



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Executive Summary

HEARING DATE: DECEMBER 18, 2019  
CONSENT

*Record No.:* 2019-012077COA  
*Project Address:* 1275 Sacramento Street  
*Landmark:* No. 170: Grace Cathedral Close  
*Zoning:* RM-4 (Residential, Mixed, High-Density) Zoning District  
Nob Hill SUD (Special Use District)  
65-A Height and Bulk District  
*Block/Lot:* 0246 / 001  
*Project Sponsor:* Daniel Frattin, Reuben, Junius & Rose, LLP  
1 Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Natalia Kwiatkowska – 415-575-9185  
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### PROPERTY DESCRIPTION

1275 Sacramento Street is located on the south side of Sacramento Street between Taylor and Jones Streets (Assessor's Block 0246; Lot 001). The subject structure, known as Cathedral School for Boys, is a non-historic building located adjacent to City Landmark No. 170, known as Grace Cathedral, locally designated under Article 10 of the Planning Code.

The Brutalist-style, two-story-over-basement, steel-reinforced concrete structure was built in 1966 by San Francisco architects George Rockwise and William J. Watson to serve as the Cathedral School for Boys. An addition was built at the school's eastern end in 1996, connecting the subject building to the Chapter House, which was constructed in 1995. The subject property was further expanded in 2009 at the lower level of the school's southern end. The 2009 expansion also included changes to the school's entrances facing Sacramento and Jones Streets. The subject property has been evaluated for historic significance and determined not to be a contributing structure to the historic significance of the overall landmark site and not to be an individual historic resource (Case No. 2008.0133E).

### PROJECT DESCRIPTION

The proposed project involves a two-story horizontal extension at the rear of the non-historic school building and on top of the 2009 addition, addition of a canopy within the courtyard, extension of the existing rooftop play yard on top of the proposed addition, replacement of the existing fence and gate, minor modifications to the Sacramento Street façade, and interior improvements. The addition would be clad primarily in terra cotta, which takes its cue from the Cathedral and Chapter House concrete, and an aluminum curtain wall, which helps to differentiate the addition. The project does not propose an increase in student enrollment and no work is proposed to the historic buildings included in Landmark No. 170. Please see plans for details.

## COMPLIANCE WITH PLANNING CODE

### Planning Code Development Standards.

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

In order to proceed, a building permit from the Department of Building Inspection is required.

### Applicable Preservation Standards.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, is consistent with the Designating Ordinance, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- the proposal respects the character-defining features and spatial relationships of the landmark site;
- the architectural character of the subject building will be maintained since the proposed addition will be minimally visible from the public right-of-way, not affecting the building's overall appearance; and
- all new materials will be compatible and differentiated with the landmark site and architectural character of the subject building.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10, the Designating Ordinance, and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the landmark site or the contributing historic properties. The proposal includes a two-story horizontal addition at the rear of the subject school building and on top of the 2009 addition, which will be primarily clad in an aluminum curtain wall and terra cotta to be compatible and differentiated from the original structure and surrounding historic buildings. The Department finds that the historic character of the landmark site and contributing historic buildings will be retained and preserved and will not result in the removal of historic fabric.

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received nine letters of support and one inquiry for the proposed project. Overall, the letters support the proposed addition as it compatible with the historic structures on the landmark site, does not negatively impact views of Grace Cathedral, and will support the School's educational program. SF Heritage notes that the proposed fence replacement is not compatible due to the industrial design of perforated aluminum-panels. The Project Sponsor has since revised the proposal to feature a steel picket type fence to increase compatibility with the landmark site.

## CONDITIONS OF APPROVAL

The following Condition of Approval will ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness:

1. That prior to issuance of the Building Permit Application, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish of all of

the proposed exterior materials. The materials board shall demonstrate the range of finishes of the proposed exterior materials, as well as paint color.

### **ENVIRONMENTAL REVIEW STATUS**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 14 categorical exemption.

### **BASIS FOR RECOMMENDATION**

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a non-historic and non-contributing structure on a Landmark site and the *Secretary of the Interior Standards for Rehabilitation*.

### **ATTACHMENTS**

Draft Motion – Certificate of Appropriateness  
Exhibit A – Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos  
Exhibit E - Project Sponsor Brief



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Draft Motion

HEARING DATE: DECEMBER 18, 2019

*Record No.:* 2019-012077COA  
*Project Address:* 1275 Sacramento Street  
*Landmark:* No. 170: Grace Cathedral Close  
*Zoning:* RM-4 (Residential, Mixed, High-Density) Zoning District  
Nob Hill SUD (Special Use District)  
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0246 IN A RM-4 (RESIDENTIAL, MIXED, HIGH-DENSITY) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

### PREAMBLE

On May 29, 2019, Daniel Frattin of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2019-012077COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for an expansion and exterior changes at a subject building located on Lot 001 in Assessor's Block 0246, which is a non-historic and non-contributing building located at the northwest corner of the subject Landmark No. 170, known as Grace Cathedral Close, locally designated under Article 10 of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 14 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On December 18, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-012077COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-012077COA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, as requested in Application No. 2019-012077COA in conformance with the architectural plans dated November 22, 2019 and labeled Exhibit B based on the following findings:

## **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. **Project Description.** The proposed project involves a two-story horizontal extension at the rear of the non-historic school building and on top of the 2009 addition, addition of a canopy within the courtyard, extension of the existing rooftop play yard on top of the proposed addition, replacement of the existing fence and gate, minor modifications so the Sacramento Street façade, and interior improvements. The addition would be clad primarily in terra cotta, which takes its cue from the Cathedral and Chapter House concrete, and an aluminum curtain wall, which helps to differentiate the addition. The project does not propose an increase in student enrollment and no work is proposed to the historic buildings included in Landmark No. 170. Please see plans for details.
3. **Property Description.** 1275 Sacramento Street is located on the south side of Sacramento Street between Taylor and Jones Streets (Assessor's Block 0246; Lot 001). The subject structure, known as Cathedral School for Boys, is a non-historic building located adjacent to City Landmark No. 170, known as Grace Cathedral, locally designated under Article 10 of the Planning Code. The Brutalist-style, two-story-over-basement, steel-reinforced concrete structure was built in 1966 by San Francisco architects George Rockwise and William J. Watson to serve as the Cathedral School for Boys. An addition was built at the school's eastern end in 1996, connecting the subject building to the Chapter House, which was constructed in 1995. The subject property was further expanded in 2009 at the lower level of the school's southern end. The 2009 expansion also included changes to the school's entrances facing Sacramento and Jones Streets. The subject property has been evaluated for historic significance and determined not to be a contributing structure to the historic significance of the overall landmark site and not to be an individual historic resource (Case No. 2008.0133E).
4. **Surrounding Properties and Neighborhood.** San Francisco's Nob Hill neighborhood, where the Cathedral School for Boys is located, is a residential area situated on a diverse terrain of steeply sloped topography and flat apex. Majority of buildings are multi-family dwellings and interspersed with a few hotels and neighborhood commercial services. Visual continuity is mixed in terms of style and materials. Heights of both historic and non-historic buildings within the surrounding area are largely low-rise, with more monumental mid-rise apartment buildings sited

at corner intersections. The façade at street level is mainly devoted to residential lobbies and elevated residences with infrequent garage entrances. The subject property is located at the northwest corner of the subject landmark site, which consists of the following structures: Grace Cathedral (completed 1964), Chapel of Grace (completed 1930), Choir House (completed 1930), Diocesan House (completed 1935), and Chapter House (completed 1995).

5. **Public Outreach and Comments.** The Department has received nine letters of support and one inquiry for the proposed project. Overall, the letters support the proposed addition as it compatible with the historic structures on the landmark site, does not negatively impact views of Grace Cathedral, and will support the School's educational program. SF Heritage notes that the proposed fence replacement is not compatible due to the industrial design of perforated aluminum-panels. The Project Sponsor has since revised the proposal to feature a steel picket type fence to increase compatibility with the landmark site.
6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

*The proposed project is consistent with Article 10 of the Planning Code.*

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. 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):

- (1) **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 proposal will retain the historic school use of the subject building.*

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

*The subject property has been determined to be non-historic and non-contributing to the landmark site and the proposal does not include any work to the historic buildings identified in Landmark No. 170; therefore, Standard 2 is not applicable.*

- (3) **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 historic properties, shall not be undertaken.

*The proposed addition does not include any conjectural features or elements. The addition will be clad primarily in an aluminum curtain wall and terra cotta to be compatible and differentiated with the architectural character of the original building and landmark site. The proposed minor modifications to the Sacramento Street façade include the installation of compatible doors in select existing window openings, which will respect the existing solid to void ratio and fenestration pattern.*

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

*The subject property has been determined as non-historic and non-contributing to the landmark site; therefore, Standard 4 is not applicable.*

- (5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

*The distinctive features and finishes of the landmark site and contributing historic structures will be retained and preserved as the proposal does not include any work to the historic buildings identified in Landmark No. 170.*

- (6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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.

*Not Applicable.*

- (7) **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.

*Not Applicable.*

- (8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*Not Applicable.*

- (9) **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*The proposed work will not destroy historic materials or features that characterize the landmark site. The new addition will be compatible in terms of massing, size, scale, and architectural features due to the proposed terra cotta cladding, which takes cue from the Cathedral and Chapter House concrete in terms of color and texture while differentiating the addition in time due to its aluminum curtain wall. Additionally, the addition will match the footprint of the non-historic 2009 basement level addition, will not exceed the height of the original structure, and will be setback from Jones Street and other structures on the lot. Therefore, the addition will be minimally visible from the public right-of-way and will respect the spatial relationships on the landmark site.*

- (10) **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 work will not impair the essential form and integrity of the landmark site. The proposed addition will be located at the rear of the non-historic school building on top of an existing basement level addition, completed in 2009, and will not exceed the height of the existing building. Therefore, the proposed work will be minimally visible from the public right-of-way and if removed in the future, the essential form and integrity of the landmark site and its environment would be unimpaired.*

- C. **Landmarks.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks.

1. Pursuant to Section 1006.6(c) of the Planning Code, 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 project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.*

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

## URBAN DESIGN ELEMENT

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

**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 site for the future enjoyment and education of San Francisco residents and visitors.*

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies 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 proposed project will not have an impact on 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 the building in conformance with the Secretary of the Interior's Standards*

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

*The project will not affect the City's affordable 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. The project does not propose an increase in student enrollment.*

- 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 project will not have a direct impact on the displacement of industrial and service sectors.*

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

*All construction will be executed in compliance with all applicable construction and safety measures.*

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

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

- 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 the parks and open space.*

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

## 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 **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 001 in Assessor's Block 0246 for proposed work in conformance with the architectural submittal dated November 22, 2019 and labeled Exhibit B on file in the docket for Record No. 2019-012077COA.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

**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 December 18, 2019

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 18, 2019

## EXHIBIT A

### AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow alterations located at 1275 Sacramento Street, Block 0246, and Lot 001, pursuant to Planning Code Section 1006 within the RM-4 District and a 65-A Height and Bulk District; in general conformance with plans, dated November 22, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-012077COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on December 18, 2019, under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

### CONDITIONS OF APPROVAL

1. That prior to issuance of the Building Permit Application, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish of all of the proposed exterior materials. The materials board shall demonstrate the range of finishes of the proposed exterior materials, as well as paint color.

