



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 1, 2012
TO: Historic Preservation Commission
FROM: Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108
REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: **Review and Comment**
1401 Howard Street
Case No. 2011.0929C

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BACKGROUND

The Planning Department seeks the advice of the Historic Preservation Commission on the proposed project at 1401 Howard Street. As described in detail below, the proposed project entails a change in use from a church to office, retail and assembly, pursuant to Planning Code Section 803.9(a), which states:

- (a) Preservation of Landmark Buildings, Significant or Contributory Buildings Within the Extended Preservation District and/or Contributory Buildings Within Designated Historic Districts within the South of Market Mixed Use Districts. Within the South of Market Mixed Use District, any use which is permitted as a principal or conditional use within the SSO District, excluding nighttime entertainment use, may be permitted as a conditional use in
 - (a) a landmark building located outside a designated historic district,
 - (b) a contributory building which is proposed for conversion to office use of an aggregate gross square footage of 25,000 or more per building and which is located outside the SSO District yet within a designated historic district, or
 - (c) a building designated as significant or contributory pursuant to Article 11 of this Code and located within the Extended Preservation District.

For all such buildings the following conditions shall apply:

- (1) the provisions of Sections 316 through 318 of this Code must be met;
- (2) in addition to the conditional use criteria set out in Sections 303(c)(6) and 316 through 316.8, it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
- (3) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

A contributory building which is in a designated historic district outside the SSO District may be converted to any use which is a principal use within the SSO District provided that:

- (1) such use does not exceed an aggregate square footage of 25,000 per building; and
- (2) prior to the issuance of any necessary permits the Zoning Administrator
 - (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and
 - (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

The proposed project qualifies for use of this Planning Code section, since the subject building at 1401 Howard Street is a landmark building outside a designated historic district.

PROPERTY DESCRIPTION

Constructed in 1913, St. Joseph's Church at 1401 Howard Street is a three-story steel-frame church located on an irregular parcel (APN 3517 035) at the southwest corner of Howard and 10th Streets.¹ The building has a cruciform-shaped plan, concrete foundation, a slate tile gable roof, and is clad in scored cement plaster (stucco). The building 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.

PROPOSED 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;

¹ Page & Turnbull, *St. Joseph's Church Historic Resource Evaluation* (December 16, 2011).

- 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;
- Salvage and reinstallation of the existing historic slate tile roof over new waterproofing and roof decking; and
- Installation of new solar panels on the western and eastern portions of the lower roof.

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.

Detailed information on the proposed project is provided in Case No. 2011.0929A.

STAFF ANALYSIS

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

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.

Based upon a review of the proposed project per the Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards), the change in use from church to office, retail and assembly would be considered a compatible use with the former religious property. As noted in Rehabilitation 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." As analyzed by staff:

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.

This new use requires minimal change to the defining characteristics of 1401 Howard Street, and the property would maintain its status as a Landmark No. 120. Further, the proposed project appropriately addresses the deteriorated state of the existing building, and seeks to correct the material deficiencies with the existing windows, cement plaster exterior, sheet metal architectural elements and roof.

RECOMMENDATIONS

The Department finds the proposed project to be in compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Further, the Department finds that the proposed project would enhance the feasibility of preserving the building by providing for a compatible new use and correcting material deficiencies caused by the long-term vacancy and 1989 Loma Prieta Earthquake. This project would improve the viability of preserving the subject building. In addition, the building's new use would maintain and not impact the building's historic integrity and historic status.

REQUESTED ACTION

The Department is requesting adoption of a resolution from the Historic Preservation Commission regarding the proposed project and its ability to enhance the feasibility of preserving the historic building, in order to assist the determination by the Planning Commission pursuant to Planning Code Section 803.9(a). In addition, the Department seeks confirmation on the project's compliance with the Secretary of the Interior's Standards for Rehabilitation.

