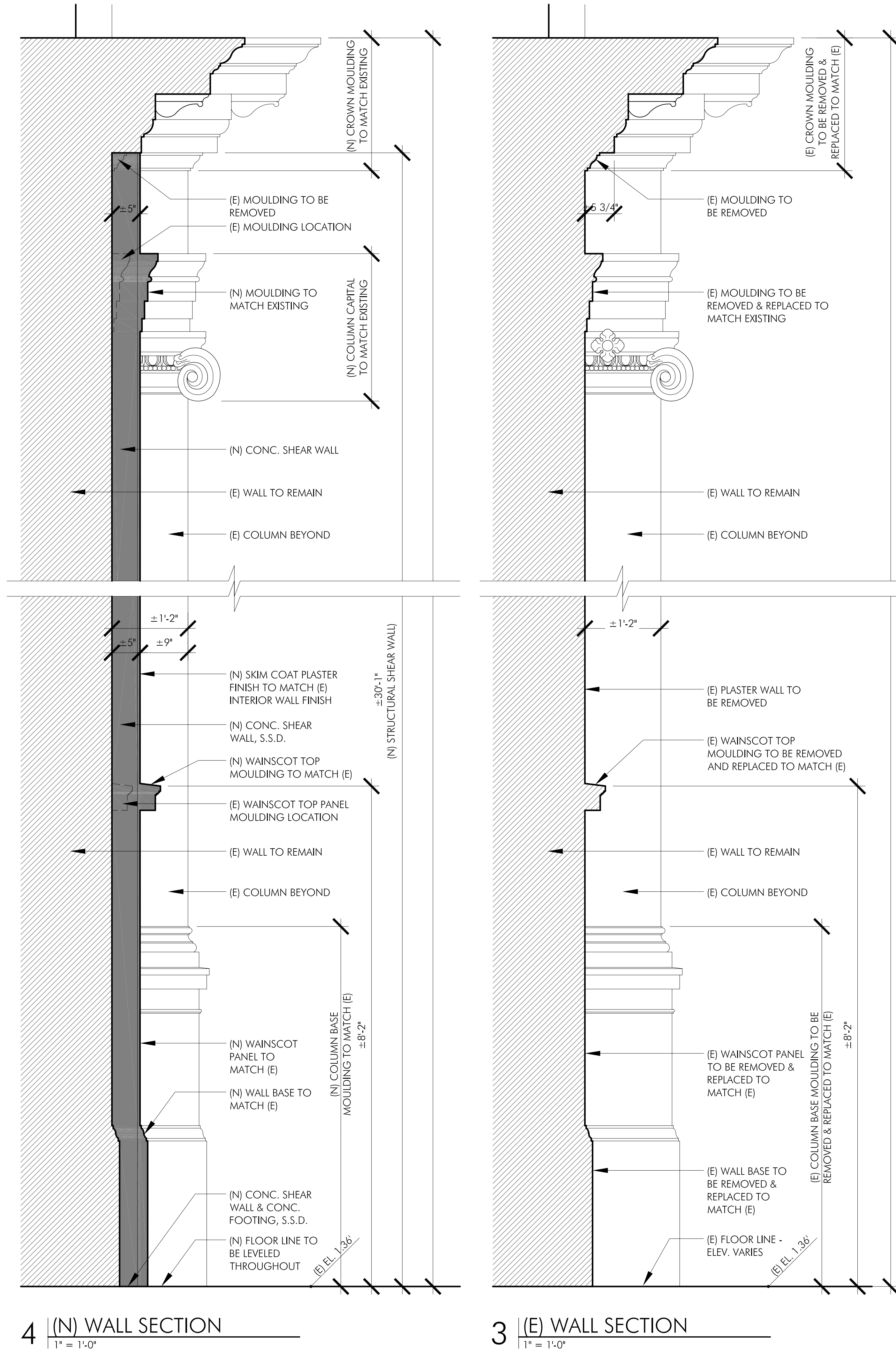
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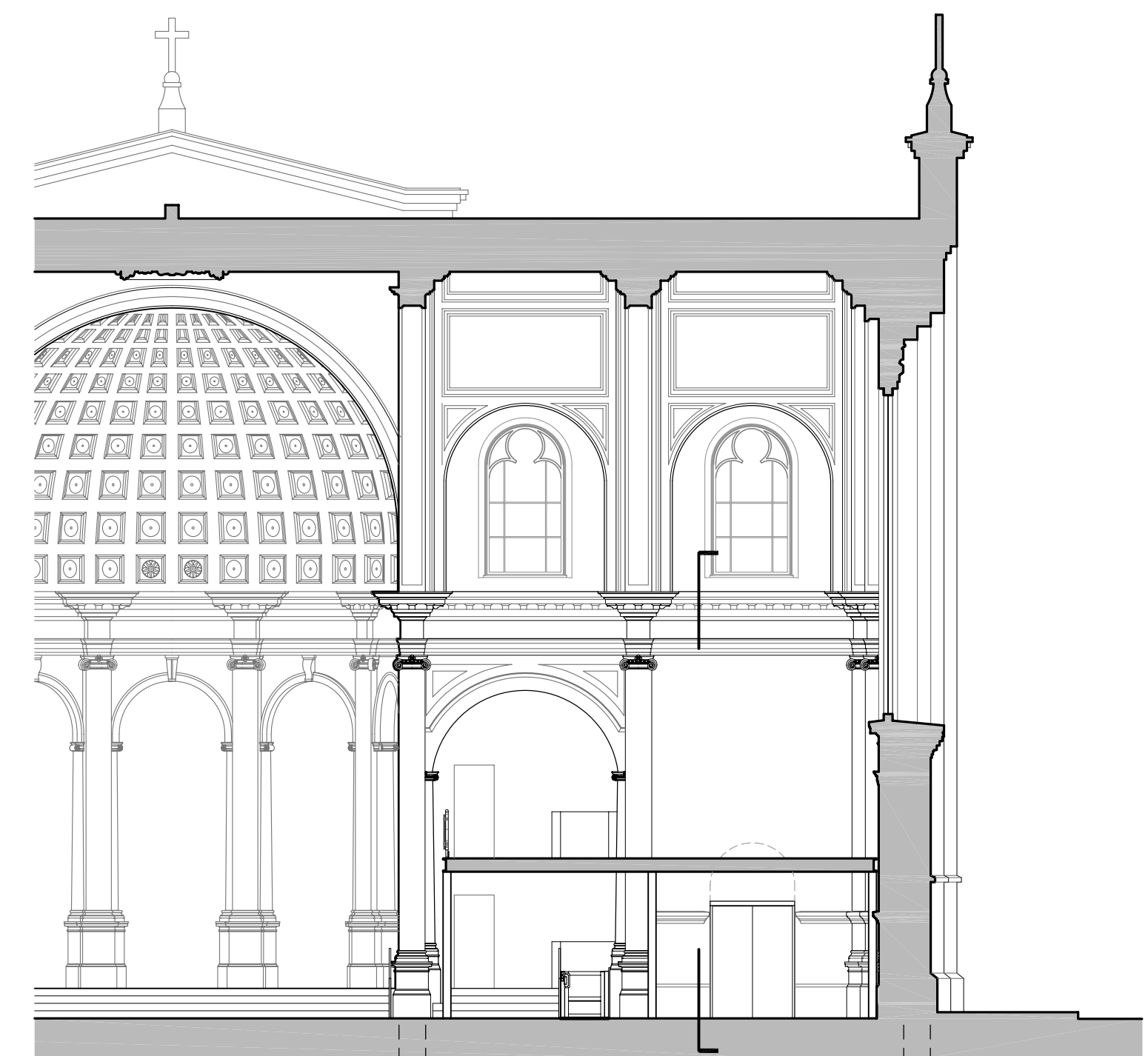
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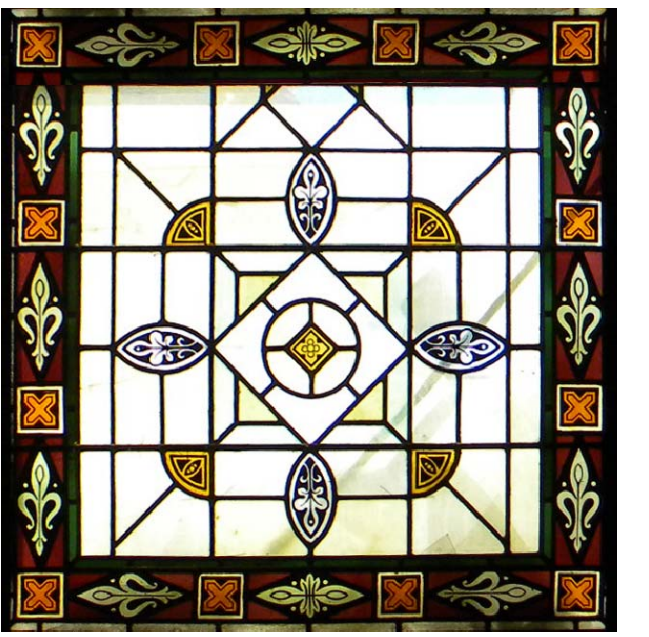
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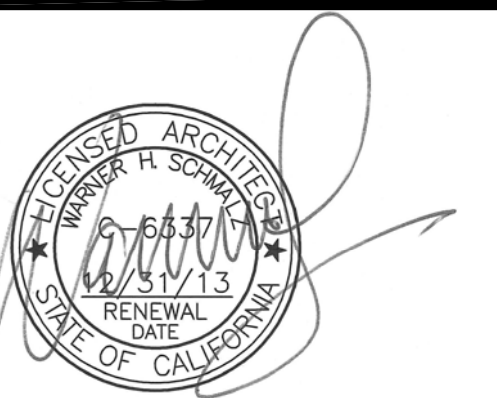
2 (E) WALL PHOTO
N.T.S.



1 INTERIOR ELEVATION
3/32" = 1'-0"



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JOB NUMBER: _____ DRAWN BY: FL / JJ
 DATE: DEC. 12, 2011 CHECKED BY: WS
 SCALE: AS NOTED
 SHEET TITLE: ENLARGED WALL SECTIONS
 SHEET NUMBER: _____

A2.5

1401

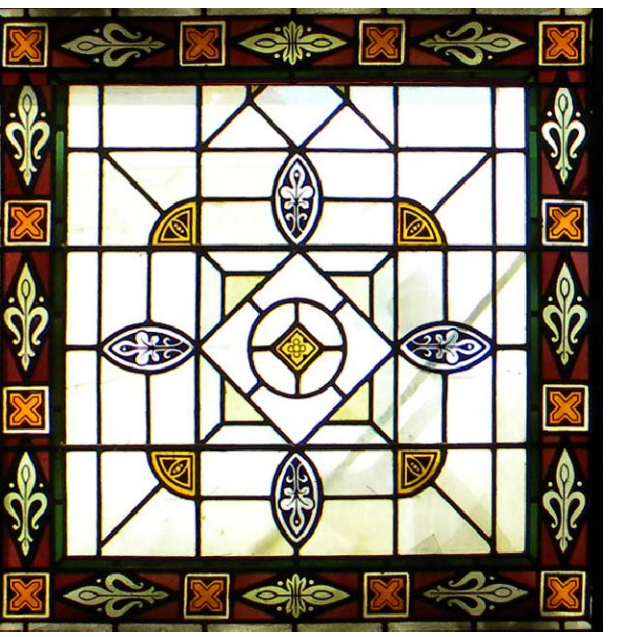
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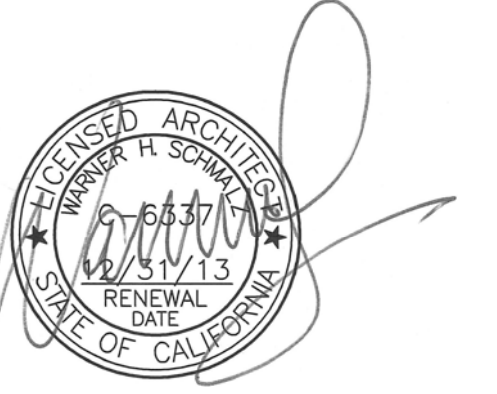
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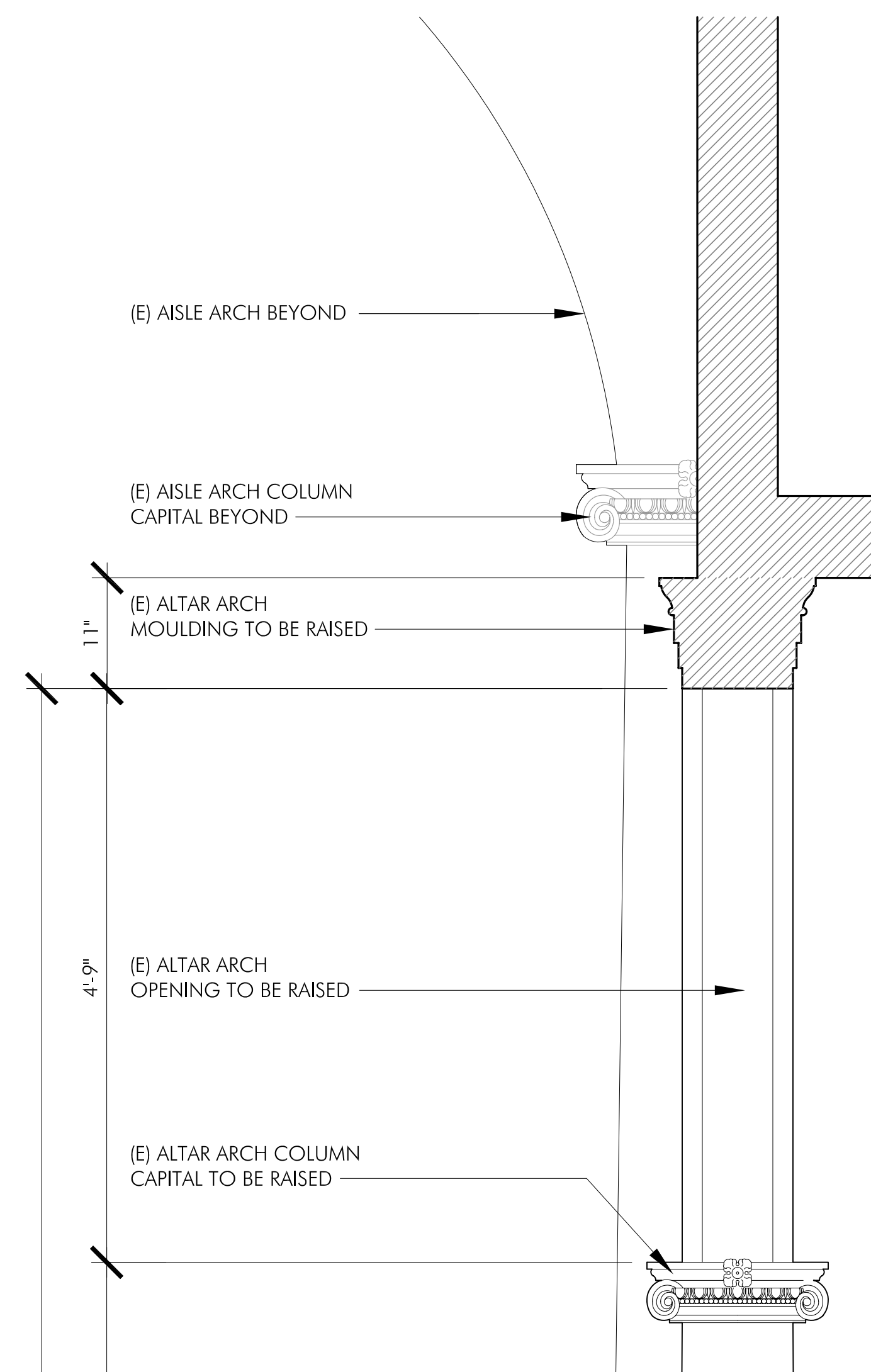
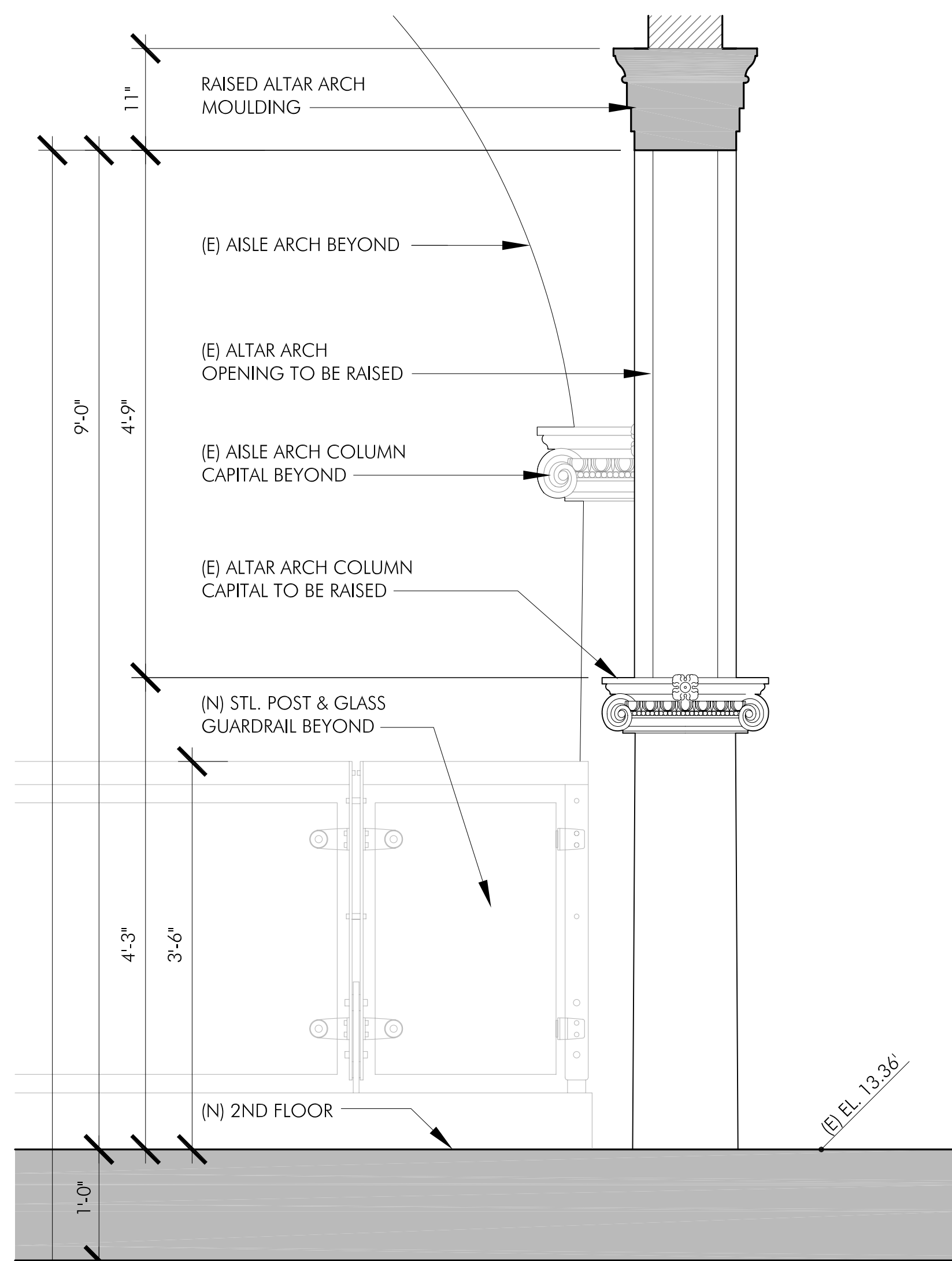


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DATE: JAN. 23, 2012 CHECKED BY: WS
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SHEET NUMBER: _____

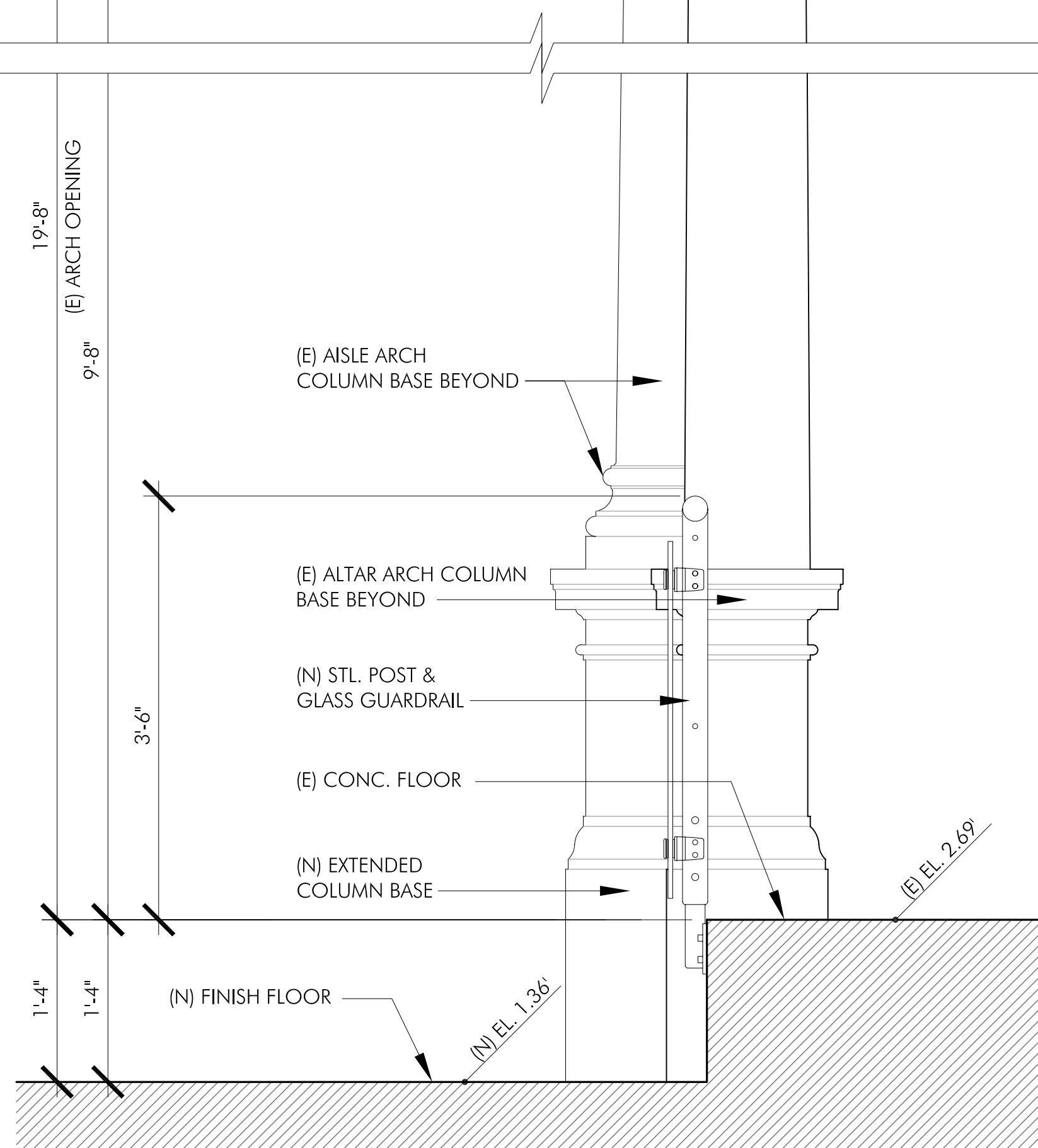
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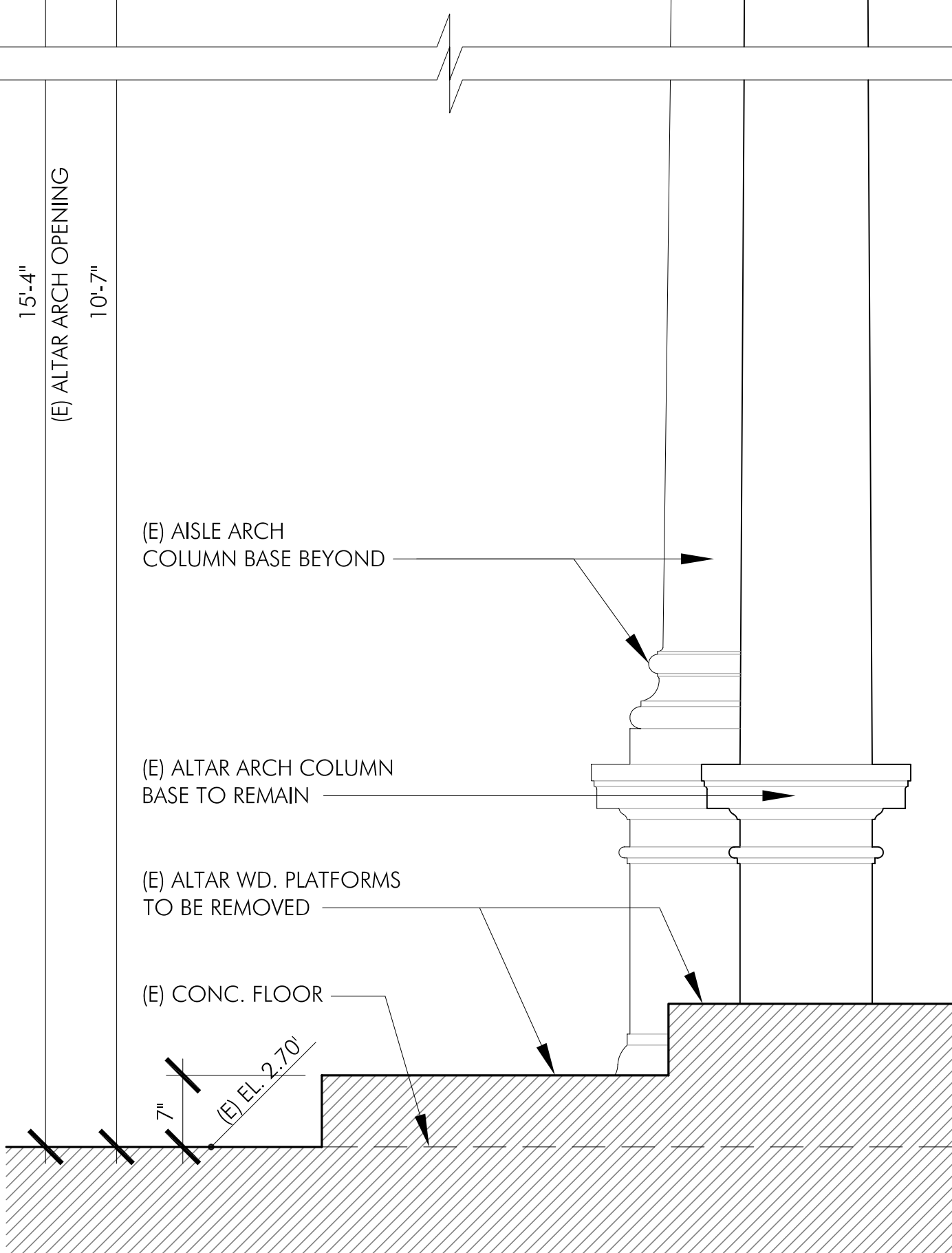
4 PROPOSED WALL PHOTO
N.T.S.



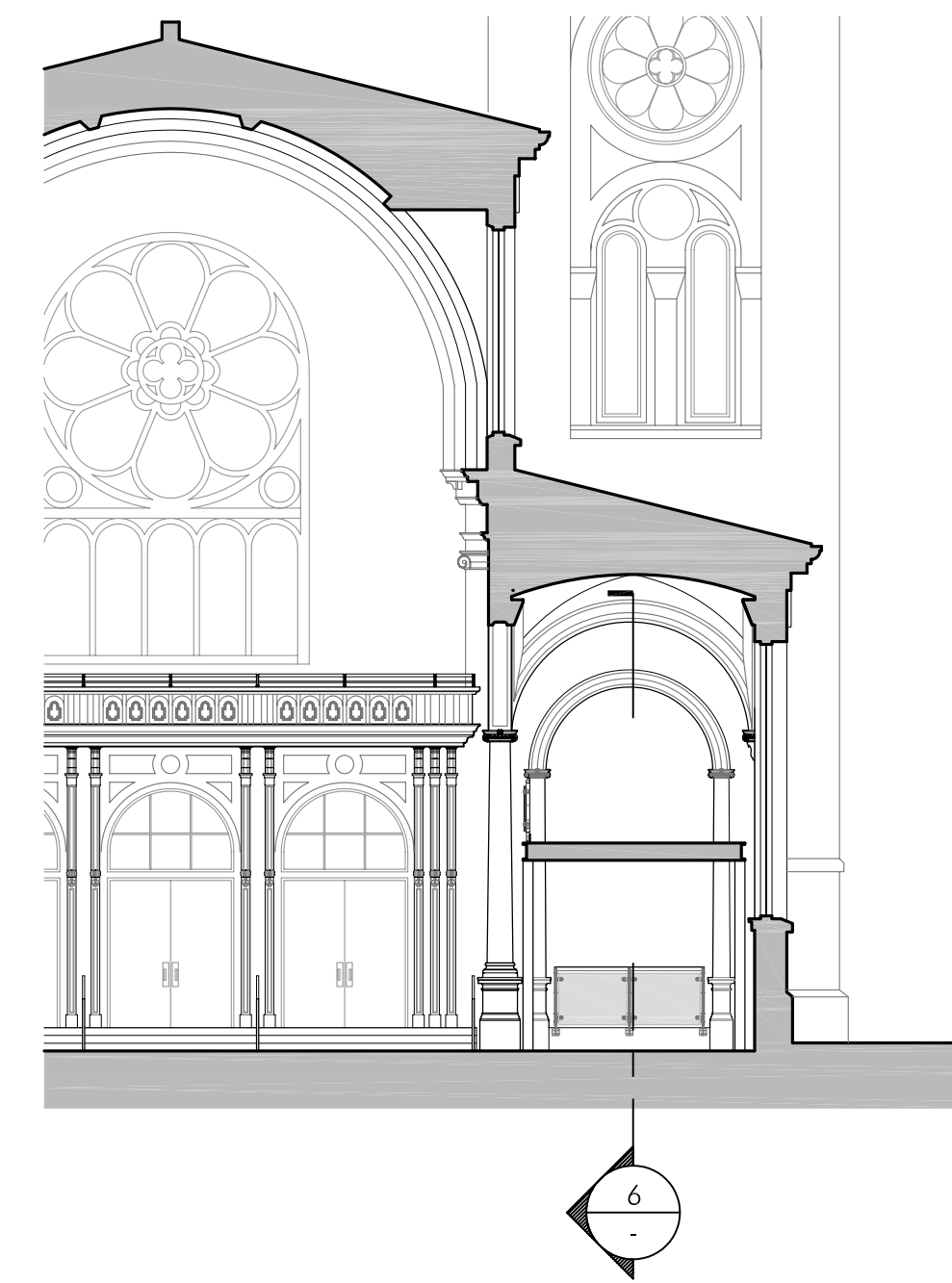
2 (E) WALL PHOTO
N.T.S.



6 PROPOSED WALL SECTION
1" = 1'-0"



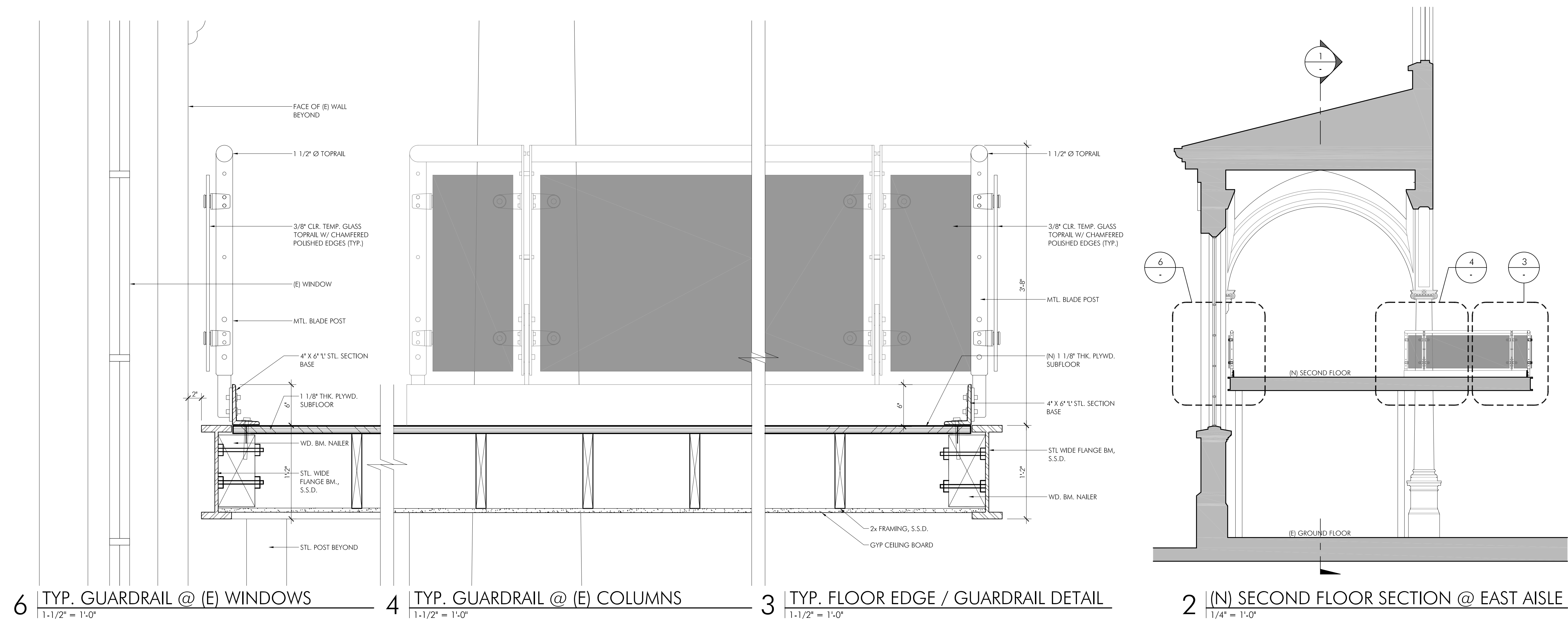
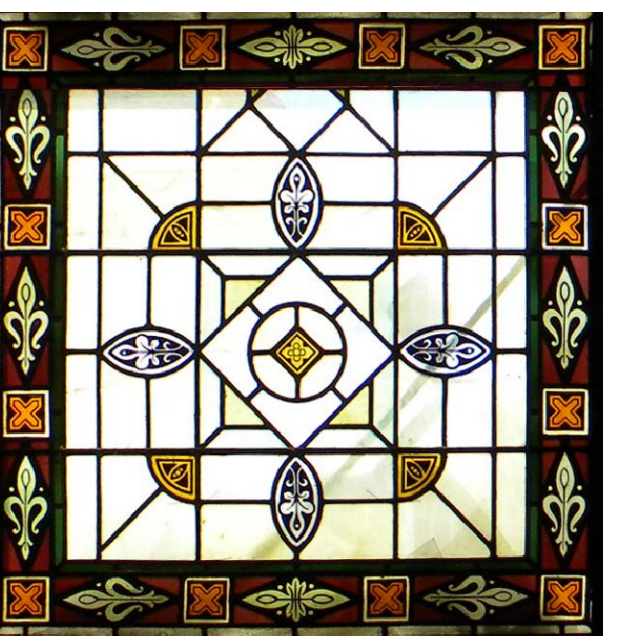
5 (E) WALL SECTION
1" = 1'-0"



3 PROPOSED INTERIOR ELEV.
3/32" = 1'-0"



1 (E) INTERIOR ELEVATION
3/32" = 1'-0"

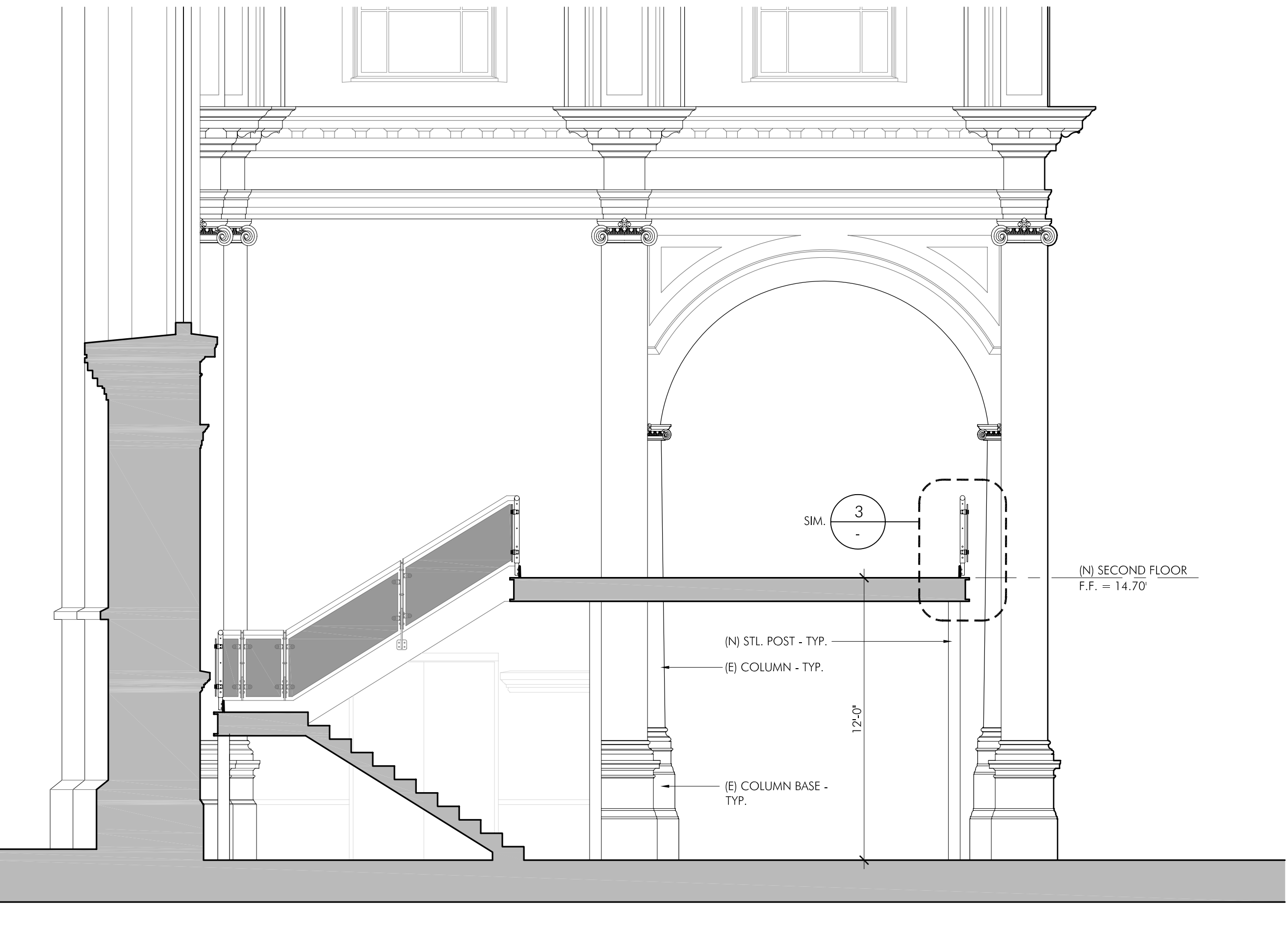


6 TYP. GUARDRAIL @ (E) WINDOWS
1/1/2" = 1'-0"

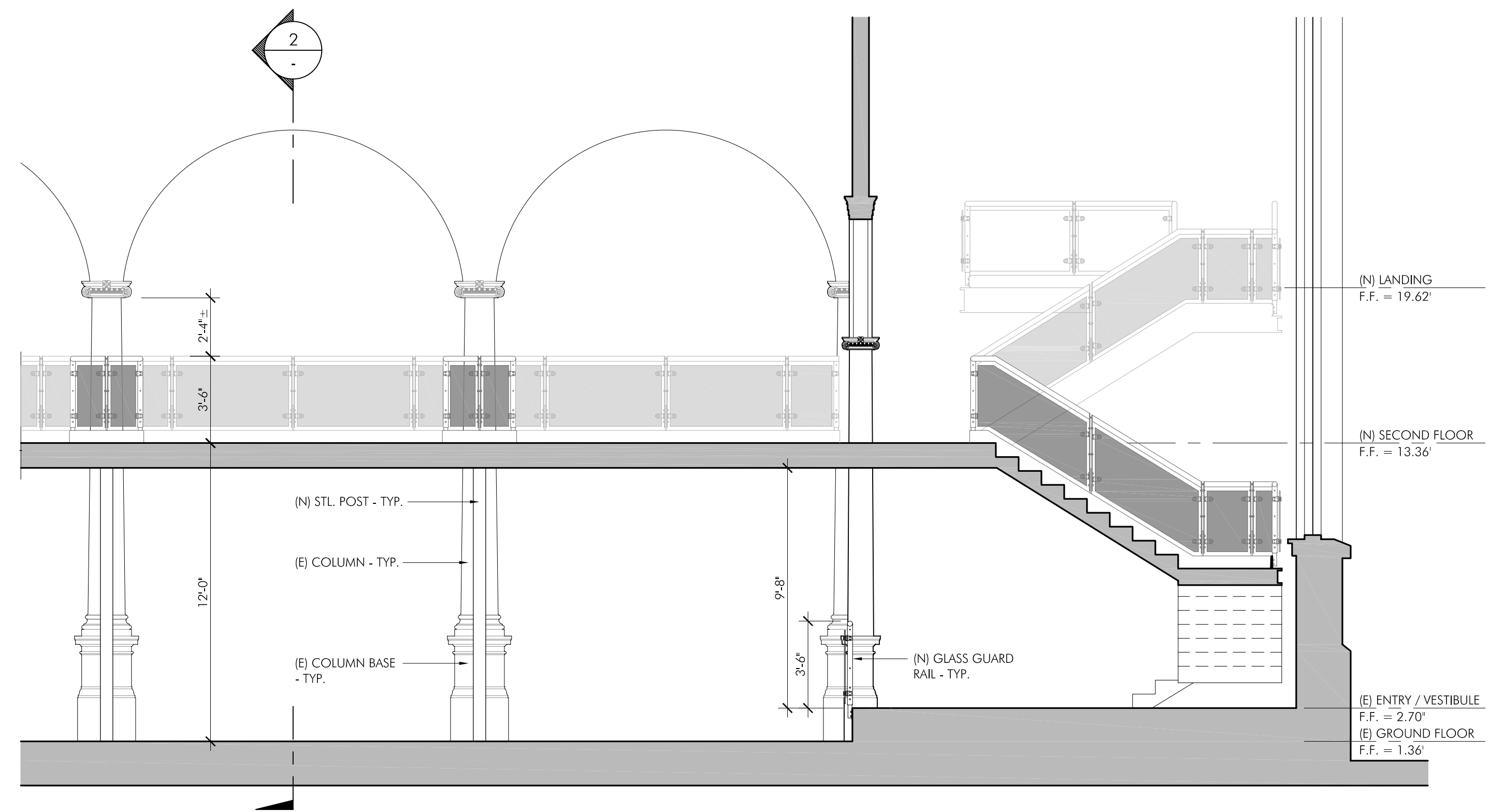
4 TYP. GUARDRAIL @ (E) COLUMNS
1/1/2" = 1'-0"

3 TYP. FLOOR EDGE / GUARDRAIL DETAIL
1/1/2" = 1'-0"

2 (N) SECOND FLOOR SECTION @ EAST AISLE
1/4" = 1'-0"



5 (N) SECOND FLOOR SECTION @ STAIR 1 / WEST TRANSEPT
1/4" = 1'-0"



1 (N) SECOND FLOOR SECTION @ STAIR 2 / EAST AISLE
1/4" = 1'-0"

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DATE: DEC. 12, 2011 AS NOTED CHECKED BY: WS
SCALE:

SHEET TITLE: INTERIOR SECTIONS & TYP. GUARDRAIL DETAILS
SHEET NUMBER:

1401

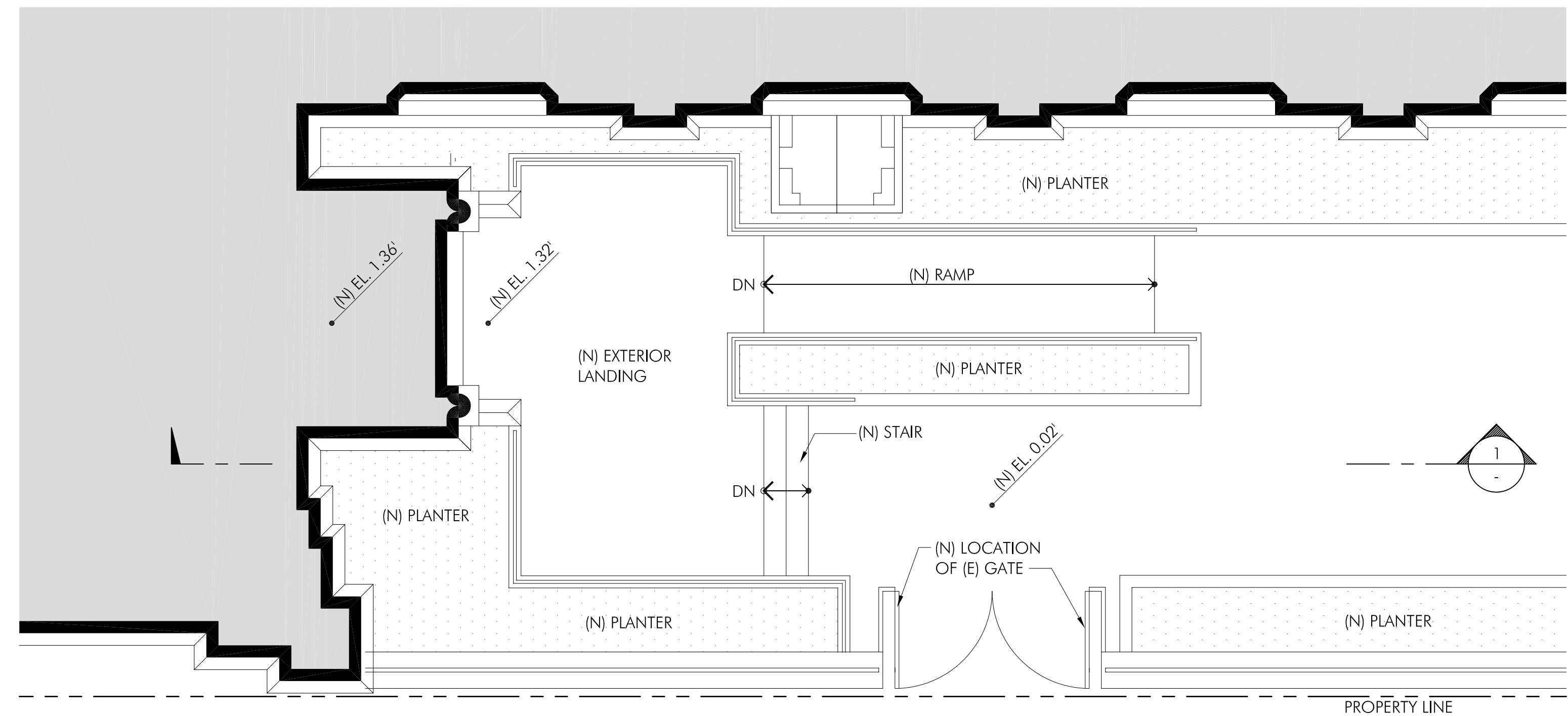
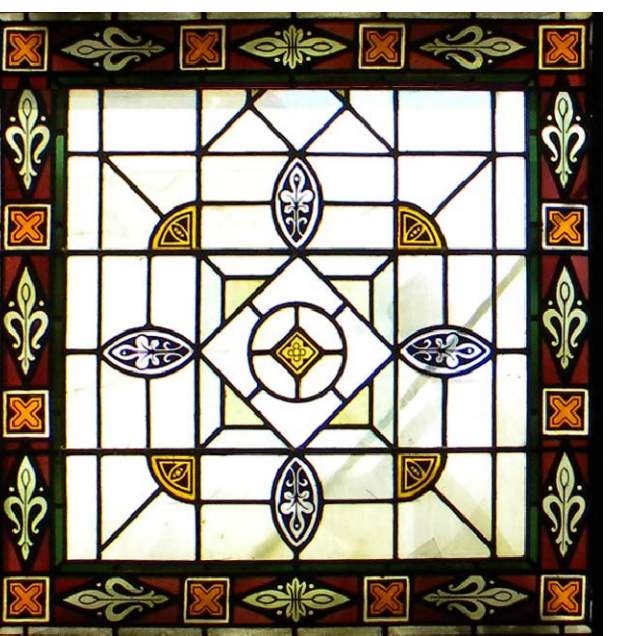
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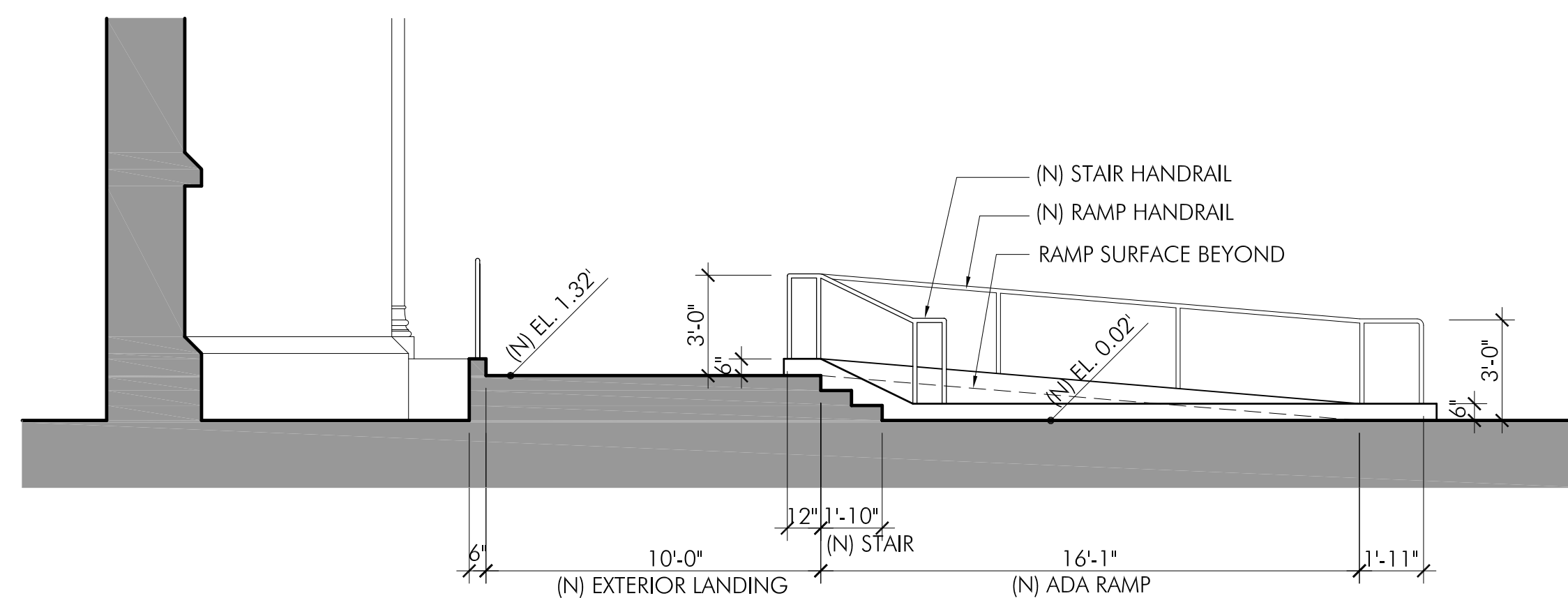
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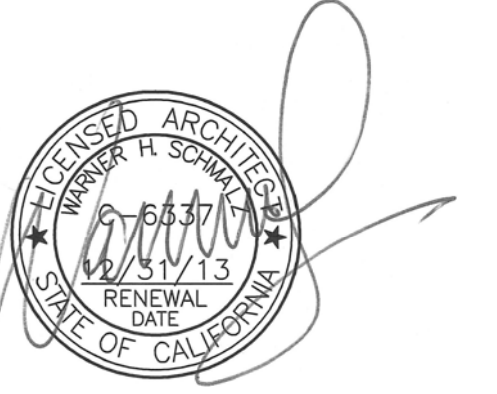


2 ENLARGED (N) EXTERIOR STAIR & RAMP PLAN
1/4" = 1'-0"



1 ENLARGED (N) EXTERIOR STAIR SECTION
1/4" = 1'-0"

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DATE: DEC. 12, 2011 CHECKED BY: WS
SCALE: AS NOTED
SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

A2.8



ARCHITECTURAL RENDERING OF ST. JOSEPH'S LOOKING SOUTH, 1913 - 1914



CURRENT PHOTOGRAPH OF ST. JOSEPH'S LOOKING SOUTH

HISTORIC PRESERVATION APPROACH

THE PROPOSED PROJECT WILL REPAIR, REHABILITATE, AND MAINTAIN THE EXTERIOR AND INTERIOR ARCHITECTURAL FEATURES THAT CONVEY THE BUILDING'S HISTORIC SIGNIFICANCE IN A MANNER CONSISTENT WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION. THE STANDARDS PROVIDE GUIDANCE FOR REVIEWING PROPOSED WORK ON HISTORIC PROPERTIES, AND ARE REGULARLY REFERENCED BY FEDERAL AGENCIES AND THE SAN FRANCISCO HISTORIC PRESERVATION COMMISSION.

THE STANDARDS FOR REHABILITATION ARE AS FOLLOWS:

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.
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.
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.
4. CHANGES TO A PROPERTY THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT WILL BE RETAINED AND PRESERVED.
5. DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.
6. DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED.
7. ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN.
8. NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL 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.
9. 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.

NOTE TO CONTRACTOR ON CONSTRUCTION SCHEDULE

CONTRACTOR MUST BE AWARE OF SCHEDULE IMPLICATIONS DUE TO THE REVIEW PROCESS REQUIRED FOR CHANGES MADE TO THE DESIGN DURING CONSTRUCTION. CHANGES TO THE DESIGN IMPACTING HISTORIC FABRIC MUST BE BROUGHT TO THE ATTENTION OF THE HISTORIC ARCHITECT IMMEDIATELY AT WHICH POINT A REVIEW OF THE CHANGES WILL TAKE PLACE TO DETERMINE IF AN AMENDMENT TO THE PART 2 TAX CREDIT APPLICATION IS REQUIRED. IF AMENDMENT TO THE PART 2 APPLICATION IS REQUIRED, THE APPROVAL OF THE AMENDMENT MUST GO THROUGH A STATE AND FEDERAL REVIEW BEFORE WORK CAN COMMENCE. THE AIM IS TO KEEP THE IMPACT TO THE CONSTRUCTION SCHEDULE TO A MINIMUM, HOWEVER ALL SHOULD BE AWARE OF THE POTENTIAL FOR DELAYS DUE TO THIS REVIEW PROCESS.

GENERAL NOTES

1. CONTRACTOR SHALL PROTECT ALL (E) MATERIALS AND FINISHES SHOWN TO REMAIN, SAFE FROM DAMAGE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO HISTORIC MATERIALS DURING CONSTRUCTION. ADDITIONALLY CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT COSTS.
3. EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS.
4. CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS AND CONDITION QUANTITIES IN FIELD, AND SHALL NOTIFY HISTORIC ARCHITECT WHEN EXISTING DIMENSIONS AND QUANTITIES DIFFER THAN THAT DEPICTED IN THESE CONTRACT DOCUMENTS.

DEFINITIONS

DEMOLITION: REMOVAL OF ITEMS FOR DISPOSAL

HISTORIC FABRIC: ARCHITECTURAL AND STRUCTURAL MATERIALS AND FINISHES, AND PORTIONS OF THE LIGHTING SYSTEMS CONSTRUCTED DURING THE BUILDING'S PERIOD OF SIGNIFICANCE. MOST, IF NOT ALL, HISTORIC FABRIC IS IDENTIFIED ON THE DRAWINGS. IT IS THE INTENT OF THIS PROJECT TO MAINTAIN AND RESTORE AS MUCH HISTORIC FABRIC AS POSSIBLE.

REHABILITATION: THE PROCESS OF RETURNING A PROPERTY TO A STATE OF UTILITY, THROUGH REPAIR OR ALTERATION, WHICH MAKES POSSIBLE AN EFFICIENT CONTEMPORARY USE WHILE PRESERVING THOSE PORTIONS AND FEATURES OF THE PROPERTY WHICH ARE SIGNIFICANT TO ITS HISTORIC, ARCHITECTURAL, AND CULTURAL VALUE.

REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

REMOVE AND SALVAGE: DETACH ITEM FROM EXISTING CONSTRUCTION AND PROVIDE THEM FOR OWNER'S USE.

REMOVE, SALVAGE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, STORE AND PROTECT AGAINST DAMAGE, PREPARE THEM FOR REUSE, AND INSTALL THEM WHERE INDICATED.

RETAIN AND PROTECT IN PLACE: RETAIN THE IDENTIFIED MATERIALS AND ASSEMBLIES IN PLACE DURING CONSTRUCTION, AND PROTECT SUCH MATERIALS AND ASSEMBLIES AGAINST DAMAGE AND DETERIORATION THROUGHOUT CONSTRUCTION. PROTECTION REQUIREMENTS INCLUDE THE INSTALLATION OF PHYSICAL BARRIERS TO PREVENT DAMAGED FROM CONSTRUCTION ACTIVITIES. BARRIER MATERIALS ARE TO BE INSTALLED WITHOUT ATTACHMENT TO THE MATERIALS AND ASSEMBLIES REQUIRING PROTECTION.

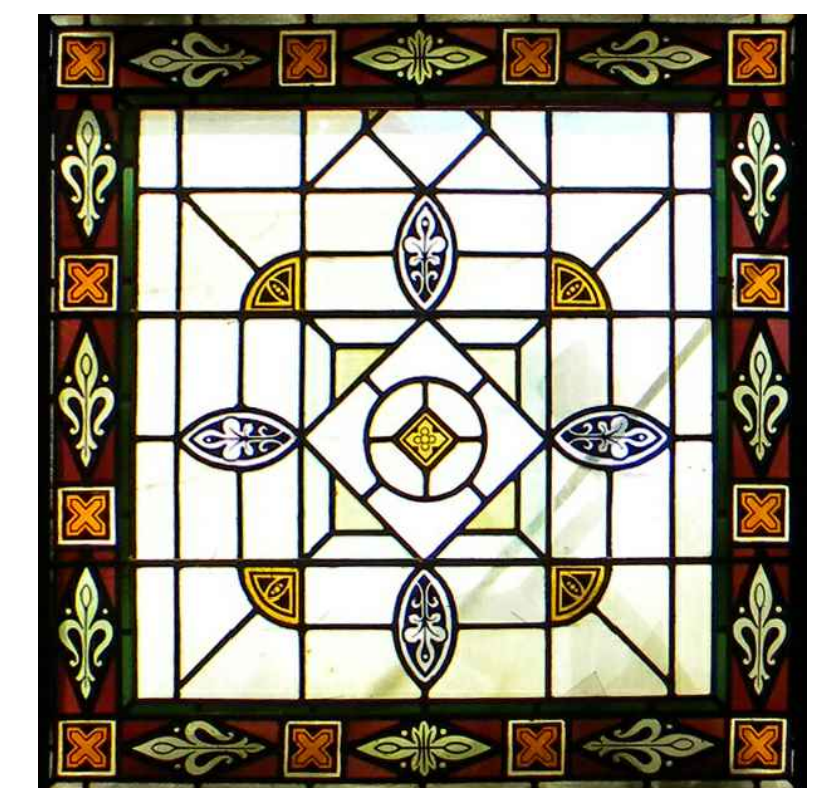
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SCALE: NO SCALE

SHEET TITLE: GENERAL INFO

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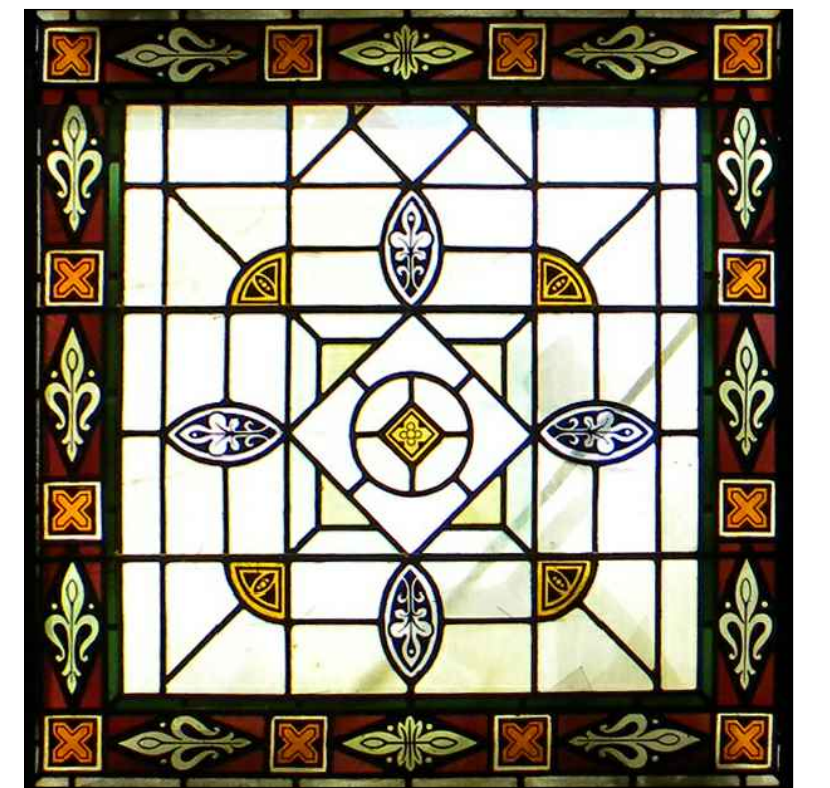
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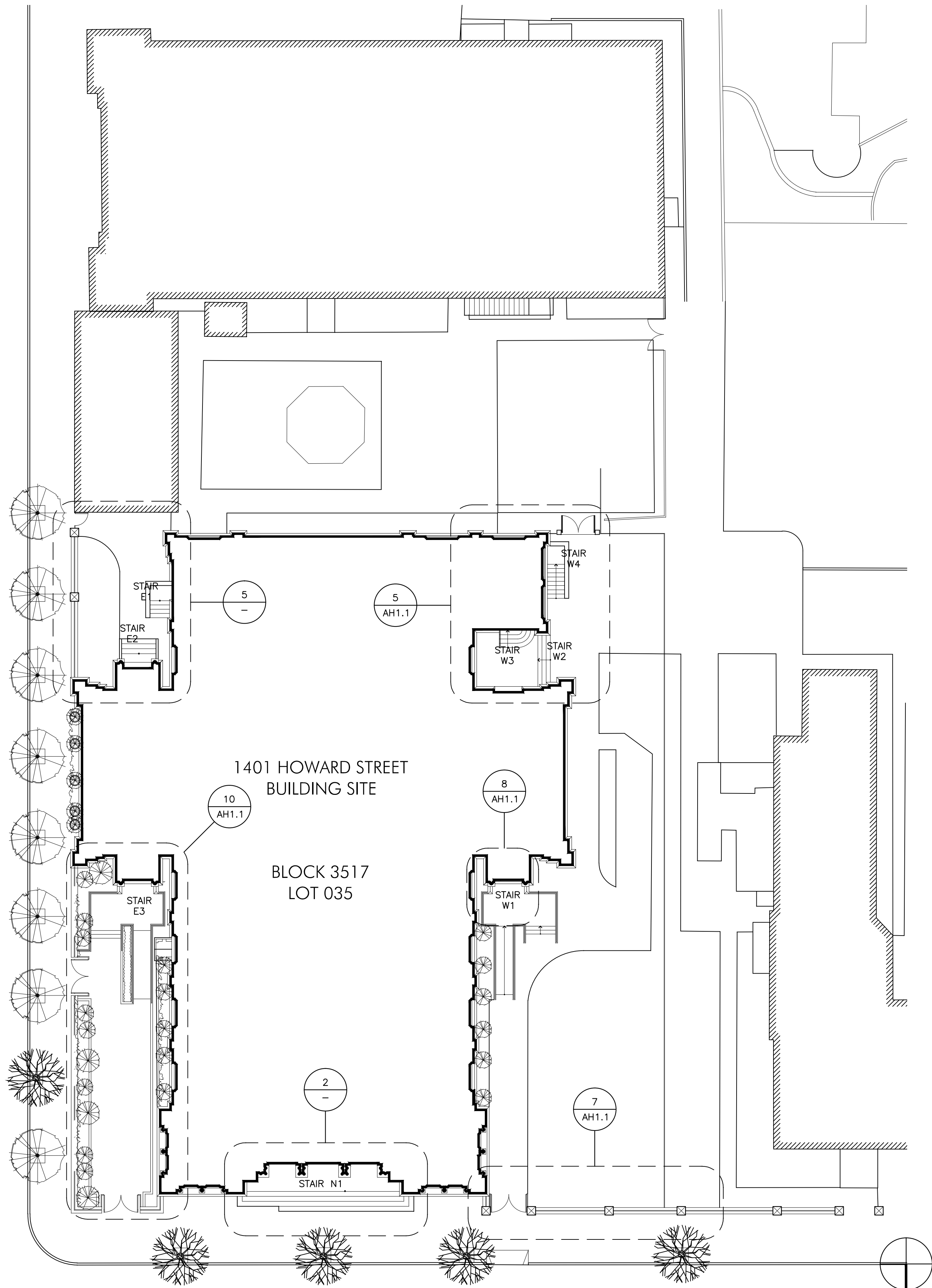
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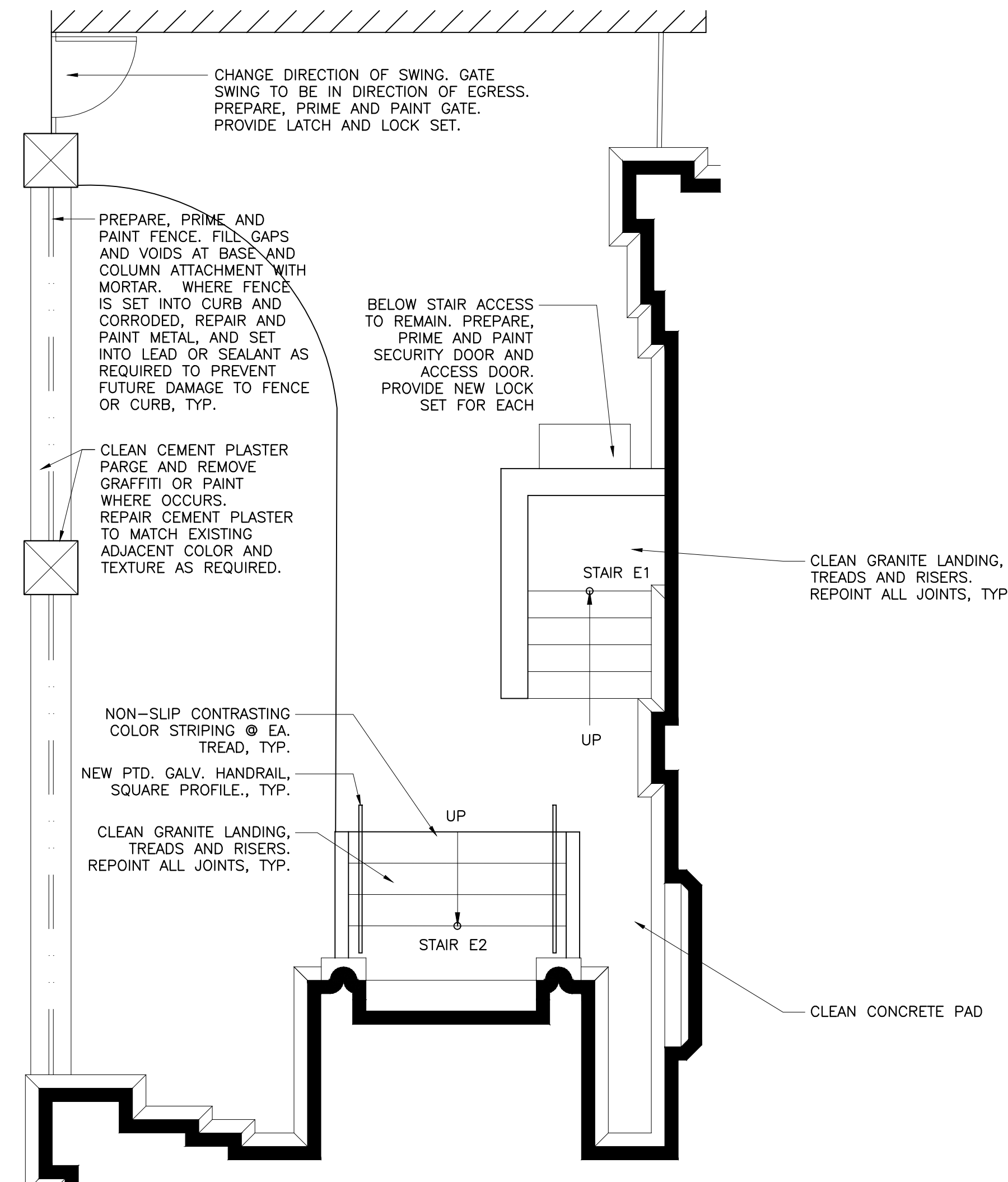
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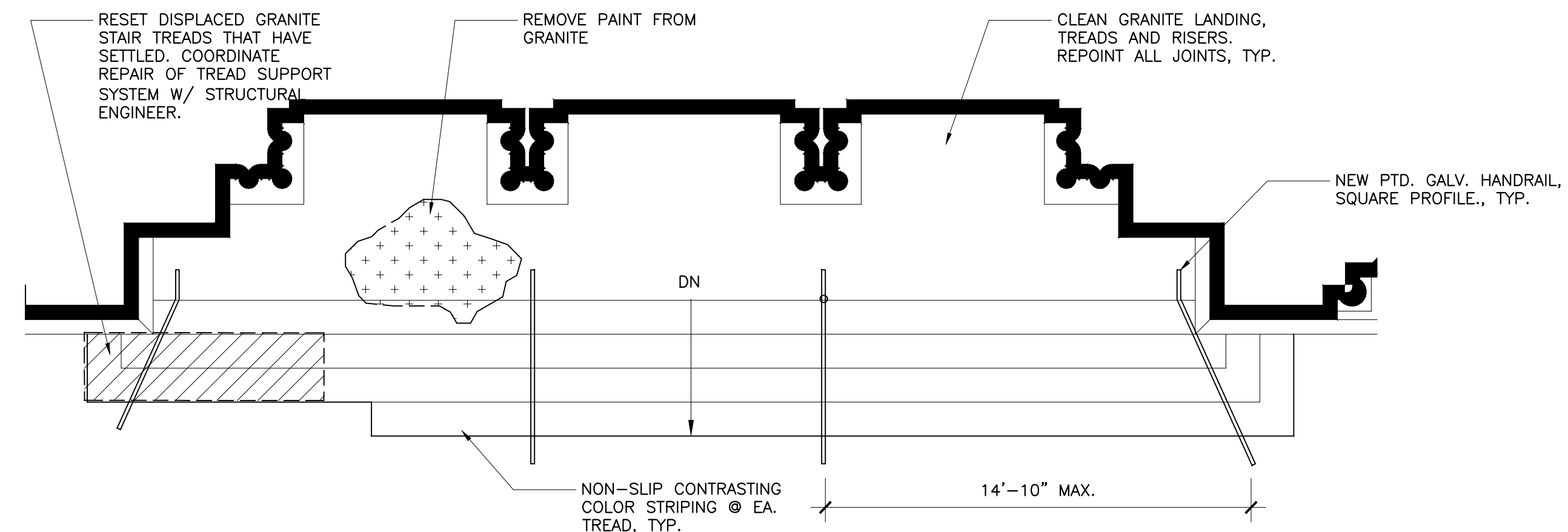




10 SITE PLAN
SCALE: 1/16"=1'-0"



5 STAIR E1 & E2- ENLARGED PLAN
SCALE: 1/4"=1'-0"



2 STAIR N1 - ENLARGED PLAN
SCALE: 1/4"=1'-0"

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SCALE: 1/8" = 1'-0"
0 4' 8' 16' 24'

SHEET TITLE: **SITE PLAN**

SHEET NUMBER:

