

File No. 150866

Committee Item No. 1

Board Item No. 2

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date October 26, 2015

Board of Supervisors Meeting

Date November 17, 2015

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Historic Preservation Commission Resolution Nos. 747 + 750 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Landmark Designation Case Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Notice of Public Hearing |
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Completed by: Alisa Somera Date October 22, 2015

Completed by: Alisa Somera Date October 20, 2015

1 [Planning Code - Landmark Designation - 350 University Street (aka University Mound Old
2 Ladies' Home)]

3 **Ordinance designating 350 University Street (aka University Mound Old Ladies' Home),**
4 **Assessor's Block No. 5992, Lot No. 001, as a Landmark under San Francisco Planning**
5 **Code, Article 10; and making environmental findings, public necessity, convenience,**
6 **and welfare findings, and findings of consistency with the General Plan, and the eight**
7 **priority policies of Planning Code, Section 101.1.**

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

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

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

20 (b) On October 8, 2014, at the request of a group of neighbors, and the Historic
21 Preservation Commission added 350 University Street (aka University Mound Old Ladies'
22 Home), Lot 001 in Assessor's Block 5992, to the Landmark Designation Work Program.

23 (c) Planning Department staff Shannon Ferguson, who meets the Secretary of
24 Interior's Professional Qualification Standards, prepared the Landmark Designation Report for
25 350 University Street, dated May 20, 2015. This Landmark Designation Report was reviewed
by Timothy Frye, Department staff, for accuracy and conformance with the purposes and
standards of Article 10.

1 (d) The Historic Preservation Commission, at its regular meeting of May 20, 2015,
2 reviewed Department staff's analysis of 350 University Street's historical significance per
3 Article 10 as part of the Landmark Designation Case Report dated May 20, 2015.

4 (e) On May 20, 2015, the Historic Preservation Commission passed Resolution No.
5 747, initiating designation of 350 University Street (aka University Mound Old Ladies' Home),
6 Lot 001 in Assessor's Block 5992, as a San Francisco Landmark pursuant to Section 1004.1
7 of the San Francisco Planning Code. Such motion is on file with the Clerk of the Board in File
8 150866 and incorporated herein by reference.

9 (f) On August 5, 2015, after holding a public hearing on the proposed designation
10 and having considered the specialized analyses prepared by Planning Department staff and
11 the Landmark Designation Case Report, the Historic Preservation Commission recommended
12 approval of the proposed landmark designation of 350 University Street (aka University
13 Mound Old Ladies' Home), Lot 001 in Assessor's Block 5992, in Resolution No. 750. Such
14 resolution is on file with the Clerk of the Board in File No. 150866.

15 (g) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
16 proposed landmark designation of 350 University Street (aka University Mound Old Ladies'
17 Home), Lot 001 in Assessor's Block 5992, will serve the public necessity, convenience and
18 welfare.

19 (h) The Board finds that the proposed landmark designation of 350 University Street
20 (aka University Mound Old Ladies' Home), Lot 001 in Assessor's Block 5992, is consistent
21 with the San Francisco General Plan and with Planning Code Section 101.1(b) for the reasons
22 set forth in Resolution No. 750, recommending approval of the proposed designation, which is
23 incorporated herein by reference.

24 (i) The Planning Department has determined that the actions contemplated in this
25 Ordinance are in compliance with the California Environmental Quality Act (California Public

1 Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has
2 determined the proposed Planning Code amendment is subject to a Categorical Exemption
3 from CEQA pursuant to Section 15308 of the Guidelines for Implementation of the statute for
4 actions by regulatory agencies for protection of the environment (specifically in this case,
5 landmark designation). Said determination is on file with the Clerk of the Board of
6 Supervisors in File No. 150866 and is incorporated herein by reference.

7 (j) The Board of Supervisors hereby finds that 350 University Street (aka University
8 Mound Old Ladies' Home), Lot 001 in Assessor's Block 5992, has a special character and
9 special historical, architectural, and aesthetic interest and value, and that its designation as a
10 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
11 the San Francisco Planning Code.

12
13 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 350
14 University Street (aka University Mound Old Ladies' Home), Lot 001 in Assessor's Block
15 5992, is hereby designated as a San Francisco Landmark under Article 10 of the Planning
16 Code.

17
18 Section 3. Required Data.

19 (a) The description, location, and boundary of the Landmark site consists of the City
20 parcel located at 350 University Street, Lot 001 in Assessor's Block 5992, in San Francisco's
21 Portola neighborhood.

22 (b) The characteristics of the Landmark that justify its designation are described and
23 shown in the Landmark Designation Case Report and other supporting materials contained in
24 Planning Department Case Docket No. 2015-004168DES. In brief, 350 University Street (aka
25 University Mound Old Ladies' Home), Lot 001 in Assessor's Block 5992, is eligible for local

1 designation under National Register of Historic Places Criterion C (as it embodies distinctive
2 characteristics of a type, period, or method of construction, and represents the work of two
3 master architects). Specifically, designation of the University Mound Old Ladies' Home is
4 proper given its significant embodiment of the distinctive characteristics of the Colonial
5 Revival style that was popular following the restoration of Colonial Williamsburg in the late
6 1920s. Furthermore, the University Mound Old Ladies' Home is a rare property type as it is
7 one of the few high style Colonial Revival institutional buildings in San Francisco that retains a
8 high degree of physical integrity having undergone very few alterations since its construction.
9 The building represents the work of master architects Martin J. Rist and Alfred I. Coffey, who
10 both separately and in partnership were well known for their designs of institutional buildings,
11 such as schools and hospitals (such as the Psychopathic Ward at San Francisco General
12 Hospital, built in 1932-35.)

13 (c) The particular features that shall be preserved, or replaced in-kind as
14 determined necessary, are those generally shown in photographs and described in the
15 Landmark Designation Case Report, which can be found in Planning Department Docket No.
16 No. 2015-004168DES, and which are incorporated in this designation by reference as though
17 fully set forth. Specifically, the following features shall be preserved or replaced in kind:

18 (1) All primary exterior elevations, form, massing, structure, architectural
19 ornament and materials identified as:

20 (A) Form and massing, including rectangular, two and a half story,
21 side-gabled roof with arched dormers of main building flanked by two story L-shaped, flat
22 roofed wings.

23 (B) Symmetrically balanced façade with centered door and regular
24 fenestration pattern with six-over six, double-hung wood sash windows and arched fanlight
25 windows.

1 (C) Architectural ornamentation including broken pediment at the main
2 entry, recessed tetrastyle portico supported by tall slender columns, decorative frieze and
3 dentil molding, spandrel panels below first story windows, and balusters at the parapet of the
4 wings.

5 (D) Materials including Flemish bond red face brick, slate roof tiles on
6 main building and chapel and painted wood ornamentation.

7 (2) The character-defining interior features of the building, which have
8 historically been accessible to the public, include:

9 (A) In the living room:

10 (i) Arched openings at north, south, and west walls. Multi lite
11 wood French doors and transoms at east wall.

12 (ii) Fireplace with marble surround and wood mantle.

13 (iii) Decorative plaster pilasters with urns of flowers and plaster
14 molding.

15 (iv) Board formed concrete beamed ceiling with decorative
16 painting.

17 (B) In the dining room:

18 (i) Windows with fanlights at north and south walls.

19 (ii) Fireplace with marble surround and wood mantle.

20 (iii) Built-in sideboards with leaded glass top cabinet fronts.

21 (iv) Plaster wainscot molding.

22 (v) Board formed concrete beamed ceiling with decorative
23 painting.

24 (C) In the chapel:

25 (i) Arched windows and shutters at north and south walls.

- 1 (ii) Multi lite window with sidelights and fanlight on east wall.
- 2 (iii) Raised, recessed half round chancel with decorative lintel
- 3 and brackets.
- 4 (iv) Peaked ceiling with rough sawn beams.
- 5

6 Section 4. The property shall be subject to further controls and procedures pursuant to
7 the San Francisco Planning Code and Article 10.

8
9 Section 5. Effective Date. This ordinance shall become effective 30 days after
10 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
11 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
12 of Supervisors overrides the Mayor's veto of the ordinance.

13
14 APPROVED AS TO FORM:
15 DENNIS J. HERRERA, City Attorney

16 By:

17 
18 ANDREA RUIZ-ESQUIDE
19 Deputy City Attorney

20 n:\land\as2015\0900449\01041555.doc

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - 350 University Street (aka University Mound Old Ladies' Home)]

Ordinance designating 350 University Street (aka University Mound Old Ladies' Home), Assessor's Block No. 5992, Lot No. 001, as a Landmark under San Francisco Planning Code, Article 10; and making environmental findings, public necessity, convenience, and welfare findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 250 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: 350 University Street (aka University Mound Old Ladies' Home).

The ordinance finds that 350 University Street (aka University Mound Old Ladies' Home) is eligible for designation as a City landmark under National Register of Historic Places Criterion C (as it embodies distinctive characteristics of a type, period, or method of construction, and represents the work of two master architects). Specifically, designation of the University Mound Old Ladies' Home is proper given its significant embodiment of the distinctive characteristics of the Colonial Revival style that was popular following the restoration of Colonial Williamsburg in the late 1920s.

As required by Section 1004, the ordinance lists the particular exterior and interior features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of 350 University Street (aka University Mound Old Ladies' Home) on May 20, 2015. On August 5, 2015, after holding a public hearing on the proposed designation and having considered the Landmark Designation Case Report prepared by Planning Department staff Shannon Ferguson, the HPC voted to recommend approval of the proposed landmark designation of 350 University Street (aka University Mound Old Ladies' Home) to the Board of Supervisors.

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SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2015 SEP -3 PM 2:24

September 3, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Ms. Angela Calvillo, Clerk
Honorable Supervisor David Campos
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2015-004168DES:
350 University Street Landmark Designation
BOS File No: 150866 (pending)
Historic Preservation Commission Recommendation: Approval

Dear Ms. Calvillo,

On August 5, 2015 the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for landmark designation of 350 University Street, known historically as University Mound Old Ladies Home, to the Board of Supervisors. At the hearing, the HPC voted to **approve** a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

Supervisor Campos, it is my understanding that you intend to sponsor the proposed Ordinance. Please contact the Clerk of the Board of Supervisors at your earliest convenience.

Please find attached documents relating to the HPC's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron E. Starr
Manager of Legislative Affairs

cc: Andrea Ausberry, Office of the Clerk of the Board
Carolyn Goossen, Legislative Aide
Andrea Ruiz-Esquide, City Attorney's Office

Attachments (one copy of the following):

Draft Article 10 Landmark Designation Ordinance
Historic Preservation Commission Resolution No. 750
Planning Department Memo dated August 5, 2015
Planning Department Case Report dated May 20, 2015
Article 10 Landmark Designation Report



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 750 HEARING DATE AUGUST 5, 2015

**RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10
LANDMARK DESIGNATION OF 350 UNIVERSITY STREET, HISTORICALLY KNOWN
AS THE UNIVERSITY MOUND OLD LADIES HOME, LOT 001 IN ASSESSOR'S
BLOCK 5992, AS LANDMARK NO. XXX**

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1. WHEREAS, on June 18, 2014, Mr. Belles Yelda, a nearby resident, submitted a "Potential San Francisco Landmarks Evaluation Form" (Preservation Bulletin No. 19) for 350 University Street, University Mound Old Ladies' Home, and on July 29, 2014, submitted to the Department a petition in support of preserving the building that contained 222 signatures of nearby residents; and with the support of the Planning Department, the Historic Preservation Commission added 350 University Street, to the Landmark Designation Work Program on October 8, 2014; and
2. WHEREAS, Department staff Shannon Ferguson, who meets the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 350 University Street, which was reviewed by Department staff Timothy Frye for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of May 20, 2015, reviewed Department staff's analysis of 350 University Street's historical significance per Article 10 as part of the Landmark Designation Case Report dated May 20, 2015 and initiated Landmark designation process through Resolution 747; and
4. WHEREAS, the Historic Preservation Commission finds that the 350 University Street nomination is in the form prescribed by the HPC and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 350 University Street conveys its architectural significance as an embodiment of the distinctive characteristics of the Colonial Revival style and represents the work of master architects Martin J. Rist and Alfred I. Coffey; and
6. WHEREAS, the Historic Preservation Commission finds that the 350 University Street meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
7. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior and interior character-defining features, as identified in the Landmark Designation

Report, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and

8. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, for reasons set forth in the November 19, 2014 Case Report; and
9. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and
10. WHEREAS, the Historic Preservation Commission at its regular meeting of May 20, 2015, approved initiation of Article 10 landmark designation of 350 University Street, as described in Resolution No. 747,

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 350 University Street, Assessor's Block 5992, Lot 001 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on August 5, 2015.

Jonas P. Ionin
Commission Secretary

AYES: A. Hyland, K. Hasz, E. Johnck, R. Johns, D. Matsuda, J. Pearlman, A. Wolfram

NAYS: 0

ABSENT: 0

ADOPTED: August 5, 2015



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: August 5, 2015
CASE NUMBERS: 2015.0041680DES – 350 University Street
TO: Historic Preservation Commission
FROM: Shannon Ferguson
Preservation Planner, 415-575-9074
REVIEWED BY: Tim Frye
Preservation Coordinator, 415-575-6822
RE: Landmark Recommendation Resolution

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Dear President Wolfram and Members of the Commission:

On May 20, 2015, the Historic Preservation Commission (HPC) adopted Resolution No. 747 to initiate Article 10 landmark designation of 350 University Street, known historically as the University Mound Old Ladies Home. Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

Attached is a draft Resolution to recommend approval to the Board of Supervisors the designation of 350 University Street, the University Mound Old Ladies Home, as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1. The Planning Department (Department) recommends adopting this Resolution.

Also attached is a revised Landmark Designation Report that incorporates various minor edits and an expanded appendix on Retirement and Old Age Homes.

ATTACHMENTS:

Draft Resolution
Draft Landmark Designation Report (Revised August 5, 2015)
Designation Ordinance
May 20, 2015 Case Report
Resolution 747



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Case Report

Hearing Date: May 20, 2015
Case No.: 2015-004168DES
Project Address: 350 University Street
Zoning: RH-1 (Residential - House, One Family)
Block/Lot: 5992/001
Property Owner: AgeSong Genesis LLC
551 Page Street
San Francisco, CA 94117
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

350 University Street, historically known as University Mound Old Ladies' Home, is located on the west side of University Street between Burrows and Bacon streets in San Francisco's Portola area. Irregularly shaped in plan, the building has a two-and-half story main building flanked by two-story L-shaped wings and a two-story plus basement service wing perpendicular to the rear of the main building. Designed in the Colonial Revival architectural style by master architects Martin J. Rist and Alfred I. Coffey, the convalescent/nursing home was constructed of reinforced concrete and brick in 1931-1932.

The subject building is located in San Francisco's Portola area, a residential neighborhood characterized by two-story single family homes constructed in the 1950s through 1960s. It is located directly across from the University Mound Reservoir.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of landmark designation of 350 University Street as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1, and recommending that the Board of Supervisors approve of such designation.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.

POLICY 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.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the *Secretary of Interior's Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 - GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies in that:

- a. The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation of 350 University Street will help to preserve an important historical resource that is architecturally significant as an embodiment of the Colonial Revival style and as a work of two by master architects, Martin J. Rist and Alfred I. Coffey.

BACKGROUND / PREVIOUS ACTIONS

On June 18, 2014, Belles Yelda, a nearby resident, submitted a "Potential San Francisco Landmarks Evaluation Form" (Preservation Bulletin No. 19) for the University Mound Old Ladies' Home (see attached). On July 29, 2014, Mr. Yelda submitted to the Department a petition in support of preserving the building that contained 222 signatures of nearby residents (see attached). Supervisor Campos expressed support for landmark designation in a letter dated August 20, 2014 (see attached). 350 University Street, the University Mound Old Ladies' Home, was added to the Landmark Designation Work Program on October 8, 2014.

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission adopts a resolution to initiate designation of the subject property as an Article 10 landmark at its May 20, 2015 hearing and directs staff to finalize the landmark designation report, a second Historic Preservation Commission hearing will be scheduled for the Commission's recommendation of approval of the designation. At the second hearing, if the Historic Preservation Commission recommends approval of the designation, its recommendation will be sent by the Department to the Board of Supervisors. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

Section 1004.4 states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days.

ARTICLE 10 LANDMARK CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

PUBLIC / NEIGHBORHOOD INPUT

There is no known public or neighborhood opposition to designation of 350 University Street as an Article 10 landmark. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

On April 13, 2015 Planning Department staff toured the property with Ami Champaneri, AgeSong Genesis Executive Director of the University Mound Old Ladies' Home, who verbally expressed support for landmark designation.

STAFF ANALYSIS

The case report and analysis under review was prepared by Department preservation staff. The Department has determined that the subject property meets the requirements for Article 10 eligibility as an individual landmark. The justification for its inclusion is outlined below under the Significance and Integrity sections of this case report.

SIGNIFICANCE

Constructed in 1931-1932, University Mound Old Ladies' Home at 350 University Street is a convalescent/nursing home that is architecturally significant as an embodiment of the distinctive characteristics of a type, period, and method of construction and represents the work of two master architects. With its front door accentuated by a broken pediment, recessed tetrastyle portico supported by tall slender columns, numerous fanlights and multi-pane windows, and symmetrically composed façade, the University Mound Old Ladies' Home illustrates the distinctive characteristics of the Colonial Revival style that was popular following the restoration of Colonial Williamsburg in the late 1920s. Architects Martin J. Rist and Alfred I. Coffey, both separately and in partnership were well known for their designs of institutional buildings, such as schools and hospitals. Rist was known on a state level for his execution of revival style architecture. In September 1932 his recent body of work was featured in *The Architect & Engineer* and included a two page spread on the University Mound Old Ladies' Home. Alfred I. Coffey was well known locally for his work designing school buildings as City architect in 1910. Their best

known work during the early 1930s is the Art Deco style Psychopathic Ward at San Francisco General Hospital (1932-1935) designed in partnership shortly before Coffey's death. Furthermore, the University Mound Old Ladies' Home is a rare property type in San Francisco as it is one of the few high style Colonial Revival institutional buildings that retains a high degree of physical integrity having undergone very few alterations since its construction.

