



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 façade 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 façade features a large arched window.

South Wing

The primary façade 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.

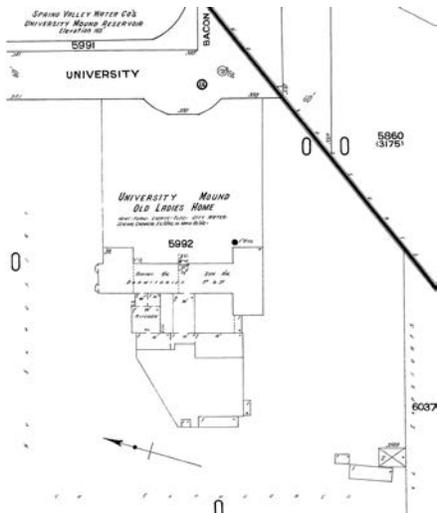
¹⁵ "Tis But a Memory Now." *San Francisco Call*, June 13, 1896.

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

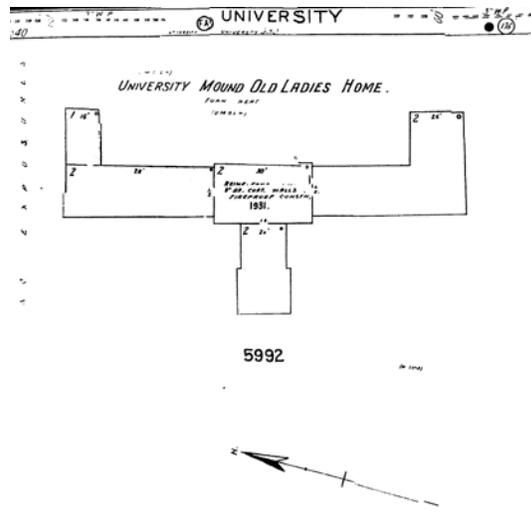
¹⁷ "The Happy Old Ladies." *San Francisco Call*, June 7, 1896.

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 Schropfer, 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.

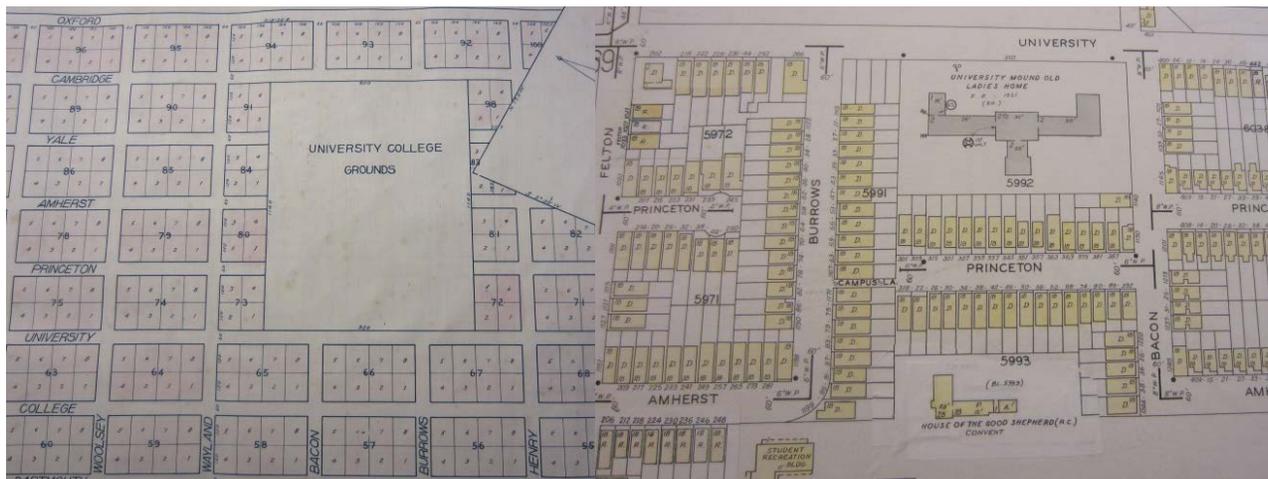
³⁶ “Builders’ Contracts.” *San Francisco Call*. November 11, 1903.

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.

