

PROJECT DATA

Address:	554 Fillmore Street
Lot:	022
Block:	0828
Zoning District:	RM-1 Residential-Mixed
Former Use:	Religious Institution
Current Use:	Vacant/Storage (Basement)
Proposed Use:	Residential
Density Controls:	Dwelling Units: 1:800 SF of Lot Area
	Group Housing Bedrooms: 1:275 SF of Lot Area
Dwelling Units:	5
Group Housing Bedrooms:	36
Lot Area:	15,575 SF
Density Computation:	5 Dwelling Units x 800 SF = 4,000 SF
	36 Bedrooms x 275 SF = 9,900 SF
	Total 13,900 SF
	(<15,575 SF Lot Area)
Proposed Floor Areas:	
Dwelling Units:	14,950 SF
Group Housing:	32,900 SF
Ancillary Shared Spaces:	11,250 SF
Parking:	6,900 SF
Total:	66,000 SF
Height/Bulk District:	40-X
Existing Height:	65 FT (Midpoint of sloping roof, approximately)
	110 FT (Top of bell tower, approximately)
Proposed Height:	No Change
Historic Preservation Status:	Former Sacred Heart Church
	Within Hayes Valley Residential Historic District
	(CA Register)
Unreinforced Masonry Building:	Unstrengthened
	UMB Hazard Category O (Assembly)
	UMB Rating 18 (Unrated)
Existing Parking:	26 Spaces
Proposed Parking:	15 Spaces



PROJECT DESCRIPTION

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

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

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

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

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

Life-Safety and Disabled Access Compliance

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

Economic Feasibility

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

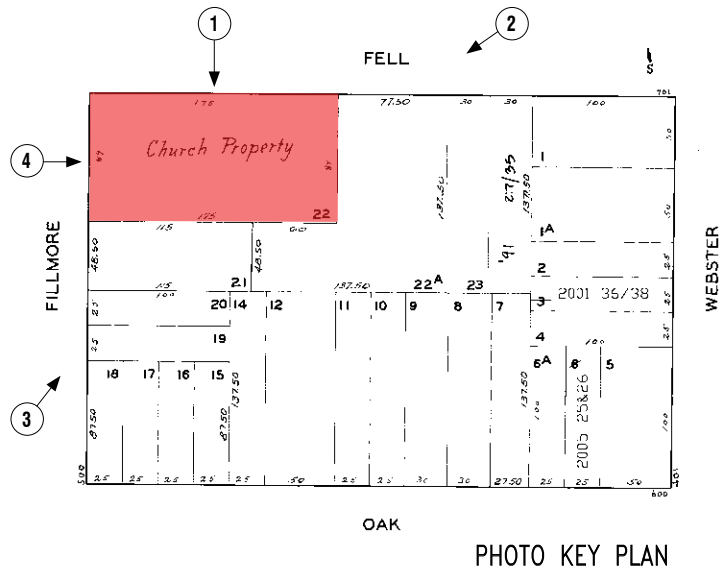
PROJECT DESCRIPTION

554 FILLMORE STREET

CONVERSION TO RESIDENTIAL USE

MAY 30, 2018

SHEET 1



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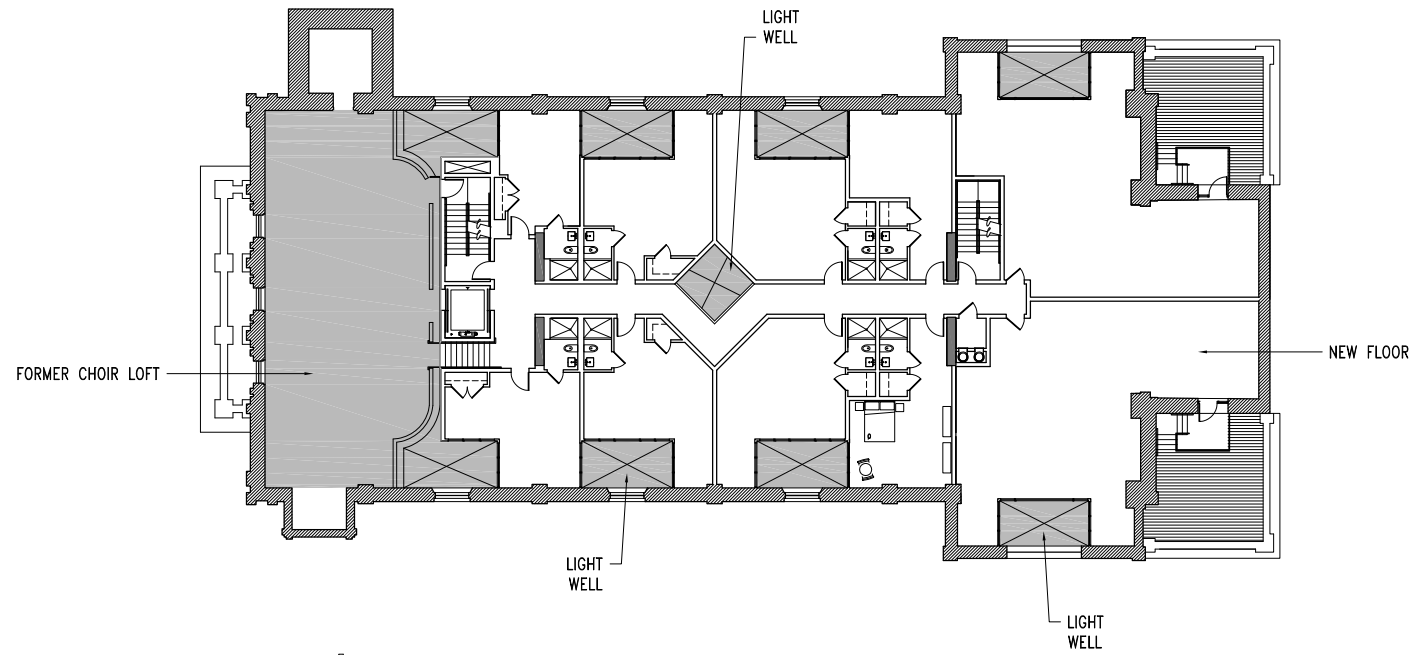
SITE PHOTOS

554 FILLMORE STREET

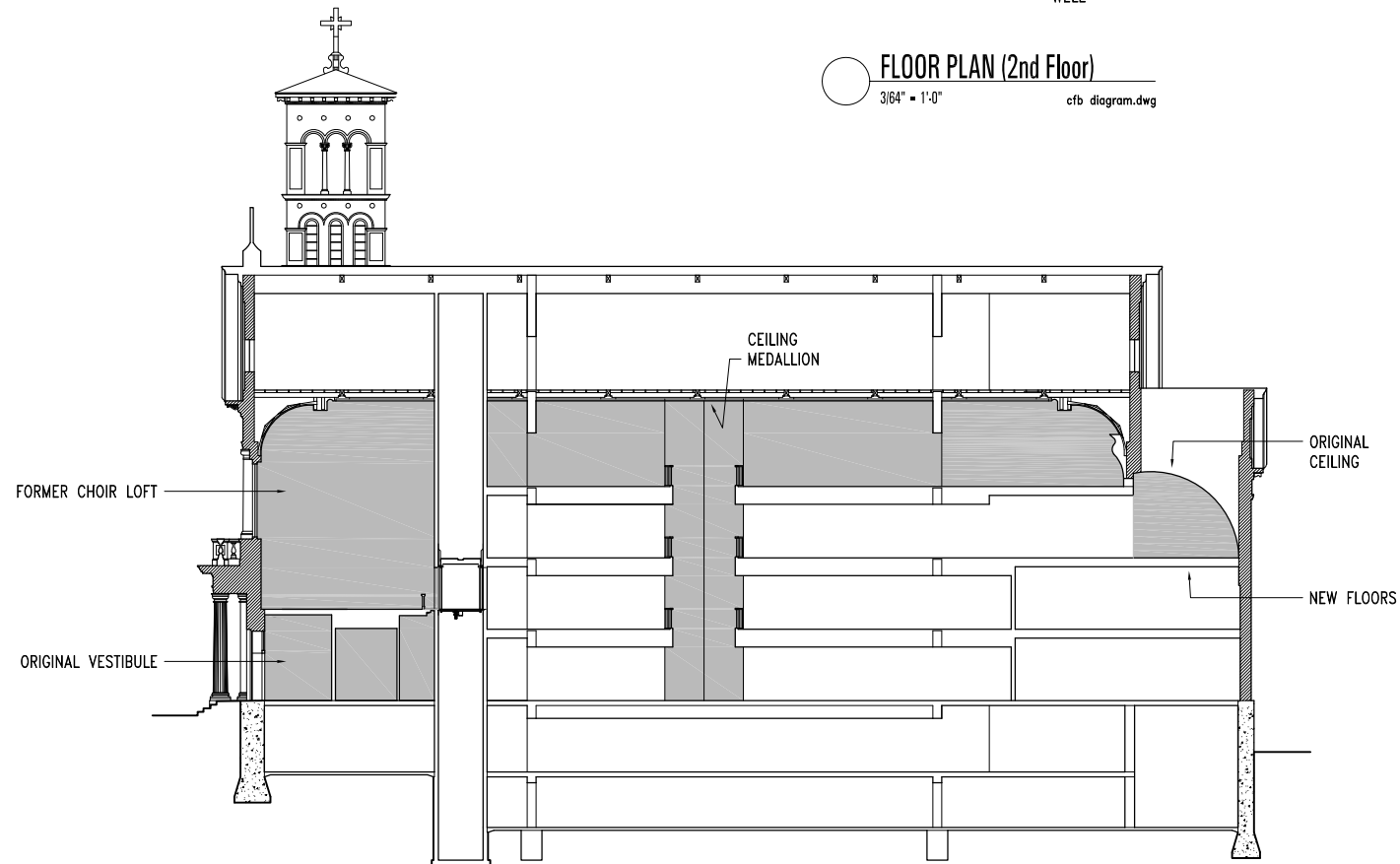
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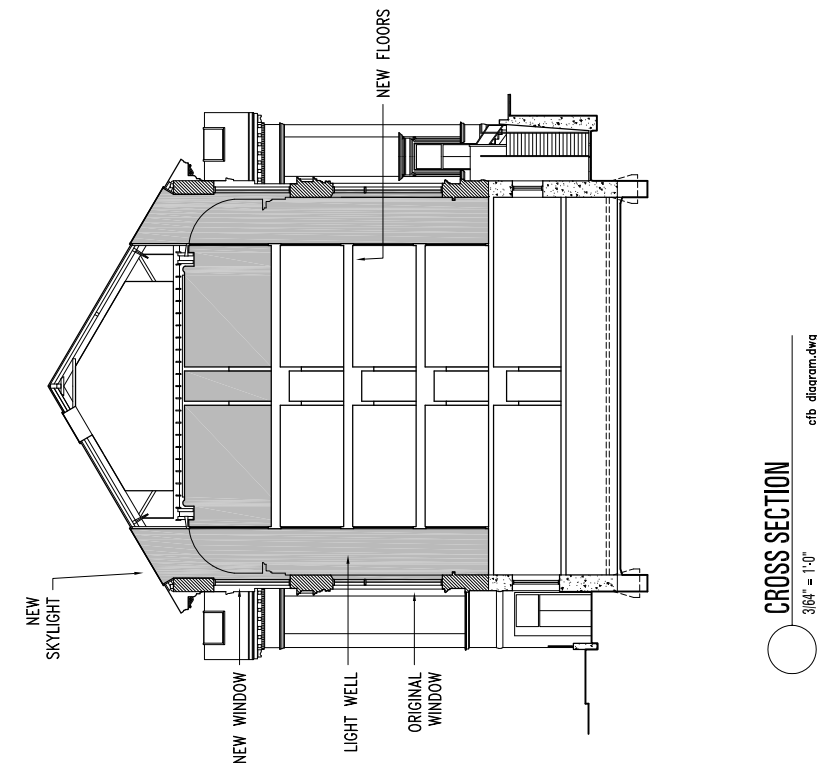
SHEET 2



FLOOR PLAN (2nd Floor)
3/64" = 1'-0"
ctb diagram.dwg



LONGITUDINAL SECTION
3/64" = 1'-0"
ctb diagram.dwg



CROSS SECTION
3/64" = 1'-0"
ctb diagram.dwg

ALTERATIONS and ADDITIONS to EXISTING FABRIC

CHALLENGE

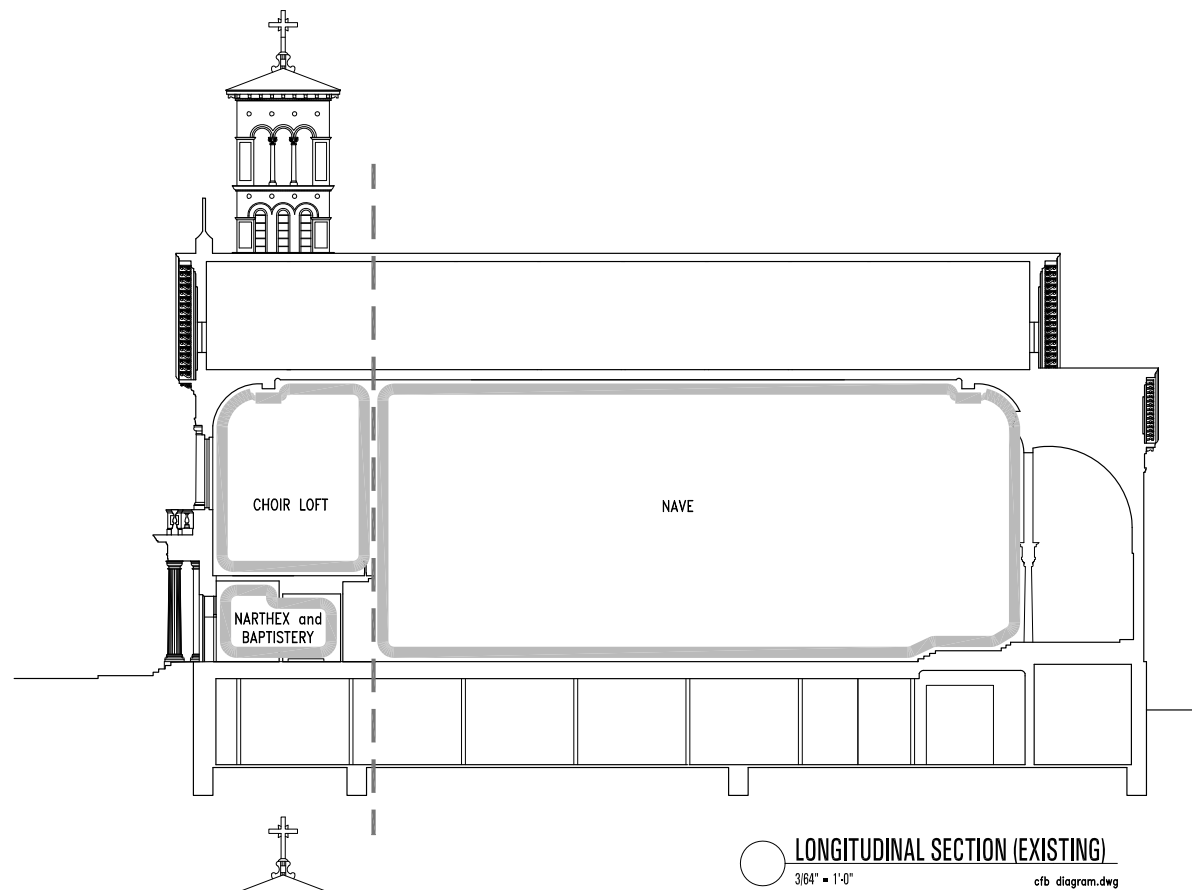
INSERT NEW CONSTRUCTION AND MODIFY EXISTING CONSTRUCTION TO ACCOMMODATE RESIDENTIAL USES AND SEISMIC STRENGTHENING ELEMENTS IN A MANNER SENSITIVE TO THE EXISTING HISTORIC FABRIC.

SOLUTION

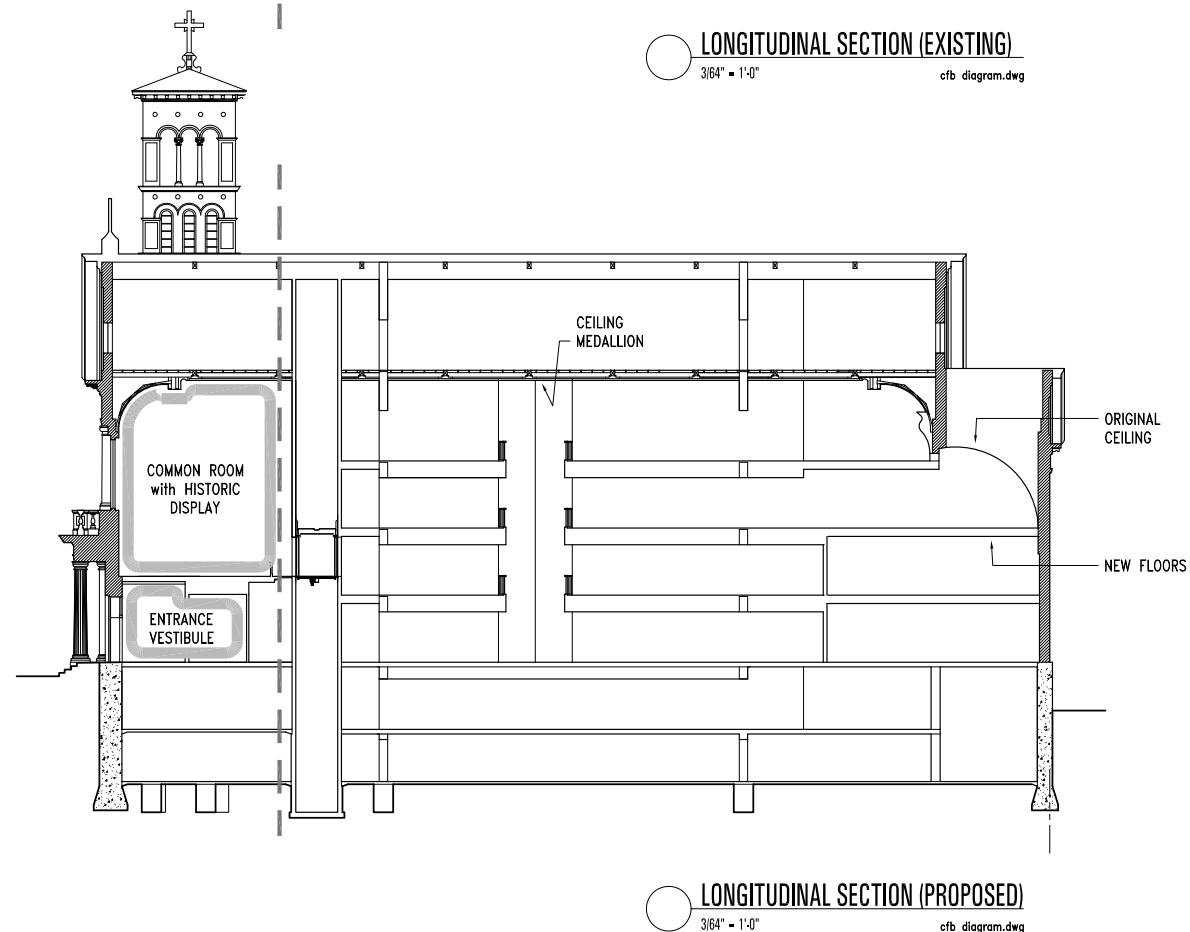
ADD FLOORS AND WALLS WITH OPENINGS TO ALLOW AS MUCH ORIGINAL FABRIC TO BE VISIBLE AS POSSIBLE.