AH1.0

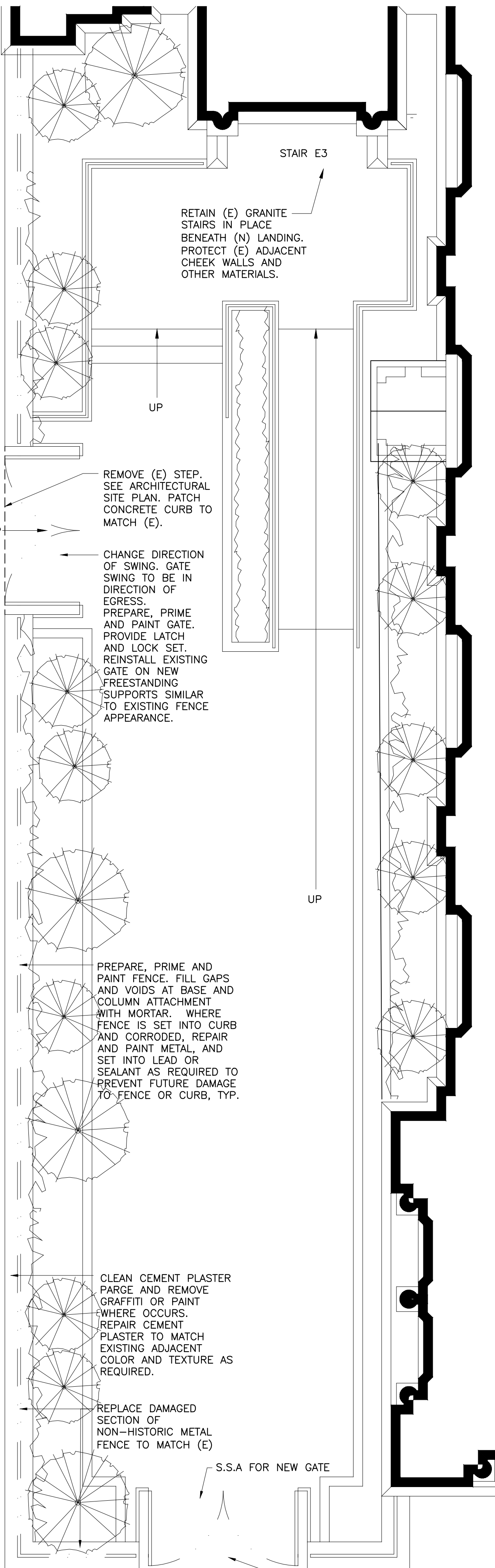
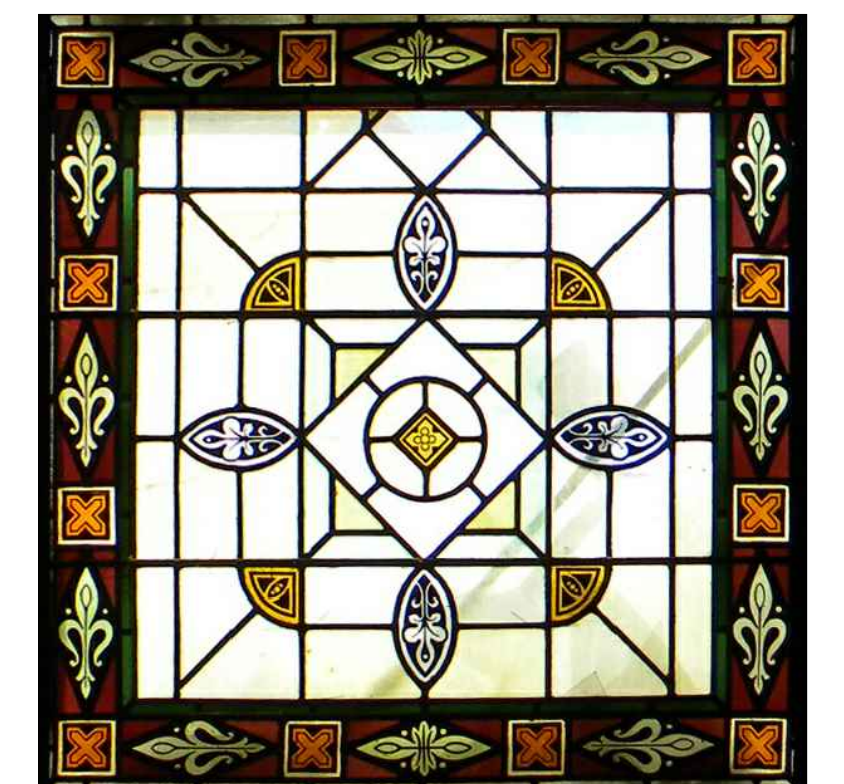
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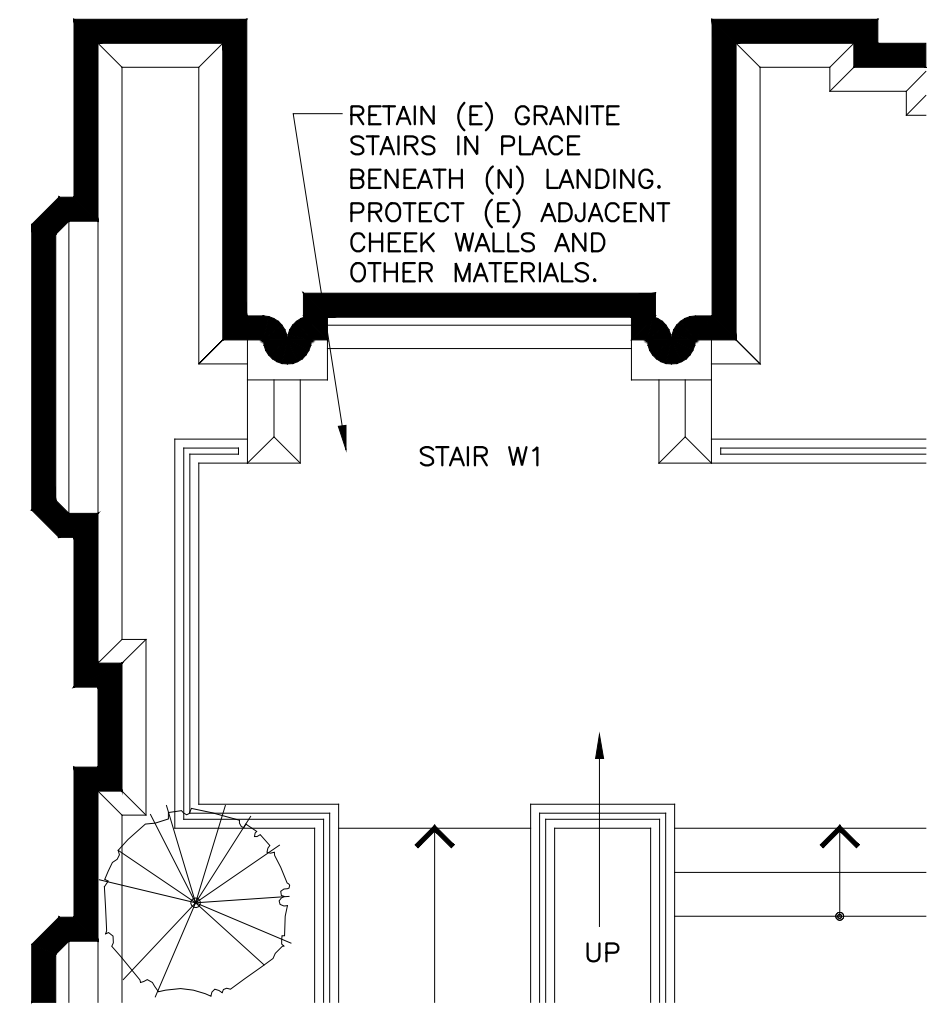
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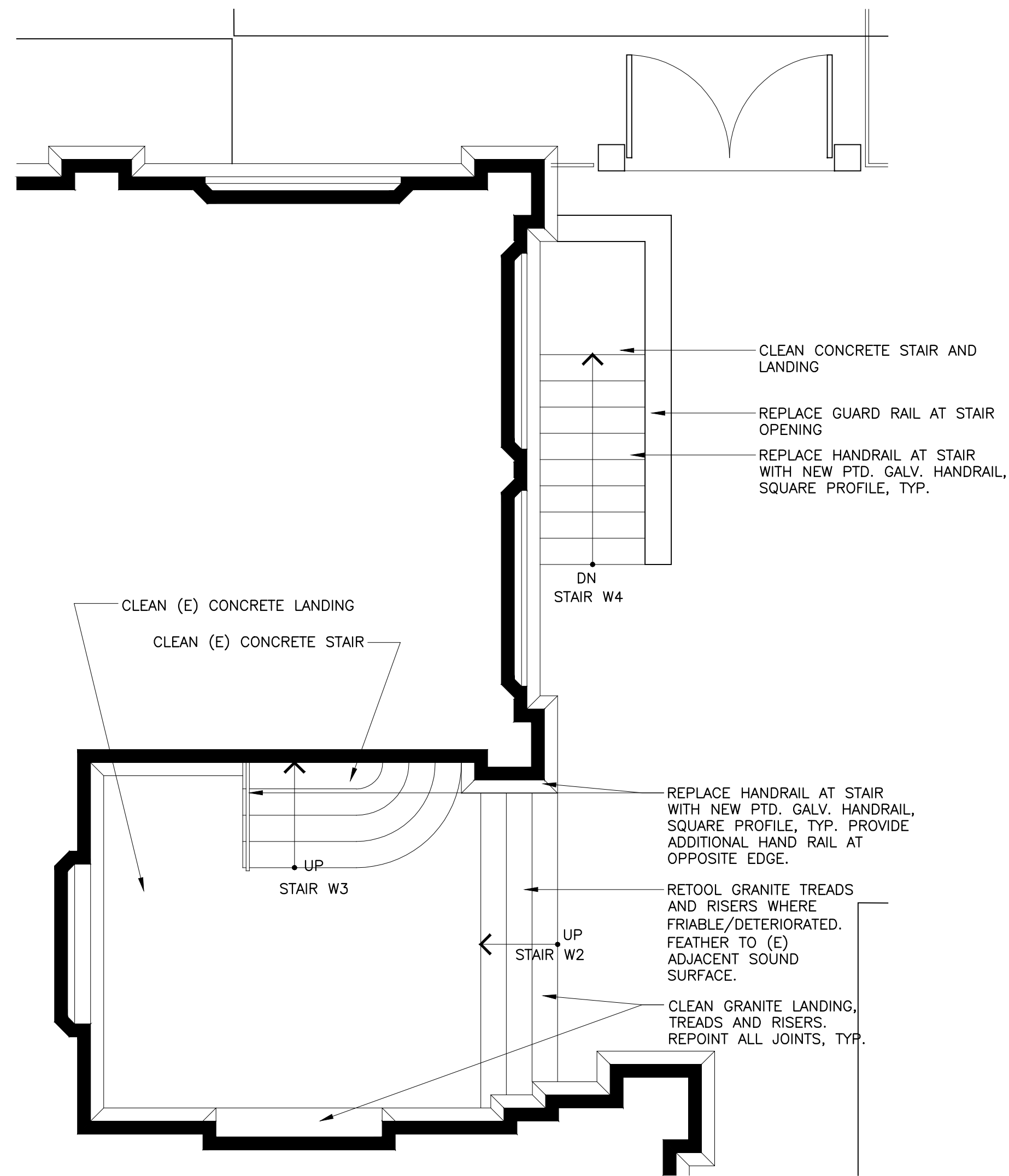
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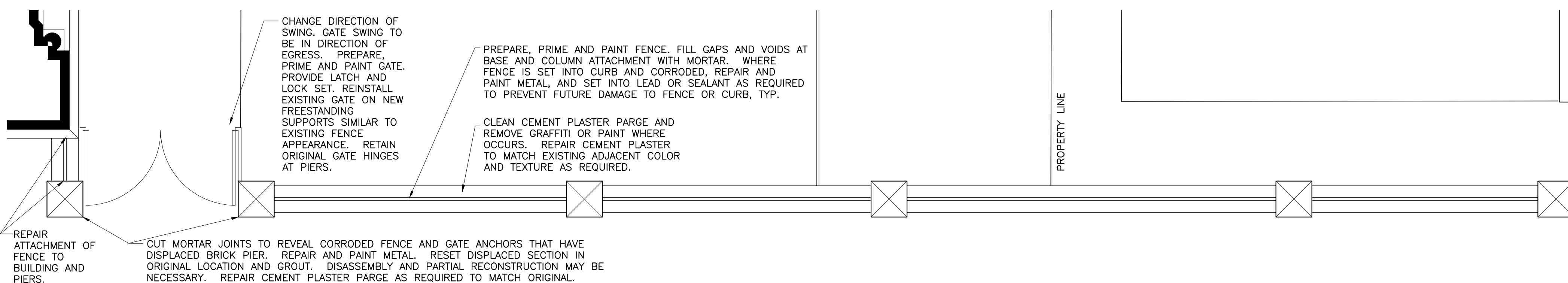
10 STAIR E3 - ENLARGED PLAN
SCALE: 1/4"=1'-0"



8 STAIR W1 - ENLARGED PLAN
SCALE: 1/4"=1'-0"



5 STAIR W2, W3 & W4 - ENLARGED PLAN
SCALE: 1/4"=1'-0"



7 NORTH WALL - ENLARGED PLAN
SCALE: 1/4"=1'-0"

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SHEET TITLE: ENLARGED SITE PLANS

SHEET NUMBER:

AH1.1

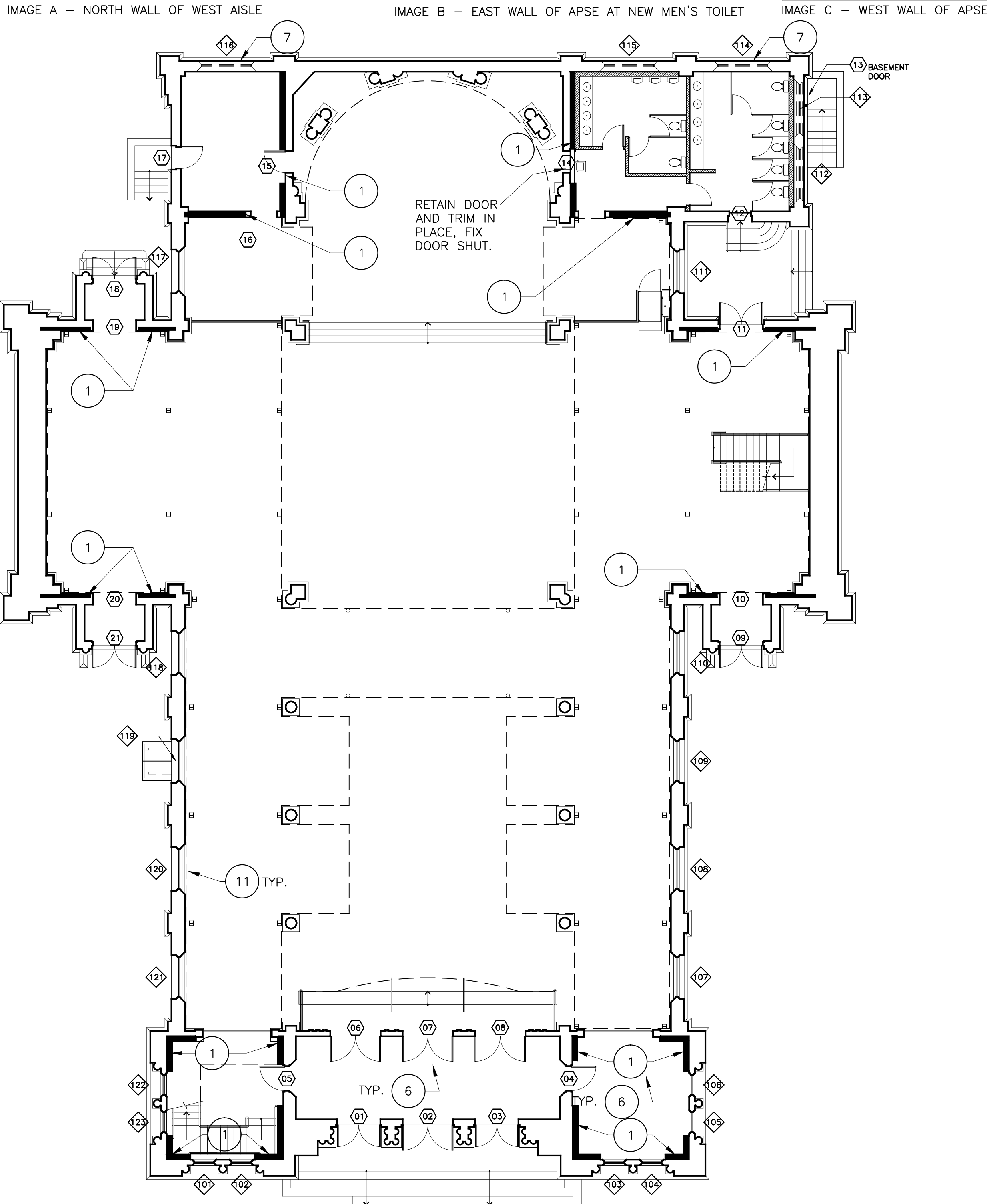
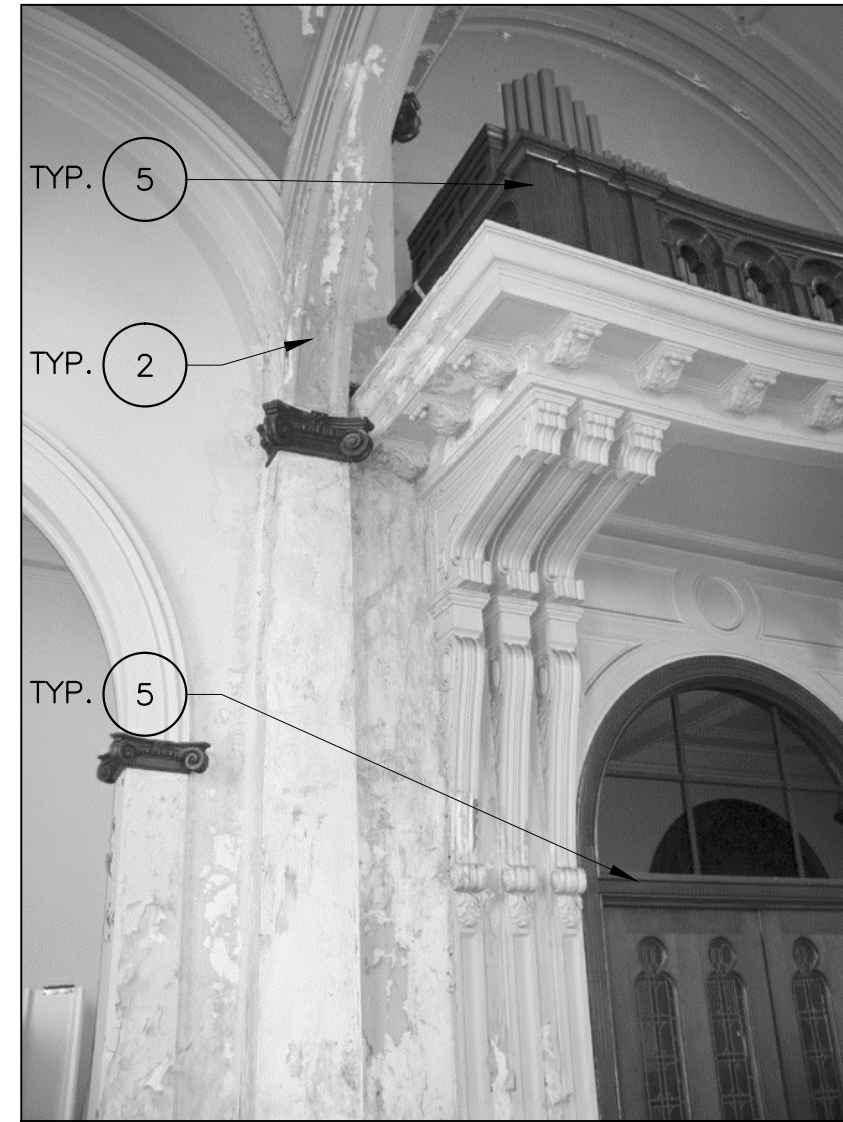


IMAGE E - EAST WALL OF EAST AISLE



IMAGE F - ENTRY VESTIBULE LOOKING WEST

GENERAL NOTES

- A. FOR REPAIR OF WINDOWS AND LOUVERS REFERENCE WINDOW SCHEDULE AND SPECIFICATION
- B. FOR REPAIR OF DOORS REFERENCE DOOR SCHEDULE AND SPECIFICATION
- C. ALL INTERIOR FINISHES ARE TO BE PAINTED U.O.N. WHERE HISTORIC DECORATIVE PAINT IS VISIBLE AT AREAS OF LOOSE OR PEELING PAINT, APPLY A BARRIER COAT SPECIFICALLY MANUFACTURED FOR THE PRESERVATION OF THE PAINT LAYER BELOW PRIOR TO PRIMING AND PAINTING INTERIOR SURFACES.
- D. ANY ORIGINAL DOORS THAT ARE NOT TO BE REINSTALLED ARE TO BE REMOVED AND SALVAGED.

INTERIOR KEY NOTES

- 1. REMOVE PLASTER FROM SURFACES TO RECEIVE SHOTCRETE FOR SEISMIC REINFORCEMENT. INSTALL NEW PLASTER TO MATCH ORIGINAL PROFILE AND APPEARANCE. PREPARE AND PAINT.
- 2. REMOVE LOOSE OR UNSOUND PLASTER/PLASTER SKIM COAT AND INSTALL NEW TO MATCH ORIGINAL PROFILE AND APPEARANCE. PREPARE AND PAINT.
- 3. REMOVE NON-HISTORIC APPLICATION OF WOOD VENEER AT WAINSCOT. REPAIR PLASTER SUBSTRATE BEHIND. PREPARE AND PAINT.
- 4. INSTALL NEW WOOD TRIM TO INFILL WHERE IMPACTED BY CHANGE IN FLOOR SLOPE. MATCH EXISTING ADJACENT WOODWORK IN SPECIES, GRAIN, PROFILE, AND STAIN/CLEAR COAT FINISH.
- 5. CLEAN STAINED/VARNISHED WOODWORK. TOUCH UP DAMAGED AREAS OR REFINISH AS REQUIRED.
- 6. REMOVE TILE AND MASTIC APPLIED OVER MARBLE FLOORING. CLEAN AND RESTORE MARBLE.
- 7. REMOVE, SALVAGE AND REINSTALL SINGLE REMAINING STAINED GLASS AT OPENING 116. RESTORE AND REINSTALL AT OPENING 114. SEE WINDOW SCHEDULE AND SPECS FOR ADDITIONAL INFORMATION.
- 8. REPLACE MISSING DECORATIVE PLASTER FEATURE. MATCH ADJACENT PROFILE AND APPEARANCE. PREPARE AND PAINT.
- 9. RELAMP (E) HISTORIC LIGHT FIXTURE AND CLEAN HOUSING.
- 10. CLEAN MARBLE WAINSCOT.
- 11. REMOVE AND SALVAGE EXISTING RADIATORS, TYP.

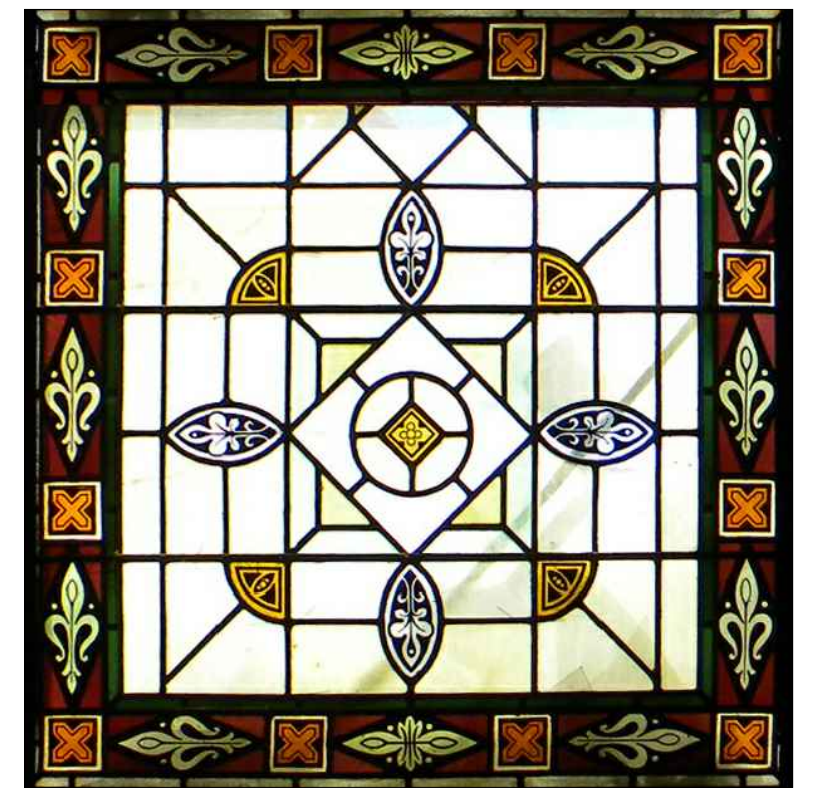
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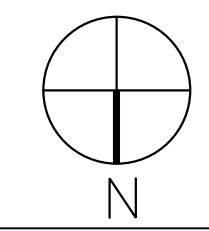


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10 GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"



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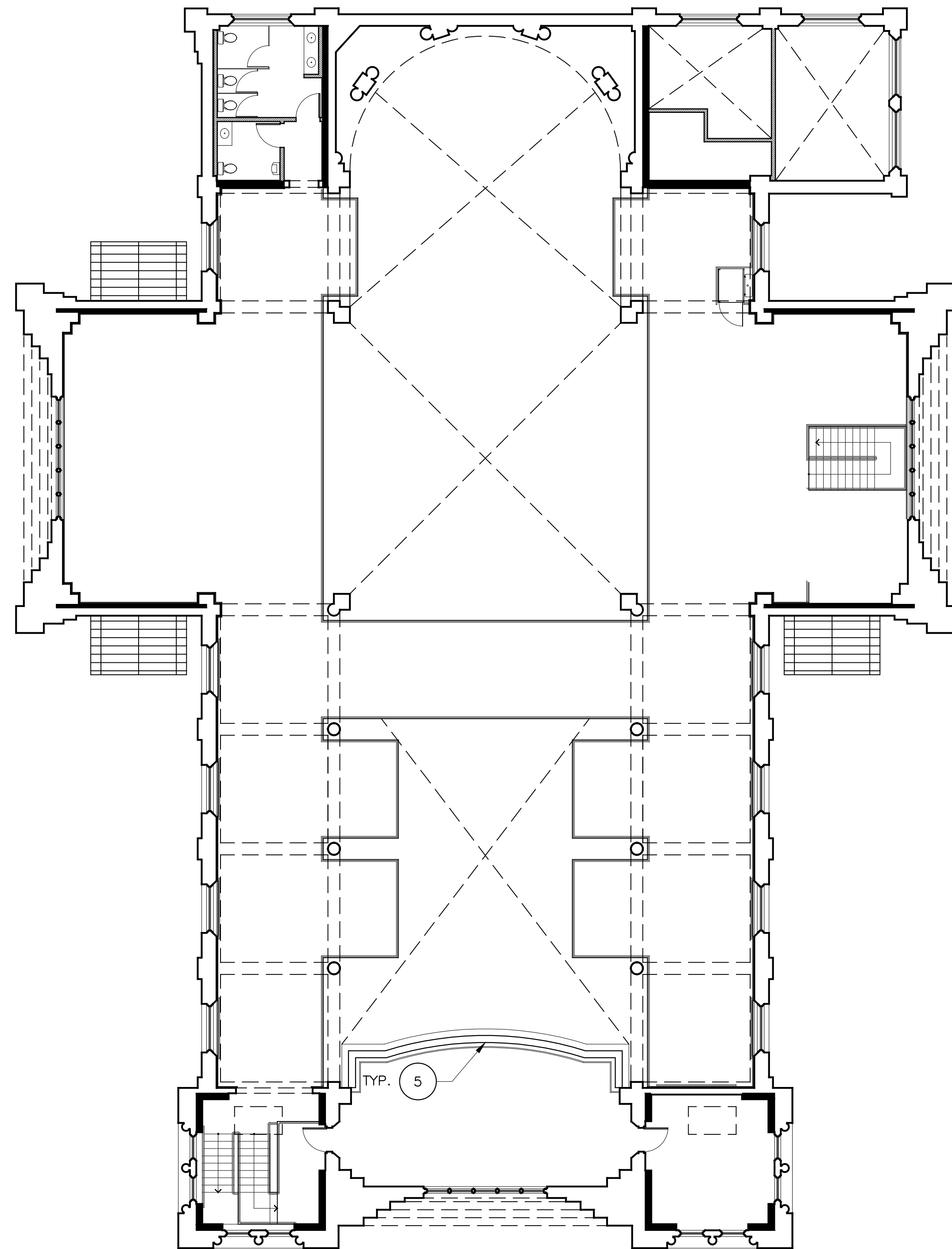
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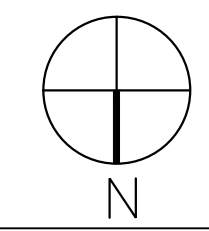
AH2.0



IMAGE A - CHOIR LOFT LOOKING EAST



10 SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



GENERAL NOTES

- A. FOR REPAIR OF WINDOWS AND LOUVERS REFERENCE WINDOW SCHEDULE AND SPECIFICATION
- B. FOR REPAIR OF DOORS REFERENCE DOOR SCHEDULE AND SPECIFICATION
- C. ALL INTERIOR FINISHES ARE TO BE PAINTED U.O.N. WHERE HISTORIC DECORATIVE PAINT IS VISIBLE AT AREAS OF LOOSE OR PEELING PAINT, APPLY A BARRIER COAT SPECIFICALLY MANUFACTURED FOR THE PRESERVATION OF THE PAINT LAYER BELOW PRIOR TO PRIMING AND PAINTING INTERIOR SURFACES.
- D. ANY ORIGINAL DOORS THAT ARE NOT TO BE REINSTALLED ARE TO BE REMOVED AND SALVAGED.

INTERIOR KEY NOTES

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- 2. REMOVE LOOSE OR UNSOUND PLASTER/PLASTER SKIM COAT AND INSTALL NEW TO MATCH ORIGINAL PROFILE AND APPEARANCE. PREPARE AND PAINT.
- 3. REMOVE NON-HISTORIC APPLICATION OF WOOD VENEER AT WAINSCOT. REPAIR PLASTER SUBSTRATE BEHIND. PREPARE AND PAINT.
- 4. INSTALL NEW WOOD TRIM TO INFILL WHERE IMPACTED BY CHANGE IN FLOOR SLOPE. MATCH EXISTING ADJACENT WOODWORK IN SPECIES, GRADE, GRAIN, PROFILE, AND STAIN/CLEAR COAT FINISH.
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- 6. REMOVE TILE AND MASTIC APPLIED OVER MARBLE FLOORING. CLEAN AND RESTORE MARBLE.
- 7. REMOVE, SALVAGE AND REINSTALL SINGLE REMAINING STAINED GLASS AT OPENING 116. RESTORE AND REINSTALL AT OPENING 114. SEE WINDOW SCHEDULE AND SPECS FOR ADDITIONAL INFORMATION.
- 8. REPLACE MISSING DECORATIVE PLASTER FEATURE. MATCH ADJACENT PROFILE AND APPEARANCE. PREPARE AND PAINT.
- 9. RELAMP (E) HISTORIC LIGHT FIXTURE AND CLEAN HOUSING.
- 10. CLEAN MARBLE WAINSCOT.
- 11. REMOVE AND SALVAGE EXISTING RADIATORS, TYP.

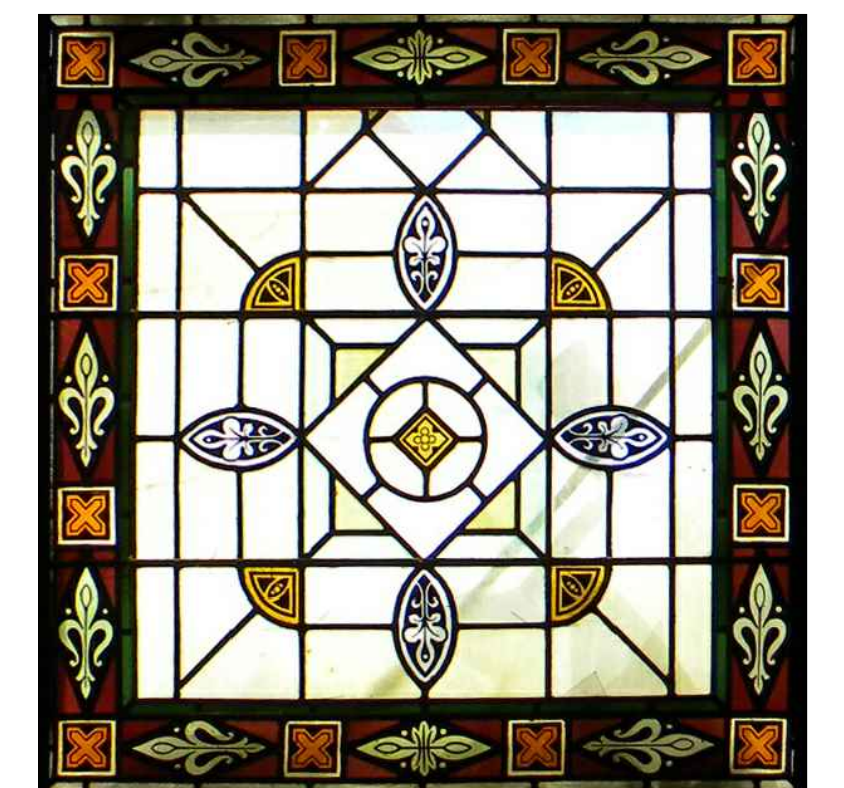
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SCALE: 1/8" = 1'-0"
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SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:

AH2.1

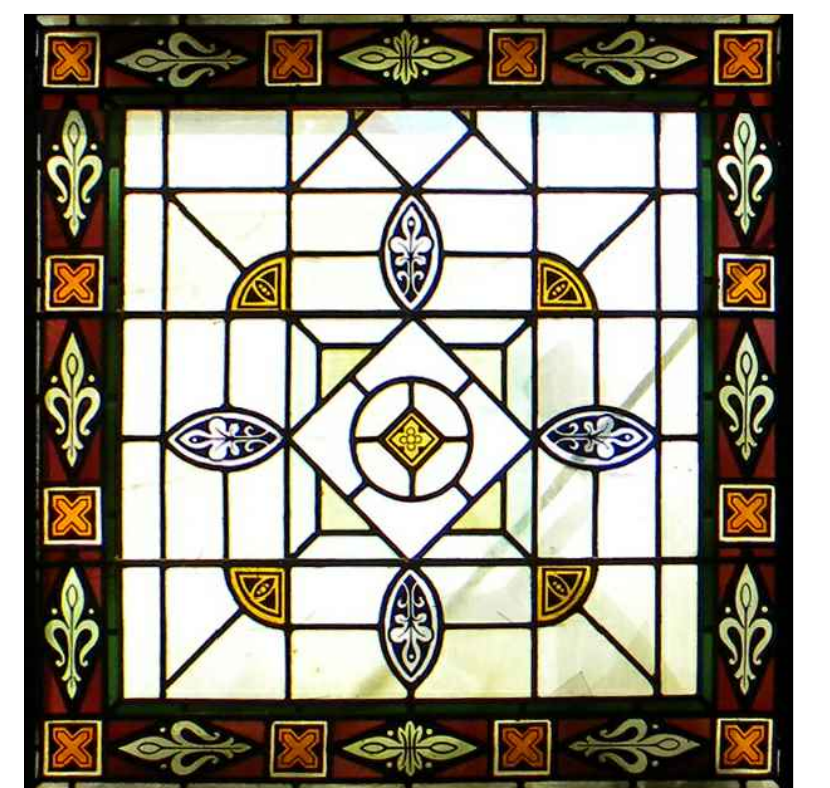
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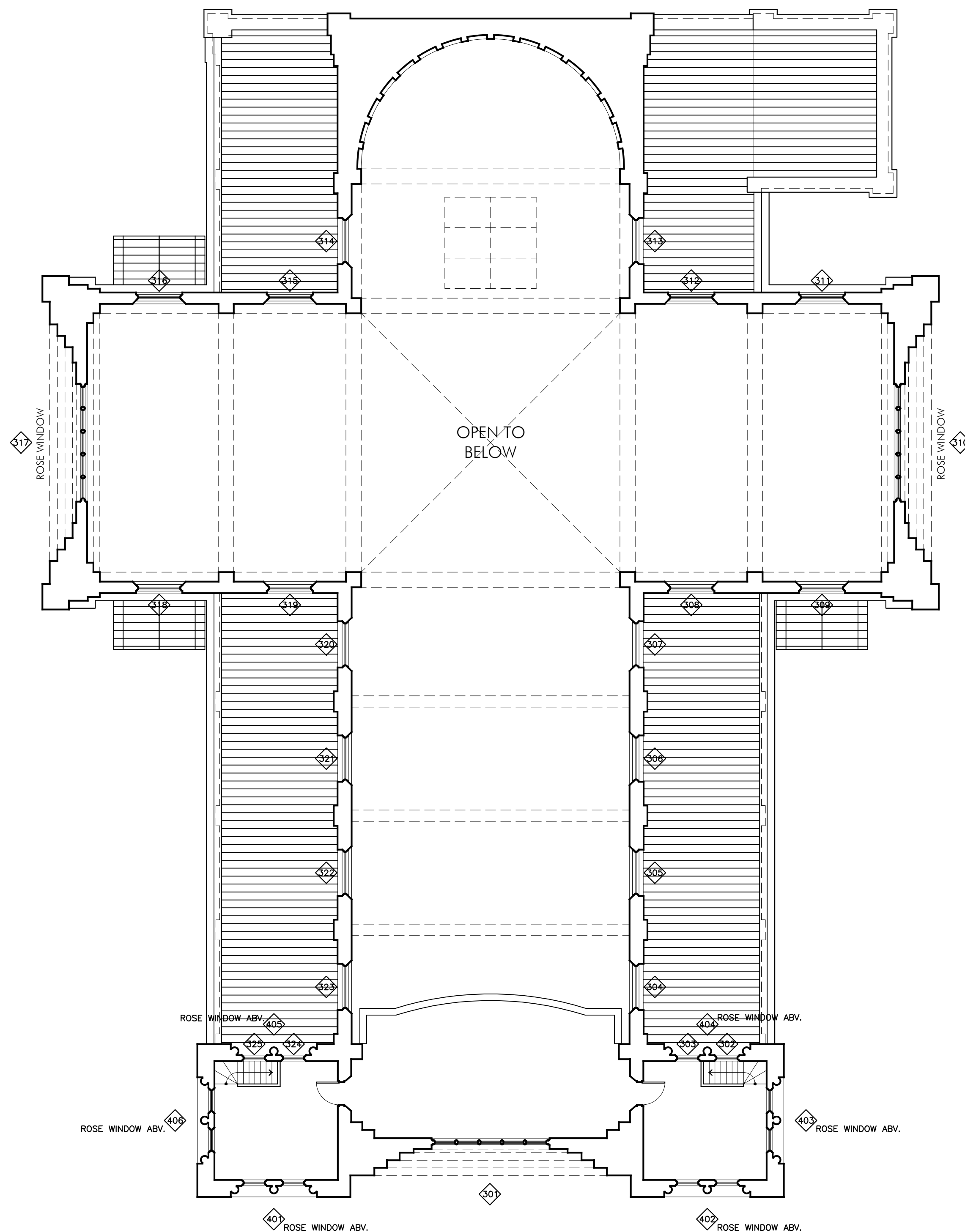


GENERAL NOTES

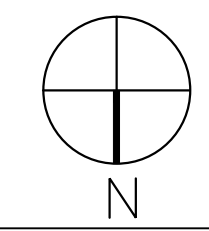
- A. FOR REPAIR OF WINDOWS AND LOUVERS REFERENCE WINDOW SCHEDULE AND SPECIFICATION
- B. FOR REPAIR OF DOORS REFERENCE DOOR SCHEDULE AND SPECIFICATION
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- D. ANY ORIGINAL DOORS THAT ARE NOT TO BE REINSTALLED ARE TO BE REMOVED AND SALVAGED.

INTERIOR KEY NOTES

- 1. REMOVE PLASTER FROM SURFACES TO RECEIVE SHOTCRETE FOR SEISMIC REINFORCEMENT. INSTALL NEW PLASTER TO MATCH ORIGINAL PROFILE AND APPEARANCE. PREPARE AND PAINT.
- 2. REMOVE LOOSE OR UNSOUND PLASTER/PLASTER SKIM COAT AND INSTALL NEW TO MATCH ORIGINAL PROFILE AND APPEARANCE. PREPARE AND PAINT.
- 3. REMOVE NON-HISTORIC APPLICATION OF WOOD VENEER AT WAINSCOT. REPAIR PLASTER SUBSTRATE BEHIND. PREPARE AND PAINT.
- 4. INSTALL NEW WOOD TRIM TO INFILL WHERE IMPACTED BY CHANGE IN FLOOR SLOPE. MATCH EXISTING ADJACENT WOODWORK IN SPECIES, GRADE, GRAIN, PROFILE, AND STAIN/CLEAR COAT FINISH.
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- 9. RELAMP (E) HISTORIC LIGHT FIXTURE AND CLEAN HOUSING.
- 10. CLEAN MARBLE WAINSCOT.
- 11. REMOVE AND SALVAGE EXISTING RADIATORS, TYP.



10 BELFRY & MECHANICAL PLAN
SCALE: 3/32"=1'-0"



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SHEET TITLE:
**BELFRY & MECHANICAL
FLOOR PLAN**

SHEET NUMBER:

AH2.2

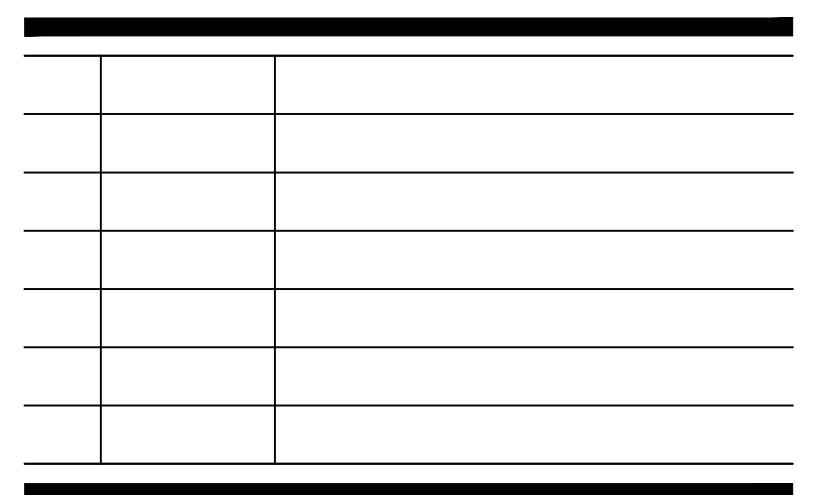
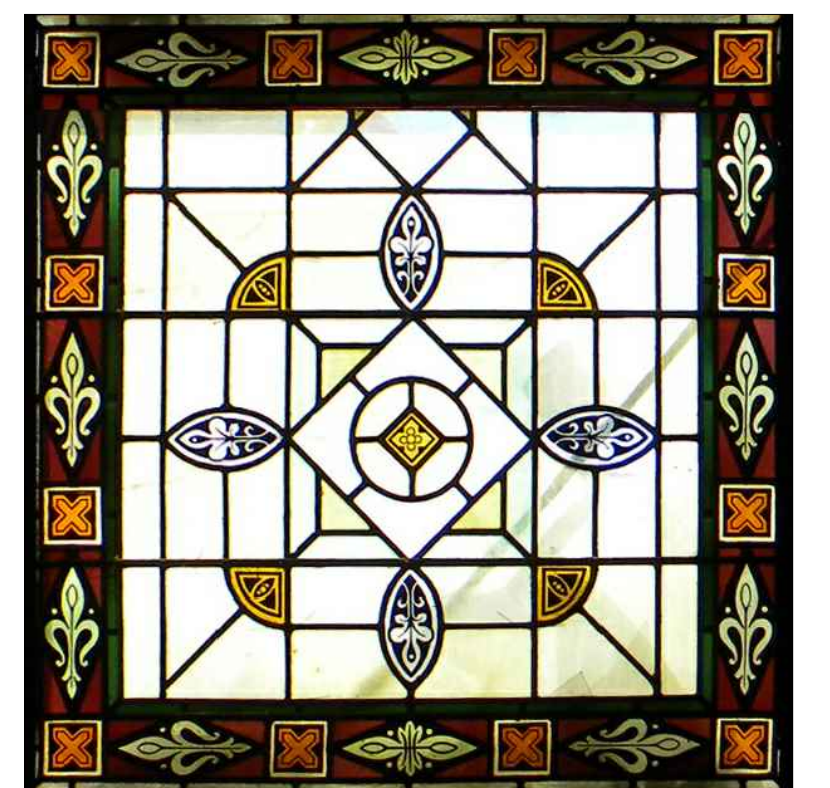
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SHEET TITLE: **ROOF PLAN**

SHEET NUMBER:

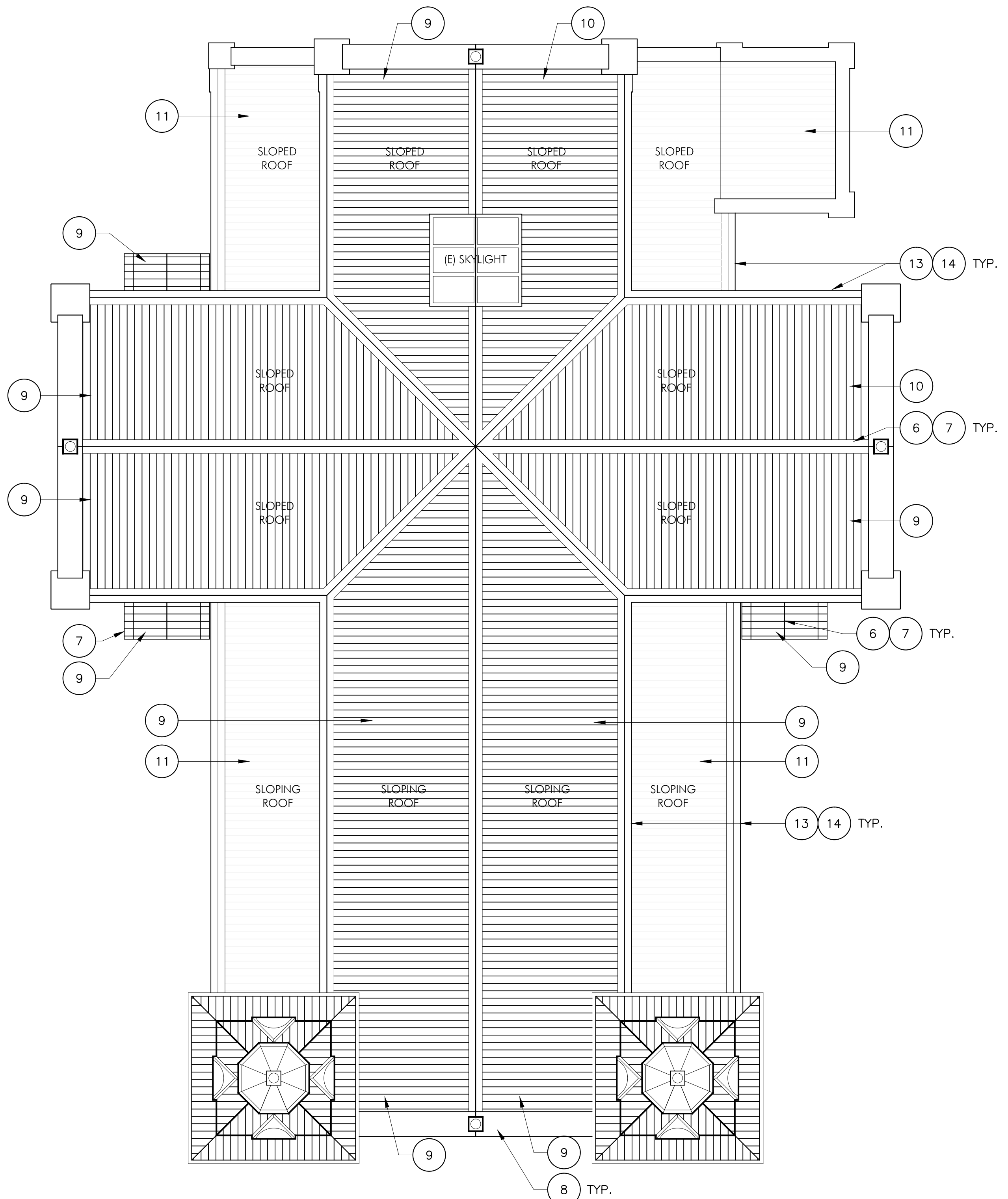
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GENERAL NOTES

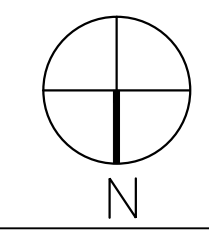
- A. FOR REPAIR OF WINDOWS AND LOUVERS REFERENCE WINDOW SCHEDULE AND SPECIFICATION
- B. FOR REPAIR OF DOORS REFERENCE DOOR SCHEDULE AND SPECIFICATION

EXTERIOR KEY NOTES

1. REMOVE VEGETATIVE GROWTH FROM EXTERIOR SURFACES.
2. REMOVE UNSOUND PAINT FROM CEMENT PLASTER IN PREPARATION FOR REPAIR AND PAINTING. PAINT CEMENT PLASTER WITH BREATHABLE ELASTOMERIC PAINT SYSTEM. FOR PRICING ASSUME 1 COAT PRIMER AND 2 FINISH COATS. COLOR TO CLOSELY MATCH EXISTING.
3. CLEAN CEMENT PLASTER OF BIOLOGICAL GROWTH WITH BIOCIDAL CLEANER.
4. REPAIR CRACK THROUGH CEMENT PLASTER. ROUTE CRACK AND PATCH PER SPECIFICATION TO MATCH EXISTING ADJACENT TEXTURE, PROFILE, AND APPEARANCE.
5. REMOVE EXISTING DETERIORATED OR DETACHED CEMENT PLASTER. INSTALL NEW CEMENT PLASTER TO MATCH EXISTING IN TEXTURE, PROFILE, AND APPEARANCE WITH CEMENT PLASTER THAT IS COMPATIBLE WITH SUBSTRATE AND EXISTING PLASTER TO REMAIN.
6. REMOVE FAILING PAINT AND SURFACE CORROSION FROM DECORATIVE SHEET METAL PER SPECIFICATION. PREPARE, PRIME AND PAINT. FOR PRICING ASSUME 1 COAT CORROSION INHIBITOR PRIMER AND 2 COATS FINISH COAT.
7. REPLACE OR PATCH DETERIORATED AREAS OF DECORATIVE SHEET METAL WITH NEW SHEET METAL TO MATCH EXISTING PROFILE.
8. REPLACE SHEET METAL PARAPET CAP FLASHING WITH NEW PAINTED GALVANIZED OR STAINLESS STEEL SHEET METAL TO MATCH EXISTING PROFILE.
9. REMOVE, SALVAGE AND REINSTALL EXISTING SLATE TILE ROOF TO ALLOW ACCESS FOR STRUCTURAL STABILIZATION OF ROOF STRUCTURE, SSD. REPLACE DETERIORATED/BROKEN TILES WITH SALVAGE STOCK OR NEW TILE TO MATCH EXISTING. INSTALL NEW 30# FELT UNDERLAYMENT AND GALVANIZED FLASHING AS DETAILED AND SPECIFIED. NEW DECKING AS SPECIFIED BY STRUCTURAL ENGINEER.
10. REMOVE AND SALVAGE EXISTING SLATE TILE AT AREA OF NEW PV PANELS. TILE TO BE USED AS SALVAGE STOCK FOR REINSTALLED SLATE TILE ROOFS ELSEWHERE. INSTALL NEW BUILT-UP ROOFING (B.U.R) AND PV STAND-OFFS AS DETAILED AND SPECIFIED. SEE MEP DWGS. NEW DECKING AS SPECIFIED BY STRUCTURAL ENGINEER.
11. REMOVE EXISTING BUILT-UP ROOFING (B.U.R) AND INSTALL NEW B.U.R. OVER NEW STRUCTURAL DECKING. SSD.
12. RESTORE EXISTING METAL SKYLIGHT. PREPARE AND PAINT. INSTALL NEW TEMPERED GLAZING AND SEALANT. COORDINATE WORK AND FLASHING DETAILS WITH ROOF STRENGTHENING AND REROOFING.
13. REMOVE EXISTING SHEET METAL LINER AT BOXED GUTTER. INSTALL NEW WATERPROOF MEMBRANE, GALVANIZED OR STAINLESS STEEL SHEET METAL LINER, OUTLET TUBES, AND EXPANSION JOINTS WHERE INDICATED AND REQUIRED. SLOPE TO DRAIN. REFERENCE DETAILS.
14. REMOVE AND REPLACE METAL DOWNSPOUTS, TYPICAL. REPLACE WITH SIMILAR. INSTALL ADDITIONAL NEW DOWNSPOUTS AS REQUIRED FOR PROPER DRAINAGE. SIZE AS REQUIRED.
15. REMOVE AND SALVAGE GILDED SHEET METAL CROSSES FOR REINSTALLATION, TYPICAL. CLEAN AND CONSOLIDATE FLAKING GOLD LEAF. TOUCH-UP MISSING OR FLAKING GILDING WITH NEW TO MATCH EXISTING.
16. REMOVE PAINT AND GILDING OVER SHEET METAL DOMES, TYPICAL. INSPECT SHEET METAL FOR DAMAGE AND REPAIR OR REPLACE DETERIORATED SHEET METAL TO MATCH ORIGINAL PROFILE AND APPEARANCE. PAINT GOLD TO CLOSELY MATCH GOLD LEAF APPEARANCE.
17. RETAIN EXPERT STAINED GLASS CONSULTANT TO RESTORE EXISTING STAINED GLASS WINDOWS. STAINED GLASS MAY BE TREATED IN SITU OR REMOVED TO SHOP FOR REPAIR PER RECOMMENDATIONS OF STAINED GLASS CONSULTANT. VENT CAVITY FROM INTERIOR TO MINIMIZE HEAT AND CONDENSATION BUILDUP ON STAINED GLASS. REINSTALL AND RESTORE WOOD FRAME WITH EPOXY CONSOLIDANT WOOD REPAIR OR WOOD DUTCHMAN. PREPARE AND PAINT. MODIFY FRAME TO ACCEPT NEW RIBBED PROTECTIVE HEAVY GLASS OR DUAL GLAZING TO MATCH ORIGINAL RIBBED GLASS APPEARANCE. SELECTION PENDING FINAL COORDINATION OF ENVELOPE STUDY. SEE WINDOW SCHEDULE, AH9.0, AND AH9.1. SEE AH9.2 FOR WINDOW TYPES.
18. WHERE STAINED GLASS HAS BEEN PREVIOUSLY REMOVED, RESTORE EXISTING WOOD FRAME. REMOVE DETERIORATED AREAS BACK TO SOUND WOOD SUBSTRATE AND PROVIDE EPOXY CONSOLIDANT WOOD REPAIR OR WOOD DUTCHMAN AS REQUIRED. PREPARE AND PAINT WOOD AND STEEL ARMATURE REMAINING FROM PREVIOUS STAINED GLASS WINDOW INSTALLATION. MODIFY FRAME TO ACCEPT NEW RIBBED PROTECTIVE HEAVY GLASS OR DUAL GLAZING TO MATCH ORIGINAL RIBBED GLASS APPEARANCE. SELECTION PENDING FINAL COORDINATION OF ENVELOPE STUDY. SEE WINDOW SCHEDULE, AH9.1, AND AH9.2.
19. REPAIR WOOD DOORS WHERE DETERIORATED WITH WOOD DUTCHMAN. MATCH ORIGINAL SPECIES, GRADE, GRAIN, AND PROFILE. PREPARE AND PAINT EXTERIOR. CLEAN AND TOUCH UP OR REFINISH INTERIOR TO MATCH ORIGINAL STAIN/CLEAR COAT.
20. FABRICATE AND INSTALL NEW LIGHT FIXTURES TO REPLICATE MISSING ORIGINAL FIXTURES. SEE HRER FOR IMAGES OF HISTORIC FIXTURES.
21. REMOVE ROOFING AT NON-HISTORIC EXTERIOR SIDE ALTAR AND REPLACE WITH ASPHALT SHINGLES TO MATCH EXISTING.



10 ROOF PLAN
SCALE: 3/32" = 1'-0"



ST. JOSEPH

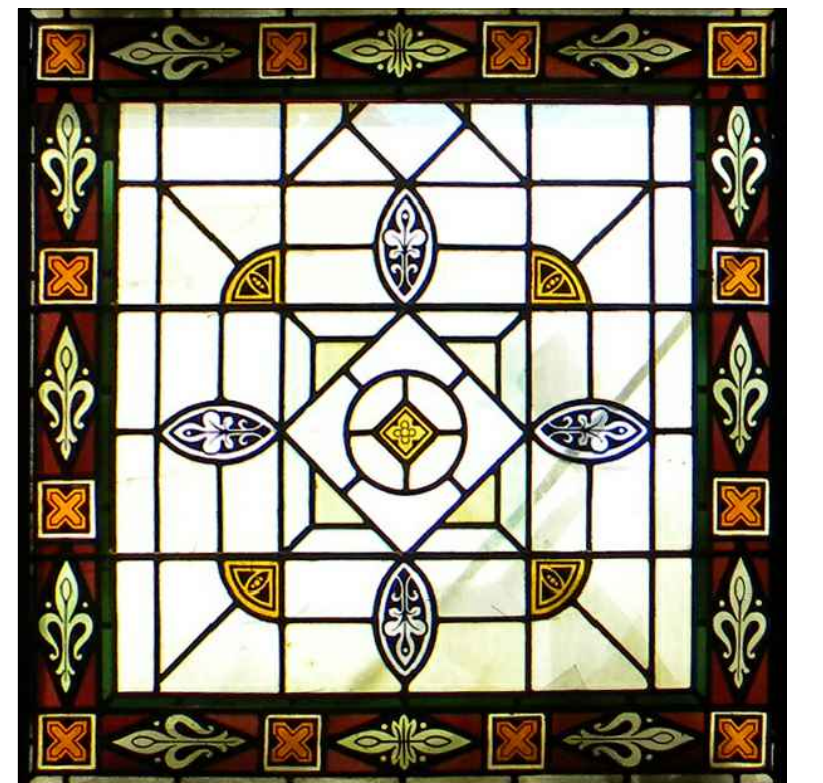
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JOB NUMBER: 11022 DRAWN BY:

DATE: DEC. 12, 2011 CHECKED BY:

SCALE: 1/8" = 1'-0"
4' 8' 16' 32'

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER:

AH4.0

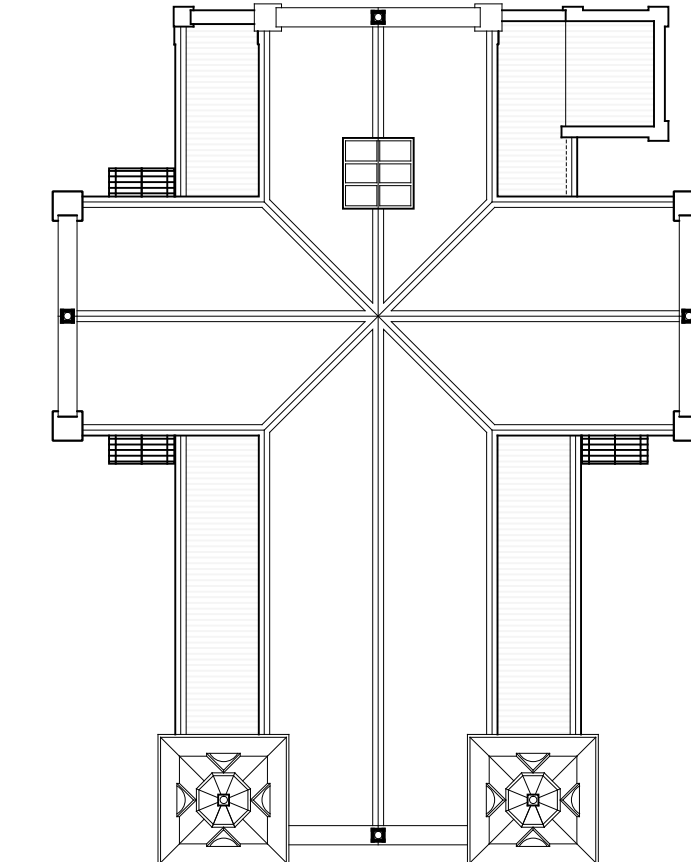
GENERAL NOTES

- A. FOR REPAIR OF WINDOWS AND LOUVERS REFERENCE WINDOW SCHEDULE AND SPECIFICATION
- B. FOR REPAIR OF DOORS REFERENCE DOOR SCHEDULE AND SPECIFICATION

EXTERIOR KEY NOTES

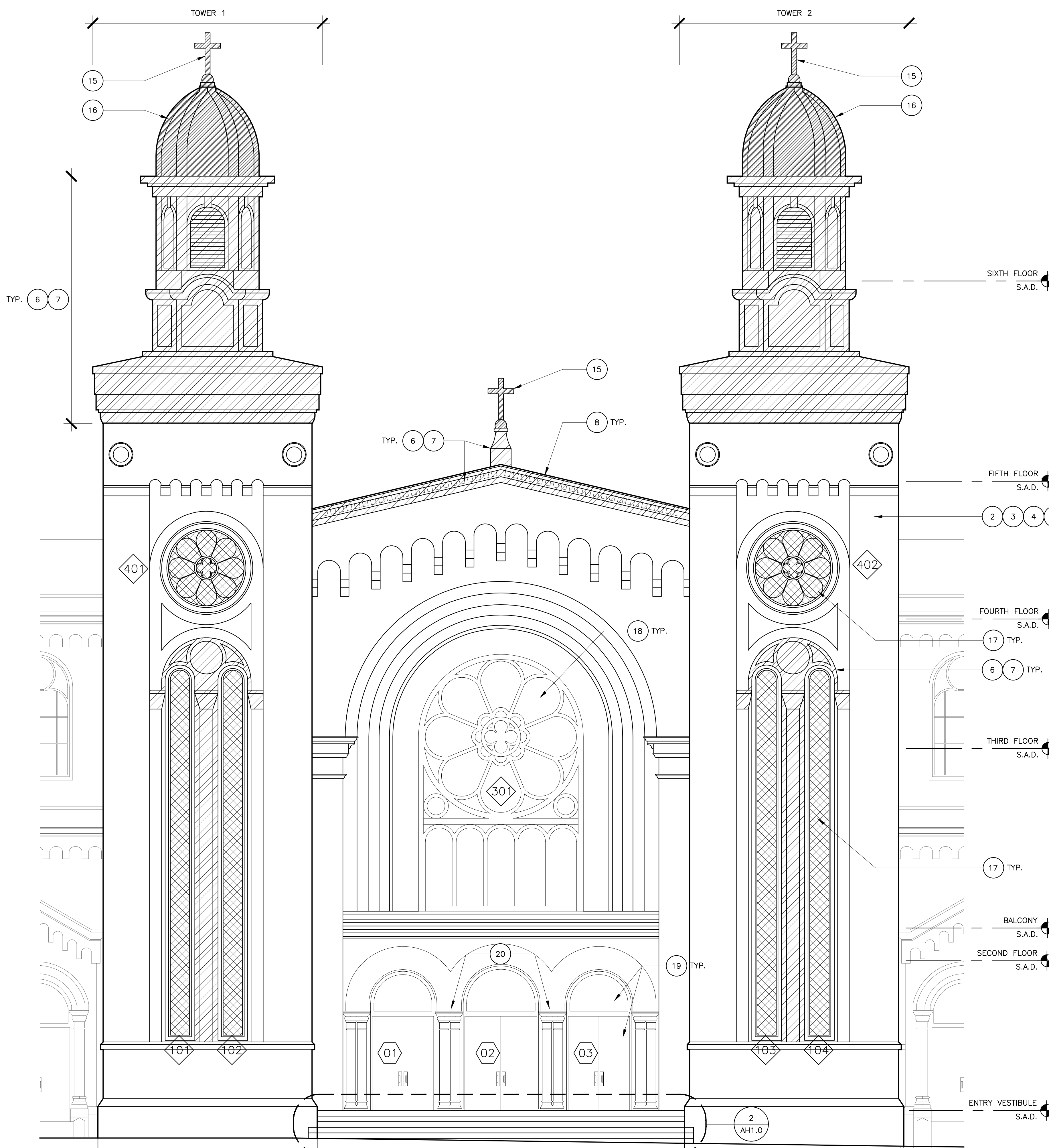
1. REMOVE VEGETATIVE GROWTH FROM EXTERIOR SURFACES.
2. REMOVE UNSOUND PAINT FROM CEMENT PLASTER IN PREPARATION FOR REPAIR AND PAINTING. PAINT CEMENT PLASTER WITH BREATHABLE ELASTOMERIC PAINT SYSTEM. FOR PRICING ASSUME 1 COAT PRIMER AND 2 FINISH COATS. COLOR TO CLOSELY MATCH EXISTING.
3. CLEAN CEMENT PLASTER OF BIOLOGICAL GROWTH WITH BIOCIDAL CLEANER.
4. REPAIR CRACK THROUGH CEMENT PLASTER. ROUTE CRACK AND PATCH PER SPECIFICATION TO MATCH EXISTING ADJACENT TEXTURE, PROFILE, AND APPEARANCE.
5. REMOVE EXISTING DETERIORATED OR DETACHED CEMENT PLASTER. INSTALL NEW CEMENT PLASTER TO MATCH EXISTING IN TEXTURE, PROFILE, AND APPEARANCE WITH CEMENT PLASTER THAT IS COMPATIBLE WITH SUBSTRATE AND EXISTING PLASTER TO REMAIN.
6. REMOVE FAILING PAINT AND SURFACE CORROSION FROM DECORATIVE SHEET METAL PER SPECIFICATION. PREPARE, PRIME AND PAINT. FOR PRICING ASSUME 1 COAT CORROSION INHIBITOR PRIMER AND 2 COATS FINISH COAT.
7. REPLACE OR PATCH DETERIORATED AREAS OF DECORATIVE SHEET METAL WITH NEW SHEET METAL TO MATCH EXISTING PROFILE.
8. REPLACE SHEET METAL PARAPET CAP FLASHING WITH NEW PAINTED GALVANIZED OR STAINLESS STEEL SHEET METAL TO MATCH EXISTING PROFILE.
9. REMOVE, SALVAGE AND REINSTALL EXISTING SLATE TILE ROOF TO ALLOW ACCESS FOR STRUCTURAL STABILIZATION OF ROOF STRUCTURE, SSD. REPLACE DETERIORATED/BROKEN TILES WITH SALVAGE STOCK OR NEW TILE TO MATCH EXISTING. INSTALL NEW 30# FELT UNDERLAYMENT AND GALVANIZED FLASHING AS DETAILED AND SPECIFIED. NEW DECKING AS SPECIFIED BY STRUCTURAL ENGINEER.
10. REMOVE AND SALVAGE EXISTING SLATE TILE AT AREA OF NEW PV PANELS. TILE TO BE USED AS SALVAGE STOCK FOR REINSTALLED SLATE TILE ROOFS ELSEWHERE. INSTALL NEW BUILT-UP ROOFING (B.U.R) AND PV STAND-OFFS AS DETAILED AND SPECIFIED. SEE MEP DWGS. NEW DECKING AS SPECIFIED BY STRUCTURAL ENGINEER.
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12. RESTORE EXISTING METAL SKYLIGHT. PREPARE AND PAINT. INSTALL NEW TEMPERED GLAZING AND SEALANT. COORDINATE WORK AND FLASHING DETAILS WITH ROOF STRENGTHENING AND REROOFING.
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19. REPAIR WOOD DOORS WHERE DETERIORATED WITH WOOD DUTCHMAN. MATCH ORIGINAL SPECIES, GRADE, GRAIN, AND PROFILE. PREPARE AND PAINT EXTERIOR. CLEAN AND TOUCH UP OR REFINISH INTERIOR TO MATCH ORIGINAL STAIN/CLEAR COAT.
20. FABRICATE AND INSTALL NEW LIGHT FIXTURES TO REPLICATE MISSING ORIGINAL FIXTURES. SEE HRER FOR IMAGES OF HISTORIC FIXTURES.
21. REMOVE ROOFING AT NON-HISTORIC EXTERIOR SIDE ALTAR AND REPLACE WITH ASPHALT SHINGLES TO MATCH EXISTING.