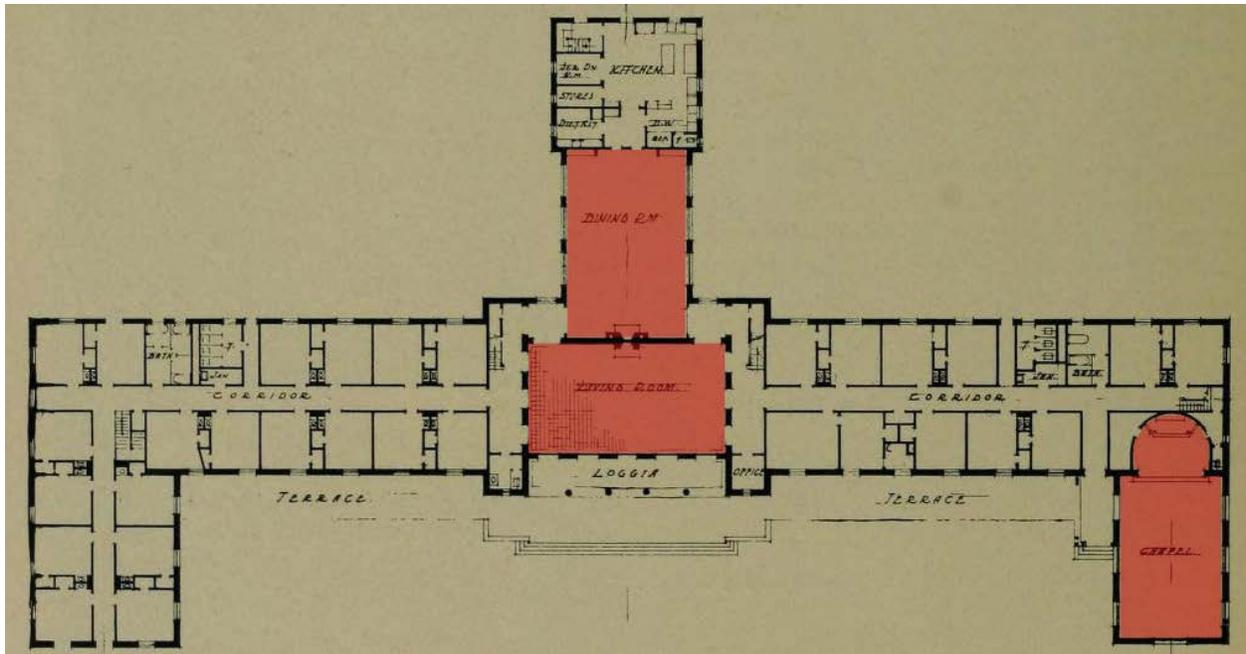
Character-Defining Features

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

BIBLIOGRAPHY

BOOKS + REPORTS

- Cerny, Susan Dinkelspiel and Beth A. Armstrong. *An Architectural Guidebook to San Francisco and the Bay Area*. Utah: Gibbs Smith, 2007.
- Haber, Carole. *Beyond Sixty-Five: The Dilemma of Old Age in America's Past*. Cambridge: Cambridge University Press, 1983.
- Garibaldi, Rayna. *San Francisco's Portola*. Mount Pleasant, S.C.: Arcadia, 2007.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997, p.332.
- Poletti, Therese. *Art Deco San Francisco: The Architecture of Timothy Pflueger*. New York: Princeton Architectural Press, 2008.
- Regnery, Dorothy F. *An Enduring Heritage: Historic Buildings of the San Francisco Peninsula*. Stanford: Stanford University Press, 1976.
- Roberts, Percy. *University Mound Ladies Home*, 1939.
- Taylor, Edward Robeson. *On the Establishment of the Boundaries of the Pueblo Lands of San Francisco*. San Francisco: Overland Monthly Publishing Co., 1896.
- The San Francisco Block Book. *Vol. II, Homesteads: University Mound Homestead Ass'n*. San Francisco: Hicks-Judd Co., 1907.

NEWSPAPERS + PERIODICALS

- Gebhard, David. "The American Colonial Revival in the 1930s." *Winterthur Portfolio*, Vol 22, no 2/3 (Summer-Autumn, 1987), 109-148.
- Julian C. Mesic, "Architectural Practice and the Work of Martin J. Rist," *The Architect and Engineer*, Vol. 110, No. 3 (September, 1932), 24-25.

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

President: Andrew Wolfram

Vice-President: Aaron Jon Hyland

Commissioners:

Karl Hasz

Ellen Johnck

Richard S.E. Johns

Diane Matsuda

Jonathan Pearlman

Planning Department

John Rahaim, Director

Tim Frye, Preservation Coordinator

Project Staff

Shannon Ferguson, research, writing, and photography

Additional Support

Tim Frye

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): Uneversity 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 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. 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, 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. Rist, 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 dining 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

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

Signature *Belles Yelda*

Name. *Wayne* Last *Watts* Address *P.O. Box 475* Phone # *831*
Signature *[Signature]* *673* *6831*

Name. Last Address Phone #
Signature *Beverly Caine* *1080 Silver* *218-2904*

Name. Last Address Phone #
Signature *Borghello Nora* *356 Holyoke* *415 468-3196*

Name Last Address Phone #
Signature *MARY* *SAMMUT* *210 Hamilton* *415 467-1686*

Name Last Address Phone #
Signature *Moona* *DeLuca* *535 Felton St.* *415 468-0837*

Name. Last Address Phone #
Signature *Vigina* *[Signature]* *#3063 Bancroft Ave. S.F. CA* *415 468-9447*

Name. Last Address Phone #
Signature *Chris* *Kensinger* *325 Holyoke* *(415) 945-4513*

Name. Last Address Phone #
Signature *William* *Haincelman* *475 Princeton St* *415-239-6456*