PROJECT DATA

Address:	1275 Sacramento Street
Lot:	001
Block:	0246
Zoning district:	RM-4
Current use:	School
Proposed use:	School (no change)
Height/bulk district:	65-A
Existing height:	22'-4" ±
Proposed height:	22'-4" ± (no change)
Stories:	2 stories above grade 2 stories below grade
Lot area (entire block):	113,434 SF
Gross area (school):	31,780 SF
Historic resource status:	A - Historic Resource Present Landmark #170 (Grace Cathedral Close)
Existing school gross area:	31,780 SF
Proposed addition gross area:	3,820 SF
Total:	35,600 SF
Existing open space (play yard):	10,850 SF
Proposed addition open space:	1,710 SF
Total:	12,560 SF
Existing parking (school):	0 spaces
Proposed parking:	0 spaces (no change)
Existing bicycle parking (school):	0 Class I spaces; 0 Class II spaces
Proposed bicycle parking:	0 Class I spaces; 0 Class II spaces (no change)

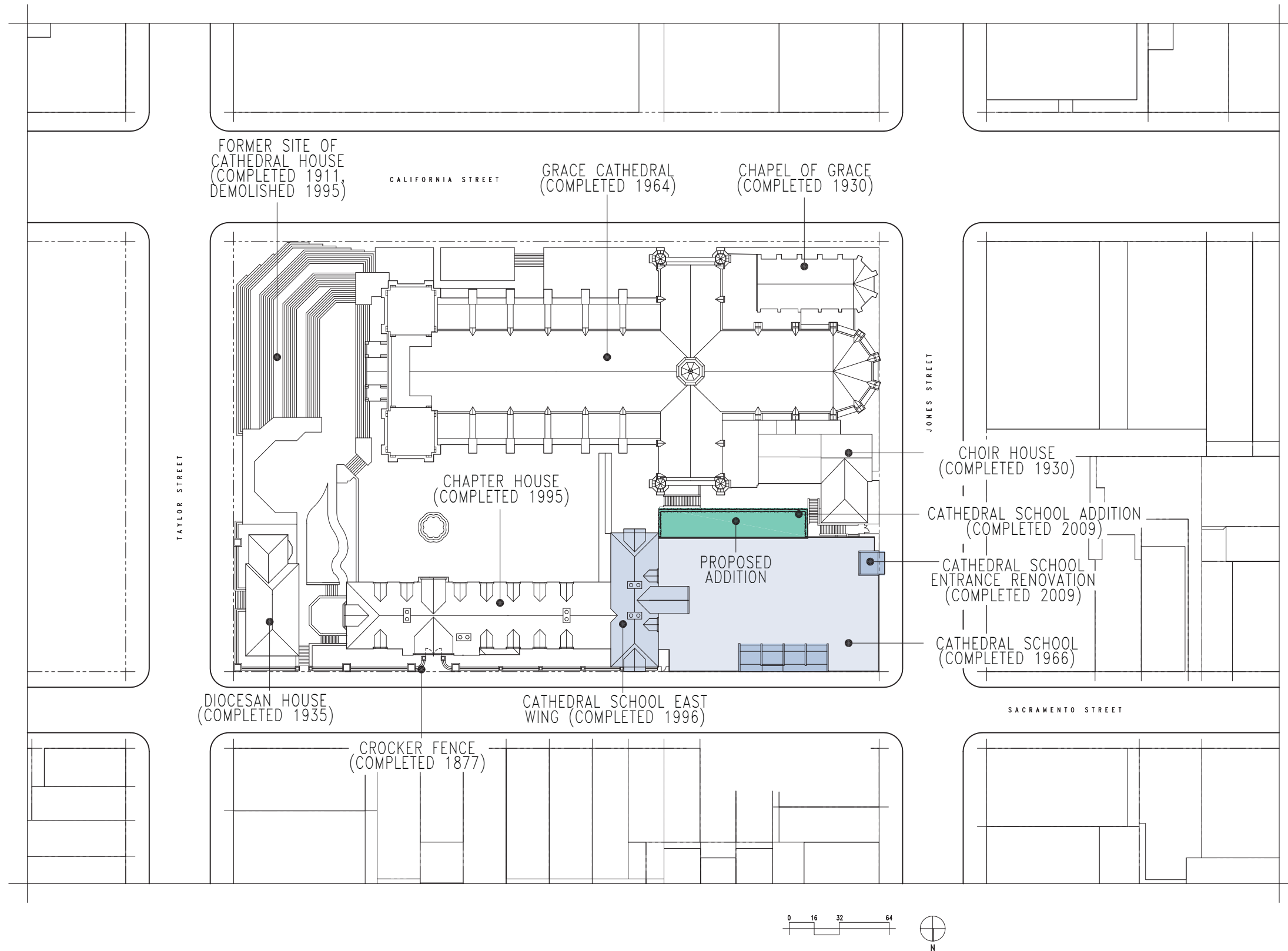


PROJECT DESCRIPTION

The Cathedral School building was constructed in 1965-66 at the northwest corner of the Grace Cathedral Close block, providing a home for the Cathedral School for Boys, which had been operating in the Cathedral's crypt since 1956. An addition was built at the school's eastern end in 1996, connecting the original building to the Chapter House completed in 1995. In 2008-09 another structure was added between the original school building and the Cathedral, and the entrances on Sacramento and Jones Streets were renovated.

This project includes a 2-story addition to be built on top of the 2008-09 structure, interior renovation of classrooms on two floors, expansion of the existing rooftop play yard, a new restroom on the roof level, a new fence surrounding the rooftop play yard to replace the existing fence, and a new gate on Sacramento Street to replace the existing gate. The school population (number of students) will not change.

Work also includes upgrades to mechanical, electrical, plumbing, and fire protection systems related to the addition and area to be renovated. No work is proposed on other portions of the site, including the Cathedral building.



SITE PLAN  
**CATHEDRAL SCHOOL FOR BOYS**  
 TERRACE ADDITION AND CLASSROOM RENOVATION  
 CERTIFICATE OF APPROPRIATENESS

NOV 22, 2019  
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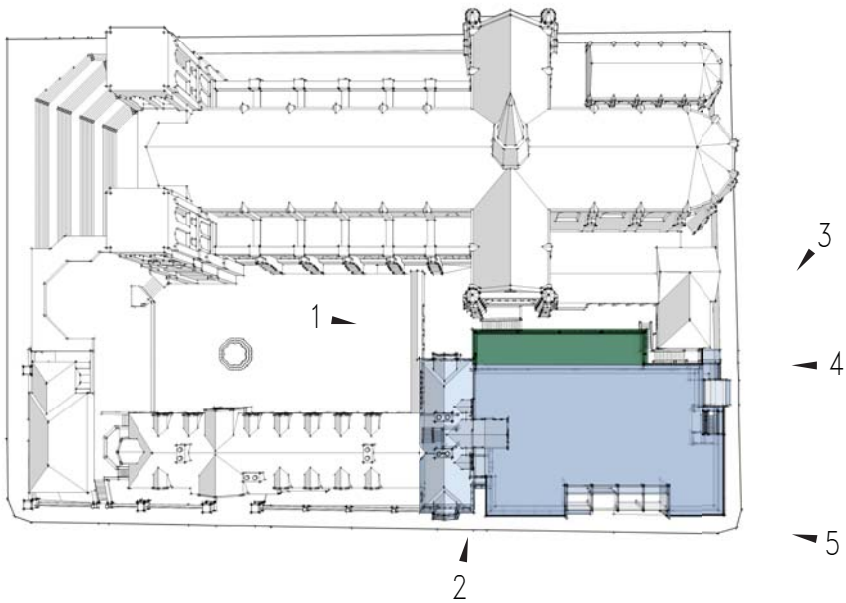
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SITE PHOTOS  
**CATHEDRAL SCHOOL FOR BOYS**  
 TERRACE ADDITION AND CLASSROOM RENOVATION  
 CERTIFICATE OF APPROPRIATENESS  
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VIEW FROM PLAZA  
**CATHEDRAL SCHOOL FOR BOYS**

TERRACE ADDITION AND CLASSROOM RENOVATION

CERTIFICATE OF APPROPRIATENESS

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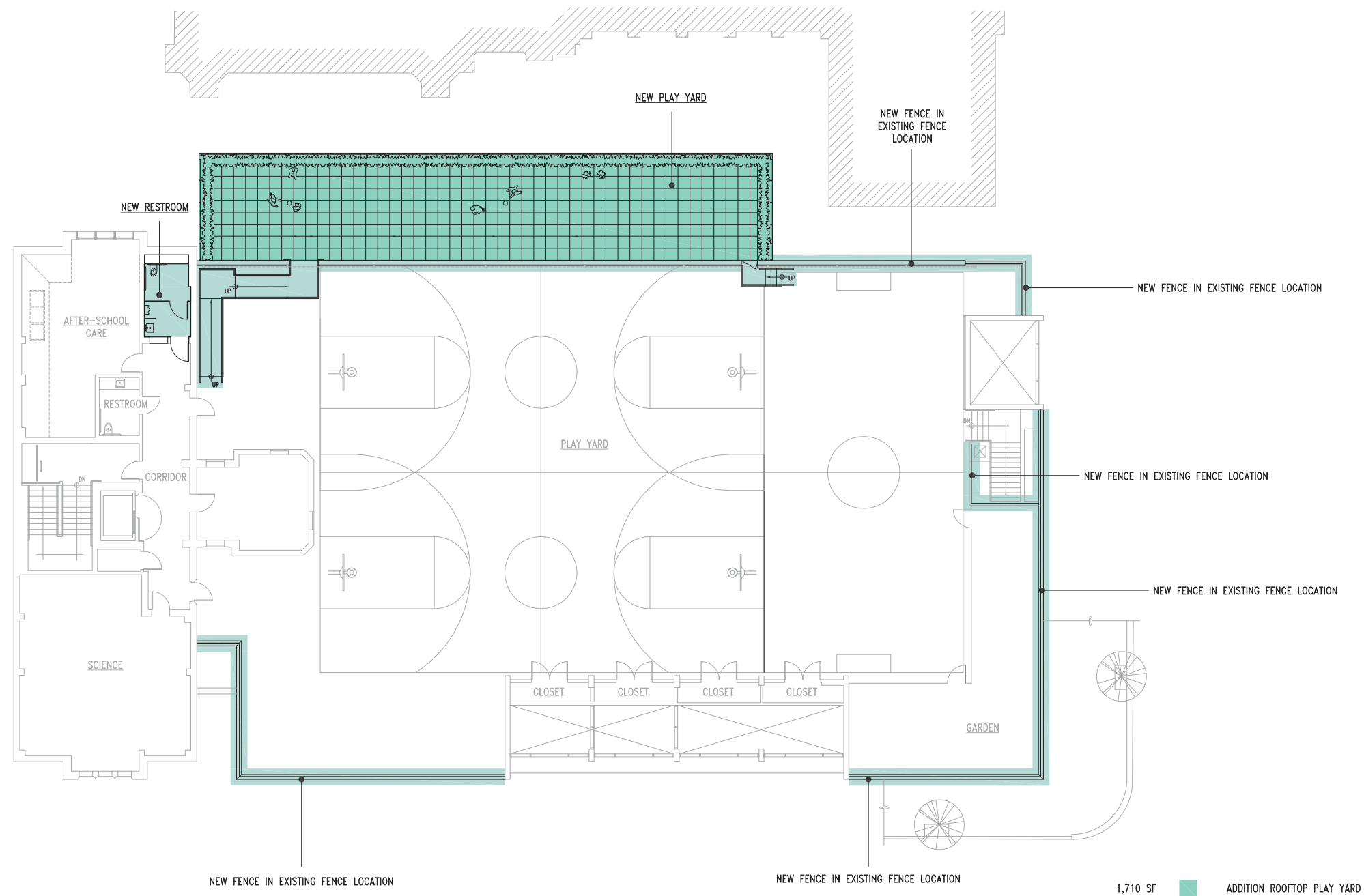
AERIAL VIEW  
**CATHEDRAL SCHOOL FOR BOYS**