INTEGRITY

The building retains integrity of association, as it has remained in continual use as a convalescent/nursing home since its construction. It likewise retains integrity of design, materials, workmanship and feeling. Based on a review of the building permit history and visual inspection, known exterior alterations are relatively limited in scope and remain subordinate to the building's overall design and ornamentation. Similarly, interior spaces including the living room, dining room and chapel have experienced few alterations and readily convey their association with the building's historic use. The Home's original large park like setting of 25 acres has diminished to just 2.5 acres, however, with its set back from the street, mature trees and shrubs, and as the only building on the west side of University Street, it retains the feeling of a much larger property.

Overall, the Department has determined that the building's primary character defining features, both exterior and interior, are largely unaltered since the building's construction in 1931-1932 and 350 University Street retains outstanding integrity to convey its historical significance.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

As described in the Landmark Designation Report, the following is a list of exterior and interior character defining features of the University Mound Old Ladies' Home.

The character-defining *exterior* features of the building are identified as:

- All primary exterior elevations, form, massing, structure, architectural ornament and materials identified as:
 - Form and massing, including rectangular, two and a half story, side-gabled roof with arched dormers of main building flanked by two story L-shaped, flat roofed wings
 - Symmetrically balanced façade with centered door and regular fenestration pattern with six-over-six, double-hung windows and arched fanlight windows.
 - Architectural ornament including broken pediment at the main entry, recessed tetrastyle portico supported by tall slender columns, decorative frieze and dentil molding, spandrel panels below first story windows, and balusters at the parapet of the wings
 - Materials including Flemish bond red face brick, slate roof tiles on main building and chapel and painted wood ornamentation

The character-defining *interior* features of the building identified as:

- Living room
 - Arched openings at north, south, and west walls. Multi lite wood French doors and transoms at east wall
 - Fireplace with marble surround and wood mantle
 - Decorative plaster bas relief pilasters with urns of flowers and plaster molding
 - Board formed concrete beamed ceiling with decorative painting and two brass chandeliers
- Dining room
 - Windows with fanlights at north and south walls
 - Fireplace with marble surround and wood mantle
 - Built-in sideboards with leaded glass top cabinet fronts
 - Plaster chair rail molding
 - Board formed concrete beamed ceiling with decorative painting and brass chandeliers
- Chapel
 - Arched windows and shutters at north and south walls
 - Multi lite window with sidelights and fanlight on east wall
 - Raised, recessed half round chancel with decorative lintel and brackets
 - Peaked ceiling with rough sawn beams and brass carriage lamp chandeliers

INTERIOR LANDMARK DESIGNATION

Because the living room, dining room and chapel in the University Mound Old Ladies' Home are the principal interior spaces and are largely unaltered, landmark designation of these interior features is authorized under Section 1004(c) of the Planning code, which states that:

(c) The property included in any such designation shall upon designation be subject to the controls and standards set forth in this Article 10. In addition, the said property shall be subject to the following further controls and standards if imposed by the designating ordinance:

- (1) For a publicly-owned landmark, review of proposed changes to significant interior architectural features.
- (2) For a privately-owned landmark, review of proposed changes requiring a permit to significant interior architectural features in those areas of the landmark that are or historically have been accessible to members of the public. The designating ordinance must clearly describe each significant interior architectural feature subject to this restriction.

BOUNDARIES OF THE LANDMARK SITE

The proposed landmark site encompasses Assessor's Block 3992, Lot 001 – on which the subject building is located.

PLANNING DEPARTMENT RECOMMENDATION

Based on the Department's analysis, 350 University Street is individually eligible for Article 10 Landmark designation as an excellent example of the Colonial Revival architectural style applied to an institutional building and as the work of master architects Martin J. Rist and Alfred I. Coffey. The Department recommends that the Historic Preservation Commission initiate designation of 350 University Street as a San Francisco landmark. If the Historic Preservation Commission takes action to initiate Article 10 designation on May 20, 2015, the Department may undertake further research on the design of hospital/convalescent homes in the 1930s as part of the final designation report.

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed designation of 350 University Street as a San Francisco landmark under Article 10 of the Planning Code to the Board of Supervisors pursuant to Planning Code Section 1004.1. If the Historic Preservation Commission approves the designation, a copy of the motion of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

- A. Draft Landmark Designation Report
- B. Draft Motion initiating designation
- C. Potential San Francisco Landmarks Evaluation Form, submitted June 18, 2014; Petition of Support, submitted July 29, 2014; Supervisor Campos Letter of Support, dated August 20, 2014.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 747 HEARING DATE MAY 20, 2015

1650 Mission St.
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San Francisco,
CA 94103-2479

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RESOLUTION TO INITIATE DESIGNATION OF 350 UNIVERSITY STREET, HISTORICALLY KNOWN AS UNIVERSITY MOUND OLD LADIES' HOME, LOT 001 IN ASSESSOR'S BLOCK 5992, AS ARTICLE 10 LANDMARK.

1. WHEREAS, on June 18, 2014, Mr. Belles Yelda, a nearby resident, submitted a "Potential San Francisco Landmarks Evaluation Form" (Preservation Bulletin No. 19) for 350 University Street, University Mound Old Ladies' Home, and on July 29, 2014, submitted to the Department a petition in support of preserving the building that contained 222 signatures of nearby residents; and Supervisor Campos expressed support for landmark designation in a letter dated August 20, 2014; and with the support of the Planning Department, the Historic Preservation Commission added 350 University Street, to the Landmark Designation Work Program on October 8, 2014; and
2. WHEREAS, Department staff Shannon Ferguson, who meets the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 350 University Street which was reviewed by Department staff Timothy Frye for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of May 20, 2015, reviewed Department staff's analysis of 350 University Street's historical significance per Article 10 as part of the Landmark Designation Case Report dated May 20, 2015; and
4. WHEREAS, the Historic Preservation Commission finds that 350 University Street nomination is in the form prescribed by the HPC and contains supporting historic, architectural, and/or cultural documentation; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby confirms the nomination and initiates designation of 350 University Street, Assessor's Block 5992, Lot 001 as an Article 10 Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on May 20, 2015.

Resolution No. 747
May 20, 2015

350 University Street, University Mound Old Ladies' Home
Article 10 Landmark Initiation
2015-004168DES

Jonas P. Ionin
Commission Secretary

AYES: A. Hyland, E. Johnck, R. Johns, J. Pearlman,

NAYS: 0

ABSENT: K. Hasz, D. Matsuda, A. Wolfram

ADOPTED: May 20, 2014



DRAFT
LANDMARK DESIGNATION REPORT



University Mound Old Ladies' Home
350 University Street

Draft Article 10 Landmark Designation Report submitted to the Historic Preservation Commission, May 20, 2015

City and County of San Francisco
Edwin M. Lee, Mayor

Planning Department
John Rahaim, Director

Landmark No.
XXX

Cover: University Mound Old Ladies' Home , April 2015.

The Historic Preservation Commission (HPC) is a seven-member body that makes recommendations to the Board of Supervisors regarding the designation of landmark buildings and districts. The regulations governing landmarks and landmark districts are found in Article 10 of the Planning Code. The HPC is staffed by the San Francisco Planning Department.

This Draft Landmark Designation Report is subject to possible revision and amendment during the initiation and designation process. Only language contained within the Article 10 designation ordinance, adopted by the San Francisco Board of Supervisors, should be regarded as final.

CONTENTS

OVERVIEW	3
BUILDING DESCRIPTION	4
Primary Façade	4
Secondary Facades – South Elevation.....	5
Secondary Facades – West Elevation	6
Secondary Facades - North Elevation	7
Interior.....	8
CONSTRUCTION HISTORY	10
Alteration History.....	12
Architectural Influences.....	14
Martin J. Rist & Alfred I. Coffey, Architects	15
PORTOLA NEIGHBORHOOD HISTORY	17
APPENDIX: OLD AGE HOMES.....	20
BIBLIOGRAPHY	26
ACKNOWLEDGEMENTS	27

University Mound Old Ladies' Home

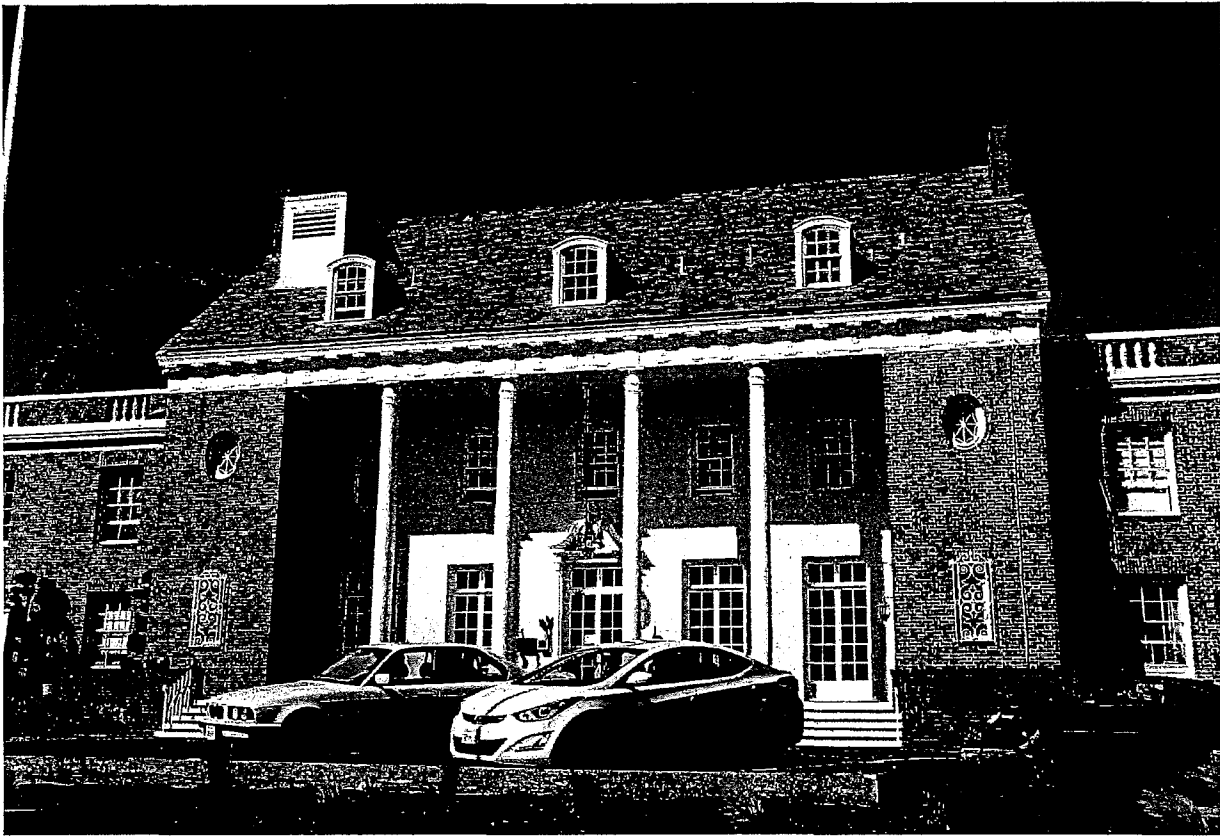
350 University Street

Built: 1931-1932
Architect: Martin J. Rist and Alfred I. Coffey

OVERVIEW

Constructed in 1931-1932, University Mound Old Ladies' Home at 350 University Street is a convalescent/nursing home that is architecturally significant as an embodiment of the distinctive characteristics of a type, period, and method of construction and represents the work of two master architects. With its front door accentuated by a broken pediment, recessed tetrastyle portico supported by tall slender columns, numerous fanlights and multi-pane windows, and symmetrically composed façade, the University Mound Old Ladies' Home illustrates the distinctive characteristics of the Colonial Revival style that was popular following the restoration of Colonial Williamsburg in the late 1920s. Architects Martin J. Rist and Alfred I. Coffey, both separately and in partnership were well known for their designs of institutional buildings, such as schools and hospitals. Rist was known on a state level for his execution of revival style architecture. In September 1932 his body of work was featured in *The Architect & Engineer* and included a two page spread on the University Mound Old Ladies' Home. Alfred I. Coffey was well known locally for his work designing school buildings as City architect in 1910. Their best known work during the early 1930s is the Art Deco style Psychopathic Ward at San Francisco General Hospital (1932-1935) designed in partnership shortly before Coffey's death. Furthermore, the University Mound Old Ladies' Home is a rare property type as it is one of the few high style Colonial Revival institutional buildings in San Francisco that retains a high degree of physical integrity having undergone very few alterations since its construction.

BUILDING DESCRIPTION



Primary façade of main building, April 2015

University Mound Old Ladies' Home (the Home) is located in a residential neighborhood of single family homes constructed in the 1950s through 1960s. Located on University Street between Burrows and Bacon streets, the Home is directly across the street from University Mound Reservoir. A vacant lot is located north of the building. The building is set back from the street and the primary façade faces east towards University Street. An asphalt circular driveway accesses the primary façade of the property. A second asphalt driveway is located at the northern property line and accesses the rear of the building and exits on Bacon Street. Landscaping consists of mature shrubs, trees and hedges.

Irregularly shaped in plan, the Colonial Revival style building has a two and half story main building flanked by two story L-shaped wings and a two story plus basement service wing perpendicular to the rear of the main building. The Home is constructed of reinforced concrete with a concrete foundation, brick veneer walls with brick quoins at the corners and painted wood decorative elements. The main building has a slate clad side gable roof and the wings have flat, asphalt clad roofs. The "L" of the northern wing has a one-and a half story front gable roof clad in slate. Fenestration generally consists of multi-lite, wood sash windows.

Primary Façade

Main Building

The primary, east façade of the main building is accessed by five brick steps flanked by brick planters. The façade of the main building is seven bays wide. The four center bays have a recessed, two story portico supported by four Doric columns. Fenestration at the first story consists of five multi-lite wood French doors with transoms. The center door is surmounted by a broken pediment indicating the main entrance. The second floor has six over six, double-hung, wood sash windows. The portico is illuminated by a large hanging metal pendant light. Outer bays of the main

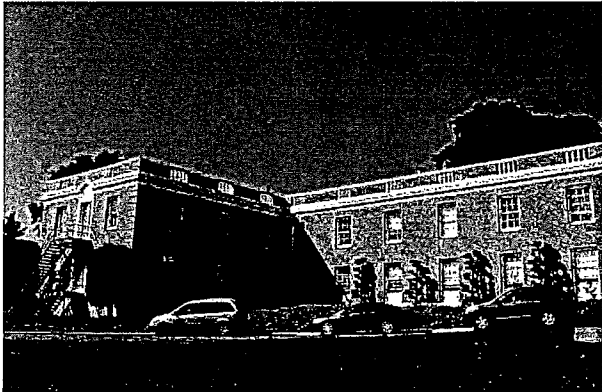
building are brick and have a six over six, double-hung, wood sash window at the first story covered by decorative wrought iron grille work and a fixed oval window at the second story. The façade terminates in a wide frieze band decorated with pilasters, and a dentiled wood cornice. The building is topped with a side gabled roof with three arched top dormers containing six over six, double-hung, wood sash windows. A vented elevator penthouse with louvers is located on the south side of the roof.

North Wing

The primary facade of the north wing is seven bays wide and has a symmetrically composed fenestration pattern. Each bay has a wood spandrel panel surmounted by six over six, double-hung, wood sash window on the first story. The northern most bay is obscured by a flat roof wood porch enclosed by multi lite wood windows. Six over six, double-hung, wood sash windows are in each bay of the second story. The north wing is topped by a wide wooden cornice and tall brick parapet pierced by wood balusters. The "L" on the north wing contains the chapel and primary facade features a large arched window.

South Wing

The primary facade of the south wing is six bays wide and has a similar symmetrically composed fenestration pattern. Each bay has a wood spandrel panel surmounted by six over six, double-hung, wood sash window on the first story and six over six, double-hung, wood sash window on the second story. The south wing is topped by a wide wooden cornice and tall brick parapet pierced by wood balusters. The primary façade of the southern "L" is three bays wide. The center bay has a multi-lite wood French door at the first story. A similar door is located at the second story and is surmounted by a wood pediment. Metal fire stairs exit from both doors.



Primary (east) façade of south wing, April 2015



Primary (east) façade of north wing, April 2015

Secondary Facades – South Elevation

Main Building

The south elevation of the gable end of the main building is partially visible and contains a wood door surmounted by a fanlight and flanked by six over six, double-hung, wood sash windows. The gable end has a high parapet.

North wing

The south elevation of the north wing contains the chapel is three bays wide. One bay is obscured by a flat roof wood porch enclosed by multi lite wood windows. Remaining bays have a wood spandrel panel topped by a round fanlight window.

South Wing

The south elevation of the south wing is six bays wide and has a similar symmetrically composed fenestration pattern with a spandrel panel surmounted by six over six, double-hung, wood sash windows on first story and six over six, double-hung, wood sash windows on the second story. In the second bay from the west are wood and glass double doors with a transom sheltered by wood canopy supported by shaped brackets. A concrete ramp with metal railing leads from the doors to the sidewalk.

Service Wing

The south elevation of the service wing is six bays and has a daylight basement with five multi-lite fixed wood sash windows. The first story has three contemporary sliding doors with original sidelights and fanlights in the east bays. Window openings in the western three bays have been infilled with painted plywood. The second story has six over six double-hung, wood sash windows in western bays and three smaller six over six, double-hung, wood sash windows in eastern two bays and one six over six, double-hung, wood sash window in the remaining bay. A utilitarian cornice tops the building.



South elevation of chapel at north wing, April 2015



South elevation of south wing, April 2015



South elevation of service wing, April 2015

Secondary Facades - West Elevation

Main Building

Two bays of the main building are partially visible beyond each side of the service wing and are mirror images. Inner bays have multi-lite wood French doors with transoms at the first story and six over six double-hung, wood sash windows at the second story. The outer bays have multi-lite round fanlight windows between the first and second stories. The gable roof has a brick chimney at the center flanked by arched top dormers.