Name. Last Address Phone #
Philip *YELDA* *426 CAMBRIDGE ST* *415 613-5147*

Name.	Last	Address	Phone #
Name. REBECCA S. Signature <i>Rebecca S. Reyes</i>	Last REYES	Address 945 HOLYOKE ST. SF, CA 94134	Phone # (415) 722-2744
Name. SEGUNDO Signature <i>Segundo Reyes</i>	Last REYES	Address 945 HOLYOKE S.F., CA 94134	Phone # (415) 467-8663
Name. Carla Signature <i>Carla Giannini</i>	Last Giannini	Address 189 So Mayfair	Phone # 650-756-3169
Name. Hina Signature <i>Hina</i>	Last Yontena	Address	Phone #
Name. Carmen Signature <i>Carmen Reyes</i>	Last Reyes	Address 143 University	Phone # 239-9289
Name. Dolores Signature <i>Dolores Riger</i>	Last Riger	Address	Phone #
Name. Lupe Signature <i>Lupe Reyes</i>	Last Reyes	Address	Phone #
Name. Tony Signature <i>Tony SMART</i>	Last SMART	Address 210 Hamletts	Phone # 756-2125
Name. CM Signature <i>CM</i>	Last Mobayed	Address 649 Girard st	Phone # 724-8048
Name. He Signature <i>He</i>	Last Omtinas	Address 310 Craig Ct	Phone # 415 641-5998
Name. Thaw Signature <i>Thaw</i>	Last Daw	Address 1490 Silver Ave	Phone # 415-894-3977
Name. Sara Signature <i>Sara Jane Smith</i>	Last Smith	Address 350 University (UMLH)	Phone # 415 239-6696
Name. Laura Signature <i>Laura Lounes</i>	Last Lounes	Address 130 Byron Ct. Pleasant Hill, CA 94523	Phone # (925) 872-3343
Name. JM Signature <i>JM</i>	Last McNeil	Address PO Box 241352 SF CA 94134	Phone #
Name. Nick M. Gallegos Signature <i>Nick M. Gallegos</i>	Last Gallegos	Address 723 29th Avenue San Francisco Ca. 94121	Phone # (415) 387-1379
Name. Donna Signature <i>Donna</i>	Last Joschi	Address 350 University S.F.	Phone # 239-6696
Name. Hilda Signature <i>Hilda</i>	Last Verrett	Address 350 University	Phone # 239-6696
Name. Gloria Signature <i>Gloria</i>	Last Mann	Address 350 University	Phone # 239-6696
Name. Yvona Signature <i>Yvona</i>	Last Mann		

Resident Facility

Signature

Resident (a) Family

Name. Signature	Last	Address	Phone #
<i>[Signature]</i>	<i>[Signature]</i>	350 University	
<i>[Signature]</i>	Whitehawk	350 University St S.F. CA 94143	602 586 8407
<i>[Signature]</i>	BRUCE BEAN	" "	" "
<i>[Signature]</i>	CHRISTENSEN	" "	" "
<i>[Signature]</i>	Marian B. Brown	" "	" "
<i>[Signature]</i>	Anne M. Steele	" "	" "
<i>[Signature]</i>	Guadalupe Alvarez	1976 21st Av S.F. CA 94116	415 678-9257
<i>[Signature]</i>	Rochel Almondones	3473 - 25th St. SF.	374 - 415-6756
<i>[Signature]</i>	Rivas Sanchez	586 Linden St #7 Daly City, CA	415 41404
<i>[Signature]</i>	Feresia Sifuentes	438 Cambridge St S.F. (CA 94131)	Phone # (415) 586-8230
<i>[Signature]</i>	Alena Chavira	501 Oxford St 19	415-337-2650
<i>[Signature]</i>	Robert Chavira	501 Oxford St	415 337 2650
<i>[Signature]</i>	NORMAN PORTER	435 OXFORD ST.	415-586-0830
<i>[Signature]</i>	ANGELA PORTER	435 OXFORD ST.	415-586-0830
<i>[Signature]</i>	Spangler Robert	527 Oxford St	415 269 4334
<i>[Signature]</i>	Tina Yea	535 Oxford St.	415 531 0631
<i>[Signature]</i>	Johnson Wong	531 Oxford St.	(415) 283-9814
<i>[Signature]</i>			

Signature

Name. <u>Brock</u>	Last <u>WILLIAMSON</u>	Address <u>583 OXFORD ST</u>	Phone # <u>337-934</u>
Signature <u>[Signature]</u>			
Name. <u>BASLEY</u>	Last <u>GEORGE P</u>	Address <u>597 OXFORD ST SAN FRANCISCO</u>	Phone # <u>415 3333187</u>
Signature <u>[Signature]</u>			
Name. <u>Ronald</u>	Last <u>Ng</u>	Address <u>682 Cambridge SF</u>	Phone # <u>415 333-5408</u>
Signature <u>[Signature]</u>			
Name. <u>[Signature]</u>	Last <u>PEREZ</u>	Address <u>632 Cambridge SF, CA 94134</u>	Phone # <u>415-215- 8771</u>
Signature <u>[Signature]</u>			
Name. <u>Jared Lewis</u>	Last <u>Lewis</u>	Address <u>628 Cambridge SF CA 94134</u>	Phone # <u>415 860 5993</u>
Signature <u>[Signature]</u>			
Name. <u>Denise</u>	Last <u>DeBruin</u>	Address <u>1450 Wayland</u>	Phone # <u>337- 415-5119</u>
Signature <u>Vigil</u>	<u>Vigil</u>		
Name. <u>Mark Palcanis</u>	Last <u>Palcanis</u>	Address <u>1433 Wayland</u>	Phone # <u>378-9468</u>
Signature <u>mark Palcanis</u>			
Name. <u>Francis</u>	Last <u>Medina</u>	Address <u>1433 Wayland</u>	Phone # <u>902-1055</u>
Signature <u>[Signature]</u>			
Name. <u>Thomas</u>	Last <u>ORTON</u>	Address <u>469 Yale St</u>	Phone # <u>584-6567</u>
Signature <u>Thomas Orton</u>			
Name. <u>ALAN</u>	Last <u>MAFFEI</u>	Address <u>468 YALE ST</u>	Phone # <u>469-7331</u>
Signature <u>[Signature]</u>			
Name. <u>Larry</u>	Last <u>Lau</u>	Address <u>526 Cambridge</u>	Phone # <u>587-5866</u>
Signature <u>[Signature]</u>			
Name. <u>Ellen</u>	Last <u>PLN</u>	Address <u>1820 Larkin St</u>	Phone # <u>876 1876</u>
Signature <u>[Signature]</u>			
Name. <u>Veronica</u>	Last <u>Emanuel</u>	Address <u>438 Cambridge St SF CA 94134</u>	Phone # <u>415 939-7670</u>
Signature <u>Vernice E</u>			
Name. <u>VALERI</u>	Last <u>HARPER</u>	Address <u>640 SWEENEY ST SFC</u>	Phone # <u>415-333-8145</u>
Signature <u>Valeri Harper</u>			
Name. <u>Neila</u>	Last <u>WATERS</u>	Address <u>73 Mansfield St SF, CA 94112</u>	Phone # <u>6503025836</u>
Signature <u>Neila Waters</u>			
Name. <u>Daniel HARPER</u>	Last <u>[Signature]</u>	Address <u>640 Sweeney St S.F. CA 94134</u>	Phone # <u>415 333-8145</u>
Signature <u>Dan P. H</u>			
Name. <u>Miko Stunt</u>	Last <u>Stunt</u>	Address <u>226 Goodings</u>	Phone # <u>415-2726</u>
Signature <u>[Signature]</u>			
Name.	Last	Address	Phone #

