

**Preservation Report to SFSC Annual Meeting  
By Robert Carr, November 10, 2019**

## **History**

This discussion will use short hand for the 3 properties: "sanctuary", "2121" and "3200" (for 3200 Washington parish hall).

Our sanctuary was built 1895. From the beginning the building's preservation was a high priority for the congregation.

The sanctuary and parish hall have generally always been well-cared for. When ARG evaluated them in 1999 and 2010, they were found to be remarkably close to their original condition and free from major deterioration caused by neglect (e.g., leaking roofs causing dry rot). We are doing our best to maintain them at the best current standards for preservation of historic landmarks.

One of California's top firms in designing and advising on historic structures is 'ARG' (Architectural Resources Group, based in S.F.). Our church spent ~\$10k with ARG in 1999(?) to produce a quick overview report, and then spent ~\$100k with ARG in 2010 to produce an almost 200 page 'Historic Structure Report' (HSR) report to evaluate the condition of the sanctuary and 3200 and highlight issues and recommend next steps. The 2010 ARG HSR lists many issues. Since 2010 we have addressed quite a few of these.

## **RECENT PROJECTS:**

In the **last 20 years** projects have included:

1. Extensive repairs to front roof over vestry
2. Extensive water proofing of North wall (under 2121 sidewalk)
3. A huge project that closed the church for 6 weeks:
  1. complete replace and improve sanctuary electrical and lighting
    - 1. including exterior lighting for main garden brick way
  2. install under-floor silent heating
  3. improve access to under-floor via excavation and adding trap-doors
  4. refinish wood floors in sanctuary + new carpet in sanctuary & bride's room
  5. install additional foundation beam for North-west (piano) corner of floor
4. Repair / replace ~20 parish house windows and paint/waterproof 3 exterior sides of Parish House
5. Repair of exterior brick mortar, entry-area stucco, vestibule brick mortar, hearth bricks
6. Restoration of all 4 Keith paintings in Sanctuary
7. Restoration and new frame for Keith painting in dining room
8. Restoration, framing and secure attachment of the dining room Keith
9. New altar
10. New organ bench
11. Hand clean & refinish all sanctuary chars
12. A steady program of restoring parish house furniture
13. All new back garden for Parish house
14. Remove, completely refurbish 5 doors to sanctuary, vestibule and brides room bath
15. Repair of stained glass windows (St. Christopher 2 times)
16. Painting of exterior parish house (in addition to window repair)

17. Bride's room was 'redone' again recently (painting, decor, carpet)
18. Roof patching to parish house (south-facing roof + leaking gutter)
19. Patching of copper gutters in garden
20. New brick path laid in front garden
21. Steel flashing on exterior stairwell wall
22. Concrete 'curb' laid in front of exterior basement door to prevent flooding
23. Sunday school room 'redone'/back room refurbished

In the **1990's**, projects included

1. Choir loft benches
2. Benches along sanctuary walls
3. Numerous parish house improvements (bathrooms, offices, kitchen fireside room, dining & main room lighting, window coverings, furniture) (all of which are gradually being redone again now)
4. New sound system
5. Bride's room complete redo

The work in the last 10 years cost in excess of \$250k. When you see that our common fund was depleted by 300k in the last 10 years, much of that money is not 'gone', it is present in the much improved condition of our buildings.

#### **FUTURE POSSIBLE PROJECTS:**

1. Inspect and test sanctuary fire sprinkler system and repair as necessary
2. Do a complete repair of water proofing of roof over bride's room and vestibule
3. Sanctuary North wall foundation work (NW piano corner)
4. Construct proper foundation for fireplace hearth in Sanctuary
5. Proper paint or strip & natural finish for dining room paneling
6. Monitor garden retaining wall cracks
  1. Possible repairs
  2. Remove some trees to reduce pressure on retaining wall?
7. Seismic reinforcing
  1. The ARG HRS lists a variety of difficult projects that en toto would cost millions
8. Repair copper downspouts on sanctuary (2 are damaged)
9. New carpet for parish house (stairs & downstairs office primarily)
10. Refinish floors in parish house (kitchen & wood floors)
11. Upgrade kitchen equipment (professional range/oven & larger fridge).
12. Renovate/restore remaining Parish house windows (back/north elevation & light shaft)
13. Refinish/touch-up all wood paneling in parish house + reinforce banister
14. Refinish remaining pieces of parish house furniture
15. Assess electrical in parish house; possibly rewire
16. Create internet access in sanctuary
17. Repair brick work in parish house fireplace/chimney
18. In 5-10 years, we will need a complete new roof for the parish house
19. Dream project: better lighting in dining room & fireside room
20. Dream project: new, modern security door for 3200 entrance.
21. Dream project: security cameras for sanctuary so it can be left open during the day