



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Historic Preservation Commission

HEARING DATE: OCTOBER 15, 2014

**DATE:** October 8, 2014  
**TO:** Historic Preservation Commission  
**FROM:** Mary Brown, Preservation Planner  
**RE:** Landmark Designation Work Program Report

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Suite 400  
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CA 94103-2479

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At the August 20, 2014 Historic Preservation Commission (HPC) hearing, Planning Department (Department) staff provided an informational presentation focused on three properties that community members had proposed for inclusion on the Landmark Designation Work Program (Work Program): the Rueben L. Goldberg Building, 182-198 Gough Street; Lick Old Ladies' Home, 350 University Street; and the Lange House, 199 Carl Street. A memo dated August 13 contains more information about these properties (see attached). At that hearing, the HPC declined to add any of the properties to the current Work Program and instead requested that the Department calendar a separate hearing focused on prioritization of existing and future Work Program properties.

The Department plans to bring three Landmark nominations to the HPC by the end of this calendar year. The tentative hearing dates for nominations and Work Program-related projects from November 2014 to March 2015 are as follows:

- November 5, 2014: **Landmark Initiation**, Rueben L Goldberg Building, 182-198 Gough Street, dependent upon submittal of consultant-produced Landmark Designation Report.
- November 5, 2014: **Landmark Initiation**, Cowell House, 171 San Marcos Avenue, Department-produced Landmark Designation Report
- November 19, 2014: **Landmark Initiation**, Swedish American Hall, 2168 Market Street, Department-produced Landmark Designation Report
- December 17, 2014: **New Article 10 Application Form**. The Department will provide a draft Landmark Application Form for HPC review and comment. This application form is intended to provide direction to interested property owners, community members, and other stakeholders interested in nominating a property for the Work Program or producing a Landmark Designation Report.
- February 2015: **Landmark Initiation**, Ingleside Presbyterian Church (Great Cloud of Witnesses), 1345 Ocean Avenue, dependent upon submittal of SF Heritage produced Landmark Designation Report.

- March 18, 2015: **Landmark Initiation:** Sunshine School, 2728 Bryant Street. A pro-bono consultant has committed to producing this Landmark Designation Report; however, if the consultant's schedule continues to preclude report completion, Department staff will produce the report for this hearing.
- TBD: **Landmark Initiation:** New Era Hall, 2117 Market Street, pending property owner engagement and/or HPC direction. The Department submitted a completed Landmark Designation Report in commissioners' correspondence files at the October 1, 2014 hearing.

The Department selected these hearing dates based upon staff availability, expected submittal of consultant-produced Landmark Designation Reports, and timing of other projects at the HPC, such as adoption of the African American Historic Context Statement on December 3, 2014; adoption of the LGBTQ Historic Context Statement in February; adoption of the Residence Parks Historic Context Statement in January/February; and adoption of the Ocean Avenue Historic Resource Survey in February. Department staff's availability to focus on landmark designation is expected to greatly increase in the coming months due to a variety of factors including: the recent completion of the 2013/2014 CLG grant; the near completion of the Central SoMa Historic Context Statement and Survey; and the return (in January 2015) of 1 FTE to the Survey Team from an extended medical leave. In addition to the Work Program, in the coming months the Survey Team will focus on developing the foundation of a Citywide Historic Resource Survey, which will be presented to the HPC for discussion in winter 2015.

## **ADDITIONAL COMMUNITY SUBMITTED NOMINATIONS**

In addition to the aforementioned properties, it is also likely that several property owner initiated nominations will also be considered at the HPC in the near future. The Department recently assisted with scoping two new Landmark Designation Reports for property owner initiated Landmark designations, and if the property owners choose to pursue Landmark designation, the Department expects to review and comment on consultant-produced Landmark Designation Reports in the coming months.

Since the August 20, 2014 HPC hearing, the Department has received three additional suggestions for the Work Program. A community member suggested the following three properties for Landmark designation due to their association with Jerry Garcia (1942-1996) of the Grateful Dead. These properties include: the Jerry Garcia Amphitheater, McLaren Park, 45 John F. Shelley Drive, managed by the Recreation and Parks Department; 87 Harrington Street, Jerry Garcia's primary childhood home; and 121 Amazon Street, Jerry Garcia's first childhood home. The Department has not conducted additional research into these properties. The HPC may choose to consider adding these properties to its current Work Program.