Signature *Kai Jung Berry* Last *Berry* Address 953 Dwight St. Phone # 415-572-9515

Name. *Maya* Last *Teerell* Address 953 Dwight St Phone # 510-303-6737

Name. *Helena* Last *Calvin* Address 690 University St Phone # 337-7367

Name. *Michael* Last *Sandouge* Address 693 University Phone # 337-736

Name. *Emilia* Last *Yakas* Address 914 Dwight St Phone # (415)

Name. *James* Last *Yakas* Address 914 Dwight St Phone # 337-4279
San Francisco CA 94134

Name. *Paul* Last *Phung* Address 602 Cobby Phone # 415-8127

Name. *Beatriz A. Celi* Last *Celi* Address 967 Dwight St Phone # 415-587-418

Name. *Luis* Last *Perez* Address 830 Dwight St Phone # 415-233-536

Name. *Cristian* Last *Canada* Address 830 Dwight St Phone # 415-595-4921

Name. *José* Last *Lucas* Address 847 Dwight St Phone # 415-330124
SF CA 94134

Name. *José* Last *Lucas* Address 847 Dwight St Phone # 415-330124
St. SF. 94134

Name. *Estelle* Last *Johnson* Address 1335 Fitzgerald Ave Phone # 415-375-2976

Name. *Jen* Last *Jen* Address 187 Princeton St Phone # (415) 585-255
S.F. CA 94134

Name. Last Address Phone #

(6)

Signature

Name. *Kevin* Last *Deun* Address *508 Levein #204* Phone # *415*
Signature *Kevin Deun* *SF, CA 9402* *350-7619*

Name. *Ross* Last *Johnson* Address *1350 Golden Gate* Phone # *447-0653*
Signature *Ross Johnson*

Name. *M. W. S.* Last *Lomstadre* Address *546 29th. Ave* Phone # *(415) 933-9466*
Signature *M. W. S. Lomstadre*

Name. *Jiel* Last *Lee* Address *186 Merced Ave. San Francisco* Phone # *415*
Signature *Jiel Lee* *681-6546*

Name. *Cassandra* Last *McLast* Address *2452 15th Ave #B* Phone # *(415) 318-1580*
Signature *Cassandra McLast* *San Francisco, CA*

Name. *Blanca* Last *Rivera* Address *398 Haight* Phone # *(415) 690015*
Signature *Blanca Rivera* *ST APT 3* *San Francisco 94102*

Name. *Angelita* Last *Perez* Address *2451 Bryant St SF.* Phone # *415-282-7532*
Signature *Angelita Perez*

Name. *Anita* Last *Carro* Address *1542-47th Ave.* Phone # *415/407*
Signature *Anita Carro* *S.F. CA 94122* *0501*

Name. *Mary* Last *Hanson* Address *1321-17th Ave* Phone # *415*
Signature *Mary Hanson* *SF 94122* *681-1412*

Name. *Roshanna* Last *Walt* Address *1917 Oakdale Ave* Phone # *510-754-481*
Signature *Roshanna Walt*

Name. *Robert* Last *Gues* Address *815 Alvarado St A* Phone # *415-*
Signature *Robert Gues* *SF CA 94114* *203-0101*

Name. *Aré* Last *Mitchell* Address *3685 17th St #16* Phone # *415-*
Signature *Aré Mitchell* *San Francisco CA 94114* *828 8349*

Name. *Claudio* Last *Costa* Address *224-Anhessi St SF CA* Phone # *(415)*
Signature *Claudio Costa* *94134* *452-8047*

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 affordable assisted living facility. To preserve this building please sign.

Petition Organizer

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

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

Name. Last Address Phone #

Signature *Dyados, 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 # 970-334

Name Last Address Phone #

Signature *Fran Mensberg* 205 Ware St SF 94110 Phone # 415-648-289

Name. Last Address Phone #

Signature *Rosalie Vasquez* 418 Gate St SF Ca 94110

Name. Last Address Phone #

Signature *Anthony Blum* 3800 Folsom St. #15-827-85

Name. Last Address Phone #

Signature *Carol Siddle* 738 Andover St. SF 415-285-4057

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 affordable assisted living facility. To preserve this building please sign.