ATTACHMENTS

- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, Zoning Map, Aerial Photograph, and Site Photos
- Draft Resolution



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXXX

HEARING DATE: February 1, 2012

Date: February 1, 2012
Case No.: **2011.0929C**
Project Address: **1401 Howard Street**
Zoning: SLR (Service/Light Industrial/Residential) Zoning District
Block/Lot: 3517/035
Project Sponsor: Chris Foley, 1401 Development Partners LP
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
tim.frye@sfgov.org

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ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 1401 HOWARD STREET (ASSESSOR'S BLOCK 3517, LOT 035), LOCATED WITHIN SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL) ZONING DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. WHEREAS, on August 25, 2011, the Project Sponsor (Chris Foley of 1401 Development Partners, LP) filed a Conditional Use Application with the San Francisco Planning Department for 1401 Howard Street (Block 3517, Lots 035).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(a) to allow office, retail and assembly uses in the existing building at 1401 Howard Street. Pursuant to Planning Code Section 803.9(a), the following provision is intended to support the economic viability of buildings of historic importance within a South of Market Mixed Use District:
 - (a) Preservation of Landmark Buildings, Significant or Contributory Buildings Within the Extended Preservation District and/or Contributory Buildings Within Designated Historic Districts within the South of Market Mixed Use Districts. Within the South of Market Mixed Use District, any use which is permitted as a principal or conditional use within the SSO District, excluding nighttime entertainment use, may be permitted as a conditional use in
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(c) a building designated as significant or contributory pursuant to [Article 11](#) of this Code and located within the Extended Preservation District.

For all such buildings the following conditions shall apply:

- (1) the provisions of Sections [316](#) through [318](#) of this Code must be met;
- (2) in addition to the conditional use criteria set out in Sections [303\(c\)\(6\)](#) and [316](#) through 316.8, it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
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 - (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and
 - (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.
3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on February 1, 2012, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource would be forwarded to the Planning Commission for consideration under Planning Code Section 803.9(a).

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 1401 Howard Street, on Lots 035 in Assessor's Block 3517, and this Commission has provided the following comments:

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BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2011.0929C to the Planning Commission.

Resolution No. XXXX
Hearing Date: February 1, 2012

CASE NO. 2011.0929C
1401 Howard Street

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on February 1, 2012.

Linda D. Avery
Commission Secretary

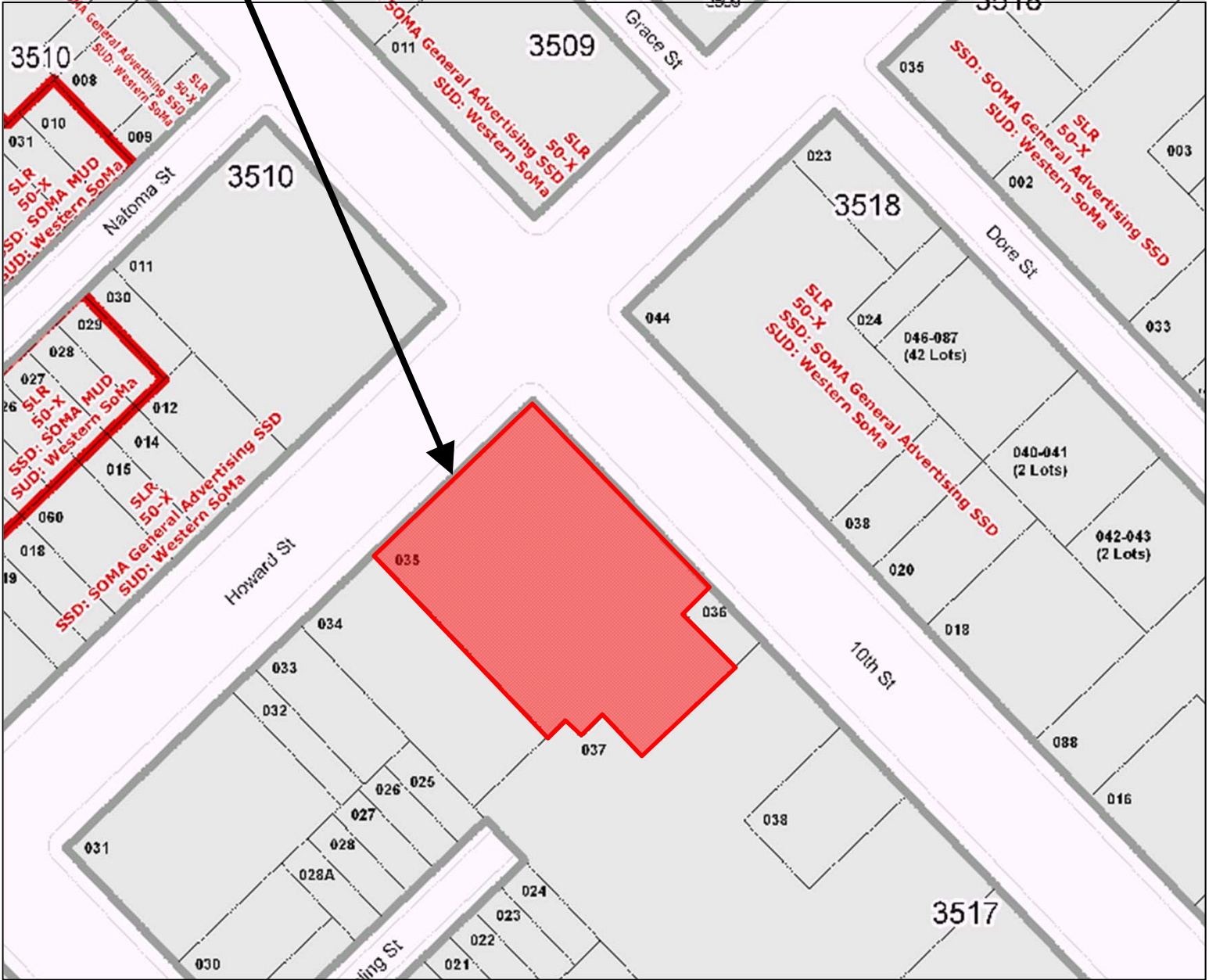
PRESENT:

ABSENT:

ADOPTED: February 1, 2012

Parcel Map

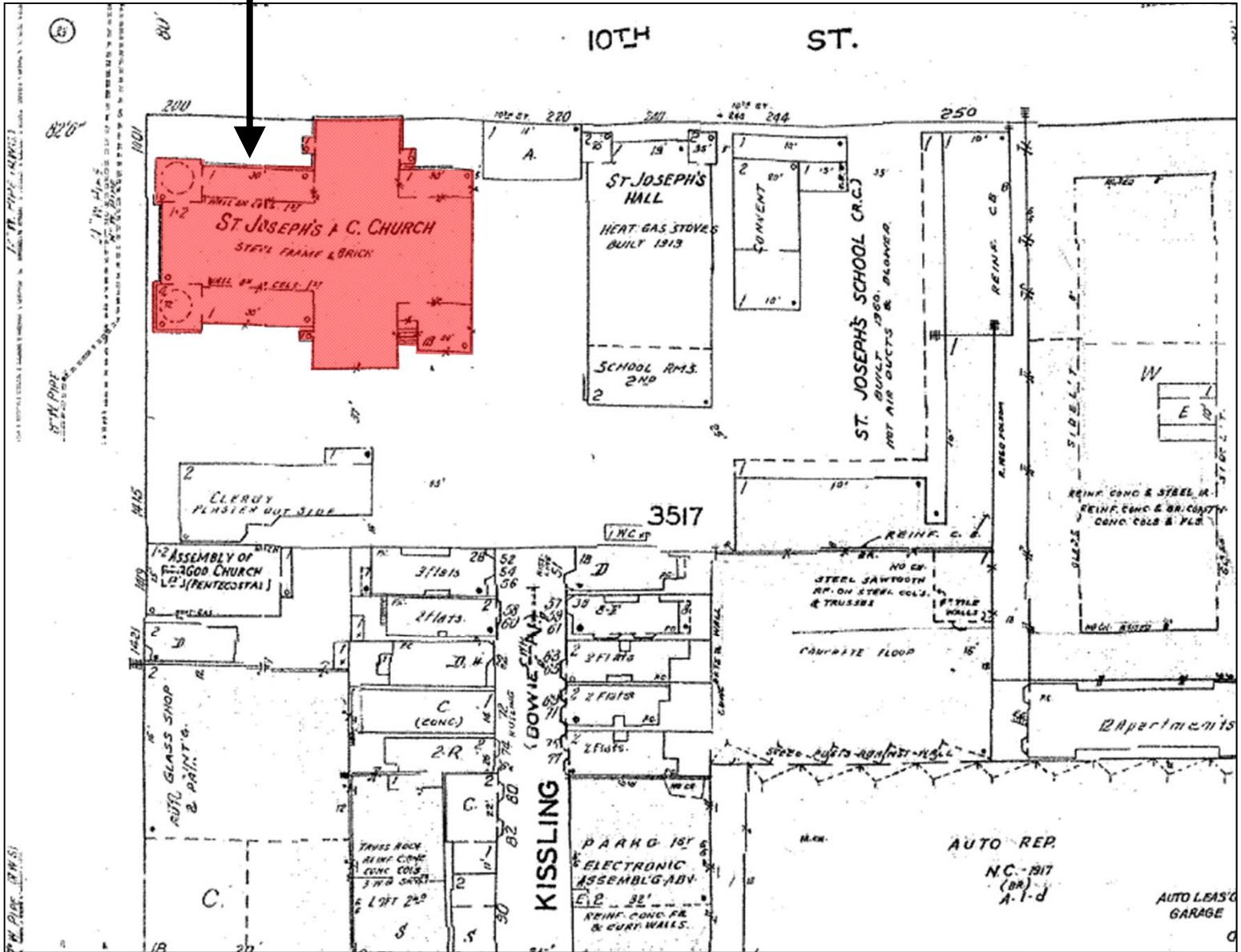
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Sanborn Map*