TERRACE ADDITION AND CLASSROOM RENOVATION

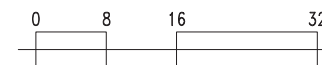
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ROOF LEVEL



# ROOF PLAN CATHEDRAL SCHOOL FOR BOYS

TERRACE ADDITION AND CLASSROOM RENOVATION

CERTIFICATE OF APPROPRIATENESS

NOV 22, 2019

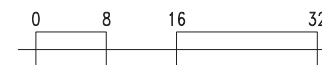
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ENTRANCE LEVEL



# ENTRANCE LEVEL PLAN **CATHEDRAL SCHOOL FOR BOYS**

TERRACE ADDITION AND CLASSROOM RENOVATION

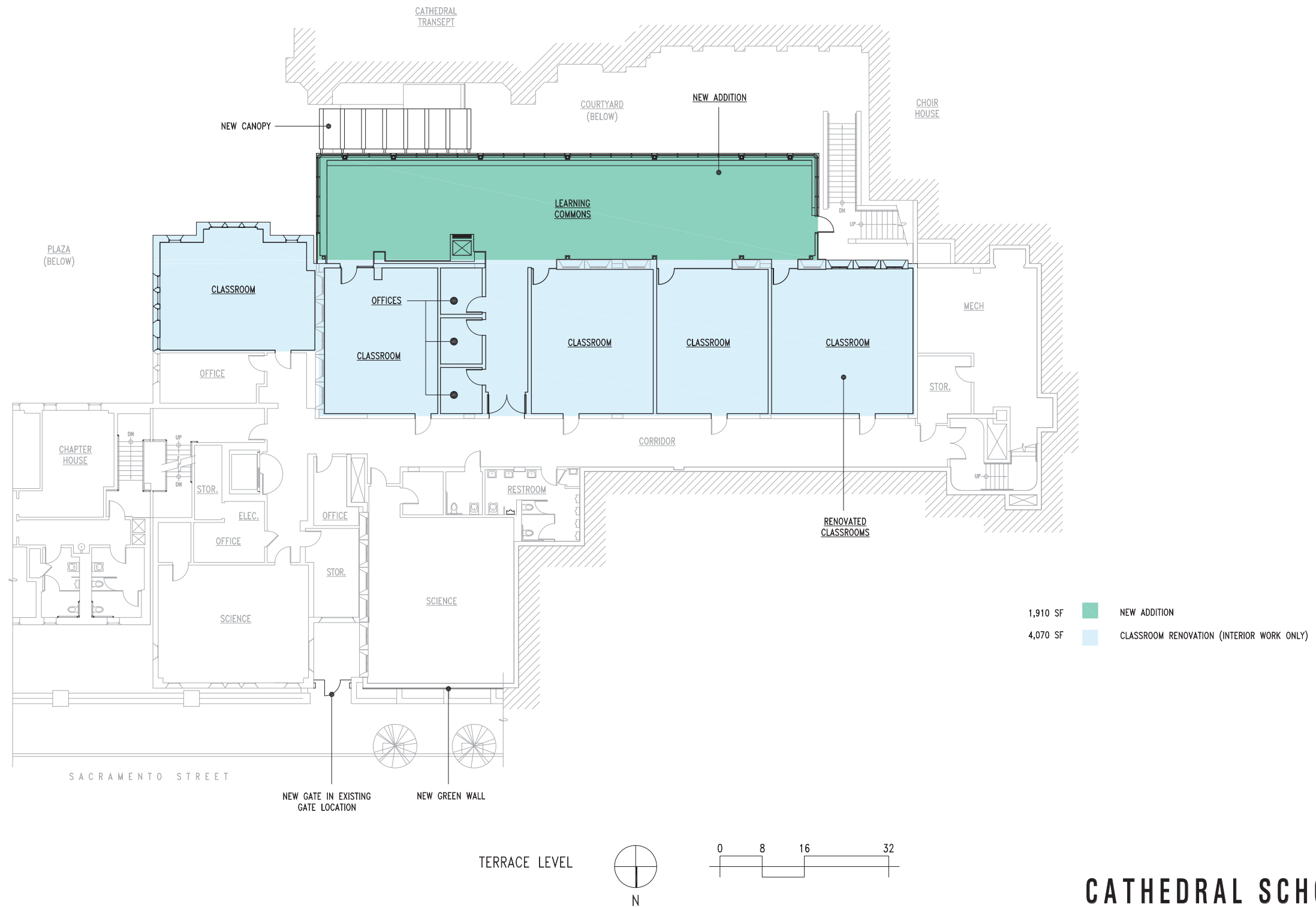
CERTIFICATE OF APPROPRIATENESS

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TERRACE LEVEL PLAN

# CATHEDRAL SCHOOL FOR BOYS

TERRACE ADDITION AND CLASSROOM RENOVATION

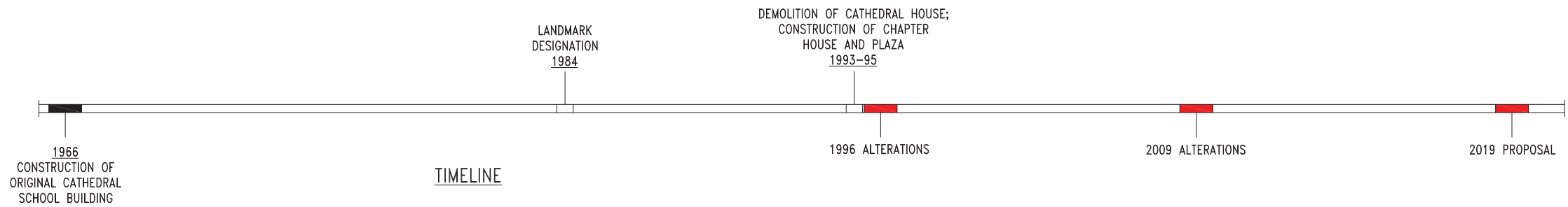
CERTIFICATE OF APPROPRIATENESS

OFFICE OF CHARLES F. BLOSZIES FAIA

3 Embarcadero Center, Promenade Level, Suite P-2, San Francisco, CA | 415.834.9002 | www.archengine.com

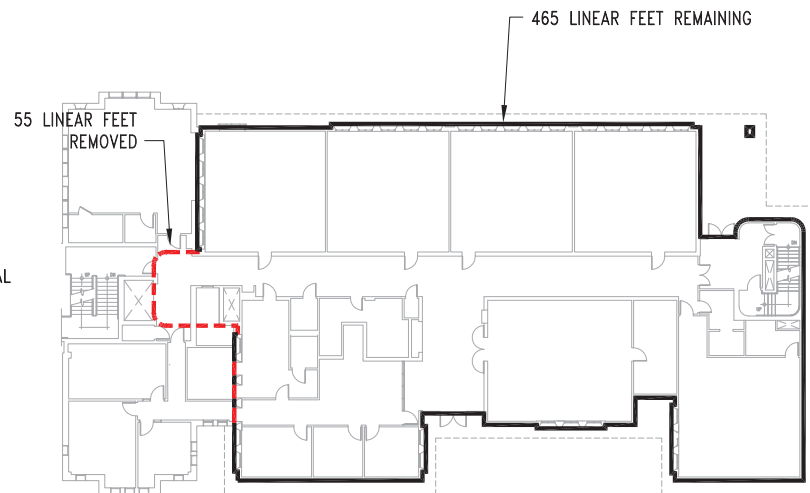
NOV 22, 2019

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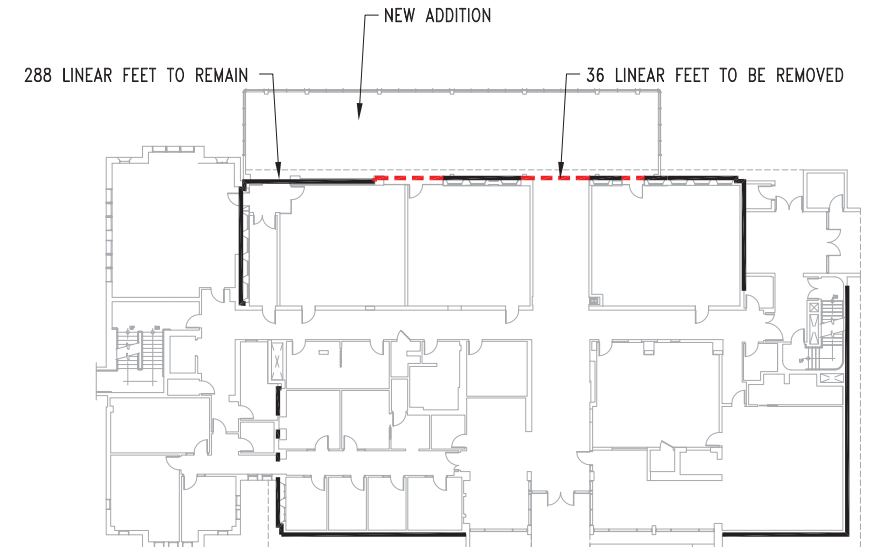


PHOTOGRAPH (1974)

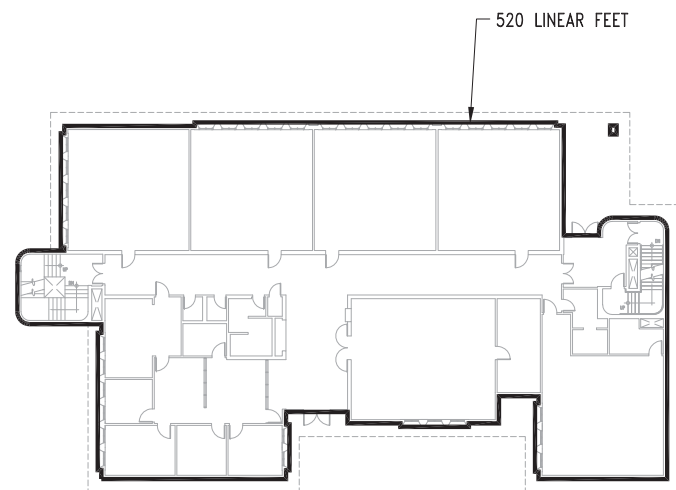
ORIGINAL CATHEDRAL  
SCHOOL BUILDING



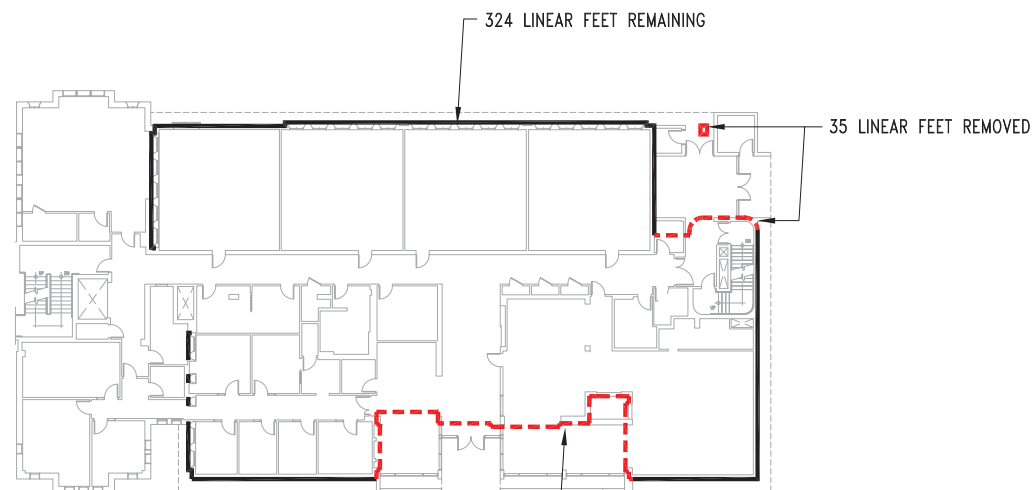
1996 ALTERATIONS



2019 PROPOSAL



ORIGINAL BUILDING (1966)