Petition Organizer

Name . Belles	Last Yelda	Address.426 Cambridge Street	Phone # 239-1433
Signature	<i>Riglio Roselli</i>	<i>346 Panama St</i>	<i>239-1433</i>
Name. <i>JOHN</i>	Last <i>JOHNS</i>	Address <i>436 UNIVERSITY ST.</i>	Phone # <i>239-5944</i>
Signature <i>John</i>	<i>John</i>		
Name. <i>CHRISTINA</i>	Last <i>JOHNS</i>	Address <i>436 UNIVERSITY ST</i>	239-5944
Signature <i>Christina E Johns</i>	<i>E Johns</i>	<i>436 UNIVERSITY ST</i>	Phone #
Name. <i>Giuliana</i>	Last <i>Pinochi</i>	Address <i>1121 Bacon St</i>	239-7664
Signature <i>Giuliana</i>	<i>Pinochi</i>		Phone #
Name <i>Alberto</i>	Last <i>Pinochi</i>	Address <i>1121 Bacon</i>	239-7664
Signature <i>Alberto</i>	<i>Pinochi</i>		Phone #
Name <i>Susan</i>	Last <i>Pucci</i>	Address <i>480 Princeton</i>	239-5914
Signature <i>Susan</i>	<i>Pucci</i>		Phone #
Name. <i>GIAMPIERO</i>	Last <i>Pucci</i>	Address <i>480 PRINCETON ST SF</i>	239-5914
Signature <i>GIAMPIERO</i>	<i>Pucci</i>		Phone #
Name. <i>LOHNA</i>	Last <i>Bozzetto</i>	Address <i>209 Amherst</i>	239-7098
Signature <i>LOHNA</i>	<i>Bozzetto</i>		Phone #
Name. <i>Umberto</i>	Last <i>Bozzetto</i>	Address <i>209 Amherst</i>	239-7098
Signature <i>Umberto</i>	<i>Bozzetto</i>		Phone #
Name.	Last	Address	Phone # <i>(8)</i>

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.	586-8379
Signature Arthur Stellini	Stellini	231 PRINCETON ST	415.586.2918
Signature Ricky	chen	1127 Burrows St	415-812-2982
Signature LINDA	YELDA	426 Cambridge	415-239-1433
1 Signature Kay	Bleichner	408 Princeton	(818)585-6918
2 Signature Louis	Sozzi	1140 BACON ST	239-7353
3 Signature Tony	Avalos	445 Princeton	587-9533
Signature DONNA	AVALOS	445 PRINCETON	587-9533
Signature Yoko	Okamura	406 Myra Way	415 609 0281
Signature GEMIGNANI	DAVID	1232 BACON ST	415-239-6985
Signature Edith	Hardley	234 Ottawa Ave	585 2939
Signature DENNIS	MIDDLETON	1115 BURROWS ST SF CA 94134	415 240-2846
Signature DUSTIN 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 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 <i>William Borghello</i>			
Name. Thomas	Last Castro	Address 468 Princeton St	Phone # 684-2098
Signature <i>Thomas Castro</i>			
Name. Joseph	Last Maffei	Address 1134 Wayland	Phone # 494-5293
Signature <i>Joe Maffei</i>			
Name Chris	Last Siebert	Address 468 Princeton St	Phone # 916-521-7760
Signature <i>Chris Siebert</i>			
Name •	Last PETERRS	Address 468 Princeton St	Phone # 415 239 6790
Signature <i>Peter R Siebert</i>			
Name. Erik	Last Persau	Address 1224 Wayland	Phone # 415 239-6827
Signature <i>Erik Persau</i>			
Name. CARMEN	Last AGIOS	Address 474 PRINCETON ST	Phone # 415-
Signature <i>Carmen Agios</i>			
Name. Ed	Last BARSİ	Address 1150 wayland ST	Phone # 415 239-6822
Signature <i>Eel Barri</i>			
Name. Dorothy	Last Barri	Address 1150 Wayland St	Phone # 415 239-6822
Signature <i>Dorothy Barri</i>			

Signature

Name. TOMA 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 Avilas 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 # 333-0291
Signature Olimpia Peneyra

Name. Victoria Last Vassallo Address 486 Princeton Phone # 333-5954
Signature Victoria Vassallo

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

Name. MARGARET Last Zolli Address 12 Scotia Ave Phone # 467-0426
Signature Margaret Zolli

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

Name. GREG Last CORPUS Address Phone #
Signature *[Handwritten Signature]* 1401 FELTON ST. S.F. CA. 415-582-669

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

Name. Last Address Phone #
Signature WAY, M 4,5 Cambridge 586-7917

Name. Last Address Phone #

Signature

Name. Last Address Phone #
 Signature Freddie, Rick 94579 1491 Vining Pl SL 510 282-5068

Name. Last Address Phone #
 Name. Last Address Phone #
 Signature Patricia Freddie 1491 Vining Dr. San Leandro 516 282-5067

Name. Last Address Phone #
 Signature Sandi Borok 5 Eugenia Ave SF 94110 415 647-6308

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 GE LE 1318 Felton St 415 298-0119

Name. Last Address Phone #
 Signature Michael Martin 218 Yale St 415 585-8824

Name. Last Address Phone #
 Signature Socorro Alderete 326 Felton St Phone # 468-3495

Name. Last Address Phone #
 Signature Truman YUC 236 YALE ST. Phone # 333-8065

Name. Last Address Phone #
 Signature Tumbu Kien 211 YALE ST. SAN FRANCISCO 650-303-3147

Name. Last Address Phone #
 Signature Ruby Kwang 242 Amherst St SF, CA, 94134 415-728-8692

Name. Last Address Phone #
 Signature Augustino 248 Amherst St SF 94134 415-971-0885

Name. Last Address Phone #
 Signature W. Hugo Hobbs-Bru 232 Princeton St 415-335-8719

Name. Last Address Phone #

Signature

Name. Alice Sales Last Sales Address 300 O'DWYER ST Phone # 415 658-0916
Signature *Alice Sales*

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

Name. BRUCE Last LARSON Address 1133 BURROWS ST Phone #
Signature *Bruce Larson* 408-505-9499