SUBJECT PROPERTY

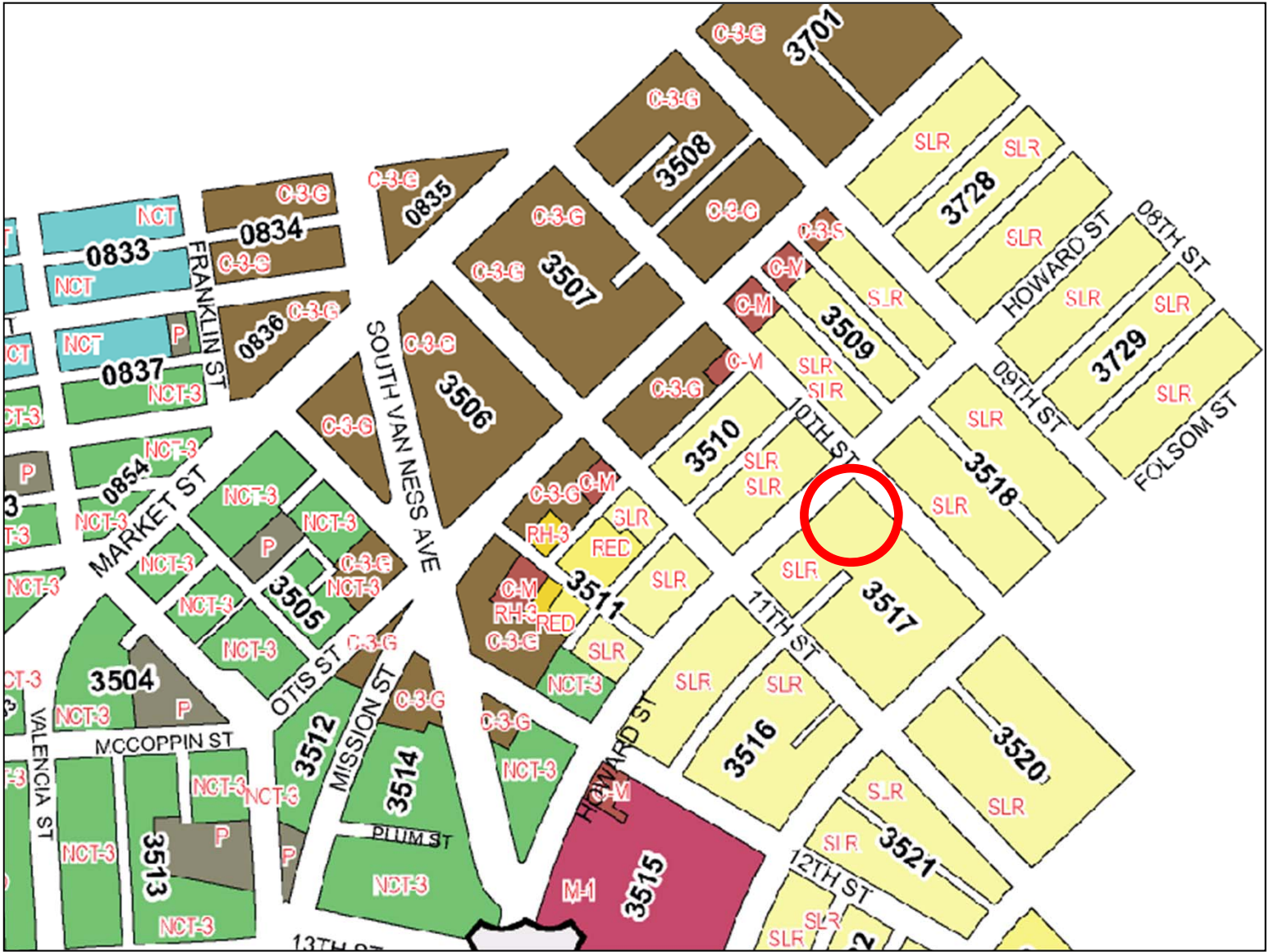


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Certificate of Appropriateness Hearing
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 