BOARD of SUPERVISORS

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MEMORANDUM

Date: April 3, 2024

To: Jonas Ionin, Commission Secretary, Historic Preservation Commission

From: Angela Calvillo, Clerk of the Board, Board of Supervisors

Subject: Planning Code - Landmark Designation - Sacred Heart Parish Complex (File No. 231045)

On March 19, 2024, the Board of Supervisors adopted Ordinance No. 63-24, sponsored by Supervisor Dean Preston (File No. 231045, Planning Code - Landmark Designation - Sacred Heart Parish Complex); enacted on March 28, 2024.

Please find the attached courtesy copy of Ordinance No. 63-24 for your office's information and consideration.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c: Member of the Board of Supervisors; Supervisor Dean Preston
Rich Hillis, Director, Planning Department
Aaron Starr, Manager of Legislative Affairs
Josh Switzky, Planning Department
Pilar LaValley, Planning Department

jec:mcc:ams

AMENDED IN COMMITTEE
2/26/2024

FILE NO. 231045 ORDINANCE NO. 063-24

[Planning Code - Landmark Designation - Sacred Heart Parish Complex]

Ordinance amending the Planning Code to designate the Sacred Heart Parish Complex, located at 546-548 Fillmore Street, 554 Fillmore Street, 735 Fell Street, and 660 Oak Street, Assessor's Parcel Block No. 0828, Lot Nos. 12, 21, 22, and 22A, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. CEQA and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA"). Said determination is on file with the Clerk of the Board of Supervisors in File No. 231045 and is incorporated herein by reference.

(b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of the Sacred Heart Parish Complex, located at 546-548 Fillmore Street, 554 Fillmore Street, 735 Fell Street, and 660 Oak Street, Assessor's Parcel Block No. 0828, Lot Nos. 12, 21, 22, 22A, will serve the public necessity, convenience, and

welfare, for the reasons set forth in Historic Preservation Commission Resolution No. 1345, recommending approval of the proposed designation, which is incorporated herein by reference.

(c) On September 20, 2023, the Historic Preservation Commission, in Resolution No. 1345, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and with the eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own.

Section 2. General Findings.

(a) On October 5, 2016, the Historic Preservation Commission adopted Resolution No. 806, initiating landmark designation of the Sacred Heart Parish Complex as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of the Board in Board File No. 231045 and incorporated herein by reference.

(b) Pursuant to Section 4.135 of the Charter of the City and County of San Francisco, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

(c) Historic preservation consultant Elaine Brown Stiles prepared a Landmark Designation Report for the Sacred Heart Parish Complex. All preparers meet the Secretary of the Interior's Professional Qualification Standards for historic preservation program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A, and Planning Department staff reviewed the report for accuracy and conformance with the purposes and standards of Article 10 of the Planning Code.

(d) The Historic Preservation Commission, at its regular meeting of September 20, 2023, reviewed the analysis of the Sacred Heart Parish Complex's historical significance set forth in the Landmark Designation Fact Sheet dated September 20, 2023.

(e) On September 20, 2023, after holding a public hearing on the proposed designation, and having considered the specialized analyses prepared by consultants and Planning Department staff, and the Landmark Designation Fact Sheet dated September 20, 2023, the Historic Preservation Commission recommended designation of the Sacred Heart Parish Complex as a landmark under Article 10 of the Planning Code in Resolution No. 1345. Said resolution is on file with the Clerk of the Board in Board File No. 231045.

(f) The Board of Supervisors hereby finds that the Sacred Heart Parish Complex has a special character and special historical, architectural, and aesthetic interest and value, and that its designation as a Landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference the findings of the Landmark Designation Fact Sheet dated September 20, 2023.

(g) This ordinance includes the elevated, enclosed bridge connecting the Parish Complex Rectory to the choir loft of the Church as a character-defining feature of the Landmark site. This enclosed bridge was constructed during the Landmark's initial period of significance (1891-1936) and is a prominent feature of the Complex's exterior elevations along Fillmore Street.

(h) This ordinance lists certain interior character-defining features of the Landmark site. The interior features described in subsection 4(c)(2) of this ordinance are associated with areas of the Church building that have historically been accessible to the public and are prominent features of the Landmark's interior.