North and South Wings

The west elevations of the wings flanking the main building are also mirror images of each other. They are eight bays wide with a regularly spaced fenestration pattern with six over six double-hung, wood sash windows at the first and second stories. Center bays have a multi-lite wood door surmounted by an arched canopy and accessed by brick steps. The wings have a wide wood cornice and solid brick parapet. An addition of a one-story, glass sunroom with pent roof is located at the south wing.

Service Wing

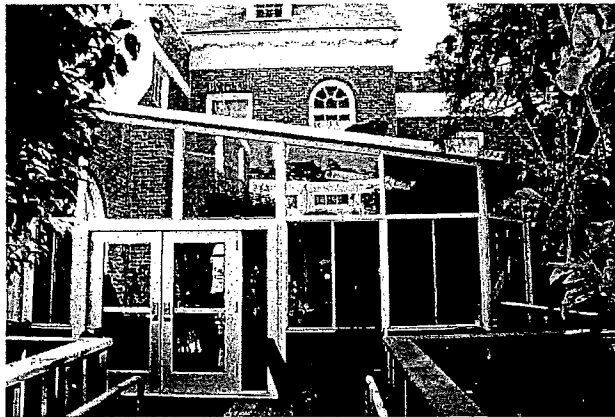
The rear or west elevation of the service wing is three bays wide. The first story has a wood paneled door with transom surmounted by a wood canopy at the center bay. There is a contemporary vinyl window in the northern bay and a glass and wood paneled door in southern bay. The second story has six over six, double-hung, wood sash windows in the north and center bays. A metal exhaust vent is also located in the north bay. A utilitarian cornice tops the building.



West elevation of service wing at right, April 2015



West elevation of south wing, April 2015



Sunroom alteration at west elevation of south wing, April 2015

Secondary Facades - North Elevation

Main Building

The gable end of the main building is visible beyond the wing and contains a fanlight window at the center.

North Wing

The north elevation of the chapel is three bays with wood spandrel panels and round fanlight windows in each bay. The north elevation of the wing is three bays with a small multi lite fixed window and a six over six wood sash window in outer bays of the first story. The second story has a multi-lite round fanlight window in the center bay flanked by six over six wood sash windows.

South Wing

The north elevation of the south wing is three bays wide with a symmetrically composed fenestration pattern with a spandrel panel surmounted by six over six, double-hung, wood sash windows on first story and six over six, double-hung, wood sash windows on the second story.

Service Wing

The service wing is six bays wide and has a partial daylight basement with multi-lite wood sash windows. The first story has three contemporary sliding doors with original sidelights and fanlights in the east bays and six over six double-hung, wood sash windows fill the western three bays. The second story has six over six double-hung, wood sash windows in western bays and three smaller six over six double-hung, wood sash windows in eastern two bays and one six over six double-hung, wood sash window in the remaining bay.



North elevation of chapel, April 2015

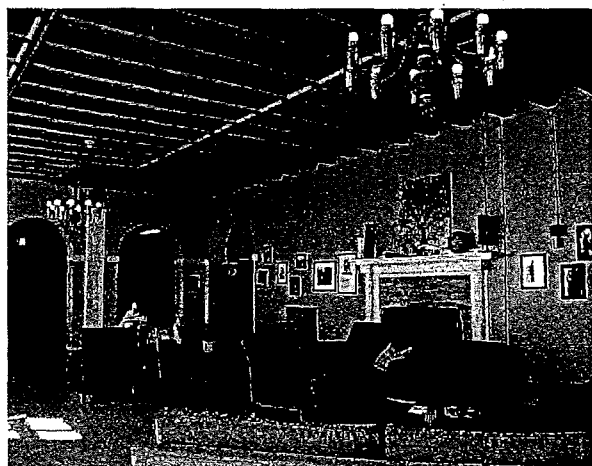


North elevation of service wing, April 2015

Interior

Living Room

Significant features of the interior include the living room, dining room and chapel. The living room is located in the main building on the first floor. It is directly accessed from the front porch by five multi-lite wood French doors with transoms located on the east wall. The large rectangular room has two arched openings and one blind arch at the south wall while the north wall has three arched openings. Between the arches is a plaster picture rail and bas relief plaster pilasters topped by urns of flowers. The north wall features a centered fireplace with marble surround carved with a bas relief urn of flowers and a wood mantle supported by pilasters and frieze band reminiscent of the main building's primary façade. Arched openings are located on either side of the fireplace. The ceiling has board formed concrete beams with decorative painting. The floor is covered in contemporary ceramic tile with mosaic inlay. The living room is illuminated by two brass chandeliers that are original to the room according to historic photographs; however the glass shades are now missing.



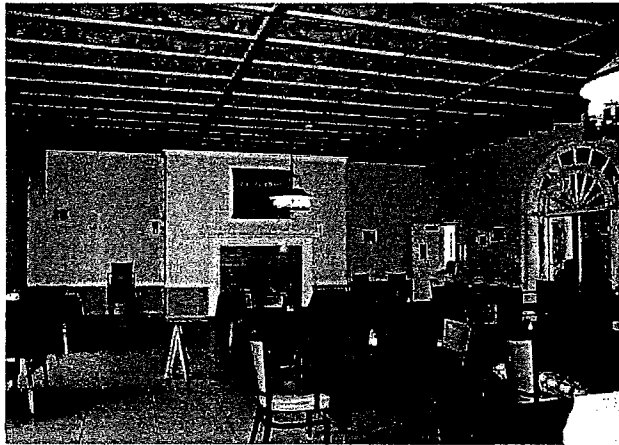
Living room, view south, April 2015



Living room, view north, April 2015

Dining Room

The dining room is located on the first floor of the service wing. Three sets of contemporary sliding doors with original sidelights and fanlights are located on the north and south walls. At the center of the west wall are double doors enframed by a blind arch. The doors are flanked by built-in sideboards that have leaded glass top cabinet fronts. The south wall features a projecting fireplace with similar decorative surround and mantle as the living room. A plaster wainscot molding encircles the room. The ceiling has board formed concrete beams with decorative painting. The floor is covered in contemporary ceramic tile. The dining room is illuminated by two brass chandeliers that are likely original to the room.



Dining room, view east, April 2015



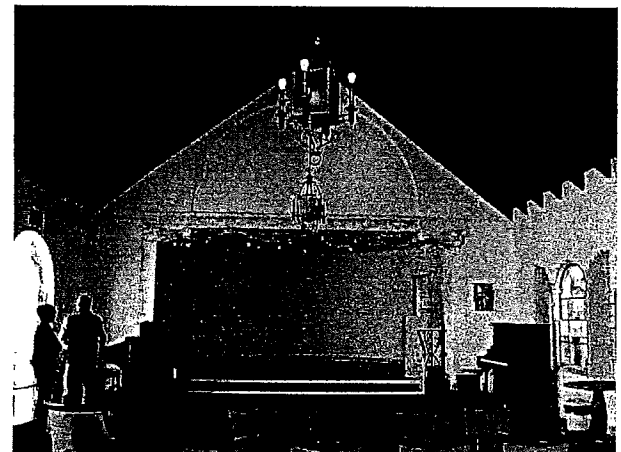
Dining room, view west, April 2015

Chapel

The chapel has three sets of arched multi-pane double-hung-wood sash windows with arched operable wood shutters on the north and south walls. The east wall has a large multi-lite window with sidelights and fanlight. On the west wall is a raised, recessed half round chancel with decorative lintel and brackets that is reached by two steps with wrought iron railing. Rough sawn wood beams support the vaulted ceiling. The floor is covered in linoleum squares in a checkerboard pattern. The chapel is illuminated by two brass carriage lamps that are likely original to the room.



Chapel, view east, April 2015



Chapel, view west, April 2015

CONSTRUCTION HISTORY

The Home owes its existence to two people, James Lick and Mary Staples. James Lick was among the wealthiest men in California upon his death in 1876, with a fortune in real estate conservatively estimated at almost \$3 million. He was left a substantial portion of his wealth to a variety of social and scientific causes. Lick's son and other distant relatives challenged the validity of the will, tying it up probate for a number of years. Despite the challenges to the will, the trust was able to carry out Lick's philanthropic bequests. In addition to the \$100,000 to found an old ladies' home in San Francisco, Lick's final bequests included \$700,000 to establish the Lick Observatory on Mount Hamilton, \$25,000 each to the Protestant Orphan Asylum in San Francisco, Ladies Protection and Relief Society, and San Jose Orphan Asylum, \$10,000 to the Mechanics Institute to purchase scientific and mechanical books, \$10,000 to the Society for the Prevention of Animals, \$150,000 to building free baths in San Francisco, \$60,000 for a bronze monument in Golden Gate Park to Francis Scott Key, author of the Star Spangled Banner, \$100,000 for bronze monuments in front of City Hall, \$51,000 to establish a School of Mechanical Arts as well as endowments to the Society of Pioneers and the Academy of Sciences and gifts to various San Francisco schools and parks.¹²

Mary Staples's husband, David J. Staples, spent several months assisting James Lick in framing his will. As someone who was described as "constant in her efforts to relieve the distress of others,"³ Mary was also the founder of Children's Hospital, and Crocker Old Peoples' Home. According to early San Francisco historian, poet and 28th mayor of San Francisco Edward Robeson Taylor, Lick asked Mary if there were any requests she would like to make before he signed the will. Mary asked him to "set aside a goodly sum of money for a home for aged women."⁴ Lick originally proposed \$50,000, but Mary convinced him to double the amount. Lick's final will bequeathed \$100,000 to found the Lick Old Ladies' Home in San Francisco.⁵

Because of the challenges to Lick's will, the Home was not incorporated until 1884. At that time it was called Lick Old Ladies' Home in honor of Lick. The original articles of incorporation list the five trustees as A. B. Forbes, Robert McElroy, E. W. Newhall, Ira P. Rankin, and J. B. Roberts. This Board of Trustees managed the financial decisions for the Home. In May of that year, the trustees purchased 25 acres in the University Mound tract along with the former University Mound College building for \$30,000⁶. The three-story, plus basement, wood-frame Gothic Revival building was originally constructed by University Mound College, a Presbyterian boarding school for boys, in December 1875 after the first college building had burned down earlier that year.⁷ The new building had cost the college over \$50,000 to rebuild, however the third floor was unfinished due to lack of funds.⁸ An 1875 article described the building as having large day rooms on the ground floor, a chapel on the second floor, sunny bedrooms each with its own washstand, and landscaped grounds. The college ran out of money and closed, putting the building up for auction in 1879.⁹ At the time of purchase, the Lick Old Ladies Home trustees planned to spend \$5,000 for furnishings and other improvements to the building and invest the remaining \$65,000 to support the Home.¹⁰ The 25 acres surrounding the building was farmed. Residents of the Home worked in the vegetable garden and hay was grown to feed and cows, chickens and pigs that were kept to provide milk, eggs, and bacon.¹¹ Because of this, fresh vegetables, chicken and egg dishes regularly appeared on the Home's menu.

¹ "James Lick's Gifts: The New Deed of Trust Recorded." *San Francisco Chronicle*, November 11, 1875.

² "The Lick Estate Trust." *New York Times*, May 29, 1885.

³ Edward Robeson Taylor. *On the Establishment of the Boundaries of the Pueblo Lands of San Francisco*. San Francisco: Overland Monthly Publishing Co., 1896.

⁴ "Her Life work is Ended." *San Francisco Call*, April 29, 1895.

⁵ "James Lick's Gifts." *San Francisco Call*, November 11, 1875.

⁶ "Old Ladies Home." *Daily Alta California*, Volume 36, Number 12457, May 25, 1884.

⁷ "A College Building Burned." *San Francisco Chronicle*, April 6, 1875.

⁸ University Mound: The New College Thereon." *San Francisco Chronicle*, December 15, 1875.

⁹ Pacific Presbyterian Union." *San Francisco Chronicle*, November 10, 1879.

¹⁰ "Old Ladies Home." *Daily Alta California*, Volume 36, Number 12457, May 25, 1884.

¹¹ Roberts, Percy. *University Mound Ladies Home*, 1939.



Original building of the University Mound Old Ladies' Home (San Francisco Public Library, March 10, 1926)



Original building of the University Mound Old Ladies' Home (San Francisco Public Library, March 6, 1930)

The trustees appointed an advisory board of four women, called the Board of Lady Managers, who were in charge of the daily affairs of the Home, including admissions and appointing staff. A matron ran the Home on a daily basis. If the matron was married, her husband cared for the garden and livestock. Additional staff employed by the Home included a chief nurse, nurse's aids, maids, chef, kitchen helpers, a laundress, handyman and waitresses. Many of the staff members lived on site. A physician visited weekly and a reverend performed services in the Chapel every Sunday.¹²

Admission to the Home was open to women who were 65 years old, or in some special cases 63 years old, had lived in California for five years and were in good health. Women were admitted on either a life care contract or a room and board basis. The life care application process was rigorous. It required the applicant to disclose money, real estate, securities and any other property owned; age, birthplace, previous residences; illnesses and medical care received in the last ten years; and a medical examination as well as two interviews with the Board of Lady Managers. If admitted on a life care contract, there was a mandatory probationary period. Those with terminal illnesses were not accepted. Life care residents were provided with board, lodging, clothing, medical care, and funeral arrangements. Life care costs ranged from a one-time fee of \$500 to \$3,000 depending on the year the resident was admitted. If a life care resident left the home, a refund was given less a charge of \$50 a month for the time she spent in the home. The Home also accepted residents on a board and care basis if they could not afford to pay the life care fee, but still had a regular dependable source of income such as a government pension or annuity. Board and care residents did not have to undergo a physical examination and were charged \$30-50 a month. Guests were also welcome at the Home. They were charged twenty-five cents for breakfast, fifty cents for dinner, and fifty cents to stay overnight.¹³

In 1896 the trustees of the Lick Old Ladies Home filed an application to change the name of the Home to the University Mound Old Ladies' Home. The name change was prompted by the fact that the institution was in financial distress. The trustees felt the current name interfered with and prevented many charitable bequests to the Home and that a more general name would promote the interests of the Home. At the time the current income of the Home was insufficient to meet expenses. The original \$100,000 endowment had dwindled to \$60,000 and the return on this investment was only \$300 a month. Contributing to the lack of funds was the discontinuance of money received by the state. The Home had received \$100 a month from the state for each resident because it cared for more than ten elderly women and its property was worth less than \$15,000. In 1893 the Home received \$3,867.37 from the state; however the law that made this type of subsidy possible was repealed in 1895.¹⁴ According to a 1939 report the staff were underpaid and overworked, resulting in the hiring of underqualified staff and high turnover. In addition, there were never sufficient funds to properly retrofit the old school building as a home for elderly women; as late as 1929 blackboards were reportedly still hanging on the walls. Although the number of residents had dropped from 85

¹² Roberts, Percy.

¹³ Roberts, Percy

¹⁴ Roberts, Percy

to 30, the Home was unable to take in any more residents. Trustees had deliberately set admission fees low in order to provide affordable care for elderly women of modest means, but because of the low admission fee and lack of income, there were no funds to care for additional residents.¹⁵ It wasn't until 1913 that the Home began accepting new residents. An advertisement in the *San Francisco Call* shows that the Home was now offering board to "elderly ladies with an excellent table in a pleasant home with large grounds" for \$30 a month.¹⁶ The residents even helped to support themselves by holding an annual charity benefit where they sold handmade shawls, tablecloths and rugs at a bazaar for extra funds.¹⁷ The Home would struggle with financial issues for most of its existence.

In 1922 a merger with the San Francisco Ladies' Protection and Relief Society, another charitable institution, was proposed, likely to help the Home's financial situation. The Society had been founded in 1853 during the Gold Rush to shelter young women. It operated a home on Franklin Street at Geary Street for school age children who had lost a parent, as well as cared for indigent and elderly women. The Society had recently purchased the block bounded by Francisco, Laguna, Bay and Octavia streets. Tentative plans called for the two institutions to join their resources and build two large modern buildings, one for women and one for children with playgrounds and other associated facilities.¹⁸ Ultimately, however, the two institutions chose to remain independent.

Alteration History

A report notes that an application for a license to operate the home was submitted to the state licensing board on October 22, 1925. However the board took no action because the wood frame building was considered unsafe, particularly in case of fire. Prior to 1931, the Home sold the western half of the original 25 acres to Convent of the Good Shepard.¹⁹ This land sale was likely to fund demolition of the wood frame building and construction of the present fireproof building on the remaining 13 acres. A building permit was filed July 15, 1931 to construct the three story, reinforced concrete brick building. Interestingly, the permit notes there were several deficiencies in the proposed plans to prevent fire and egress in case of a fire. A secondary egress stair from attic to ground floor, incinerator and dumbwaiter enclosed in a fireproof box and hose reels were urgently recommended. It is unclear whether these modifications were made to the plans. The building was originally constructed without an elevator. An elevator shaft was constructed in the southeast corner of the main building off of the living room and an elevator penthouse was added to the roof. A one-story glass sunroom with shed roof was added to the main building west elevation. Sliding glass doors and single lite sidelights replaced original multi-lite wood French doors and multi-light sidelights in the dining room at an unknown date. In the early 1950s the Home sold the southwest corner fronting Bacon and Princeton streets, likely to a developer. In the early 1960s the Home sold the northwest corner fronting Princeton and Burrows streets, leaving the property with 2.2 acres today. The building was included in the 1990 Unreinforced Masonry Building Survey. In 2014 the Home was sold to AgeSong Genesis LLC, an assisted living provider. They laid the contemporary tile floors in the living room and dining room in 2014-2015. AgeSong is also remodeling communal bathrooms on the first and second floors of the north and south wings and plans to remodel several bedrooms for residents.