2009 ALTERATIONS

#### SUMMARY

	ORIGINAL (LINEAR FT)	AMT REMOVED (LINEAR FT)	% REMOVED	% REMAINING
1966	520	—	—	100
1996	465	55	10.6	89.4
2009	324	141	27.1	62.3
2019	288	36	6.92	55.4

## HISTORIC FABRIC ANALYSIS CATHEDRAL SCHOOL FOR BOYS

TERRACE ADDITION AND CLASSROOM RENOVATION

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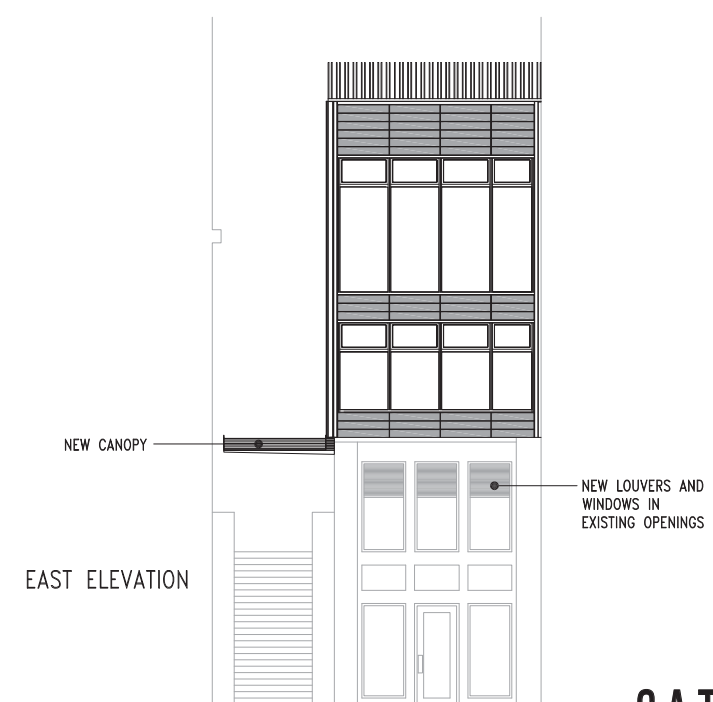
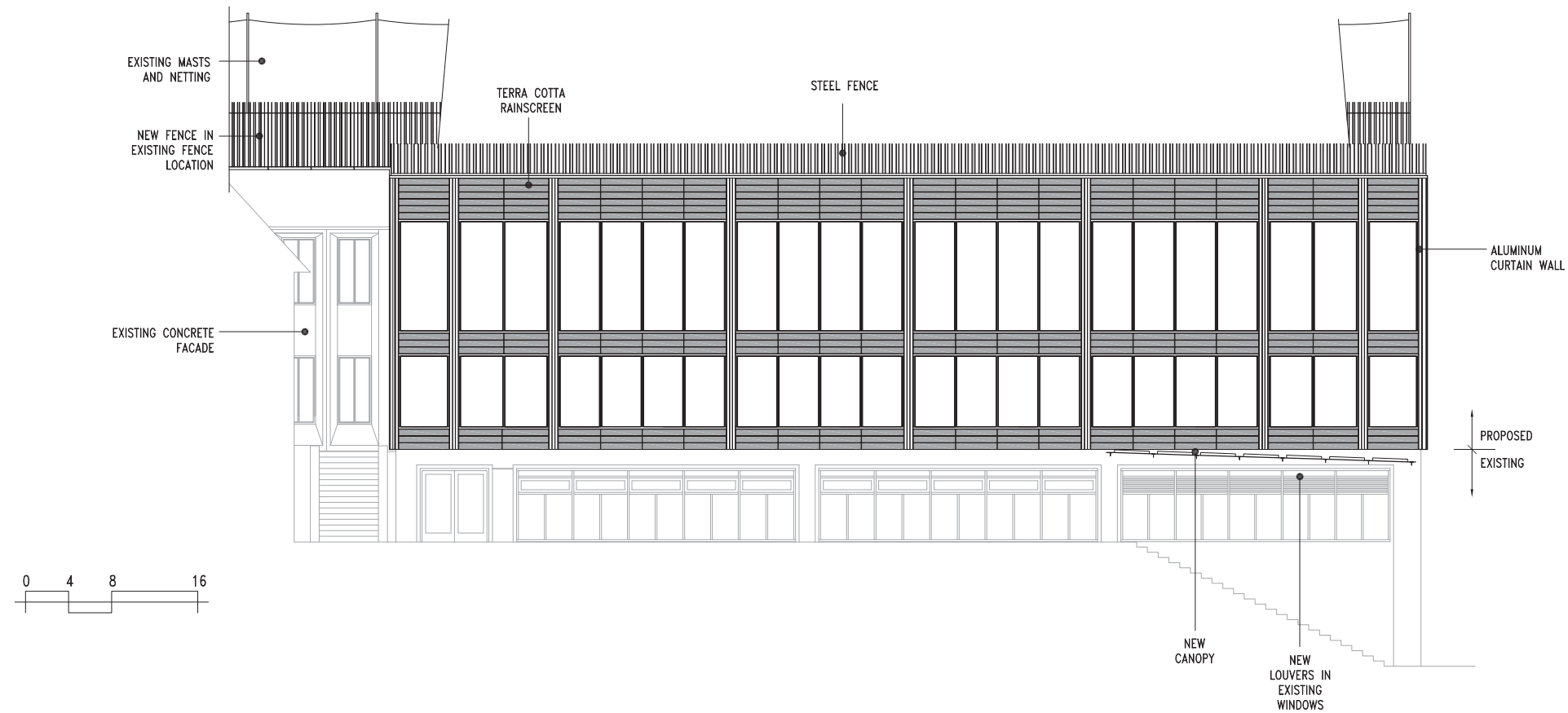
SOUTH FACADE ALTERATIONS  
**CATHEDRAL SCHOOL FOR BOYS**

TERRACE ADDITION AND CLASSROOM RENOVATION

CERTIFICATE OF APPROPRIATENESS

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ADDITION ELEVATIONS  
**CATHEDRAL SCHOOL FOR BOYS**

TERRACE ADDITION AND CLASSROOM RENOVATION  
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CATHEDRAL



CHAPTER HOUSE



ADDITION

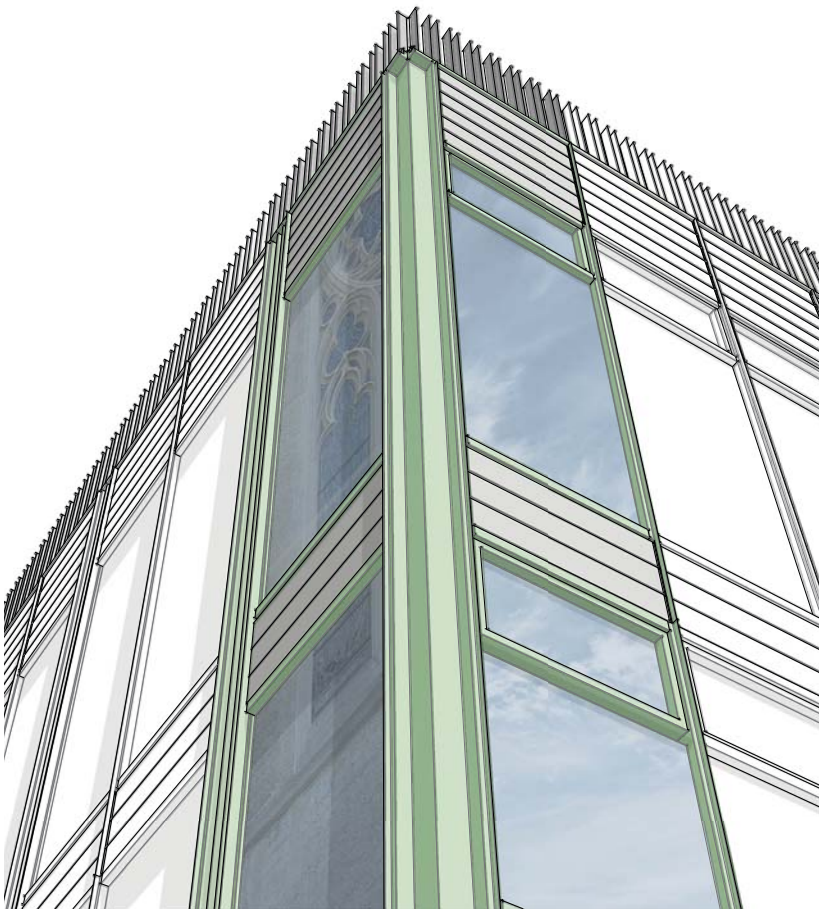


The new addition will be supported by the existing terrace constructed in 2009, which is a cast-in-place concrete structure bearing on a concrete mat slab foundation. To avoid significant strengthening of the existing terrace structure and upgrades to the existing seismic system, the new addition needs to be as lightweight as possible. Floors and roof will be concrete on metal deck supported by light steel framing.

Exterior cladding will be a lightweight aluminum and glass curtainwall, prefabricated off site in “unitized” panels for quick and efficient installation. The addition is tucked into a small space between buildings — the large expanses of glass are necessary to bring healthy natural light into the school building. The aluminum and glass will be softened by horizontal bands of terra cotta.

Exterior colors take their cues from Grace Cathedral and the Chapter House adjacent to the School. Both are concrete buildings, but differ in color and texture. Terra cotta is a classic material that has been used throughout history, but here it is used in a contemporary application as a rainscreen. The color of the terra cotta was carefully chosen to fit comfortably among colors and textures of the existing adjacent buildings.

Windows of the cathedral are stained glass or leaded glass in concrete frames with metal coming. Windows of other adjacent buildings are traditional steel sash painted dark green or black. Windows of the original school building are steel sash, dark in color, but the windows of the most recent additions are aluminum, also dark in color. For the new addition, the aluminum curtain wall was chosen primarily for the technical reasons outlined above, but it is also a logical progression of architectural elements already existing. To differentiate the new addition in time, a contemporary green was chosen for the aluminum frames based on design precedents shown on the following page.