## **PERFORMANCE MEASURES**

This report also includes recently adopted performance measures to track Article 10 Landmark designations and Article 11 Changes of Designation. The goal of the following performance measures, along with other process-based improvements, is to present a clearer picture of the Department's work on

the HPC's Landmark Designation Work Program. Performance measures progress will be documented in a Performance Measures Report (see attached).

1. Prepare and process individual Article 10 Landmark designations (from report to case closure) within staff 150 hours.

The last five individual Article 10 designations were within a range of 114 to 200 hours from the preparation of the report to the final Board of Supervisors hearing. While each designation is unique, Department preservation staff has set a goal to complete the average individual designation within 150 hours. See attached Performance Measures Report.

2. Prepare an Article 10/11 designation application outlining designation requirements, process, and fees by the end of the 2014 calendar year.

Under Article 10, Section 1004.1 outlines that nominations will be in the form prescribed by the HPC. To date the HPC has not prescribed the form. Department preservation staff will prepare this material for review at the December 17, 2014 HPC hearing. The intent is to give the public a clear indication of the criteria used and information required to consider a property or district for Article 10 designation.

3. Provide comments to the applicant regarding the application's completeness and/or schedule HPC initiation hearings for all community/property-owner sponsored Landmark Designation Reports within 30 calendar days of receipt.

Once the designation application form is finalized (see Performance Measure No. 2), the Department will track performance and response time with owners and community members that submit nominations outside of the HPC's Work Program. The goal is to provide the HPC and the public with a timely response regarding requests for nomination submitted by the public. Tracking information will be included in the Performance Measures Report.

4. Submit and present a Landmark Designation Work Program status report to the HPC every six months.

The next Work Program status report will be heard at the April 15, 2015 HPC Hearing.

## **LANDMARK DESIGNATION PROCESS**

In order to provide the HPC and the public with a better understanding of the steps involved in landmark designation, the Department has developed a brief outline of the notification, hearings, and follow-up processes. Writing or reviewing a Landmark Designation Report is the first step in an expended process that involves multiple hearings and continuous property owner and stakeholder engagement, including:

1. Research and write Landmark Designation Report
2. Engage and notify property owner, tenants, district Supervisor, and other stakeholders

3. Write a Case Report and Resolution for HPC Initiation Hearing (Hearing #1)
  - a. Department presentation
4. Coordinate with the City Attorney to produce the legislative ordinance
5. Write a Memo and Resolution for HPC Recommendation Hearing (Hearing #2)
  - a. Department presentation
6. Produce required notification materials and newspaper ad per Planning Code Section 1004.2
7. Prepare submittal of materials to the Clerk of the Board of Supervisors
8. Introduce at Board of Supervisors (Hearing #3)
9. Brief Supervisors and coordinate with Department's legislative liaison
10. Prepare materials for Board of Supervisors' Land Use Committee (Hearing #4)
  - a. Department presentation
11. First Read at Board of Supervisors (Hearing #5)
  - a. Department attends, available for questions
12. Second Read at Board of Supervisors (Hearing #6)
  - a. Department attends on a case-by-case basis
13. Mayoral signing (occasionally involves a signing ceremony)
14. Press release, website and Property Information Map updates
15. Prepare Notice of Special Restriction and file at the Assessor/Recorder's office
16. Formally notify the property owner and Office of Historic Preservation
17. Close case

### **CURRENT LANDMARK DESIGNATION WORK PROGRAM**

The first quarterly report for fiscal year 2014/15 includes hours and tasks undertaken by Department staff in support of projects included on the HPC's current Work Program as well as completed landmark nominations submitted by property owners. Each property update now contains a graphic to track progress and milestones associated with the tasks listed above. The report is organized into the following sections:

- Active Cases: Historic Preservation Commission Nominations
- Active Cases: Owner-Initiated Articles 10 & 11 Nominations
- Pending Cases: Historic Preservation Commission Nominations

**Active Cases: Historic Preservation Commission Nominations**

Department staff prioritized work on the following active cases. Activities were focused primarily on property owner engagement, research and writing, and report development.