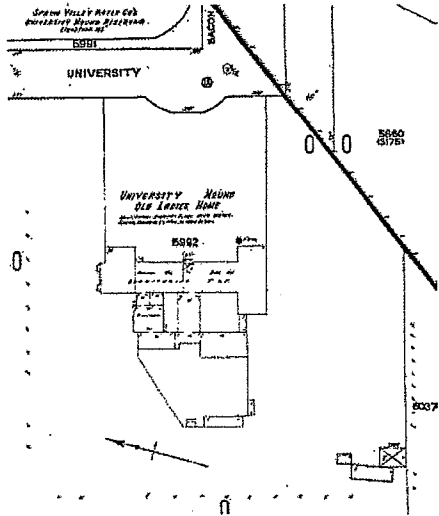
¹⁵ "Tis But a Memory Now." *San Francisco Call*, June 13, 1896.

¹⁶ *San Francisco Call*, Volume 114, Number 137, October 22, 1913.

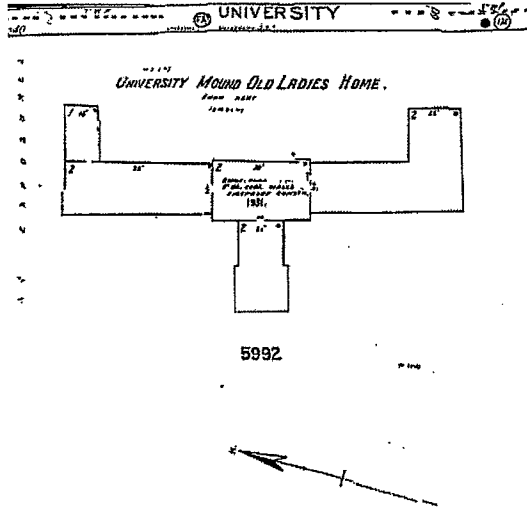
¹⁷ "The Happy Old Ladies." *San Francisco Call*, June 7, 1896.

¹⁸ "Charity Bodies to Unite to Build Two Big Homes." *San Francisco Chronicle*, March 23, 1922.

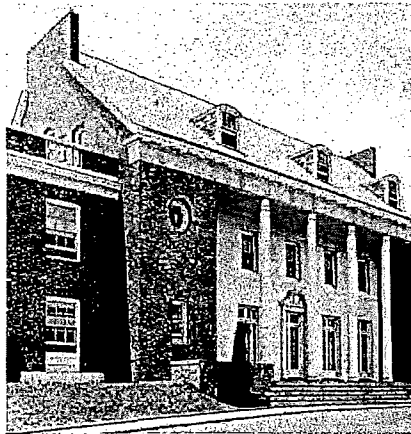
¹⁹ Percy Roberts.



Sanborn Fire Insurance Map updated to 1914 showing the footprint of the original building. (San Francisco Public Library)



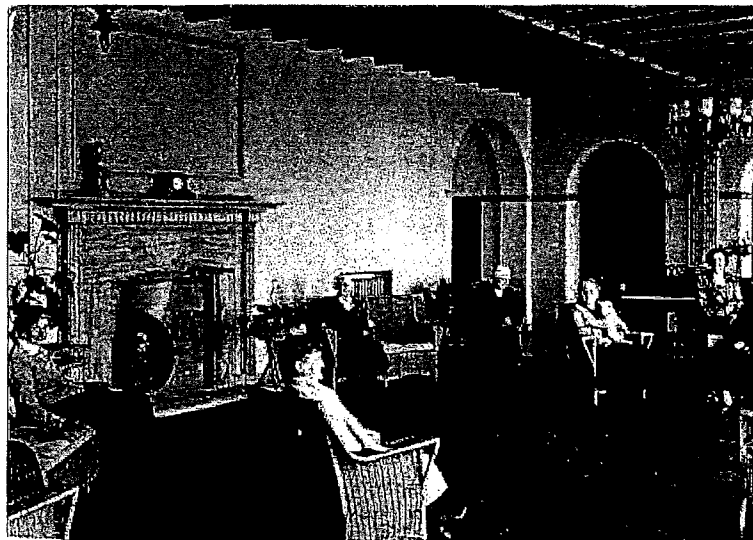
Sanborn Fire Insurance Map updated to 1950 showing the footprint of the current building. (San Francisco Public Library)



University Mound Old Ladies' Home shortly after construction (San Francisco Public Library, June 16, 1932)



University Mound Old Ladies' Home shortly after construction (San Francisco Public Library, June 16, 1932)



Living room of University Mound Old Ladies' Home shortly after construction (San Francisco Public Library, June 16, 1932)

Architectural Influences

The University Mound Old Ladies' Home is rendered in the Colonial Revival style. Colonial Revival was a stylistic trend that started in the 1880s on the east coast. It was the first architectural movement to celebrate America's origins by referencing colonial-era building and design traditions. Interest in the style began after the 1876 Centennial when the nation was caught up in a wave of patriotism. With its clean lines and minimal use of applied decoration, it was a reaction to what was perceived to be the excessive qualities of the Queen Anne style of the Gilded Age. The style took off after nationally prominent firm McKim, Mead & White made a widely publicized tour of New England to study original Georgian and Adam buildings first hand. By 1886 the firm had designed large summer homes that incorporated Georgian, Federal and even First Period proportions and detailing, the Appleton House (1883-1884) in Lennox, Massachusetts and the Taylor House (1885-1886) in Newport, Rhode Island. Like the rest of the nation, the early examples of the style in San Francisco were rarely historically correct copies, but inspired by 18th century precedent, with borrowed colonial details applied to Victorian houses. These houses were much larger than their prototypes and were only reminiscent of the earlier Colonial style.

During the 1920s, Colonial Revival began to be often mixed and matched elements from Georgian and Federal styles. 18th century Georgian was typically used for larger commercial and public buildings while smaller buildings used a more broad range of early 18th century up through the federal style after 1800.²⁰ Despite the remoteness of California from New England, the Colonial Revival became popular in San Francisco and the rest of California between 1895 and 1910, partly due to the New England origins of many of the state's leading families and recently arrived architects from New England, New York, and Chicago, including Willis Polk and others. Although the style first took hold in the City's wealthier neighborhoods such as Pacific Heights, the style was not confined to homes for the rich. Much of the destroyed residential fabric of San Francisco replaced after 1906 was rebuilt in the simple, elegant and flexible vocabulary of the Colonial Revival.

The restoration of colonial Williamsburg in the late 1920s reenergized the popularity of the style. The progress of the restoration of Williamsburg in the late 1920s and early 1930s was closely followed in national newspapers, professional architectural journals and in home magazines for the upper and middle-class. Measured drawings and photographs of American colonial architecture were published in architectural journals, magazines such as *Good Housekeeping*, *Ladies' Home Journal* and *Town and Country* and a number of picture books and historical studies.²¹ These colonial inserts were used directly as source material for architects during the design process. As a result architects began to produce more correct interpretations of historical models. While homes designed during this time period were more authentic interpretation of Colonial, public buildings, churches and educational buildings continued to reflect the 18th century American Georgian style constructed in the 1920s.

The clean lines and minimal use of applied decoration of the Colonial Revival style had the added bonus of being inexpensive to construct and the building materials were readily available. As the Home was continually struggling financially, the Colonial Revival style likely fit their budget.

Colonial Revival style is characterized by a brick and white-painted wood trim symmetrical façade often three or five bays in width with the entrance located in the center bay. Prominent classical elements, such as an accentuated front door with decorative pediment, fanlights and multi-paned double-hung, sash windows, dormers and classically detailed cornices are also distinctive features. Small round windows on the primary façade and gable ends were widely used in the 1930s, 40s and early 50s.²²

²⁰ Gebhard, David. "The American Colonial Revival in the 1930s." *Winterthur Portfolio*, Vol 22, no 2/3 (Summer-Autumn, 1987): 109-148.

²¹ Gebhard, David.

²² McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997: 332.

Martin J. Rist (1888-1956) & Alfred I. Coffey (1866-1931), Architects

Master architects Martin J. Rist and Alfred I. Coffey partnered on the design of the University Mound Old Ladies' Home. Martin J. Rist and Alfred I. Coffey, both separately and in partnership were well known for their designs of institutional buildings, such as schools and hospitals. Rist was known on a state level for his execution of revival style architecture. In September 1932 his recent body of work was featured in *The Architect & Engineer* and included a two page spread on the University Mound Old Ladies' Home. Alfred I. Coffey was well known locally for his work designing school buildings as City architect in 1910.



Taraval Police Station designed by Martin J. Rist and Alfred I. Coffey and completed ca. 1930. (San Francisco Public Library, n.d.) *Gault School in Santa Cruz designed by Martin J. Rist and Alfred I. Coffey and completed 1931. (Google Street View)*

Martin Rist was born to German parents in Columbus, Ohio in 1888. His family arrived in San Francisco in 1906, and Rist soon found employment as a draftsman working for the architect William Curlett. He continued to work for Curlett until 1914, and then as a designer for Charles Gottschalk and Carl Werner. One year after being granted a certificate to practice architecture in California by the State Board of Architecture in 1922²³, Rist opened his own practice, and a year later joined Charles Gottschalk in partnership with offices in the Phelan Building. In August 1928 *The Architect and Engineer* observed that Gottschalk and Rist had "one of the busiest offices in San Francisco."²⁴ Among their projects at that time was the construction of estates in Hillsborough and San Mateo, as well as an apartment building on Filbert Street in San Francisco. Several of these buildings were subsequently photographed for the September 1932 edition of *The Architect and Engineer*, which said of Rist:

... We find him detailing everything, moldings, window frames, cupboards, leaving nothing to the mills' withering concept of economy. Buildings are designed on all sides—nothing is left to chance even on kitchen entrances. We do not find expanses of repeated ornament, but necessary things are deftly done, with a full blooded sense of well-being.²⁵

As with many architects during the building boom in the 1930s, Rist's work favored Period Revival influences, including Mediterranean Revival, Colonial Revival and Tudor Revival style designs. During this period Rist also completed designs in association with architect Alfred I. Coffey, including the McKinley School in Redwood City, California, Taraval Police Station (ca. 1930) and the Gault School in Santa Cruz (1931), as well as Rist's own house—a Storybook style residence at 136 Yerba Buena Avenue (1928). Their best known work during the early 1930s is the Art Deco style Psychopathic Ward at San Francisco General Hospital (1932-1935).

²³ "Granted Certificates to Practice." *The Architect and Engineer*, Vol. 71, No.1 (October 1922); 106.

²⁴ "With the Architects," *The Architect and Engineer*, Vol. 94, No. 2 (August, 1928), 105.

²⁵ Julian C. Mesic, "Architectural Practice and the Work of Martin J. Rist," *The Architect and Engineer*, Vol. 110, No. 3 (September, 1932): 24-25.

During the latter 1930s, Rist's work increasingly showed Arte Moderne influences. These included an exuberant commercial building at 470 Columbus Avenue (1936), as well as three stripped-down Streamline apartment buildings located at 1963 to 1981 Clay Street. Other Public Works Administration projects involving Rist included the Coffin-Reddington Building at 301 Folsom Street (1936-1937); and Abraham Lincoln High School in association with Timothy Pflueger, Frederick Meyer and W. P. Peugh (1938-1940).²⁶ Rist also collaborated with architects Albert Schroepfer, Charles F. Strothoff, and Smith O'Brien on the Sunshine School at (1937) and Buena Vista Elementary School (replaced by a new building in 1968).

Following World War II, Rist completed several large institutional projects in San Francisco, all of them concentrated in the city's western neighborhoods. These included the West Portal Lutheran Church (1947), Mercy High School (1952), and St. Cecilia Catholic Church (1954-1956). Of interest, both the West Portal Lutheran Church and St. Cecilia's were designed in the Spanish Colonial Revival style, while Mercy High School is more Modernist in orientation. During this period Rist maintained an office in the Sunset District in the Henry Doelger building at 320 Judah Street. Rist died in 1956 and is buried at St. Mary's Cemetery in Oakland.



1961-1936 Clay Street designed by Martin J. Rist and completed 1936. (Google Street View)



470 Columbus Avenue designed by Martin J. Rist and completed in 1936. (Google Street View)

Alfred I. Coffey was born in San Francisco in 1866. He was a graduate of Saint Mary's College in Moraga, California. Coffey married Gladys Coulter in Santa Clara in 1915. In 1917 he lived at 1390 Washington Street. Later he lived in Redwood City and maintained his own practice in San Francisco. He is most well-known for his school and hospital designs. In 1910 he was selected as city architect for San Francisco for his special experience in designing school buildings which was opportune because the city was then in the process of designing a large number of school buildings.²⁷ He was the fifth person to be named to the office in the past four years.²⁸ His school building designs include McKinley School and Sequoia High School, Redwood City (1904, additions 1928-1929), Mission Revival style Gault School in Santa Cruz (1931) in partnership with Rist. His hospital designs include the Neo-Classical Southern Pacific Railroad Company Hospital (1906-1908), a Gothic Revival building for St. Joseph's Hospital (1889) and an addition to St. Francis Hospital (1911)²⁹ all in San Francisco and St. Agnes Hospital, Fresno (1929).³⁰ Besides school and hospital buildings, he designed a domed, Renaissance Revival style, two-story building for the Bank of San Mateo County in 1906³¹ and in 1913 he designed the Roxie Theater on 16th Street as two storefronts each with a

²⁶ Therese Poletti. *Art Deco San Francisco: The Architecture of Timothy Pflueger*. (New York: Princeton Architectural Press, 2008), 225.

²⁷ "Alfred I. Coffey." *San Francisco Call*, Volume 109, Number 83, February 21, 1911.

²⁸ "City Architect No. 5." *Architect and Engineer*, Volume 19, Issue 2.

²⁹ *Domestic Engineering and the Journal of Mechanical Contracting*, Volume 87, 1919.

³⁰ *Architect and Engineer*, Volume 97-98 Apr.-Sept. 1929, page 15.

³¹ Regnery, Dorothy F. *An Enduring Heritage: Historic Buildings of the San Francisco Peninsula*.

curved parapet and is one of the last "storefront" movie theaters.³² Coffey partnered with architect Carl Werner in 1919 to design city hall for South San Francisco³³ and again in 1921 to prepare plans for additions to the Sequoia Union High School in Redwood City.³⁴ Coffey, working with Rist designed two additions of the San Francisco General Hospital, the Cancer Unit and the Psychopathic Building, before his death from a stroke on November 10, 1931.³⁵



Southern Pacific Railway Hospital designed by Alfred I. Coffey and completed 1906-1908. (San Francisco Public Library, August 19, 1964)

Psychopathic Ward at San Francisco General Hospital designed by Alfred I. Coffey and completed ca. 1932-35.³⁶ (San Francisco Public Library, February 23, 1950)

PORTOLA NEIGHBORHOOD HISTORY

The Home is located in what was originally part of the Rincon de las Salinas y Potrero Viejo rancho. H.S. Brown, Esq. acquired the land at an unknown date. Brown first had the area surveyed in 1862 and the survey was recorded May 1, 1863. The University Mound Survey map from that time shows that the area bounded by Oxford, San Bruno Avenue, Olmstead and Silver Avenue was laid out in linear blocks with eight lots per block. Most streets were named after universities and colleges on the east coast: Oxford, Harvard, Yale, Amherst, Princeton, Dartmouth, Holyoke, and Bowdoin streets. A four block by two block area between University and Cambridge streets and mid-block between Wayland and Henry (now Felton Street) streets was dedicated to "University College Grounds."³⁷ In 1867 a survey for the University Homestead Association expanded the neighborhood west to Harvard Street. The 1867 map shows owner's names on some lots, however the majority of lots remained unsold. The Homestead Association was first extended in 1868. In 1870 the University Extension Homestead Association filed a map to extend the tract west to by up to four blocks; however it appears that the extension never took place, as today this area has a different street grid than University Mound and is known as the Excelsior. Although the 1870 map shows that more lots had been sold, newspapers reported cattle still roamed freely in the neighborhood, even attacking and killing a resident of the Home in 1895.³⁸ In 1872 plans were made to construct a railroad to University Mound terminating in Bay View at a cost of \$40,000.³⁹ In 1904 the area received electric arc lights on the corner of Dwight, Woolsey, Wayland, Holyoke

³² Dinkelspiel, Susan Cerny and Beth A. Armstrong. *An Architectural Guidebook to San Francisco and the Bay Area*. Utah: Gibbs Smith, 2007.

³³ *Architect and Engineer*, Volumes 57-58, 1919.

³⁴ *Western Architect and Engineer*, Volumes 66-67, 1921.

³⁵ *Architect and Engineer* Volume 107-108, October 1931- March 1932. November 1931: 76.

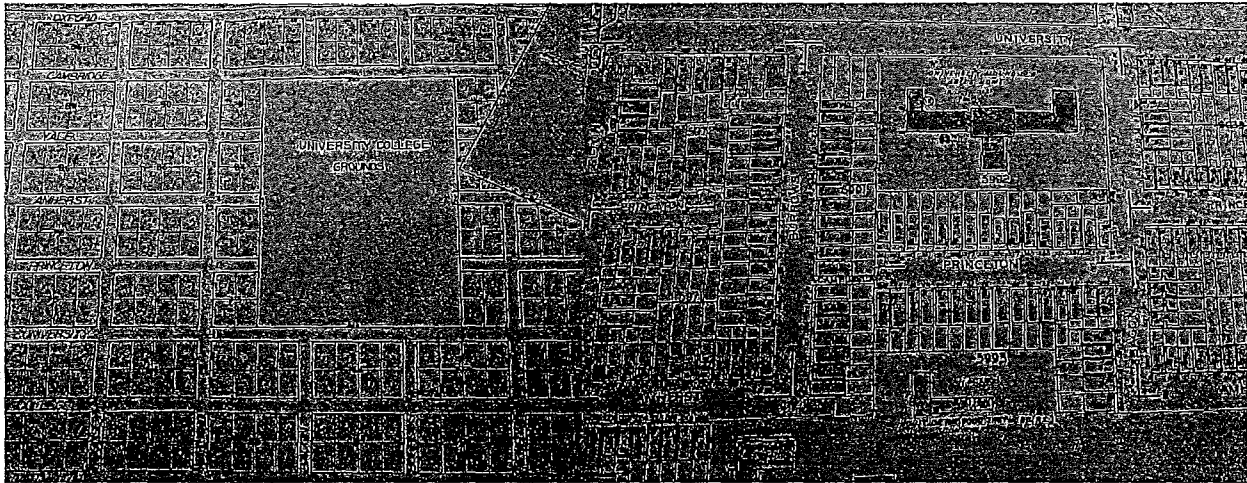
³⁶ "Builders' Contracts." *San Francisco Call*. November 11, 1903.