(i) The Board of Supervisors finds that, notwithstanding the designation of the Sacred Heart Parish Complex as a Landmark, the extant stained glass windows in the north and south nave elevations of the Church building, and the bell located in the campanile of the Church building, may be retained and exhibited, or otherwise used, elsewhere on the Landmark site, subject to approval of a Certificate of Appropriateness by the Historic Preservation Commission.

Section 3. Designation.

Pursuant to Section 1004 of the Planning Code, the Sacred Heart Parish Complex, located at 546-548 Fillmore Street, 554 Fillmore Street, 735 Fell Street, and 660 Oak Street, Assessor's Parcel Block No. 0828, Lot Nos. 21, 22, 22A, and 12, in, is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 4. Required Data.

(a) The description, location, and boundary of the Landmark site consists of the parcel located at 546-548 Fillmore Street, 554 Fillmore Street, 735 Fell Street, and 660 Oak Street, Assessor's Parcel Block No. 0828, Lot Nos. 21, 22, 22A and 12, in in San Francisco's Western Addition neighborhood.

(b) The characteristics of the Landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet dated ~~October 5, 2016~~September 20, 2023 and other supporting materials contained in Planning Department Case No. 2015-005890DES. In brief, the Sacred Heart Parish Complex is eligible for local designation under National Register of Historic Places Criteria A (associated with events that have made a significant contribution to the broad patterns of our history), B (associated with a significant

person; and embodies distinctive characteristics of a type, period, or method of construction), and C (represents the work of a master architect). Under Criterion A, designation of Sacred Heart Parish Complex is proper due to its association with the growth and development of the Western Addition and Catholic religious institutions in San Francisco in the late nineteenth and early twentieth centuries. Under Criterion B, its designation is proper because of its association with prominent and influential civil rights activist Father Eugene Boyle, pastor of the church from 1968 to 1972. Under Criterion C, it is proper as a distinctive and well-executed example of a Romanesque Revival-style Catholic parish grouping and for its association with master architect Thomas J. Welsh.

(c) The particular features that shall be preserved, or where the City determines it is necessary due to deterioration of the feature, repaired or replaced in-kind ~~as determined necessary~~, are those generally shown in photographs and described in the Landmark Designation Fact Sheet dated September 20, 2023, which can be found in Planning Department Case No. 2015-005890DES, and which are incorporated in this designation by reference as though fully set forth. Specifically, the following features shall be preserved, repaired in-kind, or replaced in-kind:

(1) All exterior elevations, architectural ornament, and rooflines of the Sacred Heart Parish Complex, which includes the Church, Rectory, School, and Convent buildings, identified as:

(A) Original locations and spatial relationships between the four component buildings of the Sacred Heart Parish Complex (Church, Rectory, School, and Convent), identified as;

(B) All exterior elevations, form, massing, structure, architectural ornament, ~~and~~ materials, and finishes of the Church building, identified as:

(i) Form, massing, height, and gabled-roof forms of the rectangular plan nave, projecting transepts, ~~sacristies,~~ and sanctuary, and flat-roofed forms of the sacristies and baptistry;

(ii) Form, massing, and height of square campanile with hipped, terra cotta tiled roof form with fenestration of tripartite arched openings at the top two tier levels, arched paired openings at the third tier level, glazed round opening at the second tier level, and glazed arched opening at the first tier level~~and a variety of arched and circular openings~~;

(iii) All roofline ornament, including cornices and balustrades on all facades;

(iv) Buff-colored face and ornamental brick, buff-colored, slip-glazed terra cotta ornament, raised and recessed brick patterning, and finish details;

(~~iii~~iv) Porch configuration, features, materials, and ornament, including, but not limited to, three primary entrances, stone entry column and steps, ~~with~~ wood entry doors with transom windows, all~~nd~~ arched and rectangular~~squared~~ window openings, circular opening at half story, and pediments and balustrades ~~on the primary elevation~~;

(~~iv~~vi) Three elongated rectangular window openings on each of the north and south nave elevations, including wood tracery and terra cotta sills, pediments, and surrounds;

(vii) Circular window openings at the transepts, including wood tracery and terra cotta surrounds;

~~(vi) Materials including buff colored face and ornamental brick, and buff colored, slip glazed terra cotta ornament;~~