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

 LOCATIONS WHERE ORIGINAL HISTORIC FABRIC IS VISIBLE



NAVE INTERIOR



TREATMENT OF CHARACTER DEFINING INTERIOR SPACES

CLEAR LINE IS DRAWN BETWEEN SPACES WITHOUT INTERVENTION AND SPACE WHERE FLOORS WILL BE INTRODUCED.

ORIGINAL WALL AND CEILING SURFACES IN FORMER NAVE WILL REMAIN VISIBLE TO THE GREATEST EXTENT POSSIBLE.

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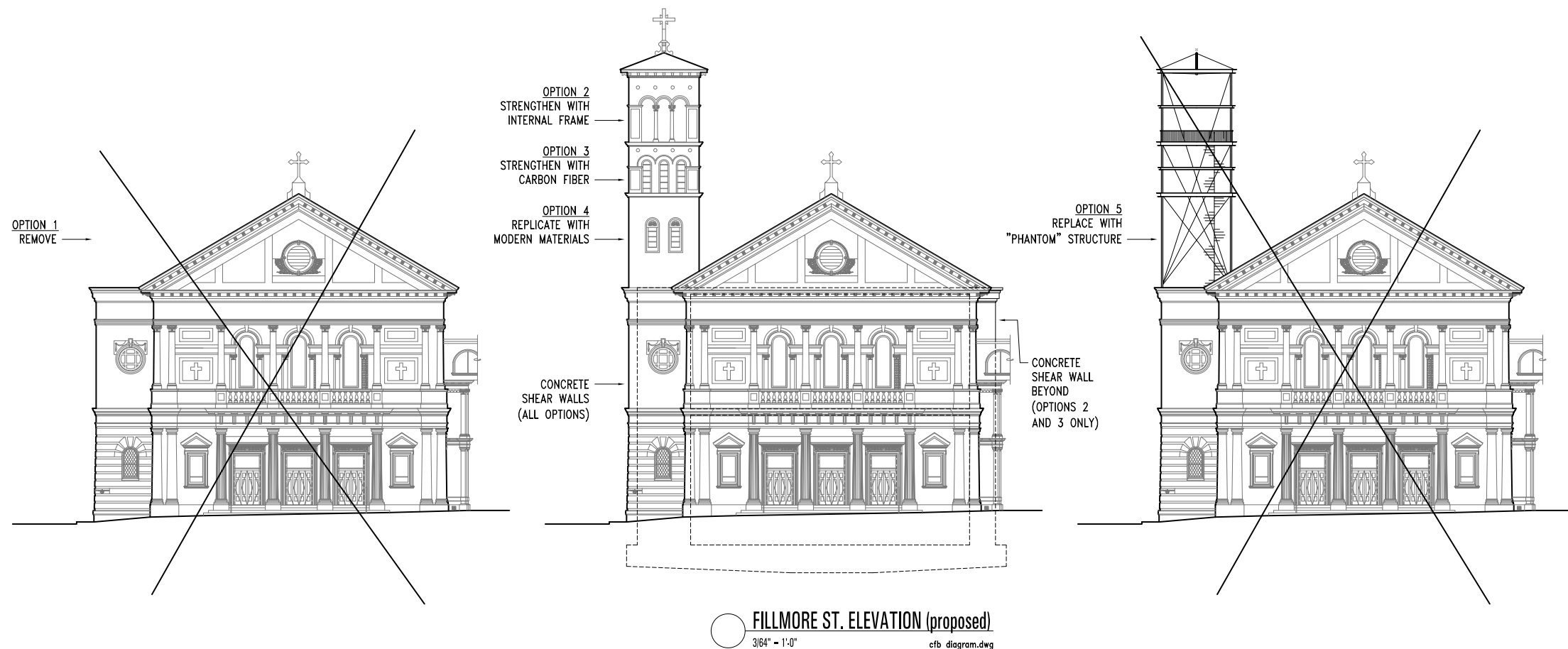
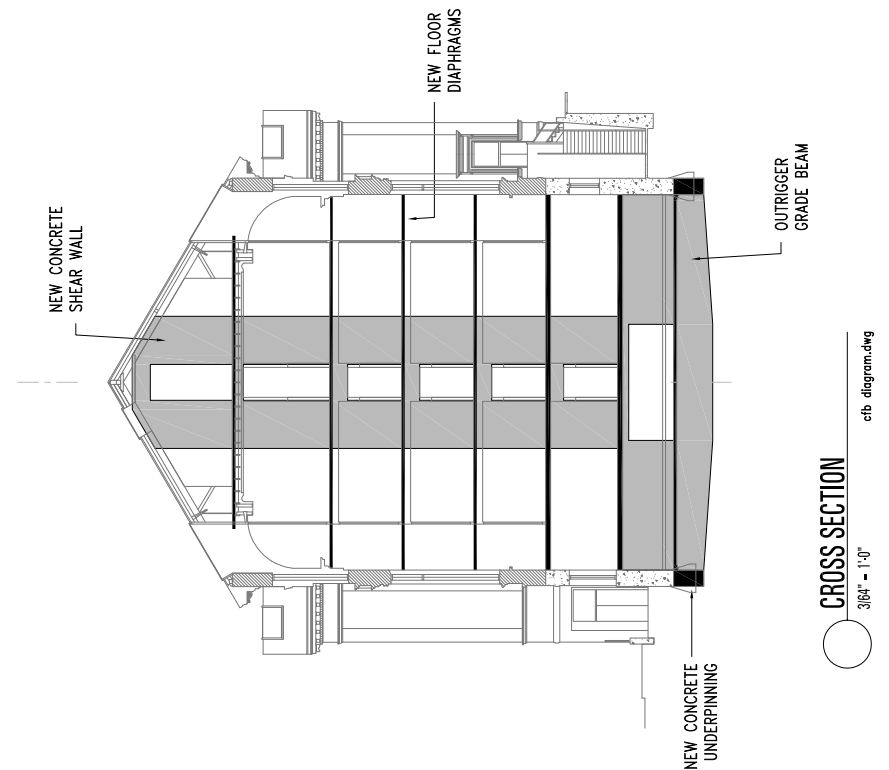
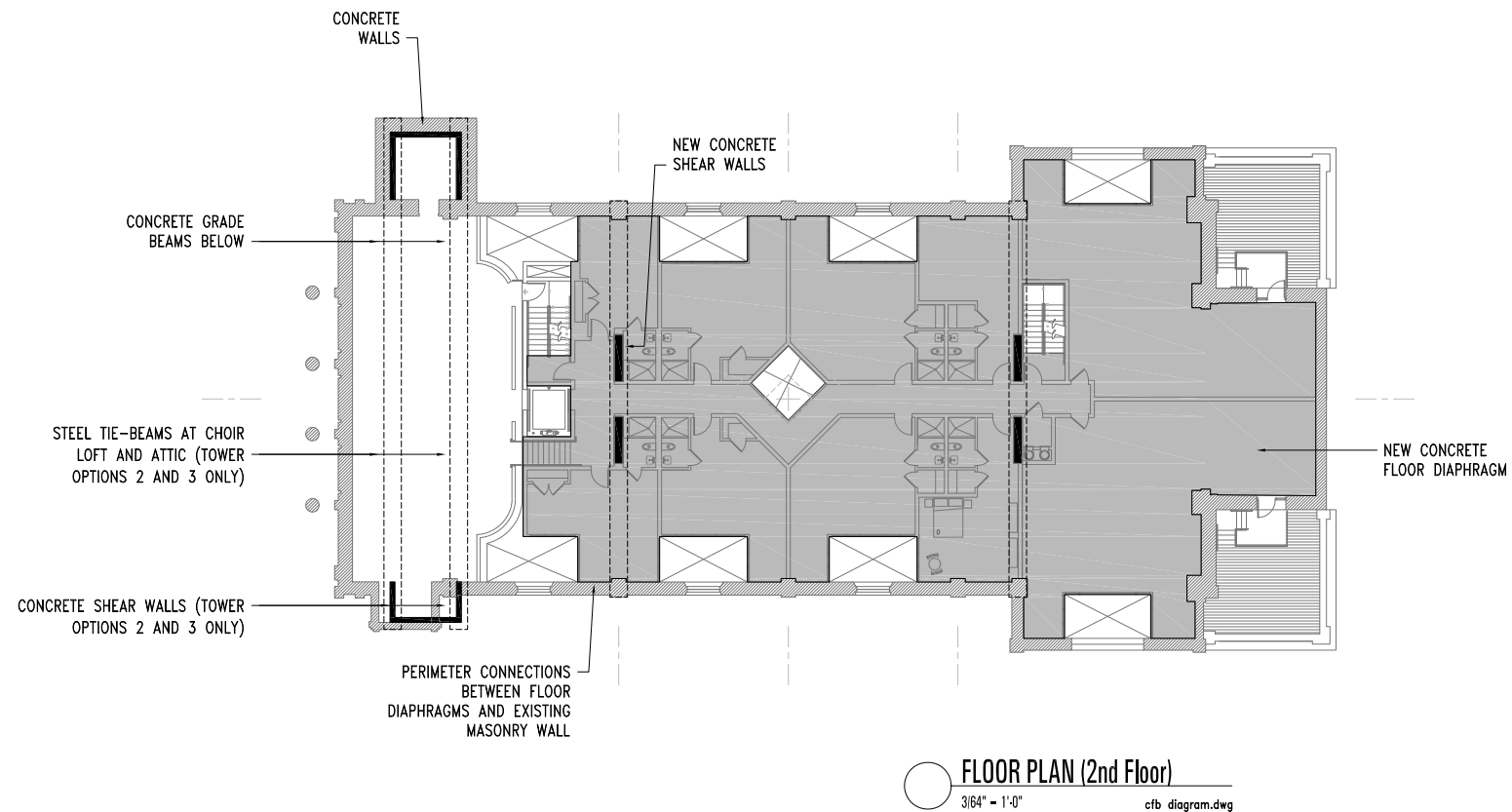
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SHEET 3a



SEISMIC STRENGTHENING

CHALLENGE

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

SOLUTION

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

BELL TOWER OPTIONS

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

UPPER TOWER OPTIONS

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

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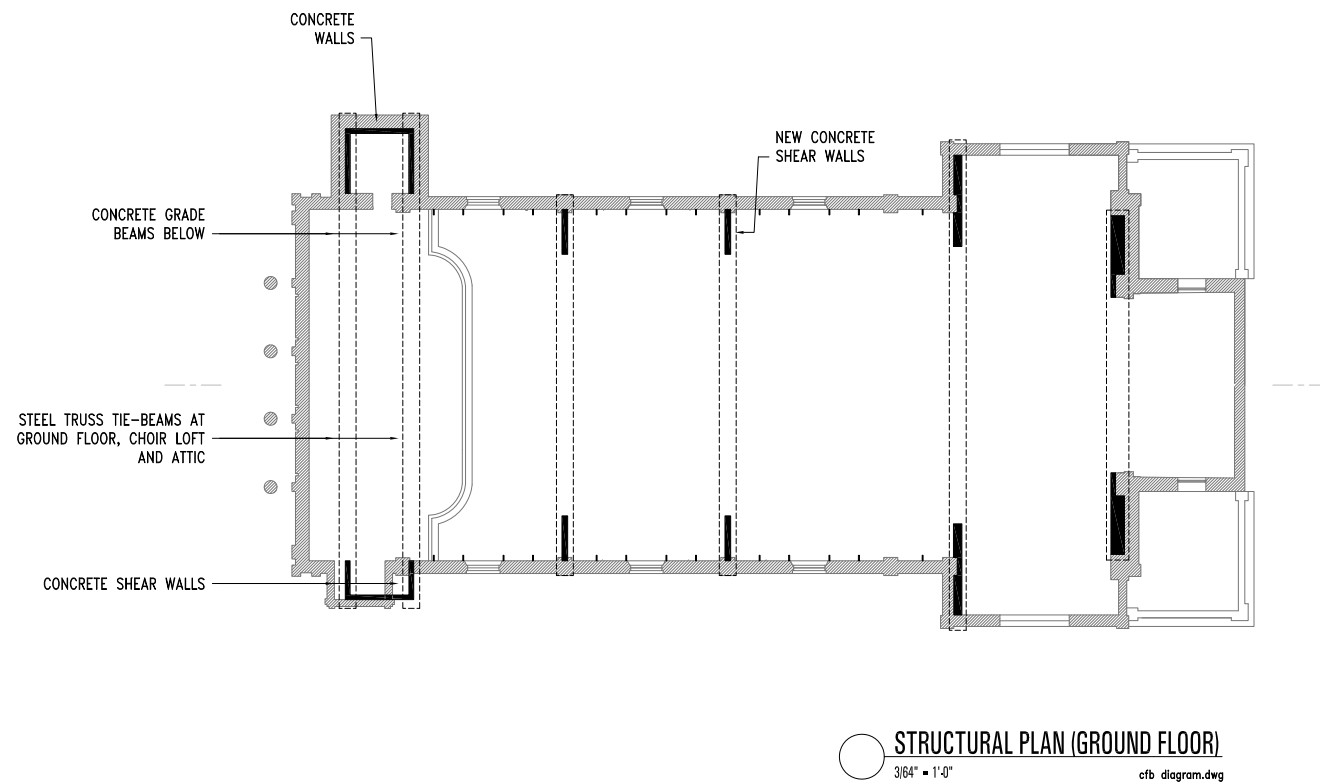
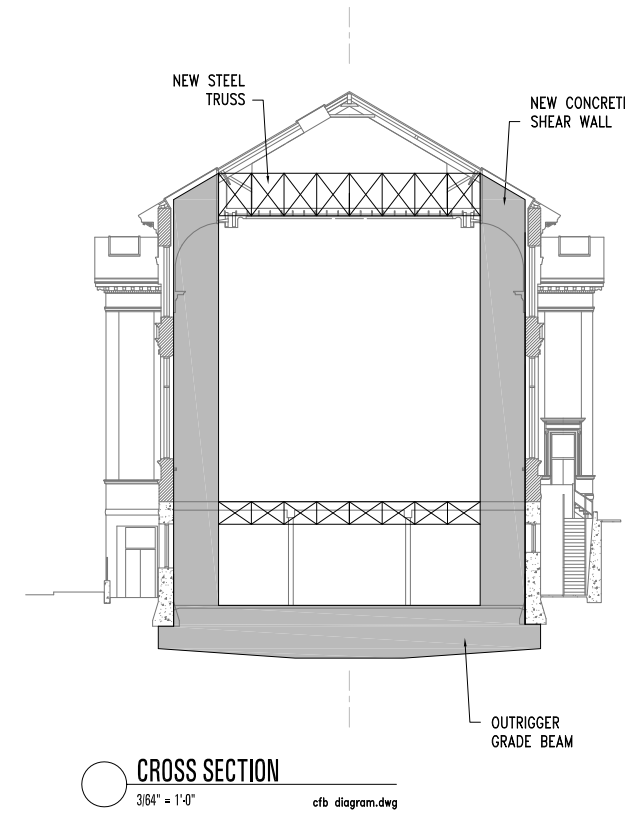
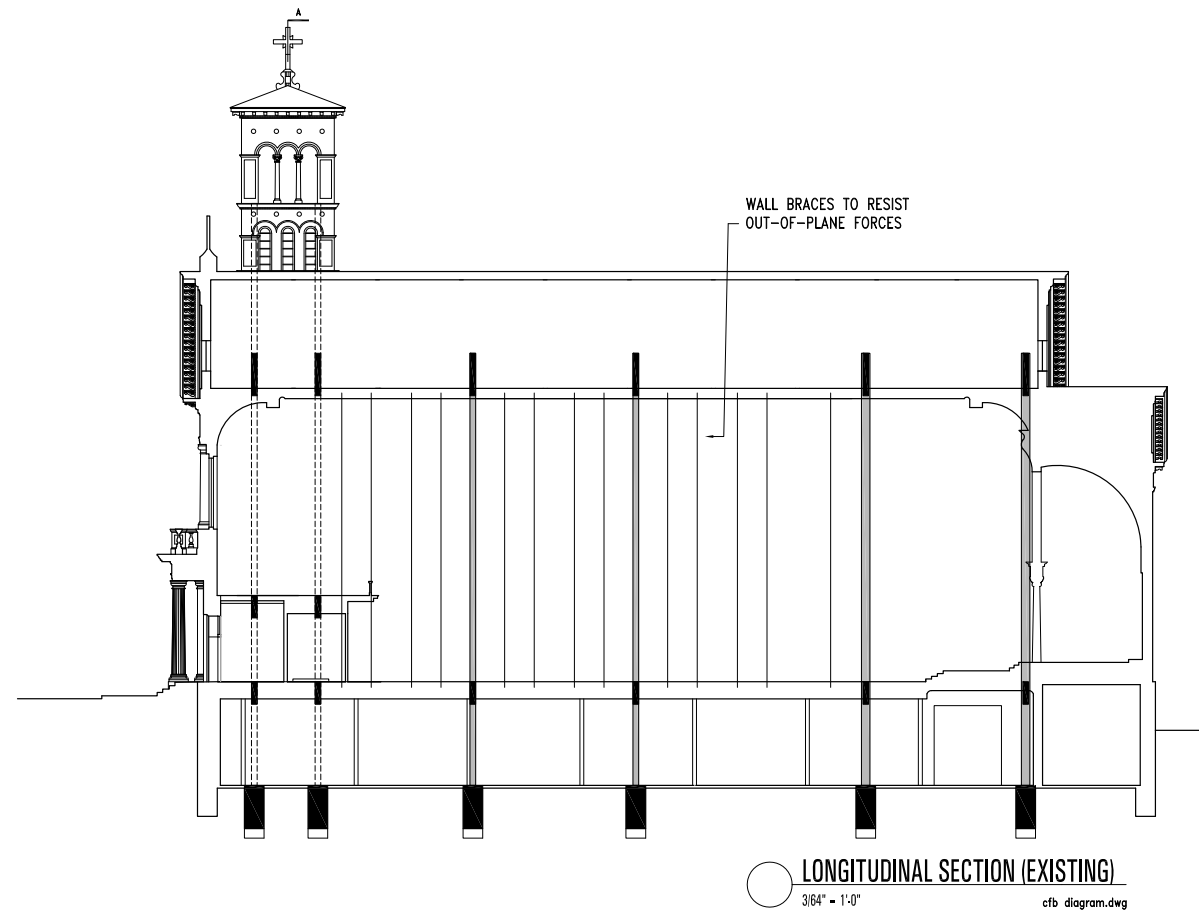
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SEISMIC STRENGTHENING