³⁷ The San Francisco Block Book. *Vol. II, Homesteads: University Mound Homestead Ass'n*. San Francisco: Hicks-Judd Co., 1907: 21.

³⁸ "Alleged Measure to Prevent Extension of the Pound Limits." *San Francisco Call*, December 9, 1895

³⁹ "University Mound Railroad." *Daily Alta California*, Volume 24, Number 8034, March 25, 1872

and Crane streets because so many new homes had been constructed in the district.⁴⁰ Despite these improvements, growth of the Portola district was still slow, until after the 1906 fire and earthquake.



University Mound Survey, recorded 1863. (San Francisco Public Library) University Mound area shown fully built out in Sanborn Fire Insurance Map updated to 1983. (San Francisco Public Library)

In 1913 the neighborhood surrounding the Home was purchased by the Brown Estate, which began advertising that all 300 lots all had a view of the ocean and boasted that the neighborhood was perfect for salaried men who wanted to keep in touch with their downtown offices, as it was located just off Mission Street on Silver Avenue and only 20 minutes from Third and Market streets with 5 different street cars lines only two minutes away.⁴¹ The Brown Estate said that no expense had been spared in improving the tract – streets had curbs and electric street lights and water and sewer service was available.⁴² Apparently the roads were still unpaved and there were no sidewalks in some areas, because a 1939 report describes the difficulty residents of the Home had in navigating the unpaved road from the Home to Silver Avenue.⁴³ As further incentive, the lots had low opening prices of \$400 and homes could be built for new owners on easy terms with payments of only \$10 a month, claiming that was amount was within what was usually paid as rent money.⁴⁴ Despite this advertising, the neighborhood was not fully built out until the 1960s.

With its eastern slope and southern exposure, the Portola neighborhood was a good site for farming. In the 1920s, it became home to at least 19 nurseries, many owned by Italian-American families. They grew the majority of flowers sold in San Francisco for decades.⁴⁵ A 1938 aerial photograph shows that there were numerous greenhouses north of the Home. A 1939 report notes that a resident of the Home had asked one of the nurseries for 10 cents worth of flowers and they filled her arms with a huge bunch of pink roses.⁴⁶ During World War II many of the families stopped growing flowers and instead grew vegetables or raised chickens to feed and support themselves. In the late 1930s some of the nurseries were closed when landowners lost their property to the city for the creation of McLaren Park and the University Mound Reservoir system.⁴⁷ Today, the lone block of greenhouses remains along Hamilton Street, east of the reservoir.

⁴⁰ "Residents Want Light." *San Francisco Call*, Volume 97, Number 15, 15 December 1904

⁴¹ "University Mound is Selling Fast." *San Francisco Call*, August 2, 1913.

⁴² "Good Improvements in New Subdivision." *San Francisco Call*, May 24, 1913.

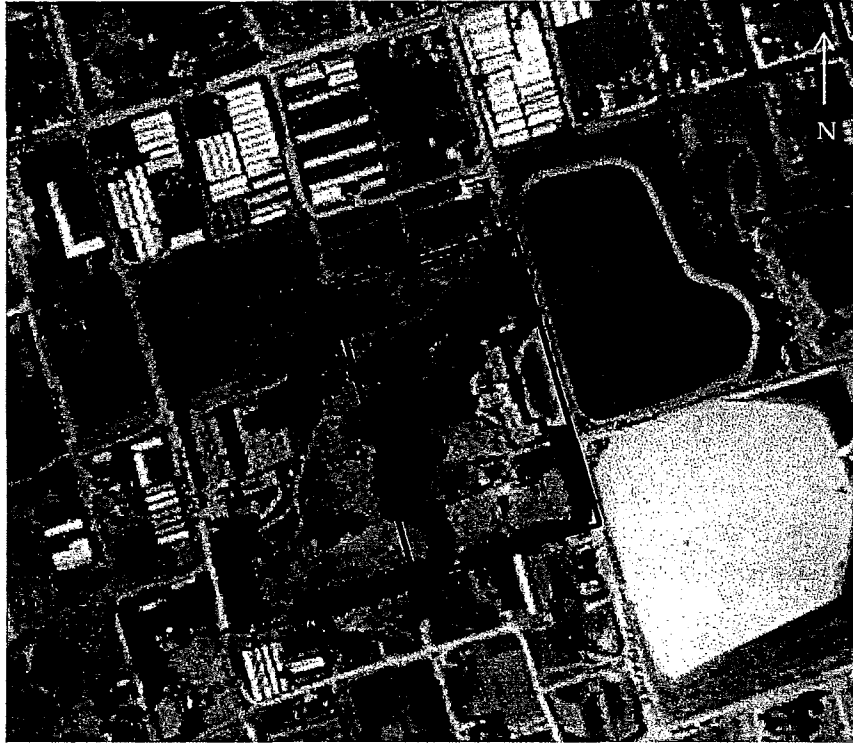
⁴³ Roberts, Percy.

⁴⁴ "University Mound is Being Appreciated." *San Francisco Call*, July 19, 1913.

⁴⁵ Garibaldi, Rayna. *San Francisco's Portola*. Arcadia: Mount Pleasant, S.C., 2007.

⁴⁶ Roberts, Percy.

⁴⁷ Garibaldi, Rayna



Aerial view of the University Mound area. University Mound Old Ladies' Home outlined in red. Convent of the Good Shepard buildings can be seen to the west and greenhouses to the north (David Rumsey, 1938)

Immediately east of the Home is the University Mound Reservoir. The north basin of the reservoir, directly across the street from the Home, was brought into service in 1885. At that time the area around the reservoir was a windswept, little known section of the city that was sparsely populated with street car service a mile away.⁴⁸ The south basin of the reservoir was constructed in 1937.

Like other San Francisco neighborhoods, the Portola was home to waves of new people and cultures in the 20th century. The first settlers were Jewish and Portola was sometimes called "Little Jerusalem" because of its two temples, Kosher delis on unpaved San Bruno Road, and a settlement house run by the Council of Jewish Women. The Portola is one of the few neighborhoods in the United States that has a Maltese presence. Immigrants from the island of Malta in the Mediterranean came to San Francisco in the 1920s and formed a small ethnic community around San Bruno Avenue. The 2010 census found that roughly three-quarters of the neighbors are of Asian or Hispanic descent.

⁴⁸ Spring Valley Water Company, *San Francisco Water*, Vol. 1, No. 1, January 1922.

APPENDIX: OLD AGE HOMES

Retirement as it currently exists today is a relatively new phenomenon brought about by changing social and economic conditions and social reform legislation. When farming dominated the economy, the ageing farmer was likely to be employed as long as his health held out. His ability to perform some type of farm work provided status and security. As factories began to replace farms in economic importance, the ageing in cities had few modern vocational skills to work in them. These diminished job opportunities meant that the elderly were forced into poverty, living in almshouse or other institutions with other needy persons, orphans and the insane. The late 19th century welfare worker and charity experts saw a direct relationship between old age and poverty and advocated for separate institutionalization of elderly paupers from these other needy persons. These separate institutions would become a "home" that provided cheap, efficient care and attended to inmates who were not only destitute but likely to be infirm as well. However, while late 19th century social workers endorsed the idea of sending lower-class elderly to a publically run institution, many questioned the propriety of sending the middle class to the same place. Thus many private old-age homes were founded around this time period. By the end of the century, most of the residents in an old-age home were white, middle-class women who had paid to enter. The University Mound Old Ladies' Home seems to have been modeled after the first old age home for ladies in Philadelphia, the Indigent Widows' and Single Women's Society (Society) opened in 1817. The Society declined to accept any applicant who had been raised in poverty. Instead they only accepted respectable women who came from refined walks of life and were used to certain comforts. The Society wanted the women to see the institution as their home and the other inmates as their family. Women were provided private rooms and meals were taken at a general table meant to ensure a feeling of family unity. Each applicant was required to give proof of her character and provide recommendations. Once admitted, they were given a one-year probationary period and expected to donate their labor, sewing, knitting and quilting to help raise money for the institution.⁴⁹

Also at this time, hospital design was beginning to shift from housing patients in large wards with numerous beds to smaller wards with fewer beds or even private rooms.

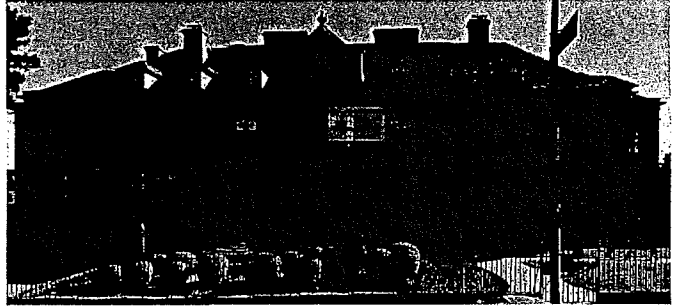
By the beginning of the 20th century, there were scores of old-age homes in every large American city.⁵⁰ In 1932, when the Home was completed, the San Francisco city directory listed 25 "Homes and Asylums" including seven orphanages and five asylums specifically for women or girls. Of those, only four, including the University Mound Old Ladies Home are extant and in operation as convalescent/nursing homes. Designed in period revival styles, all four reflect the architectural influences of the period. They include the Hebrew Home for the Aged and Disabled (Jewish Home San Francisco) located at 302 Silver Avenue designed by Samuel Lightner Hyman in the Georgian Revival style and completed in 1923 with two wings added in 1945 and 1959, extensively altered and today derives its significance from the 1969 Brutalist Goodman Building designed by Howard Friedman and 1970 courtyard and fountain designed by Lawrence Halprin; the San Francisco Ladies' Protection and Relief Society (The Heritage) located at 3400 Laguna Street, designed by Julia Morgan in the Tudor Revival style in 1924; and the Christian Science Benevolent Association on the Pacific Coast (Arden Wood), located at 445 Wawona Street, designed by Henry Gutterson in the Chateausque style and completed in 1930. Based on this review, the University Mound Old Ladies Home, can be considered a rare property type. It is one of the few high style Colonial Revival institutional buildings in San Francisco.

⁴⁹ Haber, Carole, *Beyond Sixty-Five: The Dilemma of Old Age in America's Past*. Cambridge: Cambridge University Press, 1983.

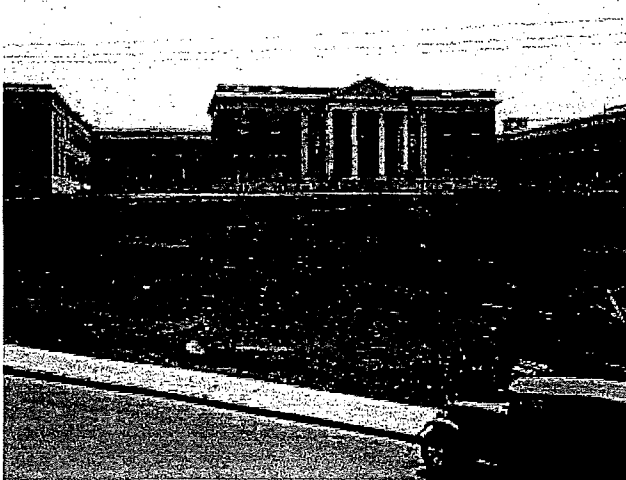
⁵⁰ Haber, Carole.



Christian Science Benevolent Association on the Pacific Coast (Arden Wood), located at 445 Wawona Street, designed by Henry Gutterson in the Chateausque style 1930 (www.ardenwood.org)



San Francisco Ladies' Protection and Relief Society (The Heritage) located at 3400 Laguna Street, designed by Julia Morgan in the Tudor Revival style in 1924 (Google Street View).



Jewish Home of San Francisco located at 302 Silver Avenue designed by Samuel Lightner Hyman in the Georgian Revival style and completed in 1923 with two wings added in 1945 and 1959, n.d. (www.jhsf.org)



Jewish Home of San Francisco Goodman Building designed by Howard Friedman in the Brutalist style and completed in 1969 (www.jhsf.org).

ARTICLE 10 LANDMARK DESIGNATION

This section of the report is an analysis and summary of the applicable criteria for designation, integrity, period of significance, significance statement, character-defining features, and additional Article 10 requirements.

Criteria for Designation

Check all criteria applicable to the significance of the property that are documented in the report. The criteria checked is (are) the basic justification for *why* the resource is important.

- Association with events that have made a significant contribution to the broad patterns of our history.
- Association with the lives of persons significant in our past.
- Embody distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Has yielded or may be likely to yield information important in history or prehistory.

Statement of Significance

Characteristics of the Landmark that justify its designation:

Constructed in 1931-1932, University Mound Old Ladies' Home at 350 University Street is a convalescent/nursing home that is architecturally significant as an embodiment of the distinctive characteristics of a type, period, and method of construction and represents the work of master architects Martin J. Rist and Alfred I. Coffey. With its front door accentuated by a broken pediment, recessed tetrastyle portico supported by tall slender columns, numerous fanlights and multi-pane windows, and symmetrically composed façade, the University Mound Old Ladies' Home illustrates the distinctive characteristics of the Colonial Revival style that was popular following the restoration or Colonial Williamsburg in the late 1920s. Rist and Coffey, both separately and in partnership were well known for their designs of institutional buildings, such as schools and hospitals. Their best known work during the early 1930s is the Art Deco style Psychopathic Ward at San Francisco General Hospital (1932-1935). Furthermore, the University Mound Old Ladies' Home is one of the only extant Colonial Revival style convalescent/nursing homes in San Francisco that retains a high degree of physical integrity having undergone few alterations since its construction.

Periods of Significance

The period of significance is 1931 to 2014 representing the construction date of the present building until the end of ownership by the University Mound Old Ladies' Home.

Integrity

The seven aspects of integrity are location, design, materials, workmanship, setting, feeling, and association in relation to the period of significance established above. Cumulatively, the building at 350 University Street retains high degree of integrity to convey its architectural significance. The building retains integrity of association, as it has remained in continual use as a convalescent/nursing home since its construction. It likewise retains integrity of design, materials, workmanship and feeling. Based on a review of the building permit history and visual inspection, known exterior alterations are relatively limited in scope and remain subordinate to the building's overall design and ornamentation. Similarly, interior spaces including the living room, dining room and chapel have experienced few alterations and readily convey their association with the building's historic use. The Home's original large park like setting of 25 acres has diminished to just 2.5 acres, however, with its set back from the street, mature trees and shrubs, and as the only building on the west side of University Street, it retains the feeling of a much larger property.

Overall, the Department has determined that the building's primary character defining features, both exterior and interior, are largely unaltered since the building's construction in 1931-1932 and 350 University Street retains a high degree of integrity to convey its historical significance.

ARTICLE 10 REQUIREMENTS SECTION 1004 (b)

Boundaries of the Landmark Site

Encompassing all of and limited to Lot 1 in Assessor's Block 5992 on the west side of University Street between Burrows and Bacon Streets.

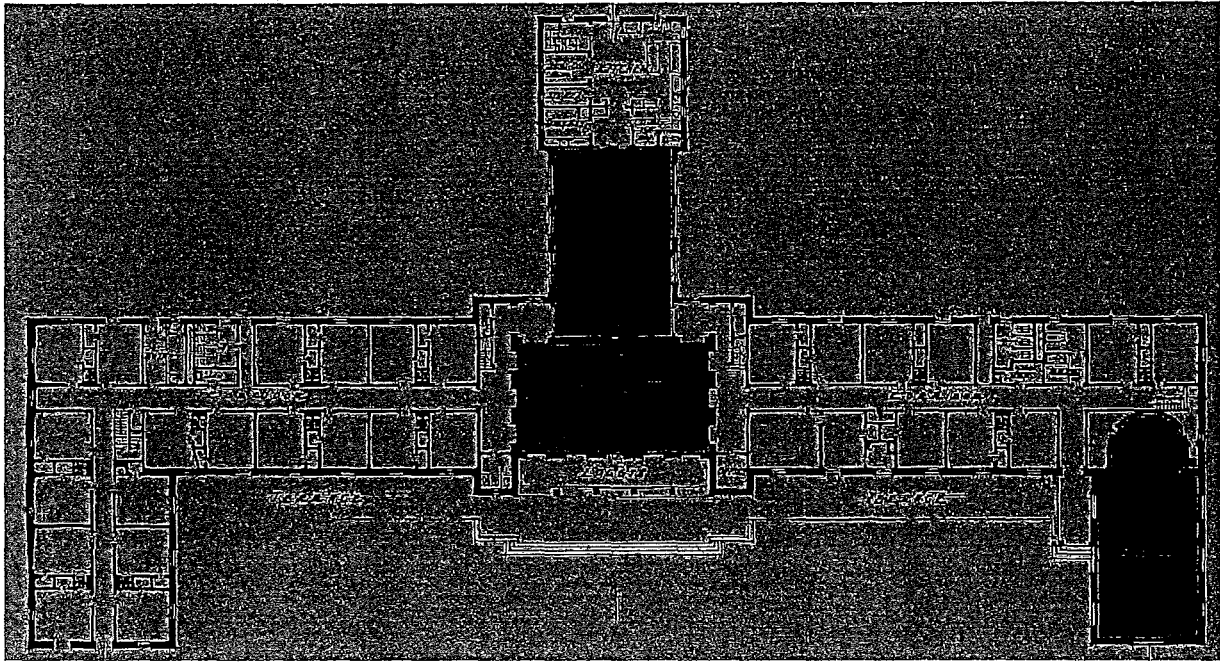
Character-Defining Features

Whenever a building, site, object, or landscape is under consideration for Article 10 Landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

- All primary exterior elevations, form, massing, structure, architectural ornament and materials identified as:
 - Form and massing, including rectangular, two and a half story, side-gabled roof with arched dormers of main building flanked by two story L-shaped, flat roofed wings
 - Symmetrically balanced façade with centered door and regular fenestration pattern with six-over-six, double-hung windows and arched fanlight windows.
 - Architectural ornamentation including broken pediment at the main entry, recessed tetrastyle portico supported by tall slender columns, decorative frieze and dentil molding, spandrel panels below first story windows, and balusters at the parapet of the wings
 - Materials including Flemish bond red face brick, slate roof tiles on main building and chapel and painted wood ornamentation

The character-defining *interior* features of the building are identified as:

- Living room
 - Arched openings at north, south, and west walls. Multi lite wood French doors and transoms at east wall
 - Fireplace with marble surround and wood mantle
 - Decorative plaster pilasters with urns of flowers and plaster molding
 - Board formed concrete beamed ceiling with decorative painting and two brass chandeliers
- Dining room
 - Windows with fanlights at north and south walls
 - Fireplace with marble surround and wood mantle
 - Built-in sideboards with leaded glass top cabinet fronts
 - Plaster wainscot molding
 - Board formed concrete beamed ceiling with decorative painting and brass chandeliers
- Chapel
 - Arched windows and shutters at north and south walls
 - Multi lite window with sidelights and fanlight on east wall
 - Raised, recessed half round chancel with decorative lintel and brackets
 - Peaked ceiling with rough sawn beams and brass carriage lamp chandeliers



First floor plan of University Mound Old Ladies' Home with living room, dining room and chapel shaded to show character defining interior spaces (First floor plan, The Architect and Engineer, September 1932).