KEY PLAN:



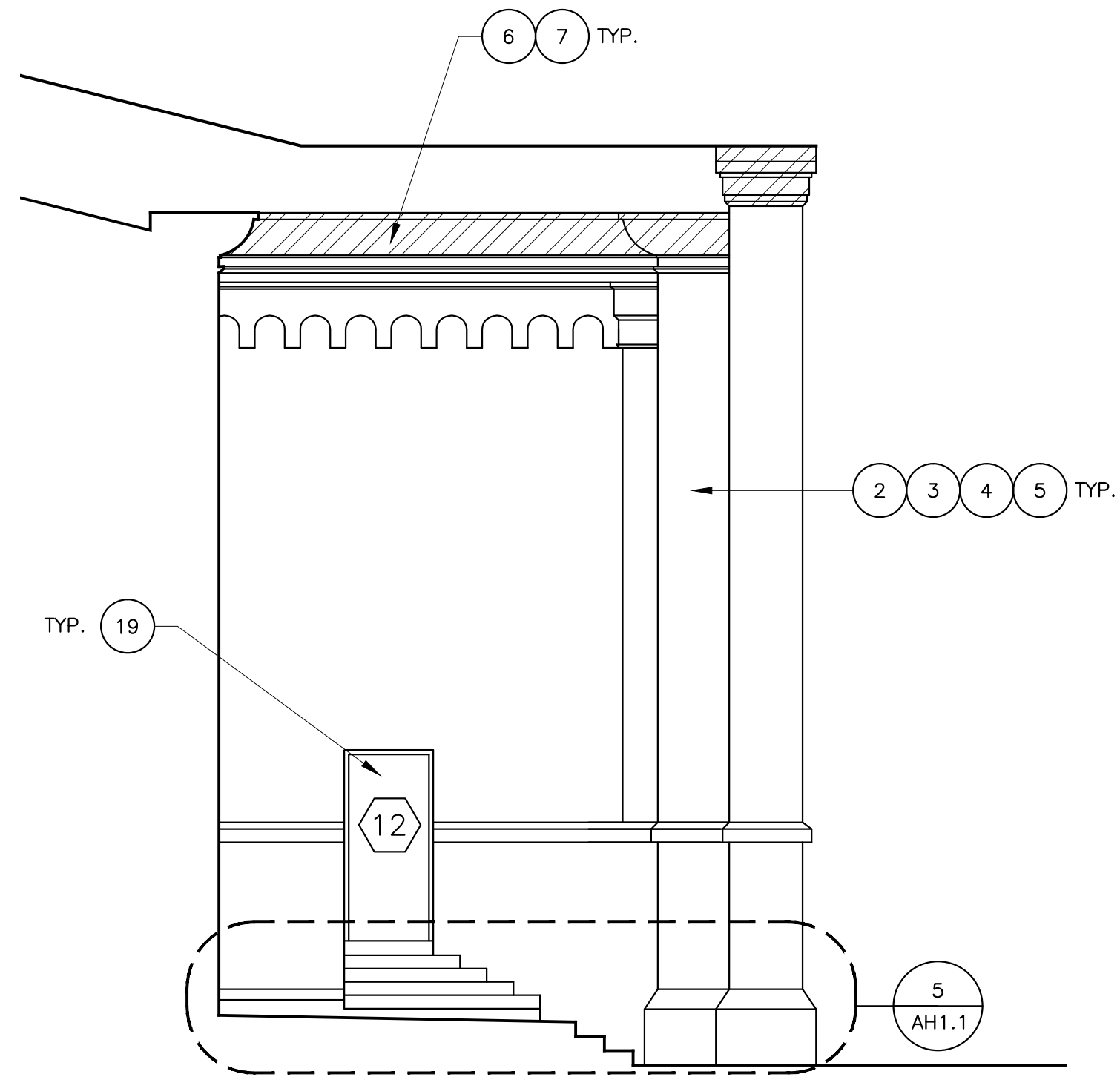
MATERIALS LEGEND

- [Hatched pattern] EXISTING GILDED SHEET METAL
- [Dotted pattern] EXISTING PAINTED DECORATIVE SHEET METAL
- [Cross-hatched pattern] EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING

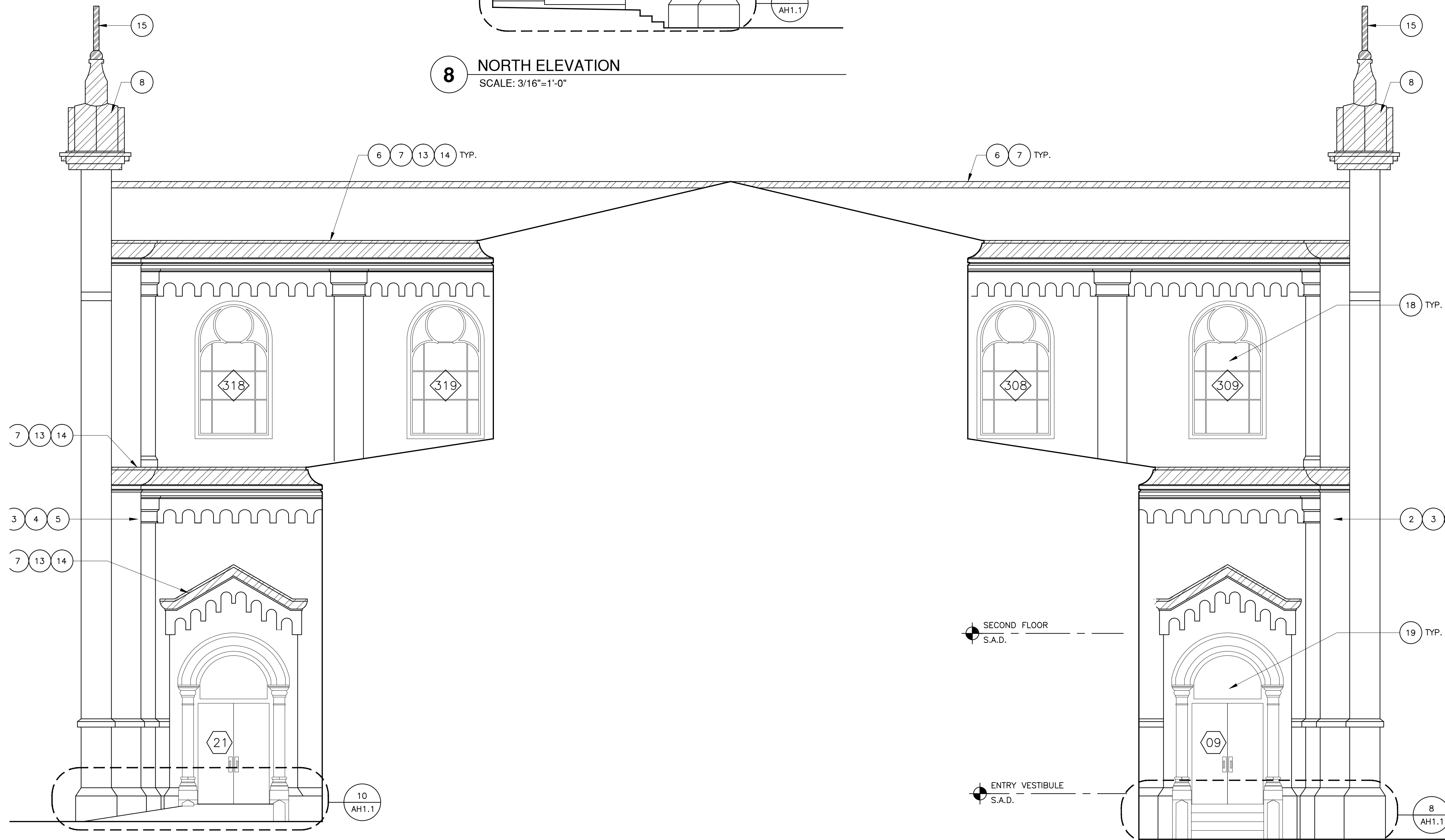


10 NORTH ELEVATION
SCALE: 3/16"=1'-0"

FOR GENERAL NOTES AND KEY NOTES SEE SHEET AH4.0



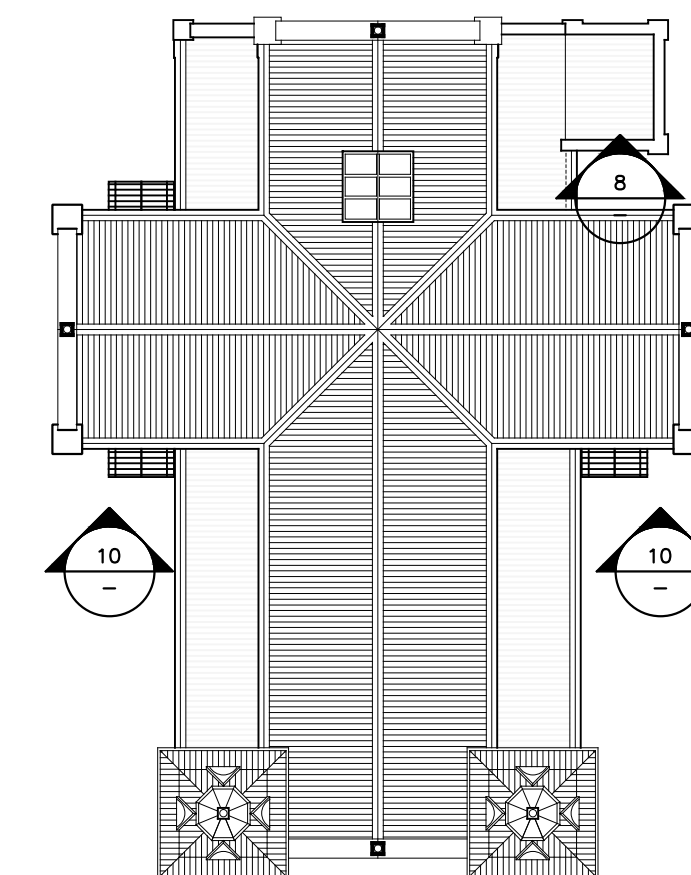
8 NORTH ELEVATION
SCALE: 3/16"=1'-0"



10 NORTH ELEVATION
SCALE: 3/16"=1'-0"

- MATERIALS LEGEND**
- EXISTING GILDED SHEET METAL
 - EXISTING PAINTED DECORATIVE SHEET METAL
 - EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING

KEY PLAN:



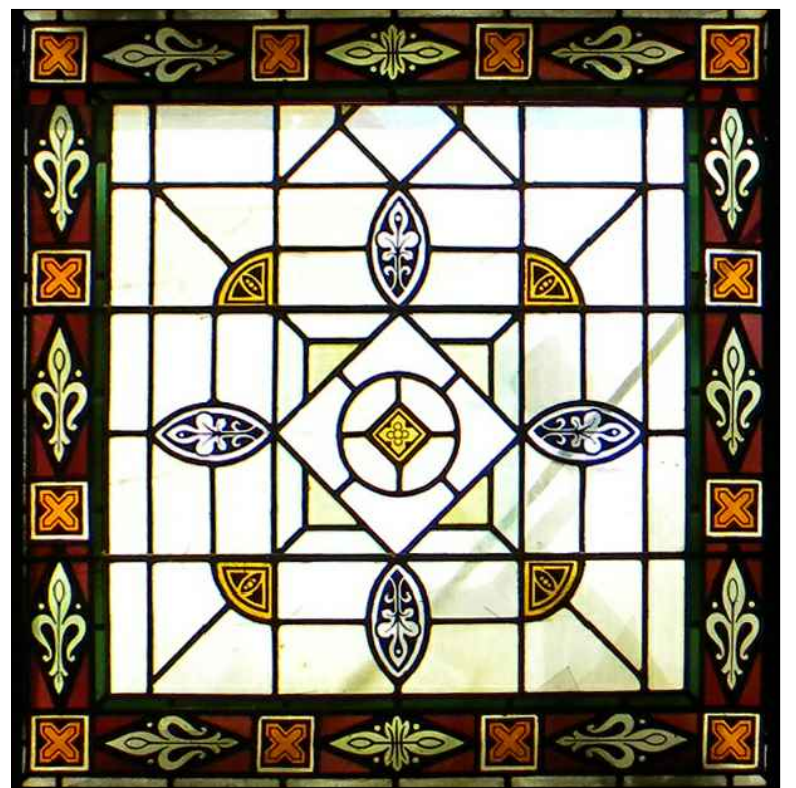
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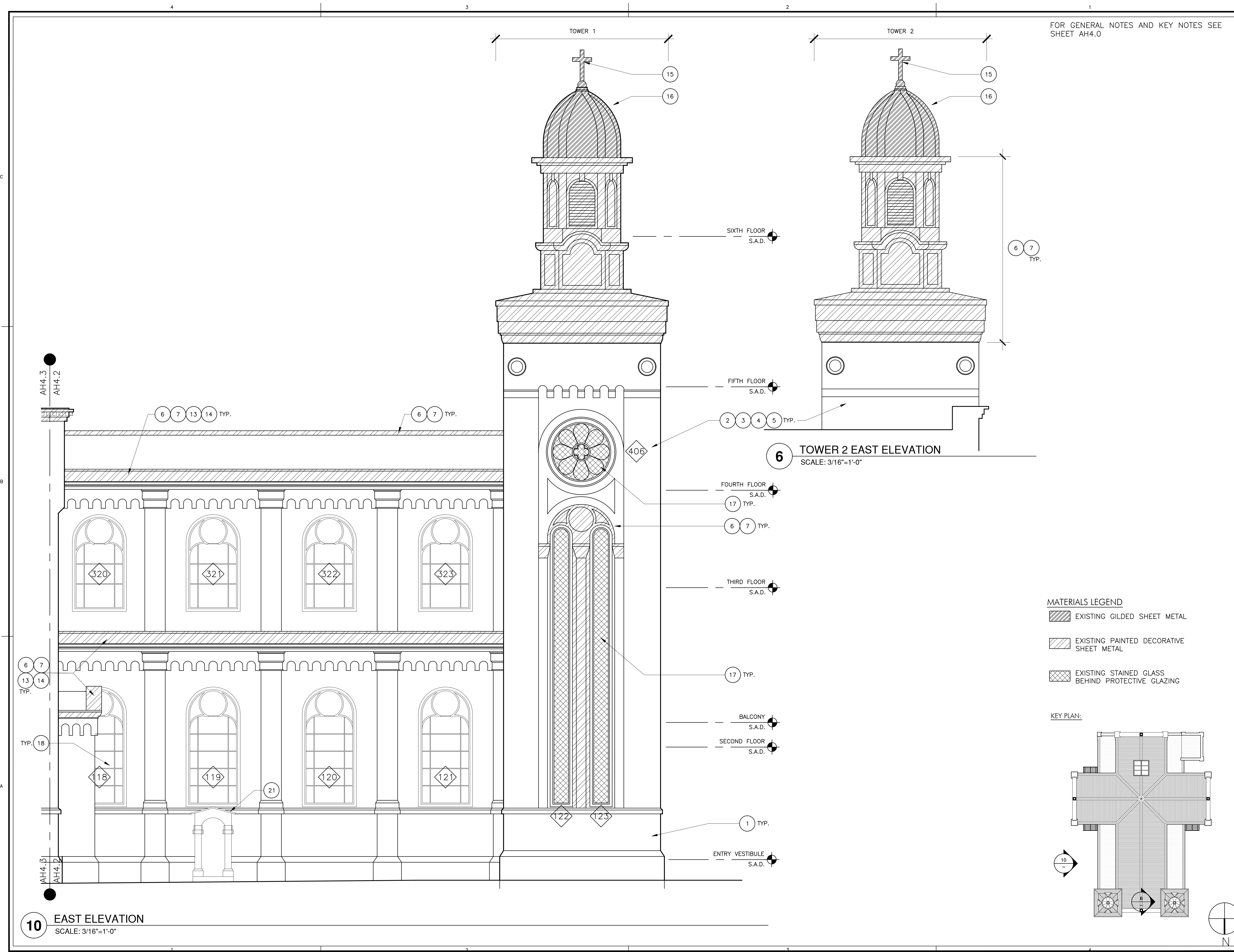
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

AH4.1

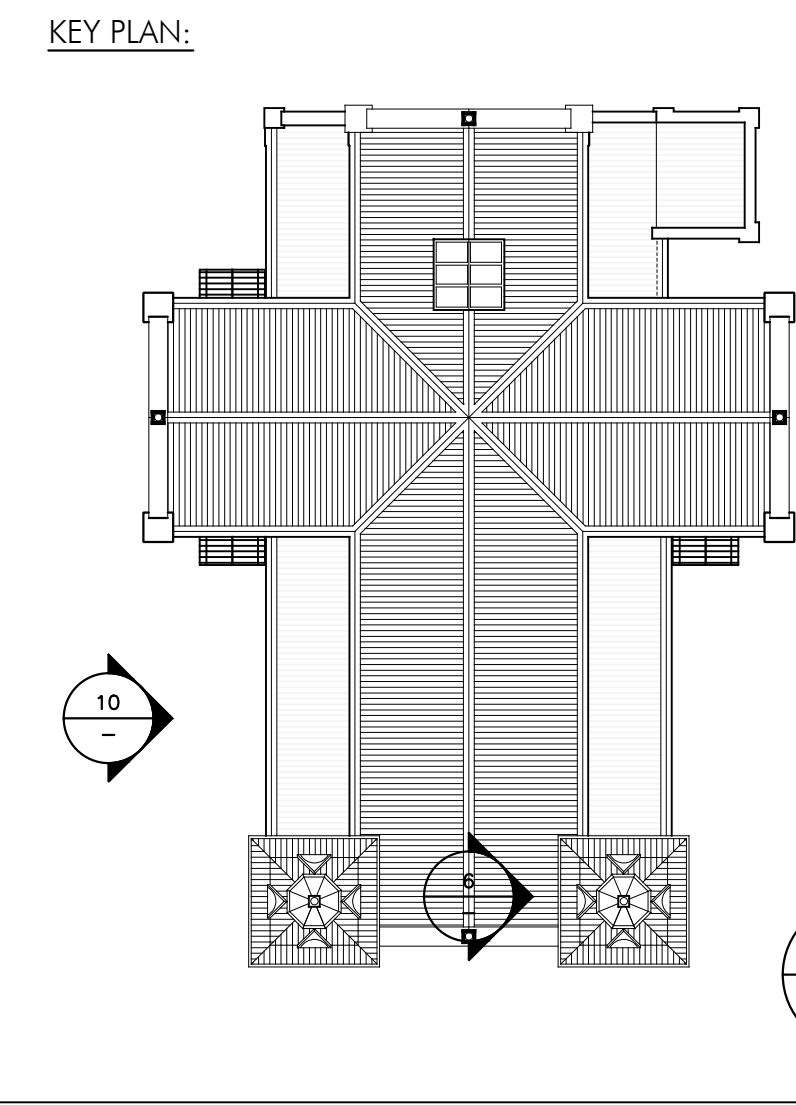


FOR GENERAL NOTES AND KEY NOTES SEE SHEET AH4.0

6 TOWER 2 EAST ELEVATION
SCALE: 3/16"=1'-0"

10 EAST ELEVATION
SCALE: 3/16"=1'-0"

- MATERIALS LEGEND**
- EXISTING GILDED SHEET METAL
 - EXISTING PAINTED DECORATIVE SHEET METAL
 - EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING



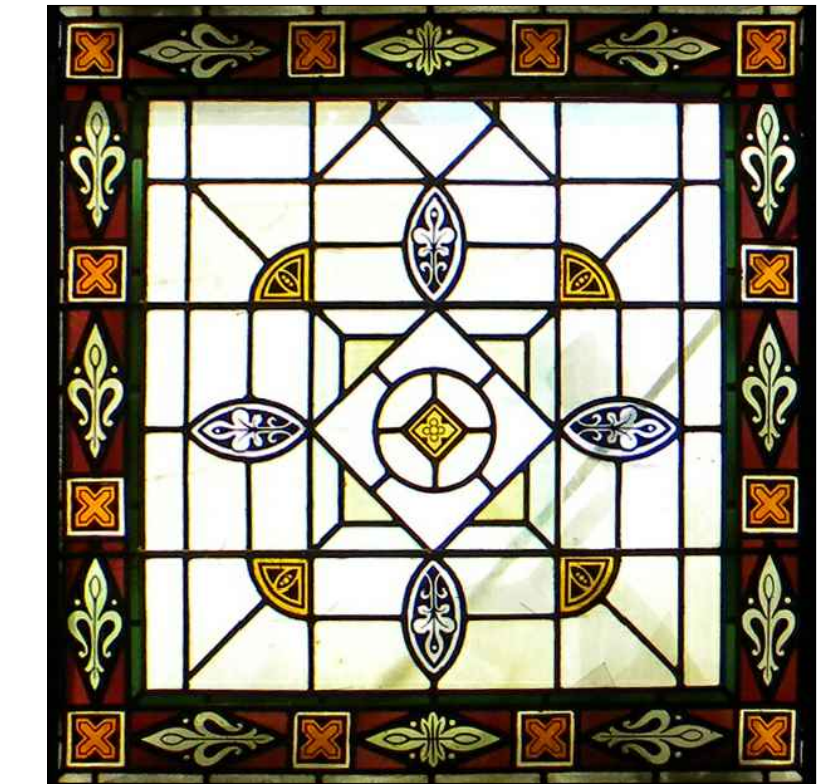
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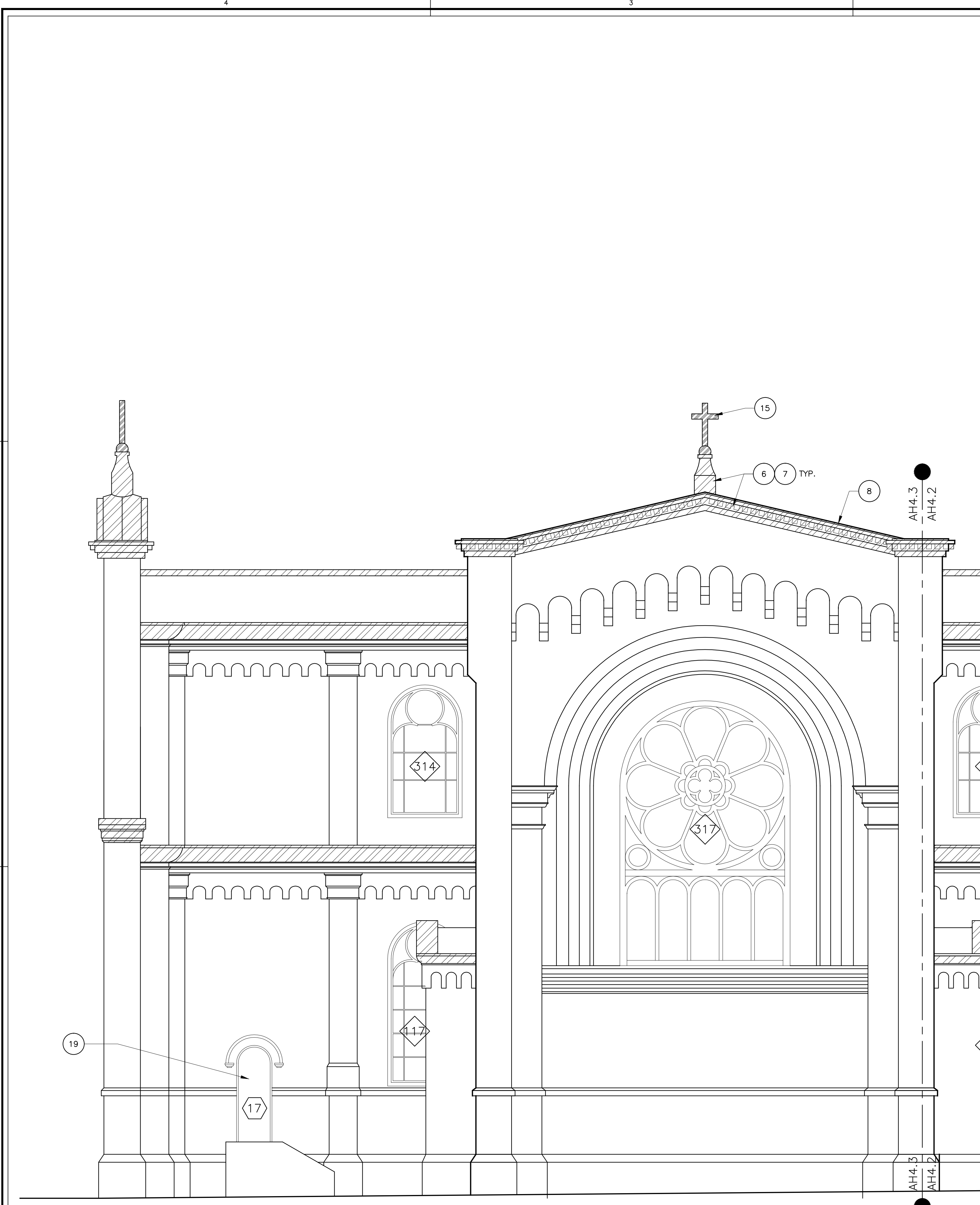
DATE: DEC. 12, 2011 CHECKED BY:

SCALE: 3/32" = 1'-0"

SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NUMBER:

AH4.2



GENERAL NOTES

- A. FOR REPAIR OF WINDOWS AND LOUVERS REFERENCE WINDOW SCHEDULE AND SPECIFICATION
- B. FOR REPAIR OF DOORS REFERENCE DOOR SCHEDULE AND SPECIFICATION

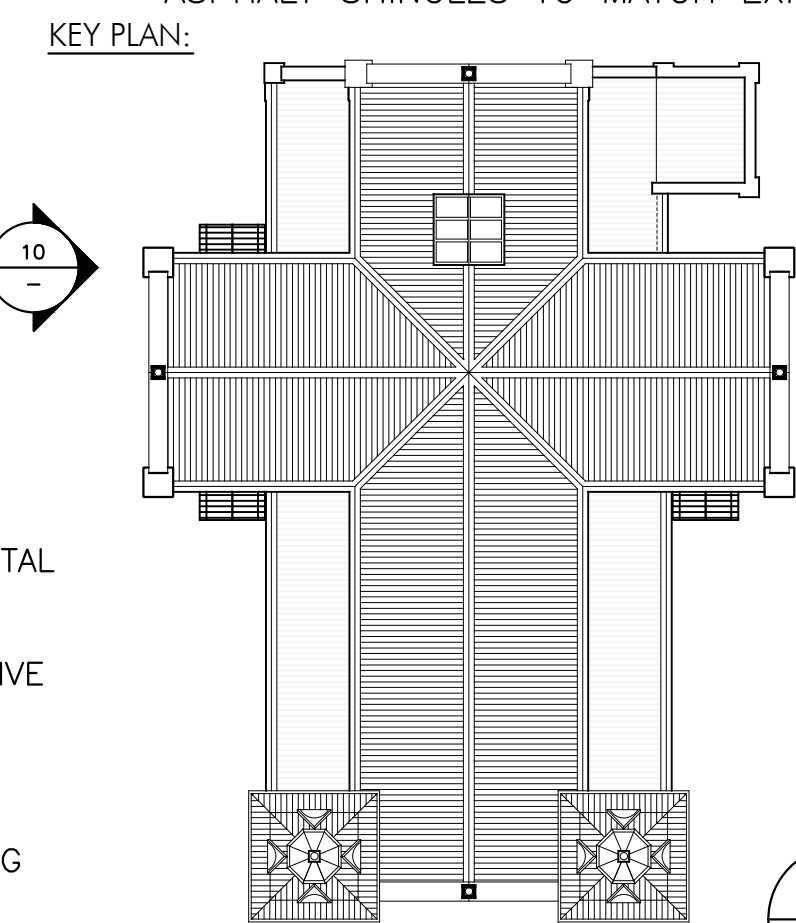
EXTERIOR KEY NOTES

1. REMOVE VEGETATIVE GROWTH FROM EXTERIOR SURFACES.
2. REMOVE UNSOUND PAINT FROM CEMENT PLASTER IN PREPARATION FOR REPAIR AND PAINTING. PAINT CEMENT PLASTER WITH BREATHABLE ELASTOMERIC PAINT SYSTEM. FOR PRICING ASSUME 1 COAT PRIMER AND 2 FINISH COATS. COLOR TO CLOSELY MATCH EXISTING.
3. CLEAN CEMENT PLASTER OF BIOLOGICAL GROWTH WITH BIOCIDAL CLEANER.
4. REPAIR CRACK THROUGH CEMENT PLASTER. ROUTE CRACK AND PATCH PER SPECIFICATION TO MATCH EXISTING ADJACENT TEXTURE, PROFILE, AND APPEARANCE.
5. REMOVE EXISTING DETERIORATED OR DETACHED CEMENT PLASTER. INSTALL NEW CEMENT PLASTER TO MATCH EXISTING IN TEXTURE, PROFILE, AND APPEARANCE WITH CEMENT PLASTER THAT IS COMPATIBLE WITH SUBSTRATE AND EXISTING PLASTER TO REMAIN.
6. REMOVE FAILING PAINT AND SURFACE CORROSION FROM DECORATIVE SHEET METAL PER SPECIFICATION. PREPARE, PRIME AND PAINT. FOR PRICING ASSUME 1 COAT CORROSION INHIBITOR PRIMER AND 2 COATS FINISH COAT.
7. REPLACE OR PATCH DETERIORATED AREAS OF DECORATIVE SHEET METAL WITH NEW SHEET METAL TO MATCH EXISTING PROFILE.
8. REPLACE SHEET METAL PARAPET CAP FLASHING WITH NEW PAINTED GALVANIZED OR STAINLESS STEEL SHEET METAL TO MATCH EXISTING PROFILE.
9. REMOVE, SALVAGE AND REINSTALL EXISTING SLATE TILE ROOF TO ALLOW ACCESS FOR STRUCTURAL STABILIZATION OF ROOF STRUCTURE, SSD. REPLACE DETERIORATED/BROKEN TILES WITH SALVAGE STOCK OR NEW TILE TO MATCH EXISTING. INSTALL NEW 30# FELT UNDERLAYMENT AND GALVANIZED FLASHING AS DETAILED AND SPECIFIED. NEW DECKING AS SPECIFIED BY STRUCTURAL ENGINEER.
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12. RESTORE EXISTING METAL SKYLIGHT. PREPARE AND PAINT. INSTALL NEW TEMPERED GLAZING AND SEALANT. COORDINATE WORK AND FLASHING DETAILS WITH ROOF STRENGTHENING AND REROOFING.

13. REMOVE EXISTING SHEET METAL LINER AT BOXED GUTTER. INSTALL NEW WATERPROOF MEMBRANE, GALVANIZED OR STAINLESS STEEL SHEET METAL LINER, OUTLET TUBES, AND EXPANSION JOINTS WHERE INDICATED AND REQUIRED. SLOPE TO DRAIN. REFERENCE DETAILS.
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21. REMOVE ROOFING AT NON-HISTORIC EXTERIOR SIDE ALTAR AND REPLACE WITH ASPHALT SHINGLES TO MATCH EXISTING.

MATERIALS LEGEND

	EXISTING GILDED SHEET METAL
	EXISTING PAINTED DECORATIVE SHEET METAL
	EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING



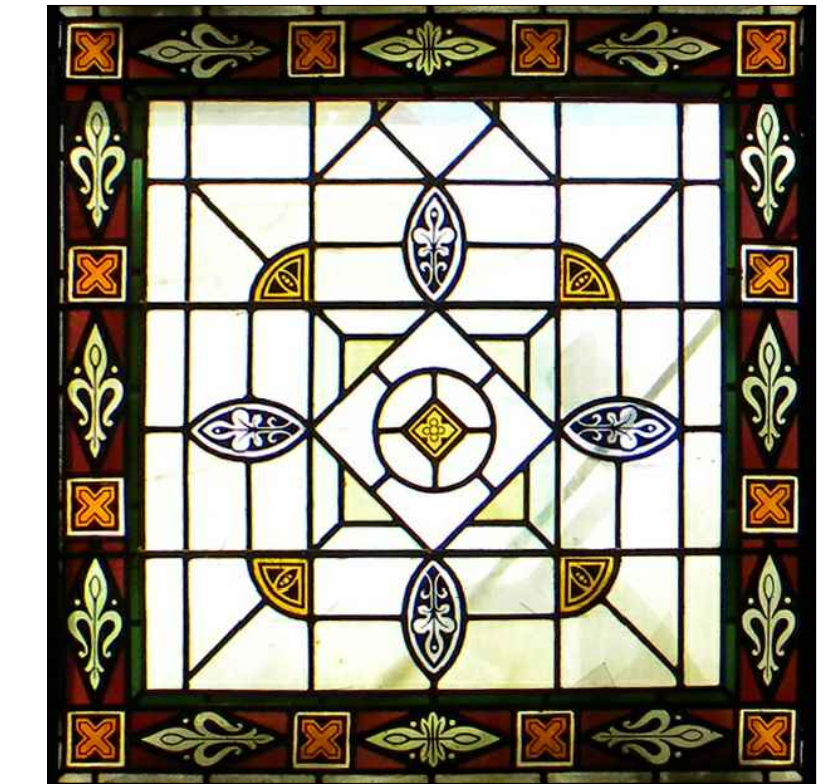
10 NORTH ELEVATION
SCALE: 3/16"=1'-0"

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JOB NUMBER: 11022 DRAWN BY:
DATE: DEC. 12, 2011 CHECKED BY:
SCALE: 1/8" = 1'-0" 0 4' 8' 16' 24'
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NUMBER:

AH4.3

FOR GENERAL NOTES AND KEY NOTES SEE SHEET AH4.0

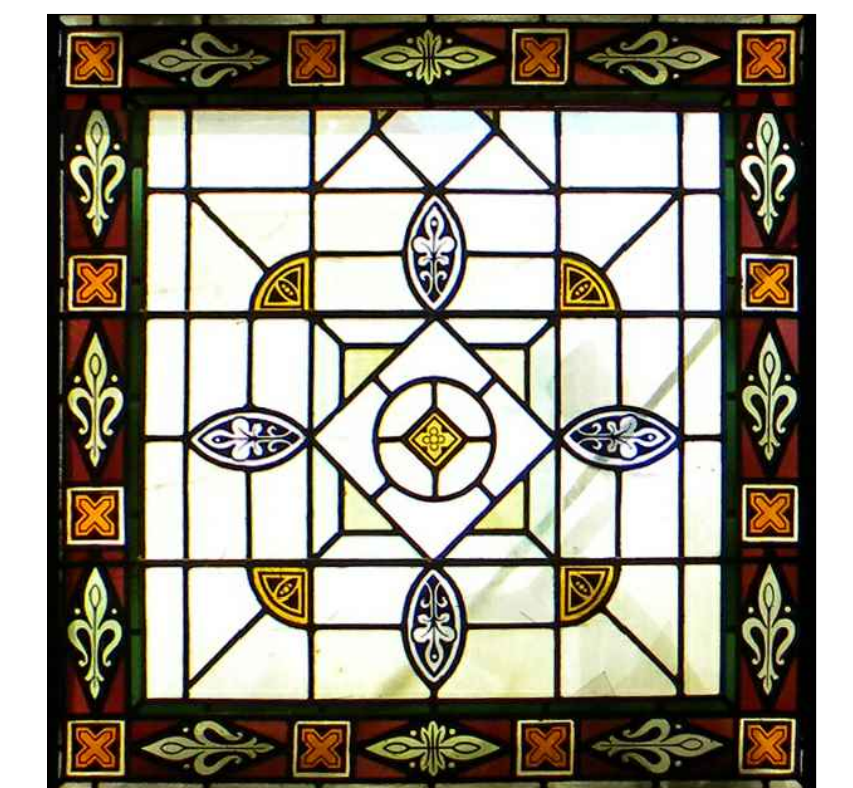
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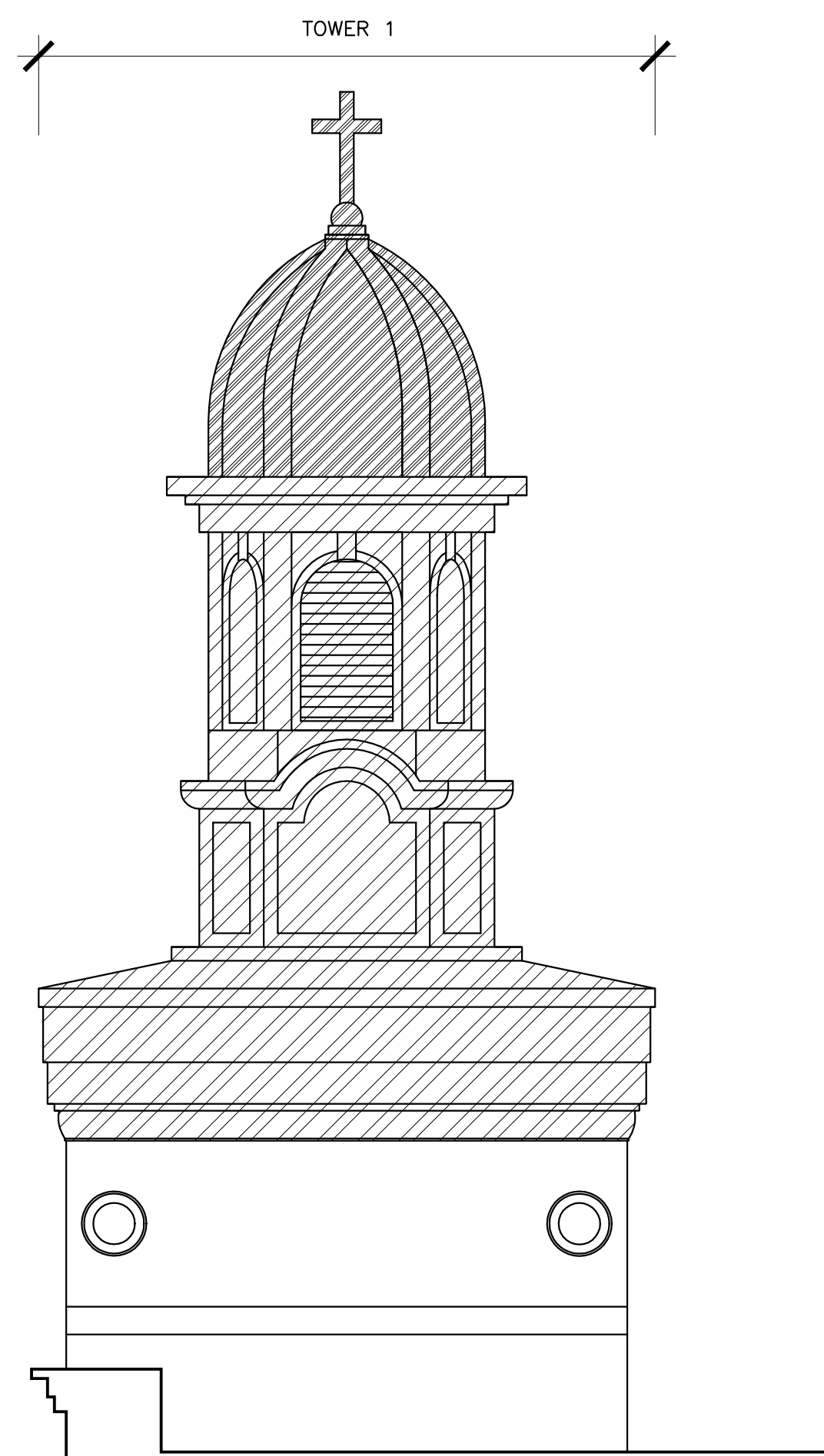
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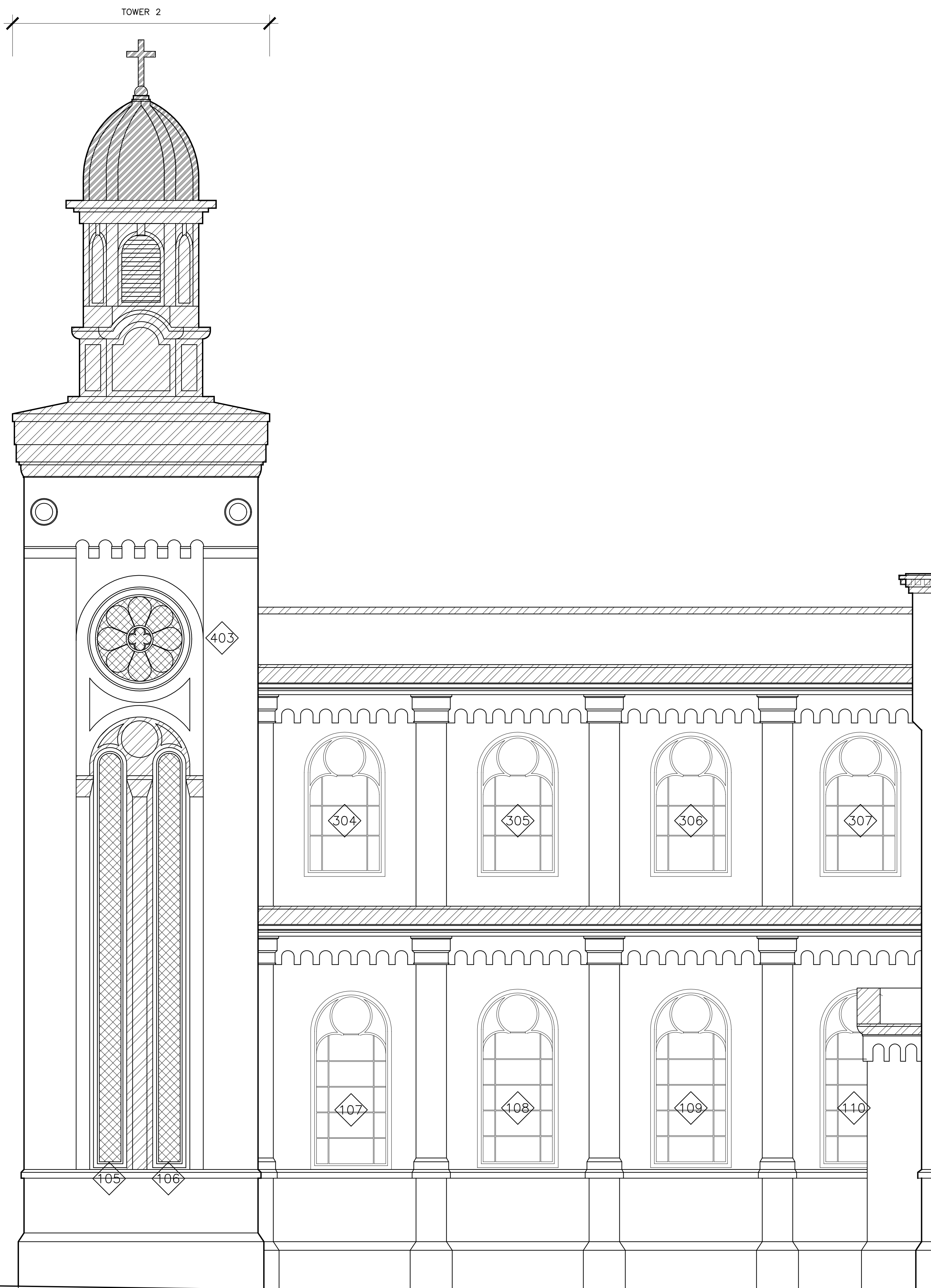
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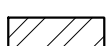



12 TOWER 1 WEST ELEVATION
SCALE: 3/16"=1'-0"

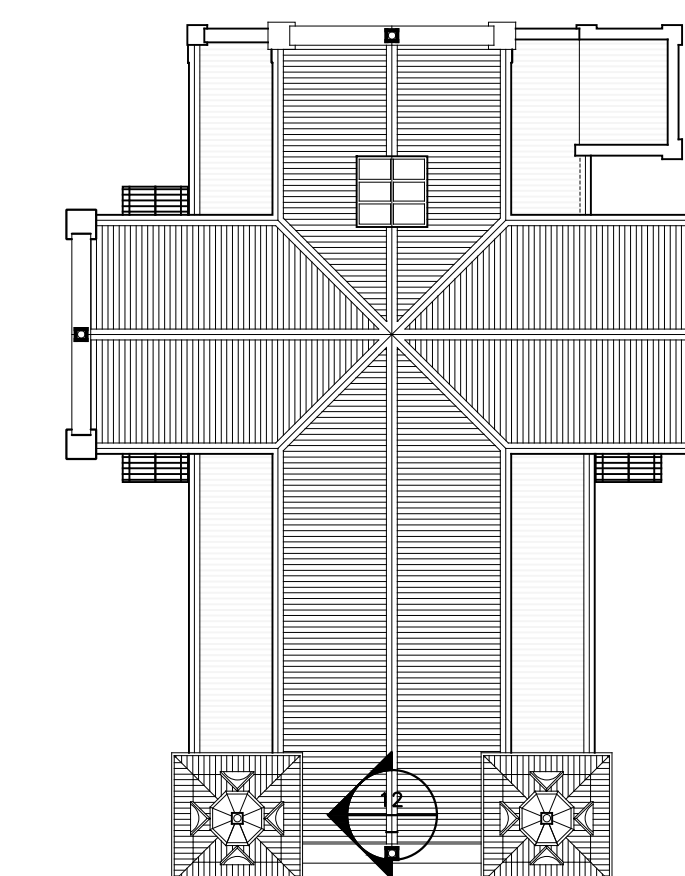


7 WEST ELEVATION
SCALE: 3/16"=1'-0"

MATERIALS LEGEND

-  EXISTING GILDED SHEET METAL
-  EXISTING PAINTED DECORATIVE SHEET METAL
-  EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING

KEY PLAN:



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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

AH4.4

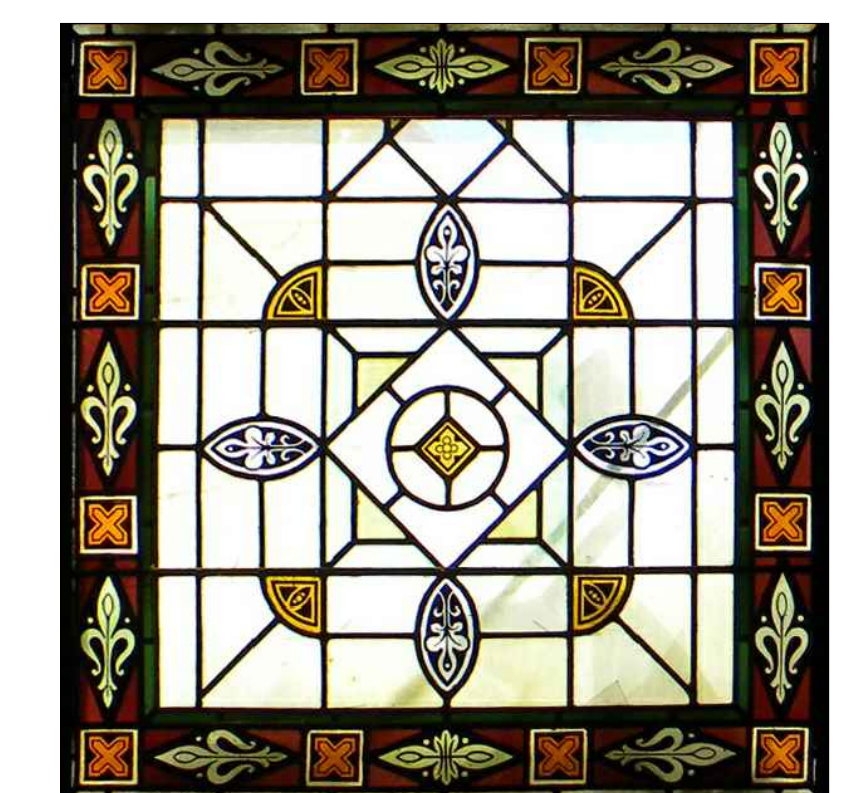
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JOB NUMBER: 11022 DRAWN BY:

DATE: DEC. 12, 2011 CHECKED BY:

SCALE: 1/8" = 1'-0"
0 4' 8' 16' 24'

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

AH4.5

GENERAL NOTES

- A. FOR REPAIR OF WINDOWS AND LOUVERS REFERENCE WINDOW SCHEDULE AND SPECIFICATION
- B. FOR REPAIR OF DOORS REFERENCE DOOR SCHEDULE AND SPECIFICATION

EXTERIOR KEY NOTES

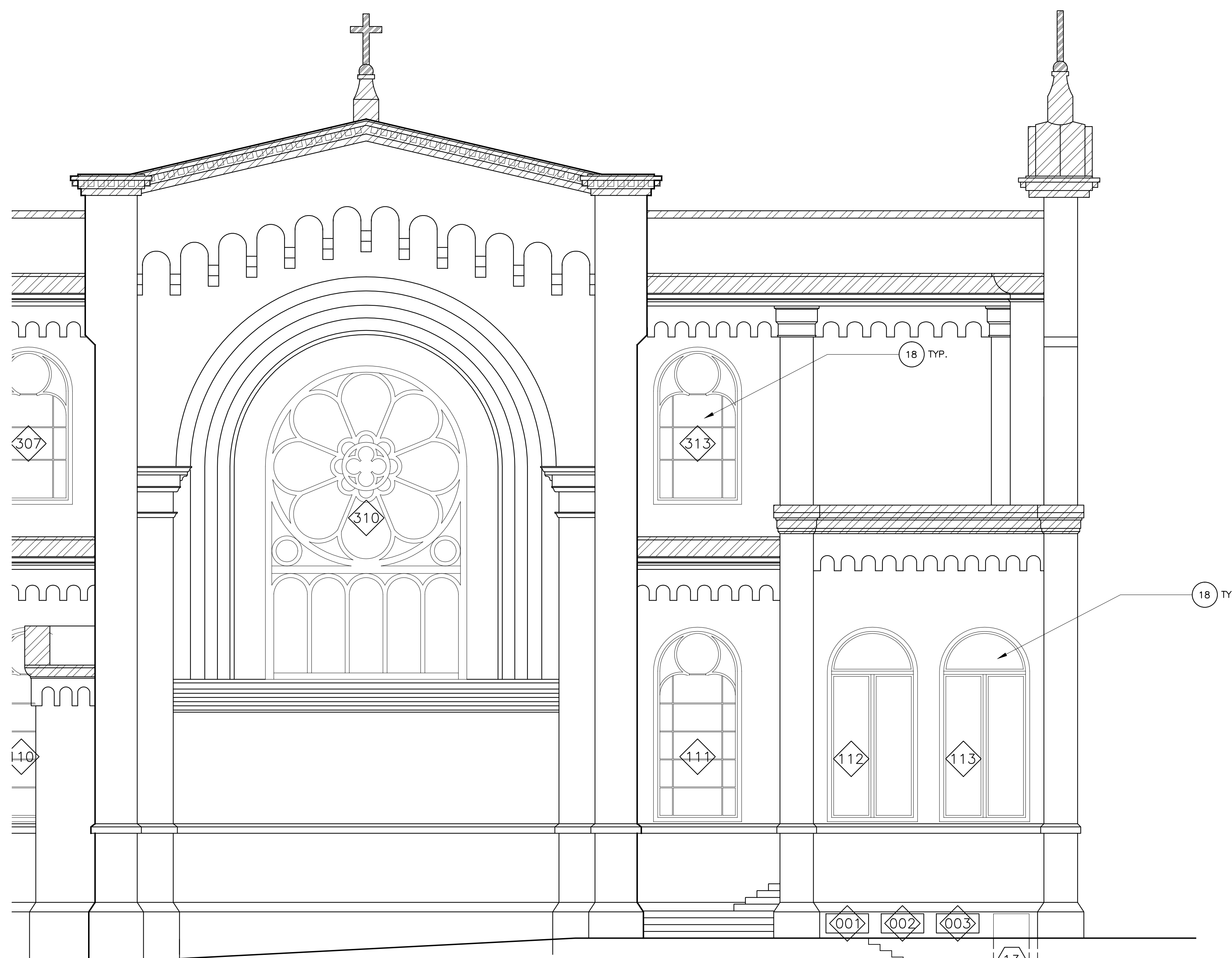
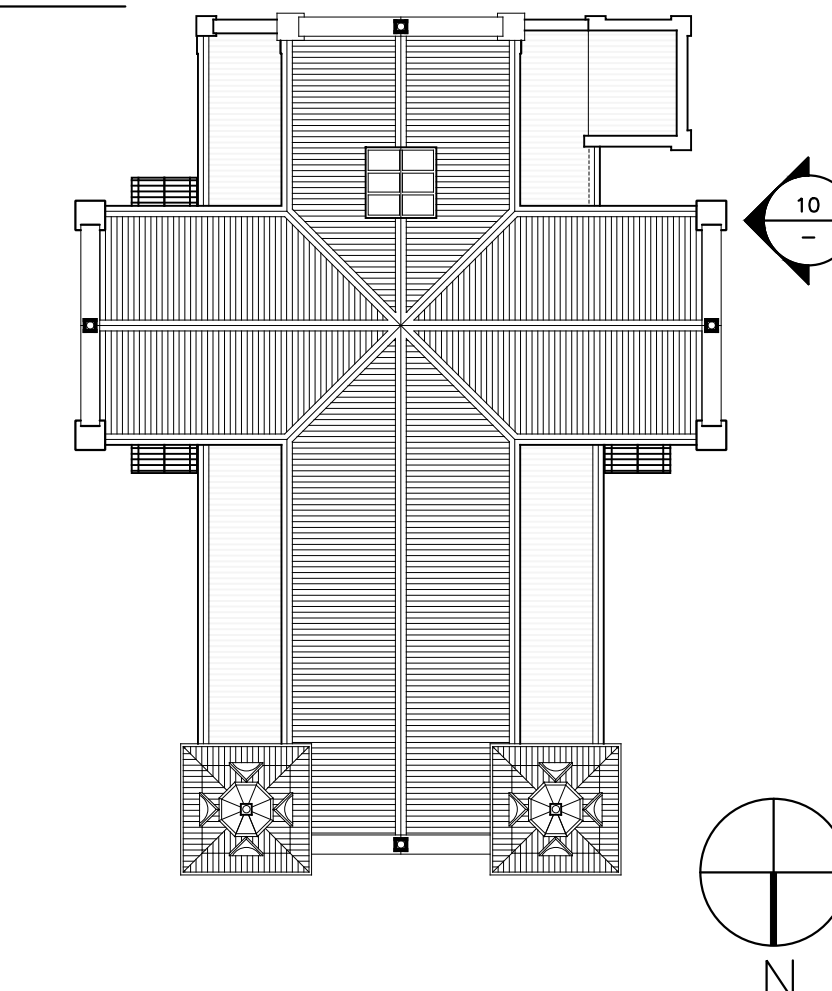
- 1. REMOVE VEGETATIVE GROWTH FROM EXTERIOR SURFACES.
- 2. REMOVE UNSOUND PAINT FROM CEMENT PLASTER IN PREPARATION FOR REPAIR AND PAINTING. PAINT CEMENT PLASTER WITH BREATHABLE ELASTOMERIC PAINT SYSTEM. FOR PRICING ASSUME 1 COAT PRIMER AND 2 FINISH COATS. COLOR TO CLOSELY MATCH EXISTING.
- 3. CLEAN CEMENT PLASTER OF BIOLOGICAL GROWTH WITH BIOCIDAL CLEANER.
- 4. REPAIR CRACK THROUGH CEMENT PLASTER. ROUTE CRACK AND PATCH PER SPECIFICATION TO MATCH EXISTING ADJACENT TEXTURE, PROFILE, AND APPEARANCE.
- 5. REMOVE EXISTING DETERIORATED OR DETACHED CEMENT PLASTER. INSTALL NEW CEMENT PLASTER TO MATCH EXISTING IN TEXTURE, PROFILE, AND APPEARANCE WITH CEMENT PLASTER THAT IS COMPATIBLE WITH SUBSTRATE AND EXISTING PLASTER TO REMAIN.
- 6. REMOVE FAILING PAINT AND SURFACE CORROSION FROM DECORATIVE SHEET METAL PER SPECIFICATION. PREPARE, PRIME AND PAINT. FOR PRICING ASSUME 1 COAT CORROSION INHIBITOR PRIMER AND 2 COATS FINISH COAT.
- 7. REPLACE OR PATCH DETERIORATED AREAS OF DECORATIVE SHEET METAL WITH NEW SHEET METAL TO MATCH EXISTING PROFILE.
- 8. REPLACE SHEET METAL PARAPET CAP FLASHING WITH NEW PAINTED GALVANIZED OR STAINLESS STEEL SHEET METAL TO MATCH EXISTING PROFILE.
- 9. REMOVE, SALVAGE AND REINSTALL EXISTING SLATE TILE ROOF TO ALLOW ACCESS FOR STRUCTURAL STABILIZATION OF ROOF STRUCTURE, SSD. REPLACE DETERIORATED/BROKEN TILES WITH SALVAGE STOCK OR NEW TILE TO MATCH EXISTING. INSTALL NEW 30# FELT UNDERLAYMENT AND GALVANIZED FLASHING AS DETAILED AND SPECIFIED. NEW DECKING AS SPECIFIED BY STRUCTURAL ENGINEER.
- 10. REMOVE AND SALVAGE EXISTING SLATE TILE AT AREA OF NEW PV PANELS. TILE TO BE USED AS SALVAGE STOCK FOR REINSTALLED SLATE TILE ROOFS ELSEWHERE. INSTALL NEW BUILT-UP ROOFING (B.U.R) AND PV STAND-OFFS AS DETAILED AND SPECIFIED. SEE MEP DWGS. NEW DECKING AS SPECIFIED BY STRUCTURAL ENGINEER.
- 11. REMOVE EXISTING BUILT-UP ROOFING (B.U.R) AND INSTALL NEW B.U.R. OVER NEW STRUCTURAL DECKING. SSD.
- 12. RESTORE EXISTING METAL SKYLIGHT. PREPARE AND PAINT. INSTALL NEW TEMPERED GLAZING AND SEALANT. COORDINATE WORK AND FLASHING DETAILS WITH ROOF STRENGTHENING AND REROOFING.

- 13. REMOVE EXISTING SHEET METAL LINER AT BOXED GUTTER. INSTALL NEW WATERPROOF MEMBRANE, GALVANIZED OR STAINLESS STEEL SHEET METAL LINER, OUTLET TUBES, AND EXPANSION JOINTS WHERE INDICATED AND REQUIRED. SLOPE TO DRAIN. REFERENCE DETAILS.
- 14. REMOVE AND REPLACE METAL DOWNSPOUTS, TYPICAL. REPLACE WITH SIMILAR. INSTALL ADDITIONAL NEW DOWNSPOUTS AS REQUIRED FOR PROPER DRAINAGE. SIZE AS REQUIRED.
- 15. REMOVE AND SALVAGE GILDED SHEET METAL CROSSES FOR REINSTALLATION, TYPICAL. CLEAN AND CONSOLIDATE FLAKING GOLD LEAF. TOUCH-UP MISSING OR FLAKING GILDING WITH NEW TO MATCH EXISTING.
- 16. REMOVE PAINT AND GILDING OVER SHEET METAL DOMES, TYPICAL. INSPECT SHEET METAL FOR DAMAGE AND REPAIR OR REPLACE DETERIORATED SHEET METAL TO MATCH ORIGINAL PROFILE AND APPEARANCE. PAINT GOLD TO CLOSELY MATCH GOLD LEAF APPEARANCE.
- 17. RETAIN EXPERT STAINED GLASS CONSULTANT TO RESTORE EXISTING STAINED GLASS WINDOWS. STAINED GLASS MAY BE TREATED IN SITU OR REMOVED TO SHOP FOR REPAIR PER RECOMMENDATIONS OF STAINED GLASS CONSULTANT. VENT CAVITY FROM INTERIOR TO MINIMIZE HEAT AND CONDENSATION BUILDUP ON STAINED GLASS. REINSTALL AND RESTORE WOOD FRAME WITH EPOXY CONSOLIDANT WOOD REPAIR OR WOOD DUTCHMAN. PREPARE AND PAINT. MODIFY FRAME TO ACCEPT NEW RIBBED PROTECTIVE HEAVY GLASS OR DUAL GLAZING TO MATCH ORIGINAL RIBBED GLASS APPEARANCE. SELECTION PENDING FINAL COORDINATION OF ENVELOPE STUDY. SEE WINDOW SCHEDULE, AH9.0, AND AH9.1. SEE AH9.2 FOR WINDOW TYPES.
- 18. WHERE STAINED GLASS HAS BEEN PREVIOUSLY REMOVED, RESTORE EXISTING WOOD FRAME. REMOVE DETERIORATED AREAS BACK TO SOUND WOOD SUBSTRATE AND PROVIDE EPOXY CONSOLIDANT WOOD REPAIR OR WOOD DUTCHMAN AS REQUIRED. PREPARE AND PAINT WOOD AND STEEL ARMATURE REMAINING FROM PREVIOUS STAINED GLASS WINDOW INSTALLATION. MODIFY FRAME TO ACCEPT NEW RIBBED PROTECTIVE HEAVY GLASS OR DUAL GLAZING TO MATCH ORIGINAL RIBBED GLASS APPEARANCE. SELECTION PENDING FINAL COORDINATION OF ENVELOPE STUDY. SEE WINDOW SCHEDULE, AH9.1, AND AH9.2.
- 19. REPAIR WOOD DOORS WHERE DETERIORATED WITH WOOD DUTCHMAN. MATCH ORIGINAL SPECIES, GRADE, GRAIN, AND PROFILE. PREPARE AND PAINT EXTERIOR. CLEAN AND TOUCH UP OR REFINISH INTERIOR TO MATCH ORIGINAL STAIN/CLEAR COAT.
- 20. FABRICATE AND INSTALL NEW LIGHT FIXTURES TO REPLICATE MISSING ORIGINAL FIXTURES. SEE HRER FOR IMAGES OF HISTORIC FIXTURES.
- 21. REMOVE ROOFING AT NON-HISTORIC EXTERIOR SIDE ALTAR AND REPLACE WITH ASPHALT SHINGLES TO MATCH EXISTING.

MATERIALS LEGEND

- EXISTING GILDED SHEET METAL
- EXISTING PAINTED DECORATIVE SHEET METAL
- EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING

KEY PLAN:



10 WEST ELEVATION
SCALE: 3/16"=1'-0"

FOR GENERAL NOTES AND KEY NOTES SEE SHEET AH4.0

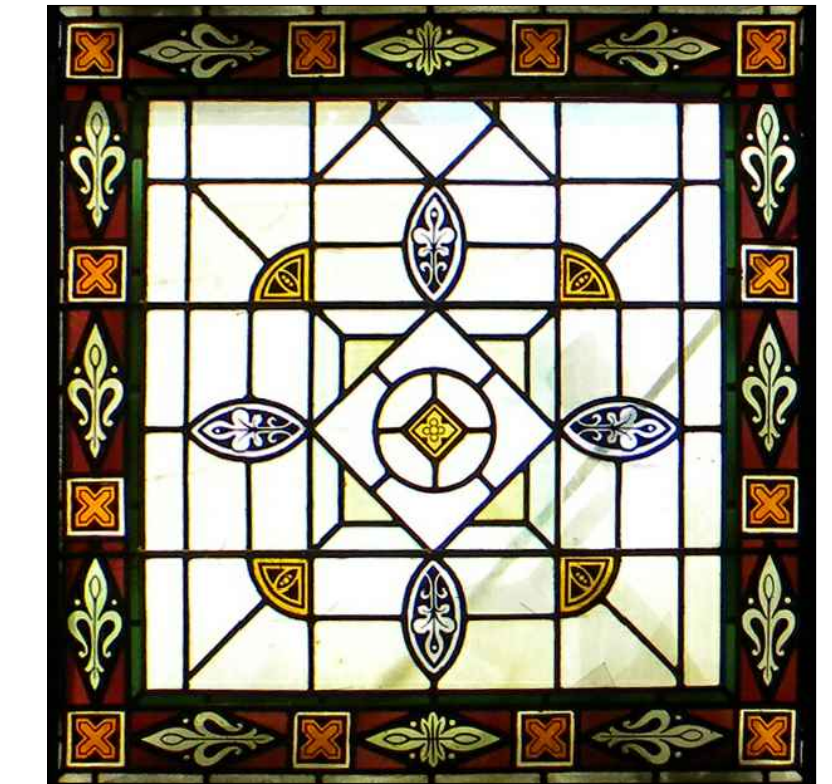
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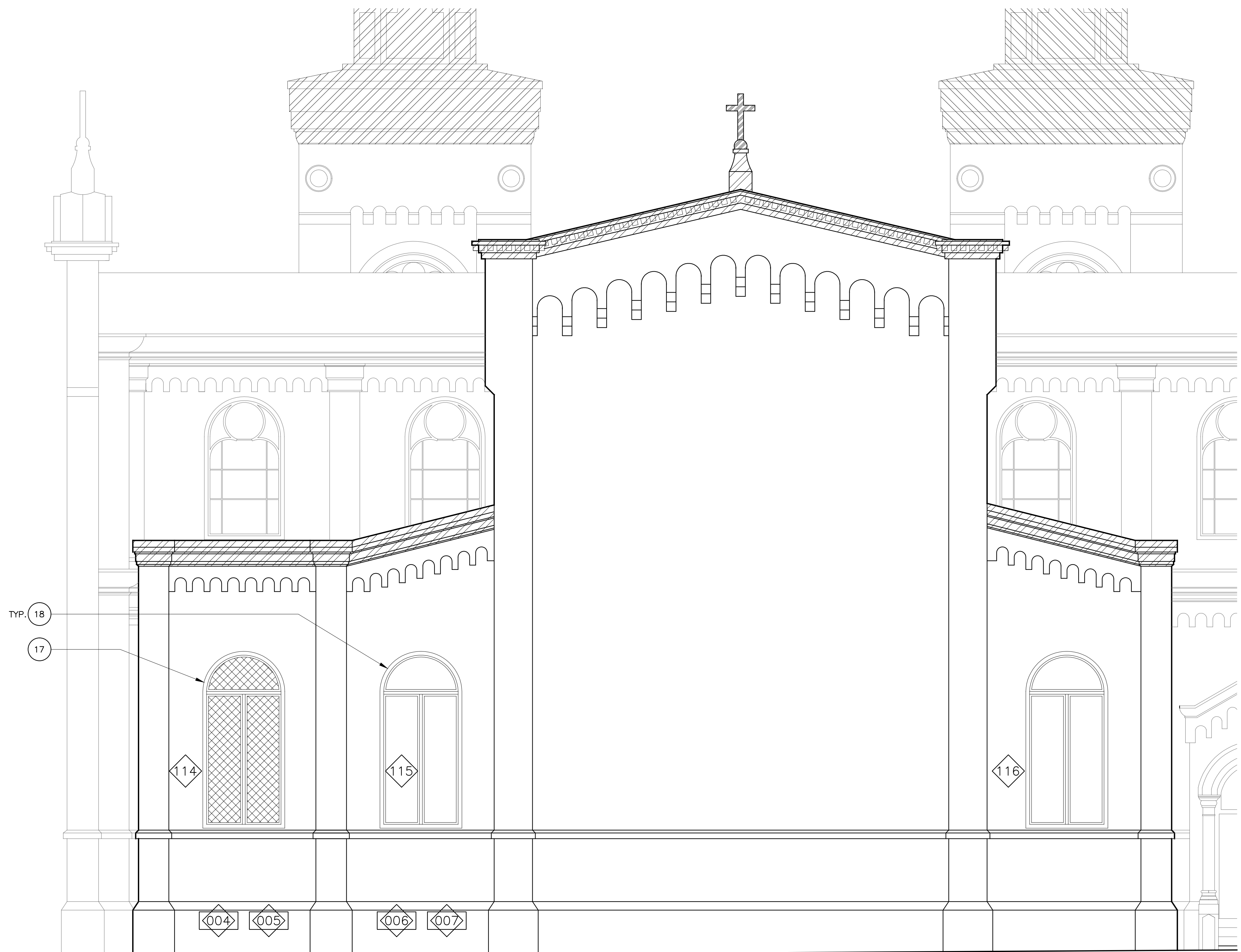
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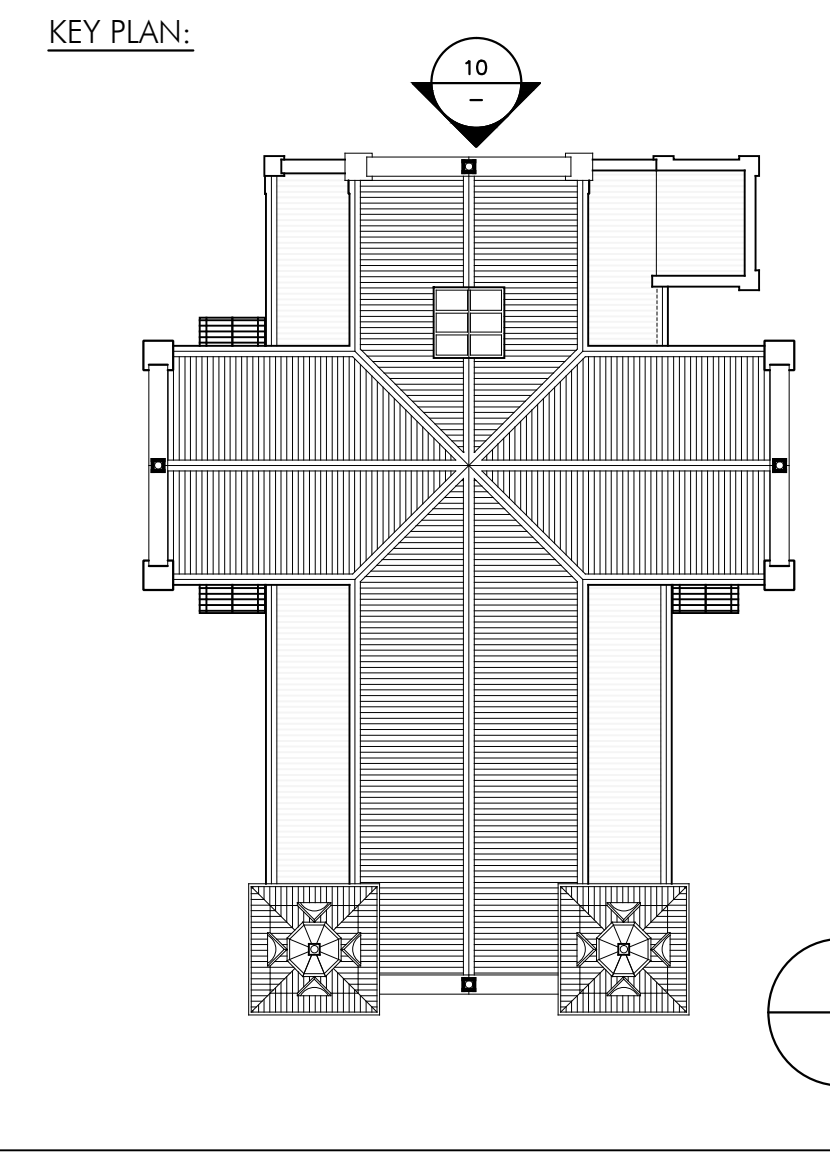
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- MATERIALS LEGEND**
- EXISTING GILDED SHEET METAL
 - EXISTING PAINTED DECORATIVE SHEET METAL
 - EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING



10 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
AH4.6

FOR GENERAL NOTES AND KEY NOTES SEE SHEET AH4.0

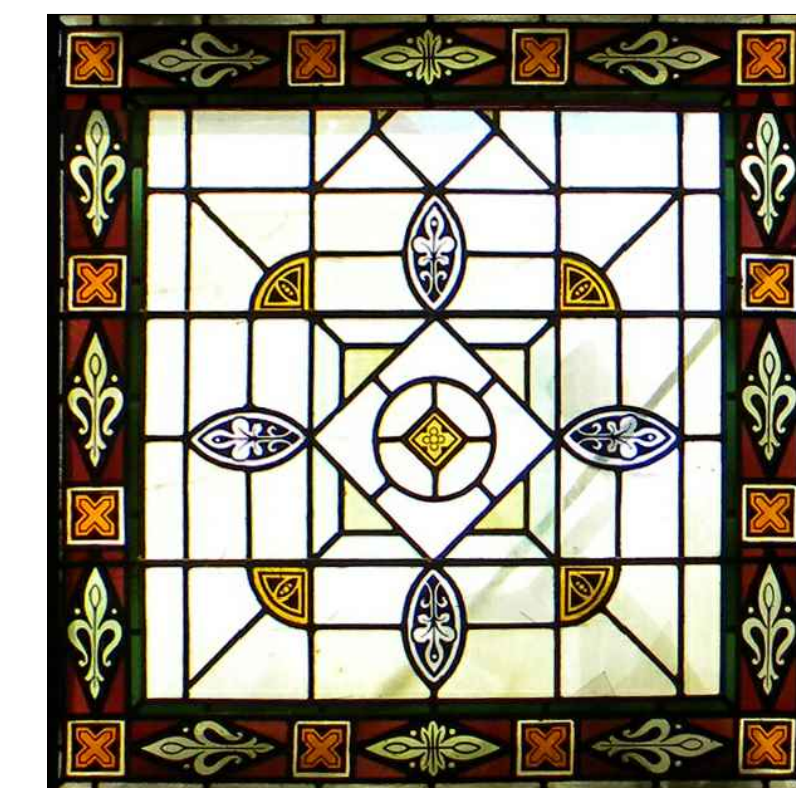
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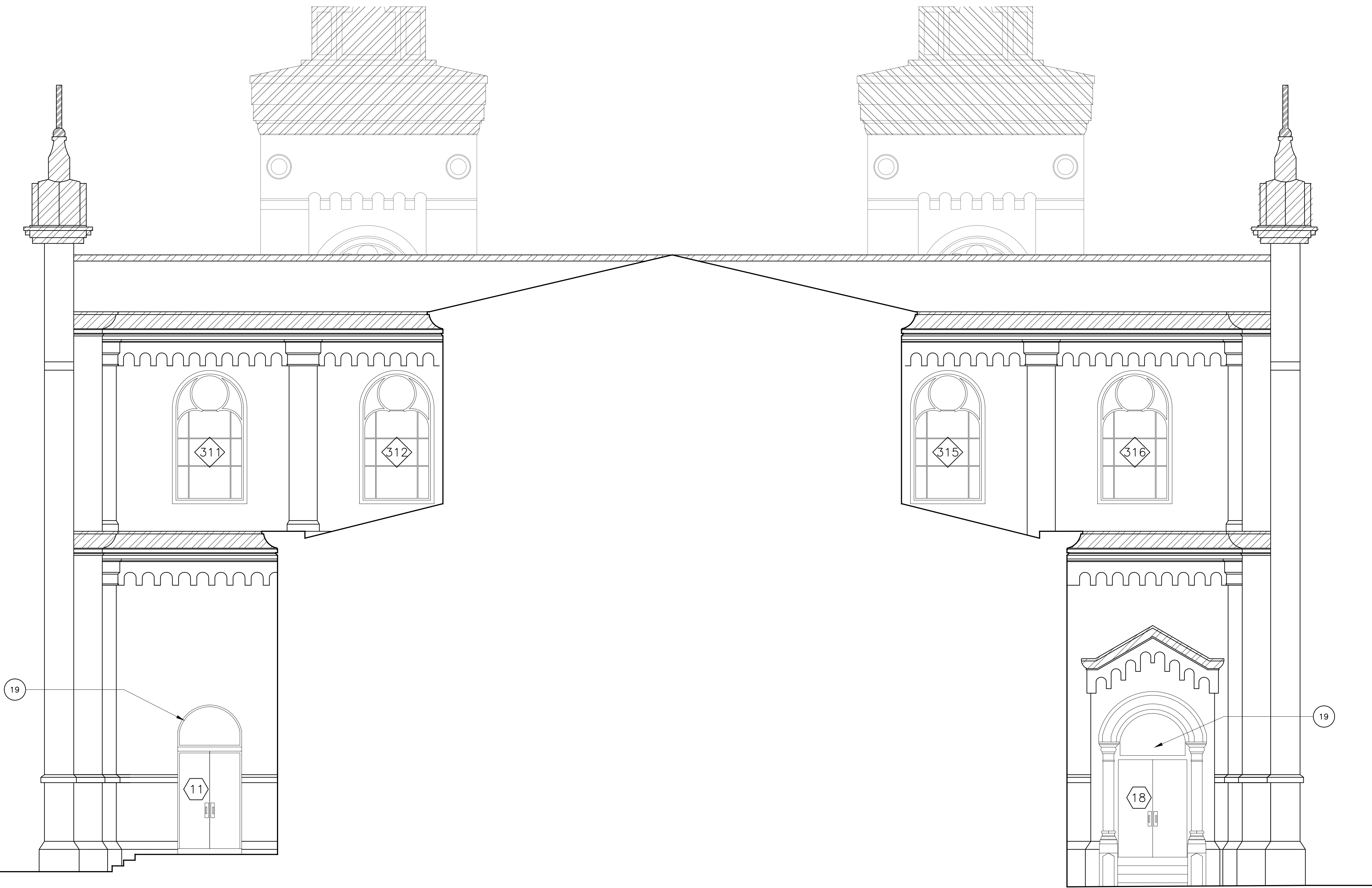
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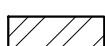

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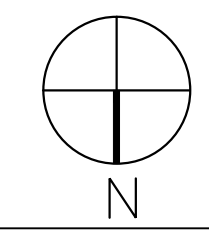
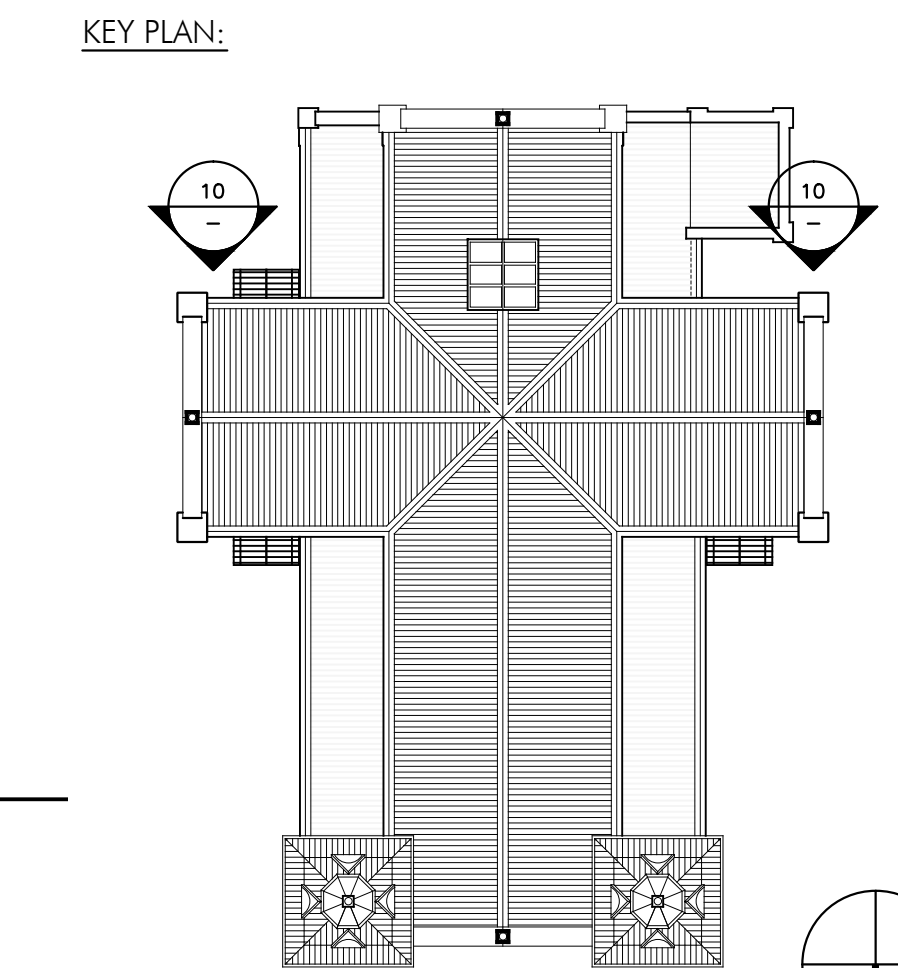
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- MATERIALS LEGEND**
-  EXISTING GILDED SHEET METAL
 -  EXISTING PAINTED DECORATIVE SHEET METAL
 -  EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING

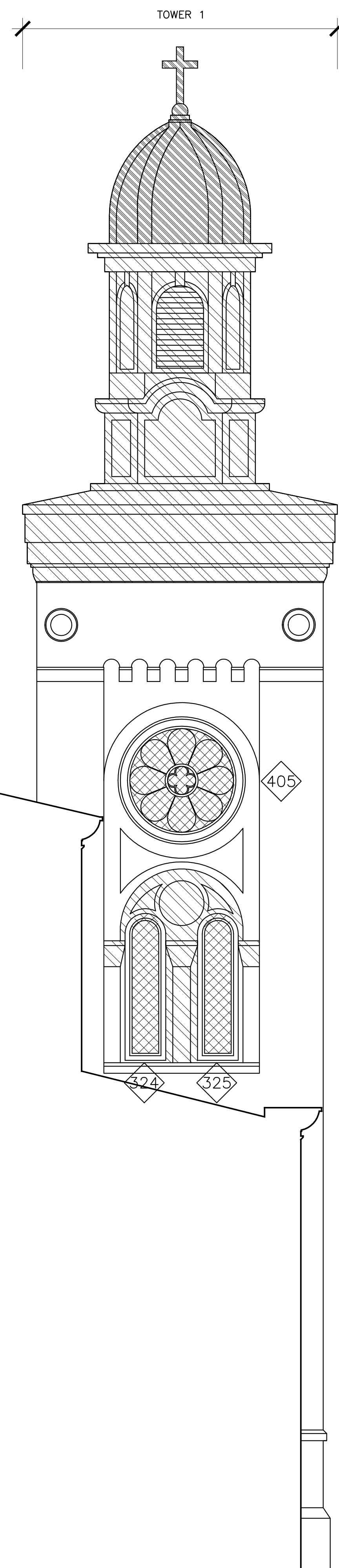
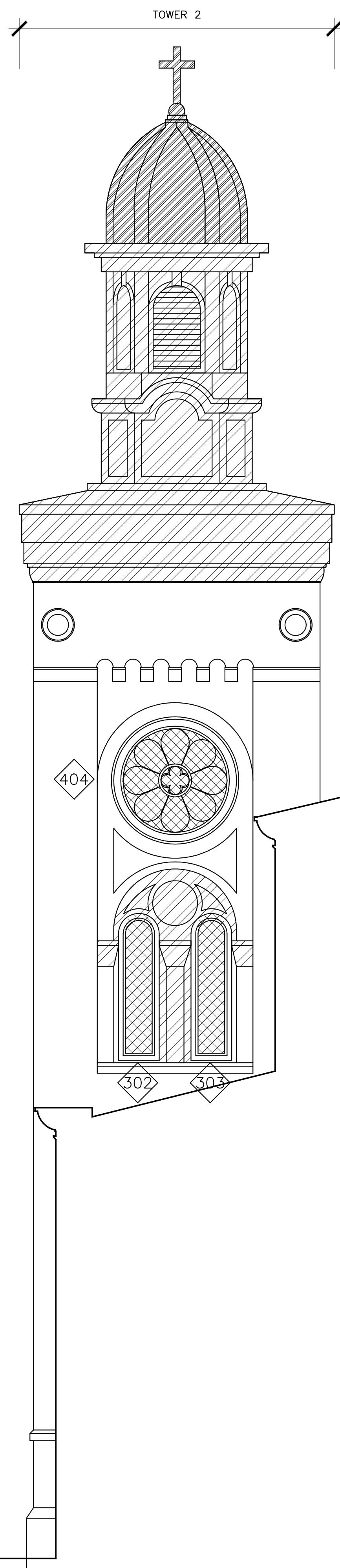


10 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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DATE: DEC. 12, 2011 CHECKED BY:
SCALE: 1/8" = 1'-0" 0 4' 8' 16' 24'
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER:

AH4.7



GENERAL NOTES

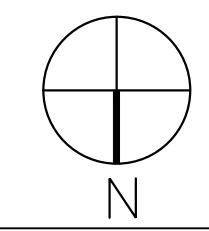
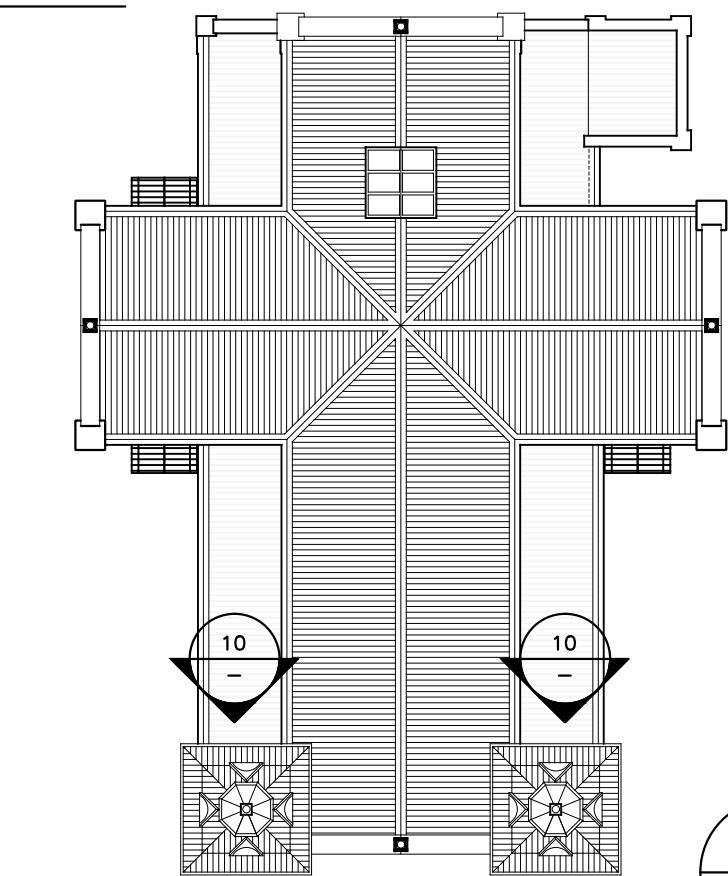
- A. FOR REPAIR OF WINDOWS AND LOUVERS REFERENCE WINDOW SCHEDULE AND SPECIFICATION
- B. FOR REPAIR OF DOORS REFERENCE DOOR SCHEDULE AND SPECIFICATION

EXTERIOR KEY NOTES

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21. REMOVE ROOFING AT NON-HISTORIC EXTERIOR SIDE ALTAR AND REPLACE WITH ASPHALT SHINGLES TO MATCH EXISTING.