SCHEME WITHOUT THE INTRODUCTION OF NEW FLOORS

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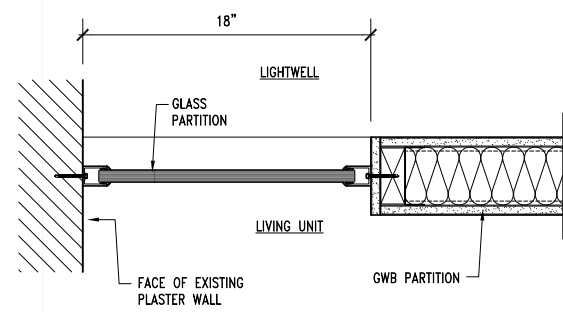
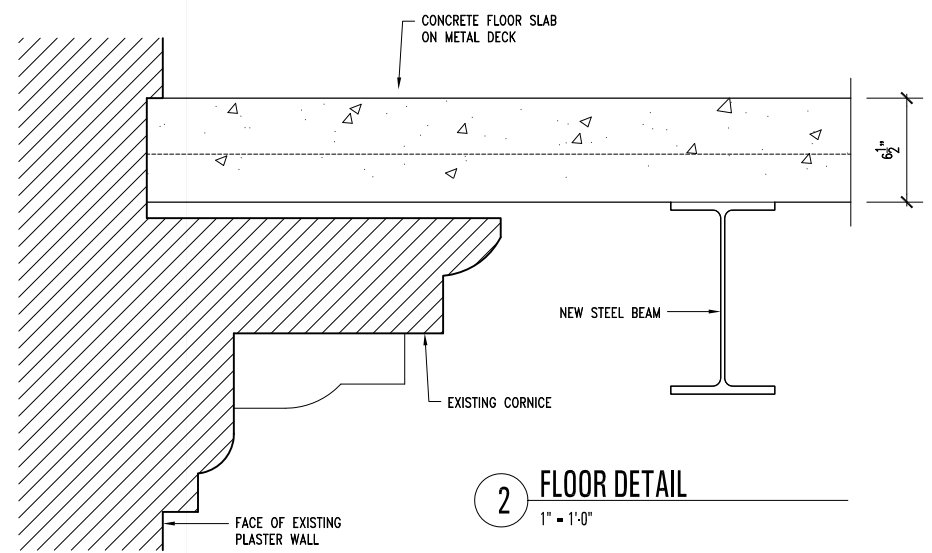
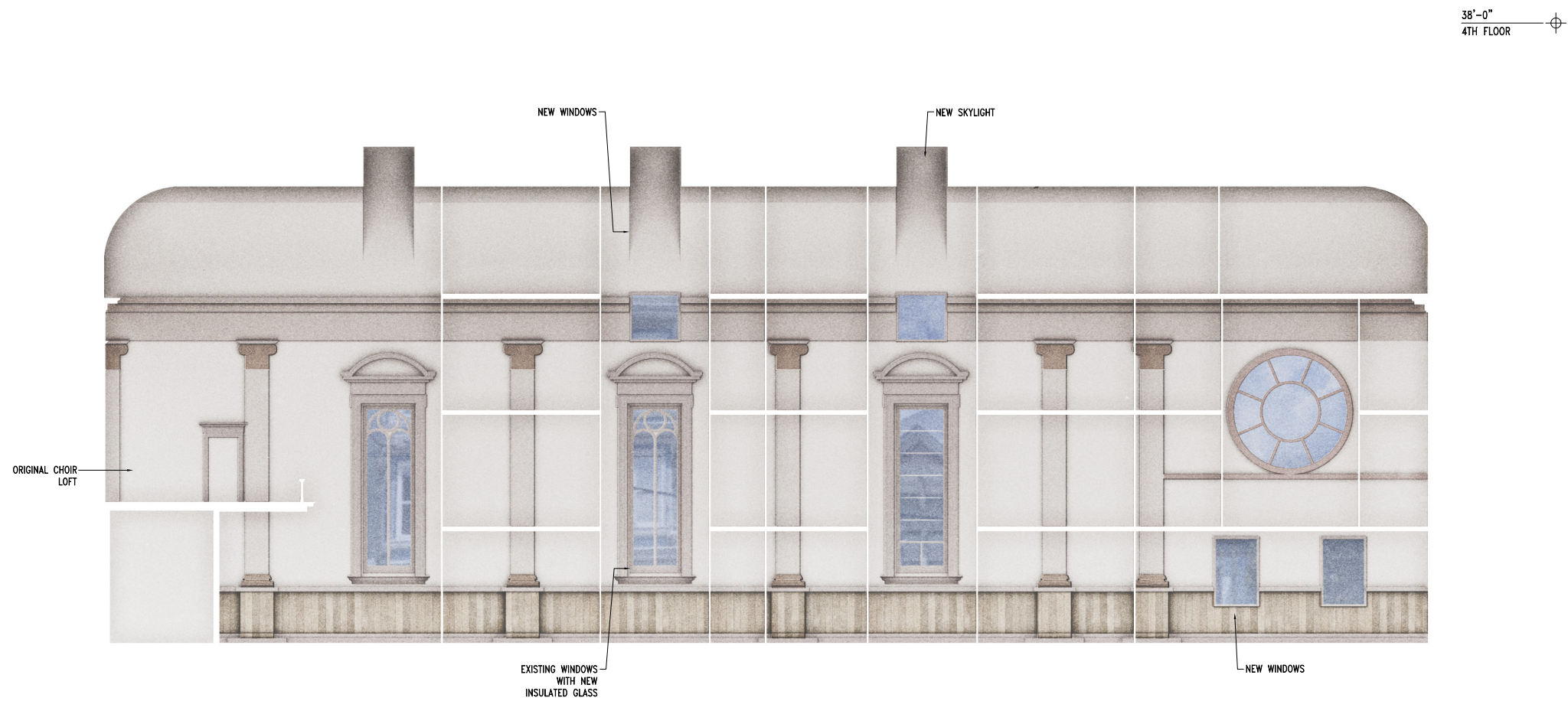
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SHEET 4a



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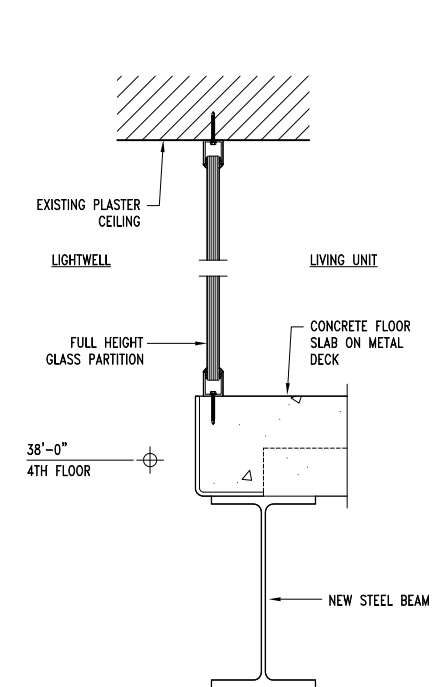
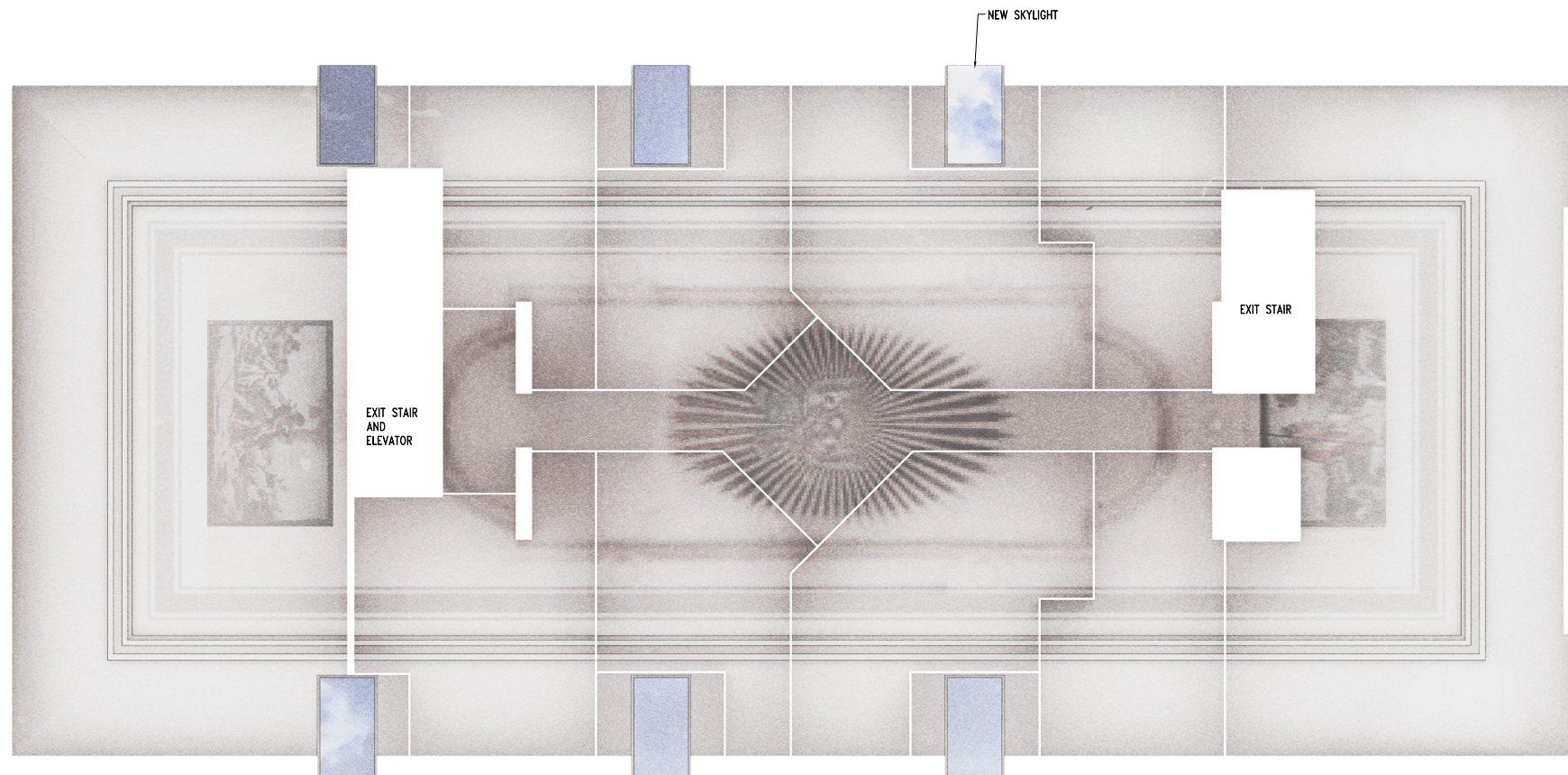
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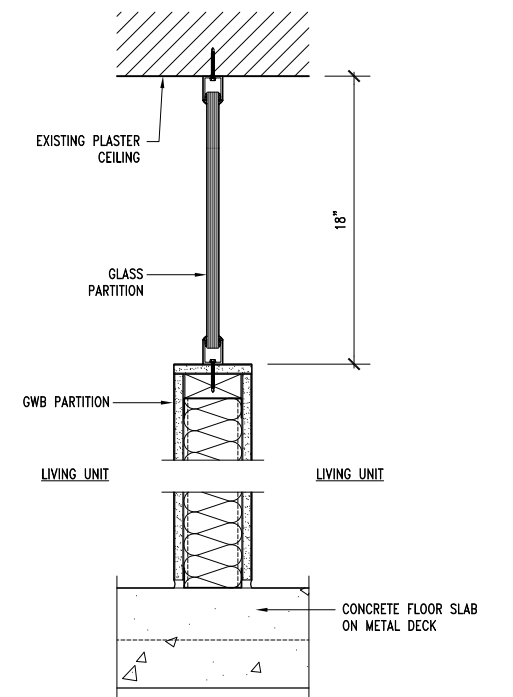
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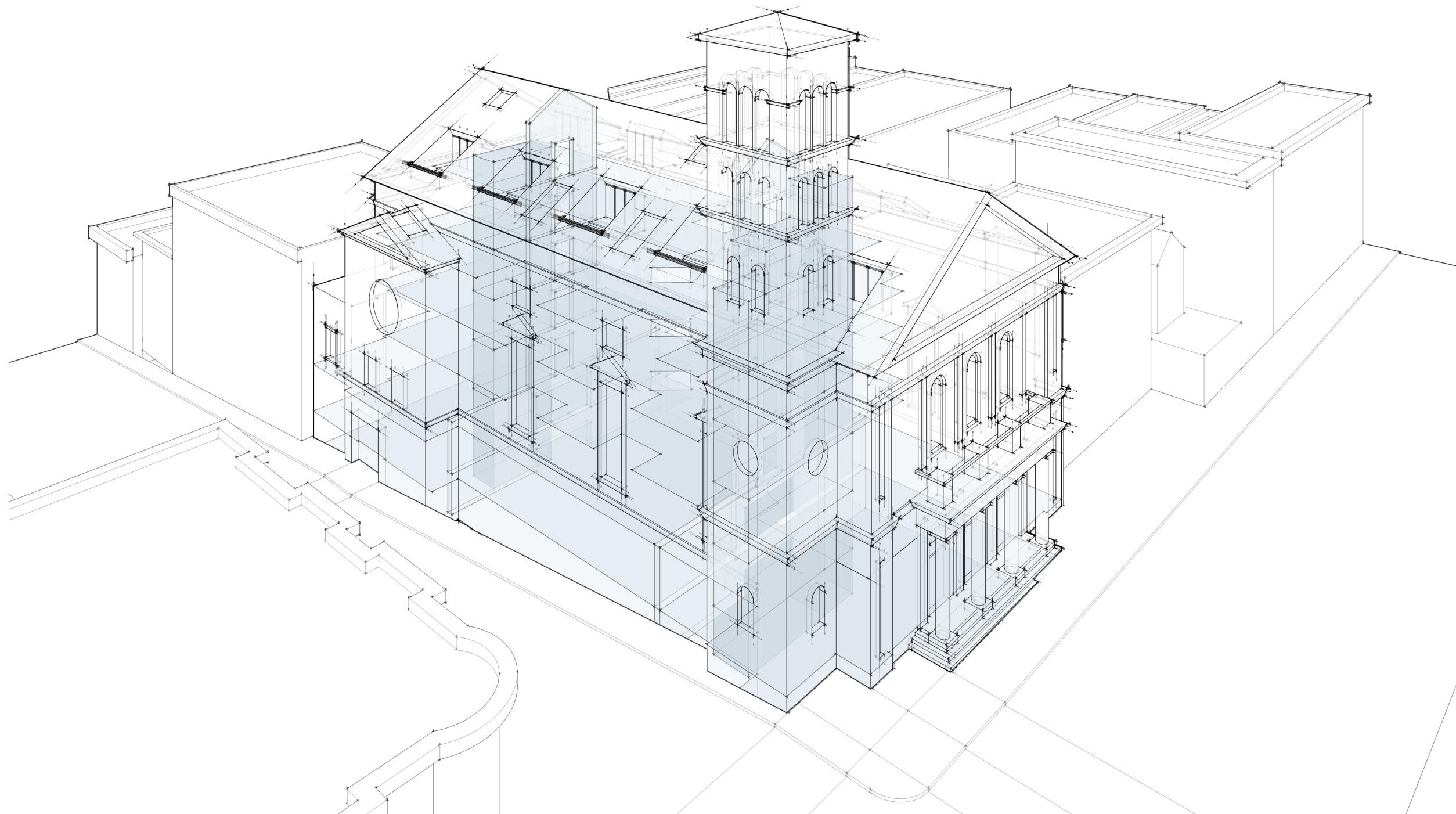
SHEET 5



4 GLASS PARTITION AT LIGHTWELL
1" = 1'-0"



3 UNIT SEPARATION WALL (SECTION)
1" = 1'-0"



3-D VIEW

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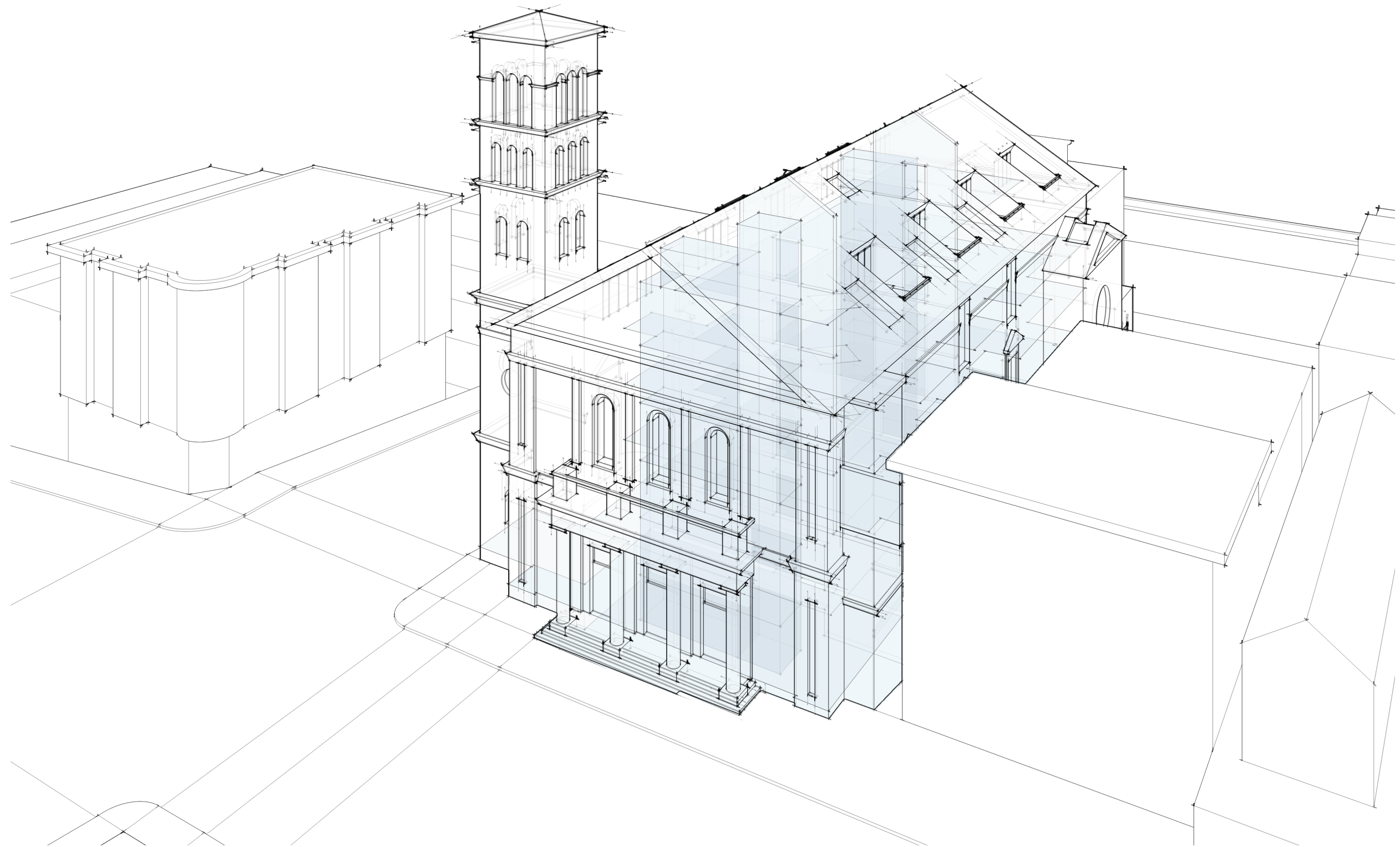
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3-D VIEW