RENZO PIANO BUILDING WORKSHOP  
ALUMINUM RESEARCH INSTITUTE  
NOVARA, ITALY  
1984

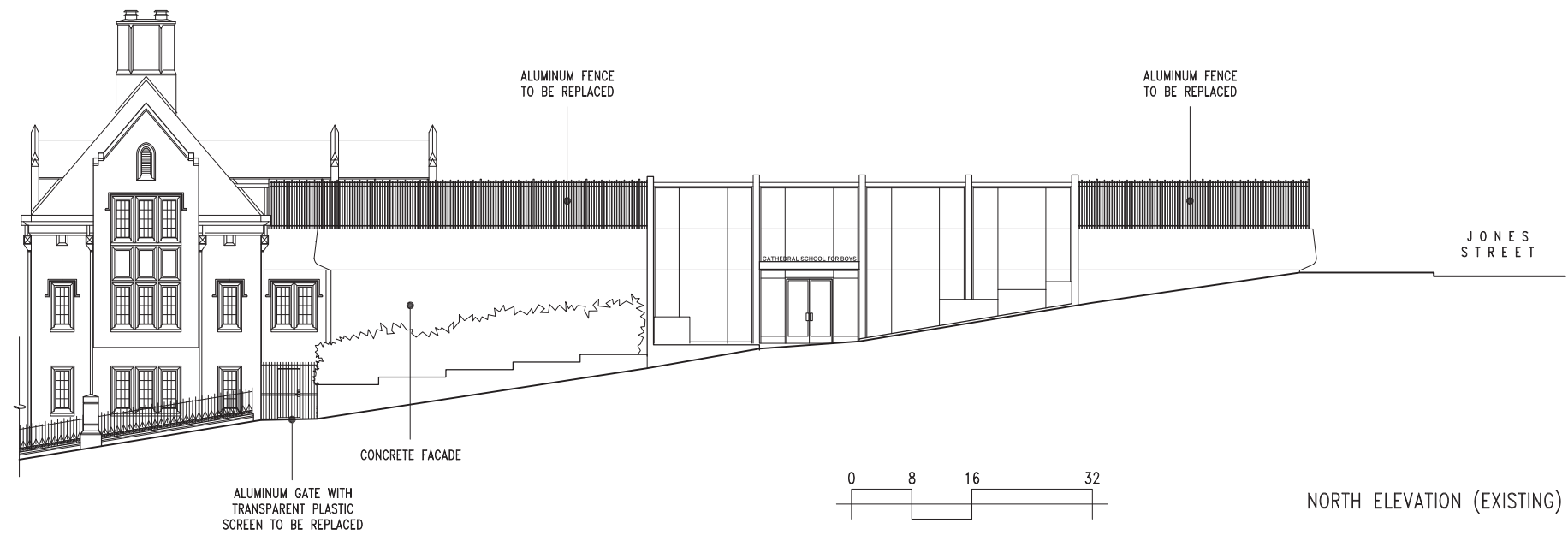


CHARLES GIRAULT  
GRAND PALAIS  
PARIS, FRANCE  
1900

Black and green are traditional colors for window sash in concrete buildings. Greens are usually very dark, like *Forest Green* or *Hunter Green*. Other lighter green colors are commonly found on metal components of masonry structures – a copper roof naturally acquires a *verdigris* patina over time.

In the mid-1990s, the Renzo Piano Building Workshop used a brighter green for the windows of the Aluminum Research Institute in Novara, Italy, setting a precedent for using a contemporary color in a traditional setting. Now a medical research building, its aluminum and glass window system set in concrete frames fits comfortably among the surrounding masonry and clay tile roof architecture.

Light green colors against a masonry backdrop were also effectively used in interiors of buildings of the Beaux-Arts style, as illustrated in the Grand Palais des Champs-Élysées, built in Paris for the Universal Exposition of 1900 and more recently restored to its original color.



SACRAMENTO STREET ELEVATION  
**CATHEDRAL SCHOOL FOR BOYS**

TERRACE ADDITION AND CLASSROOM RENOVATION

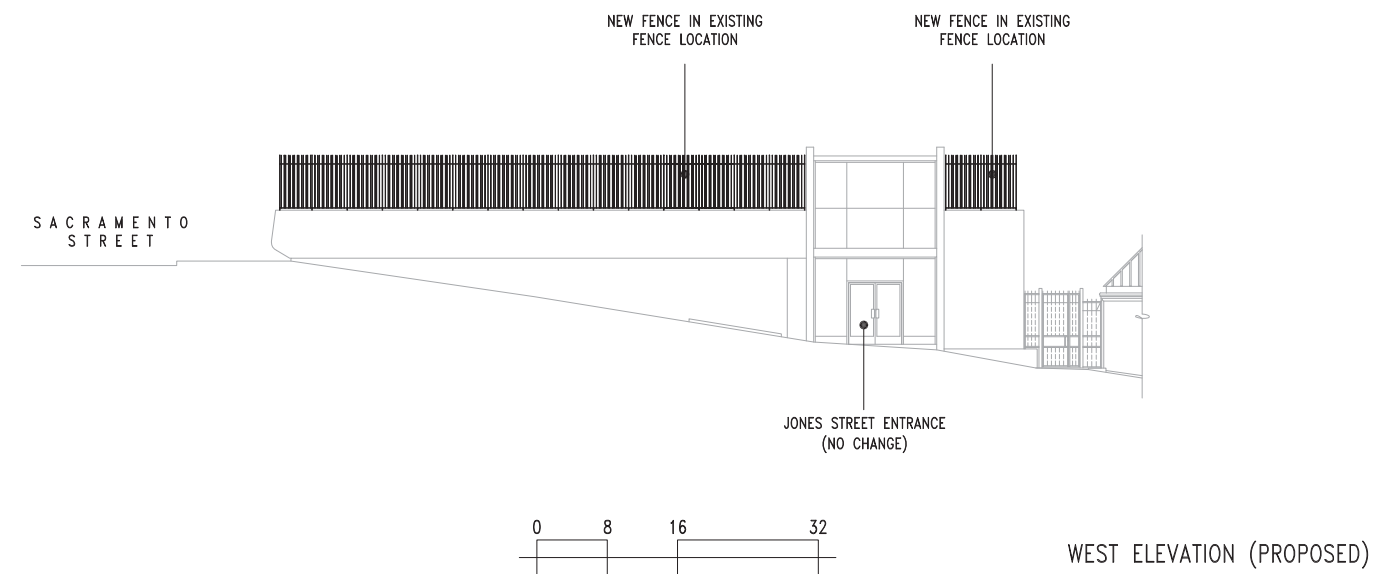
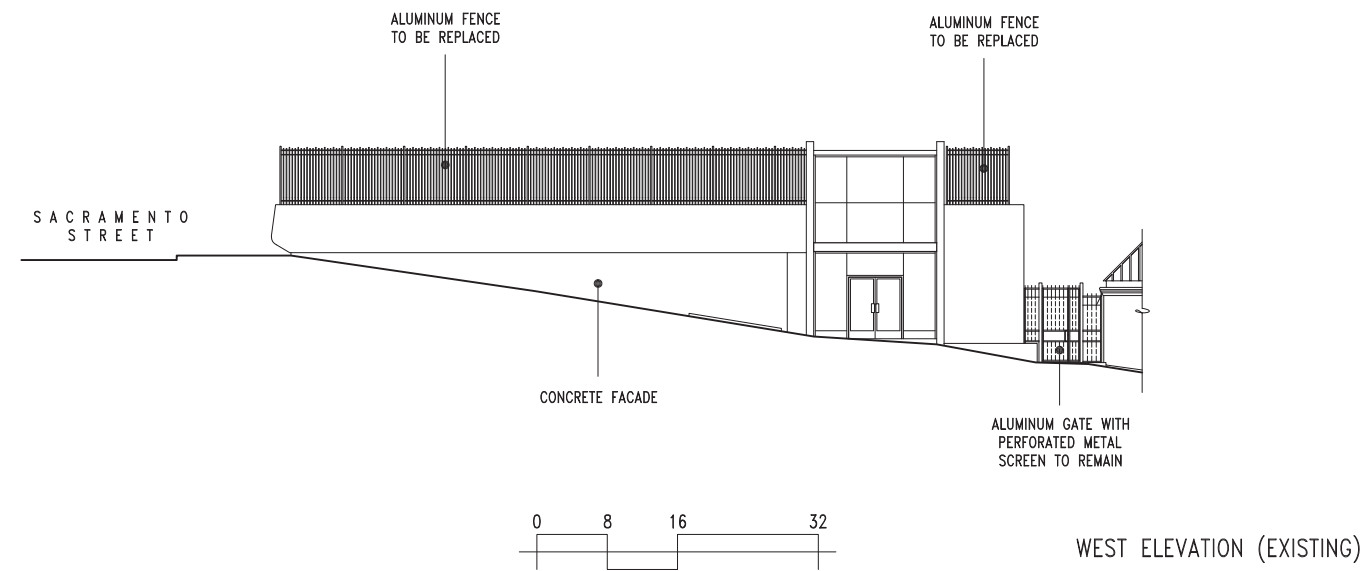
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JONES STREET ELEVATION

# CATHEDRAL SCHOOL FOR BOYS

TERRACE ADDITION AND CLASSROOM RENOVATION

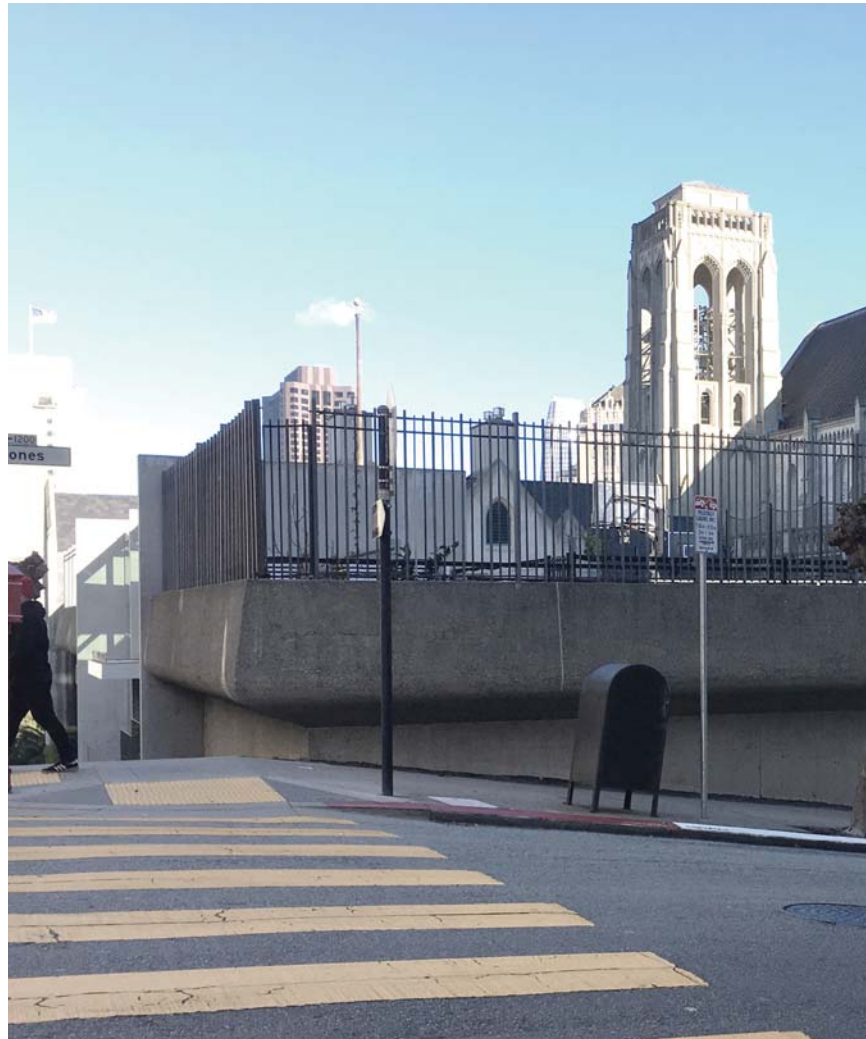
CERTIFICATE OF APPROPRIATENESS

NOV 22, 2019

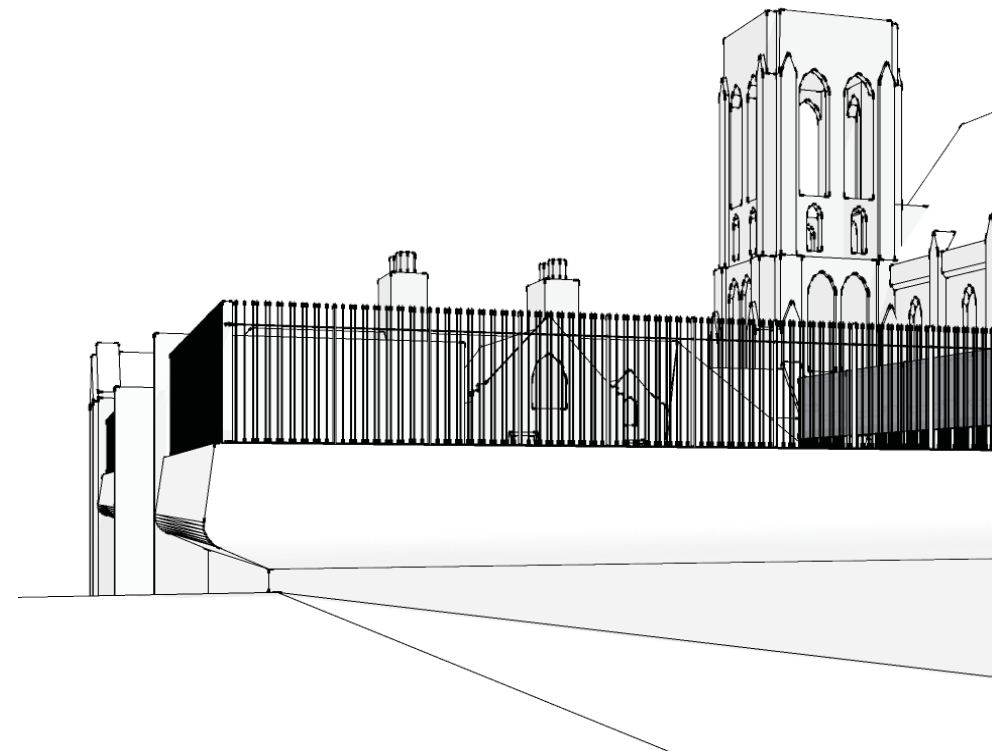
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EXISTING PLAY YARD FENCE  
VIEW FROM INTERSECTION OF SACRAMENTO AND JONES STREETS