Name. FRANK Last Address Phone #
Signature *Frank Riccati* 1139 Burrows 415 333 5026

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

Name. GIOVANNI Last BELLAFRONTE Address 1134 BURROWS ST Phone # (415) 349-8178
Signature *Giovanni Bellafonte*

Name. VANDA Last BELLAFRONTE Address 1134 BURROWS ST Phone # (415) 349-8178
Signature *Vanda Bellafonte*

Name. Delynn Last Parker Address 1164 Burrows St Phone # (415)
Signature *Delynn Parker* S.F. CA 94134 305-8270

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

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

Name. Adriana Last Ceballos-Vannucci Address 1147 Burrows St Phone # 415-237-5777
Signature *Adriana Ceballos*

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

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

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

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

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

Name. PETE Last SCERRI Address 1175 BURROW Phone # 334-486
Signature *Pete Scerri* SF CA 94134

Name. JENNIE SCERRI Last Scerri Address 1175 Burrows Phone # 334-4826
Signature *Jennie Scerri* SF 94134

Signature

Name. <i>ALINA L. BELTRAMI</i> Signature <i>Alina L. Beltrame</i>	Last <i>BELTRAMI</i>	Address <i>1190 BURROWS ST</i>	Phone # <i>239-6040</i>
Name. <i>Sam Hontales</i> Signature <i>Sam Hontales</i>	Last <i>Hontales</i>	Address <i>1195 Burrows St.</i>	Phone # <i>584-0661</i>
Name. <i>Rita</i> Signature <i>Rita Hontales</i>	Last <i>Hontales</i>	Address <i>1195 Burrows St.</i>	Phone # <i>584-0661</i>
Name. <i>Esther Hontales</i> Signature <i>Esther Hontales</i>	Last <i>Hontales</i>	Address <i>1198 Burrows St.</i>	Phone # <i>239-7388</i>
Name. <i>JOSE O. SALAZAR</i> Signature <i>Jose O. Salazar</i>	Last <i>SALAZAR</i>	Address <i>1199 BURROWS ST</i>	Phone # <i>715-8009</i>
Name. <i>MARIA</i> Signature <i>maria Salazar</i>	Last <i>SALAZAR</i>	Address <i>1199 BURROWS.</i>	Phone # <i>715-8109</i>
Name. <i>TAI</i> Signature <i>Tai</i>	Last <i>Wu</i>	Address <i>281 Amherst St</i>	Phone # <i>415-585-2429</i>
Name. <i>Steven</i> Signature <i>Steven Lee</i>	Last <i>Lee</i>	Address <i>265 Amherst St.</i>	Phone # <i>415-585-0804</i>
Name. <i>Chenny</i> Signature <i>Chenny</i>	Last <i>Lee</i>	Address <i>265 Amherst St.</i>	Phone # <i>415-585-0804</i>
Name. <i>Fermín Ramos</i> Signature <i>Fermín Ramos</i>	Last <i>Ramos</i>	Address <i>206 Amherst St</i>	Phone # <i>415-239-03</i>
Name. <i>ALBERT</i> Signature <i>Albert</i>	Last <i>ALBERT</i>	Address <i>206 AMHERST ST</i>	Phone # <i>415-239-03</i>
Name. <i>ANTHONY</i> Signature <i>Anthony Romano</i>	Last <i>ROMANO</i>	Address <i>1530 BURROWS ST.</i>	Phone # <i>415 334-1677</i>
Name. _____ Signature _____	Last _____	Address _____	Phone # _____
Name. _____ Signature _____	Last _____	Address _____	Phone # _____
Name. _____ Signature _____	Last _____	Address _____	Phone # _____
Name. _____ Signature _____	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 affordable assisted living facility. To preserve this building please sign.

Petition Organizer

Name	Last	Address	Phone
Belles	Yelda	426 Cambridge Street SF. CA 94134	#415-239-1433
FRANCIS	CAIRNS	1467 Silver Ave	415 468 8636
GRACE	FERNANDEZ	1467 Silver Ave	415-468-8636
Wanda	Crady	130 Hamilton	415-468-2238
Alina	Beltrami	1190 Burrows St.	239-6040
Juli	Conrad	447 Lincoln St	415 768-0891
Joni	Burman	247 Hamilton	415 7128
Mary	Sullivan	2717 Bowley Rd	592-6966
Fredrick	Mutkovic	508 Mungar St	94122
Sarah	Nannicchi	369 Princeton	94134
SIL	ATTO	223 PRINCETON	94134
Bachan	Gotelli	125 Sonja Rd.	94080
Tommy	SAMMUT	210 HAMILTON ST.	94134
Eric	Gatt	321 Princeton	239-5216
Albert	Sandora	643 University Street SF. CA. 94134	415 722-6270
Barbara	Dunn	953 DWIGHT ST.	415 334 984
			945-6500

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 R. 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 SF, 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 # 915
 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 #

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 vulnearable 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".