- MATERIALS LEGEND**
- EXISTING GILDED SHEET METAL
 - EXISTING PAINTED DECORATIVE SHEET METAL
 - EXISTING STAINED GLASS BEHIND PROTECTIVE GLAZING

KEY PLAN:

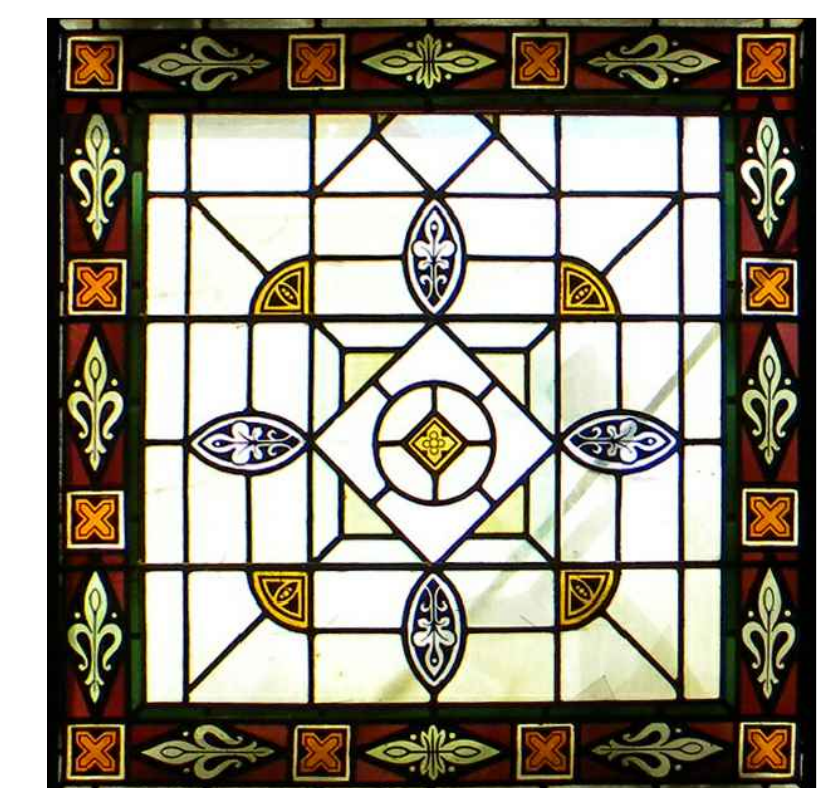


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DATE: DEC. 12, 2011 CHECKED BY:

SCALE: 1/8" = 1'-0" 0 4' 8' 16' 24'

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER:

AH4.8

10 SOUTH ELEVATION
 SCALE: 3/16"=1'-0"

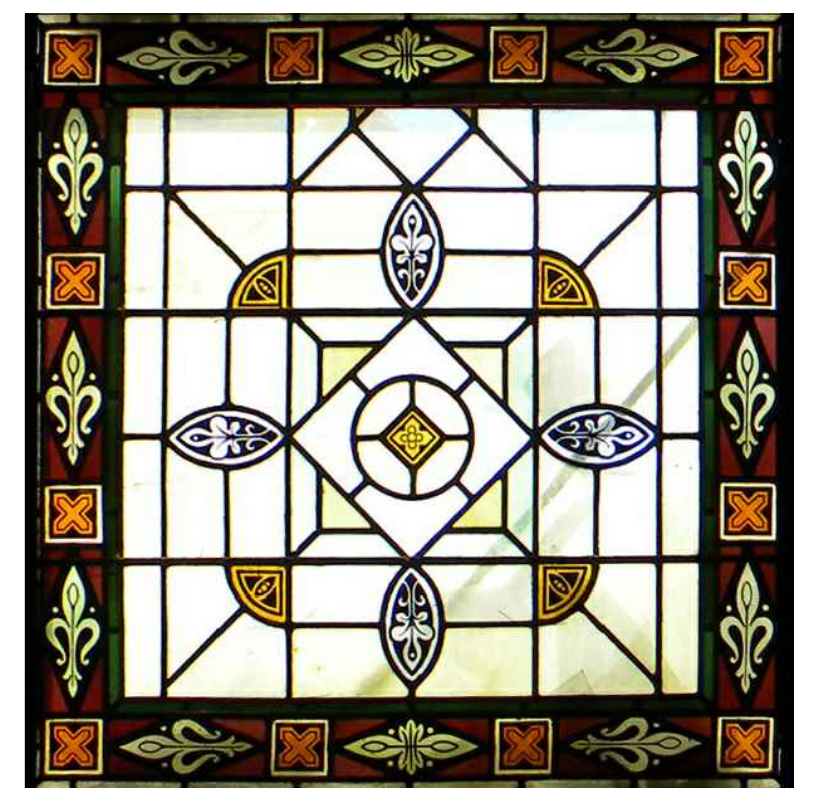
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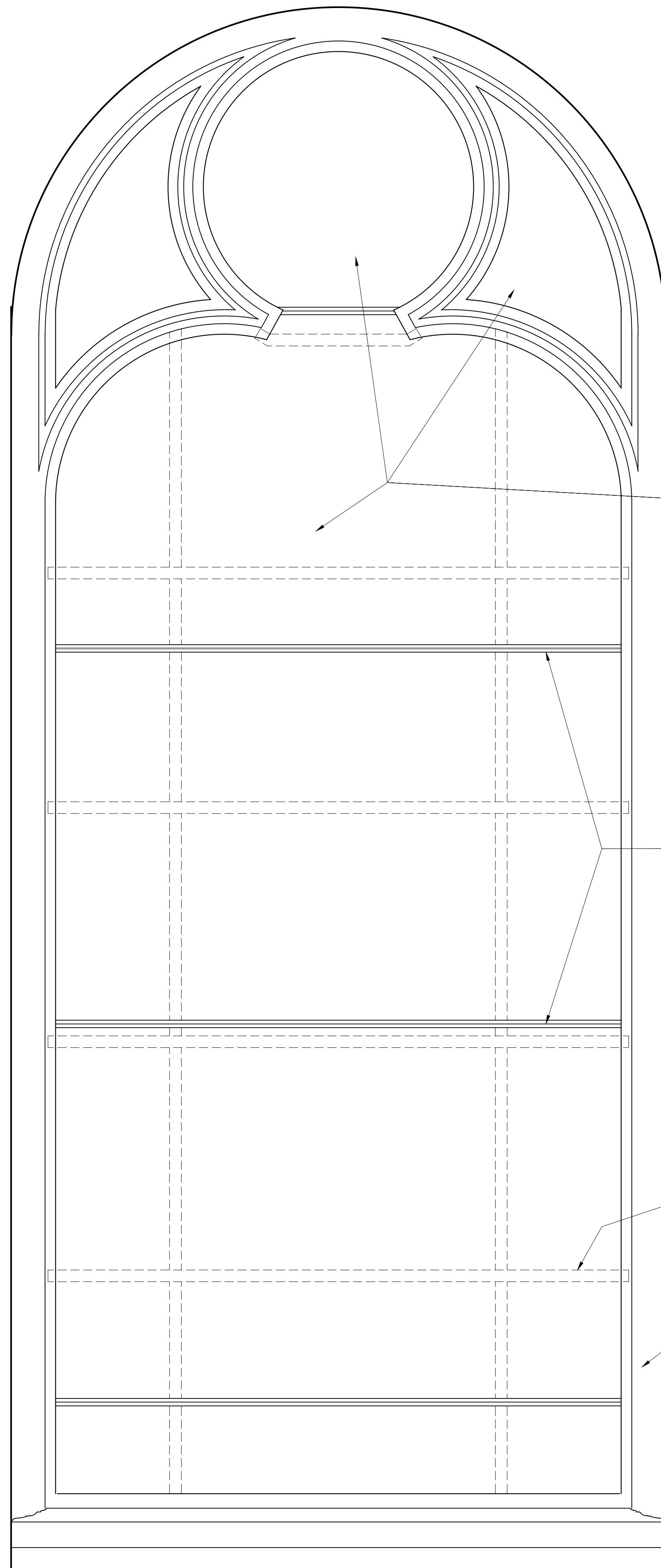
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CHECKED BY:

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SHEET TITLE:
WINDOW DETAILS

SHEET NUMBER:

AH9.0



EXISTING GLAZING IS A MIXTURE OF VARIOUS RIBBED OR HAMMERED GLASS, AND CLEAR OR OBSCURED ACRYLIC SHEETS, TYP.

EXISTING SUPPORTS FOR PROTECTIVE GLAZING NOT CURRENTLY ALIGNED WITH INTERIOR STEEL ARMATURE SYSTEM.

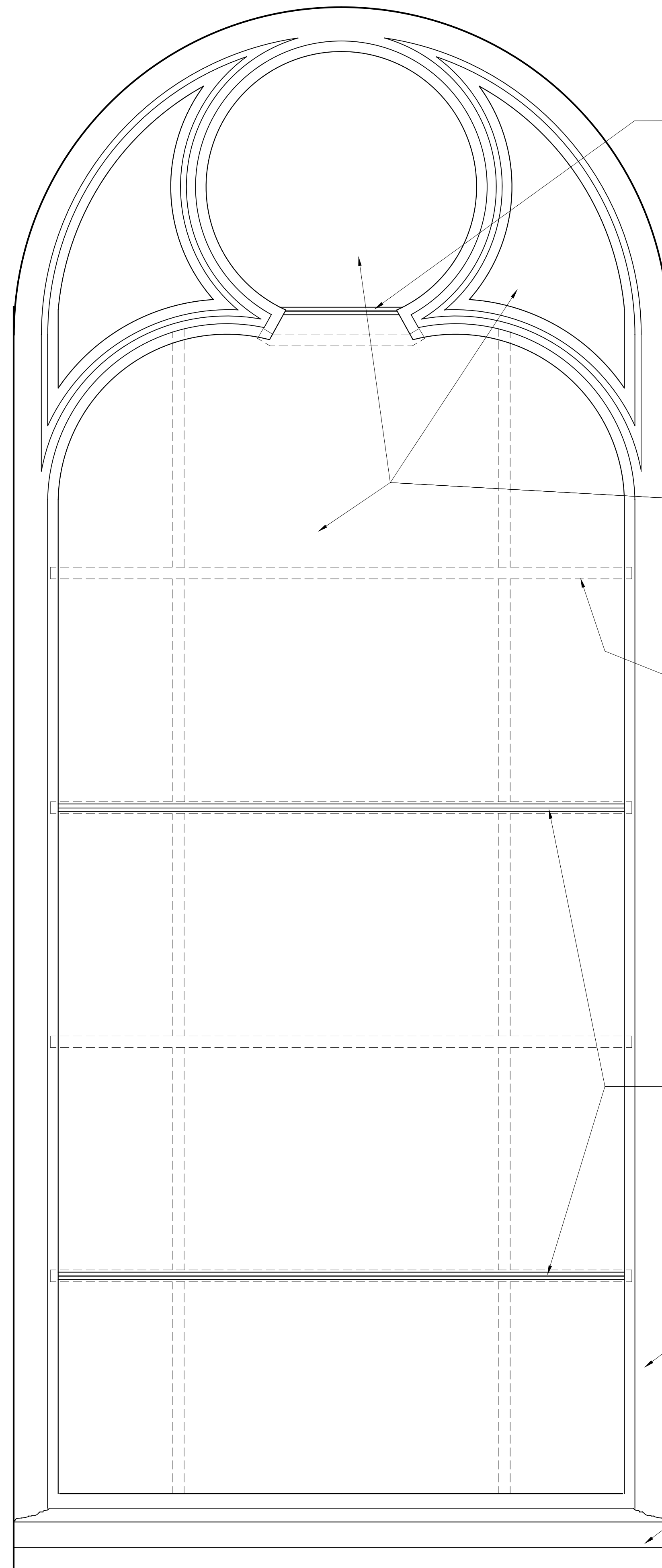
EXISTING INTERIOR STEEL ARMATURE SYSTEM BEYOND THAT SUPPORTED (PREVIOUSLY REMOVED) STAINED GLASS, TYP.

EXISTING WOOD TRIM, TYP.

EXISTING CEMENT PLASTER JAMB FACE

EXISTING CEMENT PLASTER SILL/WATERTABLE

10 TYPICAL EXISTING EXTERIOR WINDOW ELEVATION
SCALE: 1-1/2"=1'-0"



INSTALL NEW HORIZONTAL GLAZING SUPPORTS TO SIMILAR TO EXISTING SUPPORTS FOR PROTECTIVE GLAZING, SIZED AS REQUIRED TO SUPPORT NEW GLAZING AND IN SIMILAR LOCATION AS EXISTING.

MODIFY WOOD GLAZING RABBET TO ACCEPT NEW RIBBED PROTECTIVE HEAVY GLASS OR DUAL GLAZING TO MATCH ORIGINAL RIBBED GLASS APPEARANCE, TYP. SELECTION PENDING FINAL COORDINATION OF ENVELOPE STUDY.

RETAIN AND PAINT EXISTING INTERIOR STEEL ARMATURE SYSTEM BEYOND THAT SUPPORTED (PREVIOUSLY REMOVED) STAINED GLASS, TYP.

INSTALL NEW HORIZONTAL GLAZING SUPPORTS TO SIMILAR TO EXISTING SUPPORTS FOR PROTECTIVE GLAZING, SIZED AS REQUIRED TO SUPPORT NEW GLAZING AND ALIGNED WITH INTERIOR STEEL ARMATURE SYSTEM, TYP. NUMBER OF SUPPORTS AND THEIR LOCATIONS PENDING RESTRICTIONS OF SELECTED GLAZING.

RESTORE EXISTING WOOD TRIM. PREPARE AND PAINT, TYP.

RESTORE EXISTING CEMENT PLASTER. PREPARE AND PAINT, TYP.

REMOVE EXISTING PAINTED SHEET METAL FLASHING AT WOOD SILL. REPAIR WOOD. PREPARE AND PAINT WOOD OR INSTALL NEW SHEET METAL FLASHING AND PREPARE AND PAINT.

RESTORE EXISTING CEMENT PLASTER SILL/WATERTABLE. PREPARE AND PAINT.

4 TYPICAL PROPOSED EXTERIOR WINDOW ELEVATION
SCALE: 1-1/2"=1'-0"

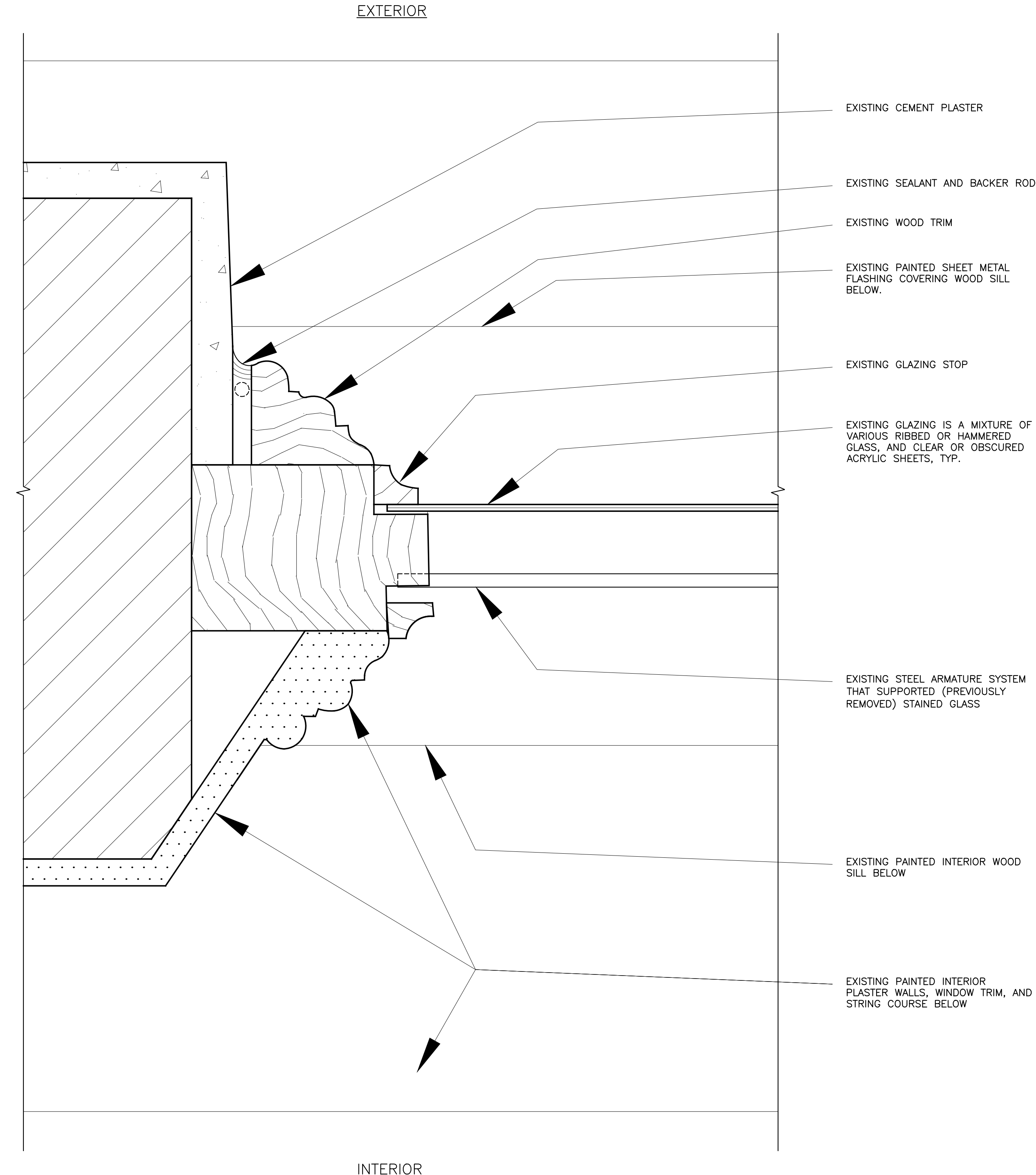
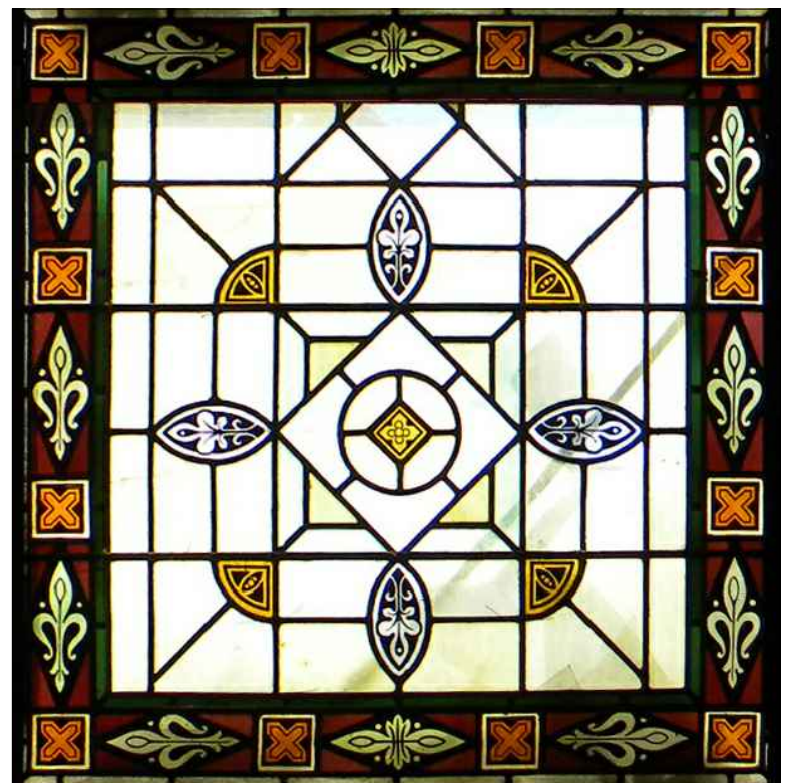
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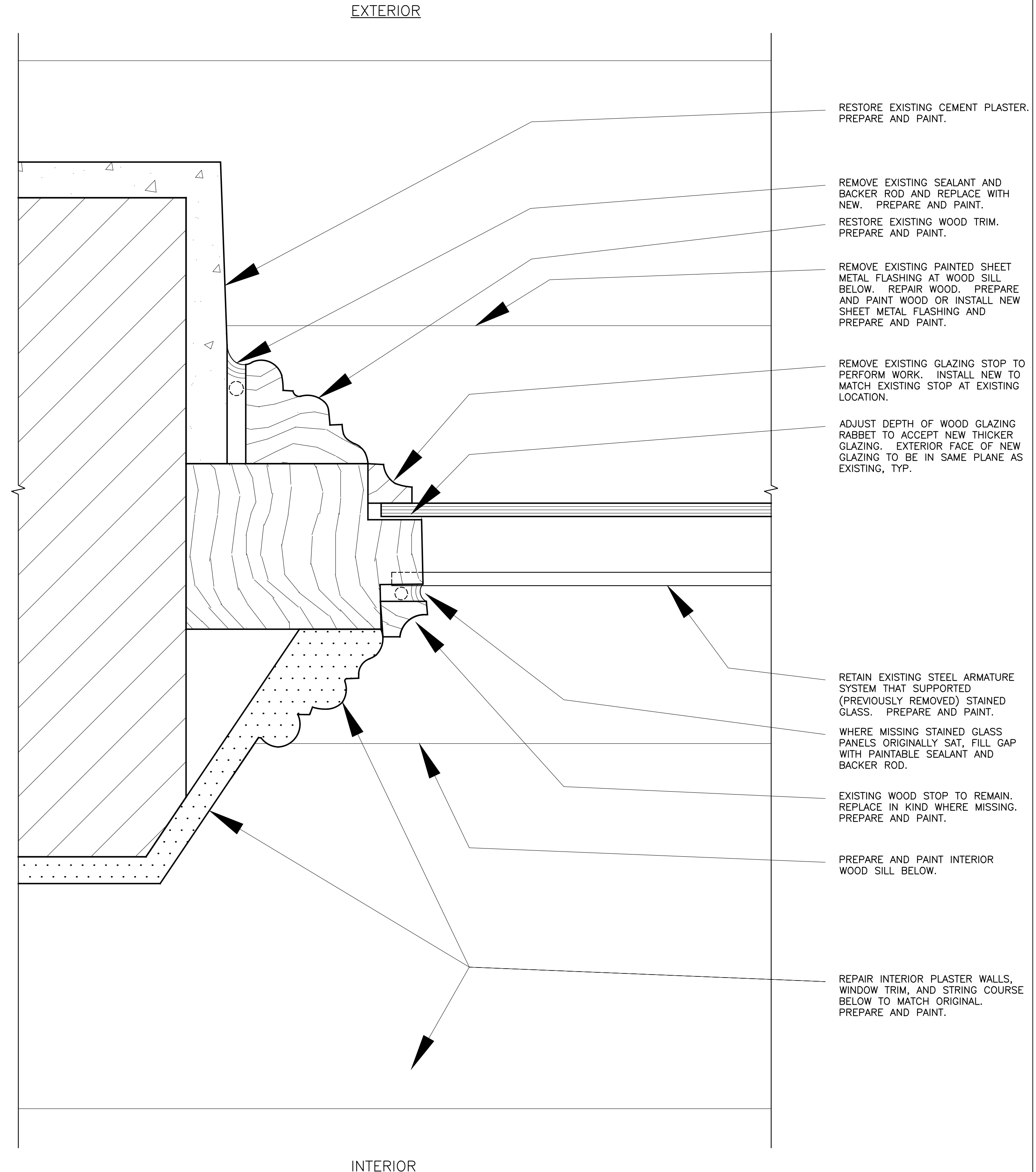
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10 TYPICAL EXISTING WINDOW JAMB SECTION
SCALE: 6"=1'-0"



4 TYPICAL PROPOSED WINDOW JAMB SECTION
SCALE: 6"=1'-0"

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SCALE: 1/8" = 1'-0"

SHEET TITLE: WINDOW DETAILS

SHEET NUMBER:

AH9.1

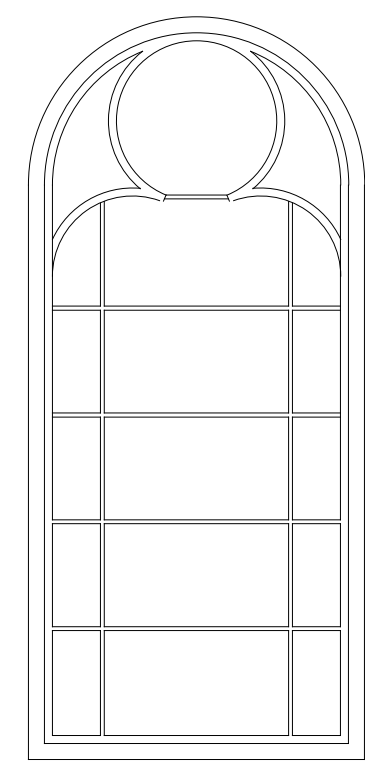
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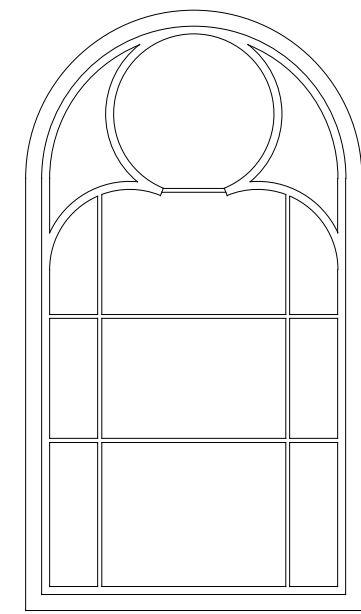
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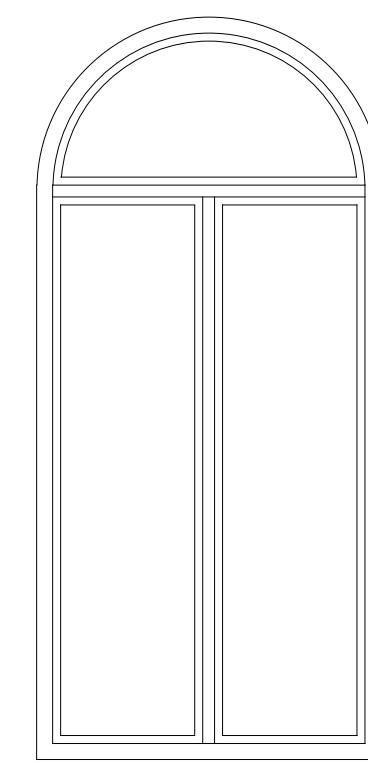
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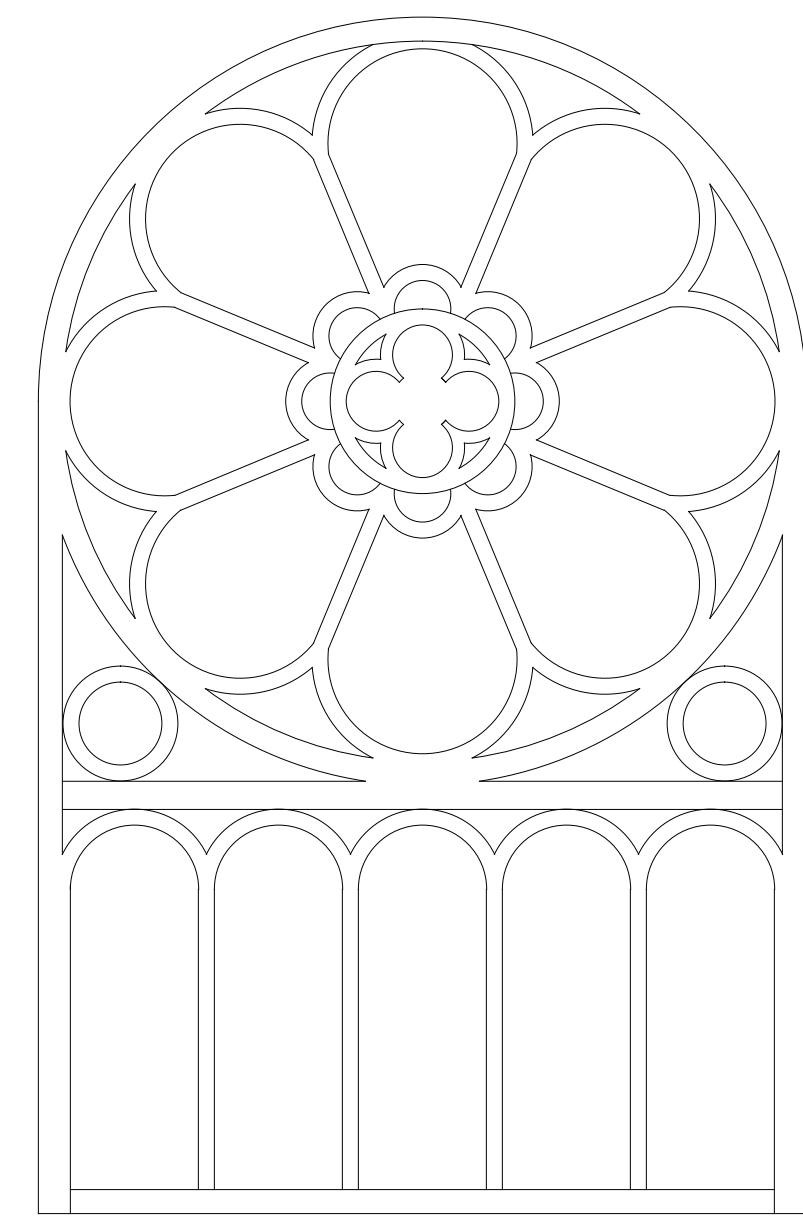
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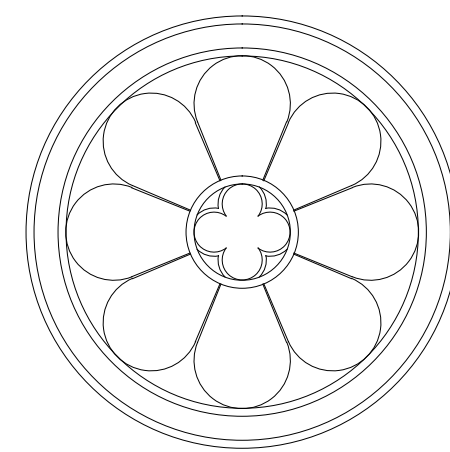
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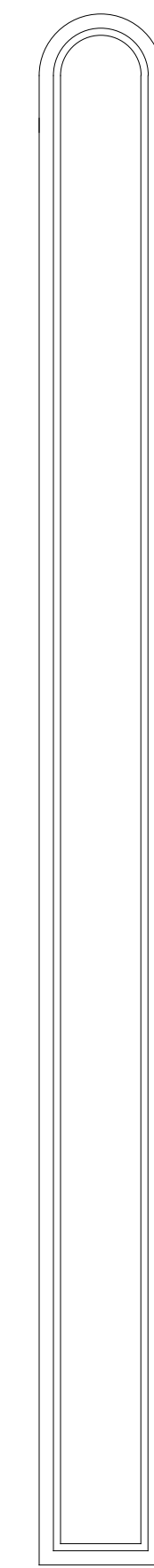
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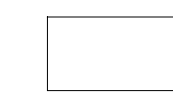


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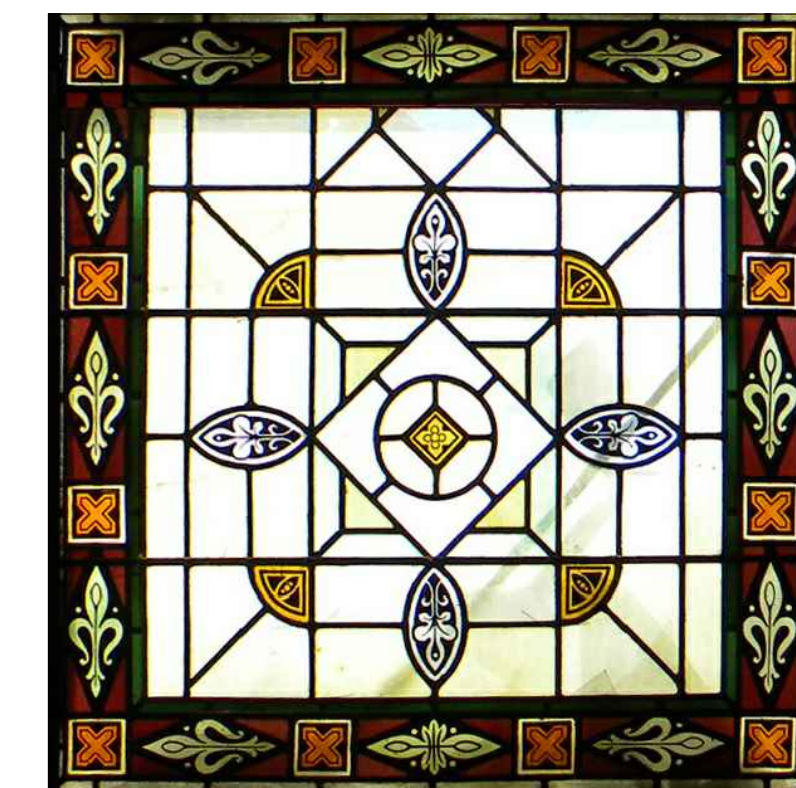


F1

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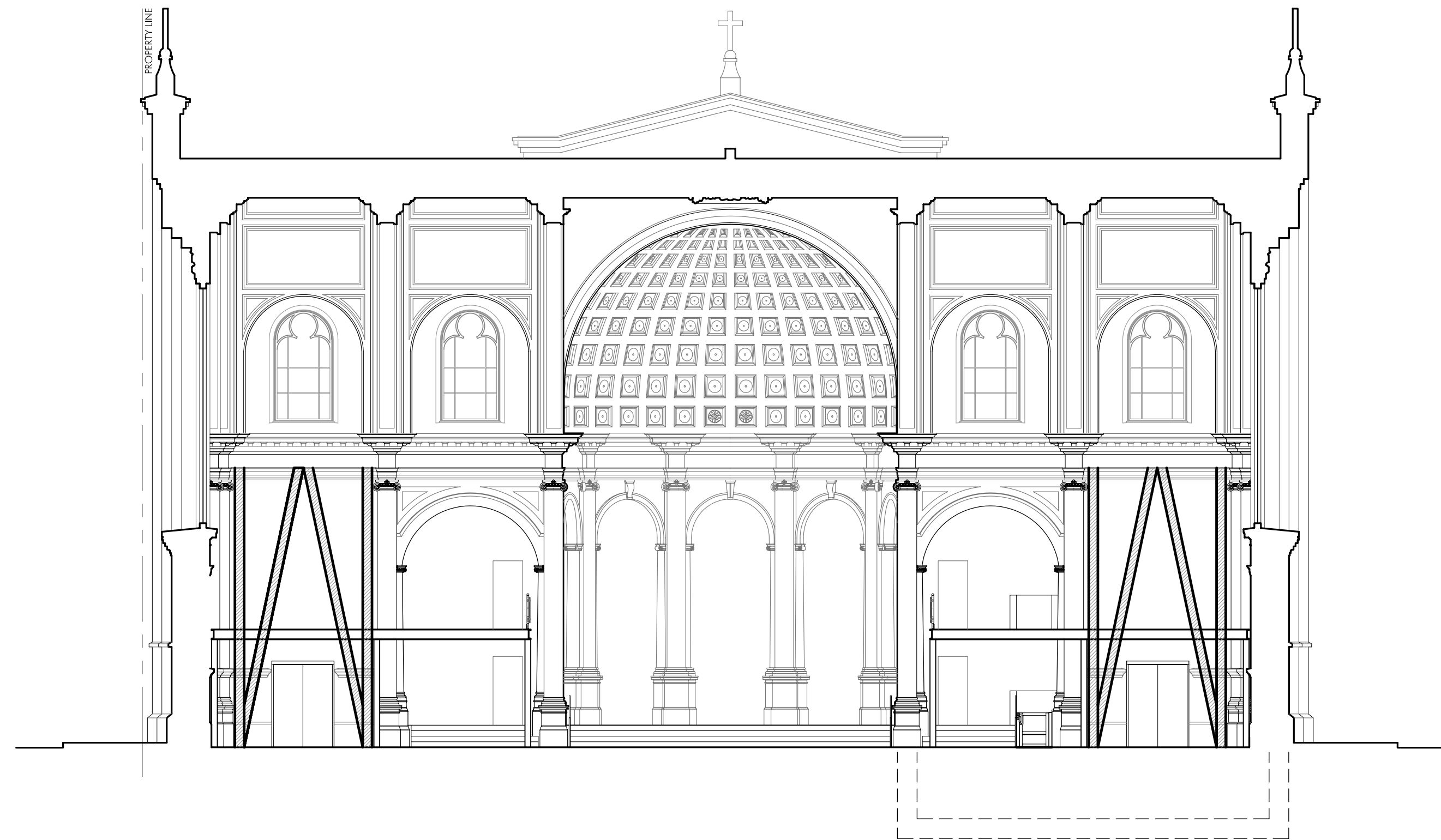
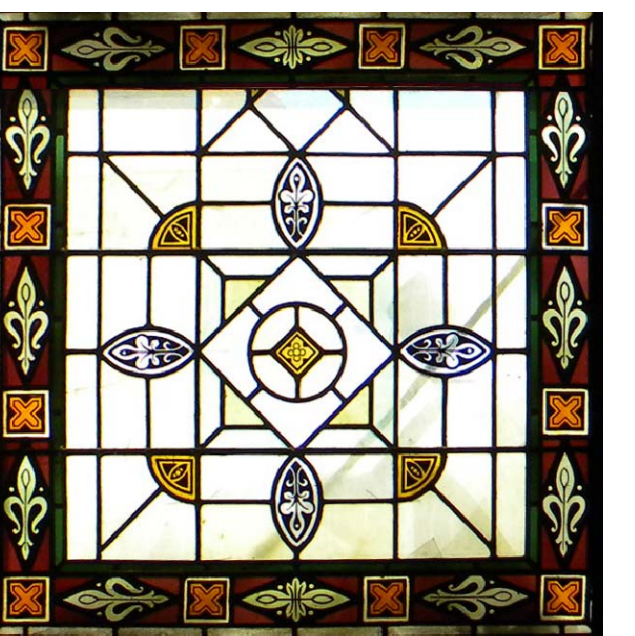
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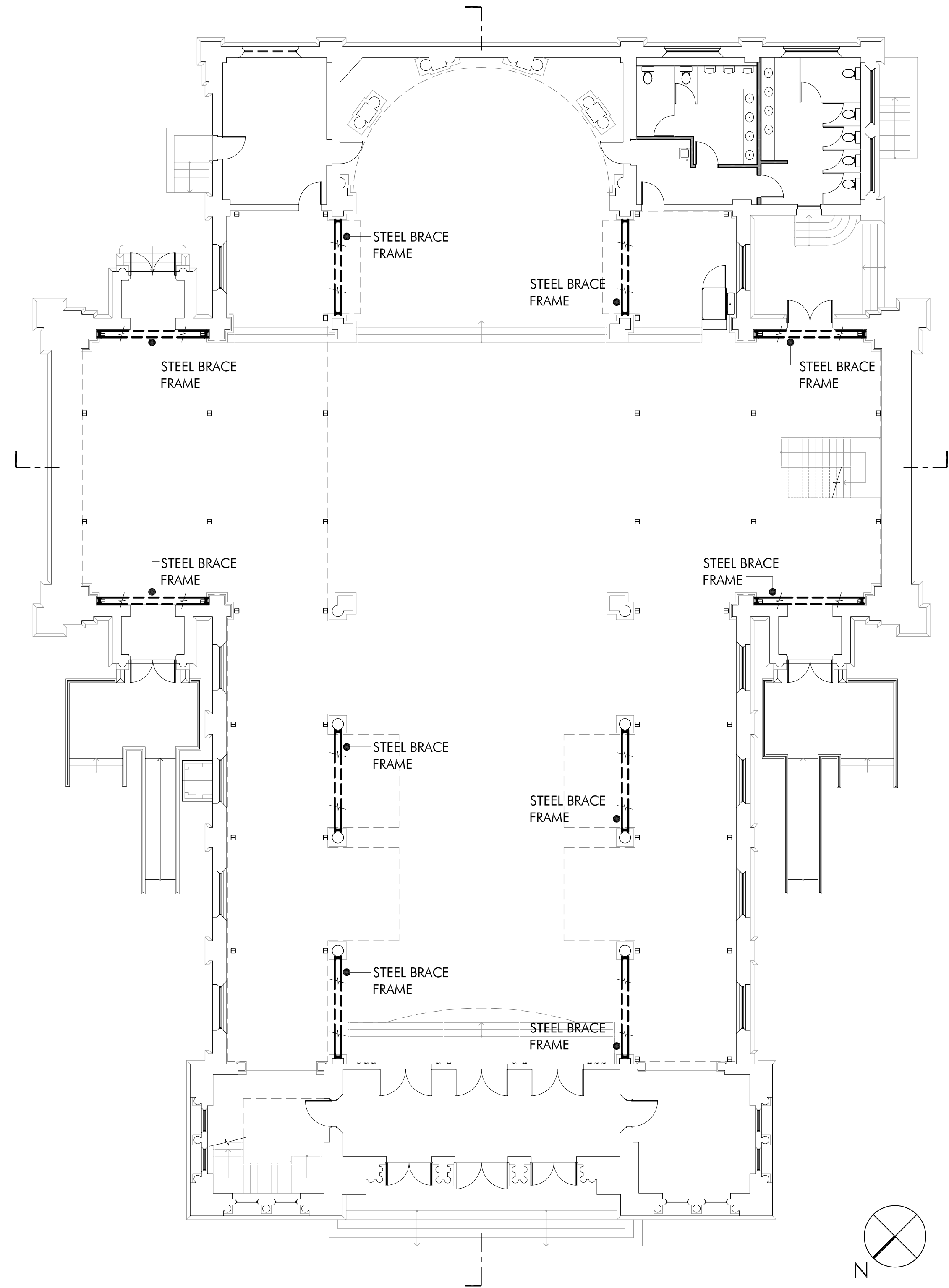
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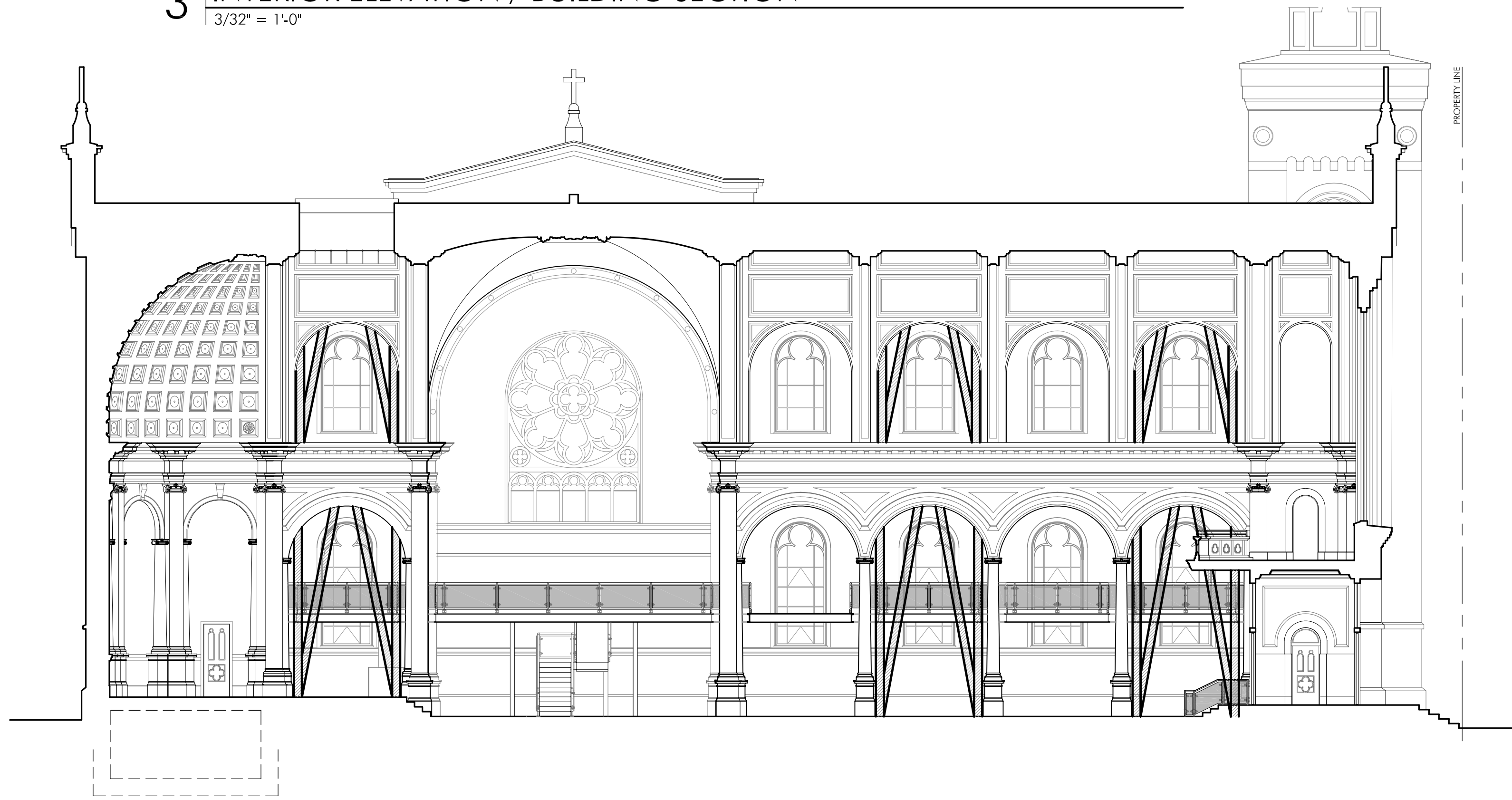
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3 INTERIOR ELEVATION / BUILDING SECTION
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1 GROUND FLOOR PLAN
3/32" = 1'-0"

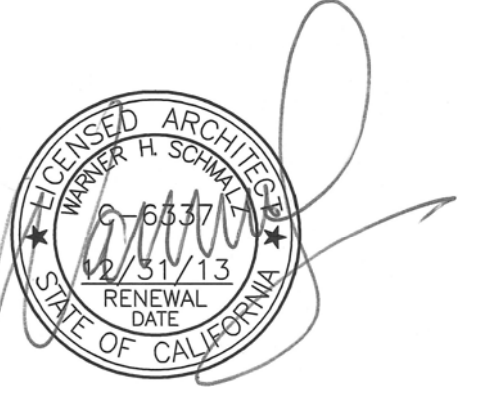


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2. THIS SCHEME WILL REQUIRE MINIMAL REMOVAL OR REPLACEMENT OF ANY EXISTING HISTORIC WALLS OR CEILING PANEL. SEISMIC FOUNDATIONS WILL BE SIMILAR TO THE PREFERRED SCHEME.
3. THIS STRUCTURAL SCHEME WAS REJECTED BECAUSE THE EXPOSED FRAMES ARE NOT COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING INTERIOR.

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SUBMITTAL

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UPGRADE SCHEME

SHEET NUMBER:

EXHIBIT-A

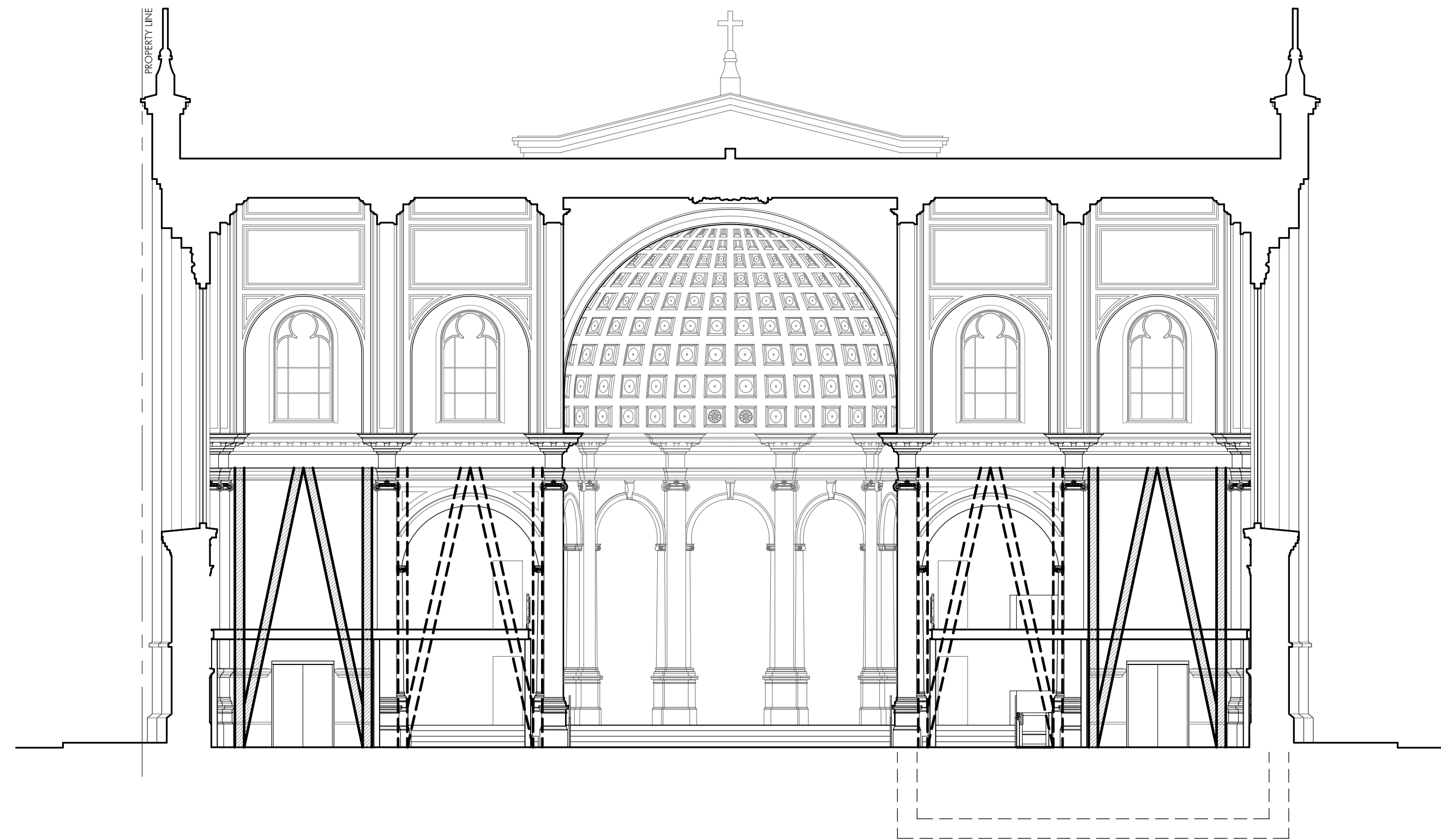
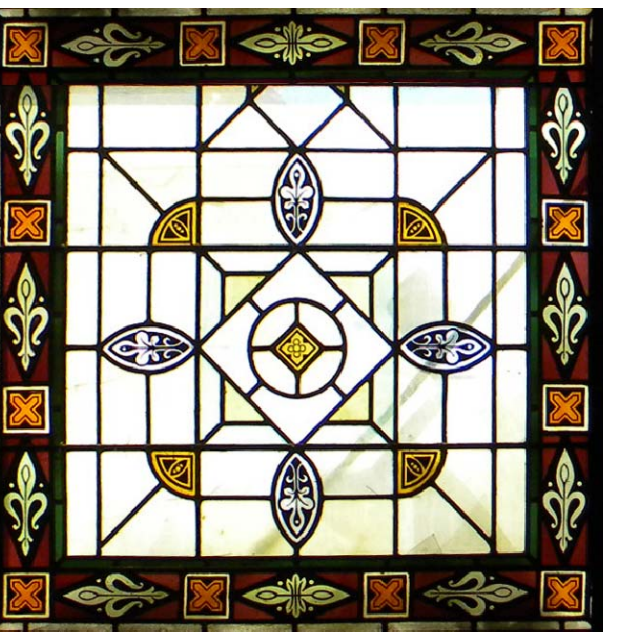
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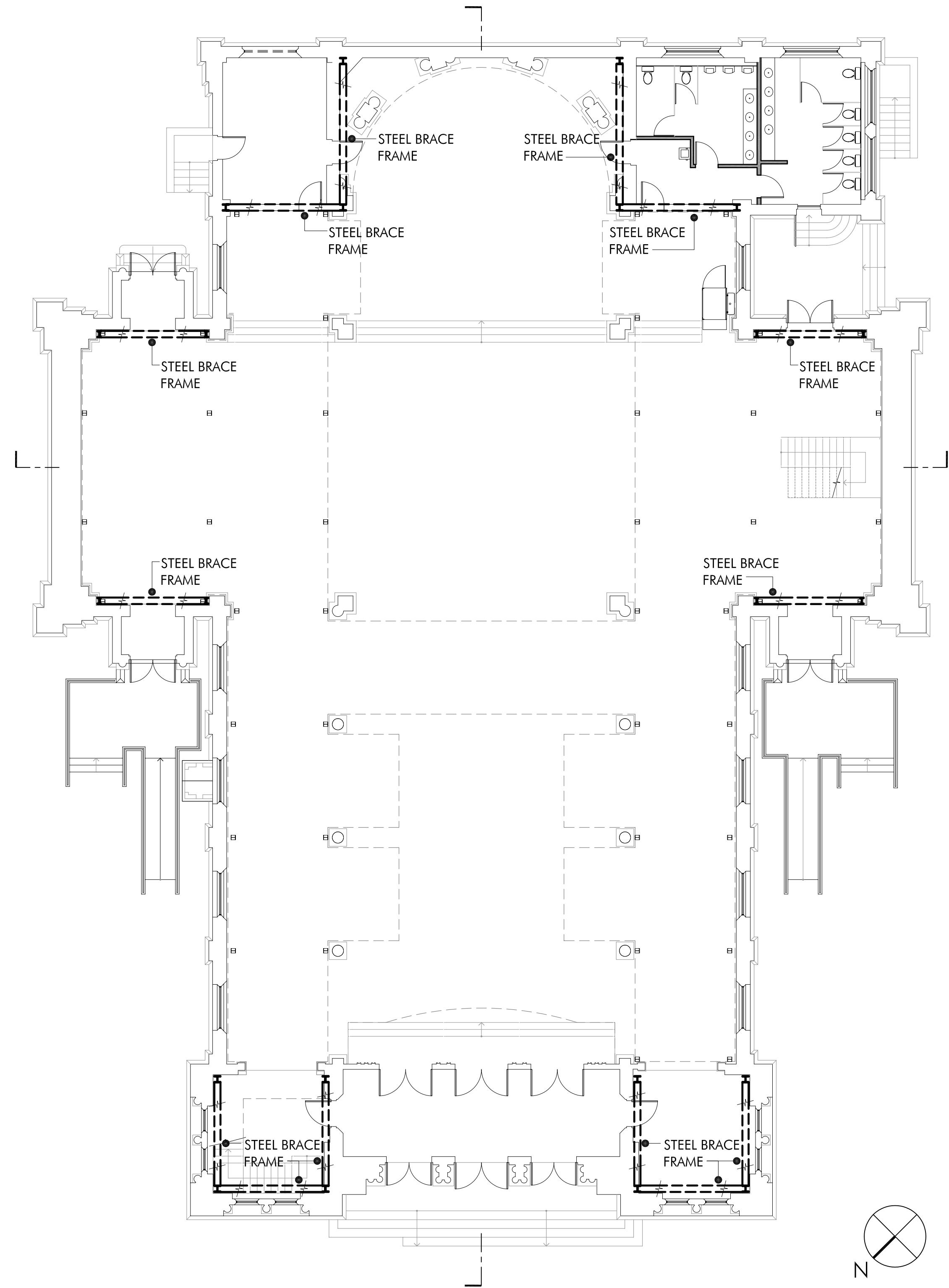
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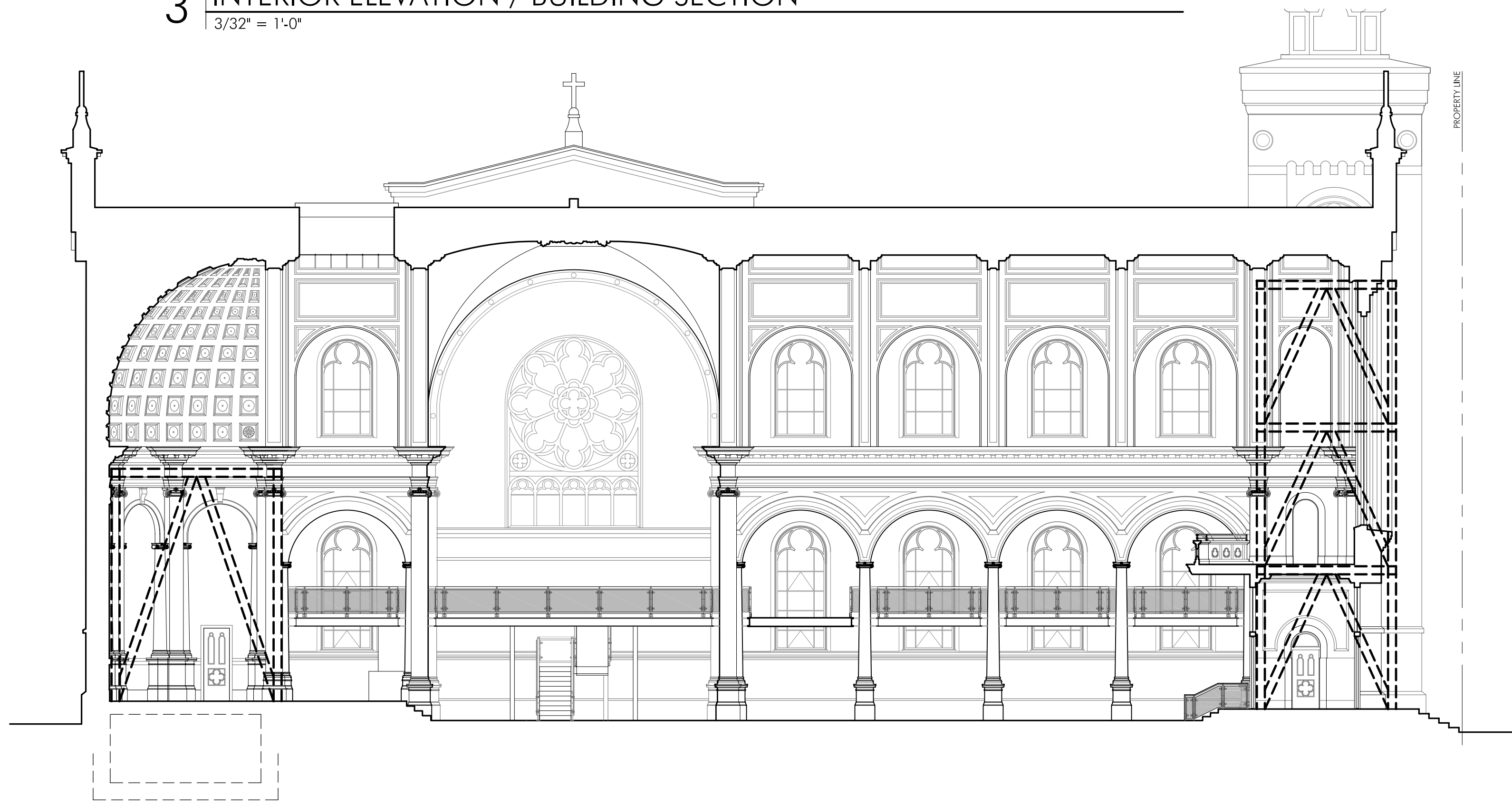
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3 INTERIOR ELEVATION / BUILDING SECTION
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1 GROUND FLOOR PLAN
3/32" = 1'-0"

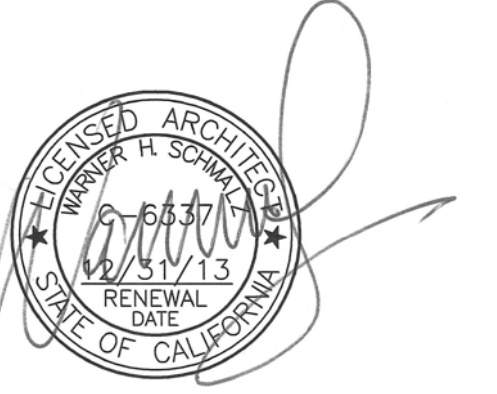


2 INTERIOR ELEVATION / BUILDING SECTION
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SHEET NOTES:

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2. THIS SCHEME WILL REQUIRE MINIMAL REMOVAL OR REPLACEMENT OF ANY EXISTING HISTORIC
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SHEET NUMBER:

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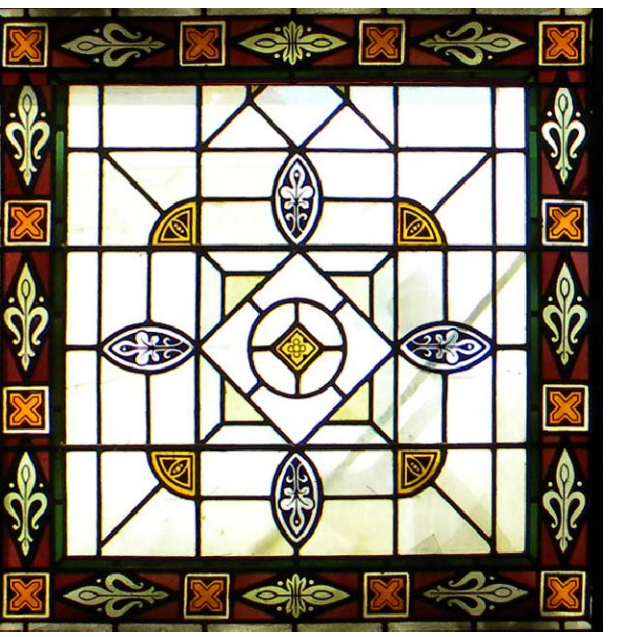
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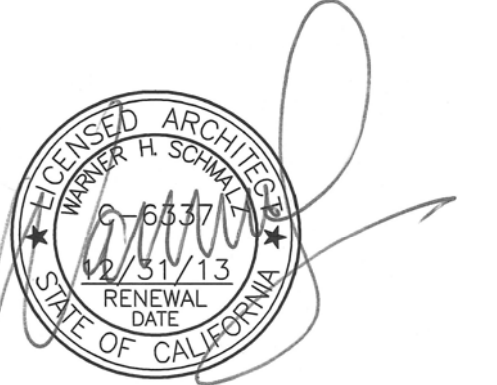
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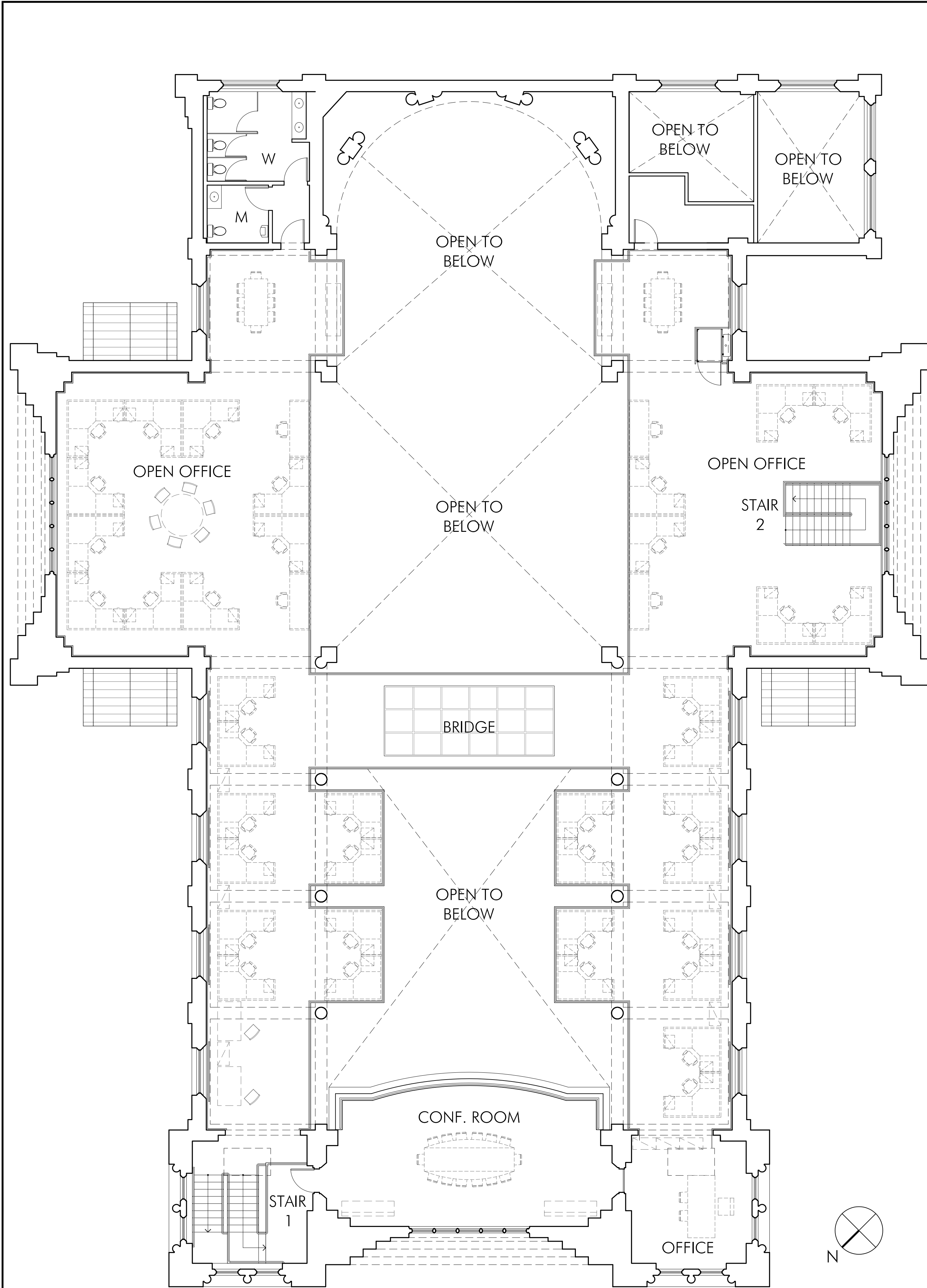
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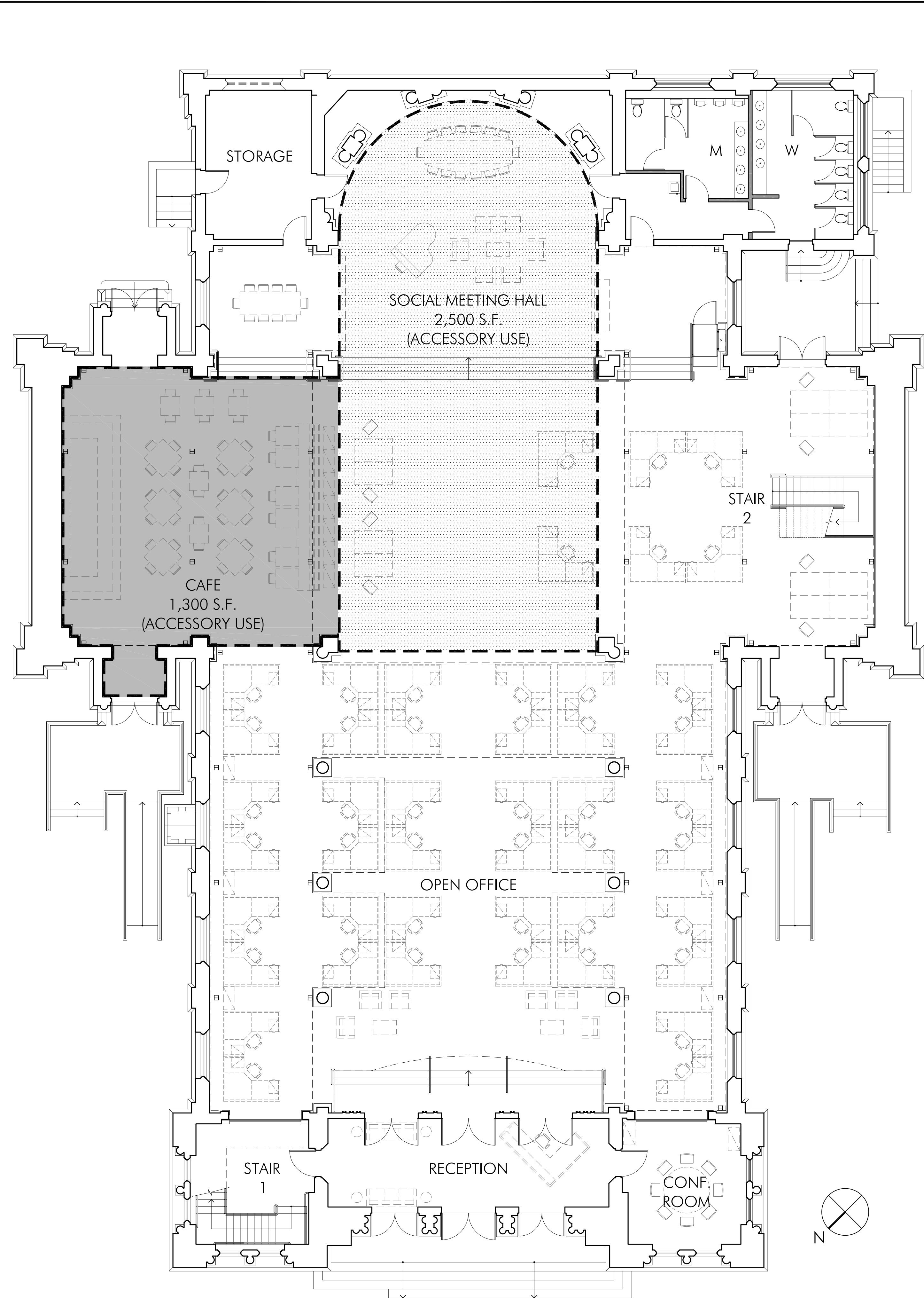
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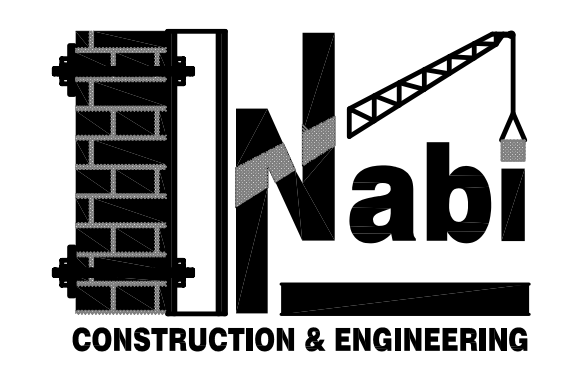
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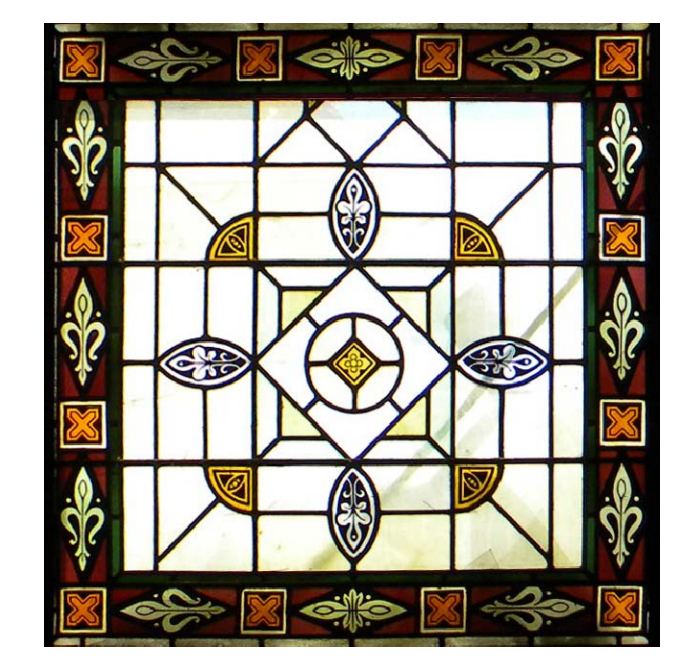
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1 | GROUND FLOOR FURNITURE PLAN
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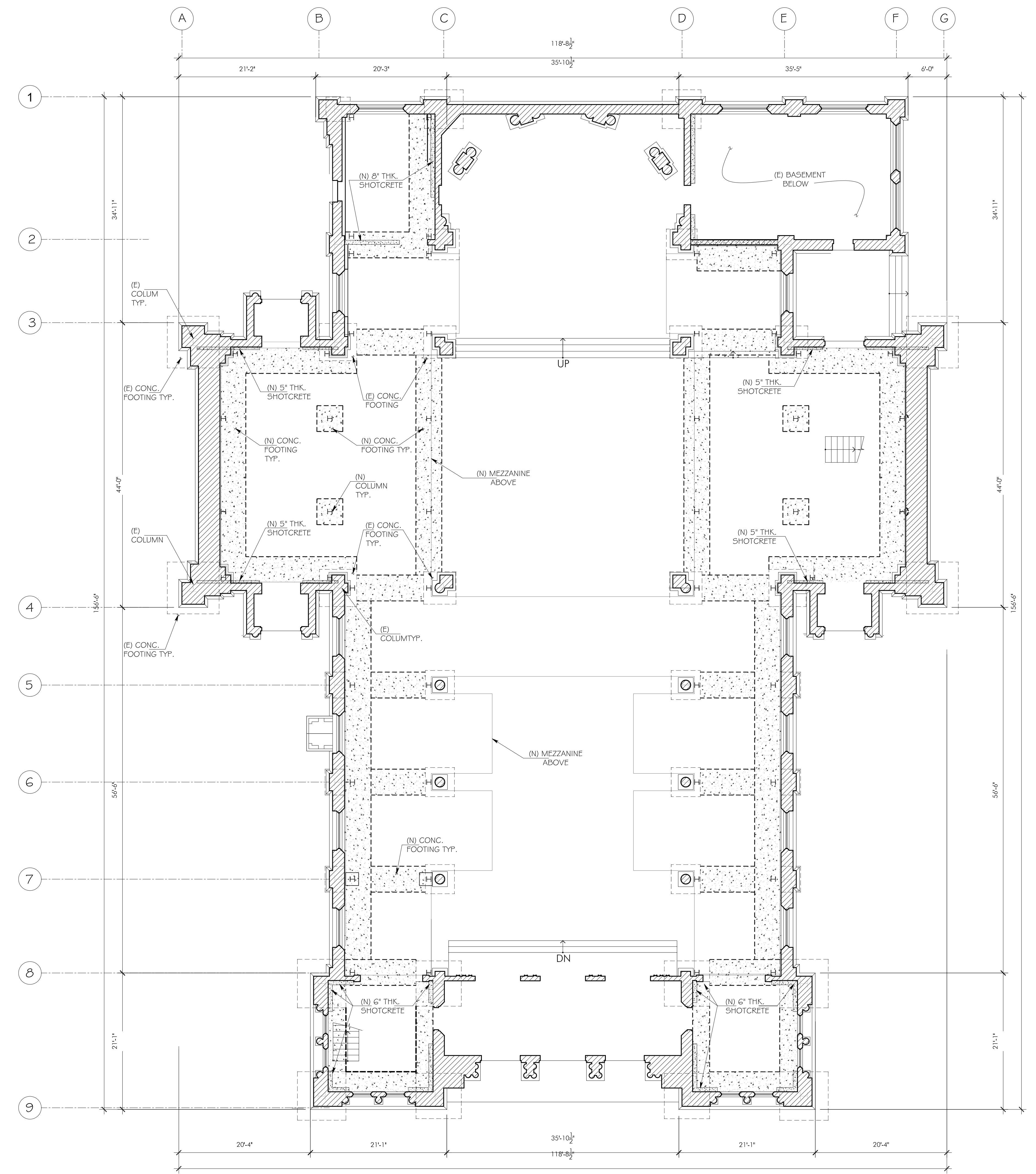
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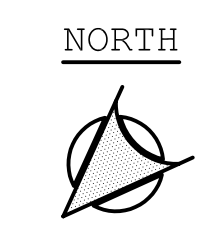
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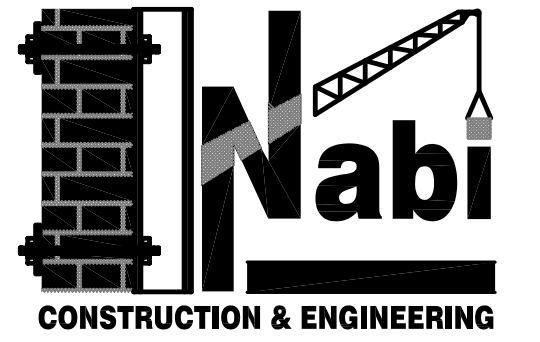
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S-2