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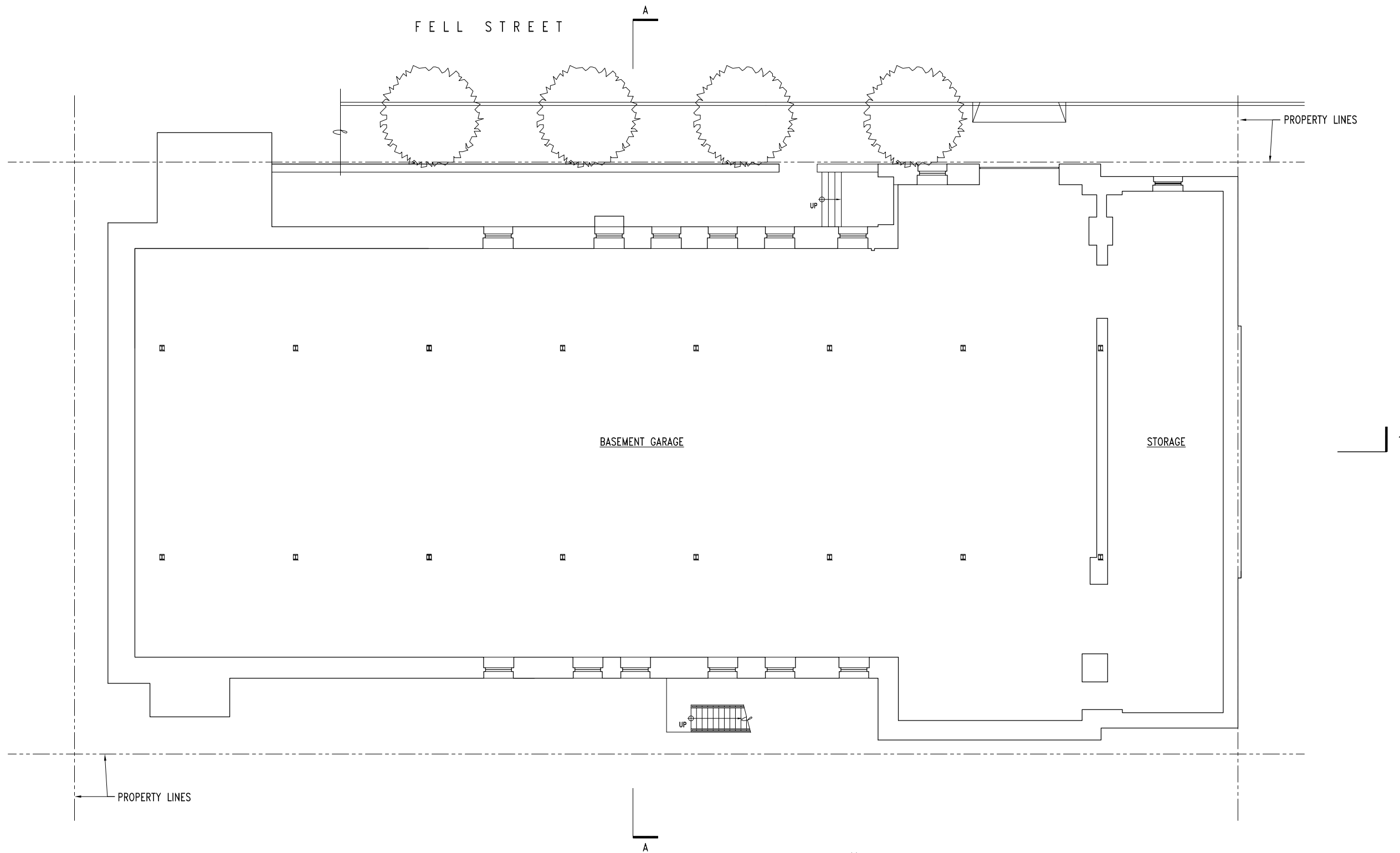
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EXISTING CONDITIONS

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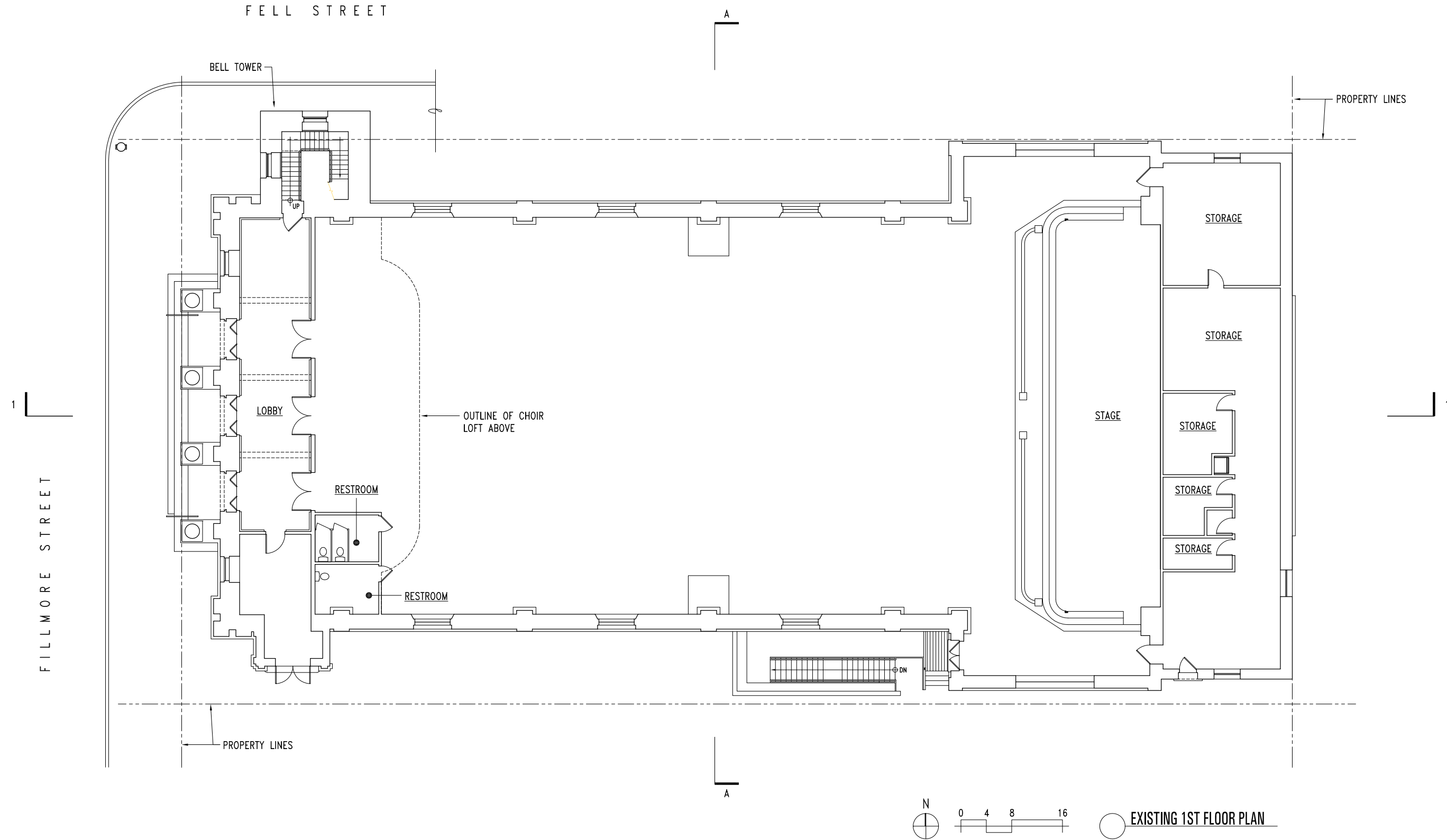
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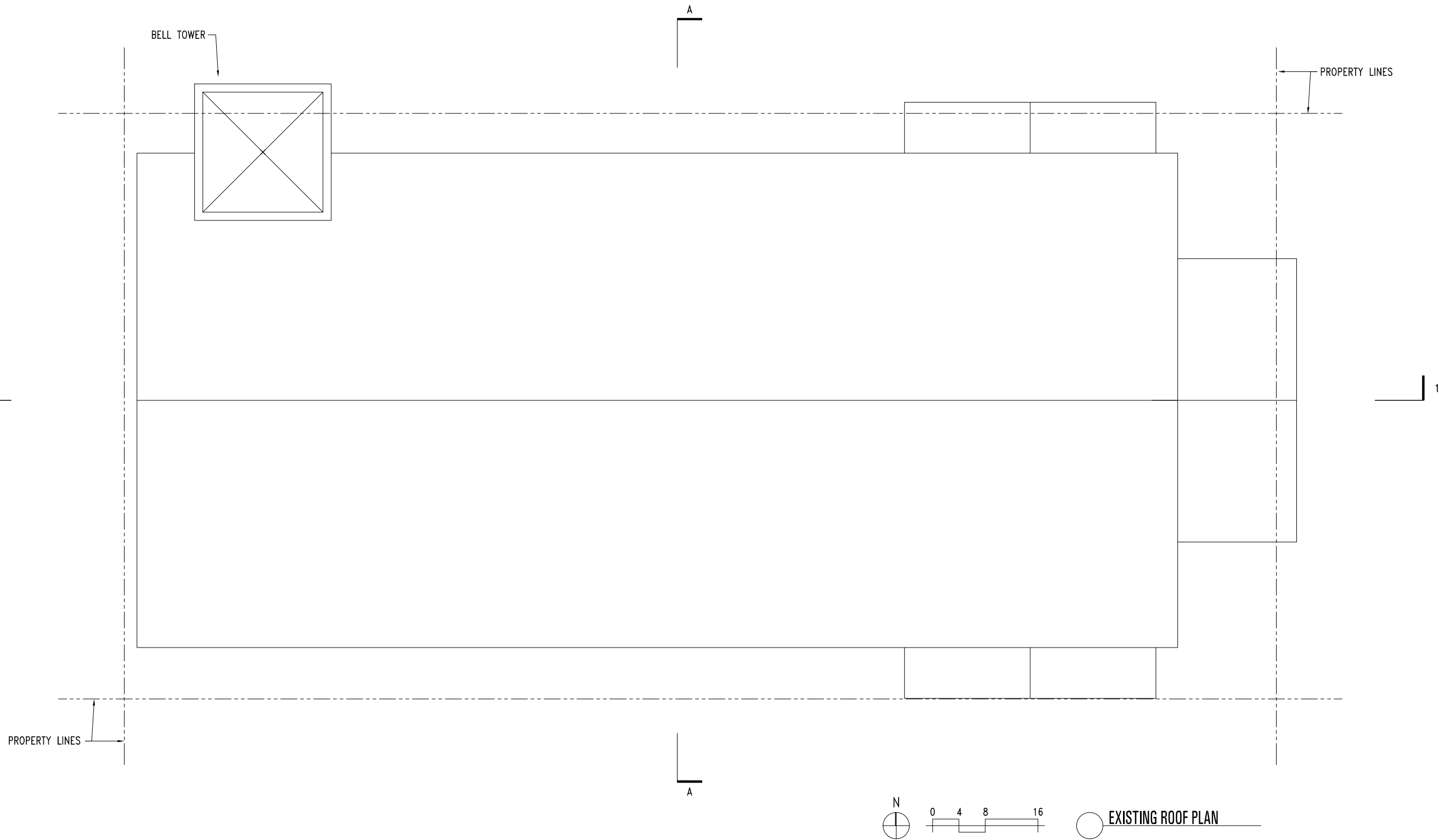
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EXISTING CONDITIONS

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EXISTING CONDITIONS

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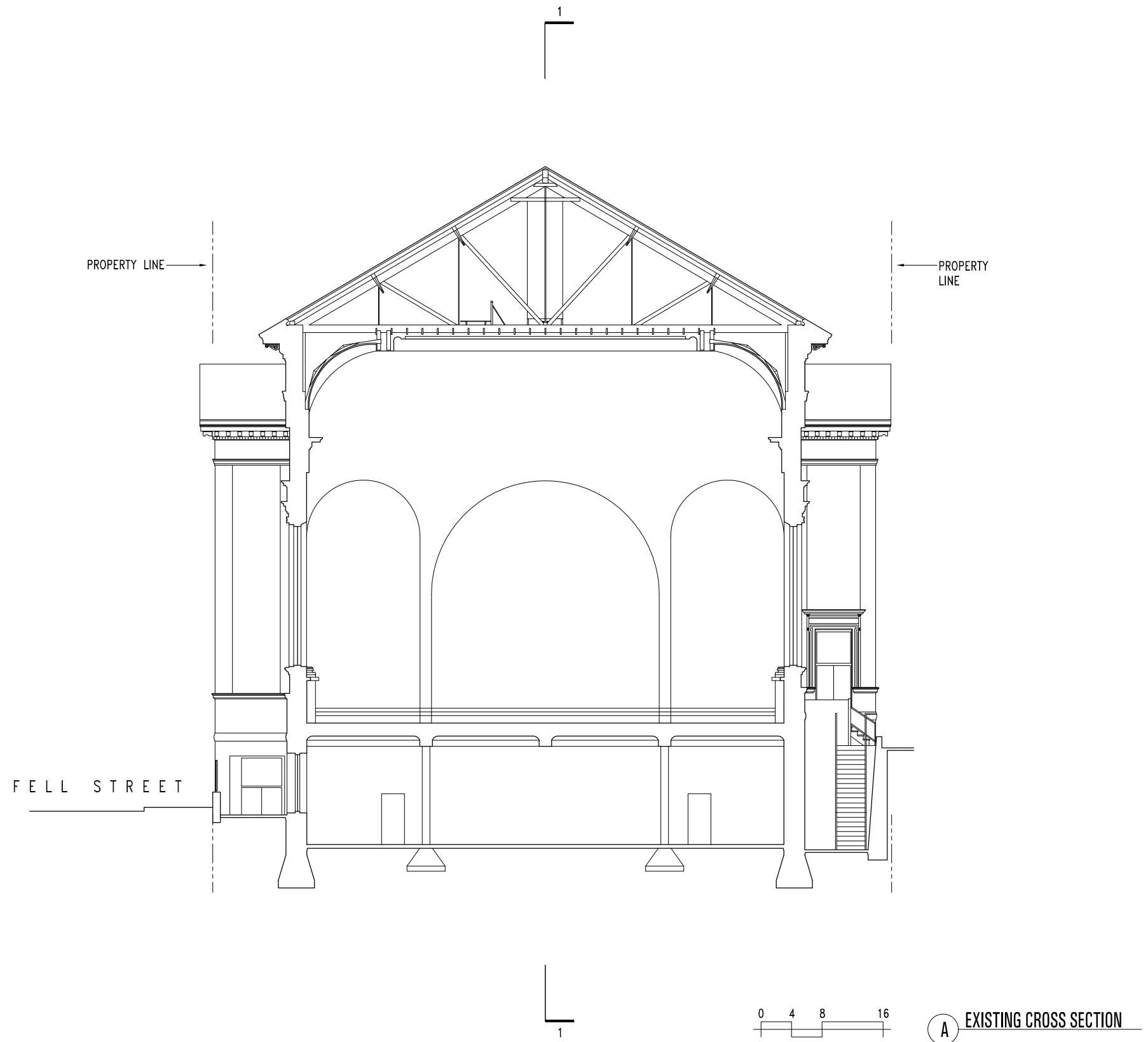
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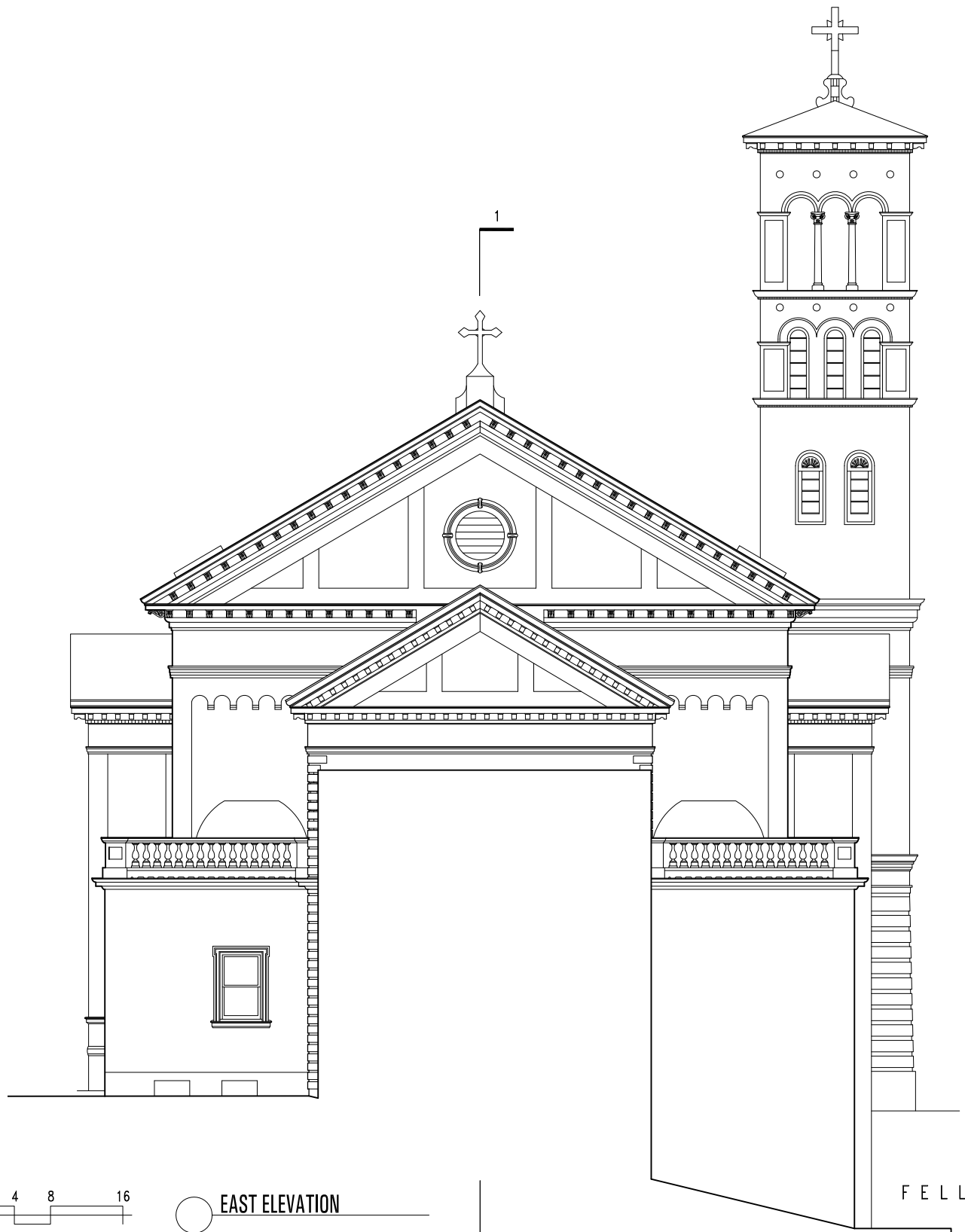
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SHEET 13