PROPOSED PLAY YARD FENCE

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FENCE ALTERATIONS  
**CATHEDRAL SCHOOL FOR BOYS**

TERRACE ADDITION AND CLASSROOM RENOVATION

CERTIFICATE OF APPROPRIATENESS

NOV 18, 2019

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# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1275 SACRAMENTO ST		0246001
<b>Case No.</b>		<b>Permit No.</b>
2019-012077PRJ		201910164604
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The proposed project includes a two-story horizontal extension at the rear of the non-historic school building and addition of a canopy, extension of the existing rooftop play yard on top of the proposed addition, replacement of the existing fence and gate, minor modifications to the Sacramento Street façade include installation of compatible doors in select existing window openings, and interior improvements to the existing school. The project does not propose an increase in student enrollment and no work is proposed to the historic buildings included in Landmark No. 170.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input checked="" type="checkbox"/>	<b>Class</b> _____ Class 14 - Minor Additions to Schools

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?  <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input checked="" type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Don Lewis  The department's transportation staff reviewed the proposed project on 10/01/2019 and determined that additional transportation review is not required.	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**Note:** Project Planner must check box below before proceeding.

<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated  b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> Proposal conforms with SOIS (scale, massing, proportions, and materials) and is compatible and differentiated with the landmark site and surrounding historic properties.	
<b>Preservation Planner Signature:</b> Natalia Kwiatkowska	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Natalia Kwiatkowska
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/12/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1275 SACRAMENTO ST		0246/001
Case No.	Previous Building Permit No.	New Building Permit No.
2019-012077PRJ	201910164604	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

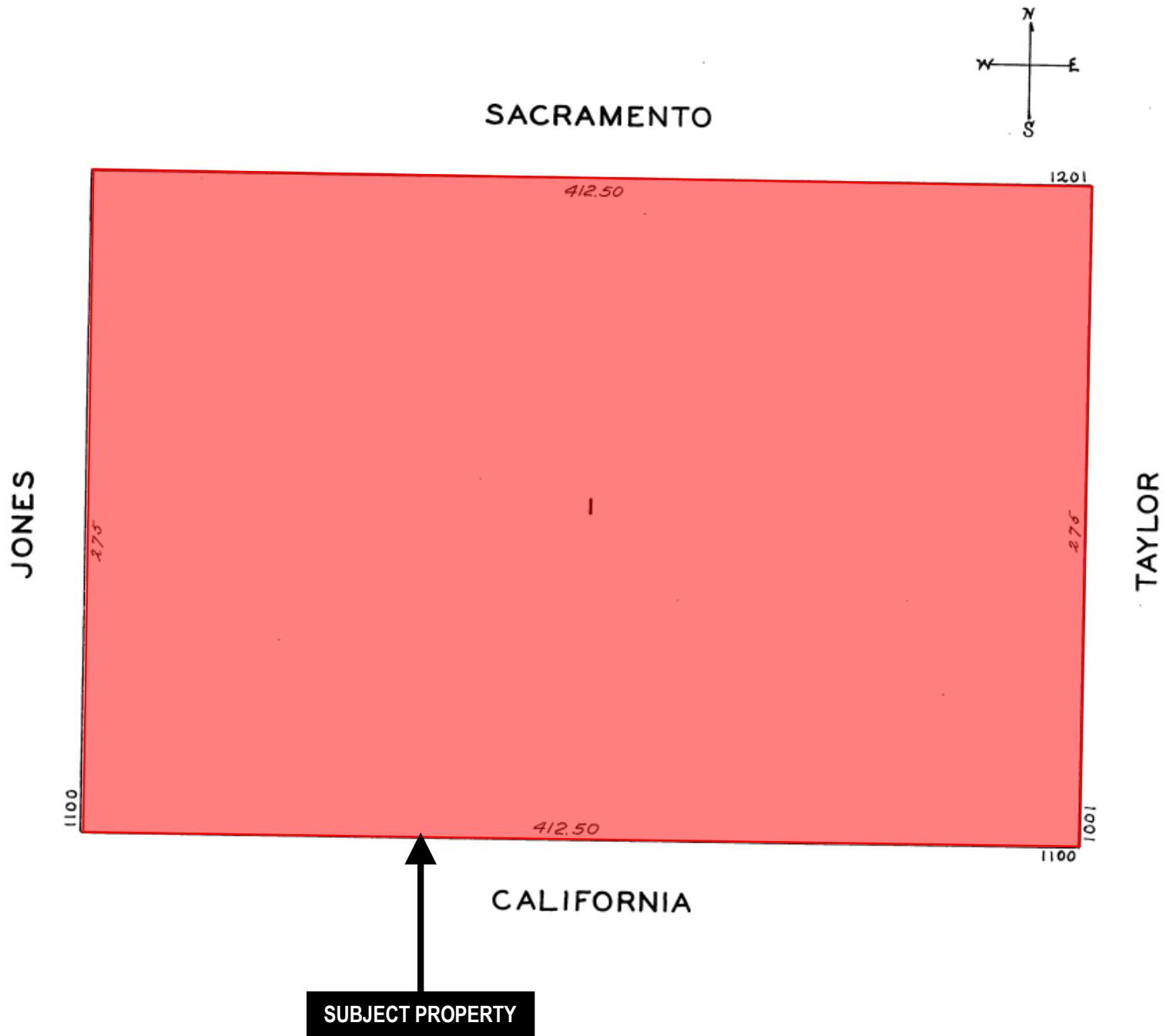
### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

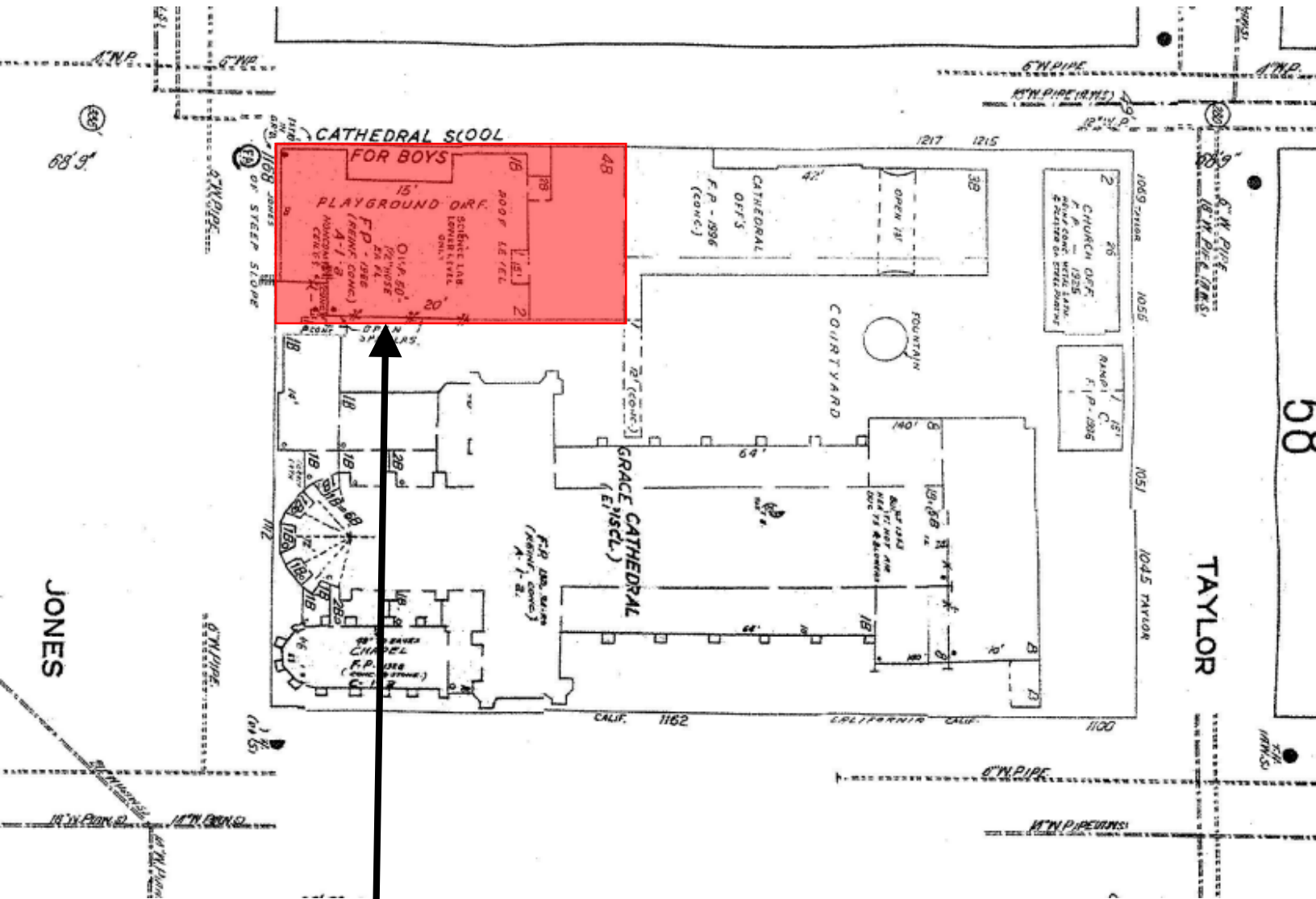
### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