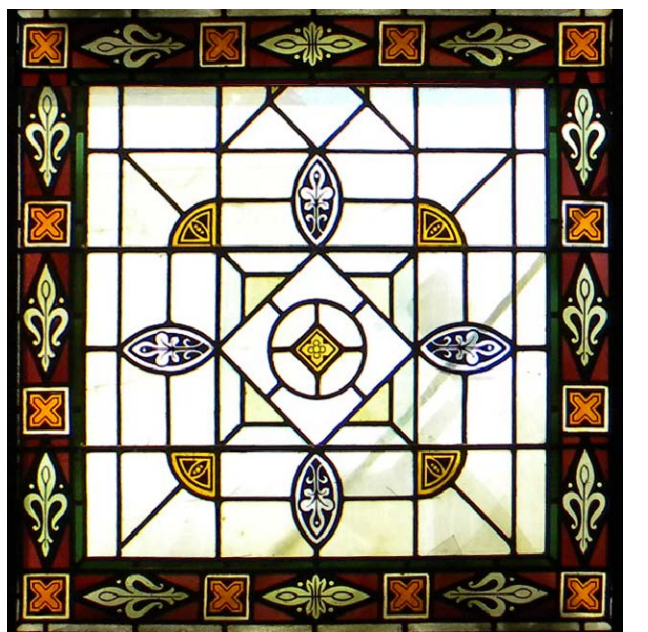


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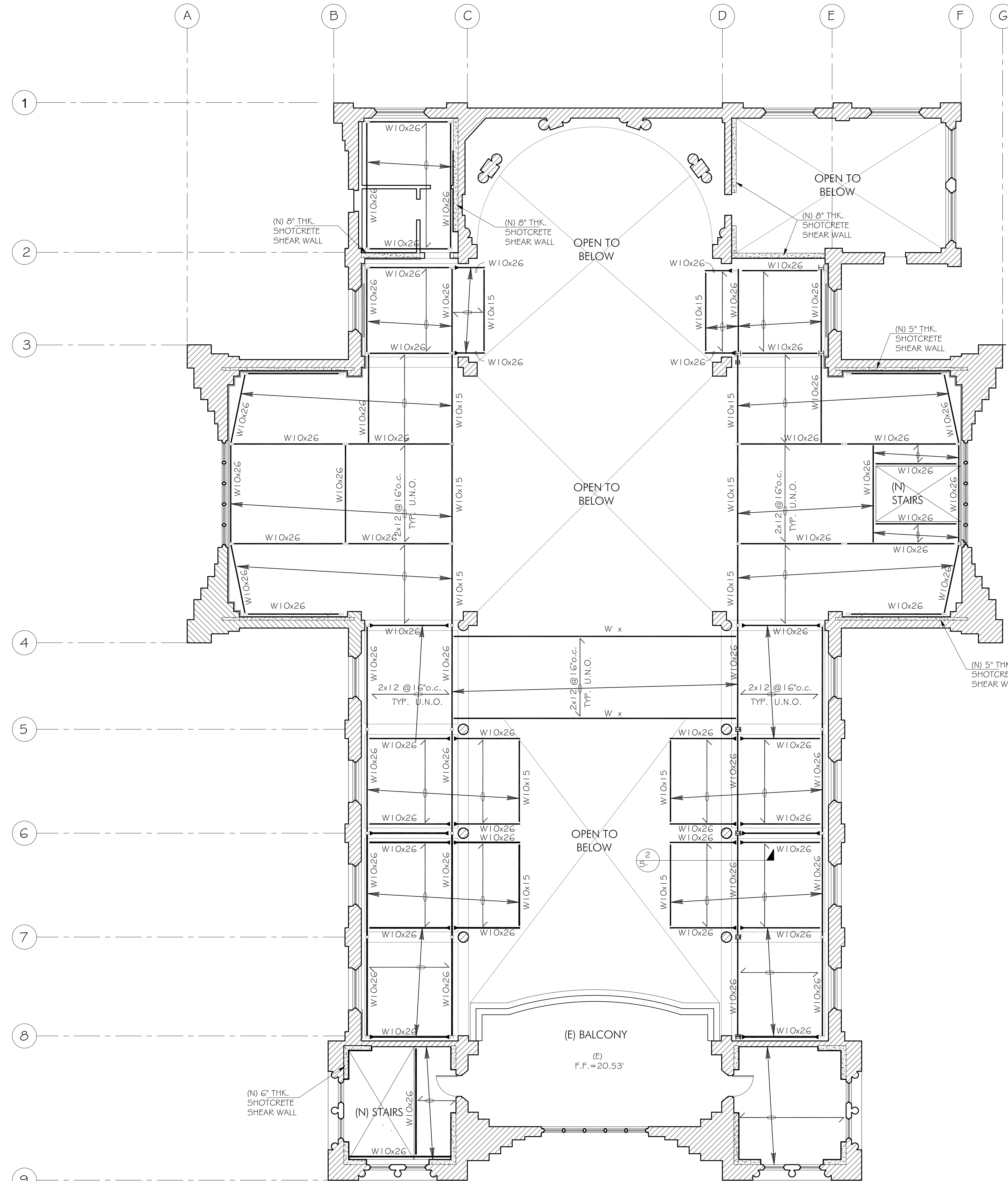




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NOTE :
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NEW SECOND FLOOR PLAN



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NEW 2ND FLOOR PLAN

SHEET NUMBER:

S-3

ST. JOSEPH'S CHURCH
HISTORIC RESOURCE EVALUATION

SAN FRANCISCO, CALIFORNIA
[11022]

Prepared for
1401 DEVELOPMENT PARTNERS



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imagining change in historic environments through design, research, and technology

DECEMBER 16, 2011

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I. INTRODUCTION

This Historic Resource Evaluation Report has been prepared at the request of 1401 Development Partners for St. Joseph's Church at the corner of 10th and Howard streets in San Francisco's South of Market neighborhood (SoMA). Located at 1401 Howard Street (APN 3517/035), St. Joseph's Church is a three-story Romanesque Revival-style church designed and constructed in 1913 by architect John J. Foley as a Catholic church. St. Joseph's Church was previously part of a complex of buildings that also included a rectory, a parish hall, a convent, a school, and a small garage, but the parcel has been divided and the church is no longer associated with these other buildings. (Figure 1).

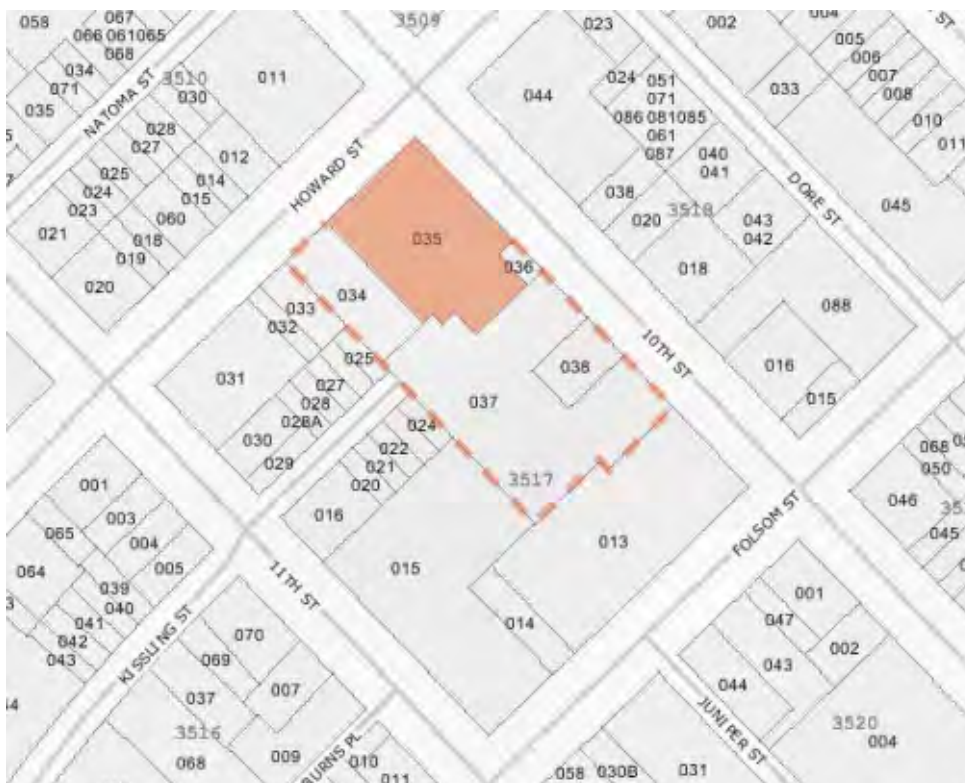


Figure 1. Parcel map of the subject block. St. Joseph's Church is highlighted in red and the boundaries of the former church complex are shown with a dashed line.

Source: San Francisco Planning Department; altered by author.

The proposed project at St. Joseph's Church includes seismic strengthening, accessibility upgrades in accordance with the Americans with Disabilities Act (ADA), and various renovations that will bring the property into compliance with current building and safety codes. The proposed project will convert the building's use from a 17,000sf church to a 22,000sf mixed-use office-retail-assembly building. The primary project goals are to increase the building's functionality for the new use and to provide universal access to the building, and will utilize the California State Historical Building Code (CHBC) to facilitate this change. Additional new free-standing second floor space will be installed in the historic sanctuary, and seismic work will be sensitively designed to minimally affect historic materials. These improvements will increase the building's functionality for the new uses and provide safe and universal access to the building. Additionally, the proposed project will repair, rehabilitate, and maintain the exterior and interior architectural features that convey the building's historic significance in a manner consistent with the *Secretary of Interior's Standards for Rehabilitation*.

A. METHODOLOGY

This report was prepared according to the San Francisco Planning Department's *Scope of Work for San Francisco Historical Resource Evaluation Reports*. This report provides a description and historical context for St. Joseph's Church, as well as an examination of the existing historical status of the property. The report also includes an identification of the character-defining features of the church, an updated evaluation of the property's eligibility for listing in the National Register and as a San Francisco City Landmark, and a brief conditions assessment.

B. SUMMARY OF FINDINGS

St. Joseph's Church is a designated San Francisco City Landmark (#120), and is listed in the National Register of Historic Places (#1982002250). Two adjacent buildings that were part of the former church complex and that are no longer associated with the church are listed as contributing features in both of these nominations. These are the parish hall and rectory.

Page & Turnbull finds that St. Joseph's Church still retains sufficient integrity to qualify for listing in the National Register and as a San Francisco City Landmark. The building is therefore considered a historical resource for the purposes of the California Environmental Quality Act (CEQA). The proposed project is designed in a manner consistent with the *Secretary of Interior's Standards for Rehabilitation*, and therefore will not cause a significant adverse effect to historical resources under CEQA.

II. PAST HISTORIC EVALUATIONS

This section examines the national, state, and local historical ratings currently assigned to St. Joseph's Church. The following table summarizes the church's current ratings and status:

Table 1. St. Joseph's Church Significance Summary

Address	1401 Howard Street
APN	3517/035
Construction Date	1913
Major Alterations	None
National Register of Historic Places	Yes (1982)
California Register of Historical Resources	Yes (1982)
Article 10 of SF Planning Code (Landmarks)	#120 (1980)
SF Architectural Heritage	"A"
<i>Here Today</i>	--
1968 Junior League Files	--
1976 DCP Survey (-2 to 5, with 5 being best)	"3"
UMB Survey (1990)	Priority I
Historic District	West SOMA Light Industrial & Residential (2010)
CHRSC	1S
Historical Resource under CEQA	Yes (A – Known Resource)

A. NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

St. Joseph's Church was listed in the National Register in 1982. In the National Register nomination, the site is defined as a 284' x 205' lot on the southwest corner of 10th and Howard streets; the rectory and parish hall are also identified as contributing features.¹ The convent, the school, and the garage were not historic at the time the nomination was written, and were therefore excluded from the nomination boundaries. The rectory, parish hall, convent, school, and garage are no longer associated with the parcel containing St. Joseph's Church. Further information about this nomination is provided in the "Evaluation" section of this report, and a copy of the nomination form is included in "Appendix C."

B. CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or

¹ "St. Joseph's Church and Complex," National Register of Historic Places Nomination Form (23 November 1981).

NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

St. Joseph's Church (1401 Howard Street) is listed in the California Historic Resources Information System (CHRIS) database with a status code of "1S," which indicates that the property is an "Individual property listed in the NR by the Keeper; listed in the CR."

C. SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."² Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the Historic Preservation Commission. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of August 2007, there are 253 landmark sites, eleven historic districts, and nine Structures of Merit in San Francisco that are subject to Article 10.

St. Joseph's Church was listed as San Francisco Landmark #120 in 1980. As defined by the landmarks nomination, other significant features of the site include the well-maintained grounds, the rectory, and the parish hall.³ The convent, the school, and the garage were not included in the landmarks nomination because they were not historic at the time the nomination was written. The rectory, parish hall, convent, school, and garage are no longer associated with the parcel containing St. Joseph's Church. Further information about this nomination is provided in the "Evaluation" section of this report, and a copy of the nomination form is included in "Appendix D."

D. SAN FRANCISCO ARCHITECTURAL HERITAGE

San Francisco Architectural Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness and preservation of San Francisco's unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, the most important of which was the 1977-78 Downtown Survey. This survey, published in book form as *Splendid Survivors* in 1978, forms the basis of San Francisco's Downtown Plan. Heritage ratings, which range from "D" (minor or no importance) to "A" (highest importance), are analogous to Categories V through I of Article 11 of the San Francisco Planning Code, although the Planning Department did use their own methodology to reach their own findings.

St. Joseph's Church (1401 Howard Street) was given a Heritage rating of "A," which means that it is a resource of "Highest Importance." Buildings with "A" ratings are "individually the most important

² San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco, CA: January 2003)

³ "Final Case Report: St. Joseph's Church & Complex," San Francisco Landmarks Preservation Advisory Board Nomination Form (5 March 1980).

buildings in downtown San Francisco, distinguished by outstanding qualities of architecture, historical values, and relationship to the environment.”

E. 1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 Survey) is what is referred to in preservation parlance as a “reconnaissance” or “windshield” survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of “-2” (detrimental) to “+5” (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated “3” or higher in the survey represent approximately the top two percent of San Francisco’s building stock in terms of architectural significance. However, it should be noted here that the 1976 Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over twenty-five years. As a result, the 1976 Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

St. Joseph’s Church (1401 Howard Street) is listed in the 1976 Survey with a rating of “3” on a scale of -2 to 5, with 5 being the highest rating.

F. UNREINFORCED MASONRY BUILDING (UMB) SURVEY

The 1990 Unreinforced Masonry Building (UMB) Survey was a reconnaissance-level survey undertaken by the San Francisco Planning Department (Planning Department) after the 1989 Loma Prieta Earthquake to evaluate the significance of the City’s large stock of unreinforced masonry buildings that may have been affected by the disaster. Between 1990 and 1992, the Planning Department surveyed more than 2,000 privately owned unreinforced masonry buildings in San Francisco. The Landmarks Board prioritized the UMB Survey into three groups – Priority I, Priority II, and Priority III. Due to the large number of buildings that were surveyed, very little archival research or fieldwork could be done.

St. Joseph’s Church (1401 Howard Street) was included in the 1990 UMB Survey and received a rating of Priority I.

G. SOUTH OF MARKET SURVEY & AREA PLAN

The South of Market Area Plan (Area Plan or Plan) is a component of the city’s General Plan that contains a set of objectives and policies created by the San Francisco Planning Department to guide decisions affecting the development of San Francisco’s South of Market neighborhood. Last updated in 2005, the South of Market Area Plan is primarily geared towards guiding residential development and public facilities within the area covered by the plan, which roughly is bordered by South Van Ness, Mission, Townsend and Second Streets.⁴ The Plan provides for a mixture of low-income residential areas, rent-sensitive small business areas, and downtown visitor and office industries. The South of Market Area Plan identified a couple of potential historic districts, and included a list of individually significant buildings outside those districts. St. Joseph’s Church (1401

⁴ San Francisco Planning Department, *Area Plan: South of Market*, 6 July 1995, <http://www.sfgov.org/site/planning_index.asp?id=24896> (1 November 2007).

Howard Street) is listed as a “significant building located outside the proposed historic district” in the South of Market Area Plan.⁵

For the last several years, the Planning Department and a Western SoMa Citizens Planning Task Force have worked to prepare the Western SoMa Community Plan to update portions of the existing South of Market Area Plan. The new plan, which is scheduled for adoption by the Board of Supervisors in Fall 2011, promotes neighborhood qualities and scale that maintain and enhance the neighborhood character. The new plan addresses a wide variety of issues, including land use and zoning, transportation, housing, economic development, open space, public safety, urban design, and community facilities.⁶

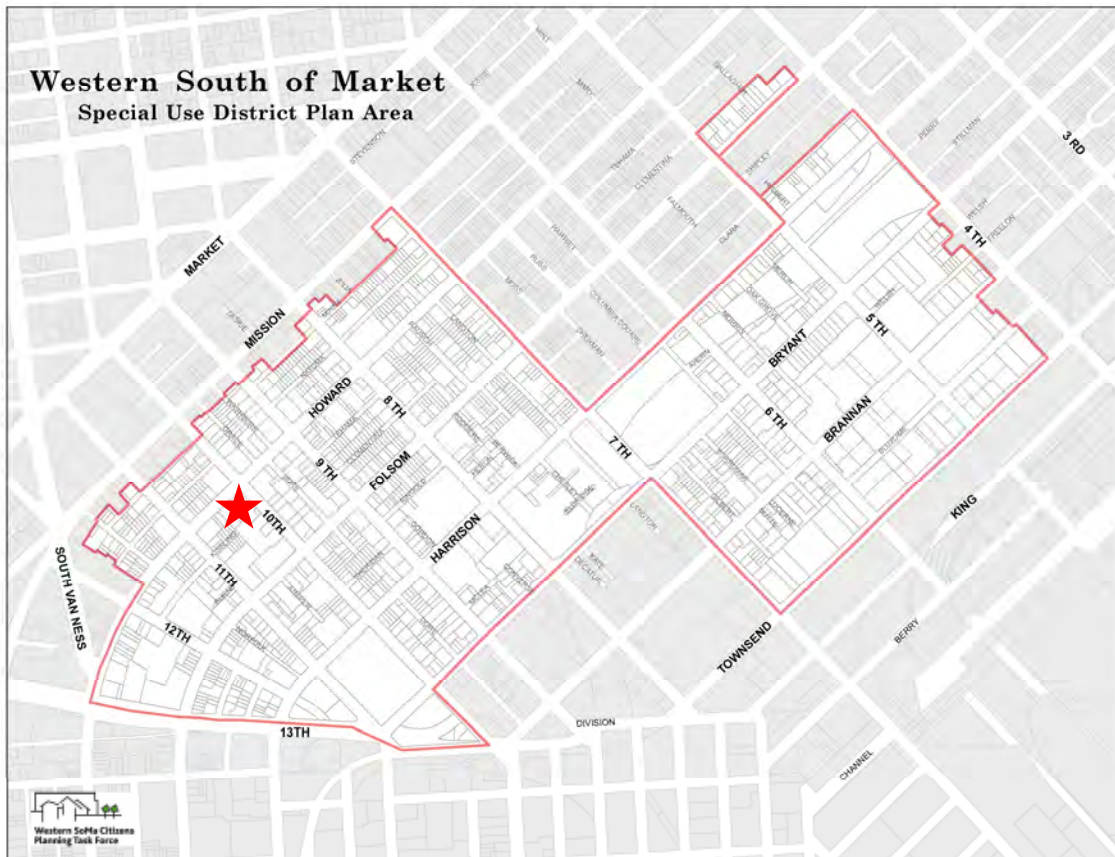


Figure 2. Parcel map of the Western SoMa Community Plan area, with St. Joseph's Church marked with a star.
Source: San Francisco Planning Department; altered by author.

In conjunction with the Western SoMa Community Plan (2011), the Planning Department undertook a survey of historic resources within the Plan area. The SoMa Historic Resources Survey was adopted by the Historic Preservation Commission in July 2010. As part of this survey, St. Joseph's Church was found to be a contributor to the proposed “Western SoMa Light Industrial & Residential Historic District,” which appears eligible for listing in the National Register of Historic Places.

⁵ San Francisco Planning Department, *Area Plan: South of Market*, 6 July 1995, <http://www.sfgov.org/site/planning_index.asp?id=24896> (1 November 2007).

⁶ San Francisco Planning Department, *Western SoMa Community Plan*, <http://commissions.sfplanning.org/soma/FinalPlan_optimized.pdf> (accessed 1 September 2011).

III. DESCRIPTION

A. SITE

St. Joseph's Church (1401 Howard Street; APN 3517/035) is located on an irregular-shaped lot on the southwest corner of 10th and Howard streets in San Francisco's South of Market Area. The church was previously the focal point of a complex of six buildings that were once associated with St. Joseph's Parish. The other five buildings are under different ownership and are no longer associated with the church. (Figure 2).

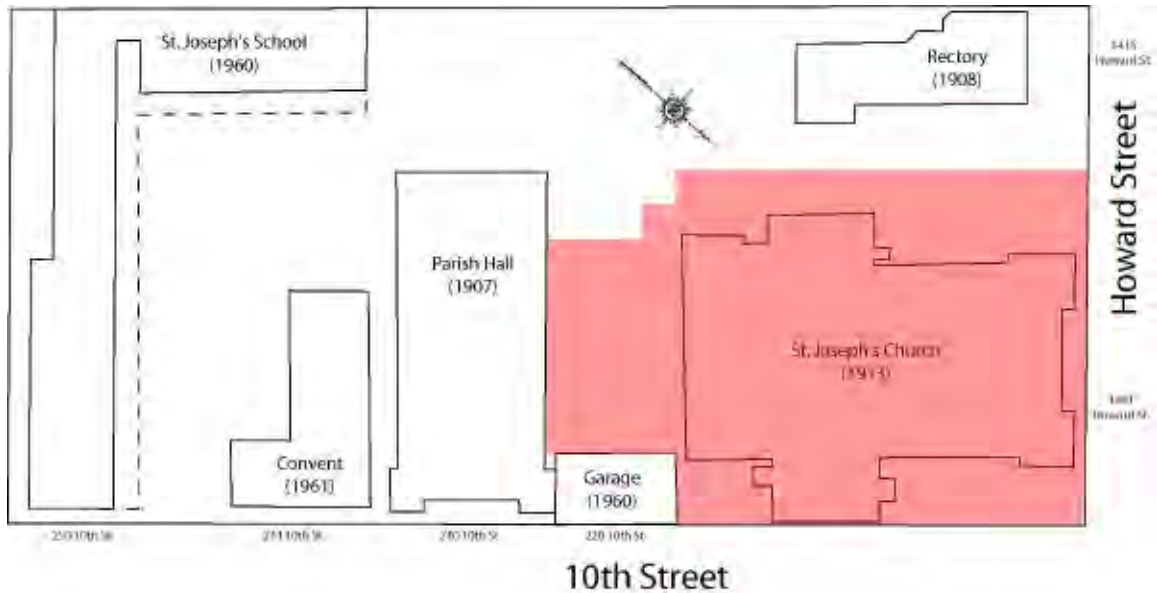


Figure 2. Site plan of the former St. Joseph's Church complex (not to scale). The parcel on which the church is located (APN 3517/035) is shown in red. The rectory, parish hall, convent, school, and garage buildings are no longer associated with St. Joseph's Church.

Source: Page & Turnbull.

B. ST. JOSEPH'S CHURCH

Exterior

Constructed in 1913, St. Joseph's Church is a three-story, steel-frame masonry church designed in the Romanesque Revival style (Figure 3). The cruciform-plan building is clad in stucco scored to simulate stone; it sits on a concrete foundation and is capped by a gable roof. The building features a combination of large stained glass lancet windows, arched windows with keyhole details and contemporary glazing, and large rose windows. Typical doors include paneled wood doors with either an arched stained glass transom or a decorative wood paneled tympanum.



Figure 3. St. Joseph's Church. View south from Howard Street.
Source: Page & Turnbull, November 2007.

The primary façade faces north onto Howard Street and is symmetrical. The main entrance is located in the center section of the façade and features granite stairs and three sets of paired double doors with quatrefoil paneling. Each door is surrounded by a Roman arch with dentil molding and a paneled wood tympanum. These doors are separated by paired engaged Corinthian columns. On the upper floors, a large rose window set into a large, recessed arch dominates this portion of the façade. The center section of the primary façade terminates in a gable roof with a pressed metal raked cornice supported by dentils and a corbel table, and is capped by a gold cross finial.

The center gabled section of the primary façade is flanked by two square corner towers. Each tower contains a rose window above a pair of tall lancet windows separated and flanked on either side by colonettes. The towers terminate in a cornice, dentil molding, and corbel table similar to those found throughout the building. Octagonal cupolas with arched vents separated by engaged Ionic columns support the gold domes with gold crosses that crown the towers.

The east (10th Street) façade is similar to the primary façade in detailing and organization. The overall form of the east façade features a corner tower at the north end, a long recessed section with clerestory windows above a projecting first floor, the transept end in the center, and another recessed section at the south end. The treatment of the corner tower is identical to the treatment of the towers on the primary façade. The long recessed section features a projecting ground floor capped by a shed roof. A simple pressed metal cornice supported by a corbel table and a row of arched windows with decorative steel muntins (formerly stained glass windows) separated by pilasters decorate the ground floor. A row of similar but smaller windows and pilasters occupies the clerestory. The transept end repeats the detailing of the center section of the primary façade, but has a solid wall instead of an entrance on the ground floor, and is missing the gold cross finial (**Figure 4**). Projecting portals are located on either side of the transept and feature gable roofs supported by corbel tables and door treatments similar to those found at the main entrance. The west façade features similar treatments.



Figure 4. Detail of corbel table and cornice on east transept.
Source: Page & Turnbull, November 2007.

The rear (south) façade is dominated by a blank wall clad in molded stucco; it has a gable roof with raked pressed metal cornice, dentil molding, and corbel table similar to those found on the primary façade. The gable end is flanked by one-story projections that feature multi-light steel sash windows with arched transoms, pilasters, and the church's characteristic pressed metal dentilated cornice (Figure 5).



Figure 5. St. Joseph's Church, south and west façades. View north from courtyard.
Source: Page & Turnbull, November 2007.

Interior

The interior of St. Joseph's Church is a classic cruciform basilica plan, with a narthex, barrel vaulted nave, clerestory, side aisles, and a barrel vaulted transept. The three entrance arches of the Howard Street façade open into a marble-paneled narthex with coffered plaster ceiling and marble floor.

Three round-arched, heavy wooden doors with leaded glass insets open into the nave. On either side of the narthex through arched doorways with glass transoms are small rooms that form the first floors of the towers. The room to the west is the baptistery, which has wooden cabinets, opaque glass windows and a wooden staircase with turned balusters leading to a second floor. Similarly, on the east side of the narthex is a small room with green and yellow diamond pane stained glass and stairs leading up to a second floor.

From the narthex, the nave is a large linear open space with a coffered plaster barrel vault ceiling and a concrete floor that slopes gently to the crossing. Beneath the clerestory on each side are aisles that are supported by four arches springing from columns; the columns have white oak bases and are capped with gilded Scamozzi capitals. A cornice with dentils and acanthus leaf modillions runs above the arches and extends the length of the nave. On the east and west walls, pointed arch windows with keyhole wooden tracery are located in the aisles and the clerestory.

Large rose windows dominate the transept ends and the northwest end of the nave above the entrance. An organ and choir loft are located above the entrance and are recessed over the narthex. **(Figure 6)**. At the south end of the church, the altar is a carpeted, raised wooden platform reached by two low steps. Separating the congregational area and the altar are two low, heavy oak railings with a repeating double arch motif. The altar is surrounded by a semicircular series of arched niches with ionic columns and pilasters on oak bases. Above the columns is a coffered half dome, with gilded flowers inset into the coffers **(Figure 7)**. A large steel skylight allows light into the altar area.



Figure 6. St. Joseph's Church interior. View north of coir and narthex from transept crossing.
Source: Page & Turnbull, November 2007.



Figure 7. St. Joseph's Church interior. View south of apse from central nave.
Source: Page & Turnbull, November 2007.

To the west of the altar, through a heavy oak door with trefoil and keyhole paneling is the sacristy which features an arched ceiling, rounded arch windows, and wood cabinets. To the east of the altar is the kitchen, which has a large painted stained glass window, a rounded arch door with double keyhole and trefoil motif, and a wooden staircase leading to a second floor office.

The second floors of the office and the east and west towers are simple, utilitarian spaces lacking architectural ornament except for stained glass windows, and molded wood window surrounds and bases. These spaces are finished with carpeted floors, plaster walls, and plaster ceilings. The church also has a one-room basement in the southwest corner of the building accessed by an exterior staircase.

C. SURROUNDING BUILDINGS

There are five buildings in the immediate vicinity that were formerly associated with St. Joseph's Church. These include a rectory constructed in 1908 (1415 Howard Street), a parish hall constructed in 1907 that served as a temporary church and school until the completion of the main sanctuary (240 10th Street), a convent constructed in 1961 (244 10th Street), a school constructed in 1960 (250 10th Street), and a small garage constructed in 1960 (220 10th Street). These buildings are located on individual parcels separate from the subject property and are not owned by 1401 Development Partners. They are no longer associated with St. Joseph's Church.

IV. HISTORIC CONTEXT

A. SOUTH OF MARKET AREA

Excerpted from Christopher VerPlanck, "South of Market Architecture," in *San Francisco Apartment Magazine* (August 2002):

When Americans first arrived in large numbers in Yerba Buena during the 1840s, as San Francisco was called until 1847, their main settlement developed around the old Mexican Plaza now called Portsmouth Square. What is now the South of Market area was a sprawling expanse of sand dunes, scrub oak, swamps and streams. In 1847, surveyor Jasper O'Farrell defined its future character by laying out the blocks south of Market Street to be four times larger than blocks north [of] San Francisco's most important boulevard. Using the common Spanish unit of measurement, the *vara*, the area south of Market became known as the "100 Vara Survey Area" as differentiated from the "50 Vara Survey Area" north of Market Street.⁷ Initially development was spotty, partially due to the presence of large sand dunes that had not yet been removed and streets not yet graded.

During the latter part of the nineteenth century, the South of Market area evolved into a mixed-use district composed of brick factories, machine shops and warehouses on the major arterial boulevards, and dense rows of wood-frame lodging houses and workers' cottages on the back streets. Several factors made the area ideal for industry, including the large 100-*vara* blocks and the district's proximity to railroad heads and the piers of the Northeast Waterfront. Workers' housing filled in the interstitial spaces, particularly along the narrow alleys that had been cut through the large blocks. Despite the survival of upper-class enclaves within the district such as Rincon Hill and South Park, the South of Market area gained a reputation during the nineteenth century as a rough and ready working-class area with a population composed primarily of Irish immigrant laborers and their families.

[...]

Industry developed in several well-defined clusters, with most of the warehouses and shipping operations located directly on the Waterfront and ranging as far back as Second Street. The warehouses were an extremely important component of San Francisco's economy, processing 99 percent of all merchandise imported into the Pacific states and 83 percent of all exports as late as 1880. As the century came to a close, industrial development crept ever westward and southward toward the still suburban Mission District. The residential area of the South of Market moved westward too in order to make way for larger factories and warehouses at the Waterfront. The 1870s witnessed the construction of many inexpensive lodging houses west of Third Street, especially on Mission and Howard between Fourth and Ninth Streets. By 1890, the South of Market contained fully one-quarter of the boarding houses and one-half of the lodging houses in the city. By 1900, the South of Market was the second-most densely populated area of San Francisco (second only to Chinatown), containing one-fifth of the City's total population.

The 1906 earthquake and fire had a dramatic effect upon the South of Market district. Actual earthquake damage was more severe in the South of Market than anywhere in the City as a result of creeks and unstable fill underlying the neighborhood. Voracious fires fed by the flammable wood-frame residential buildings quickly devoured what the earthquake spared. The ensuing firestorm completely destroyed almost every building in the South of Market, sparing only the Old Mint on Mission Street and the Main Post Office/Court of Appeals

⁷ *Vara* is derived from an antiquated Spanish unit of measurement

Building at Seventh and Mission. The hulks of some commercial and industrial structures survived but with few exceptions the South of Market had to be completely reconstructed after 1906.

Unlike much of San Francisco, which was mostly rebuilt along the lines of what preceded it, the 1906 Earthquake and Fire drastically changed land-use patterns and social characteristics in the South of Market. Before 1906, housing and industry were inextricably intertwined. After the disaster, concerns with the safety and commercial efficacy of this ad hoc arrangement caused landowners to exclude residential uses and reconstruct the district with industrial uses. Residual residential development remained confined to the southwestern portion of the neighborhood, particularly in lodging houses on Mission Street as well as multi-family housing on narrow back streets and alleys, including Dore, Natoma and Moss Streets. Moss Street is a good example of postquake residential infill, most of which took place between 1906 and 1909. The working-class immigrant families who had dominated the South of Market area before 1906 were largely squeezed out. Between 1900 and 1910, the population of the South of Market declined rapidly, from 62,000 to 24,000.

Most of the remaining residents were single males, many of whom were itinerant maritime or agricultural laborers who would take up residence in the lodging houses when in port or during the winter. The neighborhood commerce evolved to suit the needs of the new transient population. Lunch counters, pawn shops, bars, second-hand furniture and clothing stores, boxing arenas, employment agencies and church missions began to spring up on the major streets. Some newer housing types of better quality, copying examples constructed north of Market, were constructed in anticipation of the arrival of workers and visitors for the Panama Pacific International Exposition of 1915.

[...]

The post-quake reconstruction of the South of Market area was completed within a relatively short time: fifteen to twenty years. This factor, combined with the fact that many of the buildings were designed by a handful of architects, resulted in a remarkably uniform building stock. Although there are contemporary churches, schools and government buildings, the majority of the buildings took the form of two-to-five story, reinforced-concrete loft structures with multi-lite steel industrial windows and minimal ornamentation. Most of the architects who worked in the area between 1907 and the 1925 adhered to a stripped-down Classical Revival aesthetic, popular during the era. Many of the residential structures, although situated on narrow lots, also adhered to a simplified Classical Revival aesthetic. Throughout the 1910s and 1920s, many of the remaining residential enclaves made way for industry. Rincon Hill was leveled in the 1920s to create fifteen additional blocks of industrial land.

During the 1930s, the dire economic situation made the South of Market the scene of several of the most dramatic labor conflicts in the City's history. The 1934 General Strike, led by the International Longshoremen's Association, came to a head with pitched battles between workers and police along the Embarcadero and at an infamous conflict later called "The Battle of Rincon Hill." In the 1930s relief missions seeking to aid the unemployed and hungry were concentrated in the South of Market, especially at the intersections of Third and Fourth Streets, at Howard and Folsom Streets.

Unemployment virtually disappeared during the Second World War as booming wartime shipyards provided thousands of jobs to locals and out-of-state migrants. The 1940s witnessed an influx of white Dustbowl refugees from Oklahoma, Texas and Arkansas to the

South of Market, as well as a parallel migration of rural African-Americans from agricultural regions of Texas and the Mississippi Delta. By the end of the War, blacks comprised ten percent of the district's population. In the 1950s, additional influxes of Filipino and Latino immigrants further changed the composition of the neighborhood's population.

By 1953, economic stagnation, poverty and increasing crime led the City to declare a large portion of the South of Market District an urban renewal zone. The centerpiece of these "slum clearance" efforts involved the demolition of several entire blocks in the area bounded by Third, Mission, Fourth and Folsom Streets for the Yerba Buena Gardens project. Later projects included the Moscone Center, several large parking garages and office towers. It has been estimated that 4,000 people and 700 businesses were displaced due to the planned redevelopment. The South of Market District has experienced greater changes during the 1990s as the Information Age sparked the conversion of many buildings area[s] from an aging traditional industrial uses to high technology office space and high end "live work" lofts.

B. CATHOLIC CHURCH IN SAN FRANCISCO

The Catholic Church has played an important role in the development of San Francisco since the Spanish settlement of the area. The establishment of Mission Dolores in 1776 marked the first permanent settlement in the area, with the first mass held in a brush chapel on June 29, 1776, near the Laguna de los Dolores, an inland tidal estuary of Mission Bay. A more permanent adobe mission was completed in September 1776. Work on the third and final mission church began in 1782 on its present site.⁸ (Figure 21)



Figure 21. Mission Dolores, 1856.

Source: San Francisco Public Library Historical Photograph Collection, #AAB-0683.

The discovery of gold in California in 1849 resulted in the rapid growth of the city, which in turn presented problems for the Catholic Church. Mission Dolores was the only church serving the city, and was located several miles from the bustling downtown. Additionally, most of the prospectors

⁸ Allen G. Pastron, Ph.D. and L. Dale Beevers, *From Bullfights to Baseball: Archaeological Research Design and Treatment Plan for the Valencia Gardens Hope VI Project* (Oakland: unpublished report, December 2002), 32.

were young males, and the proliferation of gambling, drinking, and prostitution made the establishment of places of worship difficult in Gold Rush-era San Francisco.⁹

The first Catholic parish was St. Francis of Assisi, established in 1849 by French Canadians Father Jean-Baptiste Brouillet and Father Antoine Langlois. Together they raised \$5,000 for the construction of St. Francis Church on Vallejo Street between Stockton and Dupont streets. The first mass was held on June 17, 1849, and by 1851, the new parish had firmly established itself.¹⁰

However, besides Mission Dolores and St. Francis Church, basic ecclesiastical institutions were still lacking in early San Francisco. St. Patrick's parish, the second-oldest Catholic parish in the city, was established on June 9, 1851, by Father John Maginnis after he celebrated mass in a rented hall on the corner of Fourth and Jessie Streets. The parish later constructed a simple wood chapel in 1854 on Market Street. This building, moved twice to serve other functions, still stands at 1820 Eddy Street in the Western Addition.¹¹

The arrival of Archbishop Joseph Sadoc Alemany, the first Archbishop of San Francisco, in 1853, marked a change in direction for the Catholic Church in San Francisco. Alemany immediately began planning for the construction of a new cathedral, and at Midnight Mass on Christmas Eve, 1854, the red brick Gothic Revival style St. Mary's Cathedral at the corner of Dupont and California streets was dedicated (**Figure 22**). At the time it was built, St. Mary's Cathedral was the largest structure constructed in San Francisco, and was a testament to the growing importance of the Church in the city. With the discovery of silver in 1859 and the completion of the transcontinental railroad in 1869, the Bay Area continued to grow at an astonishing rate, and the Catholic Church responded by establishing a number of new parishes.¹²



Figure 22. St. Mary's Cathedral, 1919.

Source: San Francisco Public Library Historical Photograph Collection, #AAB-0721

⁹ Jeffrey M. Burns, *San Francisco: A History of the Archdiocese of San Francisco*, vol. I (Strasbourg, France: Editions du Signe, 1999), 17-19.

¹⁰ Ibid.

¹¹ *The History of St. Patrick's, San Francisco* (South Hackensack, NJ: Custombook, Inc., 1976), 8.

¹² Burns, *Archdiocese of San Francisco*, Vol. I, 25-27.

San Francisco was a city of immigrants, and the Catholic Church struggled to serve San Francisco's diverse population. Churches were very important to Catholic immigrants as an institution of traditional culture and identity in the midst of a strange land that could at times be quite alien for newcomers. Archbishop Alemany realized this, and he strived to establish national parishes—parishes where membership is based on nationality and language rather than residence—in order to ensure that immigrants were able to keep the faith. The first national parish was Notre Dame des Victoires, established by French Catholics in 1856. German immigrants formed St. Boniface German Church, the second national parish in the city, in 1860. Although Mission Dolores and St. Francis of Assisi both offered services in Spanish, it was not until 1875 that the Spanish national parish Our Lady of Guadalupe was established. Our Lady of Guadalupe also served the city's small Italian population until SS. Peter and Paul parish was established in North Beach as the Italian national parish in 1884.¹³

The Irish were the largest immigrant group in early San Francisco, with 6,000 Irish immigrants (about 12 percent of the city's population) by 1856, and more than 30,000 foreign-born Irish living in San Francisco by 1870. The Irish provided enormous support for the growing Catholic Church in San Francisco, funding the construction of churches, schools, orphanages, and hospitals.¹⁴ The city's second-oldest parish, St. Patrick's, moved to the South of Market Area and began construction of a new church in April 1870 to serve the growing number of Irish parishioners. The new St. Patrick's Church was intended to serve as the Irish national church of San Francisco, and indeed, the entire West Coast. The church, which was located on Mission Street, between Third and Fourth streets, was dedicated on March 17, 1872.¹⁵ St. Joseph's Parish at the corner of 10th and Howard streets was established in 1861 and also helped serve the large working-class Irish population residing in the industrial South of Market Area.

In 1884, Archbishop Patrick W. Riordan succeeded Archbishop Alemany as the second Archbishop of San Francisco. Archbishop Riordan continued Alemany's vision for San Francisco's Catholic community, raising funds for a number of new cathedrals, schools, and charitable organizations.¹⁶ Riordan was also responsible for rebuilding after the 1906 Earthquake and Fire, which destroyed more than half of the Catholic churches and institutions in the city (**Figure 23**). By 1908, almost all of the parishes damaged by the earthquake had reopened, although St. Rose's and St. Brendan's in the South of Market Area remained closed as a result of the demographic shifts caused by the disaster. Initially, temporary structures were erected for worship, but by 1915, most of these had been replaced by more substantial permanent structures.¹⁷

¹³ Ibid., 32-36.

¹⁴ Ibid.

¹⁵ *The History of St. Patrick's, San Francisco* (South Hackensack, NJ: Custombook, Inc., 1976), 8.

¹⁶ Jeffrey M. Burns, *San Francisco: A History of the Archdiocese of San Francisco*, vol. II (Strasbourg, France: Editions du Signe, 1999), 2.

¹⁷ Ibid., 10-15.



Figure 23. Ruins of St. Patrick's Church, 1906.
Source: San Francisco Historical Photograph Collection, #AAB-0972.

San Francisco's population continued to expand throughout the first half of the twentieth century, and the Catholic Church followed suit. As new residential development expanded westward into the Richmond District in the wake of the 1906 Earthquake and Fire, more territorial parishes were established in the outer reaches of the city.¹⁸ World War II further transformed the Bay Area, with hundreds of thousands of people flooding the area to work in the region's war industries; many others who merely passed through San Francisco during the war returned afterwards to settle in the area. During the postwar era, Archbishop John J. Mitty took advantage of the exploding population and the longest period of sustained prosperity in the nation's history, completing more than five hundred major building projects during his tenure.¹⁹

The postwar era also resulted in dramatic demographic shifts in the Bay Area, fueled in part by the Civil Rights movement and by immigration reform legislation passed in 1965. The new arrival of large numbers of Filipino, Vietnamese, Korean, Chinese, Samoan, Mexican, and many other immigrants drastically changed the demographic composition of the city. Still heavily dependent on the national parishes to serve the city's diverse population, the Church adapted its system to accommodate these changes. The Latino community grew especially rapidly, with immigrants from Mexico and nearly every Central and South American nation filling the Mission District by the 1960s. Our Lady of Guadalupe parish was no longer sufficient to serve the needs of the Latino community, and by the 1980s, there were fifteen parishes offering services in Spanish. Similarly, by the late 1960s, Filipinos had become the largest Asian Catholic group in San Francisco. Since most Filipinos spoke English, the need for the creation of a Filipino national parish was not as strong as with some other immigrant groups, but St. Patrick's and St. Joseph's parishes still developed as the city's largest Filipino parishes.²⁰ The Archdiocese of San Francisco continues to thrive today, operating forty eight Catholic parishes in the city.²¹

¹⁸ Ibid., 35-37.

¹⁹ Jeffrey M. Burns, *San Francisco: A History of the Archdiocese of San Francisco*, vol. III (Strasbourg, France: Editions du Signe, 1999), 2-3.

²⁰ Ibid., 28-32.

²¹ Archdiocese of San Francisco, <http://www.sfarchdiocese.org/sfparishes.html> (accessed 29 November 2007).

C. ST. JOSEPH'S CHURCH

St. Joseph's Parish was established in 1861 by Archbishop Joseph Sadoc Alemany at the corner of 10th and Howard streets in San Francisco. The parish originally served the large Irish-Catholic population in the South of Market Area. The first St. Joseph's Church was dedicated on December 8, 1861, and was one the seventh parish established in the city.²² (Figure 24).

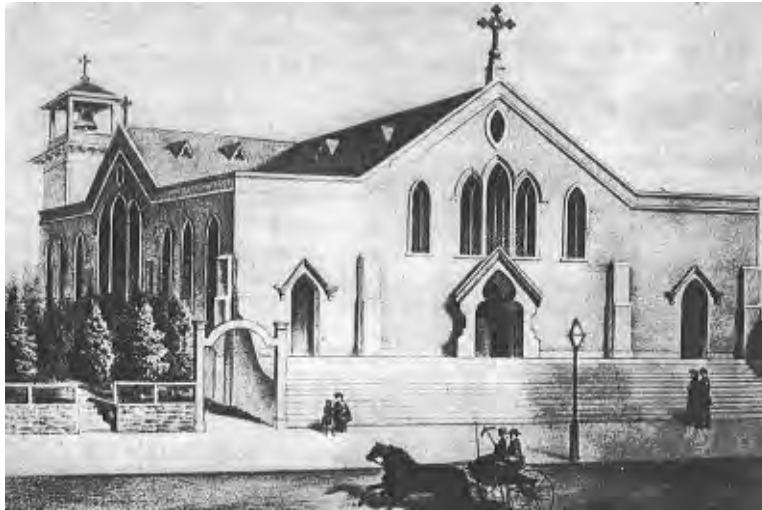


Figure 24. St. Joseph's Church, 1861.

Source: "History of St. Joseph's Parish," *Diamond Jubilee of St. Joseph's Church: 1861-1936* (San Francisco: unpublished pamphlet, 29 October 1936).

Father Hugh Gallagher was the first pastor of St. Joseph's Parish. Born in County Donegal, Ireland on Easter Sunday, 1815, he was ordained in 1840 and was sent to Pittsburg, Pennsylvania, where he labored for eight years at Master's Vineyard. Father Gallagher met Archbishop Alemany at the Council of Baltimore in 1854, and was recruited to come to California to help build the Diocese of San Francisco. Father Gallagher was appointed pastor of St. Joseph's in 1861, and selected the site beside an abandoned waterworks at 10th and Howard streets for the construction of St. Joseph's Church. Under Father Gallagher's guidance, the parish quickly grew to be one of the most populous and prosperous in San Francisco. A larger church was erected in 1865 on 10th Street, and in 1867, this church was expanded to accommodate additional parishioners.²³

In 1867, Father Gallagher established a girls' school under Mrs. Margaret Deane, and a boys' school under Professor W.J.G. Williams. These schools, which taught children from the South of Market Area and the Mission district, were secularly operated until 1871, when the Sisters of the Holy Names were brought on to teach classes. Girls' classes were held in the original church building, which had been remodeled and moved to the rear of the parcel. The boys' school was housed in the pavilion of the old City Gardens. This building was purchased from the city and moved from its original location at 12th and Folsom streets to the corner of 10th and Howard streets (the portion of the parcel presently occupied by St. Joseph's Church). A convent was also erected on the St. Joseph's Church property shortly thereafter.²⁴

Father Gallagher died in 1882 and was succeeded by Father Patrick Scanlon. Father Scanlon was born in County Kerry, Ireland, and educated at All Hallows College near Dublin until he was

²² Archdiocese of San Francisco, "The History of St. Joseph's Parish," in Archdiocese of San Francisco Archives.

²³ Ibid.; "History of St. Joseph's Parish," *Diamond Jubilee of St. Joseph's Church: 1861-1936* (San Francisco: unpublished pamphlet, 29 October 1936).

²⁴ Ibid.

ordained as a priest in 1864. In 1865, Father Scanlon was sent to California, where he worked in Mariposa and Sacramento before coming to St. Joseph's Parish in San Francisco. Father Scanlon further improved St. Joseph's schools, securing the Brothers of Mary to take charge of the boys' school in 1886. Father Scanlon also built a new residence for the clergy and improved the boys' school facilities. The parish continued to flourish under Father Scanlon, with over twelve thousand predominantly Irish parishioners in regular attendance. Upon Father Scanlon's death in 1904, Father Patrick E. Mulligan, who was born in San Francisco and attended St. Mary's College, was appointed as the third pastor of St. Joseph's Parish.²⁵ **(Figure 25).**



Figure 25. Father Patrick E. Mulligan, 1906.
Source: *San Francisco Call-Bulletin*, 3 December 1906.

The 1906 Earthquake and Fire decimated the entire South of Market Area, and St. Joseph's Church and its associated buildings were all destroyed. The congregation of St. Joseph's Church celebrated the first Mass after the disaster, on Sunday April 22, 1906, at the McDade home at 17th and Bryant streets²⁶. By 1907, Father Mulligan led the congregation in erecting a temporary church on the site of the former St. Joseph's Church, and had already begun constructing new school and residence buildings. Mass was held in the hall of the temporary church for eight years, until the completion of the large permanent church on the corner of the property. The temporary hall was later converted into a gymnasium and parish assembly hall, and currently houses part of the day-care center. After the fire, the clergy lived in the rear of the temporary church until the completion of the rectory in 1908 on Howard Street, where the brothers' home had formerly stood. The convent was reconstructed behind the school as well.²⁷

²⁵ Ibid.

²⁶ *San Francisco Chronicle* (San Francisco), 25 October 1936.

²⁷ Archdiocese of San Francisco, "The History of St. Joseph's Parish."



Figure 26. "Architect's Drawing of Proposed St. Joseph's Church," 1913.
Source: *San Francisco Examiner*, 27 April 1913.



Figure 27. St. Joseph's Church interior, 1915.
Source: *San Francisco Chronicle*, 27 June 1915.

Construction began on the present St. Joseph's Church on the corner of 10th and Howard streets in 1913. Father Mulligan selected architect John J. Foley to design the massive structure (**Figure 26**). Foley's striking Romanesque Revival design featured brick masonry construction, with two towers capped by gilded domes flanking the primary entrance. The new church was to have a seating

capacity of 1,000, with white eastern oak pews crafted by Dubuque Altar Manufacturing Company in Dubuque, Iowa, and stained glass windows depicting biblical scenes lining the walls.²⁸ The cornerstone for St. Joseph's Church was laid by Archbishop Riordan on April 27, 1913, and construction was completed one year later.²⁹ St. Joseph's Church was dedicated in November 1914, and the altars were consecrated in June 1915.³⁰ (Figure 27). Father Richard Collins succeeded Father Mulligan as pastor on March 1, 1929.³¹

As the South of Market Area was rebuilt in the first half of the twentieth century, it became more industrial and never fully regained its previous residential character. Many of the Irish families who had once inhabited the area did not return, and the composition of St. Joseph's congregation gradually changed. By the 1950s, the church's membership was composed largely of Latino and Filipino immigrants.³² St. Joseph's Church and its associated buildings underwent a series of renovations in the late 1950s and early 1960s by architects Wilton Smith and John G. Minton; a garage, a convent, and a school were also constructed on the site.³³ Additionally, a concrete shrine modeled after the famous grotto at Lourdes in France was built in the garden next to the church in the 1950s, and was dedicated to Our Lady of Fatima.³⁴ (Figure 28).



Figure 28. Grotto in courtyard, n.d.
Source: Willard, *Sacred Places of San Francisco*, 108.

In 1968, St. Joseph's began to host the celebration of the feast of the *Santo Niño de Cebu*, the Filipino patron saint. The festival became a major celebration complete with a parade and a fiesta, and was extremely popular among the Filipino community. By 1979, St. Joseph's Church had become the home of the largest Filipino parish in San Francisco. A marble chapel which enshrined the *Santo Niño de Cebu* was dedicated in 1980 as the "National Shrine of Filipinos in the United States of America," and was the first shrine to the *Santo Niño de Cebu* to be constructed outside the Philippines (no longer extant).³⁵

²⁸ Archdiocese of San Francisco Archives.

²⁹ *San Francisco Examiner* (San Francisco), 27 April 1913.

³⁰ *San Francisco Chronicle* (San Francisco), 23 November 1914, 27 June 1915.

³¹ "History of St. Joseph's Parish," *Diamond Jubilee of St. Joseph's Church*.

³² "St. Joseph's Church," National Register of Historic Places Nomination Form (23 November 1981).

³³ Building Permit Applications.

³⁴ Ruth Hendricks Willard and Carol Green Wilson, *Sacred Places of San Francisco* (Novato: Presidio Press, 1985), 107.

³⁵ Burns, *History of the Archdiocese of San Francisco*, vol. III, 32; "St. Joseph's Church," National Register of Historic Places Nomination Form (23 November 1981).

The Loma Prieta Earthquake in 1989 damaged the unreinforced masonry St. Joseph's Church, which was immediately closed and declared seismically unstable. As the combined result of the expense to repair the church and the overall decline in church attendance in San Francisco, St. Joseph's Church has remained closed since 1989. In order to help the parishioners of St. Joseph's find a new place of worship, St. Joseph's merged with neighboring St. Patrick's parish, and on March 19, 1994, a symbolic procession from St. Joseph's Church to St. Patrick's Church was held along Mission Street. In 1997, the parish buildings on the St. Joseph's site were converted into a center for homeless families and pregnant women. Operated by Catholic Charities of the Archdiocese, the center opened on June 13, 1997, as St. Joseph's Village.³⁶ Today, St. Joseph's Church is still vacant, and it is no longer associated with the other buildings on the site.

D. CONSTRUCTION CHRONOLOGY

1860s-1890s

1861: St. Joseph's Parish established on southwest corner of 10th & Howard streets.

1900s

1906: Original St. Joseph's Church destroyed by San Francisco Earthquake & Fire.

1907: Parish hall (still extant, but no longer associated with the parcel containing the church) constructed for use as a temporary church and school.³⁷ A 16' x 20' wood-frame horse stable was also constructed on the St. Joseph's Church site.³⁸

1908: Rectory (still extant, but no longer associated with the parcel containing the church) constructed. The two-story wood-frame building was designed by an unknown architect for use as clergy residences.³⁹ A convent (no longer extant) was also constructed on the rear of parcel at around this time.

1910s

1911: Alterations to convent (formerly located on rear of parcel, no longer extant)—addition of basement and mansard roof; completed by architect John J. Foley.⁴⁰

1913: St. Joseph's Church constructed. Designed in the Romanesque Revival style by architect John J. Foley, the cornerstone was laid in April 1913.⁴¹ The steel-frame masonry church was dedicated in November 1914, and the altars were consecrated in June 1915.⁴²

Circa 1915: Alterations to Parish Hall—two 35' towers added to primary façade of parish hall by architect John J. Foley.⁴³

³⁶ Burns, *History of the Archdiocese of San Francisco*, vol. III, 45.

³⁷ San Francisco Architectural Heritage, Vertical Files: "220 10th Street." Note: Sanborn Fire Insurance maps list date of construction as "1913," as does San Francisco Planning Department's Parcel Information Database. The original building permits were not found to verify this information.

³⁸ Building Permit Application #8225 (20 February 1907).

³⁹ San Francisco Architectural Heritage, Vertical Files: "1415 Howard Street;" San Francisco Assessor's Office. Note: Original building permits were unavailable at the time of this report.

⁴⁰ John J. Foley, "St. Joseph's Parish Convent," Plans (1911); Building Permit Application #26218 (2 June 1911).

⁴¹ *San Francisco Call-Bulletin* (San Francisco), 28 April 1913.

⁴² *San Francisco Chronicle* (San Francisco), 23 November 1914, 27 June 1915; *San Francisco Examiner* (San Francisco), 23 November 1914.

⁴³ Sanborn Fire Insurance Maps (1913, 1929, & 1986); San Francisco Architectural Heritage, Vertical Files: "220 10th Street." Note: The building appears without the towers on the 1913 Sanborn Map, but did appear on a 1929 Sanborn Map.

1920s-1940s

No activity recorded. (Figure 29).



Figure 29. St. Joseph's Church, 1946.

Source: St. Paul Fire and Marine Insurance Company, "St. Joseph's Church,"
(San Francisco: unpublished case report, 1 October 1946), in Archdiocese of San Francisco Archives.

1950s

1950: Construction of rock-like concrete grotto, built as a shrine to Our Lady of Fatima
(demolished in 1999).⁴⁴

1952: Alterations to St. Joseph's Church complex completed by architects Wilton Smith and John G. Minton and contractor Frank Portman, Jr.
Church—install new lights; install metal railings on 10th Street side; install 4 overhead doors in existing ports; repair stained glass windows.
Other buildings—various alterations and demolition work.⁴⁵

1956: Alterations to St. Joseph's Church—remove existing wood floor and install concrete floor; replace and relocate pews; relocate altar; install cabinets in sacristy; build new confessionals; lower metal lath and plaster ceiling and install new light fixtures in baptistry. Work completed by contractor Frank Portman, Jr. and architect Denis Shanagher for an estimated cost of \$31,000.⁴⁶

1960s

1960: Permit issued for the construction of a four-car concrete garage at 220 10th Street (still extant, but no longer associated with the parcel containing the church). Designed by architect Wilton Smith, the garage was completed for an estimated cost of \$5,000.⁴⁷ St. Joseph's School at 250 10th Street was also constructed by architect Wilton Smith at this time.⁴⁸

⁴⁴ "St. Joseph's Church and Complex," National Register of Historic Places Nomination Form (23 November 1981).

⁴⁵ Building Permit Application #151746 (11 December 1952); Wilton Smith, San Francisco, to Rev. Msgr. Harold E. Collins, San Francisco, 26 December 1952, in Archdiocese of San Francisco Archives.

⁴⁶ Building Permit Application #337884 (15 December 1956).

⁴⁷ Building Permit Application #237643 (17 June 1960).

⁴⁸ Sanborn Fire Insurance Map, San Francisco (1986).

1961: Permit issued for erection of concrete building at 244 10th Street to be used as a convent (still extant, but no longer associated with the parcel containing the church). The convent was designed by architect Wilton Smith and was completed for an estimated cost of \$504,606.⁴⁹

1967: Alterations to St. Joseph's Church complex completed by contractor Frank Portman, Jr. and architect Denis Shanagher for an estimated cost of \$26,000.

Rectory—construct addition at rear; remodel kitchen (new cabinets, windows, floor, etc.); remodel bathrooms upstairs and install new bathrooms downstairs; install new gate at entrance.⁵⁰

Parish Hall—create new door openings and concrete stairs with railings; install new heaters and exhaust fans; install new vinyl asbestos floor covering.⁵¹

1970s-1980s

1985: Alterations to Parish Hall—move partition; add new room; add new stairway; install new sheetrock, and re-sheetrock three classrooms. Work completed by contractor Stephen M. Smith for an estimated cost of \$15,000.⁵²

1989: St. Joseph's Church damaged in Loma Prieta Earthquake. The church was declared seismically unstable and was closed.

1990s

1994: St. Joseph's Parish merged with St. Patrick's Parish on Mission Street.⁵³

1997: St. Joseph's Village opens in the parish buildings as homeless shelter and child-care center operated by Catholic Charities of the Archdiocese.⁵⁴

1999: Alterations to Rectory—remove shrine to provide space for access ramp; add handicap access ramp; install fire alarms and fire suppression system; renovate interior to provide housing for 35 people (add bathrooms, kitchen, rooms); reduce windows on west elevation.⁵⁵

2000s

2003: Alterations to St. Joseph's Church—remove 31 stained glass windows. The process included removal of interior wood trim, glazing or sealant, and stained glass.⁵⁶

2011: St. Joseph's Church remains vacant. The rectory, parish hall, convent, school, and garage buildings are no longer associated with the parcel containing St. Joseph's Church.

⁴⁹ Building Permit Application #244156 (1 February 1961).

⁵⁰ Building Permit Application #349245 (13 October 1967).

⁵¹ Building Permit Application #349244 (13 October 1967).

⁵² Building Permit Application #8502825 (20 March 1985).

⁵³ Burns, *History of the Archdiocese of San Francisco*, vol. III, 45.

⁵⁴ *Ibid.*

⁵⁵ Building Permit Applications #9802661, #9822109, and #9900789 (19 March 1999).

⁵⁶ "St. Joseph's Church," Landmarks Preservation Advisory Board Case Report #2003.0197A (21 May 2003).

E. JOHN J. FOLEY

John Joseph Foley was born in San Francisco on April 4, 1882, to Mary and Patrick Foley. Upon graduation from high school, Foley moved to Chicago, where he studied at the Armour Institute of Technology and worked as a draftsman for Daniel H. Burnham and Peter J. Weber. Foley returned to San Francisco in 1907 and soon after established his own independent practice.⁵⁷ Foley received his California architectural license in 1913, and was renowned throughout the Bay Area as a school and church architect.⁵⁸

He received commissions for more than 100 Catholic churches and related buildings over the course of his career, but some of his best-known local projects include St. Mary's Catholic Hospital, San Francisco (1911); St. Joseph's Church, San Francisco (1913); St. Stanislaus Church, Modesto (1914) (**Figure 30**); Star of the Sea Convent and School, Geary Street and 9th Avenue, San Francisco (1928-31); and the Holy Name Church, School, and Rectory, San Francisco (n.d.). Foley also designed a number of residences in San Francisco, including his own home at 770 5th Avenue (1915).⁵⁹



Figure 30. St. Stanislaus Church, Modesto (1914).

Source: San Francisco Architectural Heritage, Vertical Files: "Foley, John J."

In addition to designing churches, Foley was an active member of numerous Catholic fraternal orders. Foley and his wife May were killed in an automobile accident in Van Nuys, California, on April 20, 1946. They were survived by their three sons, John N., Joseph C., and Robert D. Foley.⁶⁰

⁵⁷ *Davis' Commercial Encyclopedia* (1911), in San Francisco Architectural Heritage, Vertical Files: "Foley, John J."

⁵⁸ *Architect and Engineer* 32:3 (April 1913): 113.

⁵⁹ San Francisco Architectural Heritage, Vertical Files: "Foley, John J.," ArchitectDB, <http://digital.lib.washington.edu/php/architect> (accessed 1 November 2007).

⁶⁰ *San Francisco Examiner* (San Francisco), 24 April 1946.

V. EVALUATION

This section establishes the historical significance of St. Joseph's Church, and provides an evaluation of the property's eligibility for listing in the National Register and as a San Francisco City Landmark.

A. NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture. The following examines the significance of St. Joseph's Church under these criteria:

St. Joseph's Church is currently listed in the National Register under Criteria A (Event) and C (Design/Construction) in the areas of architecture, religion, and ethnic history for a period of significance from 1906 to 1914. The church, which is no longer associated with any of the adjacent buildings that once formed the church complex (including the rectory and parish hall that were included in the nomination), is significant for its association with the reconstruction of the South of Market Area and religious institutions following the 1906 Earthquake and Fire. The church also played an important role in the ethnic history of San Francisco, having witnessed the change from a predominantly Irish Catholic parish to a Filipino parish. St. Joseph's Church is also architecturally significant as an excellent local example of Romanesque Revival architecture, and as a typical example of ecclesiastical architecture of this period.⁶¹

⁶¹ "St. Joseph's Church and Complex," National Register of Historic Places Nomination Form (23 November 1981).

B. SAN FRANCISCO CITY LANDMARK

Under Article 10 of the San Francisco Planning Code, the evaluative criteria used by the Landmarks Board for determining eligibility are closely based on those developed for use by the National Park Service for the National Register.

St. Joseph's Church was listed as San Francisco City Landmark #120 in 1980. The Landmarks Board nomination form attributes the significance of St. Joseph's Church to its meaning to ethnic groups in the city, especially the Irish and Filipino communities; its contribution to education in San Francisco, namely the establishment of one of the city's first parochial schools; and its association with the development of the South of Market Area. The grounds, rectory, and parish hall were included in the landmark nomination as contributing features to the site.⁶² St. Joseph's Church is currently owned by a different entity, and is no longer associated with the rectory or parish hall. Additionally, the church is no longer associated with the garage, convent, or school, which were not included or listed as contributing resources in the nomination.

C. INTEGRITY

In order to qualify for listing in any national, state, or local register, a property must possess significance under one of the aforementioned criteria and have historic integrity. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

Overall, St. Joseph's Church retains integrity of location, having been continuously located on the corner of 10th and Howard Streets since 1861. Since it is located on a large corner parcel in the South of Market neighborhood, it also retains integrity of setting. The church retains integrity of

⁶² "Final Case Report: St. Joseph's Church & Complex," San Francisco Landmarks Preservation Advisory Board Nomination Form (5 March 1980).

feeling and association with the Catholic Church and with St. Joseph's Parish. St. Joseph's Church retains a high degree of integrity of design, materials, and workmanship, since it retains the majority of its original details and finishes, and has had few major exterior alterations over its lifetime.

D. CHARACTER-DEFINING FEATURES

For a property to be eligible for national, state, or local designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The character-defining features of St. Joseph's Church include, but are not limited to:

Exterior

- Cruciform plan
- Massing
- Faux-stone stucco
- Sheet metal architectural elements including cornices, upper towers, gilded domes and crosses
- Wooden window tracery
- Shapes of window openings
- Granite steps
- Wooden doors

Interior

- Marble wainscoting and floor of the narthex
- Decorative plaster elements including moldings, dentil cornice, pilasters and columns, vaults and coffered ceilings
- Oak woodwork including doors, door frames, window frames, column bases and railings
- Stained glass
- Interior volume

The character-defining features of the overall site include, but are not limited to:

- Low brick perimeter wall with brick piers and metal fence
- Low concrete curb at northeast corner
- Landscaped open space surrounding the church
- Flat grade of the site

E. SIGNIFICANCE DIAGRAMS

This section documents the relative zones of significance present at St. Joseph's Church. Utilizing accepted standards for the evaluation of historic resources in addition to the guidelines published by the City of San Francisco, the major historical features have been identified and visually documented within a series of significance diagrams. For the purposes of this analysis, Page & Turnbull surveyed all exterior façades and interior spaces of the church and evaluated their relative significance by categorizing them as "Significant," "Contributing," or "Non-Contributing." More information about the treatment of these categories can be found in the "Opportunities and Constraints" section (pages 75-88). These categories are defined below.

Significant

Definition: Spaces, elements or materials characterized by a high degree of architectural significance and a high degree of historic integrity.

Description: Significant features of St. Joseph's Church include the building's exterior, namely its form, massing, and architectural details. Significant interior features include the nave and transept. Interior elements such as stained glass windows, oak column bases and doors, the nave's plaster ceiling and columns, and the volume, materials and finishes of the narthex, choir, and altar area are also significant.