1401 Howard Street

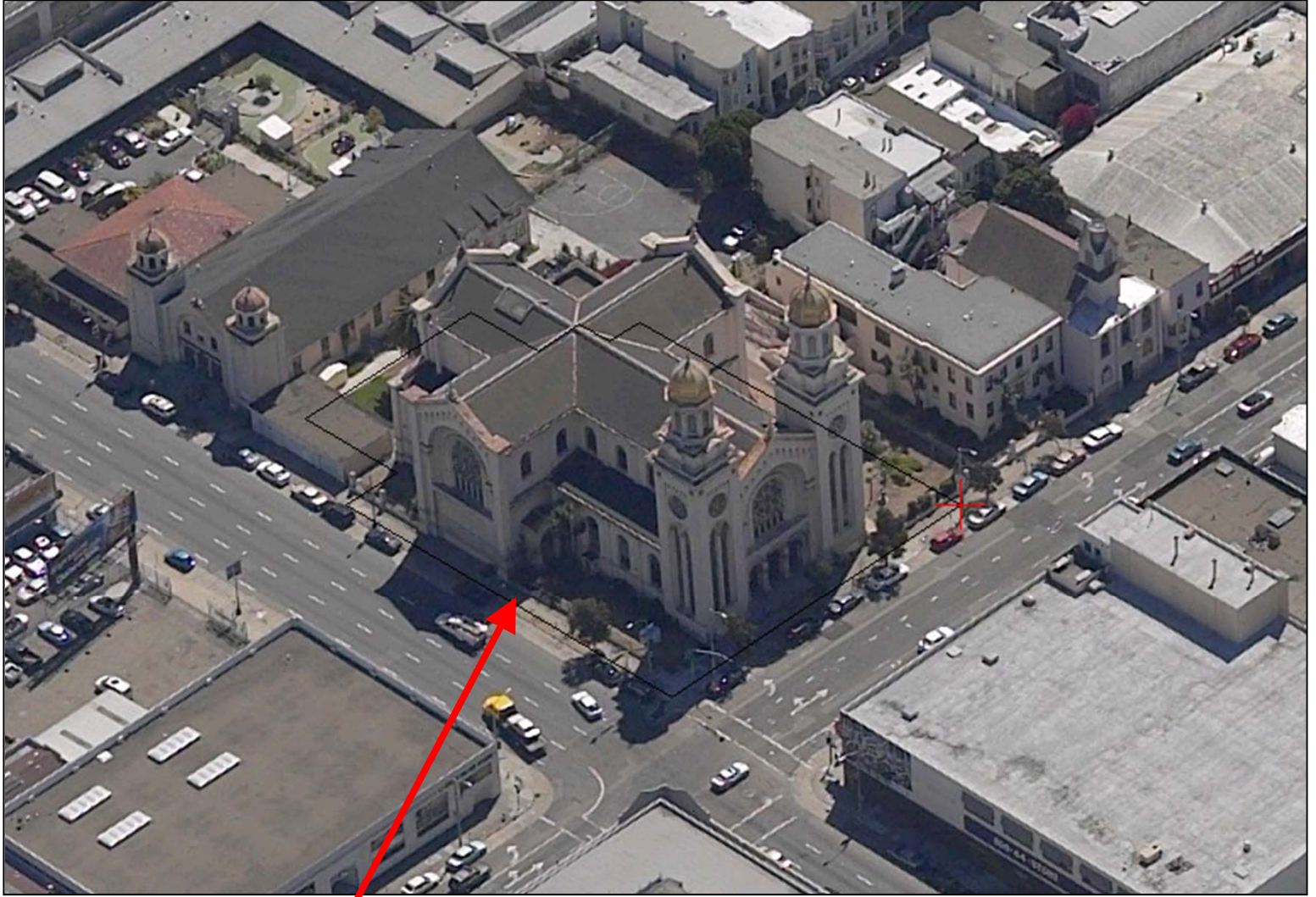


Zoning Map



Certificate of Appropriateness Hearing
Case Number 2011.0929AC
1401 Howard Street