# Parcel Map



# Sanborn Map\*



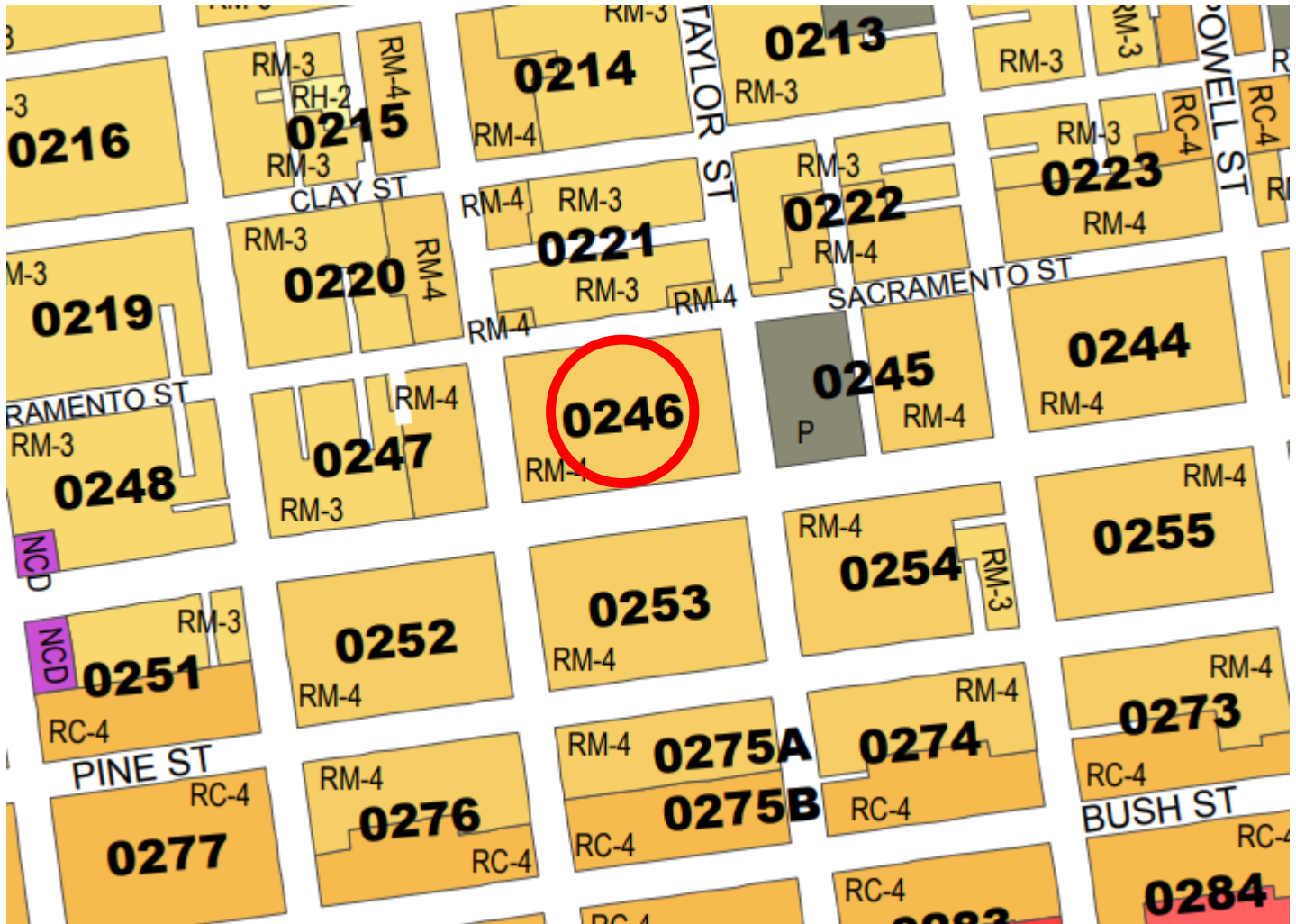
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

**SUBJECT PROPERTY**



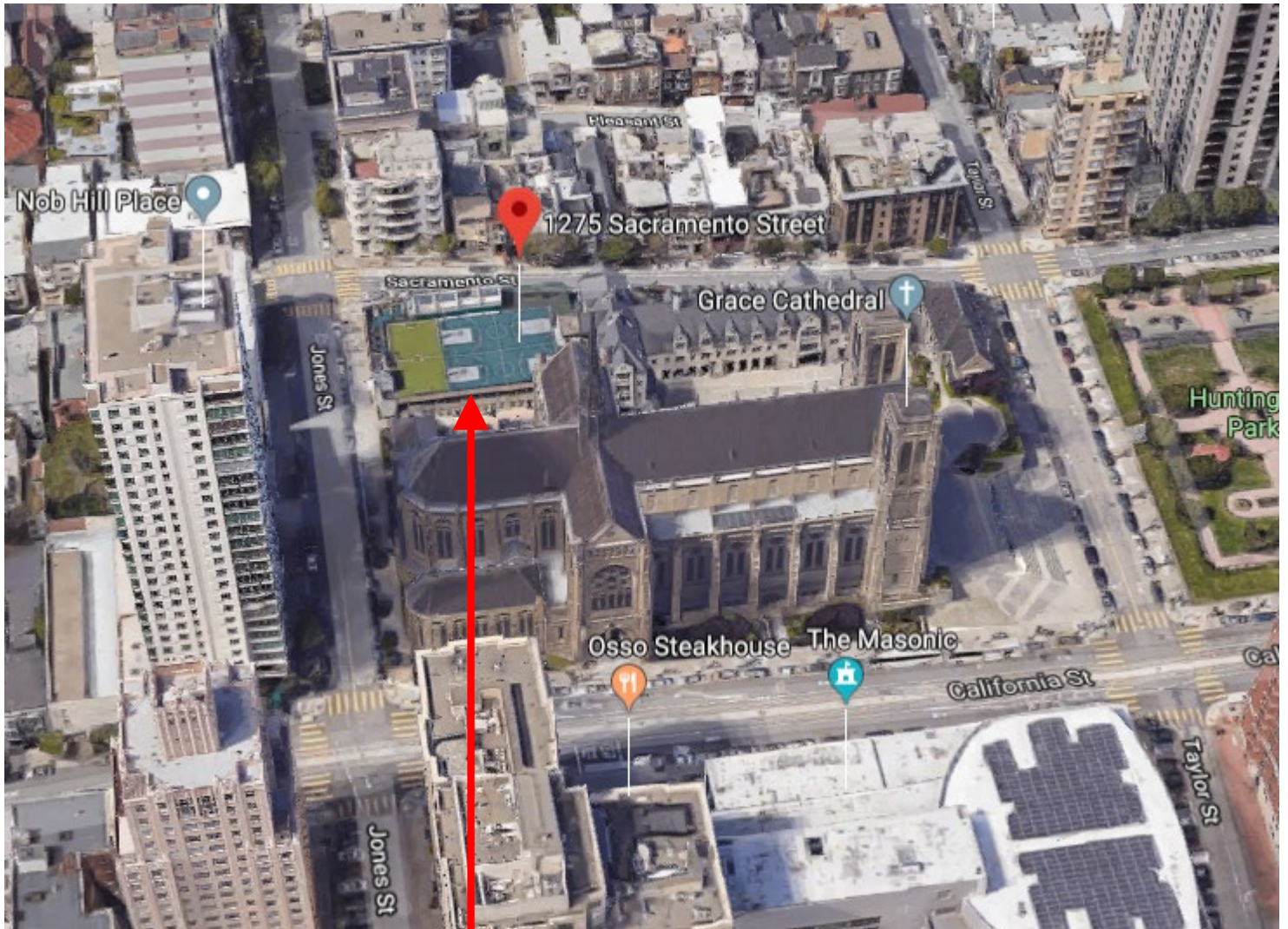
Certificate of Appropriateness Hearing  
Case Number 2019-012077COA  
1275 Sacramento Street  
Block 0246 Lot 001

# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2019-012077COA  
1275 Sacramento Street  
Block 0246 Lot 001

# Aerial Photo – View 1

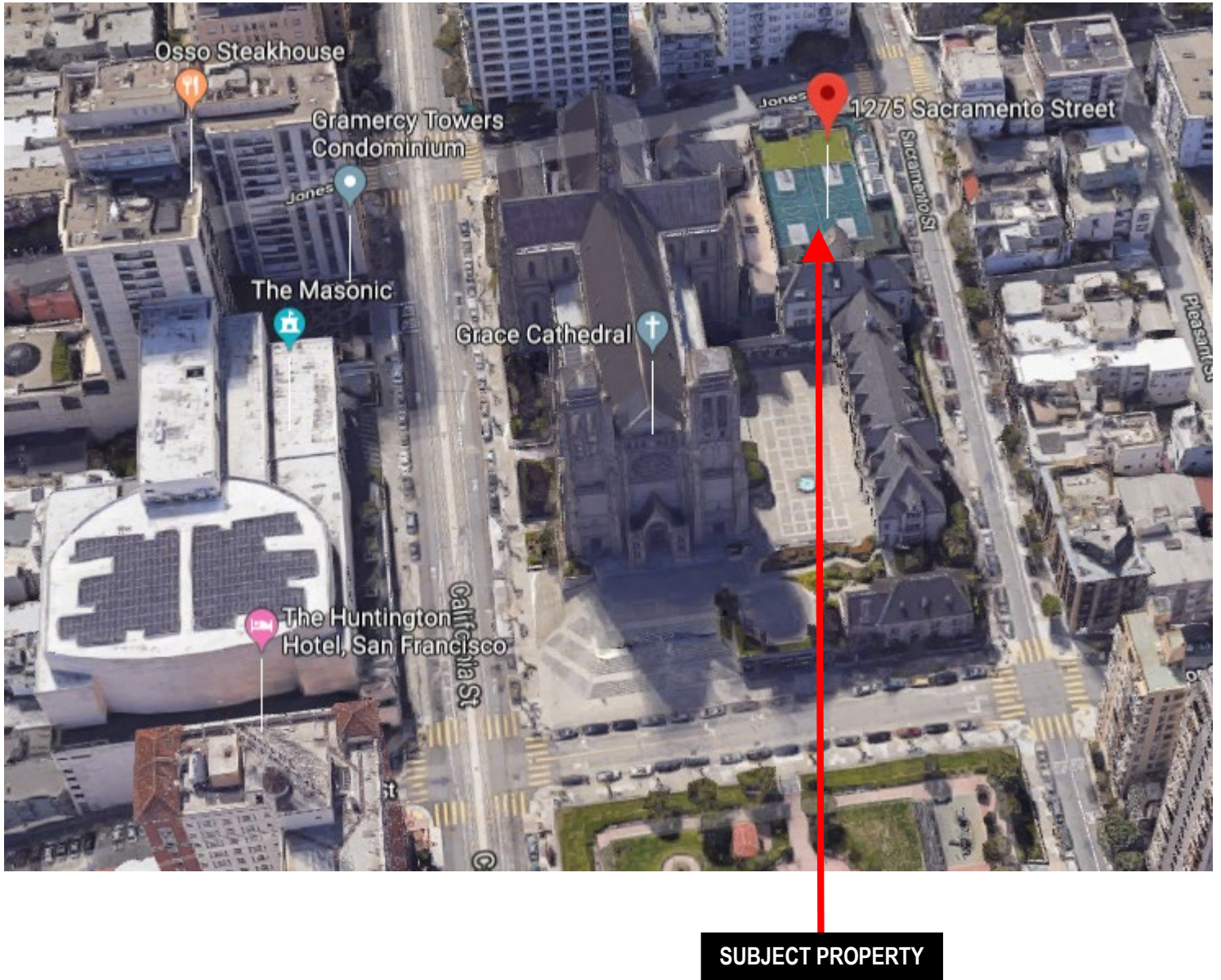


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2019-012077COA  
1275 Sacramento Street  
Block 0246 Lot 001