PROPERTY INFORMATION

Historic Name: University Mound Old Ladies' Home

Popular Name: n/a

Address: 350 University Street

Block and Lot: 5992/001

Owner: AgeSong Genesis LLC

Original Use: Retirement home

Current Use: Convalescent/nursing home

Zoning: RH-1 Residential-House, One Family

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PUBLIC RECORDS

- Sanborn Maps
- San Francisco city directories
- City of San Francisco Department of Building & Inspection, building permits

ACKNOWLEDGEMENTS

San Francisco City and County

Edwin M. Lee, Mayor

David Campos, District 9 Supervisor

Historic Preservation Commissioners

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Vice-President: Aaron Jon Hyland

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Tim Frye, Preservation Coordinator

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SAN FRANCISCO
PRESERVATION BULLETIN NO. 19

**POTENTIAL SAN FRANCISCO LANDMARKS
EVALUATION FORM**

The Landmarks Preservation Advisory Board (Landmarks Board) seeks suggestions from the general public on buildings, structures, sites, districts or objects potentially eligible for designation as future San Francisco historic landmarks.

San Francisco contains many older buildings that contribute to the overall architectural, aesthetic and urban design qualities of the city, in varying degrees. Some buildings are important solely based on their individual design attributes while others derive their worth from the history of their owners, occupants and uses. Some buildings may be significant more for their contextual association with surrounding properties. Buildings proposed for landmark designation may include both those of individual importance and those that taken as a whole are considered to be contributory elements to a neighborhood or district.

The Landmarks Board set in 1999 and reaffirmed in 2000 the following priorities for the selection of potential landmark designations:

- To directly address and engage the cultural and social history of San Francisco; and
- To go to neighborhoods that have not been represented and underrepresented in the program to date; and
- To involve communities of people (ethnic communities, communities of interest, cultural communities); and
- Public spaces / common grounds; and
- Architecturally significant buildings.

In order to assist the Landmarks Board in its evaluation, the following information should be provided on each potential landmark. Please provide as much information as possible as an incomplete application may affect consideration of landmark designation. **Note:** *Generally, properties eligible for local landmark designation are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing.*

Potential San Francisco Historic Landmark Questionnaire

Resource Name: University Mound Ladies Home

Historic Name (if known): University Mound

Address of Resource: 350 University Street

Block and Lot of Resource: _____

Primary Contact: Sandra Rivas (Phone #) (415)239-6696-Ext. 15

Resource Date of Construction: 1884

Date(s) of Alterations/Additions to Resource: 1930 Present Building

Significance of Proposed Landmark

1. Is the resource associated with events that have made a significant contribution to the broad patterns of our history (local, state or national)? If so, how?

The University Mound Ladies Home, has been a Historic Home for seniors in San Fran
San Francisco's Portola District. Is a 74 bed nonprofit community provided
assisting living, Palliative care, and Hospice care for both women and men
of modest means. All resident receive three meals daily laundry and housekeeping a
services and assistance with medications and daily activities.

2. Is the resource associated with the lives of persons significant in our past (local, state or national)? If so, how?

In year 1884 with 100,000 bequest from James Lick also the the benefactor
of Lick observatory.

3. Does the resource embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction? If so, how?

Present Building was constructed, design by San Francisco architect Martin J. Rist,
it features a Georgian Revival exterior and an interior that evokes the
Spanish Colonial style, especially in the common areas such the front parlor
chapel and dinning room, the home's Grand georgian Revival facade front,
a circular driveway with a portico featuring four tall white columns framing
an outdoor porch. A dentillated cornice and understated frieze accentuate the
roofline above the second story, while three dormers peek from the hipped roof
of the third floor.

Address of Resource: 350 University Street

Block and Lot of Resource: _____

Primary Contact: Sandra Rivas (Phone #) (415)239-6696-Ext. 15

Resource Date of Construction: 1884

Date(s) of Alterations/Additions to Resource: 1930 Present Building

Significance of Proposed Landmark

1. Is the resource associated with events that have made a significant contribution to the broad patterns of our history (local, state or national)? If so, how?

The University Mound Ladies Home, has been a Historic Home for seniors in San Francisco's Portola District. Is a 74 bed nonprofit community provided assisting living, Palliative care, and Hospice care for both women and men of modest means. All resident receive three meals daily laundry and housekeeping services and assistance with medications and daily activities.

2. Is the resource associated with the lives of persons significant in our past (local, state or national)? If so, how?

In year 1884 with 100,000 bequest from James Lick also the the benefactor of Lick observatory.

3. Does the resource embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction? If so, how?

Present Building was constructed, design by San Francisco architect Martin J. Rice. ~~Present building was constructed, and designed by San Francisco arch~~ it features a Georgian Revival exterior and an interior that evokes the Spanish Colonial style, especially in the common areas such the front parlor chapel and dinning room, the home's Grand georgian Revival facade front, a circular driveway with a portico featuring four tall white columns framing an outdoor porch. A dentillated cornice and understated frieze accentuate the roofline above the second story, while three dormers peek from the hipped roof of the third floor.

University Mound Ladies Home: An Architectural Perspective

The University Mound Ladies Home, a historic home for seniors in San Francisco's Portola District, was founded in 1884 with a \$100,000 bequest from James Lick, also the benefactor of the Lick Observatory. Today it is a 74-bed nonprofit community providing assisted living, palliative care, and hospice care for both women and men of modest means. All residents receive three meals daily, laundry and housekeeping services, and assistance with medications and daily activities.

The original home was a large, three-story wooden building on 25 acres of land at the present location. In the early 1930s some of the land was sold and the present building was constructed. Designed by San Francisco architect Martin J. Rist, it features a Georgian Revival exterior and an interior that evokes the Spanish Colonial style, especially in the common areas such as the front parlor, chapel, and dining room.

The home's grand Georgian Revival façade fronts a circular driveway, with a portico featuring four tall white columns framing an outdoor porch. A dentillated cornice and an understated frieze accentuate the roofline above the second story, while three dormers peek out from the hipped roof of the third floor.

The large front parlor offers a Spanish Colonial feeling, with an intricately stenciled wood-beam ceiling, grand archways, and rustic chandeliers. A wood-burning fireplace is framed by small white columns in a modest echo of the striking exterior.

The interdenominational chapel continues the Spanish Colonial theme, with a dramatic peaked ceiling featuring prominent exposed wood beams and hanging lanterns. A majestic Palladian window at the rear of the chapel reveals the trees outside, while smaller windows along the side walls are graced with intriguing curved interior shutters.

The dining room features a stenciled wood-beam ceiling similar to that in the front parlor, as well as a row of floor-to-ceiling Palladian windows that look out on the home's trees and gardens and flood the room with light on sunny days. The many expansive windows in the home's common areas are particularly welcome in a home for the elderly; the windows help residents retain a sense of the outdoors, whether or not they feel hardy enough to venture outside.

The sunroom adjoining the dining room, created in the 1960s, is the home's only significant addition since its construction in 1932.

The home's Spanish Colonial elements are echoed in other buildings designed by Martin J. Rist, including St. Cecilia Catholic Church in San Francisco (at 17th and Vicente) and St. Bernard's Church in Tracy, California.

The Ladies Home today is experiencing an exciting renaissance. In 2009 it began an innovative partnership in which SFSU students and faculty are contributing their expertise to improve the lives of residents and the operations of the home. Other recent improvements have included the hospice and palliative care wing, a remodeled library, and donated artwork placed throughout the building to brighten the lives of residents.

—written by Sherri Schultz, former UMLH board member, and Kaleene Kenning

University Mound Ladies Home is a 501(c) 3 non-profit, 74 room Assisted Living residence for women AND men over the age of 60.

Known for its high level of excellent and compassionate care, UMLH offers refuge for people who need help with the activities of daily living. UMLH is unique serving people of modest means for 130 years in a culturally and environmentally diverse community.

"This is one of the best kept secrets in San Francisco. UMLH is an affordable assisted living facility with excellent care and is a non-profit. The staff is unionized so they earn a living wage, which reduces turnover and is less stressful for the people living at UMLH."

5 Star Yelp Reviewer 6.19.2013

For more information, to schedule a tour of our community, or for an assessment of your loved one, please contact the Executive Director:

(415) 239-6696

or e-mail info@ladieshome.org



UMLH

University Mound Ladies Home

RCFE License # 380500678

3/2014

UNIVERSITY MOUND LADIES HOME

2014
SINCE 1884

130 Year old



*Assisted Living for
People of Modest Means*

www.ladieshome.org

350 University Street
San Francisco, CA 94134

SERVICES INCLUDE

- Spacious, comfortable rooms, private or shared, furnished or unfurnished.
- Three nutritious meals a day, plus two snacks.
- Medication management.
- Personal care with dressing, bathing, & personal appearance.
- Incontinence care.
- Caregivers who speak English, Spanish, and Tagalog.
- Personal laundry/linen service.
- 24-hour emergency response system.
- Full-time Activities Director & extensive activities program.
- Secure, quiet environment



AMENITIES

- Built in the 1930s, this historic, stately building is located near the beautiful McLaren Park.



- Elegant front reception with fireplace, comfortable seating, and a grand piano.
- Spacious, cheerful dining room with floor-to-ceiling windows.
- Bright sunroom for small gatherings of residents who play cards & other activities.
- Non-denominational chapel, with wood-beam ceiling for peaceful Sunday services.
- Private backyard and garden features benches, raised planters, accessible walking paths, and is safely gated and fenced.
- Public transportation by Muni (Lines #29, #44, & #52) & BART.

OPTIONAL SERVICES*

- In-room private telephones.
- In-room satellite television
- Weekly beautician visits
- Monthly podiatrist visits
- Special services for non-ambulatory residents

*Extra cost



UMLH is licensed to accommodate non-ambulatory residents, those using walkers, or who have difficulty following instructions during an emergency without assistance due to memory impairment.

①

THIS PETITION IS TO PRESERVE THE UNIVERSITY MOUND LADIES HOME BUILDING.

LOCATED 350 UNIVERSITY STREET SAN FRANCISCO CA, 94134

Amenities built in the 1930s; this historic, stately building is located near the beautiful McLaren Park. It is a historic home for seniors in San Francisco's Portola District, was founded in 1884 with a \$100,000 bequest from James Lick, also the benefactor of the Lick Observatory. Today it is a 74-bed non-profit community providing assisted living, palliative care, and hospice care for both women and men of modest means. This building was designed by San Francisco architect Martin J. Rist, it features a Georgian Revival exterior and an interior that evokes the Spanish Colonial style especially in the common areas such as the front parlor, chapel, and dining room. This is one of the best-kept secrets in San Francisco. University Mound Ladies Home is affordable assisted living facility. To preserve this building please sign.

Petition Organizer

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3

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5

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Signature <i>Claudia Castro</i>	<i>94134</i>	
Name. Last	Address	Phone #
Signature		
Name. Last	Address	Phone #
Signature		

7

THIS PETITION IS TO PRESERVE THE UNIVERSITY MOUND LADIES HOME BUILDING.

LOCATED 350 UNIVERSITY STREET SAN FRANCISCO CA, 94134

Amenities built in the 1930s; this historic, stately building is located near the beautiful McLaren Park. It is a historic home for seniors in San Francisco's Portola District, was founded in 1884 with a \$100,000 bequest from James Lick, also the benefactor of the Lick Observatory. Today it is a 74-bed non-profit community providing assisted living, palliative care, and hospice care for both women and men of modest means. This building was designed by San Francisco architect Martin J. Rist, it features a Georgian Revival exterior and an interior that evokes the Spanish Colonial style especially in the common areas such as the front parlor, chapel, and dining room. This is one of the best-kept secrets in San Francisco. University Mound Ladies Home is affordable assisted living facility. To preserve this building please sign.

Petition Organizer

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Signature *Barnett, Ramona* 236 Hugo St. SF 94122

Name. Last Address Phone #

Signature *Aguelmo, Anna* 579 23rd AVE SF 94121

Name. Last Address Phone #

Signature *Torres, Norma* 833 Dartmouth St SF 94134

Name. Last Address Phone #

Signature *Christina Rosen* 142 SANTA MARINA ST. SF 94110

Name Last Address Phone #

Signature *Eileen Clayton* 1000 Cortland Phone # 970-339

Name Last Address Phone #

Signature *Fran Mensberg* 205 Ware St SF 94110 Phone # 415-648-28

Name. Last Address Phone #

Signature *Rosalie Vasquez* 418 Gates St SF Ca 94110

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Signature *Anthony Blum* 3800 Folsom St. #15-827-8

Name. Last Address Phone #

Signature *Carol Siddle* 738 Andover St. SF 415-285-405

Name. Last Address Phone #

THIS PETITION IS TO PRESERVE THE UNIVERSITY MOUND LADIES HOME BUILDING.

LOCATED 350 UNIVERSITY STREET SAN FRANCISCO CA, 94134

Amenities built in the 1930s; this historic, stately building is located near the beautiful McLaren Park. It is a historic home for seniors in San Francisco's Portola District, was founded in 1884 with a \$100,000 bequest from James Lick, also the benefactor of the Lick Observatory. Today it is a 74-bed non-profit community providing assisted living, palliative care, and hospice care for both women and men of modest means. This building was designed by San Francisco architect Martin J. Rist, it features a Georgian Revival exterior and an interior that evokes the Spanish Colonial style especially in the common areas such as the front parlor, chapel, and dining room. This is one of the best-kept secrets in San Francisco. University Mound Ladies Home is an affordable assisted living facility. To preserve this building please sign.

Petition Organizer

Name . Belles Last Yelda Address 426 Cambridge Street Phone # 239-1433

Signature *Rigla Roselli* 346 Bonafant St 239-5944

Name JOHN Last JOHNS Address 436 UNIVERSITY ST. Phone # 239-5944

Signature John Johns

Name CHRISTINA Last JOHNS Address 436 UNIVERSITY ST 239-5944

Signature *Christina E Johns* 436 UNIVERSITY ST Phone #

Name Giuliana Last Pinochi Address 1121 Bacon St 239-7664

Signature Giuliana Pinochi

Name Alberto Last Pinochi Address 1121 Bacon Phone # 239-7664

Signature Alberto Pinochi

Name SUSAN Last Pucci Address 480 PRINCETON 239-5914

Signature SUSAN Pucci

Name GIAMPIERO Last Pucci Address 480 PRINCETON ST SF 239-5914

Signature GIAMPIERO Pucci

Name LOUVA Last Bozzetto Address 209 Amherst 239-7098

Signature LOUVA Bozzetto

Name Umberto Last Bozzetto Address 209 Amherst 239-7098

Signature Umberto Bozzetto

Name Last Address Phone #



Signature

Name.	Last	Address	Phone #
Signature Shirley	Liu	400 University St. S.F. 94134	586-8379
Signature Mary	Wen	400 University St. 94134	586-8379
Signature Song Quan	Wen	400 University St.	586-586-8379
Signature Arthur Stellini	Stellini	231 PRINCETON ST	415.586.2918
Signature Ricky	chen	1127 Burrows St	415-812-2982
Signature LINDA	YERDA	426 Cambridge	415-239-1430
Signature Kay	Bleichner	4108 Princeton	(818)585-6918
Signature Louis	Sozzi	1140 BACON ST	239-7353
Signature Tony	AVALOS	445 Princeton	415 587-9533
Signature DONNA	AVALOS	445 PRINCETON	587-9533
Signature Yediko Okamura		406 Myra Way	415 609 0281
Signature GEMIGNANI	DAVID	1232 BACON ST	415-239-6985
Signature Edith	Hardley	234 Ottawa Ave	595 2939
Signature DENNIS		1115 BURROWS ST SF CA 94134	415 240-2846
Signature Justin Novo	NOVO	266 University	239 6643
Name.	Last	Address	Phone #



THIS PETITION IS TO PRESERVE THE UNIVERSITY MOUND LADIES HOME BUILDING.

LOCATED 350 UNIVERSITY STREET SAN FRANCISCO CA, 94134

Amenities built in the 1930s; this historic, stately building is located near the beautiful McLaren Park. It is a historic home for seniors in San Francisco's Portola District, was founded in 1884 with a \$100,000 bequest from James Lick, also the benefactor of the Lick Observatory. Today it is a 74-bed non-profit community providing assisted living, palliative care, and hospice care for both women and men of modest means. This building was designed by San Francisco architect Martin J. Rist, it features a Georgian Revival exterior and an interior that evokes the Spanish Colonial style especially in the common areas such as the front parlor, chapel, and dining room. This is one of the best-kept secrets in San Francisco. University Mound Ladies Home is an affordable assisted living facility. To preserve this building please sign.