EAST ELEVATION



WEST ELEVATION

EXISTING CONDITIONS

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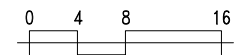
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SOUTH ELEVATION

EXISTING CONDITIONS

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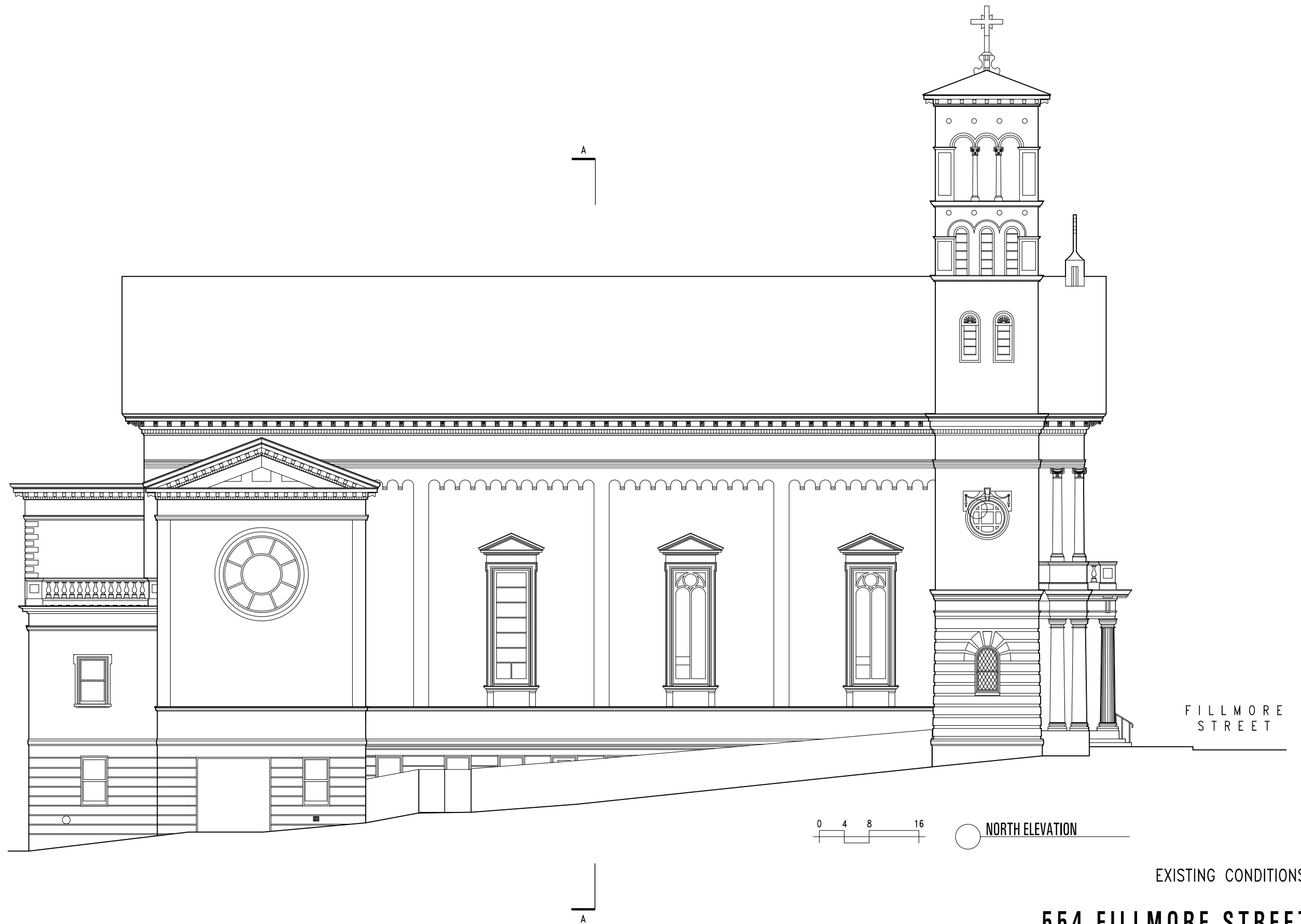
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FILLMORE
STREET

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NORTH ELEVATION

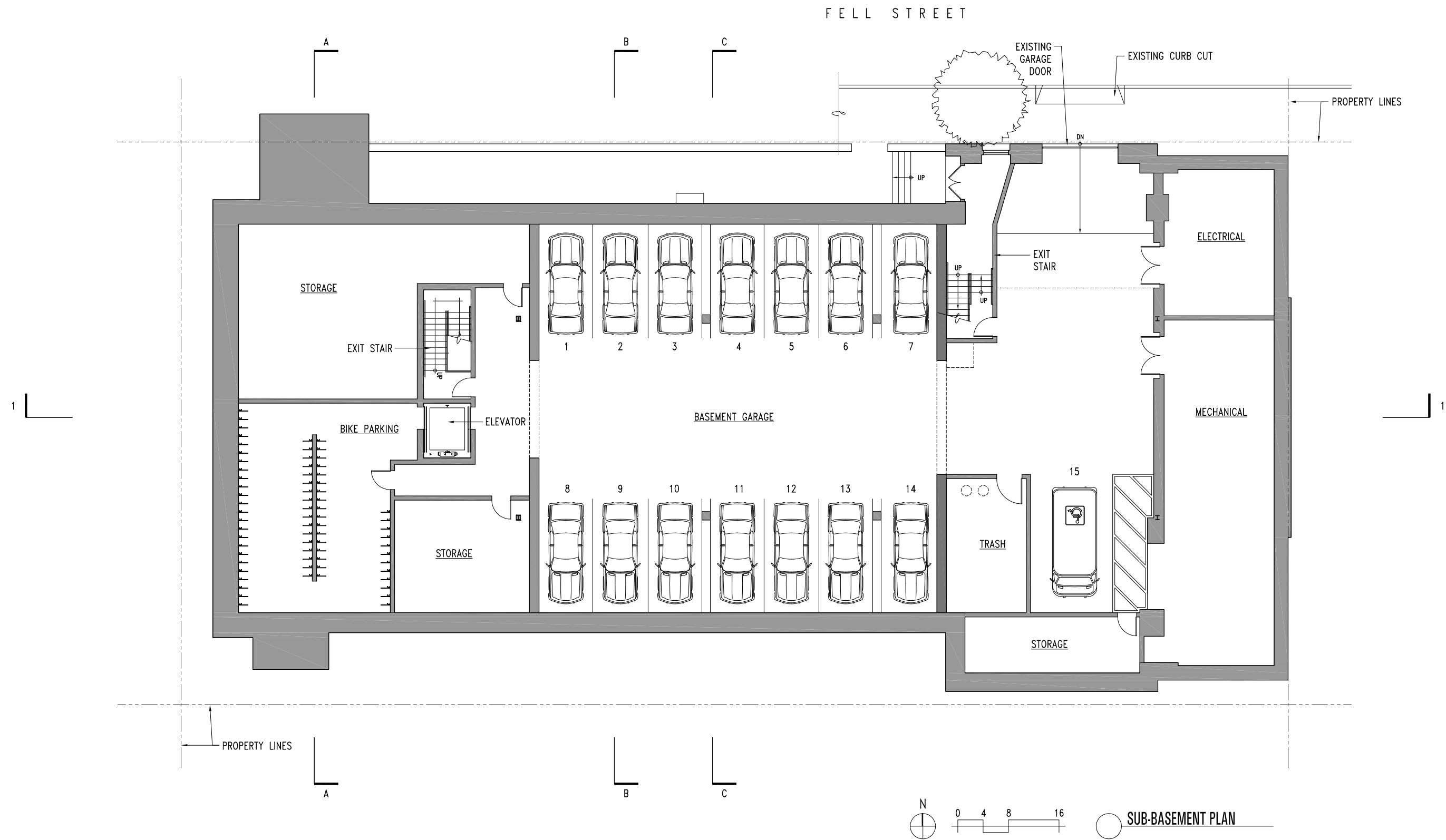
EXISTING CONDITIONS

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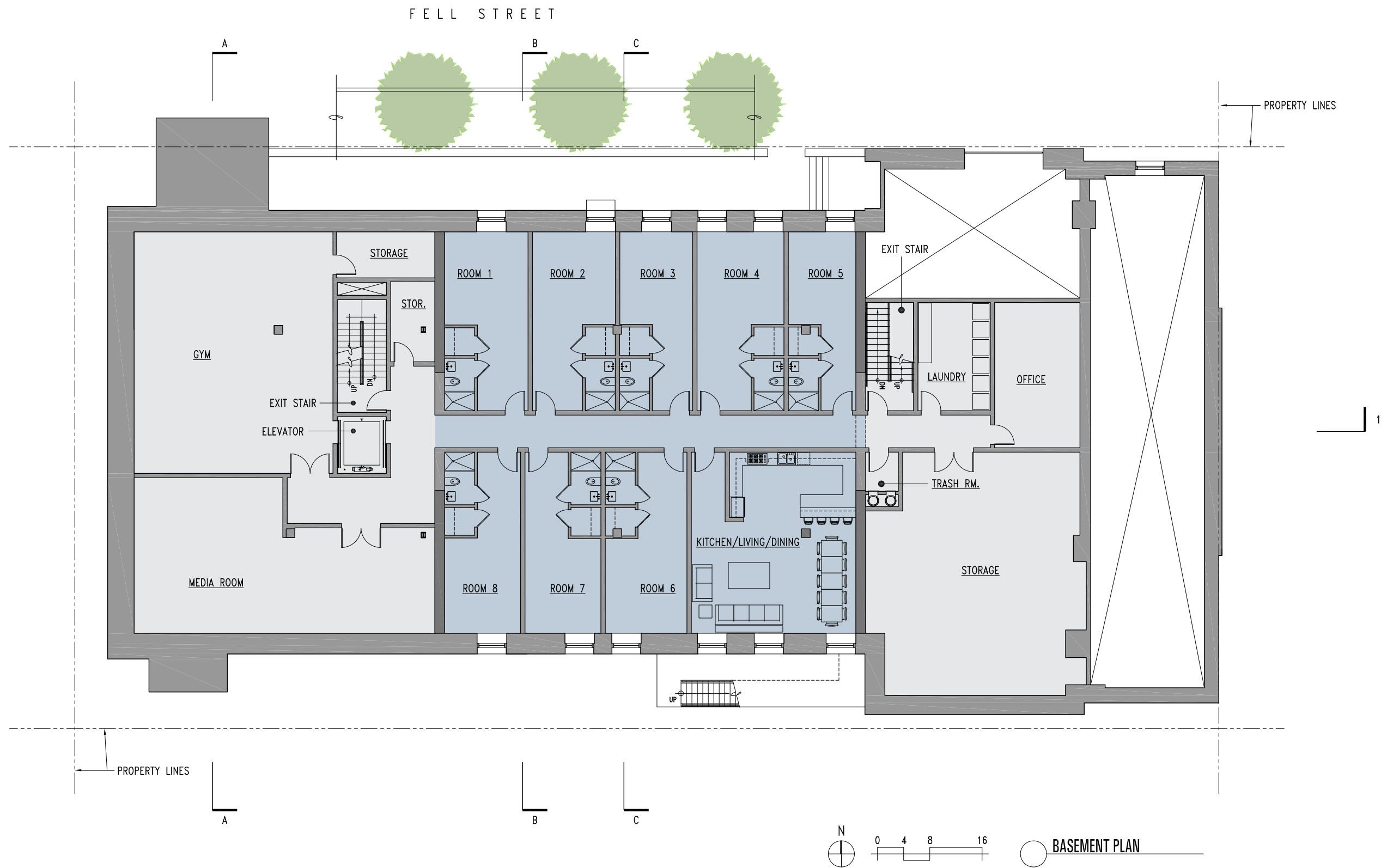


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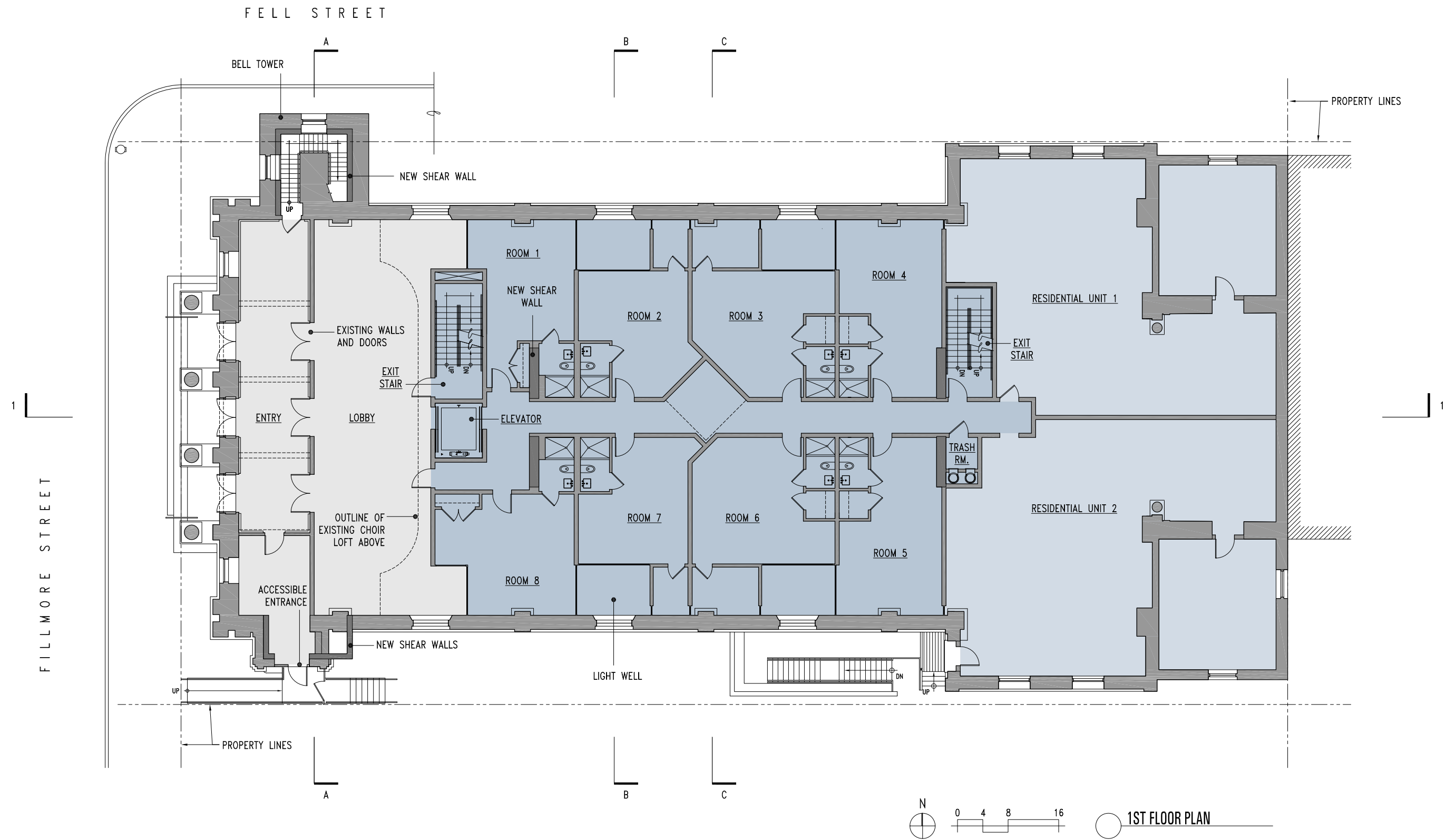
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1ST FLOOR PLAN