Preliminary Guideline: Significant exterior and interior features and materials should be retained and preserved, or where alterations have occurred, be restored. Deteriorated materials should be repaired rather than replaced. Where replacement is necessary due to extensive material deterioration or failure, replacement materials should match the original materials and forms.

Contributing

Definition: Elements characterized by a lesser degree of architectural significance, yet retain a high degree of historic integrity, or historically important, yet altered elements.

Description: Contributing features of St. Joseph's Church include the building's interior features, such as wooden staircases, altar railings and the plaster ceilings of the clerestory.

Preliminary Guideline: Contributing elements should be retained wherever possible, but are not essential to the building's ability to convey its overall significance. Where required, alterations and additions should be designed to be compatible with the existing elements and materials. New materials and assemblies at reconstructed areas should be similar to the original.

Non-Contributing

Description: Non-Contributing elements are generally non-historic elements or elements that have been altered to the extent that their original character is absent.

Description: Non-Contributing features of St. Joseph's Church include the concrete floor, the confessionals and altars, the interior of the sacristy, the interior of the kitchen on the first and second floor, and the interior of the towers on all floors.

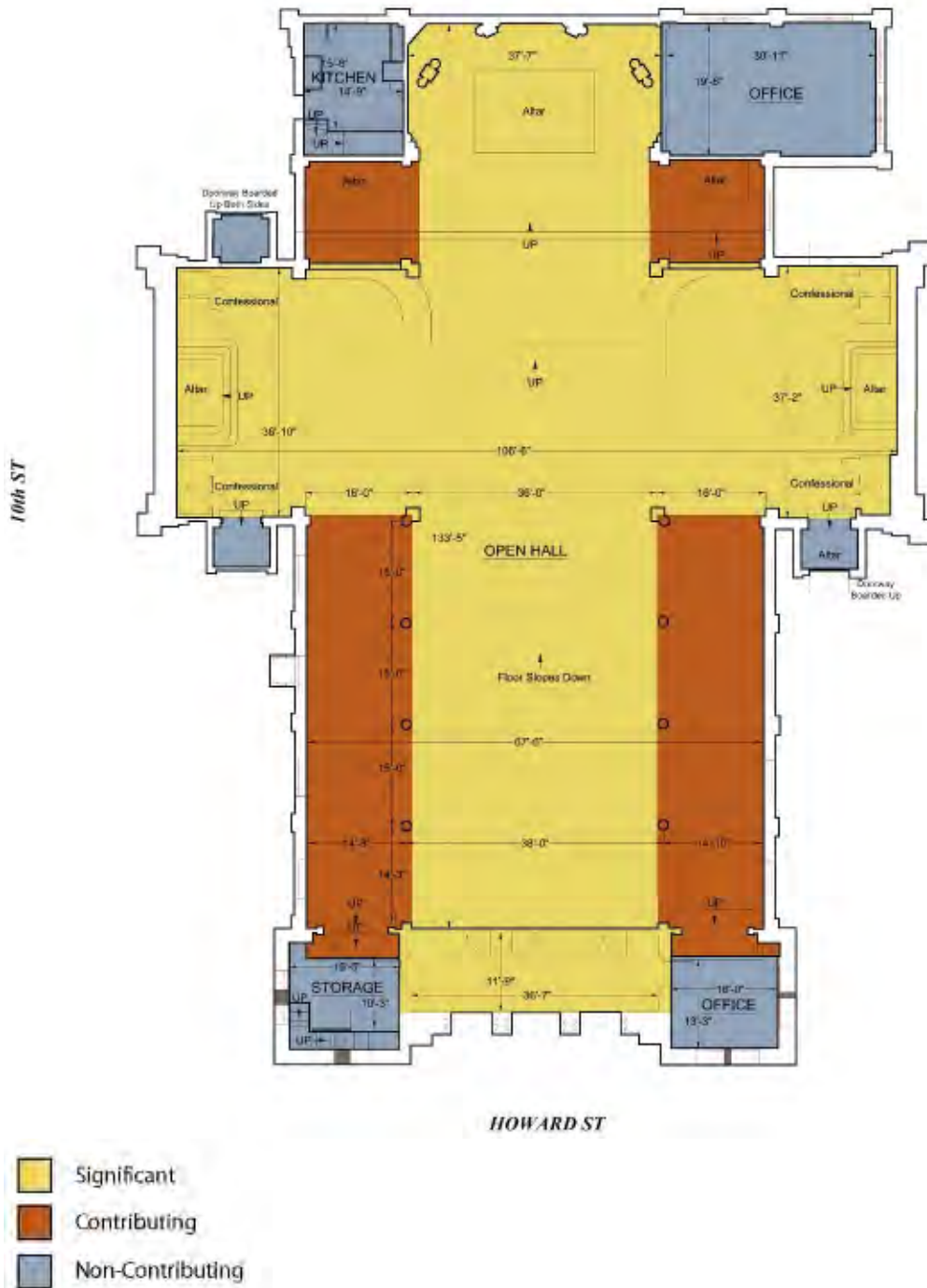
Preliminary Guideline: Non-Contributing elements are not specifically limited by preservation recommendations, except to note that the overall character of alterations to an historic building must meet the general requirements set forth in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards).

**SIGNIFICANCE DIAGRAM 1:
St. Joseph's Church Interior**



- Significant
- Contributing
- Non-Contributing

**SIGNIFICANCE DIAGRAM 2:
St. Joseph's Church Ceiling**





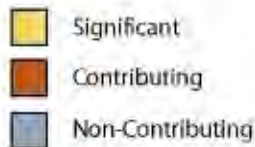
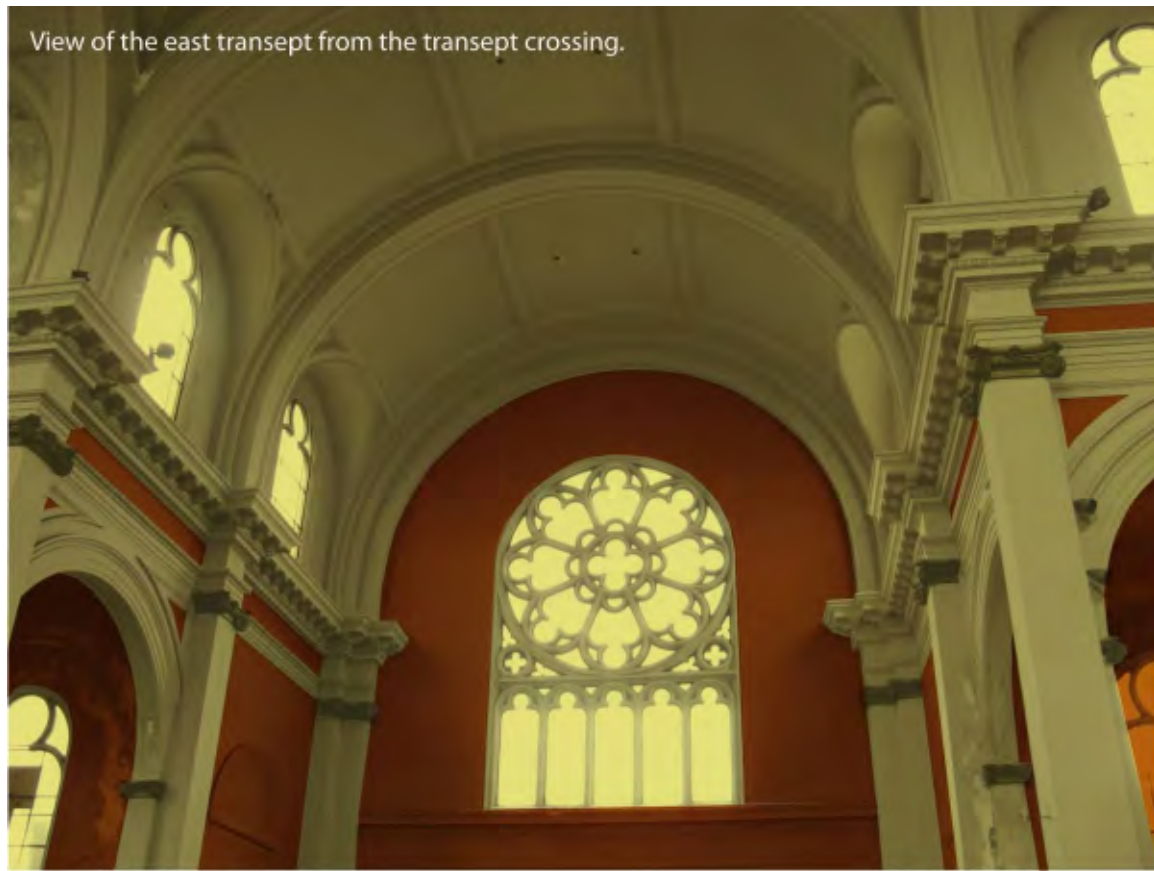
- Significant
- Contributing
- Non-Contributing



- Significant
- Contributing
- Non-Contributing



- Significant
- Contributing
- Non-Contributing



F. WESTERN SOMA LIGHT INDUSTRIAL & RESIDENTIAL HISTORIC DISTRICT

As part of the Western SoMa Community Plan (2011), the San Francisco Planning Department undertook a survey of historic resources within the plan area. The “Western SoMa Light Industrial & Residential Historic District” was documented as part of the survey.

In addition to being an individually significant resource, St. Joseph’s Church is listed as a contributor to this potential National Register historic district. The “Western SoMa Light Industrial & Residential Historic District” is significant at the local level under National Register Criteria A & C as a representation of noteworthy post-quake development patterns and the establishment of ethnic groups in San Francisco. Buildings in the district constructed between 1906 and 1936 reflect the nature of the area’s lower economic class and ethnic associations. Religious properties such as St. Joseph’s were associated with different ethnic groups, and provided much-needed social services for the neighborhood’s residential hotels and small residential flats that were interspersed among the growing number of industrial buildings.⁶³

⁶³ Page & Turnbull and San Francisco Planning Department, “Western SoMa Light Industrial & Residential Historic District,” Department of Parks & Recreation Form 523D (31 March 2009), at

VI. ABBREVIATED CONDITIONS ASSESSMENT

This section has been prepared for architectural features rated “significant” in the Evaluation section. This section lists the significant architectural features of St. Joseph’s Church by material, records existing conditions, and makes recommendations for the conservation of these features in accordance with the Secretary of the Interior’s *Standards for Rehabilitation*.

A. SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Standards) are the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on an historic resource.⁶⁴ Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource.

The Standards provide guidelines for four treatments of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The *Standards for Rehabilitation* acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.⁶⁵ This treatment would most likely be appropriate for a potential project on the St. Joseph’s Church site, and calls for a strategy of retaining and preserving the most significant decorative features of the buildings’ interior and exterior.

B. METHODOLOGY

St. Joseph’s Church was surveyed on October 30th, 2007 by architectural conservators and historians from Page & Turnbull. Photographs were taken of significant architectural features throughout the interior and exterior of the church, and measurements and existing conditions data were recorded in field drawings and notes. No hazardous materials testing, including lead paint and asbestos, was conducted.

In 2011, additional site visits were conducted to verify the condition of St. Joseph’s Church; the building’s condition was found to be largely the same as it was in 2007.

C. PRIORITY ACTIONS

Short-term (1- 6 months): Mothballing

Currently, St. Joseph’s Church is not maintained and poorly protected from weather, pests and vandalism. This status puts all of the building’s significant architectural elements at risk, and should be addressed immediately in order to protect the exterior and interior features that contribute to St. Joseph’s eligibility for listing in the National Register. Sources of deterioration include:

< <http://sf-planning.org/ftp/files/gis/SouthSoMa/Docs/DPR523D-WesternSOMALightResidential.pdf>> (accessed 1 September 2011).

⁶⁴ CEQA Guidelines subsection 15064.5(b)(3).

⁶⁵ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior National Park Service, 1995), 2.

- Water infiltration from broken and missing windows, deteriorated roofing, and blocked drainage systems, causing damage to wooden window elements, walls, interior plaster, woodwork and floors.
- Damp conditions and cyclical temperature change, causing deterioration to interior finishes.
- Rodent and bird infestation, causing general damage and soiling.
- Interior and exterior vegetation growth, threatening stucco, plaster and underlying masonry.
- Lack of guards or monitoring, increasing the risk of fire and vandalism.

Securing the building and protecting it from water infiltration, vandalism and pests will provide temporary protection to the structure and its architectural features until rehabilitation begins.⁶⁶ Measures to control the long-term deterioration of the building should include the following:

Water control:

- Repair roof, flashing, gutters and other drainage system elements to ensure that water does not enter the structure. Clean out gutters and downspouts and extend drainage spouts beyond the foundation of the building with flexible tubing.
- Additional or larger downspouts may be required for proper roof drainage. Replace with similar.
- Ensure proper air exchange, through forced fan ventilation that exchanges air approximately one to four times per hour.

Pest and vegetation control:

- Exterminate existing pests, including termites, rodents and pigeons.
- Cover all openings, including windows, with plywood or other material fitted with animal-proof ventilation openings. Stained glass windows should be given special consideration and protection from exterior or interior damage.
- Remove vegetation from interior and exterior surfaces of the building.

Fire control:

- Install a smoke detector with audible alarm that can alert neighbors in the event of a fire.

Long-term (6 months – 1 year): Detailed Investigation and Conditions Assessment

The following assessment notes only those conditions that can be visually observed. Future study should include detailed documentation, investigation and materials testing, and conditions assessment of significant features. This should include:

- Complete graphic documentation of interior and exterior features, through AutoCAD elevations and photographs.
- Detailed recording of existing conditions for significant architectural features.
- Non-invasive testing, including moisture readings of wood and masonry to determine sources of moisture (rising damp or roof/drainage issues), and resistance testing of wooden elements to determine depth of deterioration.
- Laboratory analysis of materials such as exterior stucco, paint, and interior plaster to ensure compatibility of repairs.
- Professional consultation regarding specialty conservation items such as stained glass.

⁶⁶ For more specific details on mothballing see National Park Service, *Preservation Briefs #31: Mothballing Historic Buildings*, <http://www.nps.gov/history/hps/tps/briefs/brief31.htm>

D. ST. JOSEPH'S CHURCH—EXTERIOR

Significant architectural elements of St. Joseph's Church are categorized in the following conditions assessment by exterior and interior materials/assemblies. These elements are described, conditions are noted, and treatment recommendations are provided.

Perimeter Fence

Description

A discontinuous metal fence is located around the perimeter of the property. At the northwest and southeast corners of the property, the fence rests on a brick curb with brick piers. At the northeast corner, a non-historic metal fence rests on a concrete curb without piers. A gated driveway in the fence on Howard Street provides vehicular access to the church and the garden area on the west side of the property. A double metal gate on 10th Street provides access to the church and the garden area at the northeast corner of the property. A single metal gate on 10th Street provides access to the rear of the church.

Condition

The condition of the fence, gates, curbs, and piers varies from poor to good condition. The following deterioration was observed:

- Corroded metal at some locations where the fence is set into the curb (**Figures 1a and 1c**).
- Graffiti at some locations (**Figure 1c**).
- Gaps and voids at some curb and pier attachments (**Figure 1c**).
- Damage to the metal fence at the northeast corner of the property caused by an automobile collision (**Figure 1b**).
- Piers are displaced in some locations (**Figure 1a**).

Recommended Treatments

- The direction of the swing of all gates should be reversed to be in the direction of egress. The gates should be prepared, primed, and painted, and latch and lock sets should be provided. At the two existing double gateways, the existing gates should be reinstalled on new freestanding supports similar to the existing fence appearance. The original hinges should be retained at the piers.
- At the gate on Howard Street, the mortar joints should be cut to reveal the corroded fence and gate anchors that have displaced the brick piers. The metal should be repaired and painted, and the displaced sections of the piers should be reset in the original locations and grouted. The cement plaster parge should be repaired as required to match the original.
- The fence should be prepared, primed, and painted. The gaps and voids should be filled with mortar at the base and column attachments. Where the fence is set into the curb and is corroded, the metal should be repaired, painted, and set into lead or sealant as required to prevent future damage to the fence or curb.
- At the piers, the cement plaster parge should be cleaned and graffiti should be removed or painted over. The cement plaster parge should be repaired to match the existing adjacent color and texture as required.
- At the west tower, the attachment of the fence to the building and piers should be repaired.

Granite Steps

Description

Granite steps are found at all main entrances to the church including the main portal at Howard Street, and both north and south entrances to the east and west transepts. The main portal steps are

composed of six tiers of square-cut granite blocks of varying dimensions. The four entrances to the transepts feature granite treads embellished with a decorative bull nose reveal, and vary from two tiers of tread at the north entrance of the east transept, to five tiers of tread at the east transept's south entrance.

Condition

The granite steps are generally in good condition. The following deterioration was observed:

- Mortar loss, particularly in the vertical joints of the main portal steps (**Figure 2a**).
- Uneven settling of the east side of the main portal steps evidenced by the approximately 1.5-inch gap between the third and fourth step (**Figure 2b**).
- Biological growth and soiling (**Figure 2c**).
- Paint spatters (**see Figure 2a**).
- Spalling surface of the granite (**Figures 2d and 2e**).

Recommended Treatments

- Existing joints should be raked out and cleared of debris.
- Vertical and horizontal joints should be repointed with a compatible mortar chosen to match the color of the original mortar.⁶⁷
- Uneven settling between the blocks should be monitored and a structural engineer consulted regarding future treatment.
- Algae, moss and other biological growth should be removed with a biocide, water and light brushing with a natural, soft bristle brush. Mock-up tests should be conducted to determine the most effective product and appropriate dwell time.
- Soiling should be removed with the gentlest means possible. This may include a non-ionic detergent in water and light scrubbing with a natural, soft bristle brush, or the use of a commercial stone-cleaner.⁶⁸ Mock-up tests should be conducted to determine the most effective product and appropriate dwell time.
- Paint spatters should be removed with a commercial paint stripper. Tests should be conducted to determine the most effective product and appropriate dwell time.
- Stone spalling is likely caused by rising moisture or salts. Further study should be carried out to determine the root cause of the spalling, and it should be addressed before any treatment is carried out.
- Because of the shallow depth of the spalled areas and the difficulty of matching the stone color, patching is not recommended. Spalled areas can be retooled, reducing the surface of the stone by approximately 1/8 – 1/4 - inch, in order to give the tread a smooth surface.

Stucco

Description

St. Joseph's Church is constructed of steel reinforced brick masonry covered in stucco, which is incised to resemble finished stone blocks, arches and corbelling, and used to form columns, capitals and other decorative elements. The stucco veneer is approximately 1-2 inches thick and covers the entire exterior of the building, except for the cornice and upper portions of the towers, which are constructed of sheet metal.

⁶⁷ For more specific details on repointing mortars see National Park Service, *Preservation Briefs #2: Repointing Historic Masonry*, <http://www.nps.gov/history/hps/tps/briefs/brief02.htm>

⁶⁸ National Park Service, *Preservation Briefs #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*, <http://www.nps.gov/history/hps/tps/briefs/brief01.htm>

Condition

The stucco is generally in good condition. The following deterioration was observed:

- General staining and soiling, particularly at upper surfaces near the cornice, and lower surfaces at ground level (**Figure 3a**).
- Extensive hairline cracking (**Figure 3a**).
- Spalling, detachment and large areas of stucco loss (**Figure 3b**).
- Vegetation growth (ivy).

Recommended Treatments

- The existing stucco should be analyzed to determine if it is lime or Portland cement-based. Repairs made with an incompatible stucco formula are likely to fail. These tests can be performed by an architectural conservator.
- Staining and soiling should be removed by the gentlest means possible, this may include light brushing and water washing, poulticing, or cleaning with a commercial agent. Mock-up tests should be conducted to determine the most effective product and appropriate dwell time.
- Areas of significant hairline cracking should be analyzed to determine the root cause of the condition. Investigation may include testing for underlying detachment of the stucco layer, moisture intrusion, structural movement or other causes.
- Climbing vegetation such as ivy should be removed and killed with an herbicide. Because many herbicides contain salts that can damage historic masonry, mock up tests should be conducted to determine an effective product that does not contain salts.⁶⁹
- Spalls and cracks through cement plaster should be repaired. The crack should be routed and patched to match the existing adjacent texture, profile, and appearance.
- The existing deteriorated or detached cement plaster should be removed. New cement plaster should be installed that is compatible with the substrate and the existing plaster to remain.
- Unsound paint should be removed and coated with a new breathable paint coating.

Exterior Lighting

Description

In 2007, two historic lighting fixtures were mounted above the main entry to the church on Howard Street. They have since been removed.

Conditions

In 2007, the historic exterior lighting fixtures appeared to be in good condition (**Figure 4a**). The current whereabouts of the historic lighting fixtures are unknown. The original mounting hardware remains in place on the north façade of the church (**Figure 4b**).

Recommended Treatments

- Attempts should be made to locate the historic lighting fixtures. It is possible that they are currently being stored inside the church. If they are not found, new light fixtures that replicate the missing original fixtures should be fabricated and installed.

⁶⁹ National Park Service, *Preservation Briefs #22: The Preservation and Repair of Historic Stucco*, <http://www.nps.gov/history/hps/tps/briefs/brief22.htm>

Roof

Description

The main roof is capped by a cross-gabled roof with slate tiles and features a skylight over the main altar. Parapets with metal coping are located at the gable ends of the main roof. The portals over the entrances to the transepts are also capped by gable roofs with slate tiles. The aisles and auxiliary interior spaces are capped by built-up shed roofs. The two towers are capped by painted sheet metal cupolas with gilded sheet metal domes. Various roof elements are sheet metal, including the ridge vent at the main roof, the skylight, the cupolas and gilded domes, and the crosses on top of the towers and above the pediment of each transept.

Conditions

The slate tile roof is generally in good condition. The built-up roof has reached the end of its serviceable life. The condition of the sheet metal cupolas and gilded domes range from poor to fair. The gilded crosses appear to be in good condition. The following deterioration was observed:

- There are several broken, loose, or missing slate tiles at the main roof (**Figure 5d**).
- There are many instances of rust-through at the painted sheet metal cupolas (**Figures 5a and 6c**).
- Surface corrosion and loss of paint and gilding is evident at domes (**Figures 5c and 6c**).
- The crosses require minor sheet metal and gilding repair (**Figure 5b**).

Recommended Treatments

- Existing slate roof tile at the main roof and portals should be removed, salvaged, and reinstalled to allow access for structural stabilization of the roof structure. Deteriorated and broken tiles should be replaced with salvage stock or new tile to match the existing. New felt underlayment and galvanized flashing should be installed.
- Existing built-up roofing at the lower roofs should be removed, and new built-up roofing should be installed over new structural decking.
- Roof, flashing, gutters and other drainage system elements should be repaired to ensure that water does not enter the structure. Gutters and downspouts should be cleaned, and drainage spouts should be extended beyond the foundation of the building with flexible tubing.
- Additional or larger downspouts may be required for proper roof drainage. Replace with similar.
- The existing metal skylight should be restored and painted. New tempered glazing and sealant should be installed.
- Sheet metal crosses should be removed and salvaged for reinstallation. They should be cleaned and touched up with new gilding to match the existing.
- Paint and gilding should be removed over the sheet metal domes. Deteriorated sheet metal should be repaired or replaced to match the original profile and appearance. A gold paint should be used to closely match the gold leaf appearance.

Sheet Metal Architectural Elements

Description

Pressed, painted sheet metal is used extensively at St. Joseph's Church for ornate architectural elements, particularly for the cornices of the main structure and the upper third of both towers. The gilded domes of the towers, as well as the crosses on top of the towers and above the pediment of both transepts are constructed of sheet metal. The ridge vent at the main roof is sheet metal. Additionally, the central columns and bases of the towers' double windows are sheet metal.

Conditions

The sheet metal elements are generally in fair condition. The following deterioration was observed:

- Cracking, flaking and loss of the protective paint layer (**Figure 6a**).
- Corrosion (rusting) of the sheet metal units and connections, causing perforation and rust staining, particularly at the cornice level and upper towers (**Figure 6b**).
- Loss of paint, gilding and architectural details, particularly on the towers (**Figure 6c**).

Recommended Treatments

- Scrape and sand peeling or blistering paint.
- Remove corrosion with hand scrapers or a wire brush.
- For panels with heavy corrosion and resulting perforation of the sheet metal unit, there are four options:
 1. Remove corroded panel and replace unit with a new piece of sheet metal cut to the appropriate dimension and profile;
 2. Cut out corroded area of existing sheet metal, braze weld a new piece and grind joint flat;
 3. Cut out corroded area of existing sheet metal, paint, and install painted matching sheet metal patch with mechanical fasteners and a neoprene gasket; or
 4. Cut out corroded area of existing sheet metal and install steel filled epoxy compound to patch small holes.
- Paint all exposed metal with a rust-inhibiting primer, and two coats of color appropriate outdoor paint.
- Missing elements should be replaced to maintain visual consistency. Further research should be conducted to determine the best replacement material, or if sheet metal replicas can be made.
- Sheet metal parapet cap flashing should be replaced with new painted galvanized or stainless steel sheet metal to match the existing profile.

Wood-Sash Windows and Tracery

Description

The windows of St. Joseph's Church are generally fixed wood-sash designed to contain an inner layer of stained glass and an outer, protective layer of translucent glass. Ornate wooden tracery frames the formerly stained glass rose windows of the front façade and east and west transepts, and wooden tracery is used minimally in the apse and clerestory windows of the nave and transepts. Textured, clear glass, originally designed to protect the stained glass, remains in place throughout the building. All window frames are painted beige, in imitation of the faux stone stucco. The long double windows and small rose windows of the towers, and the south facing window of the kitchen, are the only exterior windows that retain original stained glass.

Conditions

The wood window tracery generally ranges from good to poor condition, with the poor condition more evident on the southern and western exposures. The following deterioration was observed:

- Breakage or loss of glazing, causing accelerated deterioration of stained glass, surrounding wood, adjacent masonry, and interior plaster (**Figure 7a**).
- Rotting, separation and bowing of wooden tracery elements (**Figure 7b**).
- Cracking, flaking and loss of surface paint (**Figure 7c**).
- Deterioration and loss of glazing compound.

Recommended Treatments

- A detailed conditions assessment of windows at St. Joseph's Church is necessary to determine the extent of deterioration and appropriate treatments at each window. This should include careful inspection and documentation of each window frame and its conditions, resistance and moisture testing to determine the extent of wood deterioration, wood type identification, and other non-invasive diagnostic tests.
- Any repair of the window frames should attempt to retain as much original material as possible while providing adequate protection for the building, and may include paint removal, treatment of rotted wood with a fungicide and consolidation with epoxy fillers, splicing of new wooden elements in areas of severe deterioration, and replacement of all glazing compound.⁷⁰

E. ST. JOSEPH'S CHURCH—INTERIOR

Marble Wainscoting and Floor Tiles

Description

Polished marble wainscoting lines the lower walls of the vestibule. The wainscoting is composed of a 3-4-inch border of white and black striated, mitered marble strips, surrounding central panels of white marble with grey/black inclusions. The base board and upper border of the wainscoting are made of a darker black and white striated marble. Floor tiles of the vestibule are made of white marble surrounded by a border of grey marble and are covered by modern vinyl tiles at the vestibule and an older type of tile at the adjacent baptistery.

Conditions

The marble wainscoting and tiles in the vestibule are generally in good condition. The following deterioration was observed:

- Light soiling and wear of the polished surface (**Figures 8a and 8b**).
- Soiling and chipping of the baseboard (**Figure 8a**).
- Tape and adhesive residue from former signs posted on the wainscoting (**Figure 8b**).
- Vinyl tile at the vestibule is lightly adhered to the underlying marble floor.
- A more robust tile is securely adhered to the marble tile of the baptistery. The tile and its mastic may contain asbestos or other hazardous materials.

Recommended Treatments

- Tape residue and soiling should be removed with a gentle stone cleaner. Mock-ups should be conducted to determine the most effective product.
- Tiles in the vestibule should be removed without causing damage to underlying marble, which should be cleaned with a gentle stone cleaner to remove staining and adhesive. Mockups should be conducted to determine the most effective product.
- Tiles and mastic should be removed from the baptistery floor and cleaned using the gentlest means possible. The floor should be polished or honed as required.

⁷⁰ National Park Service, *Preservation Briefs #9: The Repair of Historic Wooden Windows*
<http://www.nps.gov/history/hps/tps/briefs/brief09.htm>

Decorative Plaster

Description

Painted plaster is used to create moldings, cornices, columns and decorative details, such as the coffered ceilings that contribute to the interior's sense of grandeur and define distinct architectural spaces.

Conditions

The decorative plaster is generally in fair condition. The following deterioration was observed:

- Moisture penetration from blocked drainage and broken or missing window glazing **(Figures 9a and 9b)**.
- Sugaring and softening of moisture damaged decorative elements **(Figure 9c)**.
- Structural cracks and detachment from underlying masonry **(Figure 9d)**.
- Small areas of historic decorative painting are exposed where the paint is flaking.
- Non-historic wood veneer over plaster at the base of the wall.

Recommended Treatments

- Sources of moisture such as broken glazing and blocked drainage should be repaired.
- Further testing of the plaster to determine the extent of deterioration should be conducted. This will determine if patching and reshaping damaged elements is possible, or if replacement is necessary.
- Detached or cracked plaster elements, if in otherwise sound condition, may be repaired with an injected epoxy or gypsum-based grout. Testing should be conducted to determine the most effective adhesive.⁷¹
- A barrier coat should be installed to protect small areas of exposed decorative painting prior to repainting.
- Wood veneer should be removed. Plaster at base of the wall should be restored and painted.

Oak Woodwork and Doors

Description

Quarter sawn white oak is used extensively at St. Joseph's for the construction of decorative wooden elements such as doors, frames, column bases and railings. Woodwork is generally treated with a clear shellac or varnish.

Conditions

The oak woodwork is generally in good condition. The following deterioration was observed:

- Blistering of the varnish **(Figure 10a)**.
- General soiling from dust **(Figure 10b)**.
- White stains from paint or pigeon guano **(Figure 10b)**.

Recommended Treatments

- Blistered varnish should be treated with the gentlest means possible in order to preserve the existing finish. Possible treatments include lightly scraping blistered areas of varnish and spot-treating with fine steel wool or cotton, alcohol and a compatible varnish or shellac.
- Soiling should be cleaned with the gentlest means possible, using a soft bristle brush to remove loose dust and a damp cloth for tenacious soiling.

⁷¹ National Park Service, *Preservation Briefs # 23: Preserving Historic Ornamental Plaster*
<http://www.nps.gov/history/hps/tps/briefs/brief23.htm>

- White stains should be tested to determine if they are paint or guano. Paint and guano may be removed mechanically with a scraper taking care not to damage the existing wood finish.
- Where required by the level of damage, select areas should be refinished to match the original.
- Wood should be replaced where missing to match the original.
- At exterior doors, deteriorated wood should be repaired with wood Dutchman and should match the original species, grade, grain, and profile. The exterior should be prepared and painted. The interior should be cleaned and touched up or refinished to match the original stain or clear coat.

Stained Glass

Description

Extant stained glass windows at St. Joseph's Church include the multi-story double windows and rosettes of the towers, the window of the kitchen, and one remaining stained glass transom above the northeast transept door. The windows of the towers are made primarily of yellow and green diamond-shaped glass panes with lead comes, iron or steel saddle bars, and wood frames. The kitchen window is made of various colored glasses painted with black floral decoration, and is supported in a flat stock steel frame, the upper portion of which opens inward. The only remaining stained glass transom of the nave, covered from the interior with plaster board, appears to have a figurative or floral motif.

Conditions

The stained glass windows are generally in poor condition. The following deterioration was observed:

- Loss of the protective outer glazing.
- General soiling (**Figures 11a, 11b, and 11c**).
- Sagging and bowing of lead comes (**Figures 11b and 11c**).
- Cracking, breakage and loss of panes (**Figure 11c**).
- Inappropriate additions (**Figure 11d**).
- Corrosion of saddle bars (**Figure 11e**).

Recommended Treatments

- Because of the importance of the church's stained glass, immediate efforts to protect them should be made. This should include stabilization and protection measures determined in consultation with a professional stained glass conservator.
- Documentation and restoration of the windows should be performed by a professional conservator. As restoration is rarely preformed on site, it will likely include removal, transport, restoration, and reinstallation of the stained glass.⁷²
- Where stained glass has been previously removed, the existing wood frame should be restored. The deteriorated areas should be removed back to sound wood substrate and an epoxy consolidant wood repair or wood Dutchman should be provided as required. The wood and steel armature remaining from the previous stained glass window installation should be prepared and painted. The frame should be modified to accept new ribbed protective heavy glass or dual glazing to match the original ribbed glass appearance.

⁷² National Park Service, *Preservation Briefs #33: The Preservation and Repair of Historic Stained and Leaded Glass*.
<http://www.nps.gov/history/hps/tps/briefs/brief33.htm>

F. CONDITIONS ASSESSMENT IMAGES – ST. JOSEPH'S CHURCH



Figure 1a. Pier near west tower, showing large cracks and displaced areas of brick (arrow) and corroded metal fence.



Figure 1b. Damage to metal fence at northeast corner of property.



Figure 1c. Low brick wall along Howard Street, showing gaps and voids, corroded metal fence, and graffiti (painted over with mismatched paint).



Figure 2a. Main portal steps, showing soiling, paint stains and vertical joints without mortar.



Figure 2b. Detail, east side of main portal steps, showing gap between blocks (arrow) due to uneven settling.



Figure 2c. East transept, north portal steps, showing decorative bull nose with biological growth and soiling.



Figure 2d. West transept, south portal steps, showing paint stains (left), soiling and spalling surface (arrow).



Figure 2e. Detail, south portal steps, spalled surface of granite tread.



Figure 3a. East nave façade, showing soiling, water staining and hairline cracking of stucco.



Figure 3b. East tower, north façade, showing loss of stucco at ground level.

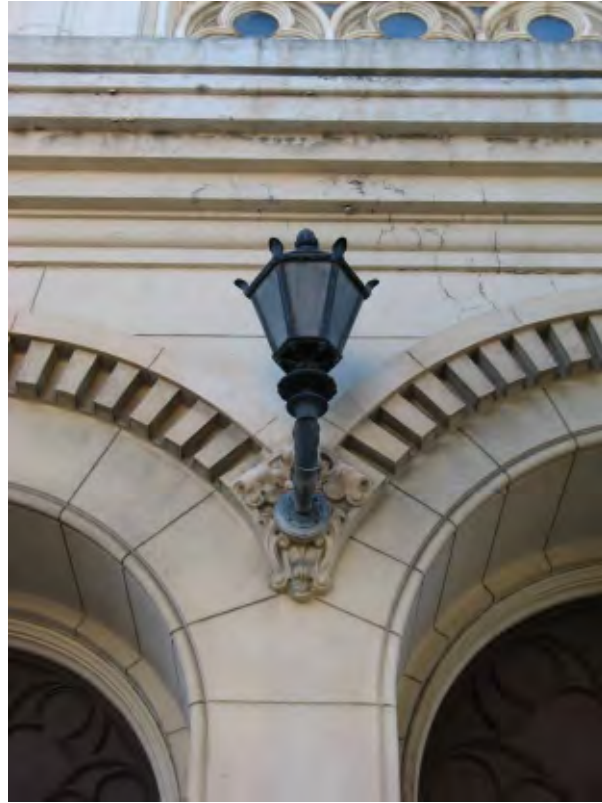


Figure 4a. Light fixtures (now missing) at main entry on north façade in 2007.

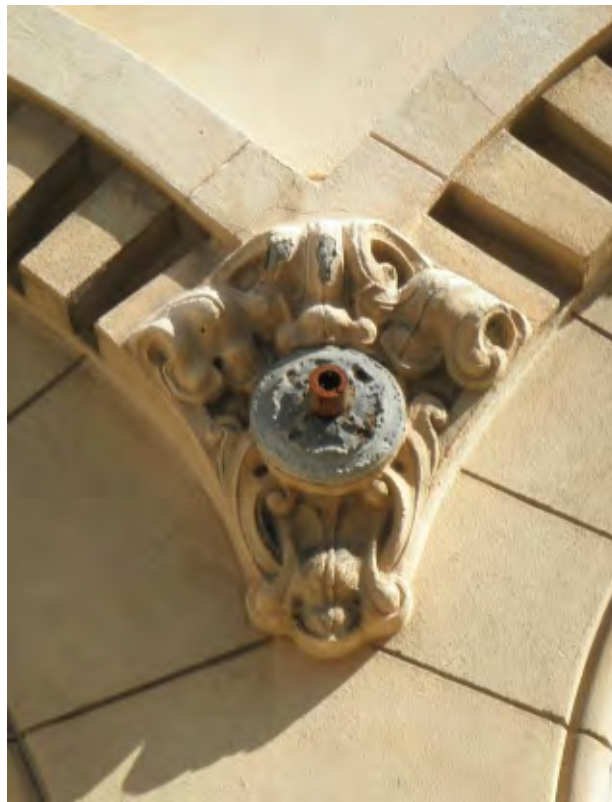


Figure 4b. Detail, original mounting hardware is all that remains in place.



Figure 5a. Detail, rust-through at painted sheet metal cupolas.



Figure 5b. The rooftop crosses require minor sheet metal and gilding repair.



Figure 5c. Detail, corrosion and loss of paint and gilding at domes.



Figure 5d. Broken, loose, and missing slate tiles at main roof.



Figure 6a. Column base, south side of east tower, showing flaking and loss of protective paint layer.



Figure 6b. Cornice above north portal, east transept, showing perforation (arrow) of the metal due to corrosion.



Figure 6c. East tower detail, constructed entirely of pressed sheet metal, showing missing architectural detail, loss of gilding and protective paint, and corrosion stains.



Figure 7a. West tower, north window, showing broken protective glazing.

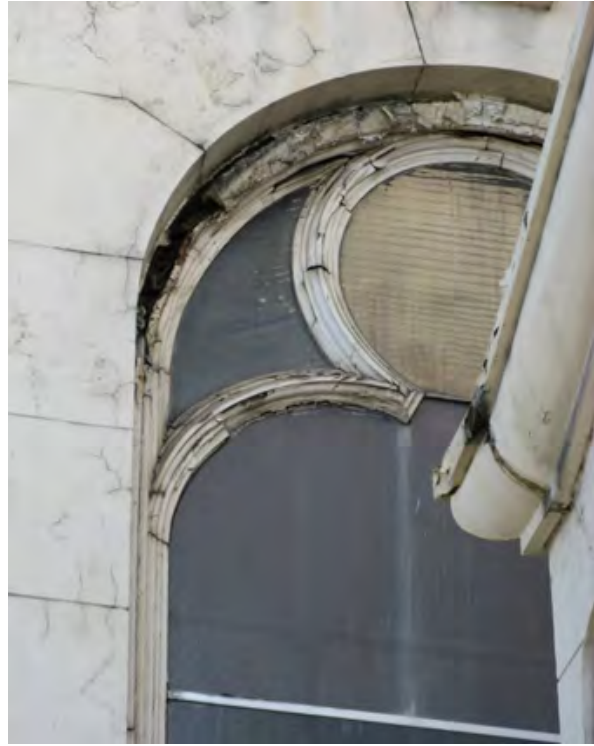


Figure 7b. East façade, transept window, showing soiling, paint loss and rotting/loss of tracery elements.



Figure 7c. West transept rose window, showing paint loss and missing glazing.



Figure 8a. Marble wainscoting of the narthex, showing soiling of the baseboard, wear of polished surface, and adhered tape.



Figure 8b. Detail, showing tape and adhesive residue.



Figure 9a. West façade, showing blocked or perforated drainage which is causing damage to interior plaster.



Figure 9b. Deterioration of plaster caused by moisture from poorly sealed window.



Figure 9c. Softening and deterioration of decorative plaster elements caused by moisture from faulty roofing.



Figure 9d. Structural cracking and separation of plaster details from masonry substrate caused by moisture from blocked drains.



Figure 10a. Blistering of varnish on an oak door caused by moisture penetration.



Figure 10b. Dust (on molding) and paint/guano spatters can cause permanent damage to wood finish.

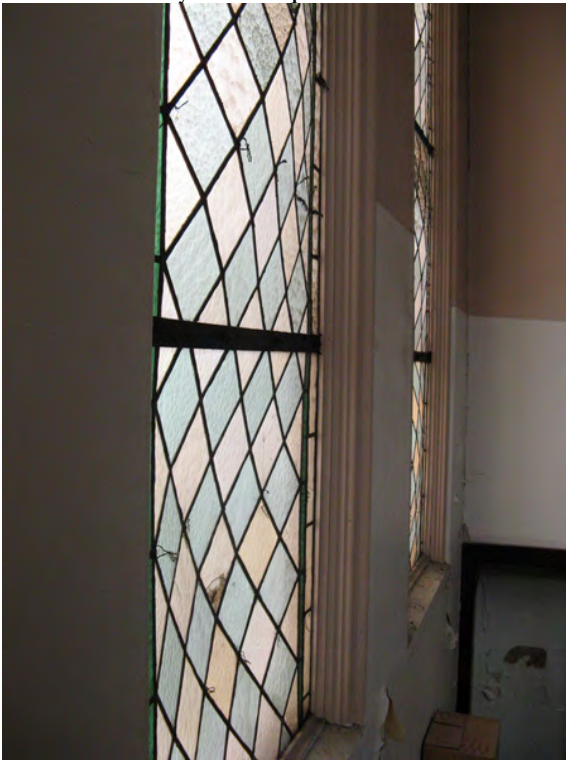


Figure 11b. East tower, east windows, showing bowing of windows due to sagging lead cames or detachment from saddle bars.



Figure 11c. Breakage and loss of colored glass panes due to distortion of lead cames.

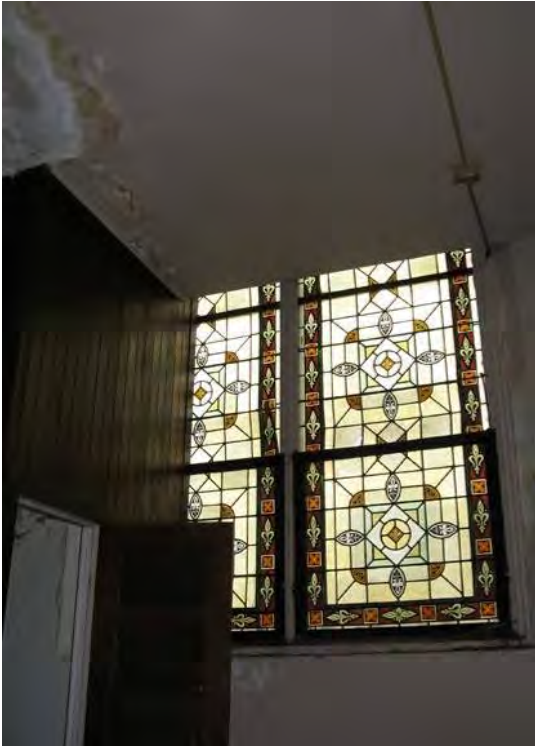


Figure 11d. Kitchen window, showing partition partially covering painted stained glass.

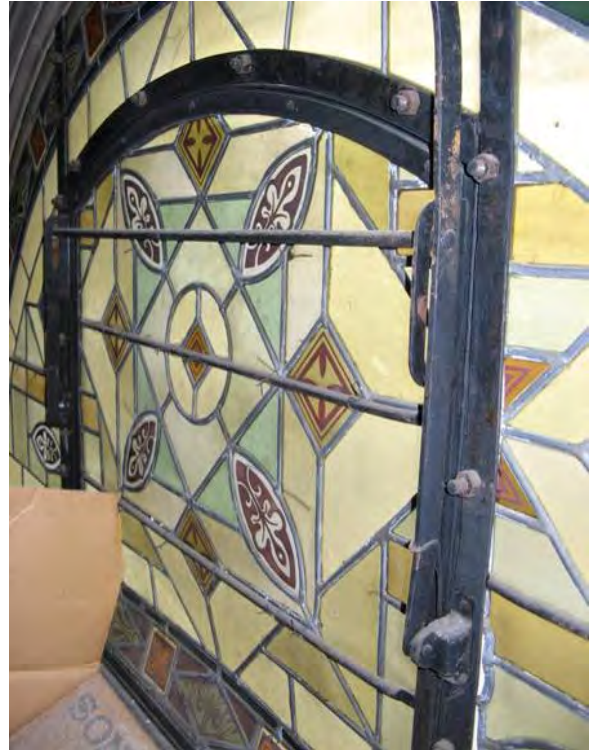


Figure 11e. Upper portion of window showing corroded hopper-type opening assembly.



Figure 11a. North-east transept portal, showing blocked figurative stained glass window with heavy soiling and corrosion of steel frame

VII. PROJECT-SPECIFIC IMPACTS

This section analyzes the project-specific impacts of the proposed project at St. Joseph's Church on the environment, as required by the California Environmental Quality Act (CEQA).

A. CALIFORNIA ENVIRONMENT QUALITY ACT (CEQA)

The California Environment Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.⁷³ CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”⁷⁴ Historical and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.”⁷⁵ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.”⁷⁶ The significance of a historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.⁷⁷ Thus, a project may cause a substantial change in a historical resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historical resource is determined to be less-than-significant, negligible, neutral or even beneficial.

A building may qualify as a historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource,

⁷³ State of California, California Environmental Quality Act, http://ceres.ca.gov/topic/env_law/ceqa/summary.html, accessed 31 August 2007.

⁷⁴ Ibid.

⁷⁵ CEQA Guidelines subsection 15064.5(b).

⁷⁶ CEQA Guidelines subsection 15064.5(b)(1).

⁷⁷ CEQA Guidelines subsection 15064.5(b)(2).

provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in a historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.⁷⁸

As determined by the analysis in Section V, St. Joseph's Church is listed in the National Register of Historic Places and therefore automatically listed in the California Register of Historical Resources. As such, the building falls within Category 1 and therefore qualifies as a historical resource under CEQA.⁷⁹

B. CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT CEQA REVIEW PROCEDURES FOR HISTORICAL RESOURCES

As a certified local government and the lead agency in CEQA determinations, the City and County of San Francisco has instituted guidelines for initiating CEQA review of historical resources. The San Francisco Planning Department's "CEQA Review Procedures for Historical Resources" incorporates the State's CEQA Guidelines into the City's existing regulatory framework.⁸⁰ To facilitate the review process, the Planning Department has established the following categories to establish the baseline significance of historic properties based on their inclusion within cultural resource surveys and/or historic districts:

- **Category A – Historical Resources is divided into two sub-categories:**
 - **Category A.1 – Resources listed on or formally determined to be eligible for the California Register.** These properties will be evaluated as historical resources for purposes of CEQA. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as a historical resource under CEQA.
 - **Category A.2 – Adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register.** These properties will be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude

⁷⁸ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

⁷⁹ According to CEQA Guidelines Section 15064.5(a), Category 3: "Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources."

⁸⁰ San Francisco Planning Department, *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources* (October 8, 2004).

evaluation of the property as a historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the “preponderance of the evidence” must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a “preponderance of the evidence that the property is not a historical resource.”

- **Category B - Properties Requiring Further Consultation and Review.** Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is a historical resource for the purposes of CEQA.
- **Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is a historical Resource.** Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information.⁸¹

St. Joseph's Church is listed in the National Register and therefore automatically listed in the California Register, and is listed in Article 10 of the Planning Code as San Francisco Landmark #120. Consequently, St. Joseph's Church is classified under **Category A.1 – Resources listed on or formally determined to be eligible for the California Register**, and is therefore considered by the City and County of San Francisco to be a historical resource under CEQA.

C. PROPOSED PROJECT DESCRIPTION

The proposed project at St. Joseph's Church includes seismic strengthening, accessibility upgrades in accordance with the Americans with Disabilities Act (ADA), and various renovations that will bring the property into compliance with current building and safety codes. The proposed project will convert the building's use from a 17,000sf church to a 22,000sf mixed-use office-retail-assembly building, and will utilize the California State Historical Building Code (CHBC) to facilitate this change. Additional new free-standing second floor space will be installed in the historic sanctuary, and seismic work will be sensitively designed to minimally affect historic materials. These improvements will increase the building's functionality for the new uses and provide safe and universal access to the building.

Additionally, the proposed project will repair, rehabilitate, and maintain the exterior and interior architectural features that convey the building's historic significance in a manner consistent with the *Secretary of Interior's Standards for Rehabilitation*. The *Standards for Rehabilitation* provide guidance for reviewing proposed work on historic properties, and are regularly referenced by Federal agencies and the San Francisco Historic Preservation Commission.

Compliance with the *Standards for Rehabilitation* is an essential facet of the proposed project. Because the church is a San Francisco City Landmark, proposed alterations will be subject to review and approval by the San Francisco Historic Preservation Commission. Furthermore, the project is

⁸¹ San Francisco Planning Department, “San Francisco Preservation Bulletin No. 16 – CEQA and Historical Resources” (May 5, 2004) 3-4.

participating in the Federal Historic Preservation Tax Incentives program in accordance with 36 CFR Part 67 – Historic Preservation Certifications Pursuant to Sec. 48(g) and Sec. 170(h) of the Internal Revenue Code of 1986. In order to take advantage of the Tax Credit program, the project must also be reviewed by the California Office of Historic Preservation (OHP) and the National Park Service (NPS). Because of the sensitive historical nature of the existing building, the contractor and project team should be aware that any changes to the project made during construction will need to be approved by local, state, and federal agencies.

The scope of the proposed project at St. Joseph's Church includes alterations to the following architectural features:

- **Site:** new ramps, stairs, and landings for improved access and ADA compliance; cleaning and repair of historic granite steps; repairs to existing fences and installation of new gate at northeast corner on Howard Street; installation of new fence and gate on west property line; a landscape architect will be consulted for the new landscape design
- **Exterior façades:** cleaning and repair of historic materials; repainting of stucco and sheet metal; removal of graffiti
- **Windows:** repair and restoration of existing stained glass windows by an expert stained glass consultant; restoration, re-installation, repainting, and modification of wood window frames and tracery to accept new glass; restoration of skylight, including installation of new glazing and sealant
- **Interior spaces:** cleaning and repair of historic materials; installation of new concrete floor slab with radiant heating system; removal of altars and confessional booths from the main altar and transepts; installation of a wheelchair lift at the southwest corner of the building; installation of a freestanding staircase in the west transept and a staircase in the east tower; construction of a freestanding mezzanine over the aisles and transepts with a connecting bridge over the nave; installation of men's and women's restrooms on the ground and second floors; removal of pipe organ from choir loft
- **Lighting:** replication of missing original exterior light fixtures at main entrance (based on photographic evidence); a lighting designer will be consulted for exterior and interior lighting
- **Roof:** salvage and reinstallation of historic slate roof tiles over new waterproofing and roof decking; installation of new low-profile photovoltaic panels on non-visible portions of roof
- **Seismic upgrade:** construction of four partial-height shotcrete shear walls in the transepts; construction of full-height shear walls at the two towers, chapel, sacristy, and the office above the sacristy; installation of concealed structural plywood reinforcement at the roof and clerestory.
- **Mechanical, electrical, and plumbing systems:** no major systems upgrades are proposed at this time

D. SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary's Standards)* provide guidance for working with historic properties. The *Secretary's Standards* are used by Federal agencies and local government bodies across the country (including the San Francisco Historic Preservation Commission) to evaluate proposed rehabilitative work on historic properties. The *Secretary's Standards* are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historical resources. Compliance with the *Secretary's Standards* does not determine whether a project would cause a substantial adverse change in the significance of a historical resource. Rather, projects that comply with the *Secretary's Standards* benefit from a regulatory presumption under CEQA that they would have a less-than-significant adverse impact on a historical resource. Projects that do not comply with the *Secretary's Standards* may or may not cause a substantial adverse change in the significance of a historical resource.

The *Secretary's Standards* offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

Preservation: The *Standards for Preservation* “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The *Standards for Rehabilitation* “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”

Restoration: The *Standards for Restoration* “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Reconstruction: The *Standards for Reconstruction* “establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”⁸²

Typically, one set of standards is chosen for a project based on the project scope.

In this case, the proposed project scope includes the rehabilitation of St. Joseph’s Church to meet the evolving use of the building while retaining its character-defining features. Therefore, the *Standards for Rehabilitation* will be applied.

Standards for Rehabilitation

The following analysis applies each of the *Standards for Rehabilitation* to the proposed project for St. Joseph’s Church. This analysis is based upon conversations with the project team and design documents dated December 12, 2011, prepared by Forum Design and included as an attachment to this report (**See Appendix**).

⁸² Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, 1995), 2.

Rehabilitation 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.*

Historically, St. Joseph's Church has been used as a place for worship and gathering, but it has been closed to the public since 1989. The proposed project will change the use of the property from a religious building into a mixed-use office-retail-assembly building, but will do so without altering the character of the church. This new use is compatible with the historic use of the building and will require minimal change to the distinctive materials, features, spaces, and spatial relationships. Churches are notoriously difficult to adaptively reuse because of the challenges presented by the highly ornamented, large volumes of their sanctuary spaces; however, at St. Joseph's Church, the proposed project's freestanding interior mezzanines, minimally intrusive seismic upgrade, and open, flexible floor plan within the sanctuary space will ensure that the project complies with this Standard.

As designed, the proposed project will be in compliance with Rehabilitation Standard 1.

Rehabilitation 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 the property will be avoided.*

The proposed project will retain the historic character of St. Joseph's Church and will neither remove distinctive materials nor irreversibly alter features, spaces, or spatial relationships that characterize the property. The proposed project does not include any major additions and will retain and preserve the exterior faux-stone stucco cladding, moldings, and fenestration on all façades. No exterior alterations will be made to the building's form, massing, cladding, or architectural details.

The site improvements and accessibility ramps will not require the removal of any character-defining features. The granite stairs on the east and west entrance will be retained in place and will be encapsulated by the new accessibility ramps and stairs, or salvaged and used as Dutchmen for other stone repairs. The ramps will be as minimal as possible, and will not affect the distinctive spatial relationships that characterize the property.

On the interior, the proposed project will add a freestanding mezzanine above the east and west aisles and transepts and the sides of the main altar. The mezzanine will feature a transparent guardrail and will not be fully enclosed by walls, thereby retaining the visual effect of the building's significant interior volumes and not affecting the overall spatial relationships. The mezzanine will not attach directly to the walls or columns of the building, and therefore will not cause the removal of character-defining features in the main sanctuary. The entire length of the north-south axis will remain a full-height space, crossed briefly by a bridge between the two sides of the mezzanine. This bridge provides additional lateral stability for the mezzanine structure and improves egress paths, reducing the number of required staircases and support columns, and thereby limiting disruptions to the building's significant interior volume. At the north end of the aisles, the existing blind arches (currently leading to recessed altar niches) will be opened and enlarged to allow the mezzanine to connect to the new circulation in the towers. This design solution preserves the arched character of these openings while removing a small amount of original plaster. This intervention occurs in the least-significant portion of the sanctuary, in an area where the original altars no longer exist. The proposed project will also level the slope of the concrete floor on the interior (lowering the floor height slightly at the north end of the church), which will not require the removal of any decorative features at the base of the columns or walls. A new stair landing will be installed to connect the entry vestibule to the new, lowered floor of the nave, and will not affect the historic spatial relationships and volume of the interior.

As designed, the proposed project will be in compliance with Rehabilitation Standard 2. This Standard should be revisited as the proposed project is further developed.

Rehabilitation 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 historical properties, will not be undertaken.*

The proposed project will neither create a false sense of history nor add conjectural features to the exterior or interior of the building.

As designed, the proposed project will be in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

St. Joseph's Church does not feature alterations which have acquired significance in their own right. Alterations to the building include the installation of various exterior fixtures and the present concrete floor, construction of the confessionals, and repair of the stained glass windows in the 1950s and the removal of the stained glass windows in the 1990s. These alterations are not considered historically significant. All work that occurred before the close of the building's period of significance in 1914 will be retained and preserved.

As designed, the proposed project will be in compliance with Rehabilitation Standard 4.

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

The proposed project will generally preserve the distinctive materials, features, finishes, and construction techniques of St. Joseph's Church. There are three instances where historic features and finishes will be impacted. On the interior, the proposed project will include the construction of four partial-height shear walls in the east and west transepts that will affect some of the decorative plaster elements. However, the shear walls will be resurfaced and scored with details that suggest the original plaster elements in order to preserve the continuity and visual effect of the building's interior. Similarly, at the intersection of the aisles and the towers, the existing blind arched altar walls will be opened and enlarged to enable access to exit stairs; the arched shape will be retained and the existing capitals will be reused in order to preserve this feature and the historic character of the interior. In the west tower, the existing non-compliant wood staircase will be removed and replaced with full-height shotcrete shear walls and a new code-compliant staircase. Although the wood stair is an original feature of the church, it is not located in a publicly accessible space.

As designed, the proposed project will be in substantial compliance with Rehabilitation Standard 5. This Standard should be revisited as the proposed project is further developed.

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

St. Joseph's Church has been vacant for two decades, and has many deteriorated historic features that are in need of repair. The proposed project entails the extensive repair of these deteriorated features, and will employ a strategy of repair over replacement; where the replacement of distinctive features is required due to severe deterioration, new elements will match the old. The existing stucco-over-brick perimeter wall and piers, and metal fence will be repaired and painted. The granite steps found at all main entrances to the building will be repointed and retooled. Sheet metal elements will be cleaned and painted, and missing elements will be replaced in kind to maintain visual consistency. Wood-sash windows and tracery will be repaired in an attempt to retain as much original material as possible, and the protective frames will be retooled to accept new glass. Decorative plaster elements will be repaired with epoxy or grout. Oak elements will be cleaned and the varnish preserved. Original slate roof tiles will be salvaged and reinstalled over new waterproofing and roof decking, and any broken or missing tiles will be replaced in kind. Most of the church's stained glass windows have already been removed, but any remaining stained glass will be restored by an expert stained glass window consultant. The repair program will be executed in accordance with Page & Turnbull's treatment recommendations (see Section VI and attached architectural drawings), which will be refined as the proposed project is further developed.

As designed, the proposed project will be in compliance with Rehabilitation Standard 6. An architectural conservator should continue to advise on the repair of deteriorated elements, and this Standard should be revisited as the proposed project is further developed.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The proposed project entails the cleaning and repair of historic materials, especially graffiti removal. This work will be undertaken using the gentlest means possible. The cleaning and repair program will be executed in accordance with Page & Turnbull's treatment recommendations (see Section VI and attached architectural drawings), which will be refined as the proposed project is further developed.

As designed, the proposed project will be in compliance with Rehabilitation Standard 7. An architectural conservator should continue to advise on the use of chemical and physical treatments, and this Standard should be revisited as the proposed project is further developed.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

The proposed project does not include any major excavation work, and no archaeological resources are expected to be encountered. Some foundation work associated with the seismic strengthening is to be completed, and a new mechanical/utility room will be constructed in the basement. If any archaeological material should be encountered during this project, construction will be halted and proper mitigation undertaken.

As designed, the proposed project will be in compliance with Rehabilitation Standard 8.

Rehabilitation 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 shall 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 environment.*

The proposed project does not include any new additions to the building. Proposed exterior alterations include the installation of stairs, ramps, and landings for ADA compliance that may encapsulate existing granite stairs, as well as the addition of a new gate in the existing fence at the northeast corner of the property. These alterations will be compatible with the historic character of the building, and will not destroy historic materials, features, or spatial relationships. New construction at the roof includes installation of new waterproofing, structurally reinforced roof decking, and low-profile photovoltaic panels. Original slate roof tiles would be salvaged and reinstalled to preserve the historic materials that characterize the property. In order to protect the integrity of the property and its surroundings, the new low-profile photovoltaic panels would be located in the southwest corner of the roof, and would be minimally visible from the public right-of-way.

On the interior, the proposed project will include the construction of four partial-height shear walls in the east and west transepts as part of the seismic retrofit. The shear walls will be resurfaced and scored with details that suggest the original plaster elements. This modern interpretation of historic features will differentiate the seismic improvements from the historic materials, but will still be compatible with the building's character. Similarly, the design of the freestanding mezzanine will be differentiated from the historic building by using modern finishes, while the mezzanine's simple details and slim profile will ensure that it remains compatible with the historic sanctuary space. Care has been taken at the north end of the aisles, where the mezzanine connects to the new circulation in the towers. The existing blind arched altars will be opened and enlarged to allow this new connection, a design solution that preserves the arched character of these openings while removing only a small amount of non-decorative original plaster. The bridge between the two sides of the mezzanine provides additional lateral stability for the mezzanine structure and improves egress paths, reducing the number of required staircases and support columns, and thereby limiting disruptions to the building's significant interior volume.

In addition to the mezzanine, interior upgrades include construction of new vertical circulation and restrooms that will be differentiated from, yet compatible with, the historic character and volume of the church interior. The new freestanding staircase in the west transept, wheelchair lift at southwest corner, and staircase in the east tower are all sited in a manner that does not interfere with the significant volume and spatial relationships of the main sanctuary. New restrooms will be installed on both the first and second floors, and will not destroy historic materials or features. On the first floor, the restrooms will be located in the sacristy, a non-contributing space, and features a partial-height plumbing wall that does not interfere with the windows. On the second floor, the restrooms will be located in the existing office at the southeast corner, and will not require construction of any new walls visible from the nave.

The proposed project will not destroy historic materials, features, or spatial relationships that characterize the property and the building's overall integrity will be maintained. As designed, the proposed project will be in compliance with Rehabilitation Standard 9. This Standard should be revisited as the proposed project is further developed.

Rehabilitation 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.*

Seismic retrofits are typically not considered reversible alterations, but because they are necessary for life safety—especially in areas with high seismic activity, such as California—they can be considered to be acceptable under Rehabilitation Standard 10. The proposed project includes the construction of partial-height shotcrete shear walls in the east and west transepts and throughout the entire height of the two towers, chapel, sacristy, and the office above the sacristy, as well as concealed reinforcement at the clerestory and new structural plywood at the roof. In order to preserve the ornate interior of the sanctuary space, the seismic retrofit components have been designed to affect as little historic fabric as possible. The proposed seismic scheme is necessary to prevent the further deterioration of the building and is acceptable under this standard as described above.

All other alterations—including the freestanding mezzanine, leveling of the concrete floor, new amenities to meet the current building codes, landscaping, and accessibility upgrades that may encapsulate existing granite stairs—will be constructed such that they could be removed in the future without impairing the integrity of the church.

As designed, the proposed project will be in compliance with Rehabilitation Standard 10. This Standard should be revisited as the proposed project is further developed.

E. ANALYSIS OF PROJECT-SPECIFIC IMPACTS UNDER CEQA

As the above analysis demonstrates, the project as currently designed appears to be in compliance with the *Secretary of the Interior's Standards for Rehabilitation*, and does not appear to affect the listing of St. Joseph's Church in any local, state, or national historical registers. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the *Secretary's Standards*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." Because the proposed project at St. Joseph's Church complies with the *Secretary's Standards*, it does not appear to cause a significant adverse impact under CEQA.

F. ANALYSIS OF CUMULATIVE IMPACTS UNDER CEQA

CEQA defines cumulative impacts as follows:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.⁸³

The most common cumulative impact relative to historical resources is systematic demolition or alteration of historic resources, or systematic removal of a certain type of building or resource. While the proposed project at St. Joseph's Church includes alterations to a building more than 50 years of

⁸³ CEQA Guidelines, Article 20, subsection 15355.

age, this action is designed to comply with the *Standards for Rehabilitation* and does not appear to have any cumulative impacts as defined by CEQA. Other adjacent projects and project areas would be governed by environmental clearance documents that require mitigation measure commitments and some by explicit historic preservation policies. Under these circumstances where historic preservation policies and mitigation measures would occur in the future and/or are being implemented, there is little potential for systematic adverse cumulative effects on historic resources.

G. SUGGESTED MITIGATION

According to Section 15126.4 (b) (1) of the Public Resources Code: “Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the project’s impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant.” Because the proposed project would not have a substantial adverse effect on a historical resource, no mitigation measures would be required.

VIII. CONCLUSION

St. Joseph's Parish has been located at the corner of 10th and Howard streets since 1861, but the original buildings were destroyed in the 1906 Earthquake and Fire. Constructed in 1913 by architect John J. Foley, the current St. Joseph's Church is listed in the National Register of Historic Places and has been designated San Francisco City Landmark #120. The Parish Hall and the Rectory, located adjacent to the church, are included in these designations, but are no longer associated with the church. As stated in the National Register and San Francisco Landmarks nomination forms, St. Joseph's Church is significant for its association with the reconstruction of the South of Market Area following the 1906 Earthquake and Fire; its role in the ethnic history of San Francisco, having witnessed the change from a predominantly Irish Catholic parish to a Filipino parish; and its architectural significance as an excellent local example of Romanesque Revival architecture. The period of significance of the church is listed in the National Register nomination form as 1906-1914. St. Joseph's Church is considered to be a historical resource for the purposes of CEQA, so the proposed project is therefore subject to review by the San Francisco Planning Department.

The proposed project at St. Joseph's Church includes seismic strengthening, accessibility upgrades in accordance with the Americans with Disabilities Act (ADA), and various renovations that will bring the property into compliance with current building and safety codes. The proposed project will convert the building's use from a 17,000sf church to a 22,000sf mixed-use office-retail-assembly building, and will utilize the California State Historical Building Code (CHBC) to facilitate this change. Additional new free-standing second floor space will be installed in the historic sanctuary, and seismic work will be sensitively designed to minimally affect historic materials. These improvements will increase the building's functionality for the new uses and provide safe and universal access to the building. Additionally, the proposed project will repair, rehabilitate, and maintain the exterior and interior architectural features that convey the building's historic significance in a manner consistent with the *Secretary of Interior's Standards for Rehabilitation*.

The proposed project includes a variety of exterior and interior improvements, and as the above analysis demonstrates, appears to comply with *Secretary of the Interior's Standards for Rehabilitation*. Because the proposed project at St. Joseph's Church appears to comply with the Standards, it does not appear to cause a significant adverse impact under CEQA. As the details of the design are further developed, the project should continue to be evaluated both for compliance with the Standards and pursuant to CEQA.

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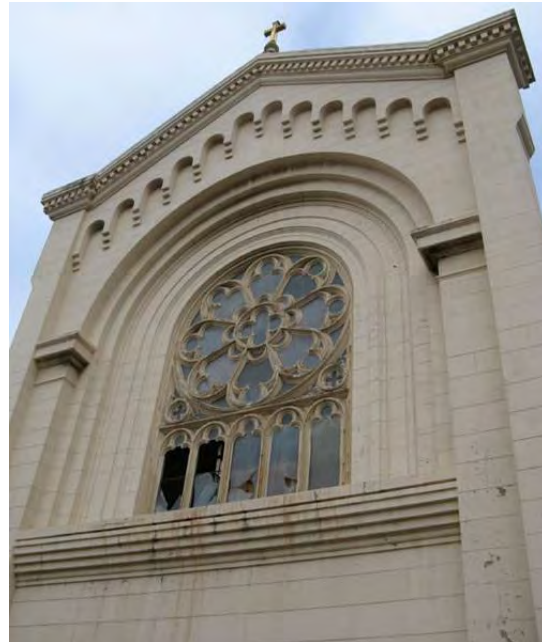
X. APPENDICES

A. ADDITIONAL PHOTOGRAPHS OF ST. JOSEPH'S CHURCH

Exterior



St. Joseph's Church, Howard Street façade.
Source: Page & Turnbull, November 2007.



St. Joseph's Church, west façade.
View of transept end from courtyard.
Source: Page & Turnbull, November 2007.



St. Joseph's Church. Detail of corner tower.
View southwest from Howard Street.
Source: Page & Turnbull, November 2007.



St. Joseph's Church, 10th Street façade.
Detail of projecting portal.
Source: Page & Turnbull, November 2007.



St. Joseph's Church, 10th Street façade. Detail of landscaping and windows.
View south from corner of 10th and Howard streets.
Source: Page & Turnbull, November 2007.

Interior



St. Joseph's Church interior. Detail of windows and arcade on west wall of nave.
Source: Page & Turnbull, November 2007.



St. Joseph's Church interior. Detail of narthex doors.
Source: Page & Turnbull, November 2007.



St. Joseph's Church interior.
Detail of former altar area.
Source: Page & Turnbull, November 2007.



St. Joseph's Church interior. Detail of vaulted ceiling at transept crossing.
Source: Page & Turnbull, November 2007.



**St. Joseph's Church interior. Detail of clerestory windows.
Source: Page & Turnbull, November 2007.**



**St. Joseph's Church interior. Detail of confessional booth and paneled door in east transept.
Source: Page & Turnbull, November 2007.**



**St. Joseph's Church interior. Detail of railing near former altar area.
Source: Page & Turnbull, November 2007.**



**St. Joseph's Church interior. Detail of main altar ruins in apse.
Source: Page & Turnbull, November 2007.**



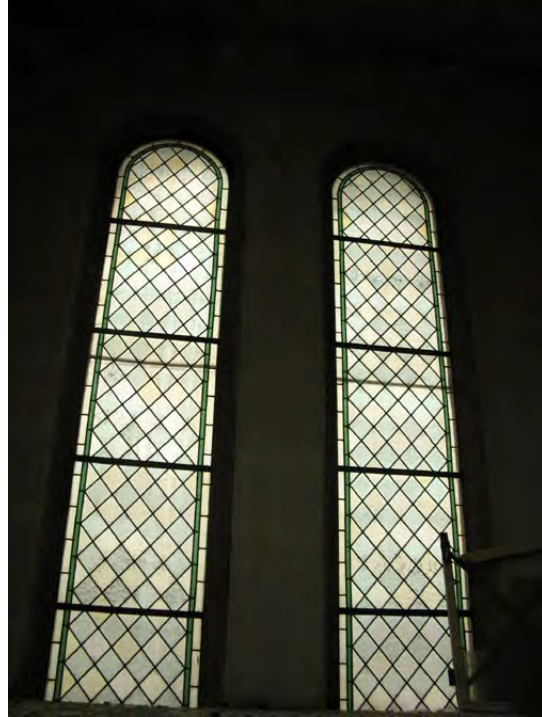
**St. Joseph's Church interior. Detail of cabinets in office at southwest corner of church.
Source: Page & Turnbull, November 2007.**



**St. Joseph's Church interior. Detail of kitchen at southeast corner of church.
Source: Page & Turnbull, November 2007.**



St. Joseph's Church interior. Detail of Ionic capitals and modillioned cornice.
Source: Page & Turnbull, November 2007.



St. Joseph's Church interior. Detail of stained glass window in corner tower.
Source: Page & Turnbull, November 2007.



St. Joseph's Church interior. Detail of second-floor choir railing.
Source: Page & Turnbull, November 2007.

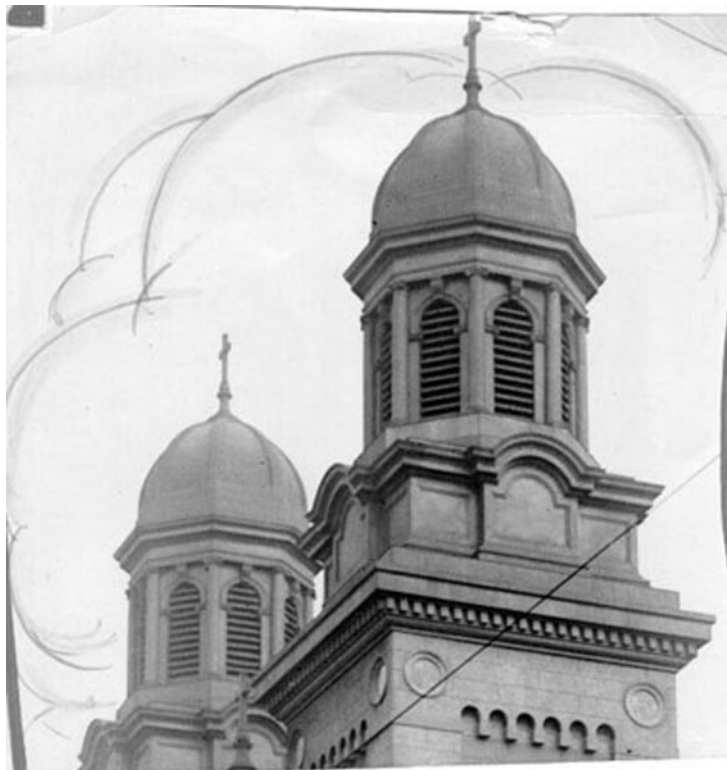


**St. Joseph's Church interior. Detail of organ in choir.
Source: Page & Turnbull, November 2007.**

B. ADDITIONAL HISTORIC PHOTOGRAPHS



St. Joseph's Church, circa 1920.
Source: San Francisco Public Library Historical Photograph Collection, #AAB-9019.



St. Joseph's Church. Detail of towers, December 1929.
Source: San Francisco Public Library Historical Photograph Collection, #AAB-0920.



Howard Street and St. Joseph's Church, 1929.
View west from corner of 10th and Howard streets.
Source: San Francisco Public Library Historical Photograph Collection, #AAB-4000.



10th Street with St. Joseph's Church in background, 29 November 1930.
View south from 10th and Mission streets.
Source: San Francisco Public Library Historical Photograph Collection, #AAB-5882.



St. Joseph's Church interior, 18 July 1933.

Source: San Francisco Public Library Historical Photograph Collection, #AAB-0927.



St. Joseph's Church, 1936.

Source: San Francisco Public Library Historical Photograph Collection, #AAB-0923.



St. Joseph's Church (left) and rectory (center), 1946.
Source: San Francisco Public Library Historical Photograph Collection, #AAB-0923.



St. Joseph's Church, 17 August 1964.
Source: San Francisco Public Library Historical Photograph Collection, #AAB-0930.



**St. Joseph's Church interior, n.d.
Source: Willard, *Sacred Places of San Francisco*, 107.**

C. NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FORM

“St. Joseph’s Church and Complex,” National Register of Historic Places Nomination Form
(23 November 1981).