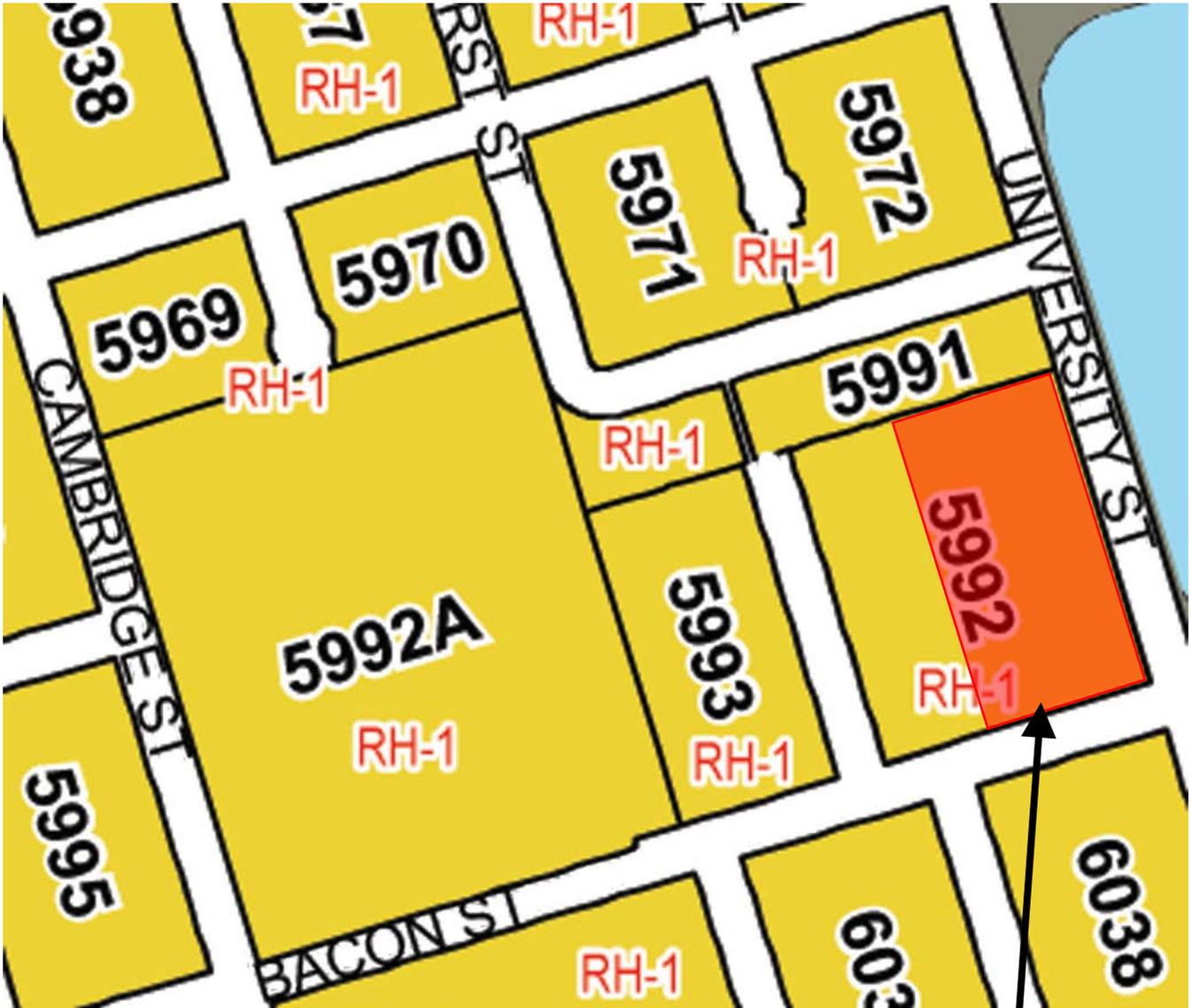
David Campos

Parcel Map



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

Zoning Map

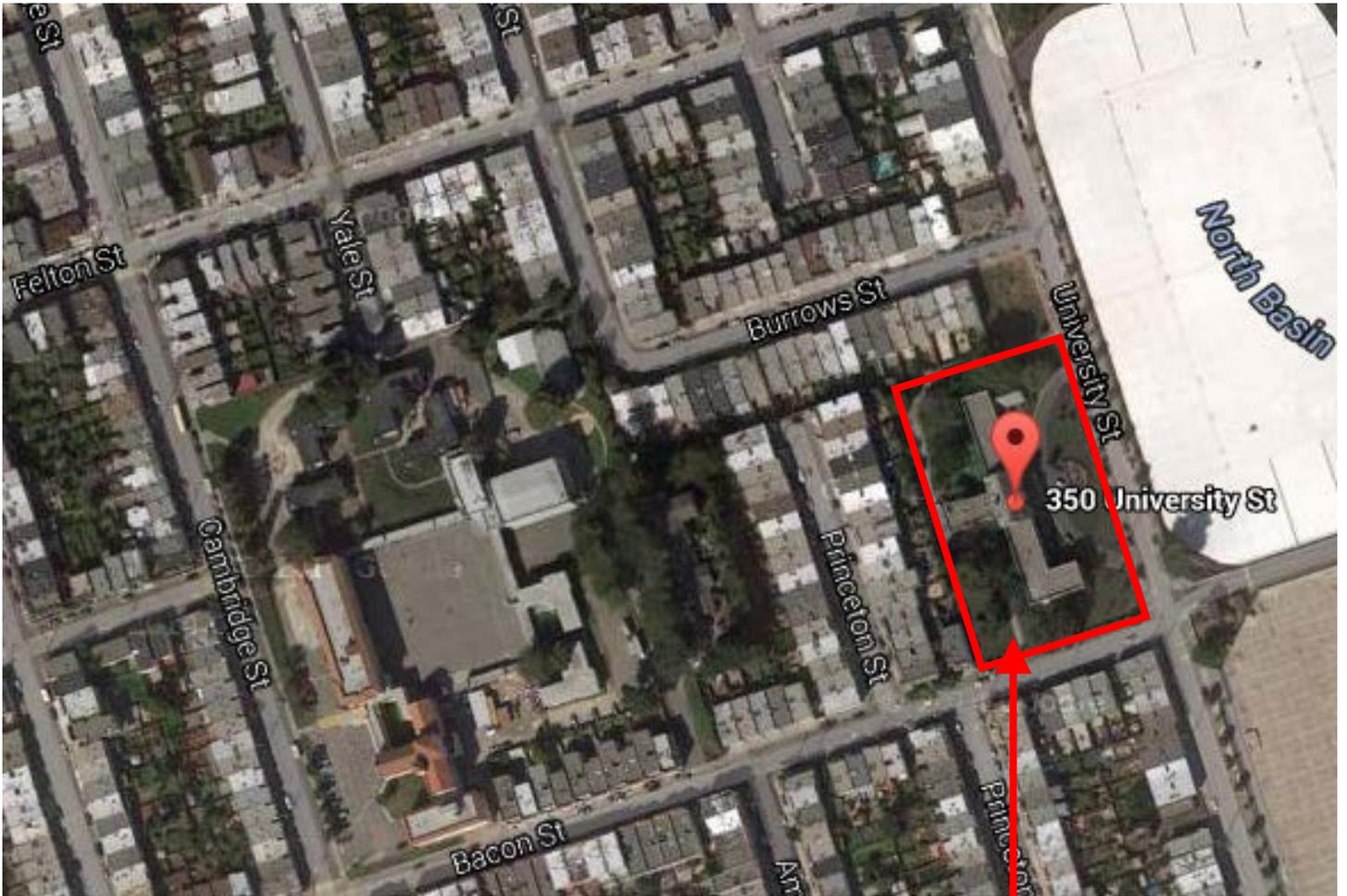


SUBJECT PROPERTY



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