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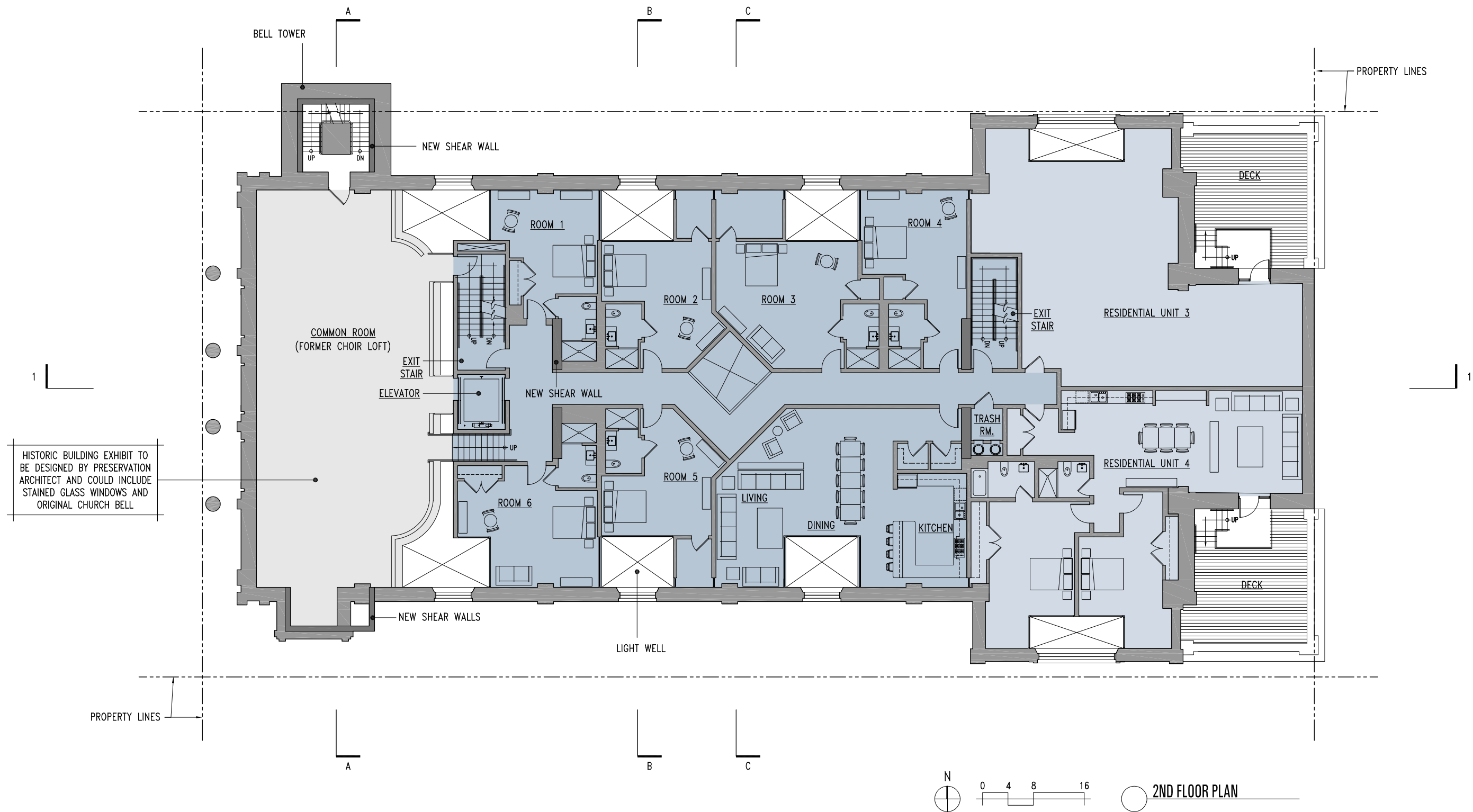
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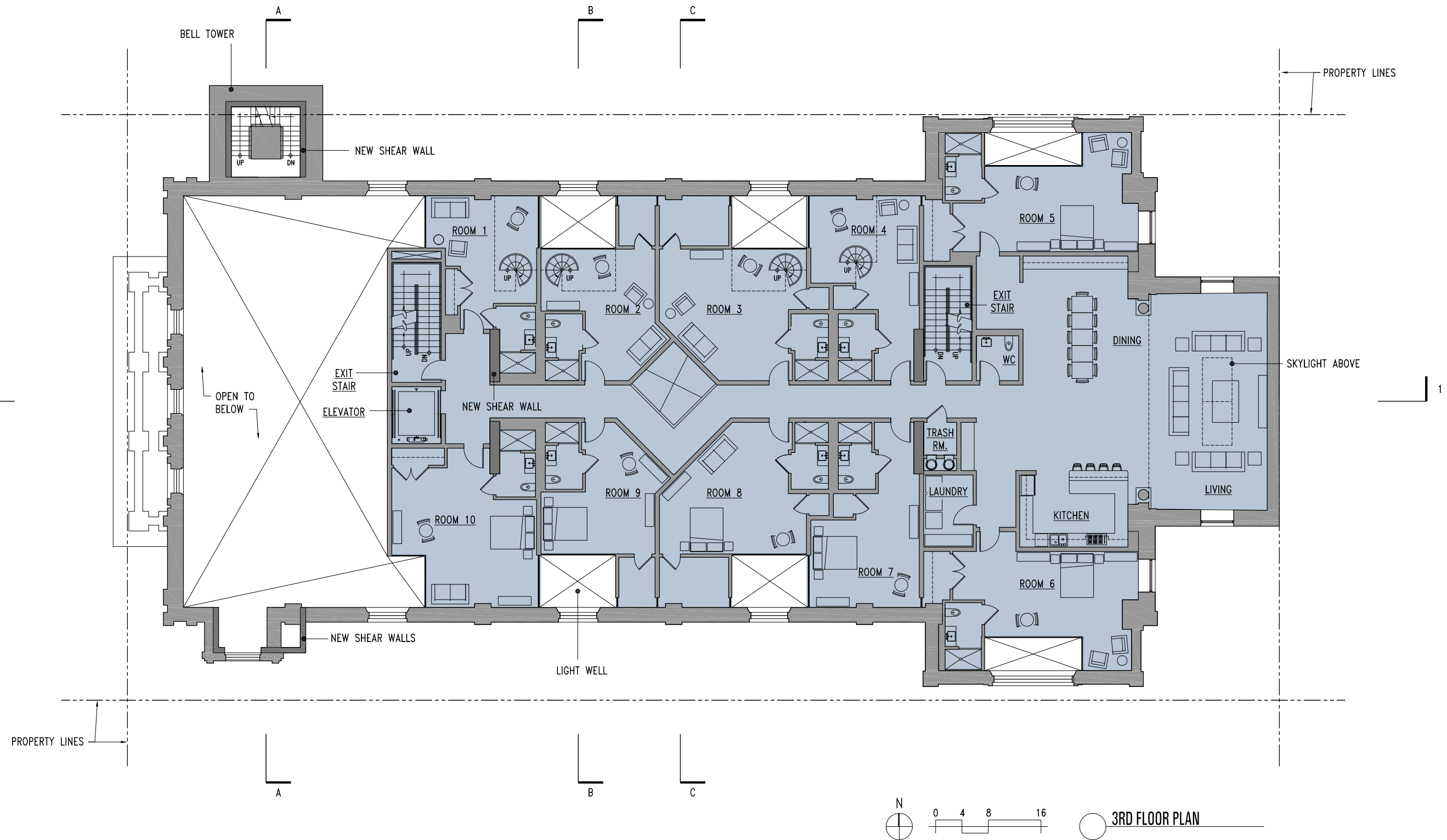
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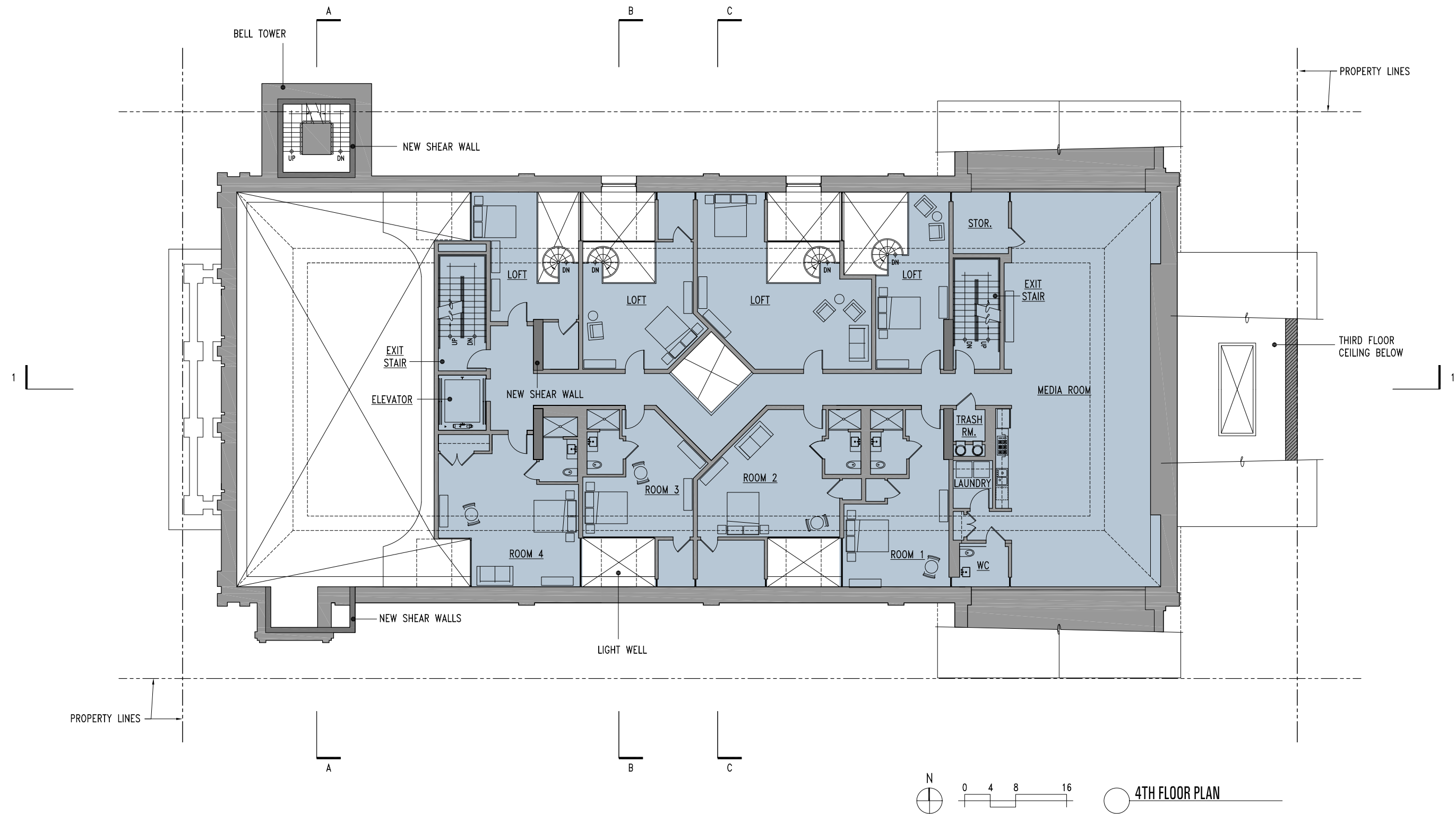
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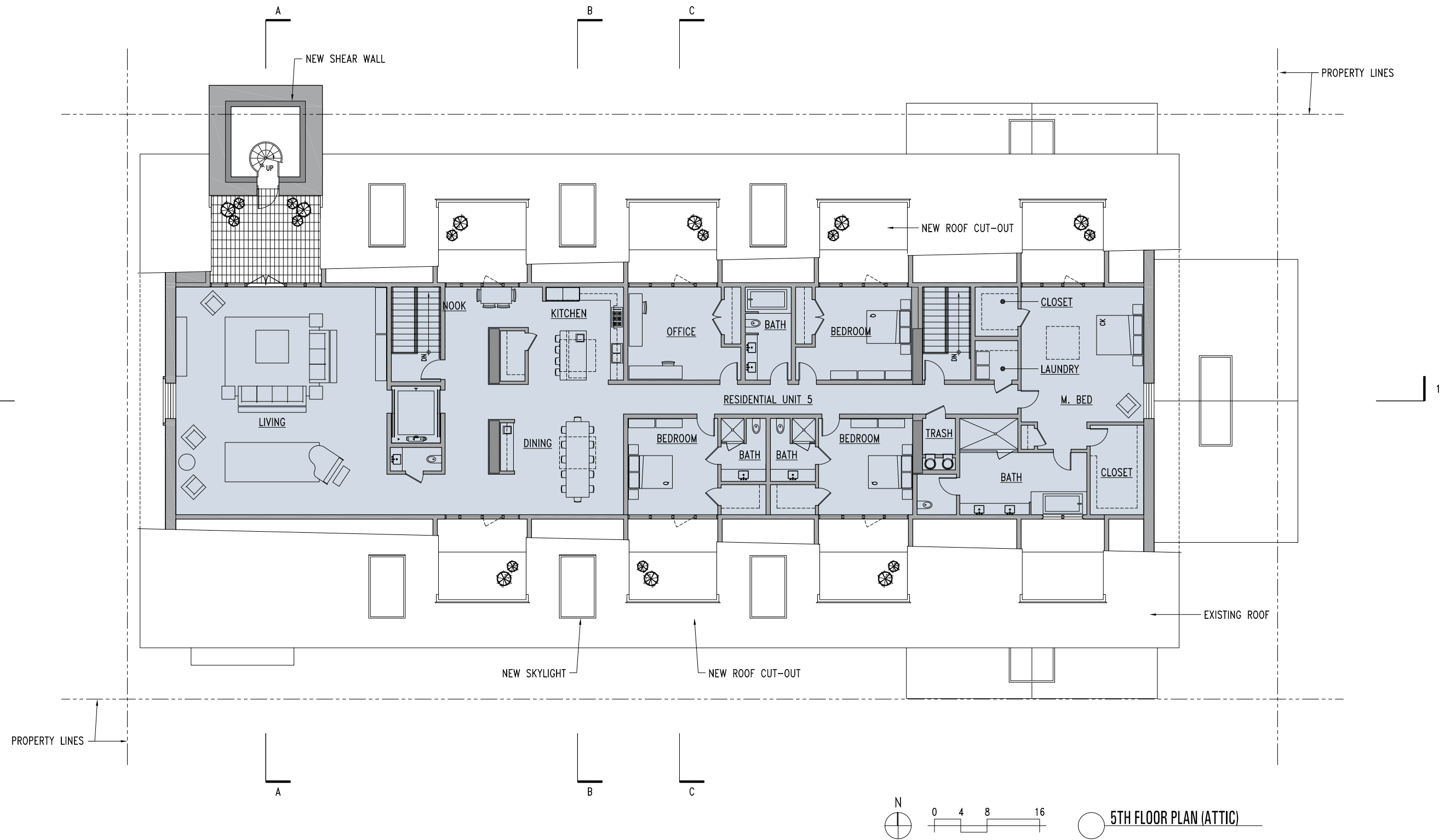
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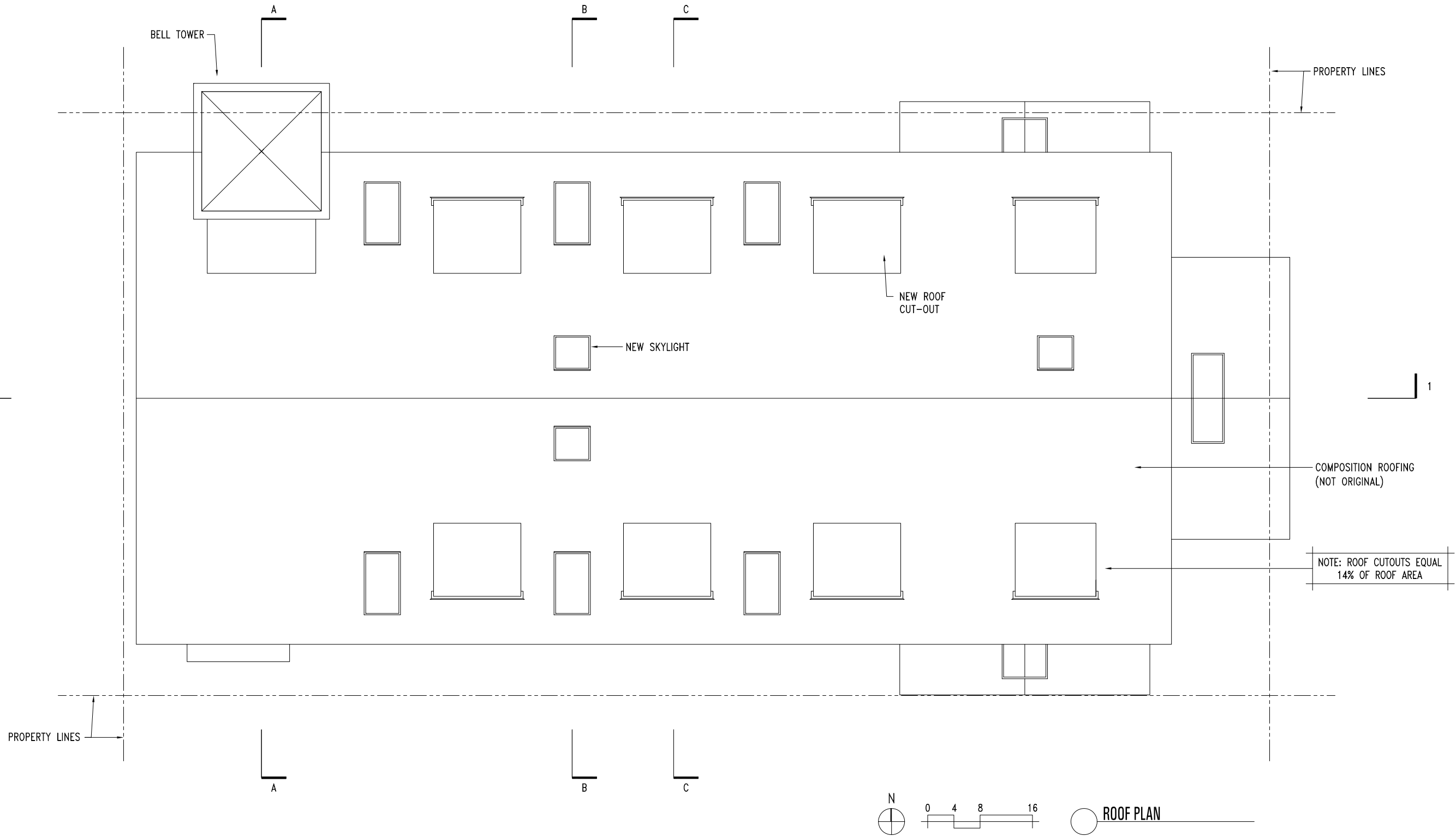