(viii) Extant stained glass windows in the~~with wood sash at~~ north and south nave elevations~~, transept, baptistery, narthex, and choir loft; including wood tracery at the nave and transept~~;

(ix) Extant stained glass windows in the baptistery, narthex, and choir loft, including wood tracery, and the placement of the windows in relation to surrounding features, including their height above the floor and lateral extent;

(x) The following features of the east façade: roof lines and terraces, rectangular window openings with terra cotta surrounds, circular opening at the half story, terra cotta belt courses, balustrades, brackets, and friezes, and decorative brick work;

(~~vii~~xi) Bell located in campanile;

(~~ix~~xii) Metal roof ornaments in a cross shape at ridge of church and campanile;

(xiii) Concrete wall topped by wrought iron fence at north elevation;

(xiv) Elevated, enclosed bridge with arched openings connecting the top floor of the rectory to the choir loft of the church;

(C) The exterior elevations, form, massing, structure, architectural ornament, and materials of the rectory identified as:

(i) Rectangular plan and massing of the flat roof, brick main block;

(ii) Raised, centered, recessed entrance and exterior vestibule;

(iii) Regularly spaced fenestration pattern on front, some with decorative mullions, and arched window openings at the third floor;

(iv) Wood window sash, including decorative muntin patterns where present;

(v) Overhanging cornice supported by paired, oversized brackets that wraps around to north and south elevations;

(vi) Materials including buff colored face and ornamental brick; molded tin detailing at third story; and stucco ornament below third story and surrounding entrance;

(D) The exterior elevation, form, massing, structure, architectural ornament, and materials of the school building, identified as:

(i) Rectangular plan and massing of the flat roof school building;

(ii) Centered, recessed entrance;

(iii) Regularly spaced fenestration pattern with arched and rectangular window openings;

(iv) Multi-paned, wood sash windows; multi-paned, wood sash fan lights at first story;

(v) Plaster decorative features surrounding entrance and above first story windows; frieze separating basement and first floors, frieze separating first and second stories, and frieze at cornice;

(vi) Deeply scored concrete at basement and lightly scored plaster of first through third stories;

(E) The exterior elevations, form, massing, structure, architectural ornament, and materials of the convent, identified as:

(i) Rectangular plan and massing of flat roof main building and chapel ell;

(ii) Raised, centered entrance with vestibule, arched main entrance, and wood door at primary façade;

(iii) Regularly spaced fenestration pattern with rectangular openings at first floor and arched openings at second floor of primary façade;

(iv) Wood, multi-paned, casement window sash;

(v) Smooth stucco cladding;

(vi) Decorative plaster details at window and door openings, including balconette and stucco cross on primary façade;

(vii) Frieze near cornice and slightly overhanging cornice with terra cotta roof tiles that wrap around to east and west elevations;

(viii) Extant stained glass windows that previously filled the convent chapel window openings.

(2) The character-defining interior features of the Church building are those associated with areas that have historically been accessible to the public:

(A) Choir Loft: original location, configuration, and volume; curved balustrade form and material; window openings, surrounding trim, and extant stained glass windows; and access to stair of the connector bridge to the former rectory; and

(B) Historic wainscot paneling, trim, pilasters, and ceiling material and finish of the narthex.

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 231045 **Date Passed:** March 19, 2024

Ordinance amending the Planning Code to designate the Sacred Heart Parish Complex, located at 546-548 Fillmore Street, 554 Fillmore Street, 735 Fell Street, and 660 Oak Street, Assessor's Parcel Block No. 0828, Lot Nos. 12, 21, 22, and 22A, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

February 12, 2024 Land Use and Transportation Committee - CONTINUED

February 26, 2024 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

February 26, 2024 Land Use and Transportation Committee - CONTINUED AS AMENDED

March 04, 2024 Land Use and Transportation Committee - DUPLICATED

March 04, 2024 Land Use and Transportation Committee - RECOMMENDED

March 12, 2024 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Safai, Stefani and Walton
Excused: 1 - Ronen

March 19, 2024 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Safai, Stefani and Walton
Excused: 1 - Ronen

File No. 231045

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 3/19/2024 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

3/28/24

Date Approved