Proprietary
Final Copy

**United States Department of the Interior
Heritage Conservation and Recreation Service**

For HCRS use only
received
date entered

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic St. Joseph's Church and Complex

RECEIVED

NOV 23 1981

and/or common St. Joseph's

OHP

2. Location

street & number 1401-1415 Howard Street

not for publication

city, town San Francisco

vicinity of

congressional district

5

state CA

code 06

county San Francisco

code 075

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name San Francisco Archdiocese c/o Rev. James A. McGee

street & number 1415 Howard Street

city, town San Francisco

vicinity of

state CA 94103

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds

street & number City Hall

city, town San Francisco

state CA

6. Representation in Existing Surveys

title Dept. of City Planning Inventory has this property been determined eligible? yes no

date 1965 federal state county local

depository for survey records Department of City Planning, 100 Larkin Street

city, town San Francisco

state California

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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REPRESENTATION IN EXISTING SURVEYS

San Francisco City Landmark

May 15, 1980

local

Department of City Planning

100 Larkin Street

San Francisco, California

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The St. Joseph's Church complex occupies a 284' x 205' lot at the southwest corner of 10th and Howard Streets in San Francisco. The parish of St. Joseph's has occupied this corner since 1861. Originally an Irish residential neighborhood, the area was devastated by the 1906 earthquake and fire and never regained its residential character. The old St. Joseph's church and schools were destroyed totally in the fire. Rebuilding began shortly after the 1906 disaster. The nominated property includes the parish hall which was built as a temporary church and school (1906), the rectory (1906), and the new St. Joseph's church (1913-14). In addition, several non-historic structures are located on the property including a modern garage adjacent to the parish hall, and a rock-like concrete grotto built in the 1950's as a shrine to Our Lady of Fatima. An asphalt-surfaced playground is located behind the parish hall. The complex is bounded by an iron fence with concrete piers on the Howard and 10th Street sides, an adjacent structure and chain link fence on the southwest side, and by the modern convent, school and another playground on the southeast on land owned the church--these properties are not historic and have not been included within the nomination boundaries. The grounds of the historic complex include lawns and hedges which create quiet internal spaces among the buildings.

The focal point of the complex is St. Joseph's Church. This magnificent structure is a striking example of Romanesque Revival architecture. This steel-framed masonry building towers over the surrounding neighborhood--its two tall, golden-domed towers have been visual landmarks in the South of Market area for nearly 70 years. The exterior is brick, covered with stucco and scored to simulate blocks of stone. The building is roughly cruciform in shape with the axis of the nave aligned northwest-southeast; northeast and southwest transepts intersect at right angles. The facade is symmetrical and is composed of a central section dominated by a rose window set within the upper part of a large, recessed Roman arch. Above the rose window, a medium gabled roof with a strongly denticulated cornice is supported by a prominent corbel table. The main entrance is through three Roman arches supported by paired columns; these arches support a heavy cornice which divides the major recessed arch into upper and lower portions. The central section is flanked by two corner towers. These contain vertically exaggerated double windows with round arch heads separated and flanked by tall, slender engaged columns set within a single Roman arch which springs from the outside column heads; a small rose window is placed above each of the vertical window units. A corbel table supports the entablature of each denticulated cornice at the top of each tower. The towers are capped by rectangular pedestals with round pediments centered on each face of the dado; the pedestals support octagonal drums with keystone arched vents separated by engaged Ionic columns; each drum supports an 8-ribbed golden dome surmounted by a cross.

The sides of the building between the towers and the transepts alternate round-arched windows with pilasters. Four large stained glass windows are located in the lower portion of each side while five smaller windows of similar shape separated by smaller-scaled pilasters occupy the clerestory. Each level terminates in a simple cornice supported by a corbel table. The transepts repeat the detailing of the central section of the facade--each end is dominated by a prominent rose window set in the upper portion of a large, recessed arch capped by a corbel table supporting a denticulated medium gable. The recessed arch rises from the heavy cornice and, in contrast to the main facade, the lower wall remains blank.

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The alternating arched window and pilaster detailing of the clerestory is carried around the upper level of the transepts. The lower level contains small entrance pavillions on each side of the transepts. The rear of the building is simple; it is a blank wall terminating in a corbel table supporting the denticulated cornice. One-story sections on each side contain arched windows and repeat the detailing of pilasters, corbel tables and denticulated cornices.

The interior shows a classical basilica treatment. The three entrance arches of the facade open into a marble-paneled narthex. Three round-arched, heavy wooden doors with leaded glass insets open from the narthex into the nave. The interior floor slopes gently to the crossing. A central aisle is flanked by the original oak pews. Side aisles are located beneath the clerestory, which is supported on arches springing from four massive columns on each side; the columns are capped with gilded Scamozzi capitals. Large stained glass windows on the lower walls depict scenes from the life of St. Joseph, while those in the clerestory portray various saints. All stained glass windows were imported from Europe.

Large rose windows dominate the transept ends and the northwest end of the nave above the entrance. The organ and choir loft is located above the entrance and is recessed over the narthex. The original organ of 1914 is still in service. The nave terminates in an apsidal space containing the high altar. It is dominated by a coffered half-dome flanked by chapels containing statues of Mary and Joseph.

The interior remains remarkably unaltered. Two doorways from the transepts to the exterior have been closed off on the inside and form alcoves which house statuary. It is interesting to note that the original statuary of the old Irish parish has remained in place, while in recent years the new statues which reflect the shift of the congregation to Latino and Filipino--the Virgin of Guadalupe, Our Lady of Fatima, and, most notably, the Santo Niño de Cebu--have been integrated with the old.

Of major importance to the present congregation is the Shrine of the Holy Infant, located just forward and to the left of the high altar. In April of 1979, the image of the Santo Niño de Cebu, the Philippines' patron saint, was enthroned in the church. A marble shrine was constructed to house the Santo Niño, and was dedicated on October 11, 1980, as the "National Shrine of Filipinos in the United States."

At the rear of the property, facing on 10th Street, is the parish hall. Following the destruction of the earlier complex in the 1906 fire, the present parish hall was built as a temporary church and school. Its original dual function can still be discerned from the configuration of the interior, which consists of one large primary assembly space and several small classrooms at the rear. The main room has a flat floor and a large stage with proscenium arch at the far end. Aside from several stained glass windows, the interior is plain and without decoration. The

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building is of wood frame construction covered with stucco. The facade is simple and symmetrical. A short flight of steps leads to the three entrance doors, which are contained within a large, simple arch. The entrance is flanked by two short, domed towers bearing crosses. A medium gable roof runs the length of the building. Other than having a mildly Mission Revival quality about it, the parish hall lacks architectural distinction. It is, however, important for its historical role as the first step in the rebuilding of the St. Joseph's complex after the earthquake and fire.

The rectory stands at 1415 Howard Street adjacent to the main church. This two-story stucco-covered masonry building was constructed in 1906 shortly after the fire. The design is a simple and reserved version of Renaissance Revival styling. The facade is symmetrical and contains a recessed entrance flanked by pilasters supporting a small triangular pediment. A cornice with dentils and modillions supports a simple parapet which encircles the building. The rectory remains unaltered since its construction 75 years ago.

A modern garage has been constructed on 10th Street between the church and the parish hall. It does not contribute to the significance of the property.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify ethnic history)

Specific dates 1906-1914 **Builder/Architect** John J. Foley

Statement of Significance (in one paragraph)

The complex dates from 1906-14 and includes St. Joseph's Church and two buildings which were constructed immediately following the great earthquake and fire. It represents the rebuilding of a major local religious institution following the devastation of the 1906 disaster. The main church building is a strong statement of Romanesque Revival architectural styling, retaining remarkably high design integrity. The complex is also important in the ethnic history of San Francisco, having witnessed the change from a predominately Irish Catholic parish to what has now become the largest Filipino parish in the United States. In addition, St. Joseph's houses the national shrine of Filipinos in the United States, the Chapel of the Santo Niño de Cebu.

The architectural showpiece of the complex is St. Joseph's Church of 1913-14. It is an excellent example of Romanesque Revival architecture, although the early 20th century date is late for the style, which was at its peak of popularity during the third quarter of the 19th century. Some late examples occur around the turn of the century, and have been described by some architectural historians as "Neo-Romanesque." Irregardless of its date, St. Joseph's is a handsome interpretation of the Romanesque mode of ecclesiastical architecture, and has retained a remarkably high level of integrity of design, materials, workmanship, and feeling which makes it important as an unaltered example of its type. Its scale, interior and exterior design, and the high quality of its original stained glass and statuary are notable. It stands as one of the great statements of historic church architecture in the local community. St. Joseph's Church, parish hall and rectory comprise an important complex which is symbolic of the period of the city's rebuilding after the great earthquake and fire of 1906.

Although the present complex dates from 1906-14, the site has been continuously occupied by St. Joseph's since 1861. The parish of St. Joseph's was established by Archbishop Joseph Alemany. The first church was dedicated on December 8, 1861. The parish grew rapidly and a new church was built in 1865, and expanded two years later. The church opened a girls school and a boys school on the site in 1867. The Young Men's Institute, which later became a national Catholic Organization, was founded at St. Joseph's in 1883. By 1906 the parish had more than 3000 families, mostly Irish. St. Joseph's church and schools were totally destroyed by the fire which followed the April 18, 1906 earthquake. A new building was constructed to serve as a temporary church and school--it still stands today as the parish hall. The rectory was built later that same year. It was several years, however, before construction began on the present St. Joseph's Church. Its cornerstone was laid in April of 1913, with completion the following year. The architect, John J. Foley of San Francisco, designed a magnificent Romanesque Revival structure at the northeast corner of the property at 10th and Howard Streets. The neighborhood, however, never regained its previous residential character. Many of the Irish Catholic families who once occupied the area did not return. As the

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area rebuilt, it became increasingly industrial in nature. Gradually the racial composition of the parish changed. By the 1950's its membership was made up largely of recent immigrants from the Latin American countries, the Philippines, and from the Pacific Islands. Today it has become the largest Filipino parish in the United States, and contains the marble chapel which enshrines the Santo Niño de Cebu. Known as La Chapella del Santo Niño de Cebu, this small chapel was dedicated in 1980 as "The National Shrine of Filipinos in the United States of America." It is the first shrine of the Filipinos' patron saint to be built outside of the Philippines. St. Joseph's now serves as the focal point for the Filipino community in San Francisco. The Fiesta of the Santo Niño de Cebu is celebrated each year in January. It includes the largest Filipino religious traditional procession in the United States.

9. Major Bibliographical References

The Monitor, "Century-Old St. Joseph's Called 'Comeback' Parish", December 8, 1961
 Final Case Report, St. Joseph's Church and Complex, San Francisco Landmarks Preservation
 Advisory Board, March 5, 1980
 Archives of the Archdiocese of San Francisco

10. Geographical Data

Acreeage of nominated property 1.34 acres

Quadrangle name San Francisco North

Quadrangle scale 1:24000

UMT References

A

1	0	5	5	1	6	8	0	4	1	8	0	6	5	0
Zone				Easting				Northing						

B

Zone				Easting				Northing					

C

Zone				Easting				Northing					

D

Zone				Easting				Northing					

E

Zone				Easting				Northing					

F

Zone				Easting				Northing					

G

Zone				Easting				Northing					

H

Zone				Easting				Northing					

Verbal boundary description and justification

Beginning at the Southwest corner of 10th and Howard Streets, proceed southwest along Howard 205', then southeast 284', then northeast 205', then northwest 284' to point of origin. Includes all of lots 34, 35, 36 and the northerly 74' of lot 37 in Assessor's Block 3517. Justification included in #7, Description

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Sally B. Famarin, Fdr. Pres. Emeritus, World Emissary, Cebu Association of California, Inc.

organization President, Parish Council of St. Joseph's date OHP Staff Revision: 10/81 August 11, 1981

street & number 2207 - 28th Avenue

telephone (415) 731-7361

city or town San Francisco

state California 94116

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. [Signature]

title

date 12-22-81

For HCRS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

date

Attest:

Chief of Registration

date

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BIBLIOGRAPHY

"Souvenir of Diamond Jubilee (1861-1936) of St. Joseph's Parish and Golden Jubilee (1886-1936) of Brothers' School," St. Joseph's Parish, 1936.

City Planning Commission Resolution No. 192, City of San Francisco, January 16, 1980.

City Planning Commission Resolution No. 8591, City of San Francisco, May 15, 1980.

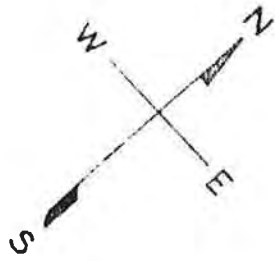
Interview with Dr. Albert Shumate, President Emeritus, California Historical Society, San Francisco, California, 1981.

3517

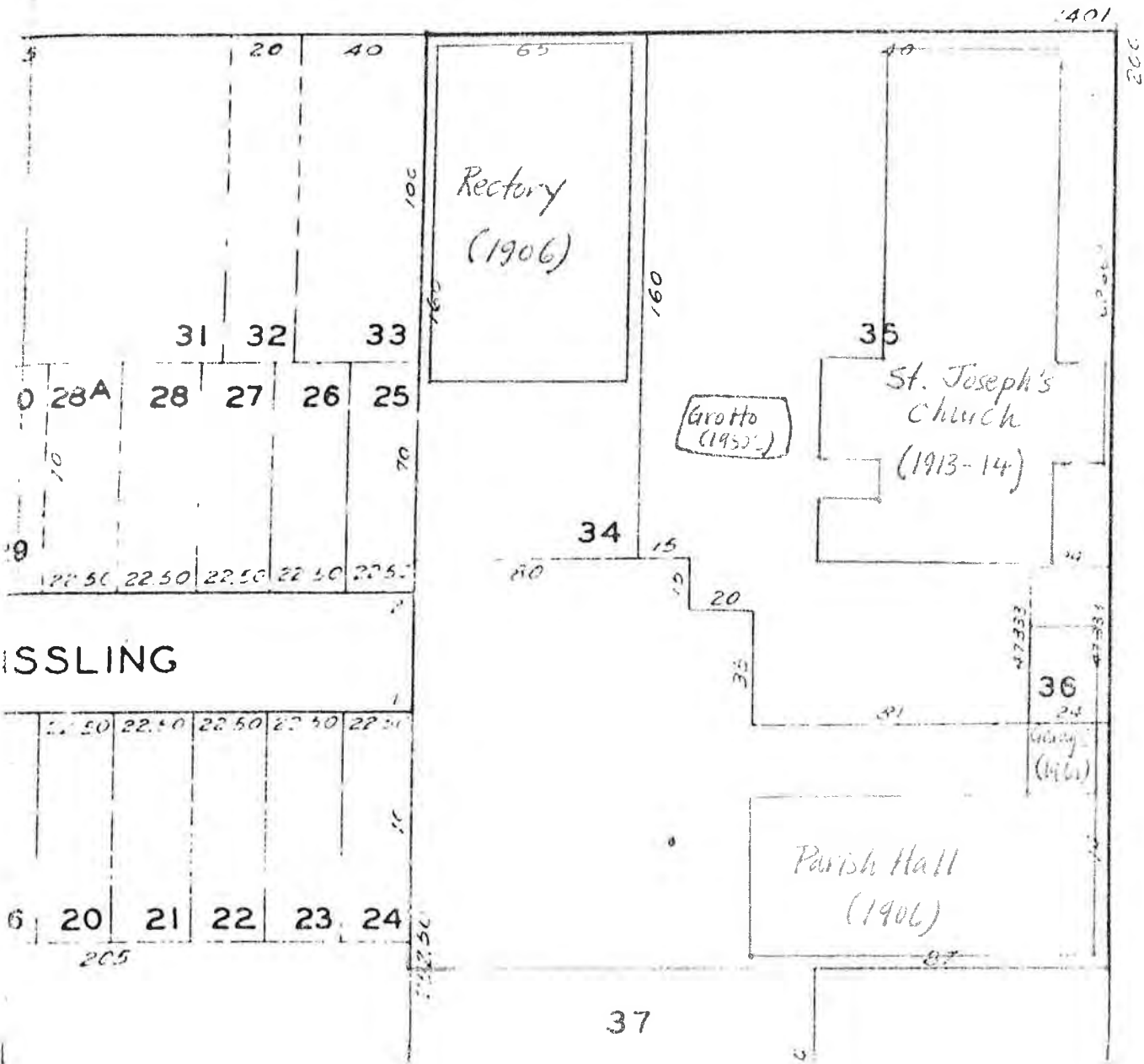
MISSION BLK. 7

REVISED '61

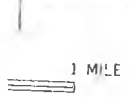
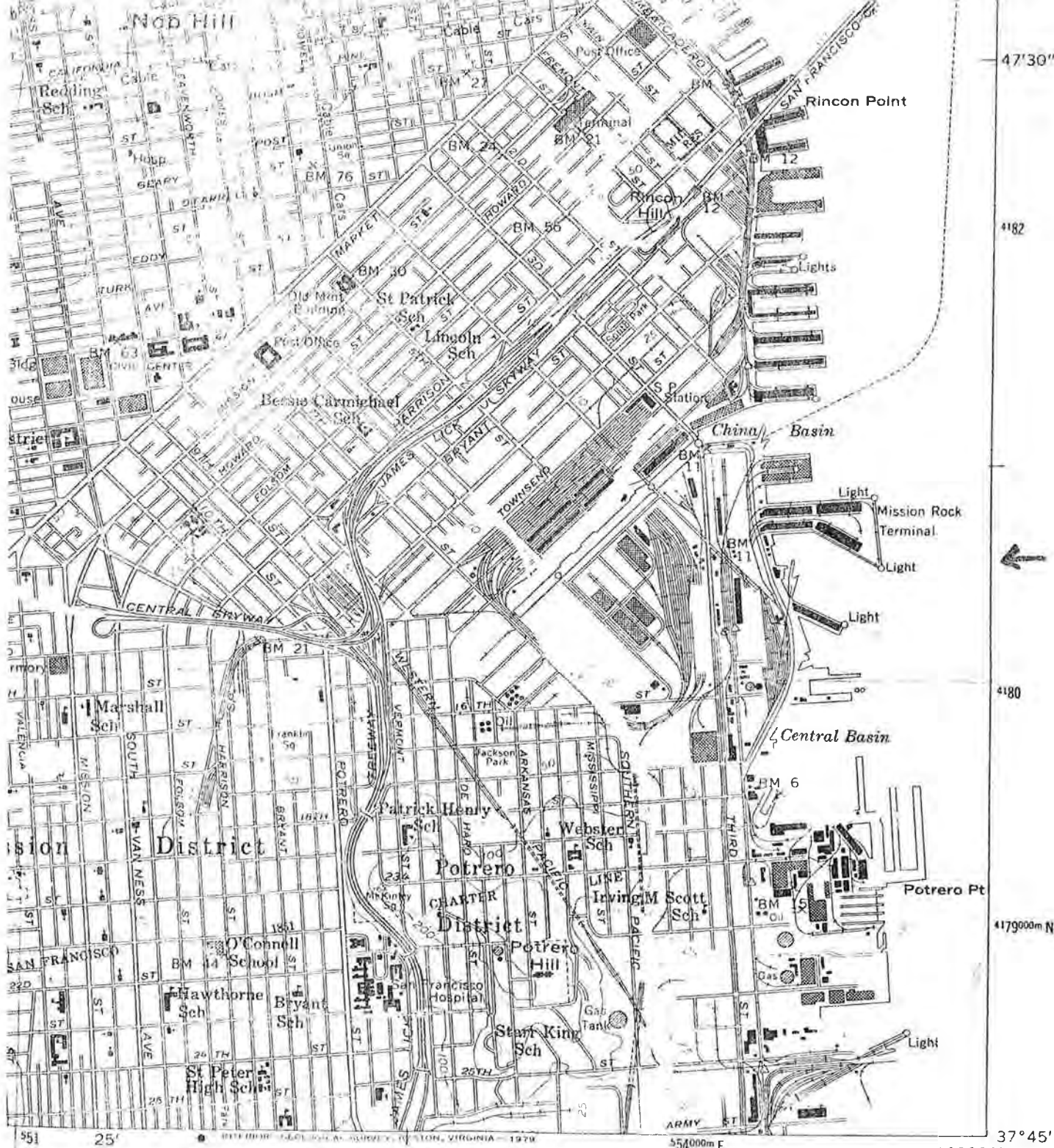
" '62



HOWARD



ISSLING



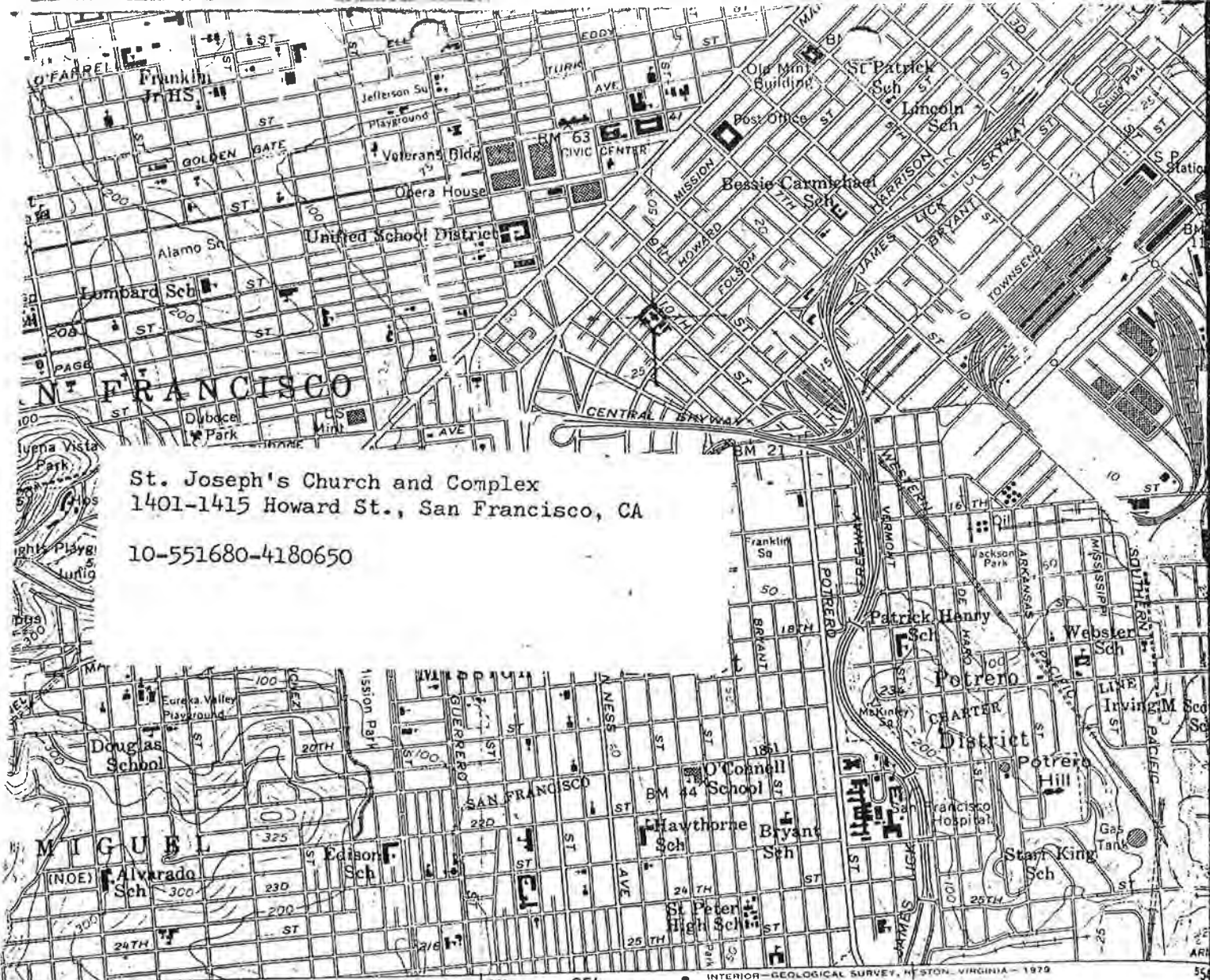
QUADRANGLE LOCATION

ROAD CLASSIFICATION

- | | | | |
|-------------|--|-----------------|--|
| Heavy-duty | | Light-duty | |
| Medium-duty | | Unimproved dirt | |

HUNTERS POINT
1559 IV NE

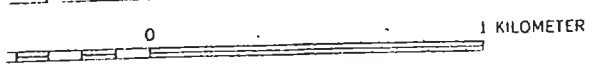
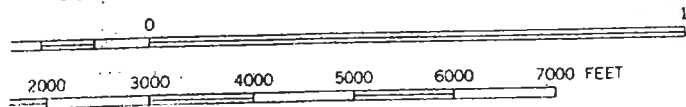
SAN FRANCISCO NORTH, CALIF.
N3745—W12222 5/7.5



St. Joseph's Church and Complex
 1401-1415 Howard St., San Francisco, CA
 10-551680-4180650

(SAN FRANCISCO SOUTH)
 1559 III NW

SCALE 1:24000



CONTOUR INTERVAL 25 FEET
 LINES REPRESENT 5-FOOT CONTOURS
 GEODETIC VERTICAL DATUM OF 1929
 FEET—DATUM IS MEAN LOWER LOW WATER
 REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
 RANGE OF TIDE IS APPROXIMATELY 4 FEET

CONFORMS WITH NATIONAL MAP ACCURACY STANDARDS
 NATIONAL CENTER FOR INTRODUCTION OF SURVEY, DENVER, COLORADO 80225. OR RESTON, VIRGINIA 22092
 GEOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, VIRGINIA—1979
 WORK SHEET 4 241.1
 10N 25W 3E 24 10 241



Heavy-duty
 Medium-duty



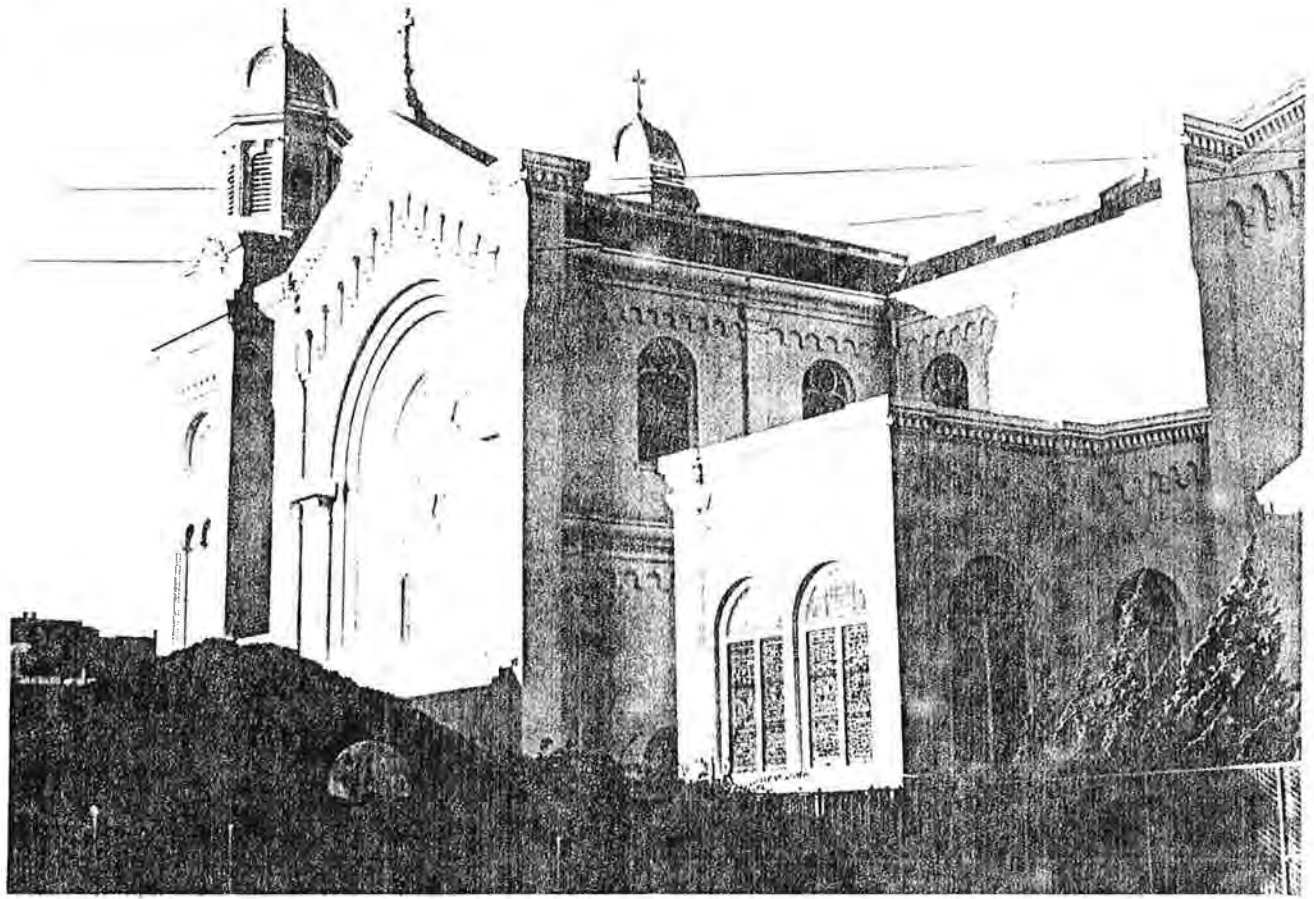
QUADRANGLE LOCATION

SAN FRANCISCO

PHC
 AMS

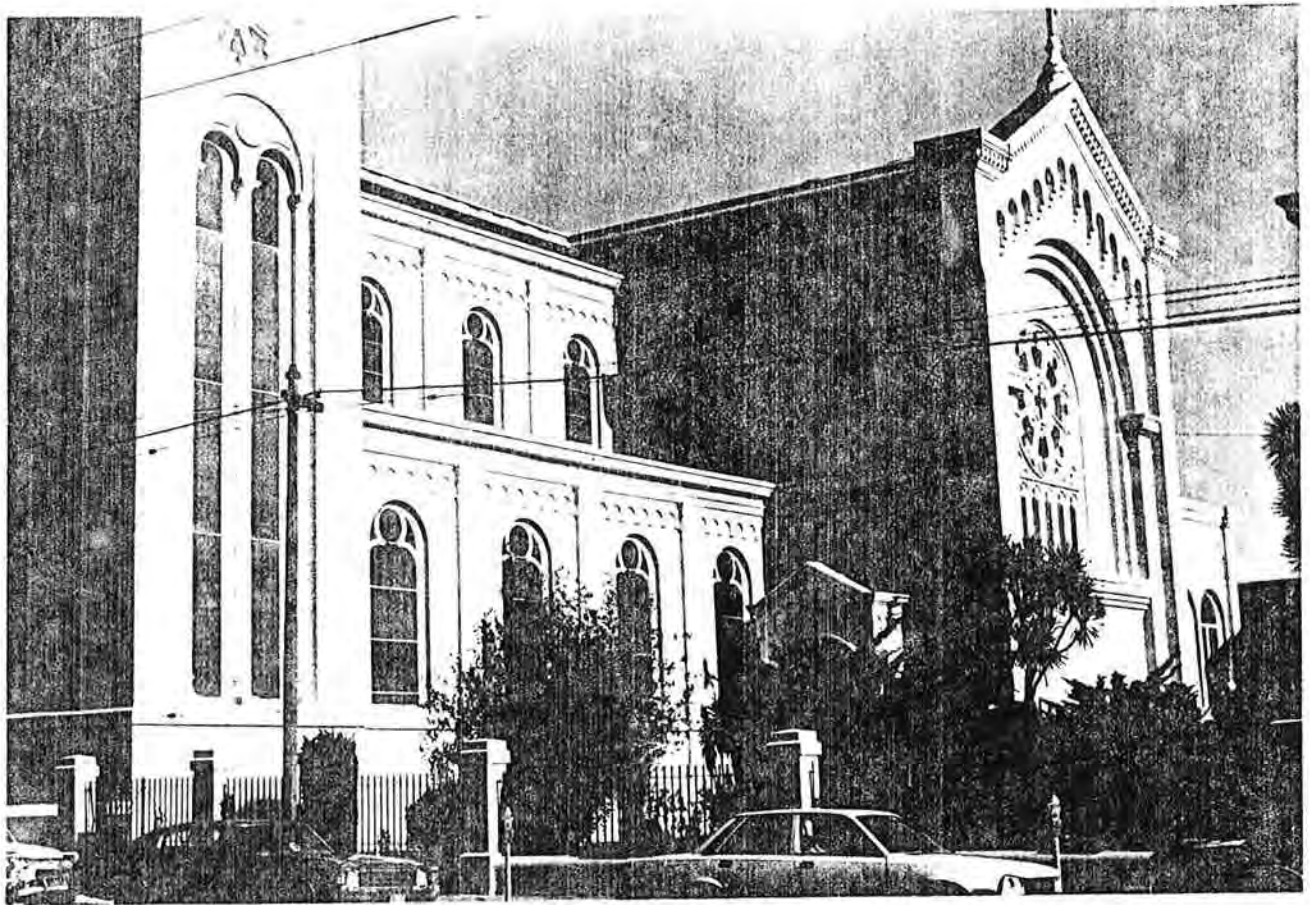


St. Joseph's Church and Complex
1401-1415 Howard St. corner Tenth
San Francisco, California, 94103
Leo S. Gatton, photographer-7/25/81
3029 Laguna St. San Francisco, California
left side of church on Howard St.



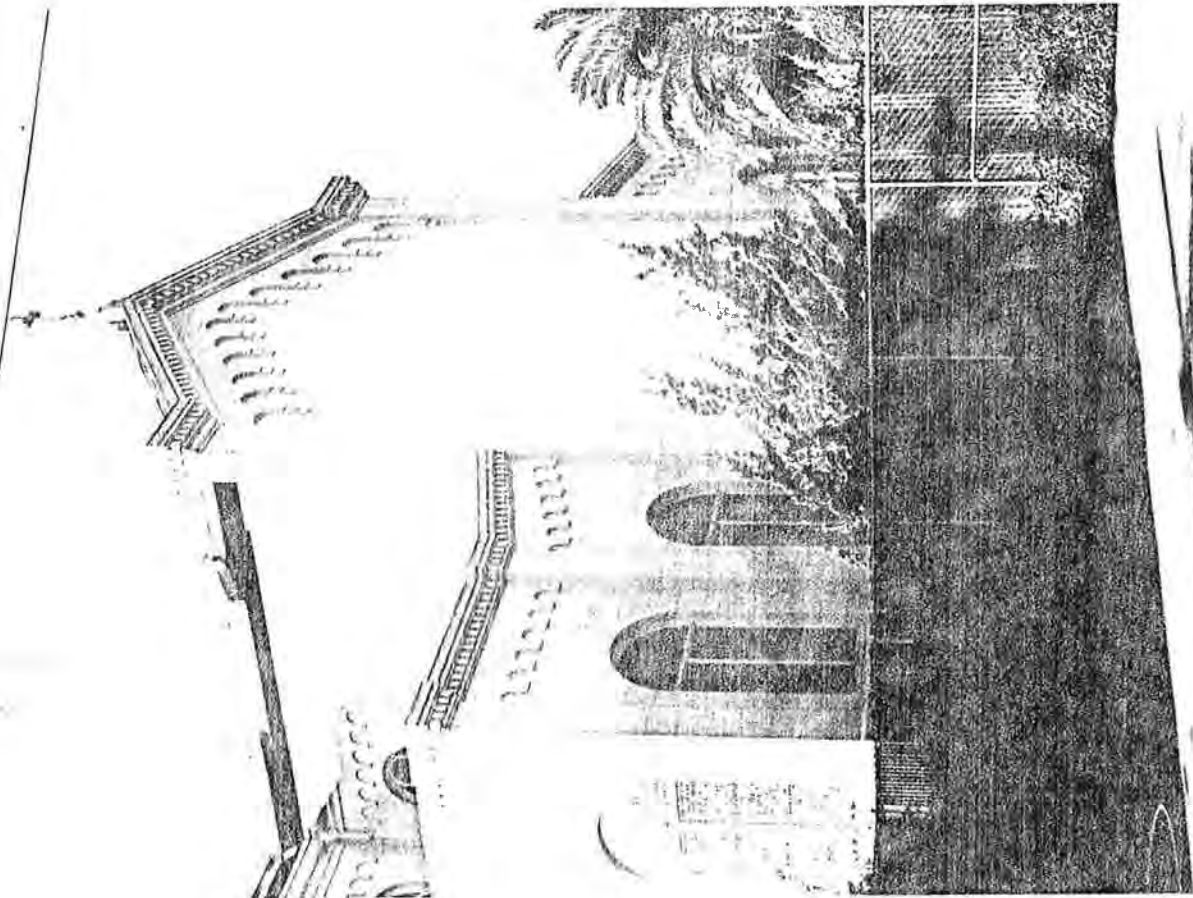
ST. JOSEPH'S CHURCH AND COMPLEX
1401-1415 Howard Street, San Francisco
San Francisco County, California
Photo by Aaron Gallup 10/30/31
Negative at Office of Historic Preservation
P.O. Box 2390, Sacramento, CA 95811
Photo #2 of 9

View looking north showing southwest side
of St. Joseph's Church, including southwest
transept.

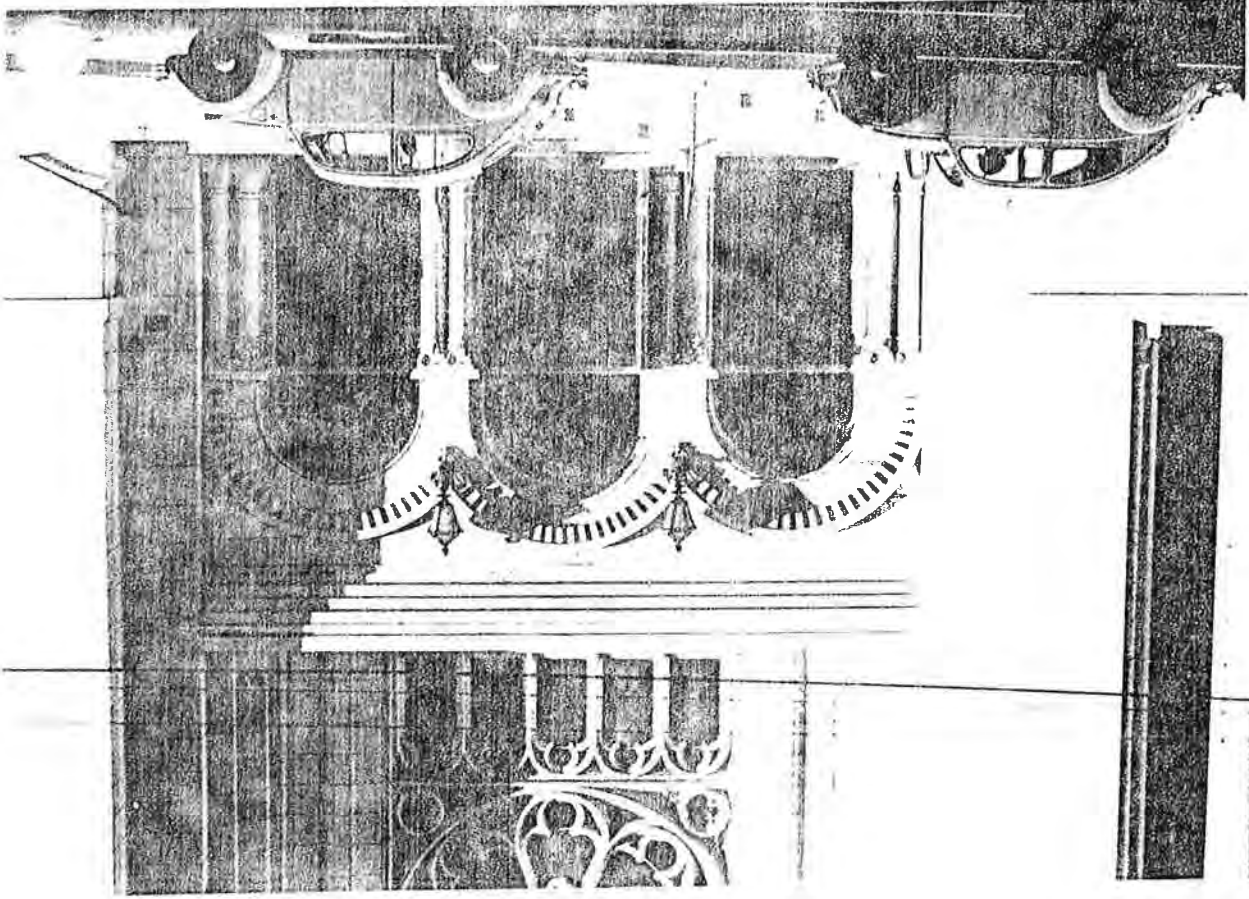


ST. JOSEPH'S CHURCH AND COMPLEX
1307-1415 Howard Street, San Francisco
San Francisco County, California
Photo by Aaron Gallup 10/30/81
Negative at Office of Historic Preservation
P.O. Box 2390, Sacramento, CA 95811
Photo #3 of 9

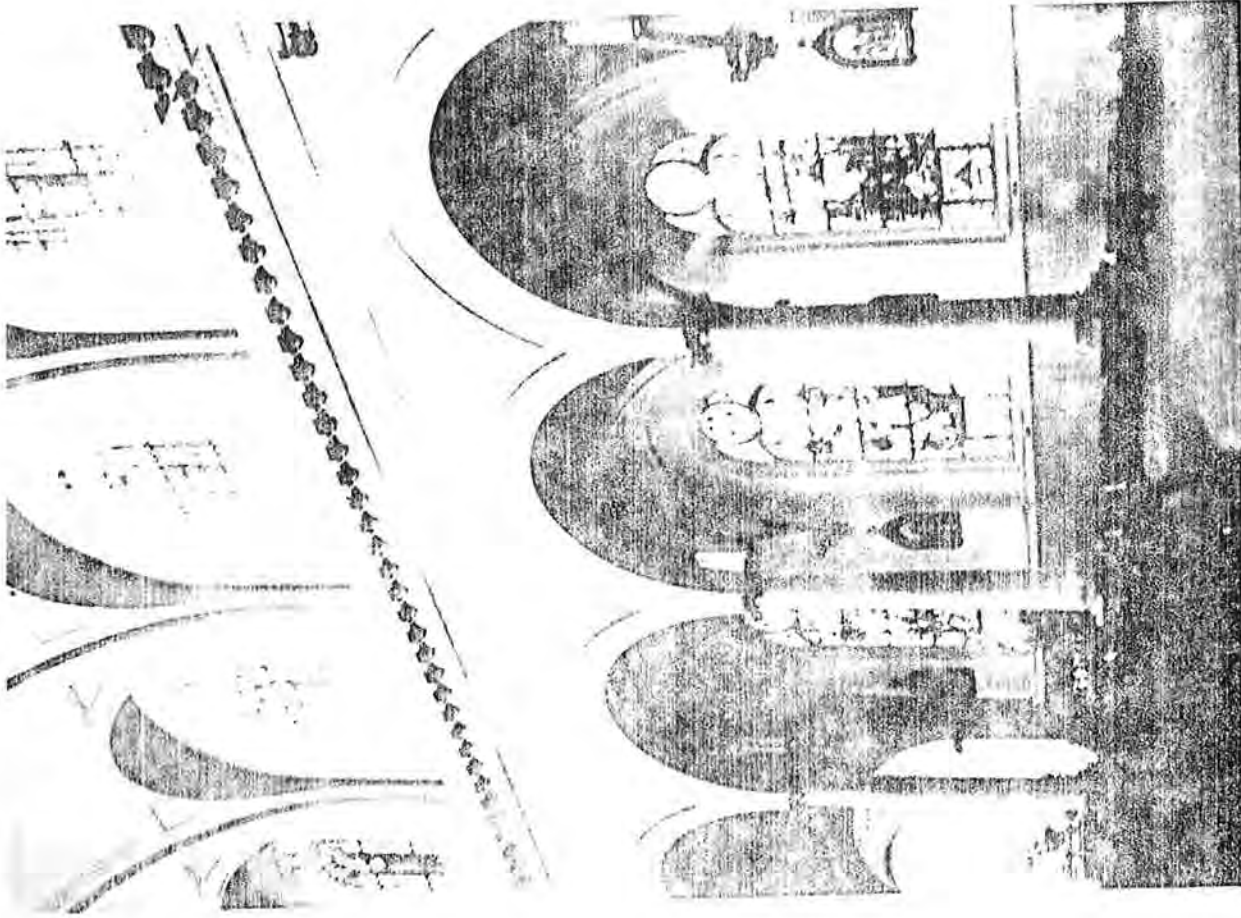
View looking east showing southwest side of
St. Joseph's Church and southwest transept.



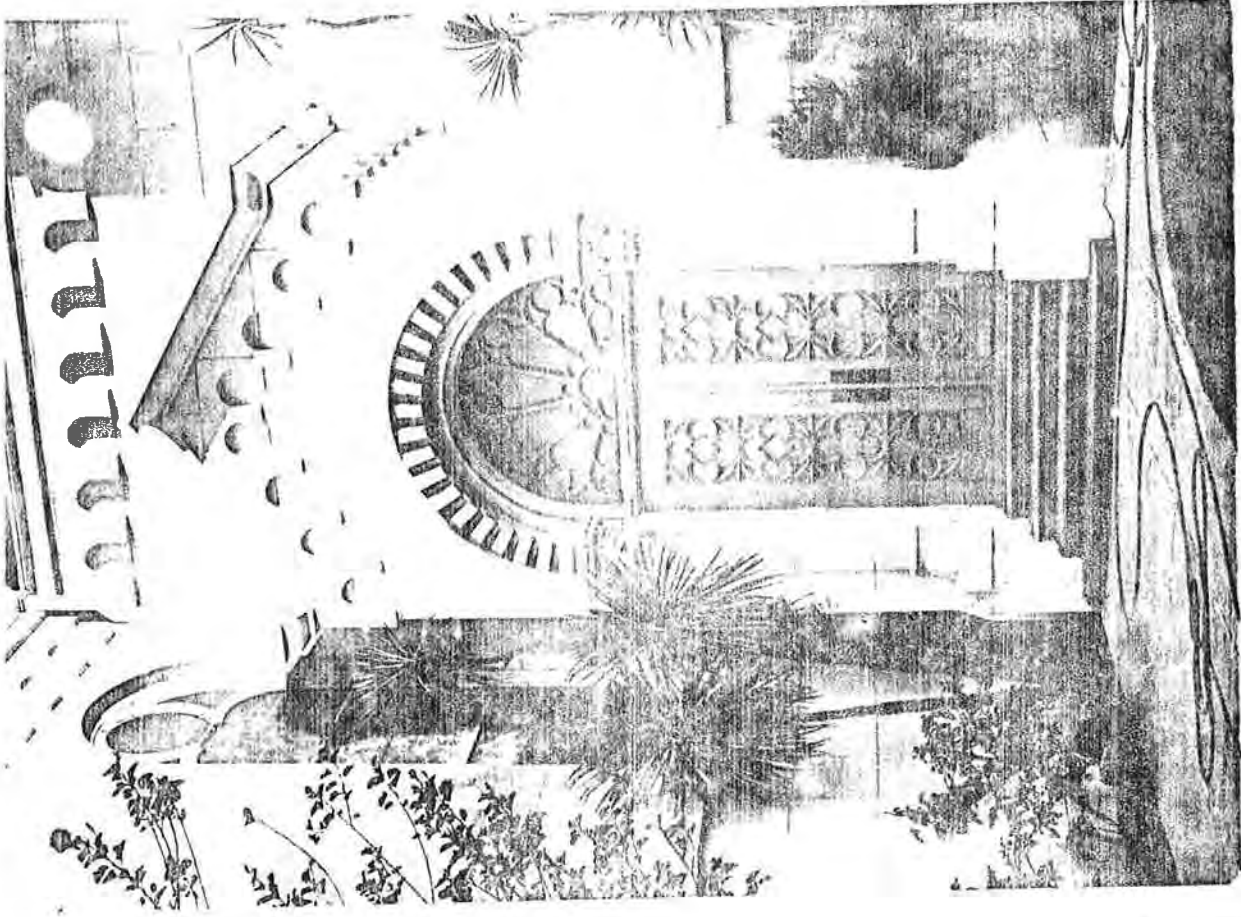
ST. JOSEPH'S CHURCH AND COMPLEX
 1401-1415 Howard Street, San Francisco
 San Francisco County, California
 Photo by Aaron Gallup, State Office of
 Historic Preservation, P. O. Box 2370,
 Sacramento, CA 95811 10/30/31
 View looking north showing rear of St.
 Joseph's Church. Photo #4 of 9



ST. JOSEPH'S CHURCH AND COMPLEX
 1401-1415 Howard Street, San Francisco
 San Francisco County, California
 Photo by Aaron Gallup, State Office of Historic
 Preservation, P.O. Box 2370, Sacramento 95811
 View looking southeast showing main entrance
 to St. Joseph's Church 10/30/31
 Photo #5 of 9



ST. JOSEPH'S CHURCH AND COMPLEX
1401-1415 Howard Street, San Francisco
San Francisco County, California
Photo by Aaron Gallup, State Office of Historic Preservation, P.O. Box 2390, Sacramento, CA 95811
View looking north. Interior of St. Joseph's Church showing nave, clerestory & side aisle.



ST. JOSEPH'S CHURCH AND COMPLEX
1401-1415 Howard Street, San Francisco
San Francisco County, California
Photo by Aaron A. Gallup, State Office of Historic Preservation, P.O. Box 2390, Sacramento, California 95811 10/30/81
View looking south through doorway in south-west transept. Photo #6 of 9



107-1115 Howard Street, San Francisco
San Francisco County, California
Photo by Aaron Gallup, State Office of Historic
Preservation, P.O. Box 2390, Sacramento, Ca
10/30/51 View looking south



St. Joseph's Church and Convent
107-1115 Howard Street, San Francisco
San Francisco County, California
Photo by Aaron Gallup, State Office of Historic
Preservation, P. O. Box 2390, Sacramento,
California 95811 10/30/51 View looking
south across 10th Street showing St. Joseph's

ST. JOSEPH'S CHURCH AND COMPLEX

Property has been viewed on-site by staff. Integrity of St. Joseph's Church, Rectory and Parish Hall remains high. Integrity of the grounds is moderate-- a modern garage has been built on the 10th Street side and a concrete grotto has been constructed near the center of the complex. These later features do not detract significantly from the historic complex. This property is strong in meeting National Register criteria for architectural and historical values. The main church of 1913-14 is a handsome example of Romanesque Revival ecclesiastical architecture--it has retained exceptionally high design integrity, making it a strong statement of its architectural type (criterion C--Architecture); its size, scale and quality of design are notable in the local community. It is important historically as one of the city's major religious institutions, having been founded in 1861. Totally destroyed by the earthquake and fire in 1906, St. Joseph's rebuilt on the original site; the temporary church and school, and rectory still remain from the period of post-earthquake rebuilding (criterion A--events). The complex is also interesting in the context of local ethnic history. Originally the focal point of the city's large Irish Catholic community (criterion A--events), St. Joseph's parish has witnessed a shift to a predominately Latino-Filipino congregation. The church now serves the largest Filipino congregation in the United States. Although too recent an addition to qualify under the criteria, the Shrine of the Santo Niño de Cebu is of special significance to the modern history of the parish and has been dedicated as the "National Shrine of the Filipinos in the United States." St. Joseph's, with its annual Fiesta and traditional religious parade, has become a major unifying factor in the cultural life of the Filipino community in San Francisco. St. Joseph's Church and Complex is recommended for nomination to the National Register at the local level.

AAG

D. SAN FRANCISCO CITY LANDMARKS NOMINATION FORM

“Final Case Report: St. Joseph’s Church Complex,” San Francisco Landmarks Preservation Advisory Board (5 March 1980).



LANDMARKS PRESERVATION ADVISORY BOARD

100 LARKIN STREET • CIVIC CENTER • SAN FRANCISCO • 94102

FINAL CASE REPORT, ST. JOSEPH'S CHURCH & COMPLEX - MARCH 5, 1980

BUILDING NAME St. Joseph's Church & Complex
(consists of grounds, Parish Hall & Rectory, both 1906)
BUILDING ADDRESS 220 - 10th Street BLOCK AND LOT: 3517, 35 ZONING C-M

BACKGROUND
Original occupant/use St. Joseph's Roman Catholic Church
Current occupant/use Same
No. of stories: Varies
Exterior Materials: Stuccoed masonry, frame
Window Type: Varies, much stained glass
Lobby/Public Spaces: Spacious; has maintained integrity for 65 years.

CRITERIA

A. Architecture of church

Style: Neo-Romanesque
Type of Construction: Steel frame, brick, stucco
Date of Construction: 1913
Design Quality: Good
Architect/Builder: John Foley
Interior: N/A

B. History

(a brief narrative associating the building with persons, events and/or patterns of significance):
St. Joseph's church and parish were founded in 1861 by Rev. Hugh Gallagher, under the direction of California's first Archbishop, Joseph Alemany. The congregation outgrew the first frame structure, which was followed in 1865 by a structure which was destroyed in 1906 fire. The cornerstone of the present church was laid in April 1913.

C. Environment

(relation to surroundings in terms of continuity, setting and/or importance as a visual landmark)
The well-maintained grounds and buildings occupy an exceptionally large site, and provide a visual landmark in the area. The complex represents a continuity of use over a long period of time, through changing conditions.

D. Integrity

(cite alterations, if any, and current physical condition)
Very good physical condition.

RATINGS

DCP INVENTORY 2/3	HERITAGE no	HERE TODAY no	LPAB VOTE 6-2 CPC VOTE	STATE LANDMARK no	NAT'L LANDMARK no	NAT'L REGISTER
----------------------	----------------	------------------	---------------------------	----------------------	----------------------	----------------

STATEMENT OF SIGNIFICANCE

(pertaining to special character or special historical, architectural or aesthetic interest or value)

St. Joseph's Church and complex has had important meaning to many ethnic groups in the city, not just to its South of Market parishioners. The complex reflects the many social and economic changes in the city, and is an example of a church coping with these conditions, to remain a vital force in the city. From its originally predominantly Irish parishioners, the Church now serves a primarily Filipino parish, the largest in the United States. In April, 1979, the Image of the Santo Nino de Cebu, the Philippines' patron saint, was enthroned in the church. The church founded one of the city's early parochial schools in 1867, and has had educational facilities at the site since that time. The present parish hall, built in 1906, once served as both the church and school. The Young Men's Institute, a fraternal organization, was founded at St. Joseph's in

BIBLIOGRAPHY: list original sources on back of this page.

PREPARED BY B. DeLosada, S. Famarin, J. Korman
ADDRESS
DATE February 20, 1980.



See attached page for map.

History (continued)

and dedication took place in 1914. St. Joseph's parish responded to the city's vital need for education with the establishment of two schools in 1867 - one for boys and one for girls. Since that time, there have been educational facilities at the site. The Young Men's Institute, a fraternal organization, was founded here in 1883, and was expanded into chapters nationally. Originally, the parishioners were mostly Irish from South of Market. In the 1900's, the parish became Latino and Filipini.

STATEMENT OF SIGNIFICANCE (continued)

1883, and was expanded into chapters nationally.

E. STAINED GLASS WINDOW REMOVAL REPORT

The following report details the 2003 removal of the stained glass windows at St. Joseph's Church. The report includes a photographic inventory of the church's stained glass windows by Liturgical Arts, Inc., and a San Francisco Landmarks Preservation Advisory Board Case Report (#2003.0197A) that approves the removal of the windows. This information is archived in the vertical files at San Francisco Architectural Heritage.

LANDMARKS PRESERVATION ADVISORY BOARD
Case Report for hearing on May 21, 2003

Case No. 2003.0197A

1401 Howard Street, Landmark No. 120, the St. Joseph's Church and Grounds

Assessor's Block 3517, Lot 035

Certificate of Appropriateness to remove the existing stain glass windows

DEPARTMENT CONTACT

Mat Snyder, 575-6891, Mathew.Snyder@sfgov.org

REVIEWED BY

Neil Hart

APPLICANT AND FILING DATE

Eric Karleskind, on behalf of the Roman Catholic Archbishop of San Francisco, February 27, 2003

PROPERTY DESCRIPTION

1401 HOWARD STREET, Landmark No. 120, St. Joseph's Church and Grounds, southwest corner of Howard Street and 10th Street, Block 3517, Lot 35. The St. Joseph congregation was founded in 1861 and the existing church structure was completed in 1914. Besides being a landmark, the church is also listed on the National Register of Historic Places, and was included in the City's 1976 architectural survey. The property is within an SLR (Service / Light Industrial / Residential) District, and a 50-X Height and Bulk District.

PROJECT DESCRIPTION

The proposal is to remove the stain glass windows. The windows are installed in the interior of the building, with an exterior protective windows installed on the exterior. In all there are 31 windows that would be removed. (An inventory of the windows is attached.) The Church has been decommissioned as an active parish, with no intention of reopening for Catholic services. The project sponsor states that when a church structure is closed from providing liturgical service, it is church law that all items that are part of the liturgical action be removed. Most of the liturgical items from the interior of the church have been removed and placed in other congregations. There is now an opportunity to place the existing windows in other churches. Financing has become available and other churches have been identified to receive the windows.

The removal process would take three steps; (1) removal of interior wood trim from window perimeter; (2) removal of any glazing or setting sealant surrounding the windows; and (3) removal of the stain glass. The exterior protective window and its trim would be untouched by the removal.

COMPLIANCE WITH THE PLANNING CODE

The project would be compliant with the San Francisco Planning Code.

APPLICABLE PRESERVATION STANDARDS

Article 10

In appraising a proposal for a Certificate of Appropriateness, the Landmarks Preservation Advisory Board should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in pertinent part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

For applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark, and where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

Secretary of the Interior's Standards

Secretary of the Interior's Standards for Rehabilitation state, in pertinent part, that:

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

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

PUBLIC INPUT

Staff has not received any public input for this project as of the date of this report.

DISCUSSION

As noted above, protections under Article 10 only apply to exterior features of a landmark and not interior features, unless it is a publicly owned landmark and the designation report specifically calls out the interior feature for protection. The stained glass windows are, for the

most part, interior features as they are meant to be viewed from the inside and not from the outside. However, the windows can be seen from the exterior, though not clearly. In general, when viewing the exterior of the church structure, one sees frosted or somewhat opaque glass with indications that there is a stain glass window on the other side of the exterior pane. Because the stain glass windows are visible from the exterior (although minimally), and because stain glass windows are a key feature of the church structure, Planning staff thought that it was appropriate for the project sponsor to seek a Certificate of Appropriateness for their removal.

The Archdiocese has indicated that the church will no longer be used for liturgical services and has begun planning for the structure's adaptive reuse for housing. With the church's adaptive reuse, the stain glass windows would not fit with the building's new programming. The stain glass was intended strictly for liturgical services, which the building will no longer be used for.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility) and Section 15331 (Class 31 - Historic Resource Rehabilitation) because the project is a minor alteration of an existing structure and meets the Secretary of Interior Standards.

DRAFT MOTION FOR CONSIDERATION: The Landmarks Preservation Advisory Board hereby advises the Planning Department that the proposal would not have a significant impact upon, and would not be potentially detrimental to the structure, in conformance with the description of the work stated in this report and dated May 15, 21003, submitted as part of the application on file in the docket for **Case No. 2003.0197A**, based on the following findings:

Findings:

- The intention of the stain glass is to be viewed from the interior for their use as part of liturgical services; Article 10 does not protect the interior features of privately owned Landmarks. The removal of the stain glass will only minimally effect the appearance of the exterior as the stain glass windows are only minimally visible from the exterior. No exterior window pane, window trim or any other exterior feature will be effected by this proposal thereby meeting the following Secretary of Interior's Standards:
 - Standard 2. The historic character of property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
 - Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- For these reasons, the proposal shall preserve, and shall not damage or destroy the

LANDMARKS PRESERVATION ADVISORY BOARD

Case Report for hearing on May 21, 2003

Case No. 2003.0197A

1401 Howard Street, Landmark No.
120, the St. Joseph's Church and
Grounds

Assessor's Block 3517, Lot 035

Page 4

exterior features of the contributory property;

- For these reasons, the proposal shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the structure and site, as viewed both in themselves and in the setting;
- For these reasons the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10 and the Secretary of Interior's Standards for rehabilitation.

Attachments:

Sanborn Map

Planning Commission Resolution, and Case Report for Designation of Landmark No. 120

The Secretary of the Interior's Standards for Rehabilitation

Inventory and Photographs of the stain glass windows

Letter from Liturgical Arts, Inc. regarding the removal process

Liturgical Arts Inc. (*Lituart Inc.*)
2 Madison Avenue (Suite 103)
Larchmont, New York 10538

Ph: (914) 834-2620

Fax: (914) 834-0712

E-mail: lituart@aol.com

January 24, 2003

Dear Mr. Karleskind:

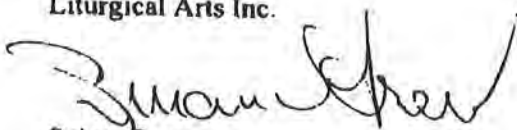
Based on the photographs received for evaluation, a typical removal of leaded stained glass windows would be as follows:

- Removal of interior wood trim from window perimeter.
- Removal of any glazing or sealant surrounding window.
- Removal of Stained Glass.

Most conforming removals of stained glass are conducted from the interior of the building, leaving all exterior protective glass panels intact undisturbed.

Please feel free to contact our office with any questions regarding the above.
Looking forward to hearing from you.

Respectfully yours,
Liturgical Arts Inc.



Susan Greer
Vice Pres.

• PURVEYORS OF SACRED VESSELS, STAINED GLASS & RELIGIOUS FURNISHINGS •

I have the list of figures as follows:

10 Large windows (15 ½' ht. x 5 ½' wide) all have texts in Latin.

- ~ Annunciation
- ~ Flight into Egypt
- ~ The Nativity
- ~ Visitation
- ~ Christ teaching in the Temple
- ~ Marriage of Mary and Joseph
- ~ Death of St. Joseph
- ~ St. Joseph, as Patron of the Church (*has Pope kneeling and St. Peter's Basilica*)
- ~ "He was subject to them"
- ~ Presentation of Jesus in the Temple (*this is the only window that has some damage, see photo, - - mostly on the ventilator panel*)

18 Regular size windows (approx. 13' ht. x 5 ½' wide) all have texts in Latin.

- | | |
|---|---|
| ~ The Good Shepard | ~ The Prodigal Son (<i>coming home</i>) |
| ~ St. Matthew (<i>set of the 4 Evangelists</i>) | ~ St. Paul the Apostle |
| ~ St. Mark | ~ St. Patrick |
| ~ St. Luke | ~ St. Bridgid |
| ~ St. John | ~ St. Rose of Lima |
| ~ St. Francis of Assisi | ~ The Good Samaritan |
| ~ St. Elizabeth (<i>cousin of Mary</i>) | ~ The Feacy & Publican |
| ~ St. Peter | ~ St. Caterine of Sienna |
| ~ St John Baptist | ~ St. Anthony of Padua |

Cont.

2 Large round windows/"Rose windows" (each 14' x 20' ht.) with 5 panels of figures below each one. (see photos)

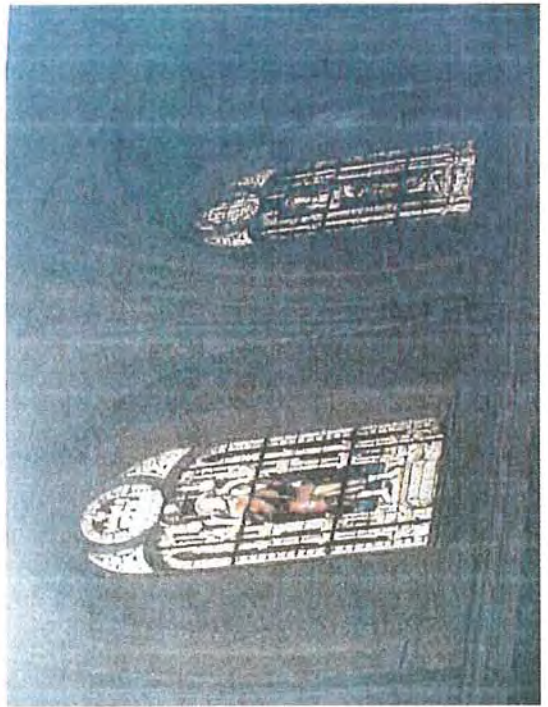
- ~ Christ, with Saints and Angels (*large round window*)
 - ~ The 5 lower panels depict: Christ Resurrected, appearing before the 12 Apostles

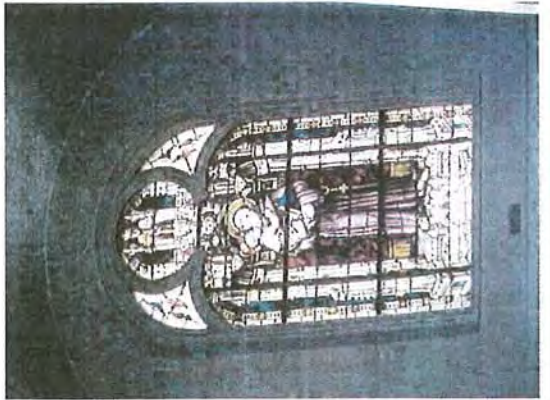
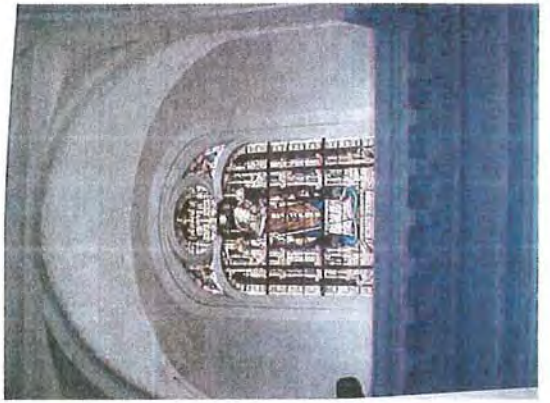
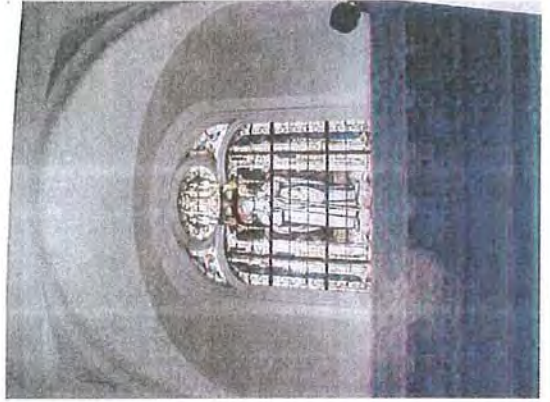
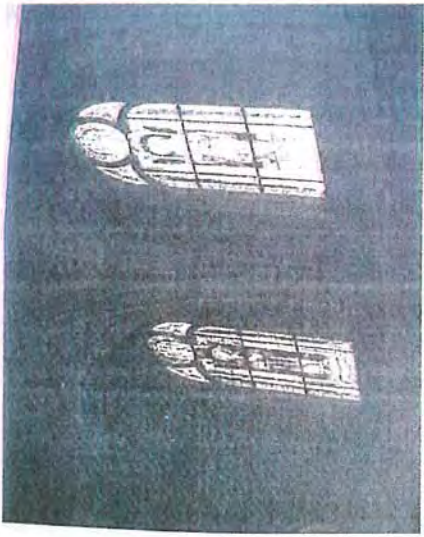
 - ~ Mary, with Saints and Angels (*large round window*)
 - ~ The 5 lower panels depict: The presentation of the child Mary in the Temple
- This window is also 14' across x 20' height. (see photos)

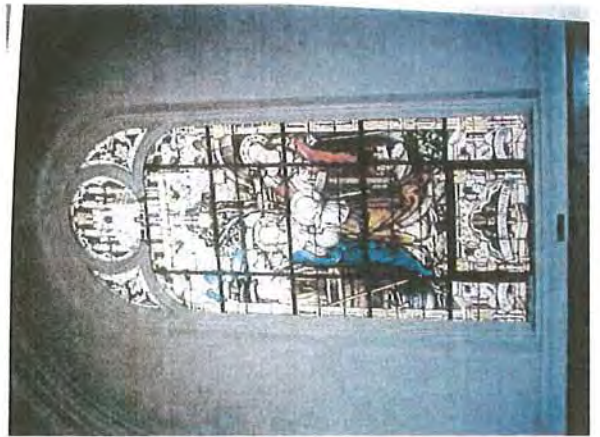
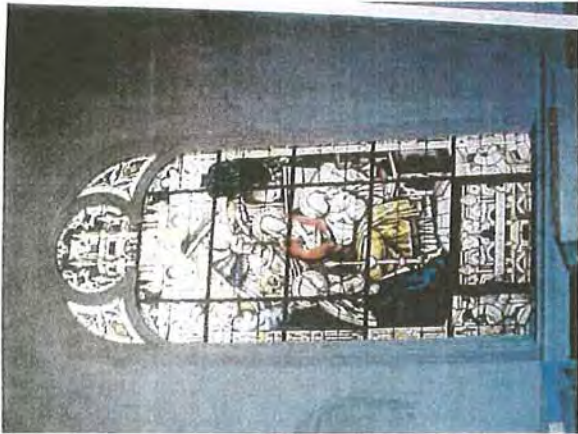
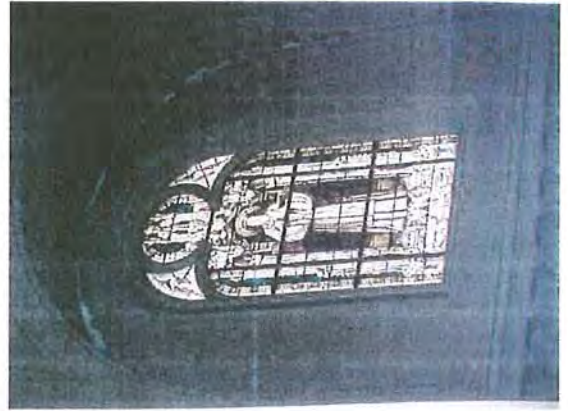
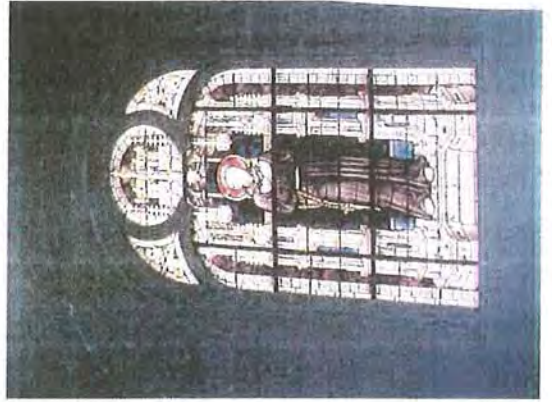
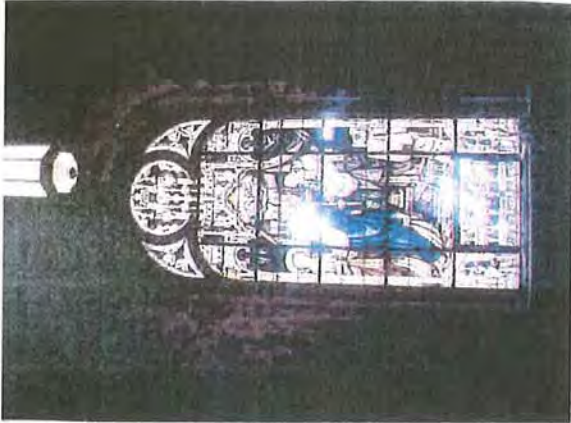
1 Large Rose Window (14' x 20' height) behind Organ pipes.

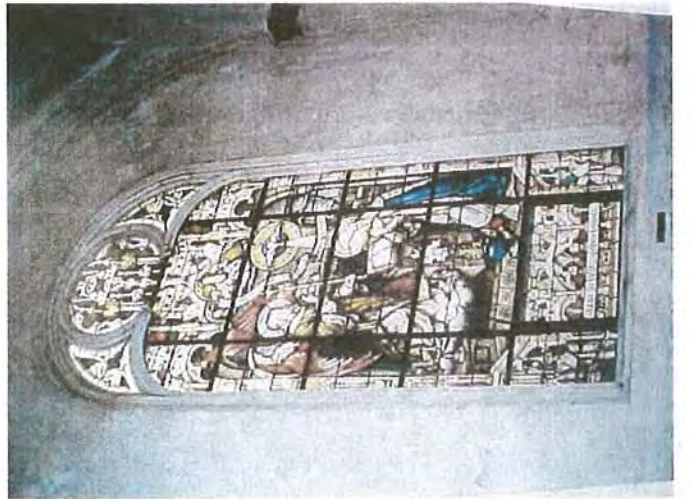
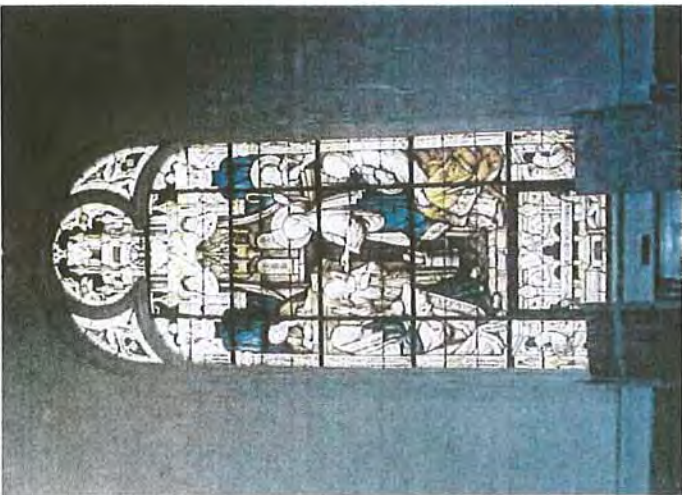
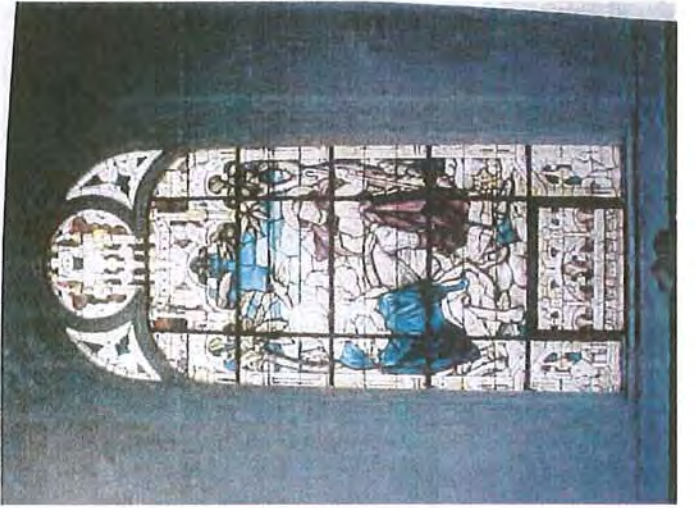
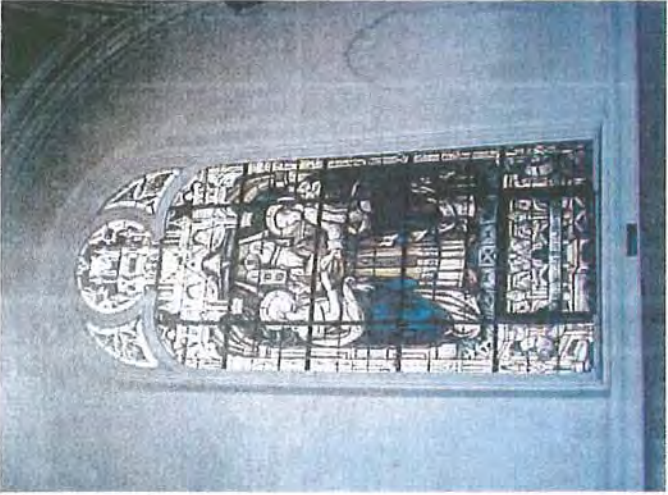
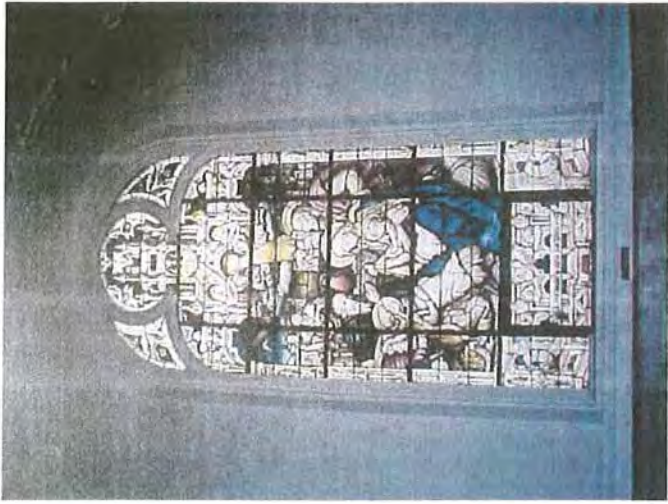
- ~ Looks to have a variety of Angels and Saints playing musical instruments.
- (see photos) Below the rose window are 5 ornamental glass panels as in photos.