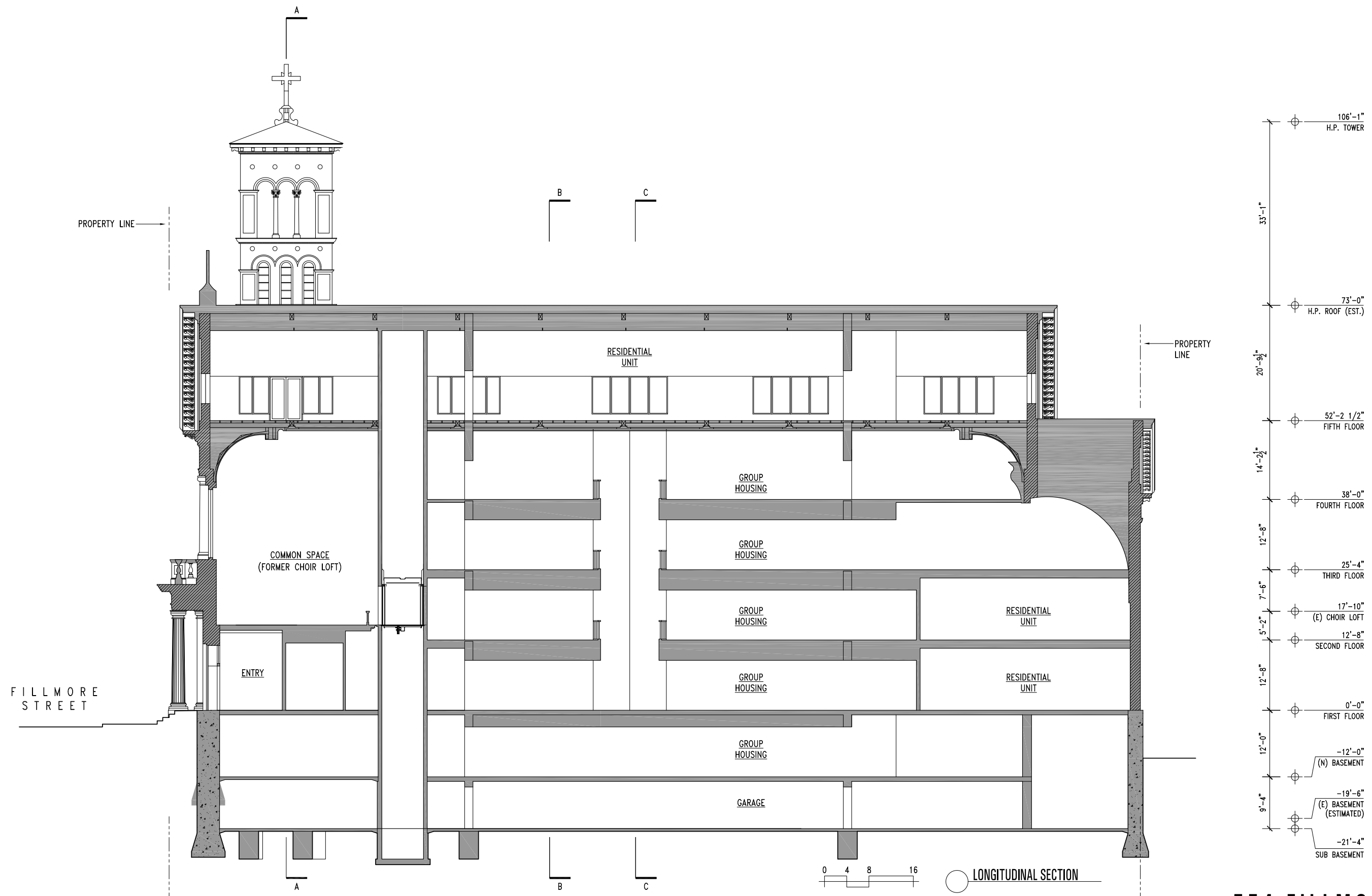
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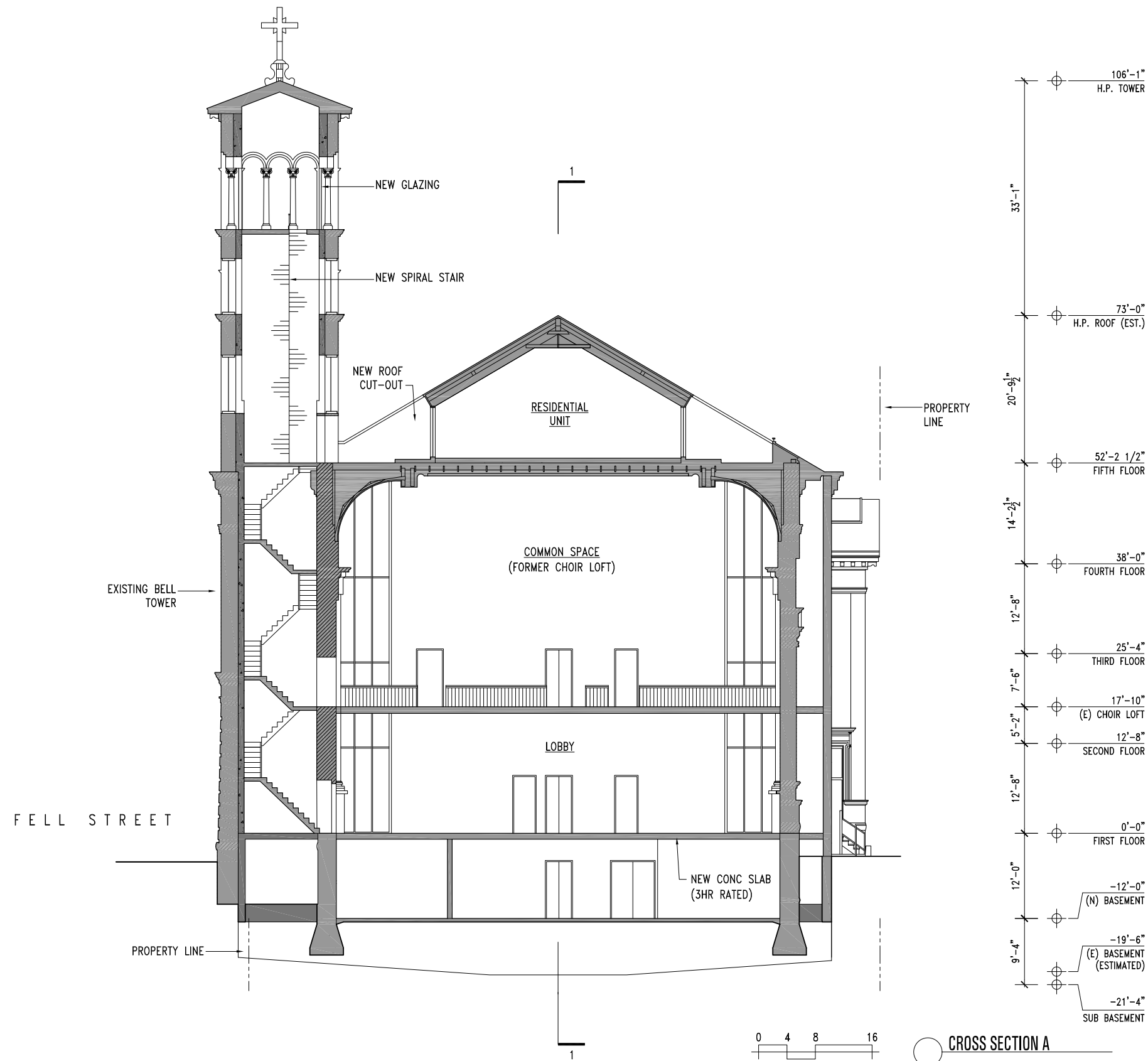
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SHEET 23





CONVERSION TO RESIDENTIAL USE



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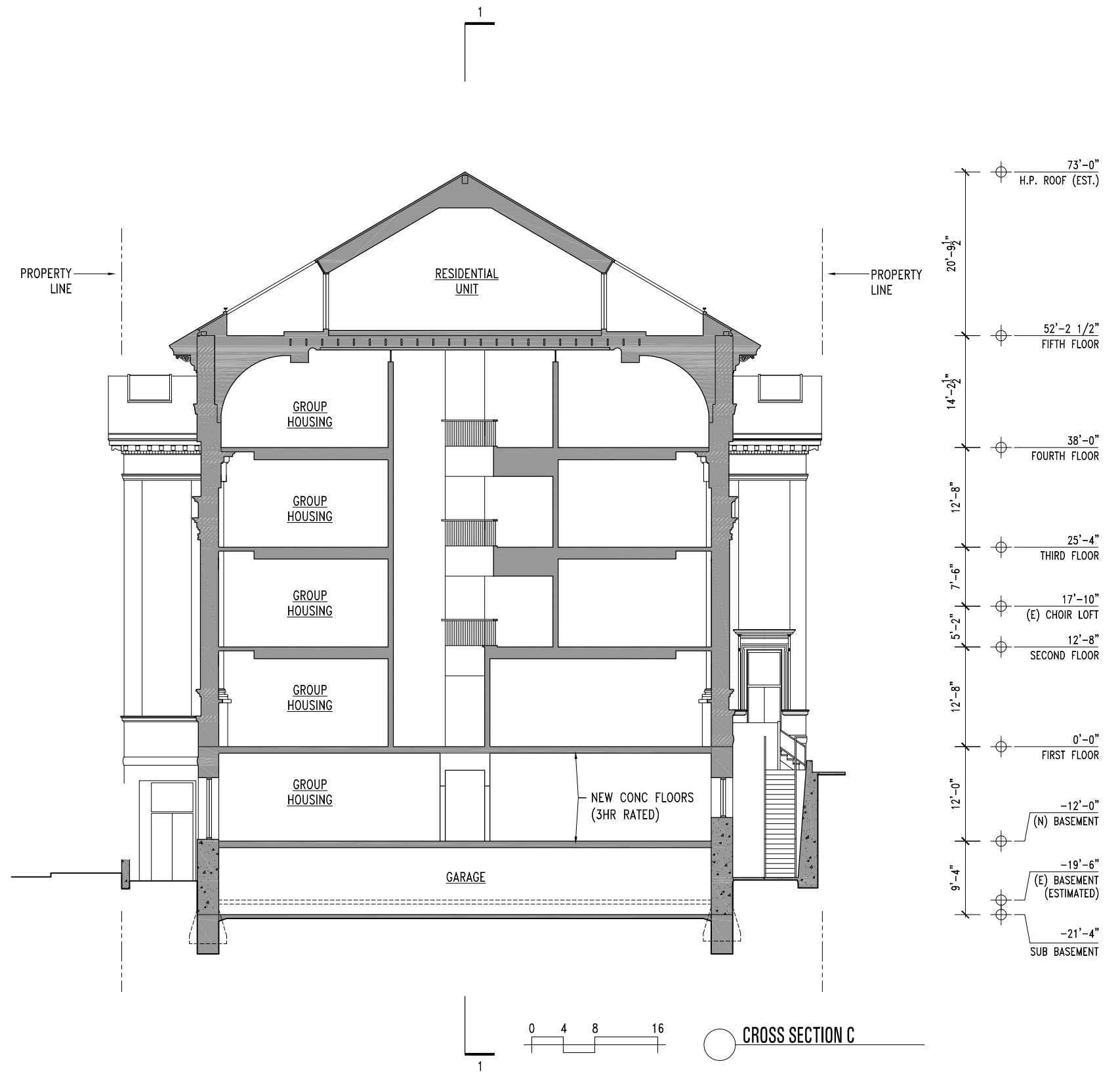
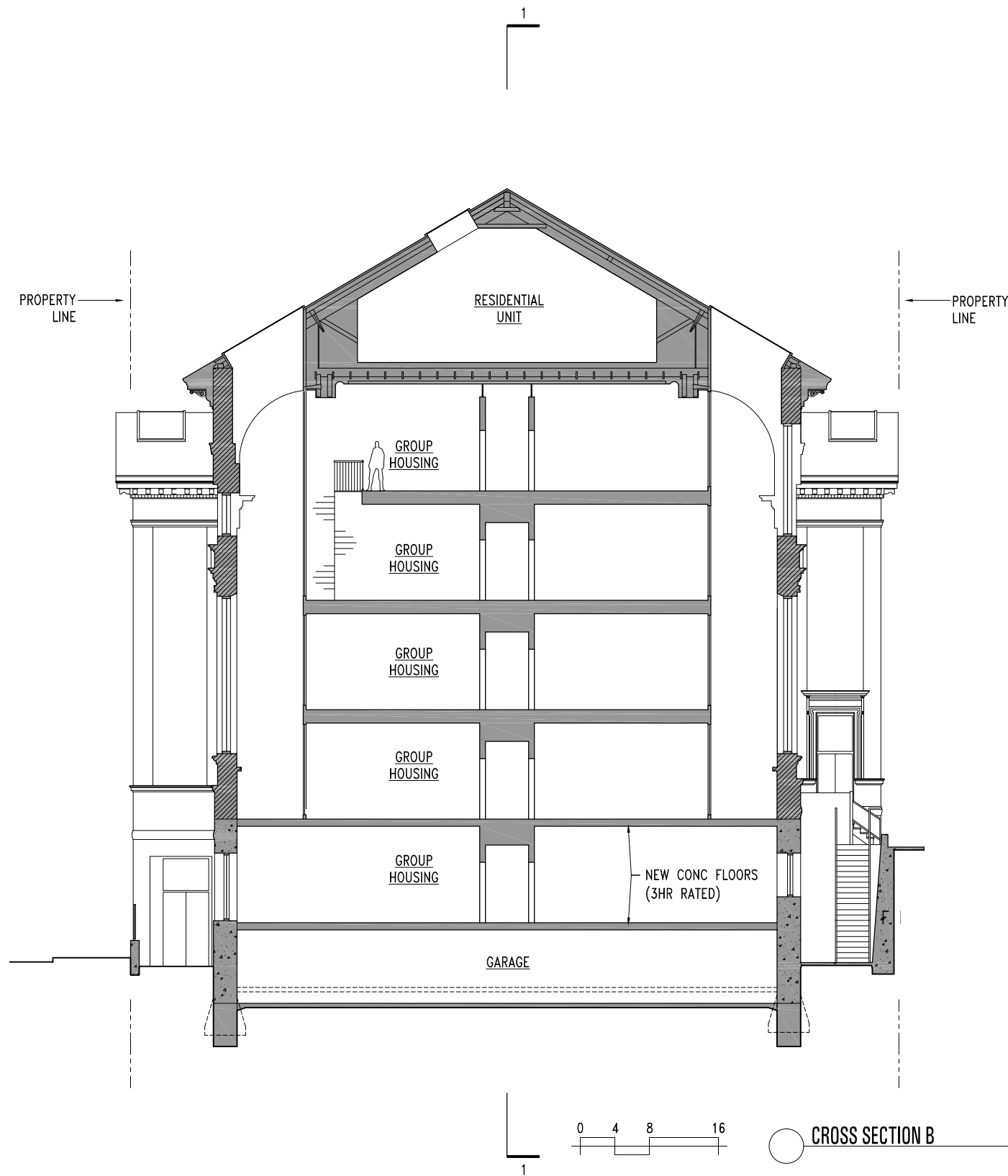
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SHEET 26