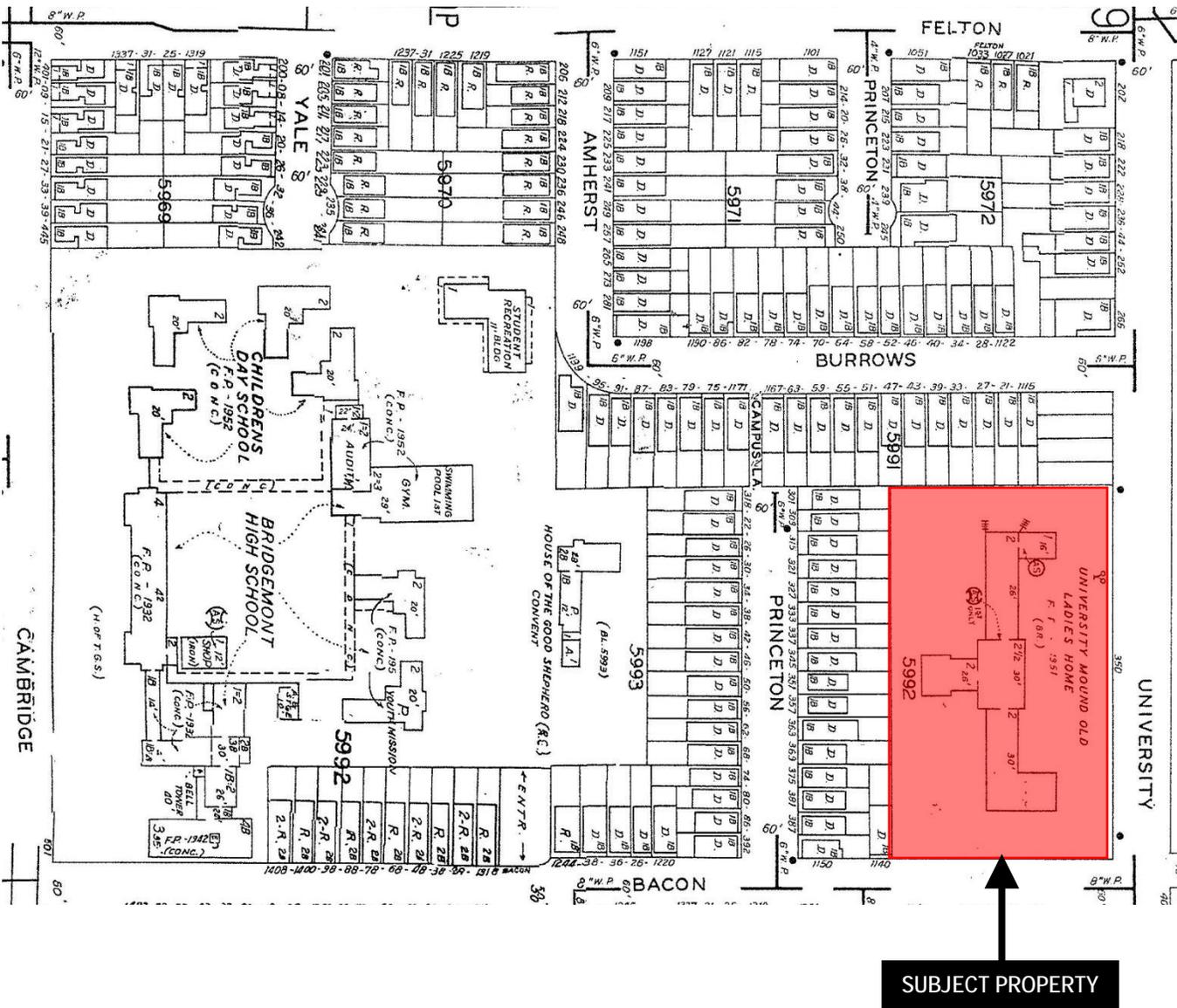
Aerial Photo



SUBJECT PROPERTY



Sanborn Map*



*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



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