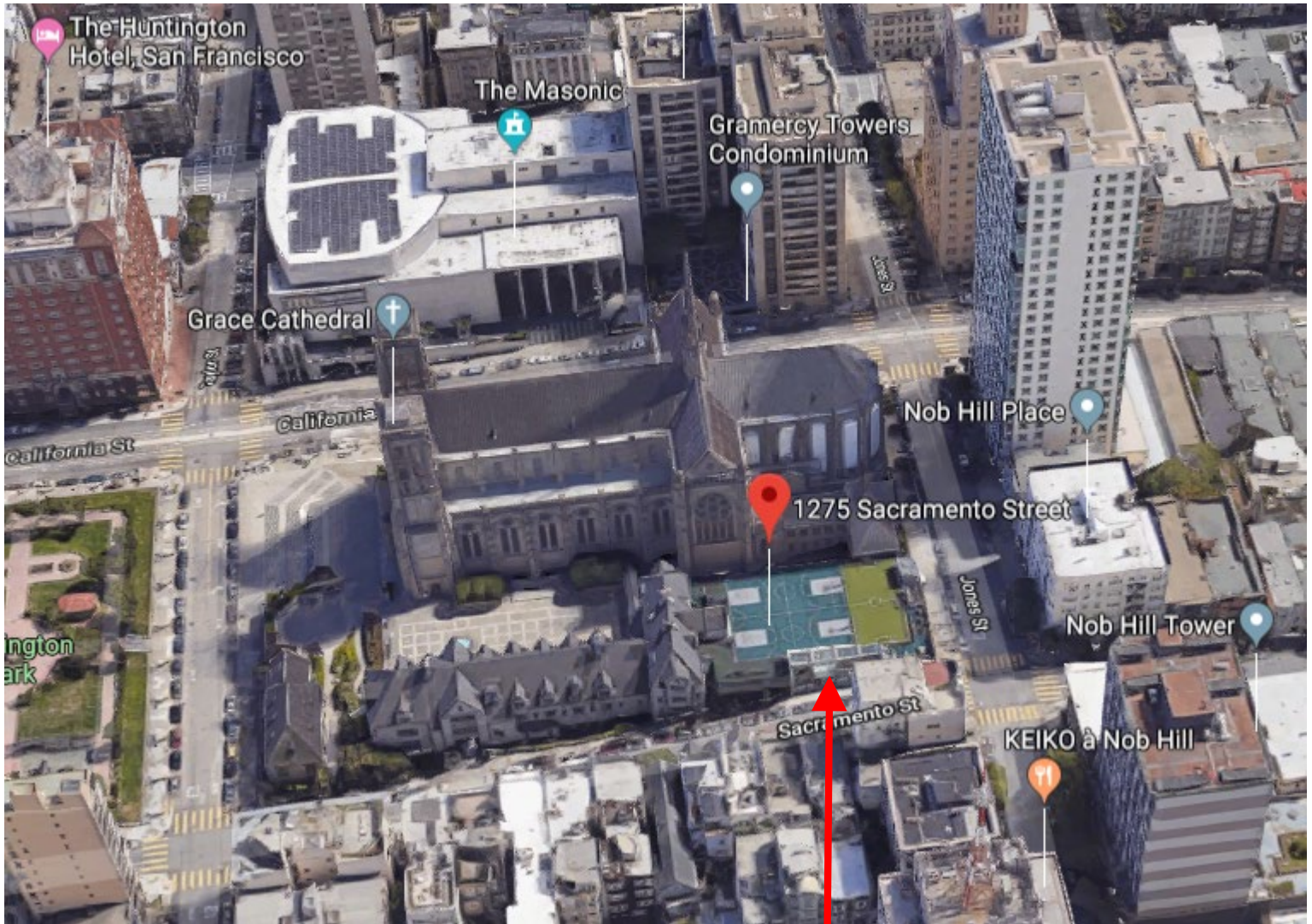
# Aerial Photo – View 2



Certificate of Appropriateness Hearing  
Case Number 2019-012077COA  
1275 Sacramento Street  
Block 0246 Lot 001



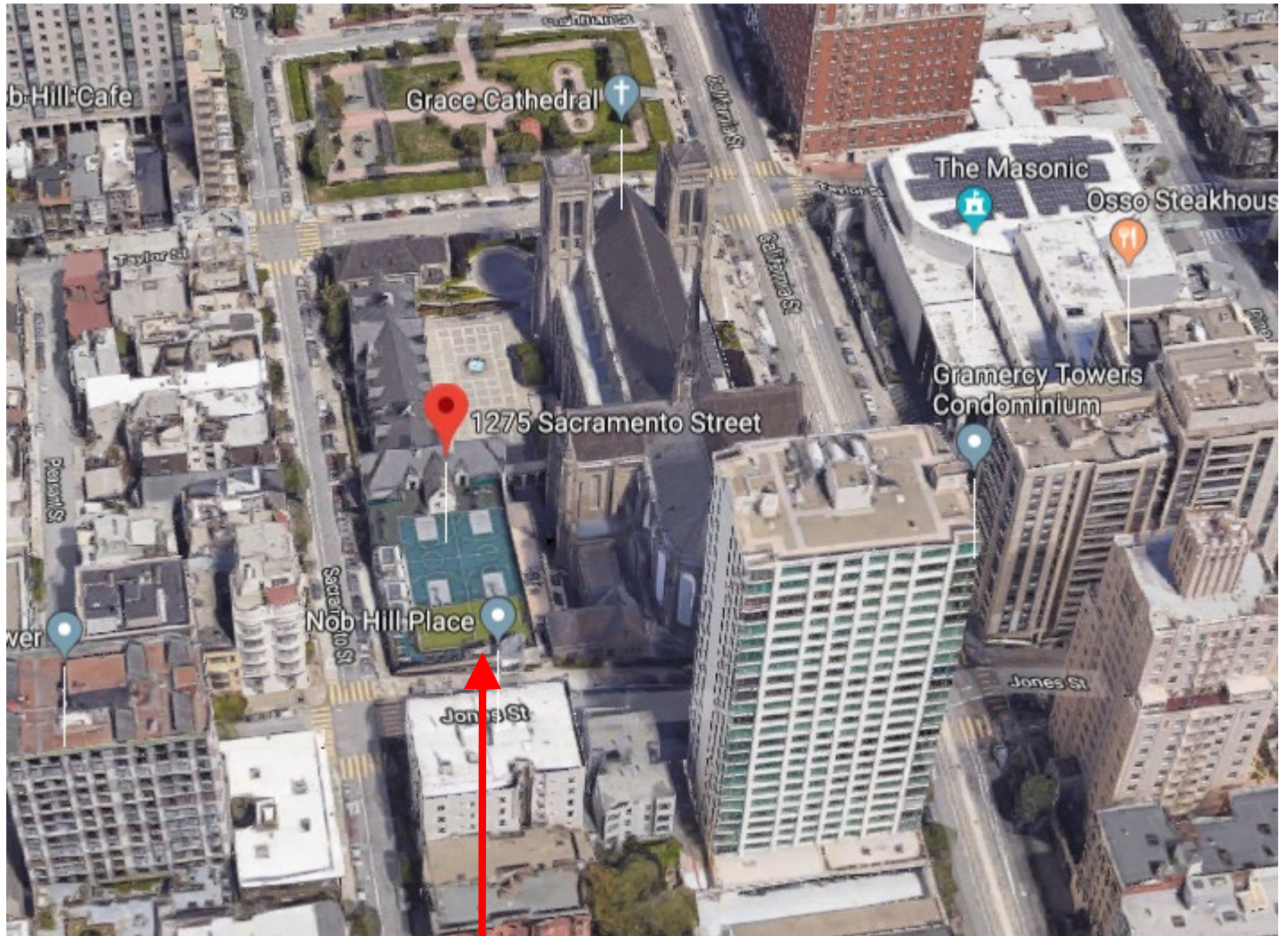
# Aerial Photo – View 3



**SUBJECT PROPERTY**



# Aerial Photo – View 3



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2019-012077COA  
1275 Sacramento Street  
Block 0246 Lot 001

# Site Photo – View 1



Certificate of Appropriateness Hearing  
Case Number 2019-012077COA  
1275 Sacramento Street  
Block 0246 Lot 001

# Site Photo – View 2



Certificate of Appropriateness Hearing  
Case Number 2019-012077COA  
1275 Sacramento Street  
Block 0246 Lot 001

# Site Photo – View 3



Certificate of Appropriateness Hearing  
Case Number 2019-012077COA  
1275 Sacramento Street  
Block 0246 Lot 001

# REUBEN, JUNIUS & ROSE, LLP

Daniel Frattin  
dfrattin@reubenlaw.com

December 2, 2019

## Delivered Via Email

President Aaron Hyland  
Historic Preservation Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 1275 Sacramento Street – Landmark No. 170**  
**Certificate of Appropriateness Application No. 2019-012077COA**  
**Hearing Date: December 18, 2019**  
**Our File No.: 6003.02**

Dear President Hyland and Commissioners:

Our office represents the Cathedral School for Boys (the “**Cathedral School**”) a K-8, all-boys Episcopal school located at 1275 Sacramento Street on the northwest corner of the parcel, also inhabited by San Francisco City Landmark No. 170 (the “**Property**”). The Landmark site consists of Grace Cathedral, the Choir House of Grace Cathedral, and the Chapter House. The school building was found not to be a contributing structure to the historical significance of the Landmark site. Regardless, the Cathedral School is an integral part of the overall site and works to ensure that it fits in seamlessly to create a unified Cathedral campus.

The Cathedral School was constructed in 1966, with additions to the school approved in 1993 and 2008. The existing building consists of a two-story, 31,780 square-foot school. Currently, the school enrolls 262 students and employs 55 faculty and staff members. The Cathedral School is proposing a two-story, 3,820 square foot horizontal extension at the rear of the non-historic school building, interior improvements to the existing school, extension of the existing roof-top play yard, and a refurbished new play yard fence (the “**Project**”). The Project does not propose an increase in student enrollment and no work is proposed to the historic buildings included in Landmark No. 170.

In order to effectuate the Project, a Certificate of Appropriateness is required. All work has been designed with the Secretary of the Interior’s *Standards for the Treatment of Historic Properties* and was designed to be compatible with the adjacent landmark buildings.

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

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**Project Highlights.**

- The Project will allow the Cathedral School to continue its educational mission for the next several decades by providing additional classrooms, improving the interior circulation, and expanding the outdoor activity area for its students;
- The Project will not impact or alter the use of Landmark No. 170 as a religious institutional use. Grace Cathedral will continue to serve the public as a refuge and place of worship. The Project consists of a minimal addition and will match the existing footprint of the one-story structure at the southern side of the school building; and
- The Project will be done in compliance with the Secretary of the Interior's *Standards for Rehabilitation* and enable the Cathedral School to remain a viable educational institution and resource to the neighborhood and City.

**Project Proposes Minimal Alterations to the Landmark site.** The Project proposes minimal changes to the Landmark site. The new addition is minimal in size and maintains the same footprint of the 2009 addition. On the interior, the Project will create a more functional layout, allowing easy access between classrooms. All efforts were made to minimize the impacts to the Cathedral campus. This building does not contain significant character-defining spaces, and the addition will not change Grace Cathedral's visual character as an early twentieth-century church. All character-defining features of the Cathedral will be unaffected by the Project.

**Community Outreach and Support.** From the outset, the Project Sponsor has made an effort to meet with neighbors and community organizations, as well as with parents of the student body. The Project Sponsor has worked to make sure the community understood the goals of the Project. They have gathered a wide array of support for the Project.

**Conclusion.** The Project Team looks forward to presenting the proposed Project to the HPC and hopes to have the Commission's support. For all of the reasons stated herein, we respectfully request the HPC to approve the Certificate of Appropriateness application. Thank you for your consideration.

Very truly yours,  
**REUBEN, JUNIUS & ROSE, LLP**



Daniel Frattin

President Hyland and Commissioners

December 2, 2019

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cc: Vice President Diane Matsuda  
Commissioner Kate Black  
Commissioner Chris Foley  
Commissioner Richard S.E. Johns  
Commissioner Lydia So  
Commissioner Jonathan Pearlman  
Jonas Ionin, Commission Secretary  
Natalia Kwiatkowska, Project Planner