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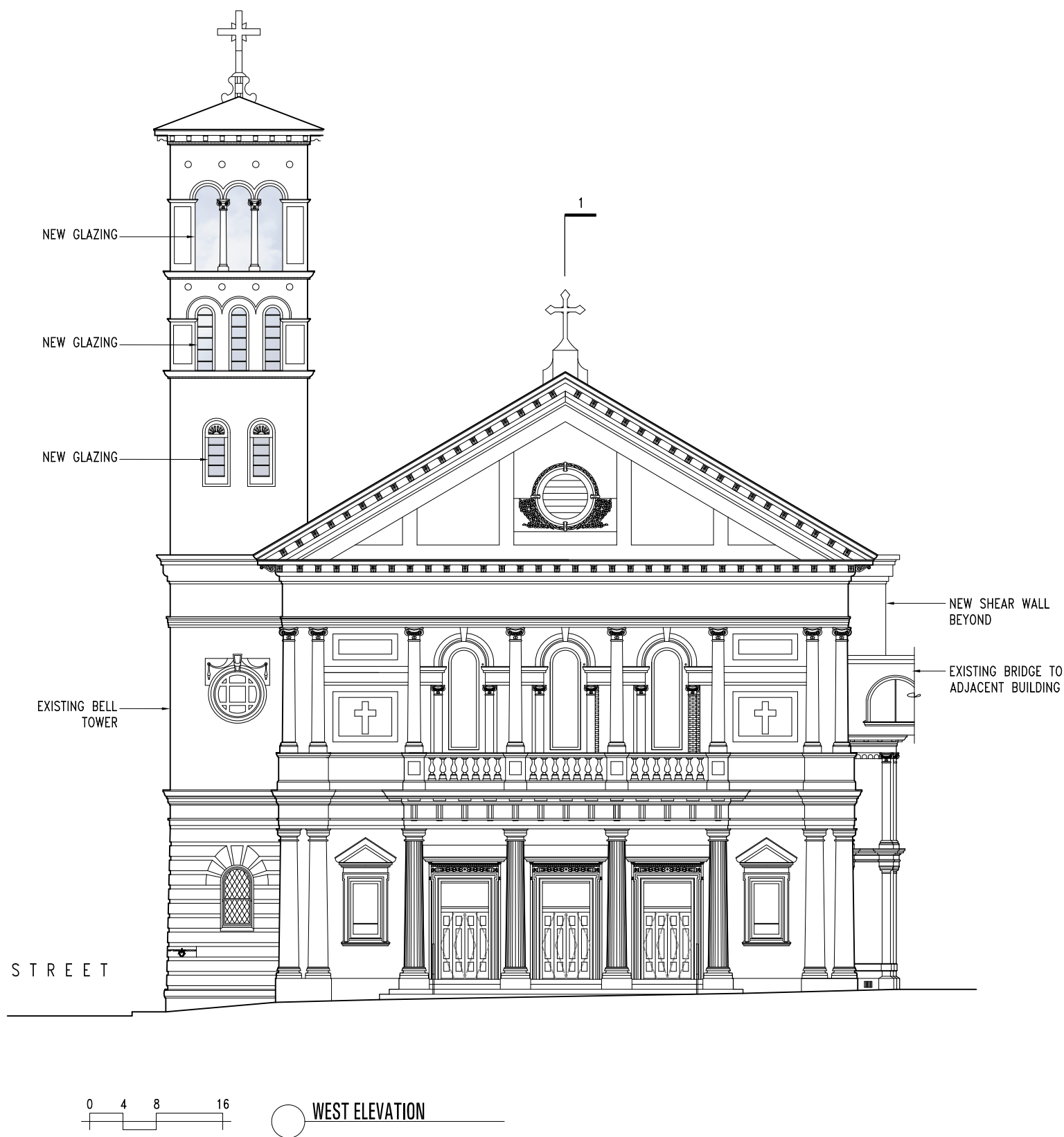
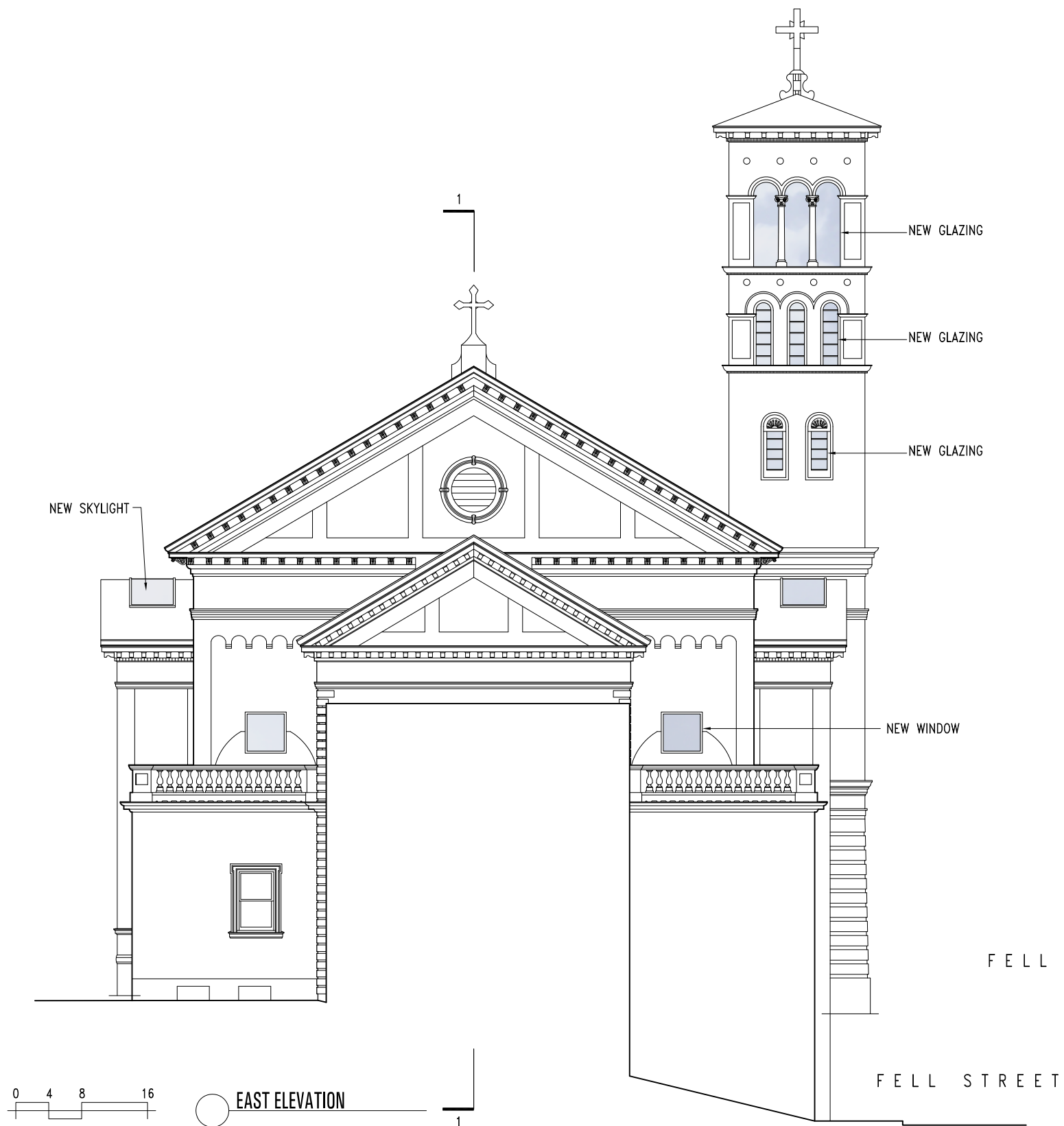
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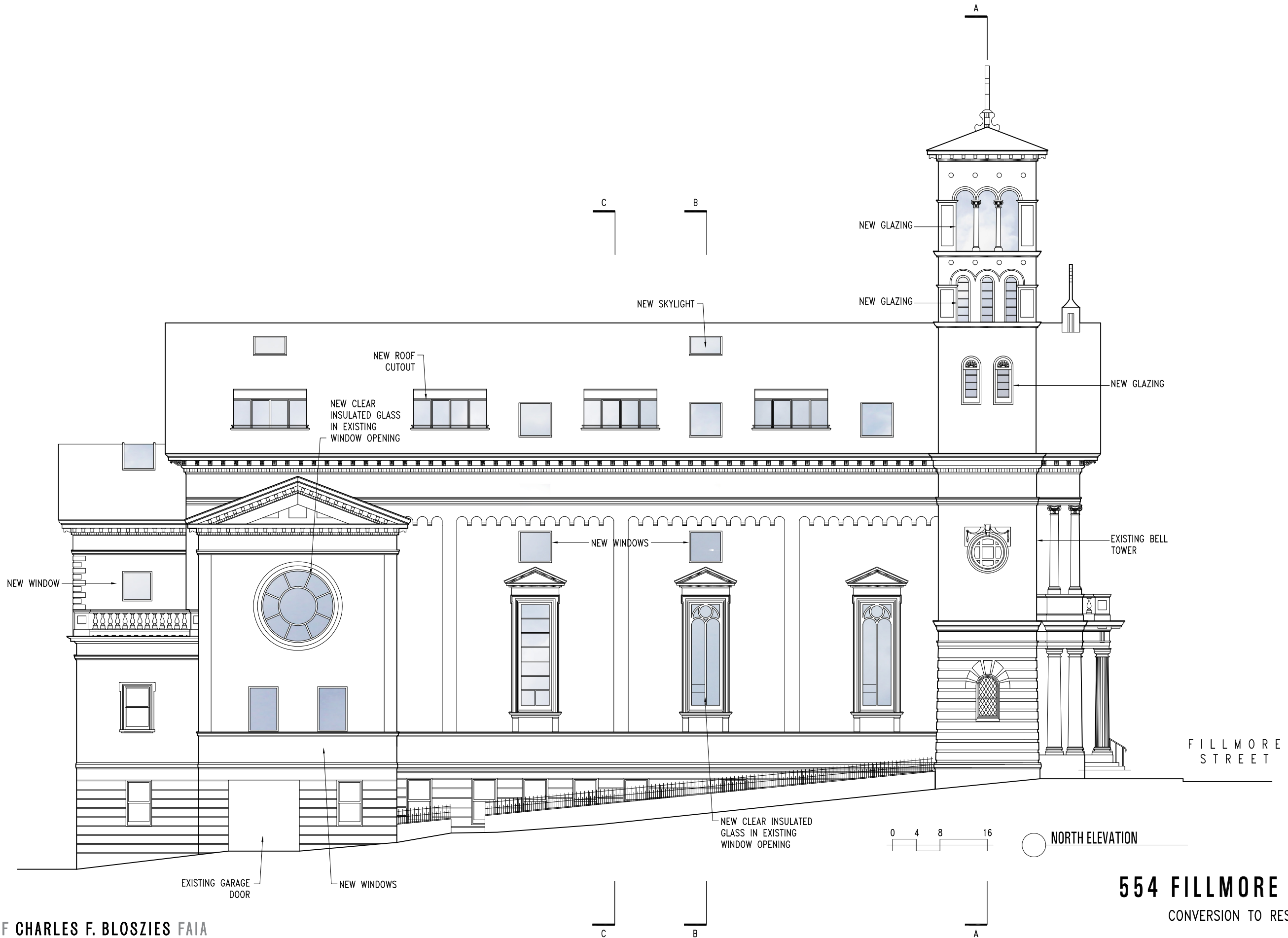
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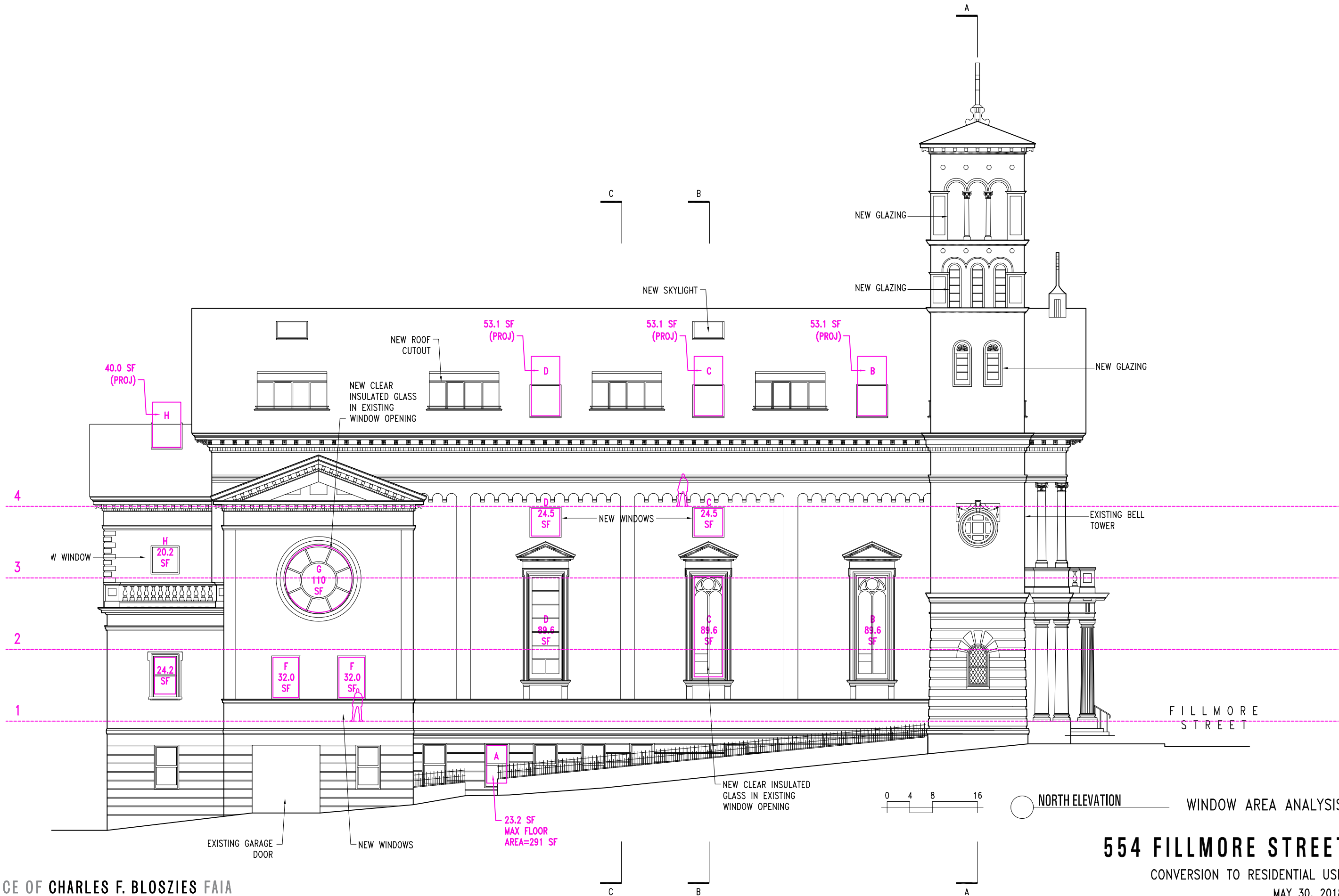


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SHEET 29



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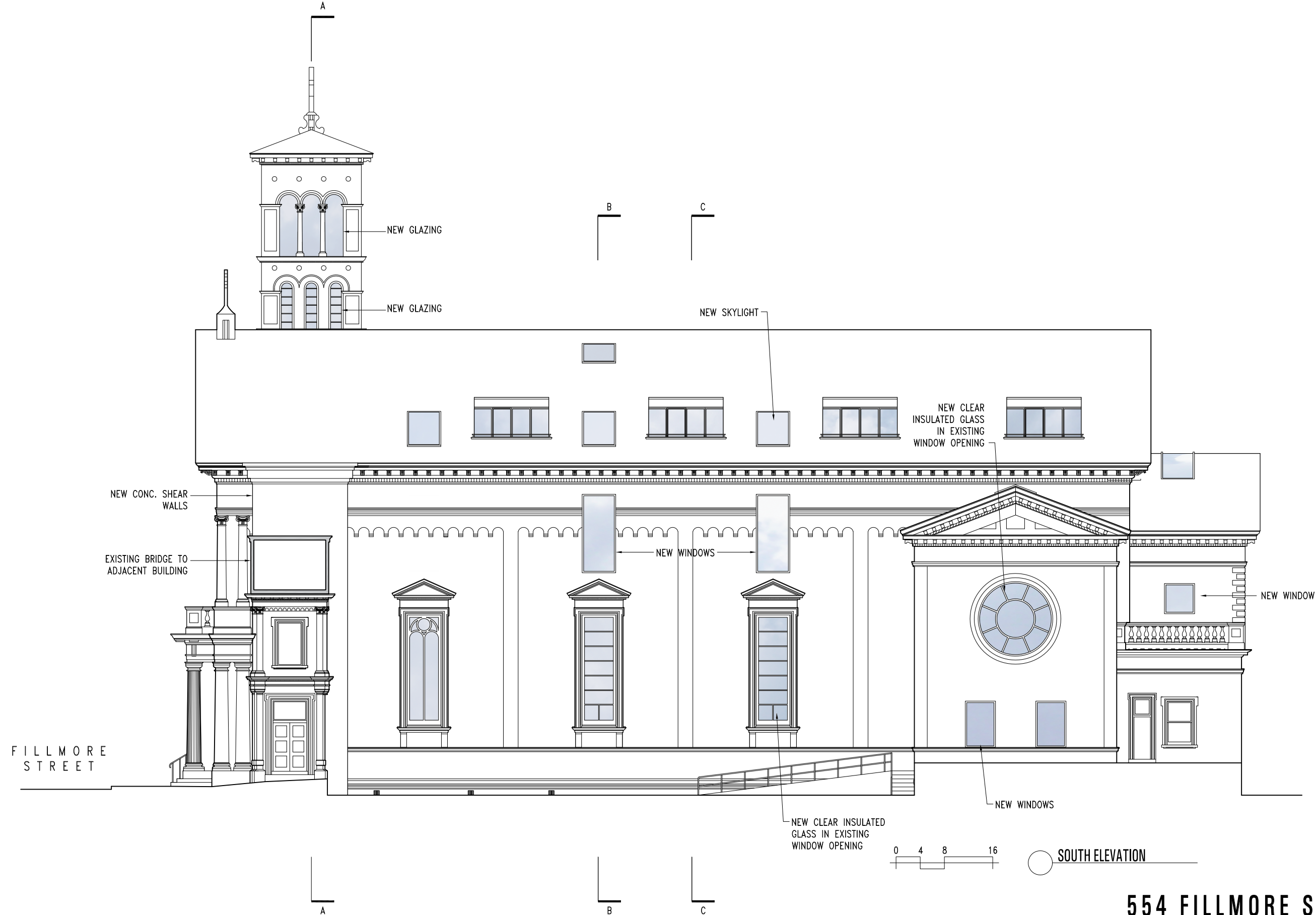
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SHEET 29a



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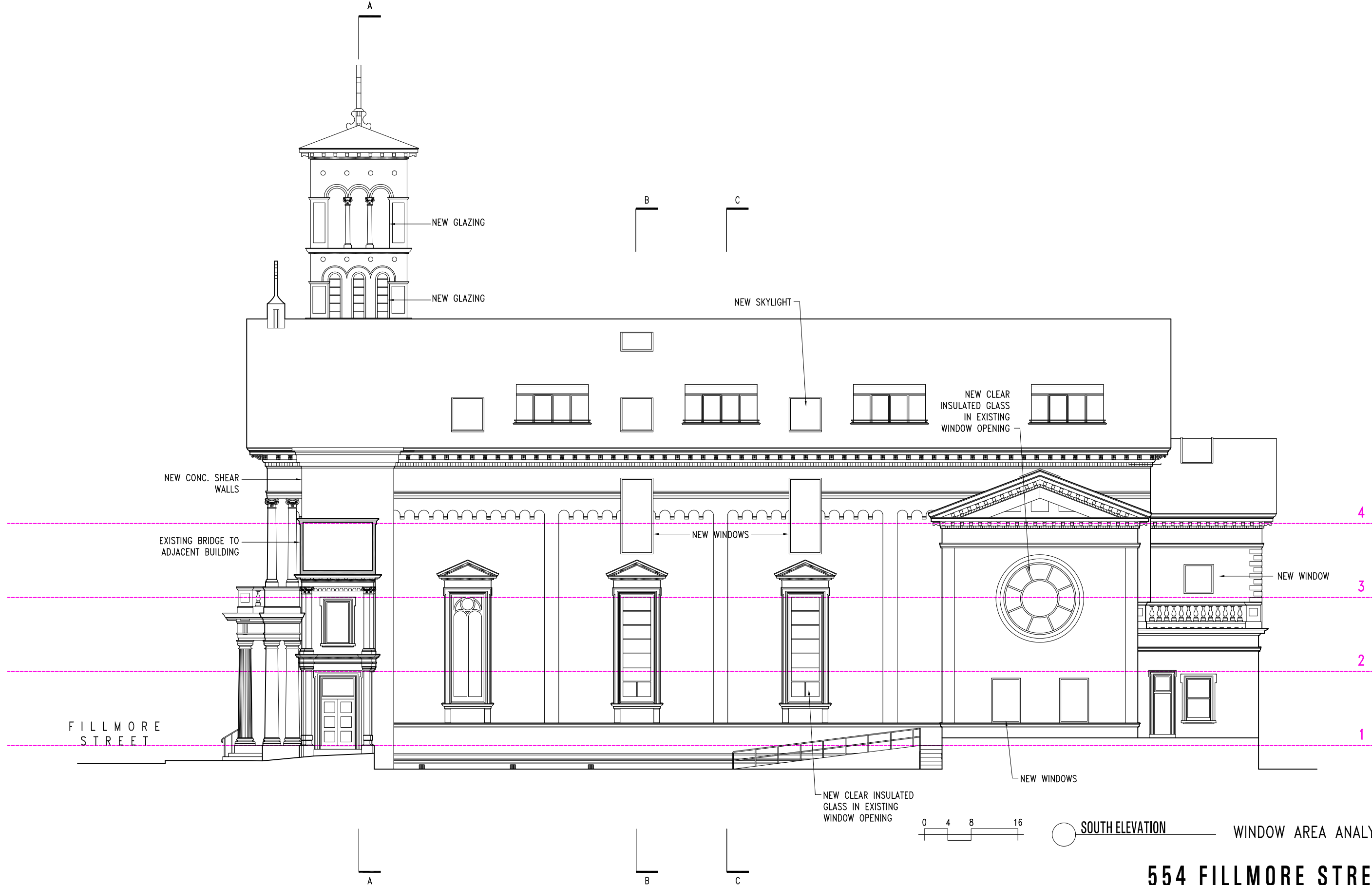
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SHEET 30



SOUTH ELEVATION WINDOW AREA ANALYSIS

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