

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12

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

17

18 Section 3. Required Data.

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

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

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

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

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

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

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

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

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

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

9 (A) In the living room:

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

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

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

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

17 (B) In the dining room:

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

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

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

21 (iv) Plaster wainscot molding.

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

24 (C) In the chapel:

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

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

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

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

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

16 By: \_\_\_\_\_  
17 ANDREA RUIZ-ESQUIDE  
18 Deputy City Attorney

19 n:\land\as2015\0900449\01015776.doc

20  
21  
22  
23  
24  
25