Petition Organizer

Name . Belles Last Yelda Address. 426 Cambridge Street Phone # 239-1433

Signature

Name. William Last Borghello Address 57 Princeton St. Phone # 239-6656
Signature William Borghello

Name. Thomas Last Castro Address 468 Princeton St Phone # 684-2598
Signature Thomas Castro

Name. Joseph Last Maffei Address 1134 Wayland Phone # 494-5293
Signature [Signature]

Name Chris Last Siebert Address 468 Princeton St Phone # 916-521-7760
Signature Chris Siebert

Name Peter Last PETERRS Siebert Address 468 Princeton St Phone # 415 239 6790
Signature PeterRS Siebert

Name. Erik Last Persau Address 1224 Wayland Phone # 415 239-6827
Signature Erik Persau

Name. CARMEN Last AGUIA Address 474 PRINCETON ST Phone # 415-
Signature Carmen Aguiar

Name. Ed Last BARSII Address 1150 Wayland ST Phone # 415 239-682
Signature Ed Barr

Name. Dorothy Last BARRII Address 1150 Wayland St Phone # 415 239-6822
Signature Dorothy Barr

Signature

Name. TOMU Last HERNANDEZ Address 1122 WAYLAND ST Phone # 572-2923
Signature *[Handwritten Signature]*

Name. KELLY Last MORENO Address #1122 WAYLAND ST Phone # 239 6249
Name. Last Address Phone #
Signature *[Handwritten Signature]*

Name. Victoria Last ADALIS Address 445 Princeton Phone # 587-9533
Signature *[Handwritten Signature]*

Name. Robert E Last Fyles Address 414 Princeton ST Phone # 286-1049
Signature *[Handwritten Signature]*

Name. Olimpia Last PENEYRA Address 469 Princeton Phone # 333-029
Signature *[Handwritten Signature]*

Name. Victoria Last Vassallo Address 486 Princeton Phone # 333-595
Signature *[Handwritten Signature]*

Name. LIPRIANO Last PENEYRA Address 469 PRINCETON ST Phone # 333-0294
Signature *[Handwritten Signature]*

Name. MARGARET Last ZOLLI Address 12 Scotia Ave Phone # 467-0426
Signature *[Handwritten Signature]*

Name. SUMNER Last NASSER Address 1331 FELTON ST Phone # 415-337-1214
Signature *[Handwritten Signature]*

Name. Hider Last Hider Address 375 Cambridge ST Phone # 415 334 5288
Signature *[Handwritten Signature]*

Name. Hider Last Hider Address 375 Cambridge ST Phone # 415 334 5288
Signature *[Handwritten Signature]*

Name. GREG Last CORPUS Address 1401 FELTON ST. S.F. CA. Phone # 415-582-66
Signature *[Handwritten Signature]*

Name. Mary Zucora Last Zucora Address 1220 Bacon St Phone # 239-9125
Signature *[Handwritten Signature]*

Name. WAY, M Last Address 415 Cambridge 586-7917
Signature *[Handwritten Signature]*

Name. Last Address Phone #

[Handwritten Mark]

Signature

Name.	Last	Address	Phone #
Signature	Freddie, Rick	94579 1491 Vining Dr. SL 510	282-5068
Name.	Last	Address	Phone #
Signature	Patricia Freddie	1491 Vining Dr. San Leandro 516	282-5068
Name.	Last	Address	Phone #
Signature	Sandi Borok	5 Eugenia Ave SF 94110	415 847-6308
Name.	Last	Address	Phone #
Signature	Peter Tempel	230 El Camino del Mar SF 94121	
Name.	Last	Address	Phone #
Signature	Juan Alderete	324 Felton	415-468-3499
Name.	Last	Address	Phone #
Signature	LAV LAV	1324 Felton St.	415 23947
Name.	Last	Address	Phone #
Signature	George LE	1318 Felton St	415 298-0110
Name.	Last	Address	Phone #
Signature	Michael Martin	218 Yale St	415 585-8824
Name.	Last	Address	Phone #
Signature	Socorro Alderete	326 Felton St	468-3499
Name.	Last	Address	Phone #
Signature	TRUMAN YUE	236 YALE ST.	333-2261
Name.	Last	Address	Phone #
Signature	Tuan Kien	211 YALE ST. SAN FRANCISCO	415 303-3147
Name.	Last	Address	Phone #
Signature	Ruby Kwang	242 Amherst St SF, CA, 94134	415-728-8692
Name.	Last	Address	Phone #
Signature	Augustine	248 Amherst St SF 94134	415-971-0885
Name.	Last	Address	Phone #
Signature	W. Hays Hobbs-Pru	212 Princeton St	415-375-8719
Name.	Last	Address	Phone #

Signature

Name. Alice Sales Last Sales Address 300 O'DWY ST Phone # 415 658-051
Signature *Alice Sales*

Name. SANDRA Last LAFERRERA Address 226 PRINCETON ST Phone #
Signature *Sandra LaFerrera* SF CA. 94134 415 585 0142

Name. Bruce Last Laura Address 1133 BURRENS ST Phone #
Signature *Bruce* 408-505-9499

Name. Frank Last Address Phone #
Signature *Frank* 1139 Burrows 415 333 5066

Name. Janice Last Macchia Address 1139 Burrows Phone #
Signature *Janice* 415 333-5036

Name. GIOVANNI Last BELLAFRONTE Address 1134 BURROWS ST Phone # (415) 349-8171
Signature *Giovanni Bellafonte*

Name. VANDA Last BELLAFRONTE Address 1134 BURROWS ST Phone # (415) 349-8171
Signature *Vanda Bellafonte*

Name. Delynn Last Parker Address 1164 Burrows St Phone # (415)
Signature *Delynn Parker* S.F. CA 94134 305-8376

Name. DAVID Last LARA Address Phone # 415
Signature *David* 1146 Burrows St. 469-9351

Name. Jo Ann Last LARA Address 1146 Burrows St. Phone #
Signature *Jo Ann Lara* 415-469-9351

Name. Adriano Last Celso Vannucci Address 1147 Burrows St Phone # 415-237-179
Signature *Adriano*

Name. Steven Last Vannucci Address 1147 Burrows St Phone # 415-239
Signature *Steven Vannucci* 5949

Name. J. Perez Last PEREZ Address 1174 Burrows Phone # 415-239
Signature *J. Perez* 5325

Name. Gao Perez Last Perez Address 1174 Burrows St Phone # 239-
Signature *Gao Perez* 5325

Name. Paul Last Perez Address 1178 Burrows Phone # 239-
Signature *Paul Perez* 6018

Name. Paul Last Perez Address 1178 Burrows Phone # 239-
Signature *Paul Perez* 6018

Name. PETE Last SCERRI Address 1175 BURROW Phone # 334 481
Signature *Pete Scerri* S.F. CA 94134

Name. JENNIFER SCERRI Last Scerri Address 1175 Burrows Phone # 334-4826
Signature *Jennie Scerri* S.F. 94134

Signature

Name.	ALINA L. BELTRAMI Last	Address	Phone #
Signature	<i>Alina L. Beltrami</i>	1190 BURROWS ST	239-6040
Name.	Sam Hontales Last Hontales	Address	Phone #
Signature	<i>Sam Hontales</i>	1125 Burrows St.	584-0661
Name.	Rita Last Hontales	Address	Phone #
Signature	<i>Rita Hontales</i>	1175 Burrows St.	584-0661
Name.	Ester Hontales Last Hontales	Address	Phone #
Signature	<i>Ester Hontales</i>	1118 Burrows St.	239-7383
Name.	JOSE O. SALAZAR Last	Address	Phone #
Signature	<i>Jose O. Salazar</i>	1199 BURROWS ST	715-8009
Name.	MARIA Last SALAZAR	Address	Phone #
Signature	<i>Maria Salazar</i>	1199 BURROWS.	715-8109
Name.	TAI Last Wu	Address	Phone #
Signature	<i>Tai Wu</i>	281 Amherst St.	415-585-2424
Name.	Steven Last Lee	Address	Phone #
Signature	<i>Steven Lee</i>	265 Amherst St.	415-585-0804
Name.	Cheng Last Lee	Address	Phone #
Signature	<i>Cheng Lee</i>	265 Amherst St.	415-585-0804
Name.	FORMIN PEREZ Last	Address	Phone #
Signature	<i>Formin Perez</i>	206 Amherst St	415-239-0
Name.	HANS Last ALBERT	Address	Phone #
Signature	<i>Hans Albert</i>	206 Amherst St	415-239-
Name.	ANTHONY Last ROMANO	Address	Phone #
Signature	<i>Anthony Romano</i>	1530 BURROWS ST.	415 334-167
Name.		Address	Phone #
Signature			
Name.		Address	Phone #
Signature			
Name.		Address	Phone #
Signature			
Name.		Address	Phone #
Signature			

THIS PETITION IS TO PRESERVE THE UNIVERSITY MOUND LADIES HOME BUILDING.

LOCATED 350 UNIVERSITY STREET SAN FRANCISCO CA, 94134

Amenities built in the 1930s; this historic, stately building is located near the beautiful McLaren Park. It is a historic home for seniors in San Francisco's Portola District, was founded in 1884 with a \$100,000 bequest from James Lick, also the benefactor of the Lick Observatory. Today it is a 74-bed non-profit community providing assisted living, palliative care, and hospice care for both women and men of modest means. This building was designed by San Francisco architect Martin J. Rist, it features a Georgian Revival exterior and an interior that evokes the Spanish Colonial style especially in the common areas such as the front parlor, chapel, and dining room. This is one of the best-kept secrets in San Francisco. University Mound Ladies Home is affordable assisted living facility. To preserve this building please sign.

Petition Organizer

Name . Belles	Last Yelda	Address. 426 Cambridge Street SF. CA 94134	Phone # 415-239-1433
Name. FRANCES	Last CAIRNS	Address 1467 Silver Ave	415 468 68 Phone # 8636
Name. GRACE	Last FERNANDEZ	Address 1467 S. Silver Ave	415-468-8636
Name. Wanda	Last Crady	Address 130 Hamilton	415-468-223
Name. Alena	Last Beltrami	Address 1190 Burrows St.	239-6040
Name. Julie	Last Conrad	Address 447 Laurel St	415 468-089
Name. Joie	Last Busch	Address 267 Hamilton	415 468-3124
Name. Molly	Last Sulzberger	Address 2717 Borely Rd	1650 592-6966
Name. Freda	Last Mukomil	Address 509 Marja Pl	ca 94122
Name. Sarah	Last Wamucchi	Address 369 Princeton	94134
Name. SIL	Last RITTO	Address 223 PRINCETON	94134
Name. Bactan	Last Gotelli	Address 125 Sonja Rd	94080
Name. Tony	Last SAMMUT	Address 210 HAMILTON ST	94134
Name. Lou	Last Galt	Address 321	239-5816
Name. Albert	Last Sandral	Address 693 University street SF. CA. 94134	cal (415) 722-0270 415-334-984 337-7367
Name. Barbara	Last Duro	Address 953 DWIGHT ST.	415-334-984 945-6500
Name.	Last	Address	
Name.	Last	Address	
Name.	Last	Address	



(16)

Name.	<i>Theresa</i>	Last	<i>Abela</i>	Address	<i>1019 Woolsey St.</i>
Name.	<i>Dorothy</i>	Last	<i>Dinelli</i>	Address	<i>275 Edward St.</i>
Name.	<i>Helen</i>	Last	<i>Cadelego</i>	Address	<i>268 Somerset St</i>
Name.	<i>Frank</i>	Last	<i>Diodeh</i>	Address	<i>451 PRINCETON SF</i>
Name.	<i>Edo</i>	Last	<i>Diodeh</i>	Address	<i>451 PRINCETON ST</i>
Name.	<i>Maria</i>	Last	<i>Cerna</i>	Address	<i>450 Princeton St.</i>
Name.	<i>Rymal</i>	Last	<i>DuVet</i>	Address	<i>366 Harvard St</i>
Name.	<i>Gene</i>	Last	<i>De Vita</i>	Address	<i>366 Harvard St</i>
Name.	<i>Eva</i>	Last	<i>Castro</i>	Address	<i>343 Woolsey St SF.</i>
Name.	<i>Emma</i>	Last	<i>Mazanel</i>	Address	<i>529 Burrows St SF</i>
Name.	<i>Florence</i>	Last	<i>Manypen</i>	Address	<i>317 Woolsey SF</i>
Name.	<i>Mary</i>	Last	<i>Lerata</i>	Address	<i>88 Rostmald St.</i>
Name.	<i>Eva</i>	Last	<i>Lerate</i>	Address	<i>798 Taylor St S.F</i>
Name.	<i>Helen</i>	Last	<i>Burdett</i>	Address	<i>251 Peninsula SF</i>
Name.	<i>Jessy</i>	Last	<i>Ippolito</i>	Address	<i>121 Desmond SF</i>
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	

Name.	JOIT	Last	CATALPO	Address	58 COLBY ST
Name.	ADA	Last	DEPAOLI	Address	314 FELTON ST
Name.	LOUIS	Last	TASTI	Address	1211 SILVER AVE
Name.	GRACE	Last	GAGLIARDO	Address	3444 SAN BRUNO AVE. SF
Name.	JHESARA	Last	SPITIERI	Address	298 GOETTINGEN ST. S.F.
Name.	HELEN	Last	ZAHRA	Address	400 GOETTINGEN ST. S.F.
Name.	CARMEN	Last	GRINA	Address	534 HOLYOKE ST. SF.
Name.	JOHN	Last	GRINA	Address	534 HOLYOKE ST. SF.
Name.	RUBY	Last	KWONG	Address	242 AMHERST ST.
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
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Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	

Name.	<i>Gino</i>	Last	<i>Colombano</i>	Address	<i>385 Guaid St.</i>
Name.	<i>Adriana</i>	Last	<i>Colombano</i>	Address	<i>385 Guaid St.</i>
Name.	<i>Derrina</i>	Last	<i>Poulos</i>	Address	<i>289 GOETTINGEN ST SF</i>
Name.	<i>Joan</i>	Last	<i>Assento</i>	Address	<i>337 Puncator St SF</i>
Name.	<i>Bob</i>	Last	<i>Yamba</i>	Address	<i>518 Yale ST SF</i>
Name.	<i>Ray Carter</i>	Last		Address	<i>220 Somerset St</i>
Name.	<i>Marcos</i>	Last	<i>JALLERON</i>	Address	<i>1400 Silliman St</i>
Name.	<i>Julie</i>	Last	<i>Vallejo</i>	Address	<i>1600 Silliman St</i>
Name.	<i>Nora</i>	Last	<i>Borghello</i>	Address	<i>356 Holyoke St</i>
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	
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Name.		Last		Address	
Name.		Last		Address	
Name.		Last		Address	

Signature

Name. Andrew Last Hontalas Address 195 Burrows Street Phone #
Signature Andrew V. Hontalas San Francisco, CA 94134 (415) 710-0115

Name. PEGGY ROBINETTE Last Address 174 SCOTIA AVE Phone #
Signature Peggy Robinette S.F. 415-734-0920

Name. ABIGAIL Last JOHNSTON Address 1342 FLORIDA ST. Phone # 415-
Signature Abigail Johnston SE, CA 94110 826-0870

Name. BETTY PARSHALL Last PARSHALL Address 386 WILDE AVE. Phone # 415-
Signature Betty Parrshall SF 94134 467-7423

Name. JOAN Last FANNING Address 69 ALDER ST Phone # 415
Signature Joan Fanning SE CA 94134 468-2080

Name. Barbara Last Lane Address 601 MISSISSIPPI ST Phone # 415
Signature Barbara Lane SF, CA 94107 821-2778

Name. Ken Last Vuong Address 1179 Burrow St Phone # 415
Signature Ken Vuong SF CA 94134 867-5494

Name. Miriam Last Zaranis Address 249 Amherst Phone #
Signature Miriam Zaranis St. 415 552 5007

Name. Last Address Phone #
Signature

Name. Last Address Phone #
Signature

Name. Last Address Phone #
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Member, Board of Supervisors
District 9



City and County of San Francisco

August 20, 2014

DAVID CAMPOS

The Historic Preservation Commission
San Francisco Planning Department 1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Landmark Status for the University Mound Ladies Home, 350 University Street, San Francisco

Dear Commissioners:

I am writing to express my strong support for efforts lead by the community to designate the University Mound Ladies Home at 350 University Street as a San Francisco Landmark.

In 1884, the University Mound Ladies Home was established through an endowment established by James Lick to provide care for women of modest means. Lick, one of San Francisco's early benefactors, recognized the importance of providing care to our most vulnerable elders. This vision was continued by the Newhall family, whose members served on the University Mound Ladies Home Board for several generations.

In recent years, San Francisco has rallied to save this beloved institution. I have spent significant time with the residents, their families and those providing care at the facility. During this time, I have been charmed by the facility – and have become committed to its legacy.

Although, a transition has been made to AgeSong for ownership and operations of the facility, I am continuing my advocacy to ensure that the legacy of University Mound Ladies Home as an institution for persons of 'modest means' will continue for future generations.

I believe efforts to pursue the building's eligibility for Landmark status will aid efforts to preserve not only the physical building, but also the legacy it embodies. Accordingly, I urge the Historic Preservation Commission to support the University Mound Ladies Home in obtaining a landmark status.