Aerial Photo

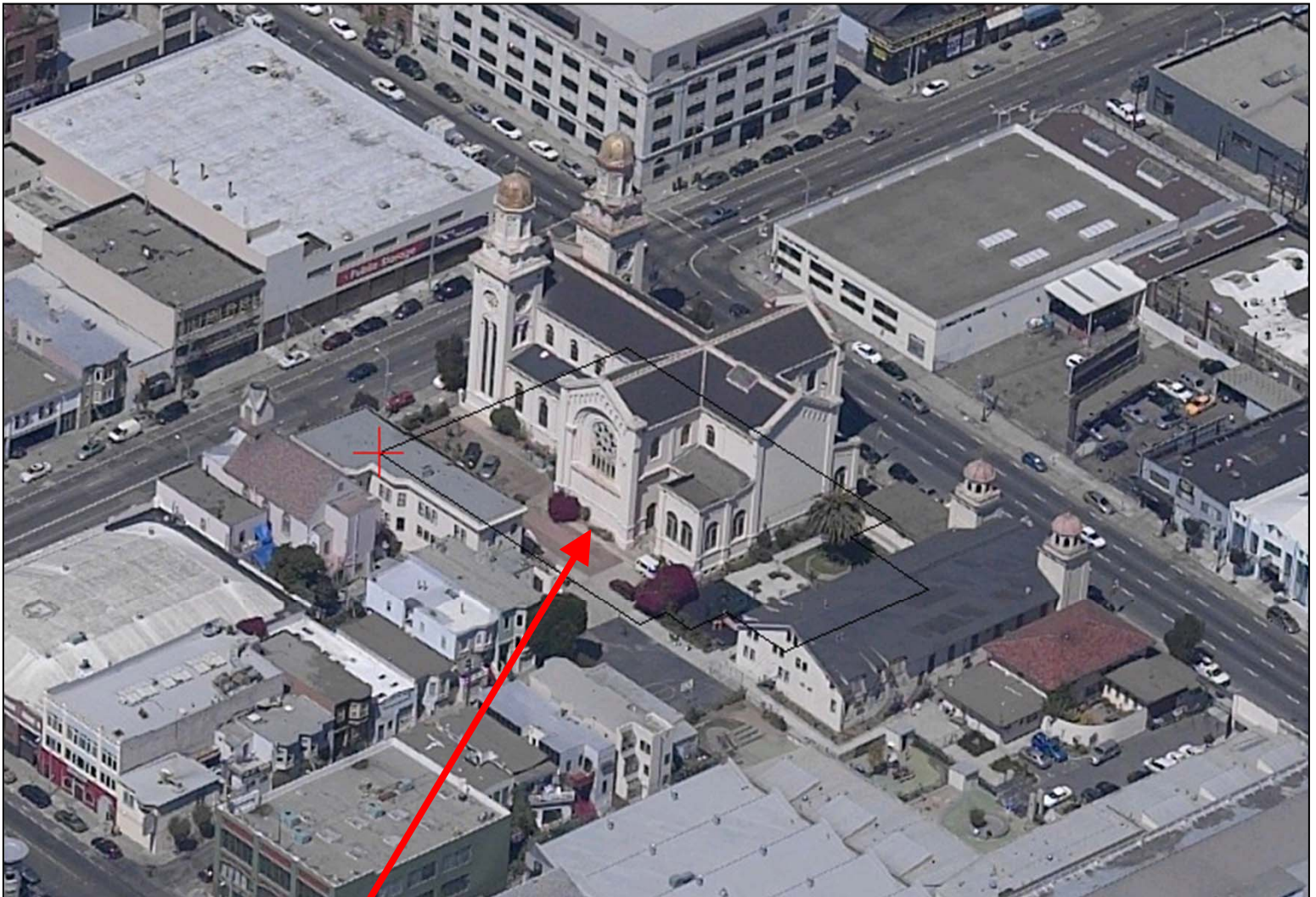


SUBJECT PROPERTY

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

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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
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