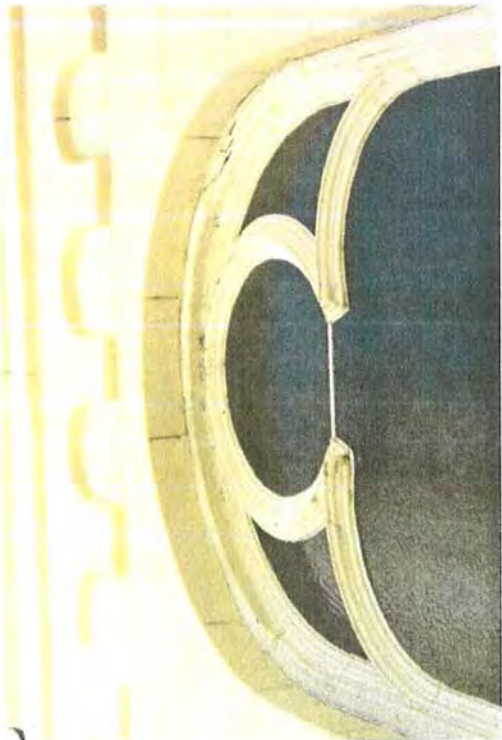
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F. NATIONAL TRUST FOR HISTORIC PRESERVATION CASE STUDIES

The following case studies were prepared by the National Trust for Historic Preservation and Partners for Sacred Places to show how various communities nationwide have successfully adapted their former religious properties for new uses—and retained them as important anchors and architectural landmarks. Each case study includes the details of the adaptive re-use project, and identifies challenges faced by the project designers.⁸⁴

Additional information about re-using historic religious properties can be found on the National Trust's website at http://www.nationaltrust.org/issues/houses_of_worship/index.html

⁸⁴ National Trust for Historic Preservation, *Historic Houses of Worship* http://www.nationaltrust.org/issues/houses_of_worship/worship_success_stories.html (accessed 29 November 2007).

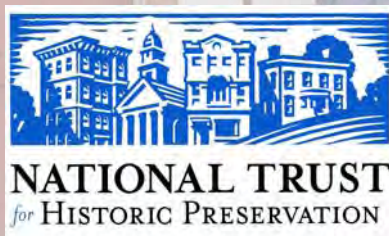
Community Rehabilitates Church Complex

CHICAGO, ILLINOIS

Following the closure of the St. Vitus church, rectory and school in Chicago's Pilsen neighborhood, a faith-based community development organization successfully negotiated with the Archdiocese of Chicago to purchase and reuse the complex.

Published by:

*National Trust for Historic Preservation and
Partners for Sacred Places*



When the Archdiocese of Chicago decided to close the St. Vitus Catholic Church in Chicago's Pilsen neighborhood in 1990 because of diminishing attendance and membership, the fate of the church building was unknown. St. Vitus had been an active house of worship and home for many of Pilsen's Slavic and Mexican immigrants in Chicago's Southwest Side. The parish complex was large and consisted of a church, rectory and school and occupied a prominent position in the neighborhood. The vacant façade of the brown brick Romanesque building attracted the attention of a wide variety of community activists, preservationists and religious leaders who felt that there should be a viable future for the complex.

The Interfaith Community Organization, a group started by six area parishes in collaboration to strengthen community empowerment through developing local leadership, began looking for a way to use the important building to meet the needs of the community. They consulted with Inspired Partnerships to brainstorm future uses for St. Vitus and create a plan for its preservation. The group also consulted with a number of local social service agencies to appropriately devise uses and tenants for the building. A community task force was organized to come together and see that the complex be put to use to fit the needs of the surrounding community.

From this interfaith organization, a faith-based community development organization



Shuttered as part of an Archdiocesan restructuring, St. Vitus soon became scared with graffiti.



The Resurrection Project/Camirós

Rendering envisioning community plaza and streetscape improvements at former St. Vitus Church complex.

called The Resurrection Project was established in 1992. The new group moved its operations into the rectory of the complex and began negotiations with the Archdiocese for control of the property. After the price was reduced from \$200,000 to \$10, and with the blessings of Cardinal Bernardin, the parish buildings were acquired for the non-profit organization's offices and day care facility. The stipulation by the Archdiocese was that St. Vitus would be reborn as a child care center.

"We had a vision, and we were confident we could pull it off," says Raul Raymundo with The Resurrection Project. "We held street festivals, sold candles, buttons, T-shirts — all that money we were able to raise in the community helped us leverage monies from outside the community." Eventually, they raised \$1.2 million to turn the parish's former school into a child care center. Volunteers from neighboring parishes cleaned the building and painted the interior to keep costs down.

Unfortunately, a fire struck the interior of the church, destroying the stained glass windows and sections of the floor and walls and causing extensive smoke damage. The church has been unused since the fire and the community development corporation is currently consulting with contractors and architects to undergo restoration and repair work. Cesar Nuñez, the commercial development manager, would like to see the building open again soon.

The Resurrection Project has become one of the most active grass-root, non-profit organizations in Chicago, with a current record of completing 130 single family residences, 150 units of affordable housing in 15 buildings, and two daycare centers. From its offices in the rectory and other offices in another church close to the former St. Vitus complex, the non-profit offers bilingual counseling and assistance for first-time homebuyers and manages their rental properties.

Using the proceeds of the \$1.2 million capital campaign, the former grammar school has been converted to a daycare center called the Centro Familiar Guadalupano and is operated by the Chicago Commons non-profit corporation. The building now contains nine classrooms, an arts and crafts studio, offices and a kitchen. The children that attend the facility are of pre-school to elementary school age, and there is a Headstart Program for the younger children. The day care facility regularly cares for over 180 low-income children from early morning to early evening hours.

The planned use for the church space is a cultural center specifically focused on the Latino and youth community. Mr. Nunez said he would like to see "a place for people to explore the arts and theater" by offering art classes and gallery space, hosting visiting theater troupes, and functioning as a gathering space for community meetings and events for other non-profit entities.

The Resurrection Project would like to restore the sanctuary to its former glory and is currently seeking technical assistance to do so. The project sponsors hope to utilize tax credits or funding for grants, thereby spreading their \$300,000 budget to replace stained glass windows, install a heating system, and repair the plaster capitals on the interior columns.

The majority of the funding for the building maintenance and operation comes from the rental income of the non-profit organization. Staff members perform any needed building repairs.

May 2005

PROJECT DETAILS

Project Name:	Centro Familiar Guadalupano
Historic Name:	St. Vitus Catholic Church
Denomination:	Roman Catholic
Architect:	Kallai and Molitor
Construction Date:	Church (1896/97); Rectory (1898); School (1902)
Date of Closure:	1990
Date of Reuse:	1992-1996
Address:	1814 South Paulina Chicago, IL 60608
Neighborhood:	Pilsen, Chicago's Southwest Side. The Pilsen neighborhood is a lively residential and commercial area consisting mainly of Mexican immigrants.
Reuse:	(Principal) Day-care/after school programs, 200+ children; non-profit office space. (Secondary) Cultural center
Building Size:	4,500 sq. ft. (church)
Project Cost:	\$1.2 million, conversion of school / \$400,000, anticipated repairs to church
Resolutions:	A community task force collaborated with area interfaith organizations to develop a non-profit community development corporation called The Resurrection Project. This group was organized to specifically focus on developing and overseeing uses for the complex, as well as developing numerous low-income and affordable housing units and residences in the area.
Renovation:	A state-of-the-art day care facility was designed for the former parochial school, and plans are underway for a cultural center in the now hollow sanctuary space that was destroyed by a fire.
Impacts:	The Resurrection Project operates one of the most active community reinvestment programs in the area from the former St. Vitus Church.
Contact:	The Resurrection Project 1818 South Paulina Chicago, IL 60608 (312) 666-1323 www.resurrectionproject.org

The National Trust for Historic Preservation and Partners for Sacred Places are working together to show models for reusing houses of worship after their religious use is discontinued. The purpose of this series of case studies is to demonstrate viable alternatives for reuse that preserve sacred places. Examples from across the country show a variety of reuses, from residential to retail, urban and rural, and religious properties representing multiple denominations.

As communities take proactive steps to encourage and protect sacred places, these case studies are intended to help community leaders to advocate for alternatives to demolition or inappropriate reuses.

For more information and assistance, contact:



NATIONAL TRUST
for HISTORIC PRESERVATION



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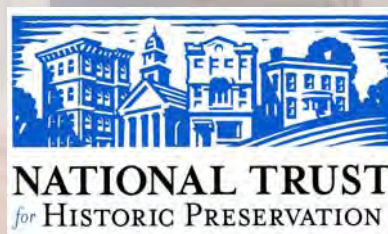
Chinese Immigration Heritage Preserved Through Church Reuse

SAN DIEGO, CALIFORNIA

Nearly forgotten and slated for demolition, the former Chinese Congregational Mission is now a center within the Asian Pacific Historic District to promote the cultural heritage of Chinese and Taiwanese in America.

Published by:

*National Trust for Historic Preservation and
Partners for Sacred Places*



The population of Chinese Americans in San Diego is substantial and, until recently, their unique historical and cultural heritage was largely unknown. Fortunately a former Chinese Congregation Mission in need of a new use presented an opportunity. Built in 1927, the modest church served the Chinese community until the congregation outgrew the small building and moved in 1960. At that time, the building was sold to a plastic press manufacturing company. With the formation of the Chinese Historical Society in 1986, a plan for rescuing the building was put in motion. It involved relocating the building twice and raising nearly \$500,000 towards the renovation of the building into the Chinese Historical Museum.

The former Chinese Congregational Mission building was once located on First Avenue in San Diego. To save the church from a planned demolition and redevelopment of its site, the building was first moved to a temporary vacant lot in 1992. Now in safe hands, the local group worked to raise funds and public support for the project. Within several years, the church was moved again to its present site on Third Street.

The history and design of the Chinese Congregational Mission made the building worth saving – it represents an important period of Chinese immigration to the United States. In California, Christian churches began to work with the Chinese in the 1860s, primarily offering English language classes and at the same time introducing Christianity to the Chinese immigrants.



Joseph O. Wong, AIA

To save it from demolition, the 1927 Chinese Congregational Mission building was moved twice before finding a permanent address on Third Avenue.



Joseph O. Wong, AIA

The San Diego Chinese Historical Museum, housed within the former Chinese Congregational Mission building.

The missionary church was built on land donated by George Marston, one of San Diego's founding fathers, with Rev. C.C. Hung, the first ordained Chinese minister of the mission, leading the congregation. Louis Gill, nephew of the famous San Diego architect, Irving Gill, designed the building in the California Mission Revival style. The brick sanctuary had an attached dormitory of 16 rooms that were rented to young Chinese men for five dollars per month.

In the late 1980s a developer considered tearing the building down and building a high-rise. Members of the Chinese Historical Society organized and lobbied to save the building due to its historical significance.

The building was donated to the Chinese Historical Society in 1986 by the developer Charles Tyson and moved to temporary quarters on an empty lot until substantial funds could be raised to renovate the building to accommodate a museum of Chinese American history. Once the funds were raised, the building was moved again. It now anchors the newly created Asian Pacific Historic District in downtown San Diego and is surrounded by an Asian-influenced garden as well as many new redevelopment projects.

Since the renovation of the former Chinese Congregational Mission and Church was completed, the Asian Pacific Historic District has blossomed into an eight block neighborhood of



San Diego Historical Society

Group of ladies in front of Congregational Chinese Mission, ca. 1930s.

businesses, cultural centers and historic sites featuring the diversity and the cultural characteristics of the Filipino, Japanese, Hawaiian and Chinese immigrants in the United States.

The Chinese Historical Museum has been active in community outreach and promoting cultural activities. Its goal is to be an institution of collection, preservation, and education about the cultural heritage of Chinese and Taiwanese in America. The museum actively develops and displays numerous exhibits that change over time. Some of these exhibits have featured artifacts that had been excavated in Chinatown and pictorial histories of the Chinese in America. They have also exhibited Chinese opera costumes and paintings and calligraphies in addition to traditional children's hats. The Chinese Historical Museum hosts a weekend farmers' market, hosts visitors from far and wide, and plans to expand exhibition space.

The Center City Development Corp., a redevelopment arm of the City government, leases the land to the museum for \$1 a year for the next 50 years. Significant contributions from local Chinese and Taiwanese-Americans enabled the project to be financially feasible. Also, the Republic of China gave \$200,000 to pay for the relocation, renovation, and reconstruction of the building. The group has raised funds to purchase property on the ground floor of a new building across the street and will open a museum extension soon projected to cost \$687,000.

PROJECT DETAILS

Project Name:	San Diego Chinese Historical Museum
Historic Name:	Chinese Congregational Mission
Denomination:	Congregationalist
Architect:	Louis Gill
Construction Date:	1926/27
Date of Closure:	1960
Date of Reuse:	1993-1996
Address:	404 Third Avenue San Diego, CA 92101
Neighborhood:	Historic Chinatown
Reuse:	Collection, preservation, and education about the cultural heritage of Chinese and Taiwanese in America.
Building Size:	Approximately 2,500 sq. ft.
Project Cost:	\$460,000 / \$184 per sq. ft.
Designation:	Listed within Asian Pacific Historic District
Recognition:	Multicultural Heritage Award, 1999 Award for Historic Preservation from the U.S. Congress of History, 1997 Orchids Award for Historic Preservation, 1996 Save Our Heritage Organization (SOHO) Award for Preservation Project People in Preservation Award, 1996
Funding:	Significant private contributions from local Chinese Americans ranged from \$1,000 - \$50,000 as well as matching funds from corporations.
Contacts:	Dr. Alex Chaung / Murray K. Lee Chinese Historical Museum 404 Third Avenue San Diego, CA 92101 (619) 338-9888 www.sandiegochinese.net Joseph O. Wong, AIA Joseph Wong Design Associates 2359 Fourth Avenue, Suite 300 San Diego, CA 92101 (619) 233-6777 Beverly Schroeder Senior Planner Centre City Redevelopment Corporation (619) 235-2200.

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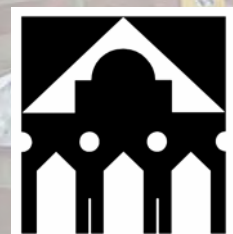
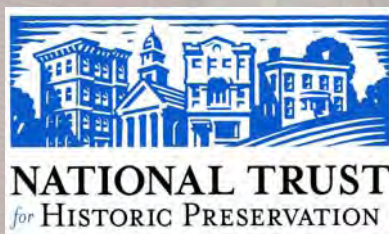
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Closed Church Reopens as Brew Pub

PITTSBURGH, PENNSYLVANIA

Voted Pittsburgh's best eatery, the former St. John the Baptist Catholic Church in the Lawrenceville area is adapted as a one-of-a-kind restaurant and micro-brewery.

*Published by:
National Trust for Historic Preservation and
Partners for Sacred Places*



Starting a restaurant can be a daunting venture for any small time businessperson. Luckily, the former St. John the Baptist Catholic Church provided the perfect space for a restaurant and brewery. Now open for eight years, the Church Brew Works has been voted Pittsburgh's best eatery due to the rave reviews for cuisine and ambience from local and national visitors.

When Sean Casey purchased the building in 1996, the church had been closed for a number of years after a long and slow decline in number of parishioners. Copper downspouts had been stolen, windows had been broken, and extensive water infiltration in the bell tower had damaged the masonry walls after the tower had been hit by lightning in the 1960s. Subsequent insensitive repairs further intensified the problems. In order to make economically efficient repairs to the former Irish Catholic church, the Casey family served as general managers of the construction project with assistance from family friends who had experience in the building trades.

The archdiocese was directly involved in the sale. Sean Casey negotiated the sale with the parish representative involved in property and planning and the archdiocese's in-house



Adrian Scott Fine/NTHP

In 1993, the former St. John the Baptist Church was closed. The Church Brew Works opened in 1996.



Church Brew Works

The vast space of the former church allows the brew pub to accommodate seating for large groups and a communal atmosphere.

lawyer. He also worked with the parish business manager and the local parish priest -- Father Paul, a Capuchin monk -- to help expedite the process and keep lines of communication open.

The entire process took approximately a year and a half. In order for the paperwork to be completed, the deed and sale went through the bishop's diocesan representative who presented the paperwork to a body of priests and then a board of professional advisors who provided feedback. Mr. Casey said that people on the local and higher level of the diocese were aware of the commercial nature of the Brew Works since "many people in the various levels of the diocese 'touch' your concept and they wanted him as a small business owner to be aware of the extensive process."

Mr. Casey followed a philosophy of highlighting the defining features of the building -- high ceilings, woodwork, and a feeling of airiness. With a background in engineering, he declined to use a design professional when proposed ideas diminished what he felt were the important characteristics of the space. To install the brewery HVAC equipment, he avoided extensive ductwork that would visually impair the space and retained the loftiness of the space by installing the pipes and equipment along walls or out of the direct line of sight.

Although the microbrewery is located in the apse, which has resulted in some controversy, it is situated there for industrial design purposes and not for a symbolic reason. The location allows for one-ton pallets of grain to be delivered with ease and have spent drums of malt from the brewing process leave the building.



Adrian Scott Fine/NTHP

The developer was able to negotiate with the Catholic diocese on an acceptable use and purchase of the former church.

Unfortunately, asbestos and lead paint needed to be removed. But keeping to his instinct of not altering the space profoundly, Mr. Casey accomplished what many consider as the most sensitive and interesting reuse of a religious building. Given the amount of business and visitors that patronize the Brew Works, it still retains community as well as architectural significance.

Area residents and visitors sit in the apse on the original pews that were modified to half their original length. The vast space of the church permits seating of large groups and provides a welcoming communal atmosphere. Keeping the configuration and features of the sanctuary space intact means that the Church Brew Works could conceivably be returned to a house of worship again one day.

PROJECT DETAILS

Project Name:	The Church Brew Works
Historic Name:	St. John the Baptist Church
Denomination:	Roman Catholic
Architect:	Louis Beezer, Michael Beezer and John Combs.
Construction Date:	1902
Date of Closure:	1993
Date of Reuse:	1996
Address:	3525 Liberty Avenue Lawrenceville, PA 15201
Neighborhood:	The former church is located in a turn-of-the-century blue-collar mill community that had experienced population decline as steel foundries and glass plants closed.
Reuse:	Microbrewery/Restaurant
Scope of Work:	Installation of sizeable mechanical equipment for brewery and restaurant machinery. The space was essentially left intact but adapted for eating and a bar area, and an outdoor patio and seating area was installed.
Resolutions:	In the case of Church Brew Works, the prospective developer was able to work with the representatives of the diocese to work out an acceptable usage and purchase price.
Awards:	<i>City Paper</i> - Pittsburgh's Best Brew Pub 8 years in a row <i>Pittsburgh Magazine</i> - Pittsburgh's Best Brew Pub 8 years in a row Pittsburgh History & Landmarks Foundation – Award of Merit
Impact:	According to owner Sean Casey, "The synergy of new businesses is helping to maintain a concern and awareness for keeping the neighborhood safe!"
Contact:	Sean Casey, President The Church Brew Works 2525 Liberty Avenue Lawrenceville, PA 15201 (412) 688-8200 www.churchbrew.com

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Catholic Girls School Adapted for Senior Housing

CLEVELAND, OHIO

Vacant for 20 years, the Gothic Revival style Notre Dame Academy becomes a national award-winning model and catalyst to revitalize a neighborhood through affordable housing for seniors.

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Through most of the 20th century, schoolchildren in Cleveland's Glenville neighborhood walked to Notre Dame Academy, a towering Gothic Revival style building that for years was a stunning community centerpiece. Built in 1915 to school Catholic girls, the academy's architecture was designed to match the style of nearby Rockefeller Park.



Sandvick Architects, Inc.

Cleveland's Notre Dame Academy, shown shortly after it first opened in 1915 as a Catholic girls school.

Then, due to lack of investment, suburban flight and rising poverty, the school closed in 1964 and deteriorated rapidly. It was sold by the Sisters of Notre Dame to the Cleveland Board of Education, operating as the Lulu Diehl Junior High School, and was subsequently abandoned in 1978. The city tried many times to attract investors, but it wasn't until the late 1990s that the Famicos Foundation stepped in and began a restoration that not only brought the academy back to life as affordable senior housing, it also fueled a powerful neighborhood rebirth.

In the mid-1990s, Cleveland's poverty rate was more than 40 percent. The Famicos Foundation, which provides housing to Cleveland's families, had already reclaimed more than 100 vacant lots in the neighborhood, also helping organize youth activities, safety programs and community projects. Recognizing the potential in the abandoned academy building, Famicos and hundreds of donors assembled federal, city and private funds to turn the

building into 73 affordable senior housing units, as well as community services center and Famicos headquarters.

"The revitalization of Notre Dame Academy was the catalyst that helped bring its neighborhood back to life," said Richard Moe, president of the National Trust. "Now, seniors can have affordable housing in the community's most magnificent landmark. It's a real testament to the economic power of preservation."

In the mid-1990s the former school became part of the Rockefeller Park Neighborhood Revitalization Strategy for conversion into homes for independent elderly people. Famicos Foundation, a nonprofit with Catholic origins, agreed to take on the project. The building now stands as an important representation of a past era while serving some of the neediest residents of Cleveland. Due to the ambitious and tenacious efforts of a local community development corporation called the Famicos Foundation, in 1999 the Notre Dame Academy building was converted to 73 low-income independent living senior apartments with a fully restored exterior.



Sandvick Architects, Inc.

Before and after, Notre Dame Academy as it was in the 1980s and early 1990s, abandoned; and following rehabilitation into senior housing in 1999.



Sandvick Architects, Inc.

Before and after, with little protection from the elements, the former school was severely deteriorated with pools of water destroying much of the interior woodwork and plaster.

In addition to providing affordable housing units, Famicos completed construction of a Community Service Center on the ground floor of the Academy in 2002. The Famicos Foundation, a nonprofit community housing development organization, was founded in 1970 to distribute furniture, clothing and food to the needy. Today, their mission is to provide affordable housing to very low-income families in the Cleveland area by specifically targeting families that earn less than 30 percent of the median area income.

The design challenge for the architect team was to restore the severely neglected school to its former glory. Deferred maintenance, abandonment and subsequent vandalism had had a negative impact on the majority of the building, but important architectural details still remained. The floors in the central corridors were laid with pink marble and decorative columns supported high, expansive vaulted ceilings.

The configuration of classrooms and an English basement allowed for easy adaptation to independent and spacious apartment units. Sandvick Architects worked with the Famicos Foundation to make each unit handicap-accessible and retained five units for mobility-hearing- and/or visually-impaired residents.

The project has achieved a phenomenal success not only in the rehabilitation of a neglected building but also in the improvement of the tenants' lives. The residents have access to many different group activities as well as transportation provided for shopping and field trips. The layout of the former school provides easily-navigated hallways and corridors and space for meetings and group activities.

The primary funding for the \$9.7 million project came from HUD 202 Supportive Housing program funds, Historic Tax Credits through the National Equity Fund, Low Income Housing Tax Credits, and monies from a weatherization grant. Even though additional investment funds were contributed from the City of Cleveland Housing Trust Fund, the project still had a \$1.5 million gap to cover for total construction costs. Showing their dedication to the project, the Famicos Foundation pledged its own endowment to allow the project to continue while they undertook an ambitious capital campaign.

By the time the project was completed in 1999, twelve of the houses across the street had also undergone their own renovation and upgrades.



Sandvick Architects, Inc.

The \$9.7 million project included restoring the auditorium.

Turning an abandoned building into a renovated apartment building has cemented the neighborhood’s stability by increasing affordable and high-quality living units. With the dedication of the Famicos Foundation and neighbors in the area, housing prices are improving and businesses are improving.

“The residents of the Notre Dame building are thankful that their prayers of 16 years have been answered and they are now living in a historic treasure.”

James Williams, Famicos Foundation

May 2005



Sandvick Architects, Inc.

Before and after, prior to its rehabilitation, the former school was missing all windows, the terra cotta was badly damaged and the masonry had been inappropriately sandblasted in the 1970s

PROJECT DETAILS

Project Name: Famicos Notre Dame Academy
Historic Name: Notre Dame Academy
Denomination: Roman Catholic, Order of the Sisters of Notre Dame

Architect: William Jensen
Construction Date: 1915
Date of Closure: 1964/1978
Date of Reuse: 1999
Address: 1325 Ansel Road
 Cleveland, OH 44106

Neighborhood: Glenville, Hough and St. Clair-Superior

Reuse: (Principal) 21 units of low income housing on the first floor and 52 units of low income elderly housing on upper floors. (Secondary) Health and child care services/offices.

Building Size: 103,000 sq. ft.
Project Cost: \$9.7 million/ \$94 per sq. ft.
Financing: Historic Tax Credits through National Equity Fund
 City of Cleveland
 Cleveland Housing Trust Fund
 HUD
 Famicos capital campaign
 State of Ohio grant
 Enterprise Foundation

Designation: Listed on the National Register of Historic Places, 1988.

Significance: Played a unique role in the history of the city of Cleveland, the Archdiocese and the lives of many Catholic women.

Recognition: National Trust/HUD Secretary’s Award for Excellence in Historic Preservation, 2001.

Contacts: Famicos Foundation
 1325 Ansel Road
 Cleveland, OH 44113
 (216) 791-6476
 Sandvick Architects
 1265 West Sixth Street
 Suite 200
 Cleveland, OH 44113
 (216) 621-8055

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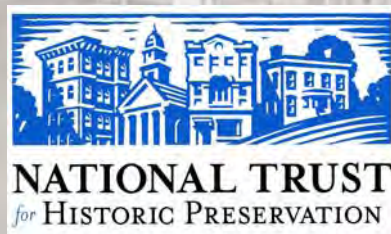
Conversion to Offices Preserves Historic Church

PHILADELPHIA, PENNSYLVANIA

Church leaders enlist the help of preservationists to ensure a sensitive adaptation of the 1881 former Church of the New Jerusalem into hi-tech, professional offices.

Published by:

*National Trust for Historic Preservation and
Partners for Sacred Places*



The Swedenborgian congregation in the Church of the New Jerusalem knew that the sale of their church building and adjacent parish hall was imminent. In the early 1980s, they enlisted the assistance of the Preservation Fund of Pennsylvania to find a developer who would sensitively adapt their building to a new use. In order to strategically achieve a successful reuse, cooperation between the old and new owners was required.



Neeta McCulloch/NTHP

Modeled after Gothic cathedrals of Europe, the former Church of the New Jerusalem closed in the mid-1980s.

Three proposals were advanced that addressed the covenants outlined in their deed, and commercial use was selected as the most advantageous. According to Mark Thompson, the lead architect, “the first renovation is really the best chance to save the character of the space. And while ballet and theater groups come and go, we knew that a commercial space would last.”

The cruciform-shaped church situated on the corner lot had been designed by the founder and first dean of the University of Pennsylvania’s School of Architecture. Modeled after the Gothic cathedrals of Europe, the church featured ornately carved woodwork, carved stone tracery, granite floors and arched stained glass windows. The vaulted barrel ceilings were an immense sixty-five feet high, supported by carved granite buttresses. The adjacent parish hall, designed in a similar English Gothic Revival style, provided additional space for the commercial tenant to grow and also provided a

view shed through a large garden with its quaint vaulted roof and chords.

The building was in adequate condition and, fortunately, completely structurally stable. The wood ceiling had accumulated candle soot, and areas such as doors and walls had experienced obvious wear and tear from the building’s use by the congregation for over a hundred years. The interior plaster on the walls was coming off the lath and the stone on the exterior was spalling. Structurally, the building was sound since some walls had footings that ran twenty feet below ground, although during the installation of additional floor space, some shoring and reinforcing of the walls was temporarily required.

The church space was converted to executive offices with room for expansion. Since office use would require additional floor space, the ground floorboards that had begun to slant were removed and the sub floor was excavated four to five feet. Two balconies were added in four of the six bays, leaving the altar area unchanged as a space for receptions. Additionally, a large spiral staircase and an elevator were placed to give access to all levels.



Neeta McCulloch/NTHP

The former church and parish hall, both converted for professional offices, are located in Center City Philadelphia’s Chestnut Street commercial corridor.



Several tenants have occupied the former church since its conversion in 1989, initially as Graduate Health System Corporate Headquarters.

A glass wall was inserted in the interior to define the space and muffle noise. The transparent wall encases the chancel framed by granite arches, an altar chiseled from stone and stained glass windows.

The building has successfully accommodated different tenants over the years. The key to achieving continual occupancy for the owner has been to tastefully decorate the interior. Square chairs, sofas, and low-walled cubicles augment the configuration of the cruciform plan and echo the box pews of the original church space. Allowing light to funnel through the stained glass windows, supplemented with soft, indirect overhead lighting, gives a uniquely ephemeral quality to the non-traditional office space. The picturesque atrium, oriental carpets, and restored wood detailing provide an impressive and memorable sight to office workers and visitors.

If the congregation that owned the church had not cared about their historic building, they might have allowed it to be purchased for demolition.

Robert Jaeger
Partners for Sacred Places

May 2005

PROJECT DETAILS

Project Name: Graduate Health System Corporate Headquarters
Historic Name: Church of the New Jerusalem
Denomination: Swedenborgian
Architect: Theophilus Parsons Chandler
Construction Date: 1881
Date of Closure: Mid-1980s
Date of Fire: 1985
Date of Reuse: 1989
Address: 22nd and Chestnut Street Philadelphia, PA 19103
Neighborhood: Center City Philadelphia
Reuse: Commercial office space
Building Size: 27,462 sq. ft.
Project Cost: \$3,495,000 / \$127 per sq. ft.
Resolutions: The congregation worked closely with the buyer of the property, the Preservation Fund, and the Philadelphia Historical Commission to devise a design that would be sensitive to the historic fabric.
Project Scope: Added two floors for office space and enclosed the interior space facing the chancel with a floor-to-ceiling glass wall. Updated HVAC, electrical systems, and emergency equipment installed.
Response: In an area of many churches, the successful conversion to office space was a welcome sight for many of the neighbors who had feared an abandoned church building.
Contact: Mark B. Thompson, Principal
Mark B. Thompson Associates, Architects
502 South 24th Street
Philadelphia, PA 19103
(215) 985-1000

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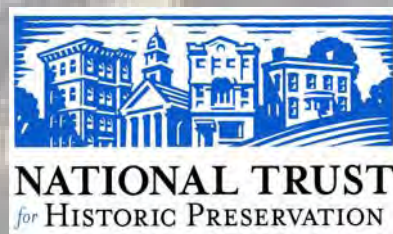
Nearly Demolished Church Reclaims its Community Role

BUFFALO, NEW YORK

A neighborhood anchor since its construction in 1891, the former St. Mary of Sorrows Roman Catholic Church is now at the forefront of early childhood education as the King Center Charter School .

Published by:

*National Trust for Historic Preservation and
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Neighbors and local leaders who may have been primarily interested in the community uses of a church building also became advocates for its preservation through the creation of the King Center Charter School. The formidable landmark stands at the corner of Genesee and Rich Streets in Buffalo's East Side neighborhood. The former St. Mary of Sorrows Roman Catholic Church was built in 1891 for a primarily German congregation in a unique Rhenish Romanesque Revival style with local quarried blue limestone. The church building is one of many that dot the skyline of the neighborhood in an area that was previously the home of a wide mixture of first generation immigrants from Germany and Poland. Over time, the surrounding neighborhood has changed with many of the original residents moving to the outlying suburbs.

By the 1980s, the congregation had dwindled to 120 families and the diocese began consolidating parishes in the area. Plans were made to demolish the building due to the building's deteriorated state. As word of the plans



Karl R. Josker

With a dwindling congregation in the 1980s and deferred maintenance, the 1891 former St. Mary of Sorrows Roman Catholic Church was slated for demolition.



King Urban Life Center

The former church is a major anchor in Buffalo's East Side neighborhood.

spread through the East Side, a group of community leaders and neighbors pressed the diocese to reconsider their plans and called for the Buffalo Landmark and Preservation Board to designate St. Mary's a city landmark in order to delay demolition for 180 days. At the urging of the Buffalo Common Council, the Board appointed an eight member "blue-ribbon" committee, consisting of elected officials, attorneys, businessmen, a developer and an architect, to review and assess future uses for the landmark church.

Plans for the restoration and occupation of the building quickly began to focus on creating community resources with an emphasis on early childhood education. The educational component and advocacy for developing new program initiatives lead to a collaboration by twenty presidents of area learning institutions in the Western New York Consortium of Higher Education. Each appointed a student liaison in the field of social work, education, nursing, or administration to sit on "Committee on Inner-City Initiatives."

At the same time, this collaboration of institutional, political and community leaders also began to negotiate with the diocese to donate the building to the city of Buffalo. The city would then create a grandfather lease for the new non-profit organization calling itself The King Urban Life Center, which had formed

strictly for the purpose of ownership and maintenance of the building. With estimates for rehabilitation costs at \$1.4 to \$2.8 million, members of the blue ribbon committee went to work to secure grants and low interest loans from multiple sources in order to begin restoration work.

The local architecture firm HHL Architects took considerable care to design a space that would allow for multiple uses and adhere to the Secretary of the Interior's Standards for Rehabilitation. Four classrooms were designed for the sanctuary space with the chancel and altar being left primarily intact.

Overall, the building was structurally sound although the diocese had said that stone blocks were falling off the building. Major work needed to be performed on the roof, and the façade needed to be cleaned. Otherwise, the main design issues focused around how to adapt the building for tenant needs.

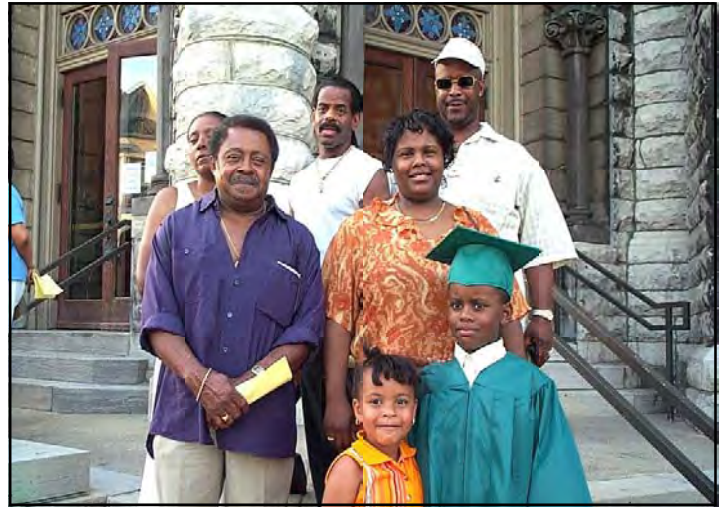
With the notion that emphasis on successful early childhood education is a means to combat the poverty of the neighborhood, the organizers began to look at a community center model. The activities of the building would incorporate the classroom facilities used by an area school as well as a television newsroom, computer facilities and after school childcare services.

In recent years, the King Urban Life Center has focused primarily on the operation of The King Center Charter School that leases the



King Urban Life Center

The former church was designed by Chicago architect Adolphus Druiding in the Rhenish Romanesque Revival style.



King Urban Life Center

Reborn as a charter school, the former church continues to serve the residents — and children — of Buffalo's East Side neighborhood.

building from the holders of the grandfather lease. The activities are extraordinarily diverse, depending on the time of year and day. Long distance educational projects exist in various capacities, such as the Center's correspondence with a sister school in Costa Rica. Local educational institutions including the University of Buffalo and Buffalo State University use monitoring devices throughout the school to observe and enhance their understanding of education in urban areas.

“The King Urban Life Center has been reborn to serve the individuals, families and children who live in the community surrounding it. Neighborhood children call it their school. Area residents can claim it as their community center. Western New York can take pride in its innovative educational programs and services. And other cities across America can find inspiration in this creative new life for an old Landmark building.”

Southern Christian Leadership
Conference, Erie County Chapter

May 2005



Overwhelmingly in support of saving the church from demolition, the neighbors were the most vocal supporters of adaptively reusing St. Mary's in a form that was socially responsible and beneficial to the area.

King Urban Life Center

PROJECT DETAILS

Project Name:	King Center Charter School
Historic Name:	St. Mary of Sorrows Roman Catholic Church
Denomination:	Catholic
Architect:	Adolphus Druiding
Construction Date:	1891
Date of Closure:	1974
Date of Renovation:	1986-1996
Address:	938 Genesee Street Buffalo, NY 14211
Neighborhood:	East Side
Reuse:	(Principal) Charter school (Secondary) Community center and library.
Project Scope:	New roof, repairs to bell tower, façade cleaning, life safety systems.
Financing:	\$500,000, NY State Envir. Quality Bond Act \$500,000, City of Buffalo \$100,000/230,000 (2003), Wendt Foundation \$20,000, U.S. Dept. of Educ.
Recognition:	Education Award, Southern Christian Leadership Conference, Erie County Chapter
Impact:	The new uses of the building and the successful renovation have formed an important component to stabilizing the East Side. The King Urban Life Center has also purchased a house across the street from the church that was a site for drug dealing. It now holds some of the staff offices providing pregnancy prevention education and health care and contains a computer lab.
Contacts:	Claity Massey King Center Charter School 938 Genesee Street Buffalo, NY 14211 (716) 891-7912 www.kingcentercharterschool.org

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As communities take proactive steps to encourage and protect sacred places, these case studies are intended to help community leaders to advocate for alternatives to demolition or inappropriate reuses.

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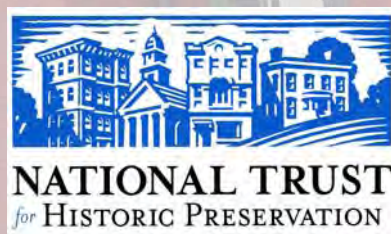
The Irish Reinvigorate Former Church

PORTLAND, MAINE

When the St. Dominic's Roman Catholic Church closed in 1997, an innovative reuse was put in place to transform this 1890s former church into a heritage center for the Irish Catholics of the state of Maine.

Published by:

*National Trust for Historic Preservation and
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When the diocese of Portland, ME announced the closure of St. Dominic's parish in 1997, many of the congregation and community members were fearful of what would happen to the historic building. The perseverance of the citizens who wanted the building to be used as an active meeting space caused public officials and social service agencies to support a new use. Their tenacity has meant that the former Catholic church will be used as a vibrant collaboration of social programs, affordable housing, a community center, and an educational heritage facility.

The Maine Irish Heritage Center has been modified to become an acoustically balanced sanctuary that has seating for over 400 people. A community room has also been altered to seat an additional 300 people. The intact stained glass windows in the sanctuary space will be complemented by artwork celebrating Celtic or Irish holidays, such as a recent Bloomsday Centenary Exhibit and St. Patrick's Day.

The building houses a non-profit museum, library and genealogy areas, along with an arts and cultural center and community center. Once renovations are entirely complete, the center will be used for Irish language and dance lessons, lectures on Irish heritage and dance or theater performances.



The former St. Dominic's Church building has become an effective backdrop for the Irish Heritage Center and their goal to promote the Irish heritage throughout Maine.



Maine Irish Heritage Center

Few alterations were made to the interior of St. Dominic's Church building for conversion into the Irish Heritage Center.

A permanent tenant will occupy part of the building – The Irish American Club – and additional space will be available for other area non-profit organizations for their board retreats or meetings.

The stated purpose of the Maine Irish Heritage Center is to create a unique cultural center for visitors to interpret and understand the heritage of Irish immigrants in Maine while preserving and restoring the former St. Dominic's Church. The project has required a unique collaboration of private and public financing and has also included the creation of twelve affordable housing units on the parish property.

The Maine Irish Heritage Center has been effective in utilizing local and well-known politicians and community members to publicize their cause. Former Senator George Mitchell was the honorary chair of the fundraising committee and John O'Dea, the current executive director, has served in the state legislature. Many of the members of the board are natives of Portland, of Irish heritage and have backgrounds in non-profit management or litigation. Their professional knowledge, tenacity and connections have helped to effectively garner support for the MIHC's capital campaign.

Maine Irish Heritage Center



Maine Irish Heritage Center

The Irish Heritage Center anticipates spending approximately \$85,000 on annual maintenance for the facility.

May 2005

PROJECT DETAILS

Project Name: Maine Irish Heritage Center
Historic Name: St. Dominic’s Roman Catholic Church
Denomination: Roman Catholic
Construction Date: 1888-1893
Date of Closure: 1997
Date of Sale: Sale by denomination:1997; sold to the city of Portland in 2000 then sold by the city to the non-profit in 2001
Date of Reuse: 2002-2004
Address: State and Gray Streets
 Portland, Maine
Neighborhood: The Maine Irish Heritage Center is located within Portland’s museum district and is part of a connection to the designated arts corridor.
Reuse: (Principal) Irish Heritage and Cultural Center. (Secondary) Community center, library, genealogy center, performance space, and a suite of office space for a non-profit organization.
Project Cost: \$1,200,000
Scope of work: Few interior alterations were made – pews were put on rollers, an elevator lift was installed, altar space changed into a performance space, and an extra exit in the basement was added for fire code compliance.
Resolution: A coalition of community members organized to save St. Dominic’s parish and effectively persuaded the city and diocese to let the community develop a use for the building.
Contacts: John J. O’Dea
 Executive Director
 Maine Irish Heritage Center
 (207) 780-0118
 www.maineirish.com

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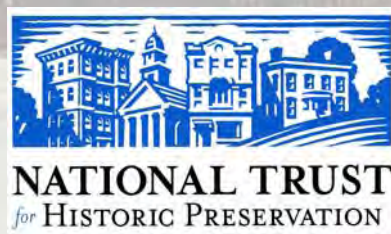
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Former Church Converted into Upscale Townhouses

OAK PARK, ILLINOIS

Vacant for 12 years, the 1906 former Second Presbyterian Church is successfully adapted into market rate housing and a plan that meets neighborhood approval.

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The village of Oak Park is located in the first inner ring of suburbs directly west of downtown Chicago. Although the population size of Oak Park is not comparable to major metropolitan cities, its relationship and proximity to Chicago causes it to experience many of the problems that larger cities do. The history and location have made the village desirable to many new residents, especially because it is the former home of Frank Lloyd Wright and his studio as well as the birthplace of Ernest Hemingway.

But along with this desirability comes the need for the village planners and board of Oak Park to effectively manage growth and create neighborhoods and housing that are sustainable and attractive while accommodating the many new residents. From this concern about the future of the village, a number of creative solutions have arisen to promote the development of owner-occupied condominiums as more buildings are subdivided into multi-unit rentals.

A congregation organized under the aegis of the Second Presbyterian Church in 1905 acquired a parcel of land at the corner of Richland and Washington Boulevard to build their church. Within a couple of years, a modest church structure was constructed and dedicated in a 1906 ceremony. The building committee had had the foresight to leave room on the lot for a more prominent structure to be built; delayed by WWI, a new church was eventually constructed in 1926. The condominiums occupy the smaller, original structure whereas the larger church building is now home to a Latin Mass Catholic congregation called "Our Lady Immaculate" that is not affiliated with the Roman Catholic diocese, purchased in 1990 from the Second Presbyterian congregation.

The building was used for Masonic Lodge from 1956 until 1989 when it was sold to a series of buyers who imagined turning it into a single family residence but were unable to do so. When the building was again listed for sale, a local project manager named Peter Robinson was contacted by a friend who was interested in purchasing the property. From his prior professional work experience, Robinson was able to perform a financial feasibility analysis of the property and determine the costs for dividing the church into separate units and adding a parking



Four condominium units occupy the original 1906 Second Presbyterian Church building, attached to the larger church built in 1996, and now home to a Latin Mass Catholic congregation.

garage underneath the building. When the price was too high for his friend, he decided to purchase the building himself.

It took over a year to get the Planning Board to allow a variance or change of zoning for the property from two to four units. Some of the neighbors were hesitant about the added density to the neighborhood. But when the plans for construction included off-street parking and enabled a building that had stood vacant for twelve years to be occupied again, his zoning appeal was approved.

Working with David Seglin of HSP/Ltd, the development team devised a four-townhouse loft configuration by adding a mezzanine level that would sufficiently increase square footage. The living rooms featured sixteen foot high ceilings and sky-lighting in the roof as well as roof terrace gardens to add a feeling of light and airiness in the units. The challenging portion of the project was reinforcing the beams that ran in the subfloor of the ground level to dig a garage space for six cars. Mr. Robinson knew that without the option of parking, the townhouses wouldn't sell.

Preservation and retaining important historical features were the goals of the project. In order to achieve this, repairs to the roof needed to be done to stop the long-term leakage that had caused the sanctuary floors to buckle.



Village of Oak Park

Badly deteriorated windows were repaired and retained as a character defining feature of the former church building.

Knowing that bricks can spall and look uneven if matched with too cementitious a mortar, Robinson performed mortar analysis to match the existing mortar in terms of color and composition after repointing the exterior walls. He also reworked the coping and chimney.

Because the existing windows would not provide adequate insulation for the future owners, he designed interior storm windows that would not be visible from the exterior and interrupt the fenestration pattern that was a character-defining feature. Robinson had been asked by Doug Kaarre in the Village Planning Offices to repair rather than replace the existing façade windows that badly needed restoration. The quality of the repairs helped to earn him an honorable mention for his restoration from the Village Planning Board.

“Having a building back on the tax rolls helps us with stabilizing the community and adding income to the city services.”

Doug Kaarre, Village of Oak Park

May 2005

PROJECT DETAILS

Project Name:	Mason Lofts
Historic Name:	Second Presbyterian Church
Denomination:	Presbyterian
Construction Date:	1905/06
Date of Closure:	1956/1989
Date of Reuse:	2004
Address:	331 South Richland Oak Park, IL 60302
Neighborhood:	Located within an inner-ring suburban town, the building straddles a neighborhood of primarily single family residences and one of mainly apartment complexes, condo conversion projects, and new condominium buildings.
Reuse:	4 condominium units
Building Size:	10,000 sq. ft.
Project Cost:	\$580,000 / \$105 per sq. ft.
Renovation:	The building is now the home to four individual townhouse loft owners who can enjoy their roof gardens in the summer and heated garage in the winter.
Resolution:	The Village of Oak Park changed the zoning for the building to allow for a multi-unit conversion.
Recognition:	Honorable Mention Village of Oak Park Board of Trustees for Preservation Achievement, 2004.
Contacts:	Doug Kaare Urban Planner, Village of Oak Park Village Hall 123 Madison Street Oak Park, Illinois 60302 (708) 358-5417 David Seglin, Architect HSP/Ltd. 414 North Orleans #208 Chicago, IL 60610 (312) 467-4700

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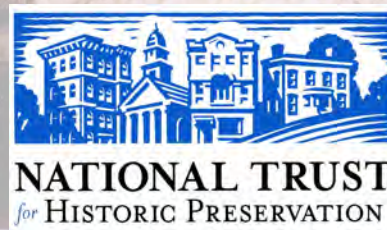
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Church Ruin Reemerges as Center for Art

CHARLOTTE, NORTH CAROLINA

Following years of vacancy and a devastating fire, the 1926/27 former Associate Reformed Presbyterian Church is transformed into a state-of-the-art facility for artists-in-residence.

*Published by:
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The former Associate Reformed Presbyterian Church stood as a ruin along the Charlotte Beltway for nearly fifteen years after being nearly destroyed in an accidental fire set by squatters. Until the 1990s, the ghostly remnants of the church were a sign of the blight and abandonment of the downtown core. Now, the shell has been transformed into an innovative center for visual arts and represents the possible redevelopment of the area.

Although the church had been one of the most active in downtown Charlotte, the congregation's membership and endowment declined over time. Starting in the 1950s, there was a steady loss of church members due to the decline in downtown Charlotte and postwar suburban growth. By 1974, with mounting costs and needed renovations, the congregation was forced to sell the church. In 1981 a condominium development was proposed for the site that never materialized. During this time it stood vacant and unused while foreign owners sought to find a reuse strategy. A cataclysmic fire in 1985 destroyed everything other than the exterior walls, and the church building was deemed unusable by everyone in the community. But Hugh McColl, CEO of Bank of America and a local



Mark Fishero / FMK Architects

The rehabilitation of the former Associate Reformed Presbyterian Church retained character defining details such as this soaring space.



Mark Fishero / FMK Architects

Before and After. Nearly completely destroyed by fire in 1985, the Gothic Revival style former church was successfully adapted into the McColl Center for Visual Art in 1998.



Mark Fishero / FMK Architects

resident with an interest in the arts, persuaded his company to purchase the property and pursue a redevelopment scheme based on cultural arts. In 1996 the bank began work with the local architecture firm FMK to look at possibilities for creating a space for artists to live and work in a new, modern variation of the traditional concept of an artist's colony. The design challenge for Mark Fishero of FMK Architects was to be respectful of the ruined features of the church but also to construct a high-end facility for artists working in multiple mediums. He consulted extensively with artists who worked in metal, wood, ceramics and textiles in order to understand their studio needs for lighting and space. He also sought to define common denominators on which to base the design.

What developed was a response to the needs of the artists mixed with a sensitivity to the characteristics of the shell of the church.



Mark Fishero / FMK Architects

Six artists-in-residence are provided studio space that feature pointed-arched windows and great natural light.

Instead of cleaning the interior brick walls, he designed a three-story gallery along one wall that faced the scorch marks on the other side of the chancel. He designed steel and aluminum windows for the former stained glass window openings and painted them brown to blend in with the exterior stonewalls.

The technical innovations were based on a design that was adaptable to the artists' current needs but would also offer flexibility for future interior configurations. Outlets were installed in the ceiling, and walls were built of metal studs, so that an artist could easily double his/her space by taking over the adjacent studio. The lighting in the studios can be adjusted to either incandescent or fluorescent, and an air-to-air heat exchanger vents all chemical smells safely out of the building.

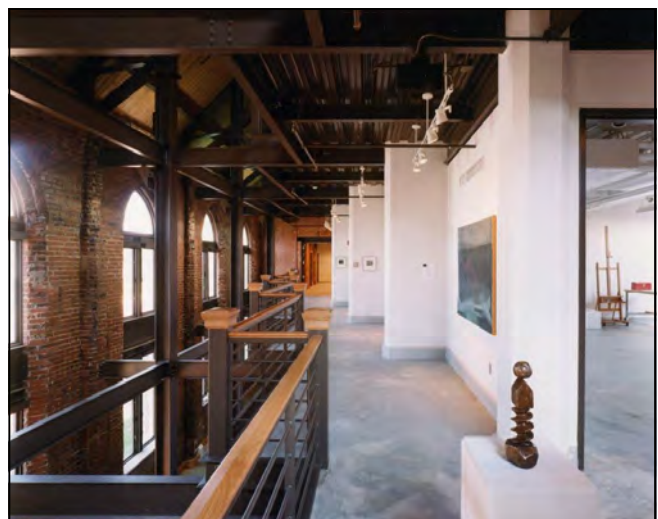
The McColl Center hosts six artists-in-residence who stay for a three-month fellowship in the Fall and Winter. While there, artists are provided with a stipend for materials while they lead community outreach workshops. Nine studio spaces in the former church range from 320 to 750 square feet. Each was designed to capitalize on the original church's architecture, with

pointed-arched windows, high ceilings and lots of natural light and views of the city. Resident artists are also provided a fully-furnished condominium across the street from the Center.

Facilities for blacksmithing, ceramics/pottery, digital media, fiber arts, film/digital editing, metal shop, painting, photography, sculpture, and woodworking are offered. Exhibition/installation space is also provided. All facilities are fully wheelchair-accessible, and are specially equipped for the visually impaired.

The McColl Center is very much a public resource for Charlotte. An open-door policy encourages visitors and artists to interact. Tours are also sometimes offered and artists are encouraged to be available to show their work and answer questions. In addition, each artist is required to do two outreaches in the community. This include lectures and workshops. The senior staff of the center curates exhibition shows to profile the artists in residence. Since the McColl Center's inception, two of the visiting artists have relocated to Charlotte. The Center prides itself on "creating a regional identity with a national and international outlook."

Financing for the McColl Center was primarily funded through Bank of America. Additional donations came from private individuals, as well as The Arts and Science Council, which helps support programming and operating costs. Support also comes from grants, facility fees, endowment income, and commissions.



Mark Fishero / FMK Architects

The McColl Center offers more than 22,000 square feet in gallery space, including adapting corridors to showcase works.



Mark Fishero / FMK Architects

Large-scale installation art pieces can also be accommodated at the McColl Center, showing the flexibility of the design and reuse.

The McColl Center is located in the Fourth Ward neighborhood, an area of downtown Charlotte surrounded by the Charlotte Beltway. In addition to the Center, the site now consists of a large paved parking lot, with future redevelopment being discussed.

Seeing the former shadow of a church become a space used around the clock has led to more support and excitement for revitalizing downtown. The McColl Center is credited with both adding new residents and visitors to a previously desolate section of Charlotte. 2002 artist in residence Agnes Yombwe says, “the residency gave me time, space, and materials—three essential ingredients in the life of an artist.”

This project successfully shows how historic religious properties can be adaptively reused and contribute to the culture and economy of a community. Center president Suzanne Fettscher states, “the McColl Center has given more weight to the economic side of cultural development.”

April 2005

PROJECT DETAILS

Project Name: McColl Center for Visual Art
Historic Name: Associate Reformed Presbyterian Church
Denomination: Presbyterian
Architect: James Mackson McMichael
Construction Date: 1926/27
Date of Closure: 1974
Date of Fire: 1985
Date of Reuse: 1998/99
Address: 721 North Tryon Street
 Charlotte, NC 28202
Neighborhood: Fourth Ward
Reuse: (Principal) Visual arts center; artists-in-residence; studio space. (Secondary) Gallery.
Building Size: Total includes 34,000 sq. ft. 9 studios range from 320-750 sq. ft. Gallery spaces encompasses 22,000 sq. ft.
Project Cost: \$6,000,000 / \$175 per sq. ft.
Designation: Listed on the Charlotte-Mecklenburg Register, 1989.
Recognition: Charlotte Chapter AIA Design Award, 1999
 State of North Carolina Design Award, 2002
Contacts: McColl Center for Visual Art
 721 North Tryon Street
 Charlotte, NC 28202
 (704) 332-5535
www.mccollcenter.org
 Mark Fishero
 FMK Architects
 220 North Tryon Street, Su. 400
 Charlotte, NC 28202
 (704) 375-9950
www.fmkarchitects.com
 Historic Charlotte, Inc.
 P.O. Box 33113
 Charlotte, NC 28233
 704-375-6145
www.historiccharlotte.org

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For more information and assistance, contact:



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Historic Neighborhood Church Converted for Community Use

CINCINNATI, OHIO

Opened in 1873 as the Saint George Church and closed in the early 1990s, this former Roman Catholic church has reemerged as a nonprofit community center for the exchange of ideas and a forum for multi-denominational groups of faith.

Published by:

*National Trust for Historic Preservation and
Partners for Sacred Places*



Some neighborhoods are defined by their landmarks and anchors. That's exactly what Old St. George is to Cincinnati's thriving Clifton Heights area. Built in 1873 to house a primarily Roman Catholic parish, and abandoned 120 years later, Old St. George so far has defied the odds confronting similar facilities where demolition is a common outcome. The prospects for the vacant church were bleak when the doors were locked for one final time in 1993. Instead of passively waiting for the wrecking ball to come, however, a strong-willed group of community members and local youth ministry leaders joined together to make reuse a reality.

In 1994, Old St. George was purchased from the Archdiocese of Cincinnati for approximately \$600,000. Since then, Old St. George has reopened with an eclectic offering of programming and community activities. As the community gathered together to form a vision of how the building could be utilized, many ideas were generated – community center, spiritual center for interfaith groups, bookstore, library, coffee shop and social resource center. All of the ideas were built around beliefs about spiritual and community improvement. The purpose of Old St. George became “to provide a sacred space that attracts and nourishes the rich diversity of people who seek spiritual and community renewal.”

As a community cultural center, Old St. George includes rental facilities for weddings and other events housed in its 750+ seat Great Hall. The Pilgrim Place Coffeehouse is located in a back room of the church where a cup of coffee can still be had for as little as one dollar. And an adjacent bookstore offers a range of titles consistent with the goals of a faith-based center. Located on the lower level is The Amos Project, a nonprofit group of congregations which use the facility to promote faith through public action.

The team who purchased Old St. George has spent the past decade raising dollars and restoring the church with more than \$350,000 invested to date on renovations. Exterior work has included slate roof repairs, new box gutters and downspouts. On the interior there has been new plaster and paint, restoration of original church doors and the installation of a high-end performance space in the former sanctuary with acoustic curtains and sound system.



Old St. George

The Great Hall at Old St. George can accommodate large gatherings and special events.

Old St. George stands as an anchor to a now-thriving entertainment district in Clifton Heights. Its proximity to the University of Cincinnati campus to the immediate south has resulted in new student apartments, condominiums, retail and restaurants surrounding the church. This is a relatively new development. For the past 20 years, the area primarily consisted of fast food franchise restaurants and Old St. George became more and more of an isolated anomaly. Its prominent site and gateway entrance to the area makes it a common target for redevelopment proposals. Just last year, a developer offered the Old St. George group more than a million to buy the church to demolish for a Walgreen's Drug Store. Their offer was rejected. Instead the Old St. George group turned to the Clifton Heights Community Urban Redevelopment Corporation (CHCURC) which purchased the church in 2005 for \$1.6 million.



Old St. George

Old St. George, an historic anomaly in an ever-changing neighborhood.

In 1999, the University helped establish CHCURC to redevelop the area, create a sense of place and reconnect it with the surrounding residential neighborhoods and campus. The neighborhood is changing with one early result including the relocation of fast food restaurants out of the district. New development and construction now surrounds Old St. George. One of CHCURC's primary goals is to highlight and feature the distinguished and architecturally significant buildings within the area, which includes Old St. George. Their purchase of Old St. George brings some concern about the long-term viability of the building as a community center. The Old St. George group will continue to operate the facility through December, 2005. After that, CHCURC will explore future potential uses.

May 2005

PROJECT DETAILS

Project Name:	Old St. George
Historic Name:	Saint George Church
Denomination:	Roman Catholic
Architect:	Samuel Hannaford
Construction Date:	1873
Date of Closure:	1993
Date of Reuse:	1994
Address:	42 Calhoun Street Cincinnati, OH 45202
Neighborhood:	Clifton Heights
Reuse:	(Principal) Bookstore coffee-house, space for community meetings and events, classical and contemporary music performances, and spiritual center. (Secondary) Rental facility for weddings and banquets.
Acquisition:	\$600,000, purchased from Archdiocese of Cincinnati
Project Cost:	\$350,000+ to date
Designation:	Listed on the National Register of Historic Places.
Contact:	Old St. George (www.osg.org) Clifton Heights Community Urban Redevelopment Corporation CHCURC (www.chcurc.org)



Adrian Scott Fine/NTHP

Old St. George was designed by noted local architect Samuel Hannaford.

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Community Anchor Welcomes New Residents

DENVER, COLORADO

Twelve residents now call the former 1880s Methodist Episcopal Church home through the rehabilitation of this landmark into high-end residential condominiums.

Published by:

*National Trust for Historic Preservation and
Partners for Sacred Places*



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Sanctuary Lofts is not your typical loft project or a common reuse for an historic church building. With smashed windows, a fire-damaged interior and a deteriorating red sandstone exterior, the former Methodist Episcopal Church in Denver's Uptown area was once one of the largest churches in the city. The former church provides a noticeable and imposing presence in a neighborhood that consists of Victorian homes and commercial businesses. Abandoned by its congregation in 1975, the church had become a neighborhood eyesore. In the late 1970s, the church's spire on the corner tower was removed. By the early 1990s, it was being used as a day labor business. With a lot of imagination and determination on the part of architect Norman Cable and developer Joseph Palumbo, a plan came together to transform this 1889 church into twelve high-end condominiums.

When Cable learned that the day labor business that owned the church was considering expanding its business and would entertain offers to sell, he acted quickly. He sketched a loft condominium design for the interior space to present to local developer Joseph Palumbo, who had recently completed a row house renovation in the area. Both thought there was an emerging market for condos and this project could help stabilize the neighborhood and restore a key anchor. Within three days, the developer decided to proceed with the project and bought the building for \$300,000.



Sanctuary Lofts, housed within the former 1889 Methodist Episcopal Church in Denver, Colorado.

According to Palumbo, the reward of undertaking the Sanctuary Lofts project was "seeing a building that had been the cornerstone of a community return to that status." Over time, the steeple had been removed and the existing bell tower had been boarded up with plywood. Although much of the stained glass was intact, it had been affected by the elements and time and had become brittle. Also, many of the sandstone blocks were broken and sagging with the weight of the church.

The project managers first used skilled craftsmen to rebuild the steeple and open the bell tower. Working with Mr. Cable to create individual units on the interior meant re-using or highlighting the significant architectural features. In the areas where the wainscoting was removed for drywall, they moved it into other areas of the building after sanding and refinishing it. They also made new doors to match the existing ones and took care to craft staircases that had similar material and composition of treads and risers. The wiring and electrical system was upgraded to accommodate life safety systems and sprinklers. Wanting to see the church reused, the City of Denver also helped on building codes and life-safety systems with designing innovative approaches.

In 1995 the work was completed on the twelve condominium units within eight months of beginning the project. Financing for the project came from a variety of sources. The units were sold for more than twice the cost of the entire building. Some units were pre-sold in order to finance the project. The developer also consulted with the Colorado Historical Society to receive technical and financial assistance for the historic building. Using a \$100,000 grant disbursed from the state historical preservation fund, they restored the building's decorative windows.

All of the lofts are individual, high-end units that feature stained glass windows, hand-crafted woodwork and high ceilings. First floor units are on one level while those on the second and third floors have two and three stories. Great care was taken to retain architectural features despite the new interior configuration. One loft features the church's ornate Rose Window in a living room space. Others include soaring vaulted spaces.



NTHP

With its distinctive red sandstone exterior, the former Methodist Episcopal Church was once one of Denver's largest churches.

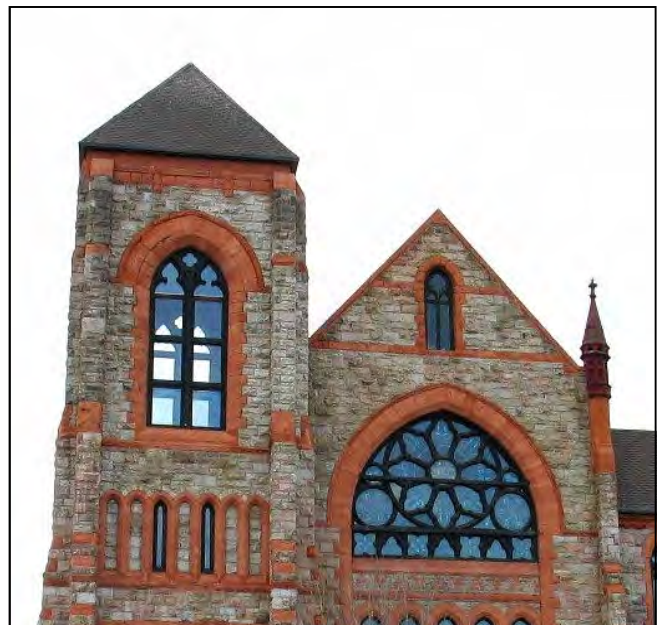
Ten years after it opened, Sanctuary Lofts is fully occupied with both homeowners and renters. It remains in excellent condition with a maintenance fund established from condominium fees.

The Sanctuary Lofts building is an innovative reuse for an historic landmark church, demonstrating how a deteriorating building can be reused and have a positive impact on a community. Since its rebirth as the Sanctuary Lofts, the former Methodist Episcopal Church is largely credited in the revitalization of the surrounding neighborhood. Where there was once a neighborhood with many houses run down and vacant, it is now bustling with young homeowners and renters.

April 2005

PROJECT DETAILS

Project Name:	Sanctuary Lofts
Historic Name:	Methodist Episcopal Church
Denomination:	Methodist Episcopal
Architect:	Frank E. Kidder
Construction Date:	1889
Date of Closure:	1975
Date of Reuse:	1995
Address:	2201 Ogden Street Denver, CO
Neighborhood:	Uptown
Reuse:	12 high-end condominium units.
Acquisition:	\$300,000, purchased from private business.
Financing:	\$100,000 grant, Colorado Historical Society Federal Historic Rehabilitation Tax Credits—Exterior
Building Size:	12,000 sq. ft.
Project Cost:	\$2,000,000 / \$166 per sq. ft.
Designation:	Listed on the National Register of Historic Places, 1976.
Easement:	Façade easement held by Historic Denver, Inc.
Contact:	Norman Cable, Project Architect (303) 830-0530 Joseph Palumbo, Developer (303) 378-0454 Historic Denver, Inc. (303) 534-5288 www.historicdenver.org



NTHP

A \$100,000 grant from the Colorado Historical Society helped restore the church's ornate windows.

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G. DRAWINGS, CONDITIONAL USE AND CERTIFICATE OF APPROPRIATENESS APPLICATION

Please refer to the attached drawing set by Forum Design entitled “Conditional Use and Certificate of Appropriateness Application” (December 12, 2011) for architectural drawings of the proposed project.

CASE NUMBER:
For Staff Use only

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Chris Foley, Polaris Group	
PROPERTY OWNER'S ADDRESS: 525 Bryant Street San Francisco, CA 94107	TELEPHONE: (415) 356-84100
	EMAIL: chris@polarisgroup.com

APPLICANT'S NAME: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
APPLICANT'S ADDRESS:	TELEPHONE: ()
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Rebecca Fogel, Page & Turnbull <div style="text-align: right;">Same as Above <input type="checkbox"/></div>	
CONTACT PERSON'S ADDRESS: 1000 Sansome Street, Suite 200 San Francisco, CA 94111	TELEPHONE: (415) 593-3241
	EMAIL: fogel@page-turnbull.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1401 Howard Street	ZIP CODE: 94103
CROSS STREETS: 10th Street	

ASSESSORS BLOCK/LOT: 3517 / 035	LOT DIMENSIONS: Irregular	LOT AREA (SQ FT): 26,811	ZONING DISTRICT: SLR	HEIGHT/BULK DISTRICT: 50-X
ARTICLE 11 CLASSIFICATION: N/A			CONSERVATION DISTRICT: N/A	

3. Project Description

Please check all that apply

New Construction Addition(s) Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Building Permit Application No. _____ Date Filed: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential				
Retail				
Office			5,000	22,060
Industrial / PDR Production, Distribution, & Repair				
Parking				
Other (Specify Use)	17,060 (assembly)			(3,800 accessory use)
Total GSF				22,060
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	0
Height of Building(s)	65.5'; 107.5' w/tower	65.5'; 107.5' w/tower	0	65.5'; 107.5' w/tower
Number of Stories	2	2	0	2

Please provide a narrative project description, and describe any additional project features that are not included in this table:

The proposed project at 1401 Howard Street includes seismic strengthening, accessibility upgrades in accordance with the Americans with Disabilities Act (ADA), and various renovations that will bring the property into compliance with current building and safety codes. The proposed project will convert the building's use from a 17,000sf church to a 22,000sf mixed-use office-retail -assembly building, and will utilize the California State Historical Building Code (CHBC) to facilitate this change. Additional new free-standing second floor space will be installed in the historic sanctuary, and seismic work will be sensitively designed to minimally affect historic materials. These improvements will increase the building's functionality for the new uses and provide universal access to the building.

Additionally, the proposed project will repair, rehabilitate, and maintain the exterior and interior architectural features that convey the building's historic significance in a manner consistent with the Secretary of Interior's Standards for Rehabilitation. The Standards provide guidance for reviewing proposed work on historic properties, and are regularly referenced by Federal agencies and the San Francisco Historic Preservation Commission. Compliance with the Standards for Rehabilitation is an essential facet of this project. Because the church is a San Francisco City Landmark, proposed alterations will be subject to review and approval by the San Francisco Historic Preservation Commission. Furthermore, the project is participating in the Federal Historic Preservation Tax Incentives program in accordance with 36 CFR Part 67 – Historic Preservation Certifications Pursuant to Sec. 48(g) and Sec. 170(h) of the Internal Revenue Code of 1986. In order to take advantage of the Tax Credit program, the project must also be reviewed by the California Office of Historic Preservation (OHP) and the National Park Service (NPS).



Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

No existing neighborhood-serving retail uses would be displaced by the project. The project would instead attract workers and visitors to the neighborhood, thereby enhancing employment and business opportunities for nearby retail establishments.



2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The project will not affect neighborhood housing. The project will rehabilitate the former St. Joseph's Church at 1401 Howard Street, thus protecting an important cultural icon that contributes to the neighborhood's character.



3. That the City's supply of affordable housing be preserved and enhanced;

Not applicable: the project introduces office and assembly uses, and will not affect the City's supply of affordable housing.



4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

It is not expected that significant amounts of commuter traffic will overburden local streets or neighborhood parking. Because of its proximity to major transit hubs and dense residential neighborhoods, it is anticipated that many people will travel to the building on public transit, bicycle, or foot. The area also currently has ample metered street parking that could accept an increase in automobile traffic.



5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

Not applicable: The building is currently used as an assembly space, and its conversion to office use will not displace industrial or service sector jobs. Instead, by adding new office use, the project may increase demand for support services from the industrial and service sectors, and will therefore enhance employment opportunities for neighborhood residents.



6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed project includes an extensive seismic upgrade, and will bring 1401 Howard Street (damaged in the 1989 Loma Prieta Earthquake) up to modern safety standards.



7. That landmarks and historic buildings be preserved; and

Rehabilitation of the former church at 1401 Howard Street is central to the proposed project. The project will repair, rehabilitate, and maintain the building's significant exterior and interior architectural features in a manner consistent with the Secretary of Interior's Standards for Rehabilitation. The project will preserve the Land mark status of the church. The proposed improvements will increase the building's functionality for new uses and provide universal access to the building, bringing vitality to this land mark that has been vacant for decades.




8. That our parks and open space and their access to sunlight and vistas be protected from development.

The height of the building will not increase, and will therefore not affect sunlight and vistas of neighboring buildings or parks. Furthermore, the proposed project includes landscaped areas around the church, ensuring that visitors to the building have ample access to light and air.



Findings of Compliance with Preservation Standards

	FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS	YES	NO	N/A
1	Is the property being used as it was historically?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do all new additions, exterior alterations, or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are all new additions differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any new addition and adjacent new construction are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation and will retain character-defining features of the building and/or district:
The project at 1401 Howard Street will adaptively re-use the former church in a manner that complies with the Standards for Rehabilitation. All significant interior and exterior features and materials will be retained and preserved, repaired to match existing, or cleaned using the gentlest means possible. The new mezzanine will be freestanding, and designed in a simple, contemporary manner. The seismic strengthening and ADA upgrades will be minimally intrusive. A detailed analysis of the project under the Standards is included in the attached HRER. 

Estimated Construction Costs

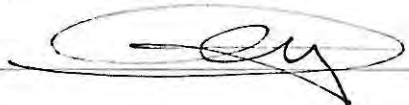
TYPE OF APPLICATION:	
Certificate of Appropriateness	
OCCUPANCY CLASSIFICATION:	
Type B (Office), with Type A-2 (Meeting Hall & Cafe) as an accessory use	
BUILDING TYPE:	
III-B (Non-Sprinklered)	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
26,060 s.f. (3,800 s.f.)	Office
	(Accessory Use: Meeting Hall & Cafe - this area included in area for office use)
ESTIMATED CONSTRUCTION COST:	
\$5 Million	
ESTIMATE PREPARED BY:	
Polaris Group	
FEE ESTABLISHED:	
\$5 Million	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

12-12-2011

Print name, and indicate whether owner, or authorized agent:

CHRIS FOLEY, OWNER

Owner / Authorized Agent (circle one)

Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Historic Preservation Officer or his/her designee will review the application to determine whether the application is complete or whether additional information is required for the Permit to Alter process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in reduced sets (11" x 17") a week before the respective scheduled hearing date. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ARCHITECTURE
PLANNING & RESEARCH
BUILDING TECHNOLOGY

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