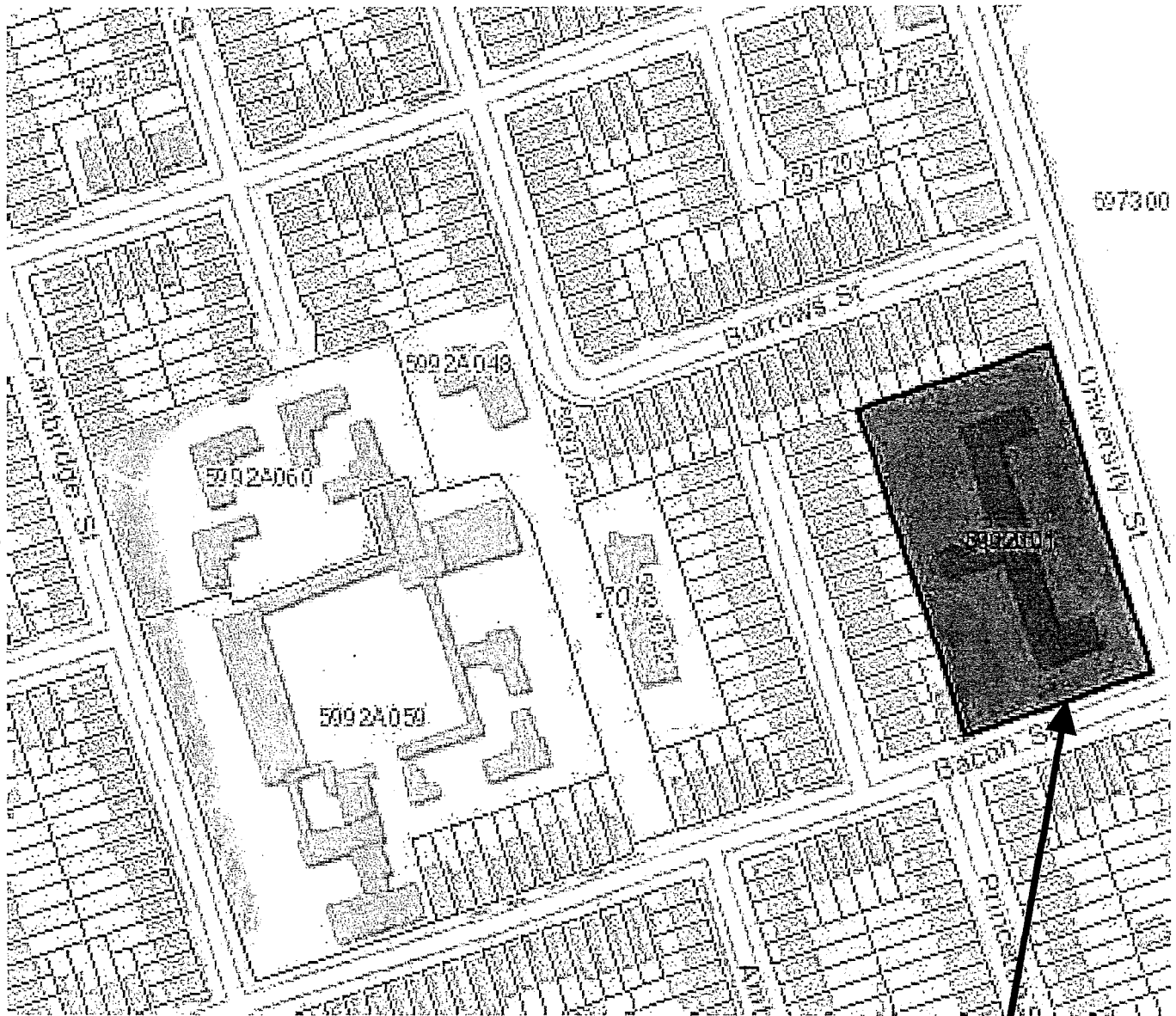
Thank you for your consideration of this important institution.

Sincerely,

A handwritten signature in black ink that reads "David Campos".

David Campos

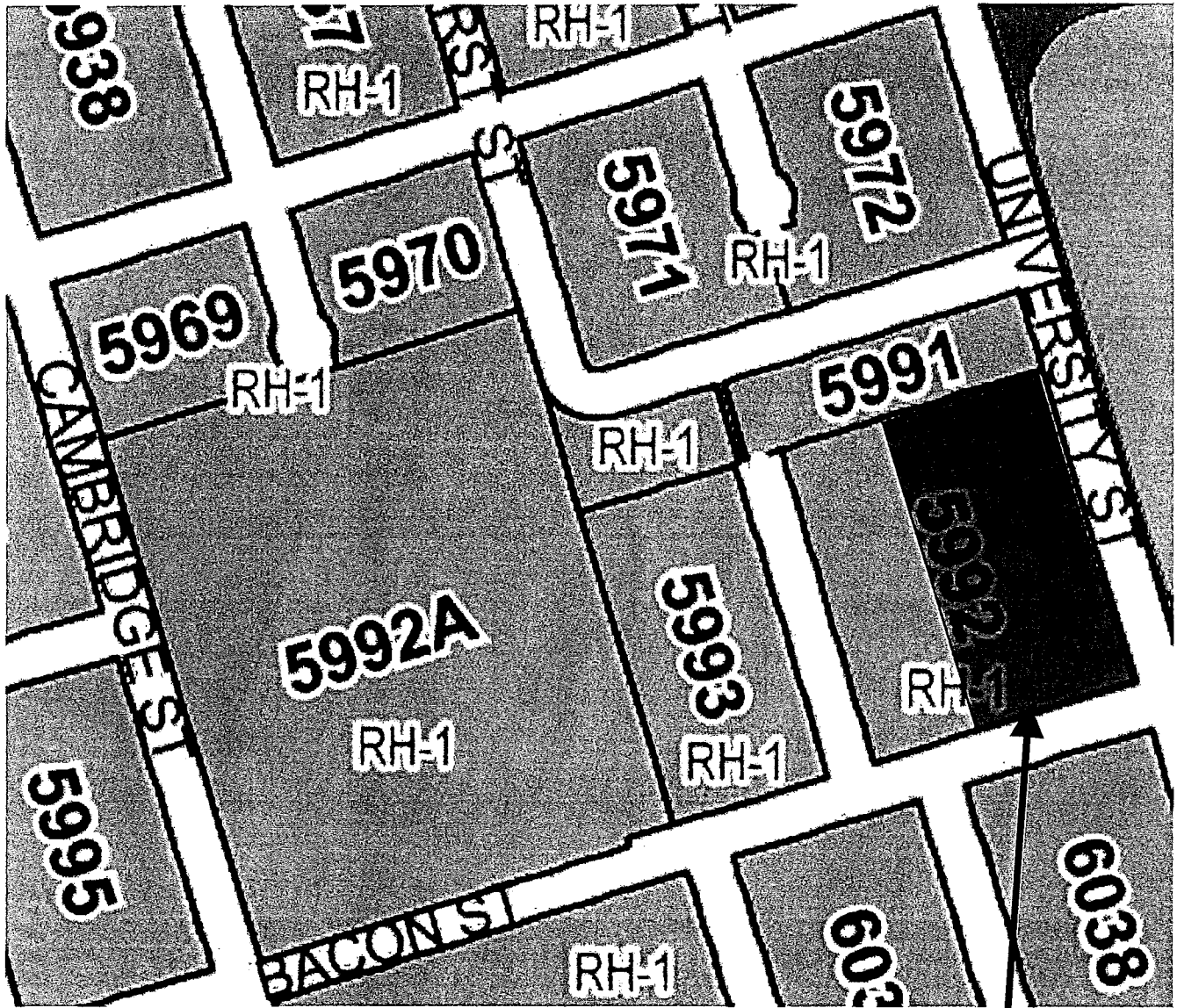
Parcel Map



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Article 10 Landmark Designation
Case Number 2015-004168DES
University Mound Old Ladies' Home
350 University Street

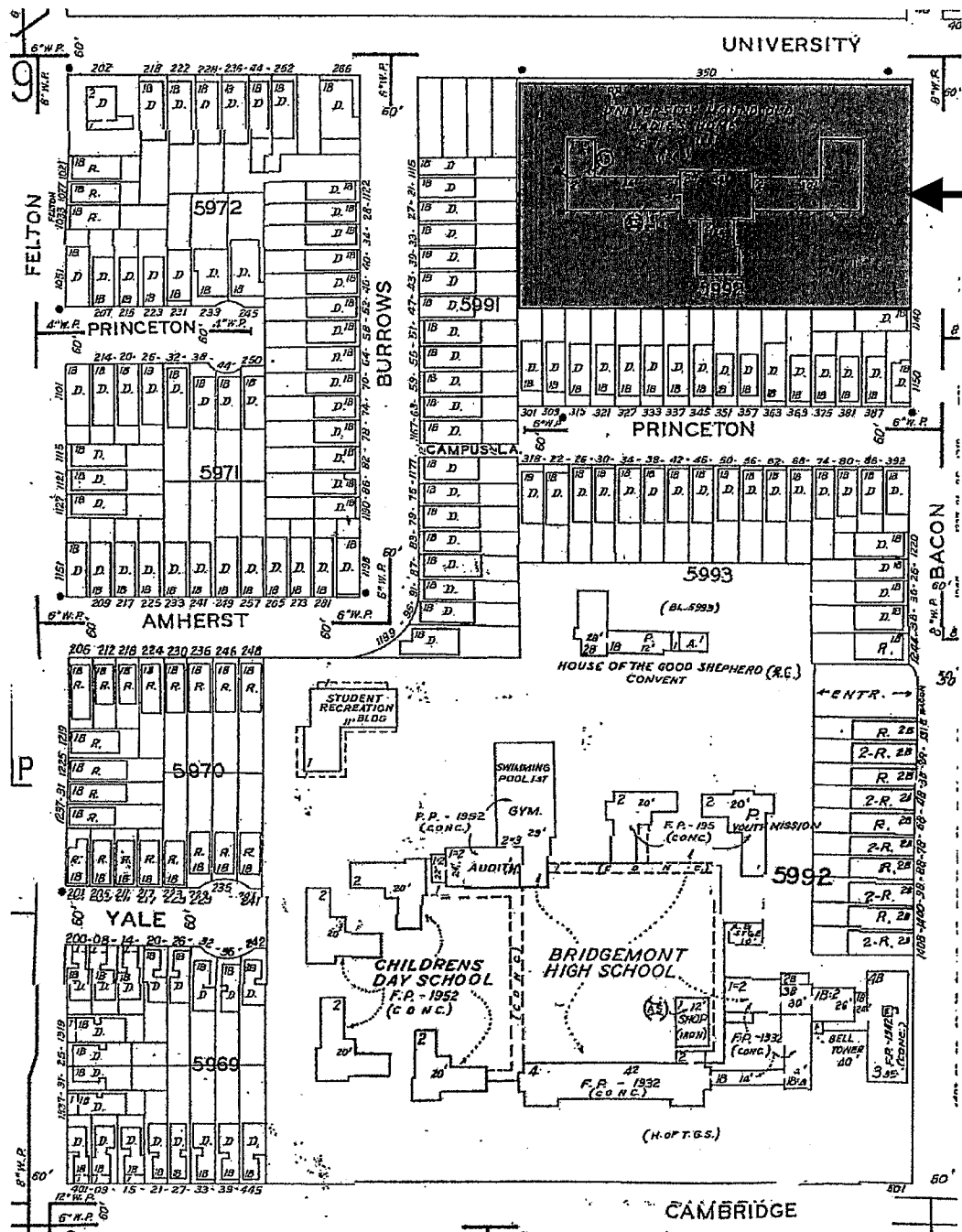
Aerial Photo



SUBJECT PROPERTY



Sanborn Map*



SUBJECT PROPERTY



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

Article 10 Landmark Designation
 Case Number 2015-004168DES
 University Mound Old Ladies' Home
 350 University Street

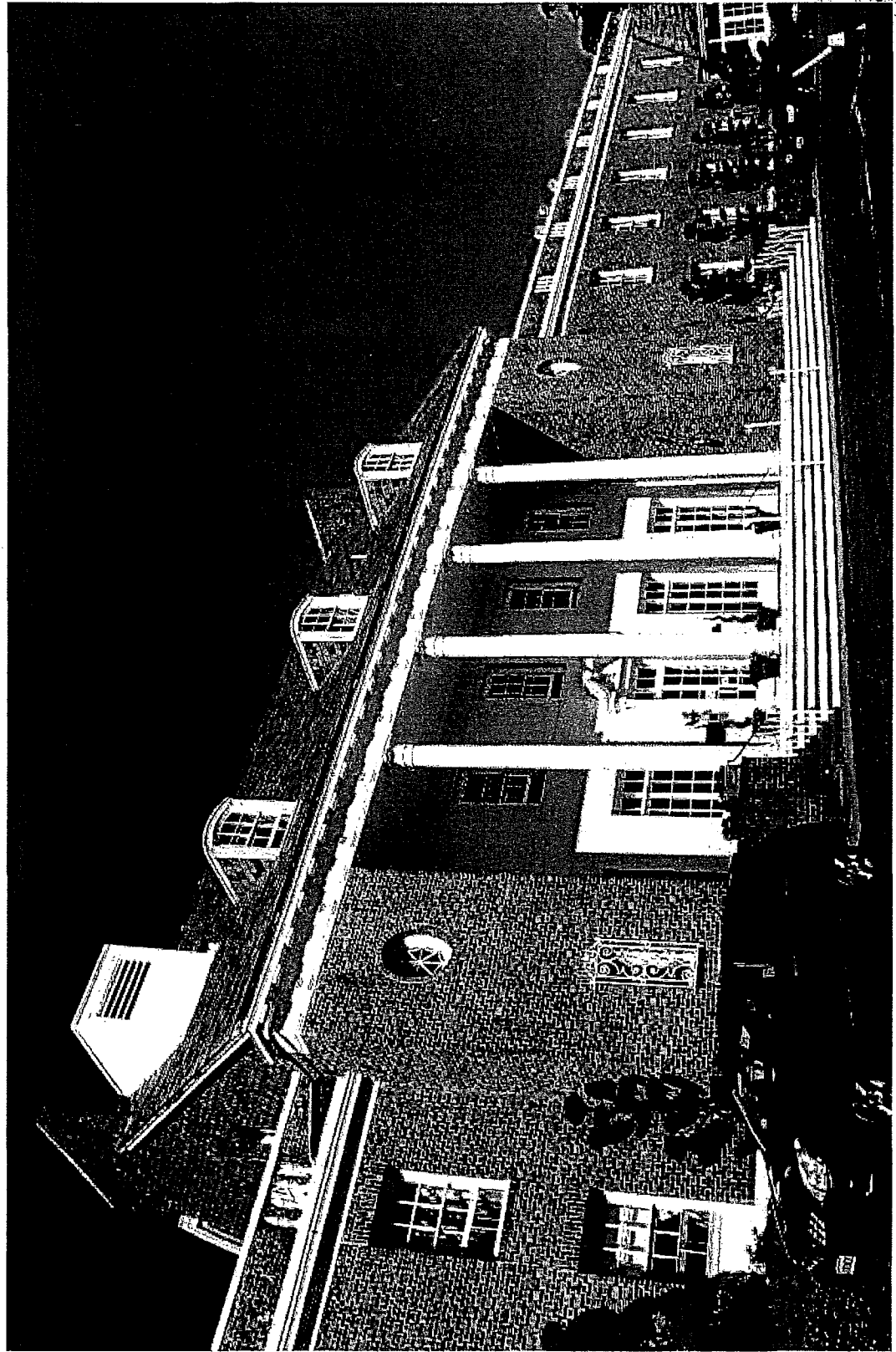
Site Photo



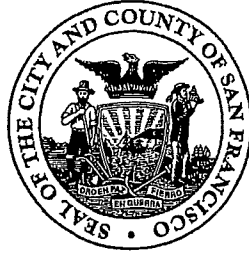
10/26/15 · Presented in Committee

SAN FRANCISCO PLANNING DEPARTMENT

University Mound Old Ladies Home 350 University Street



BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

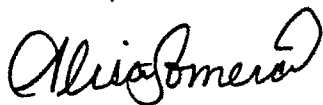
Date: Monday, October 26, 2015

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 150866. Ordinance designating 350 University Street (aka University Mound Old Ladies' Home), Assessor's Block No. 5992, Lot No. 001, as a Landmark under Planning Code, Article 10; and making environmental findings, public necessity, convenience, and welfare findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, October 23, 2015.


Angela Calvillo, Clerk of the Board

DATED: October 15, 2015
POSTED/MAILED: October 16, 2015

BOARD of SUPERVISORS



City Hall
1 Dr. Carl. J. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No 554-5184
Fax No. 554-5163
TTD/TTY No. 5545227

公聽會通知

三藩市市及縣市參事委員會
土地使用與交通運輸委員會

- 日期: 2015年10月26日星期一
- 時間: 下午1時30分
- 地點: 市政廳，立法會議廳250室，1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- 議題: 檔案號碼150866。條例指定University街350號（亦稱為「大學丘老年之家」University Mound Old Ladies' Home），評估的街區號碼5992，地段號碼001，依據規劃法規第10條，作為地標；並作出環境裁斷，及與公共需求、利便設施和福利相關的裁斷；以及作出與總體計劃、規劃法規第101.1條的八項優先政策相一致的裁斷。


Angela Calvillo
市參事委員會書記

日期: October 15, 2015
張貼/郵寄: October 16, 2015

BOARD of SUPERVISORS



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TTD/TTY No. 5545227

NOTIFICACIÓN DE AUDIENCIA PÚBLICA

COMITÉ SOBRE USO DE TIERRA Y TRANSPORTE

- Fecha:** Lunes, 26 de octubre de 2015
- Hora:** 1:30 p.m.
- Lugar:** Cámara Legislativa, Alcaldía, Sala 250
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- Asunto:** Expediente Núm. 150866. Ordenanza que designa 350 de la Calle University (alias University Mounde Old Ladies' Home), Cuadra Núm. 5992, Lote Núm. 011, como Edificio Emblemático según el Código de Planificación, Artículo 10; y realiza conclusiones medioambientales, de necesidad pública, conveniencia y bienestar, y conclusiones consistentes con el Plan General, y las ocho políticas prioritarias del Código de Planificación, Sección 101.1.


Angela Calvillo
Secretaria de la Junta

FECHADO: 15 de octubre de 2015
Publicado/Anunciado/Enviado: 16 de octubre de 2015