**Swedish American Hall**

2168 Market Street

Staff: Jonathan Lammers

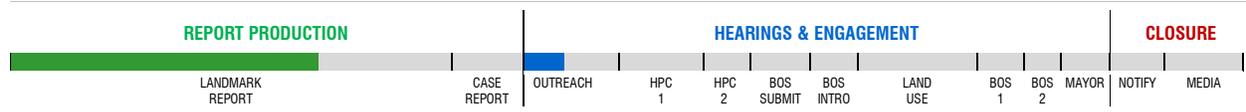
*FY 13/14 Hours:* 12

*Total Hours:* 123

*Completed Tasks:* Owner notification, case tracking, website content, site visit and photography. Draft Landmark Designation Report in progress. The Swedish Society of San Francisco has provided a letter in support of landmark designation, and the new owners of Café Du Nord are similarly supportive of landmark designation.

*Last Action:* Added to Work Program June 15, 2011

*Next Action:* HPC hearing: Landmark Initiation, November 19, 2014





**Cowell House**  
 171 San Marcos Avenue  
 Staff: Mary Brown

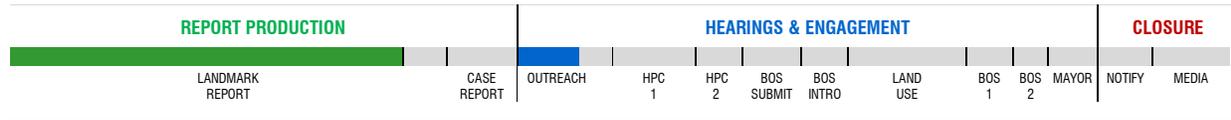
*FY 14/15 Hours:* 10

*Total Hours:* 77

*Completed Tasks:* Site visit, property owner engagement, and research. Writing Landmark Designation Report (in progress).

*Last Action:* Added to Work Program June 15, 2011

*Next Action:* HPC hearing: Landmark Initiation, November 5, 2014



**New Era Hall**  
 2117 Market Street  
 Staff: Jonathan Lammers

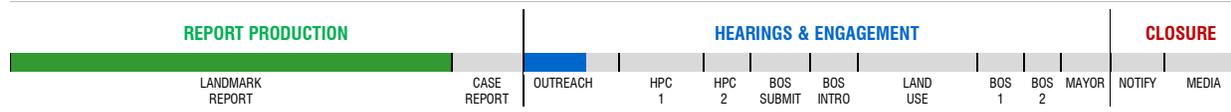
*FY 14/15 Hours:* 0

*Total Hours:* 206

*Completed Tasks:* Case tracking, website content, and owner notification. Developed an informational packet for the new property owner. Revised Landmark Designation Report is complete. Discussions continue with the property owner regarding support for the designation and future alterations to the property.

*Last Action:* Provided a copy of completed Landmark Designation Report in HPC correspondence folder, October 1, 2014.

*Next Action:* HPC hearing: Landmark Initiation, 2014 (TBD)





## Sailors' Union of the Pacific

450 Harrison Street

Staff: Jonathan Lammers

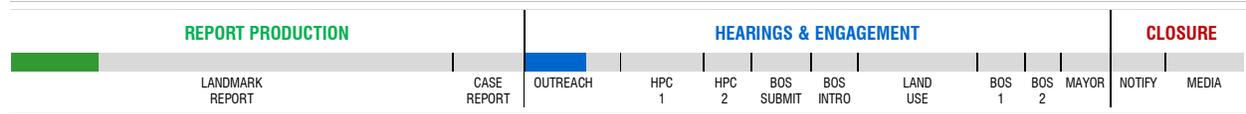
*FY 14/15 Hours:* 11

*Total Hours:* 16

*Completed Tasks:* Owner engagement. Draft Landmark Designation Report in progress. Met with property owner's representative in February 2014, at which time they indicated that there is general support for landmark designation.

*Last Action:* Added to Work Program June 15, 2011

*Next Action:* HPC hearing: Landmark Initiation, 2015



## Sunshine School

2728 Bryant Street

Staff: Jonathan Lammers

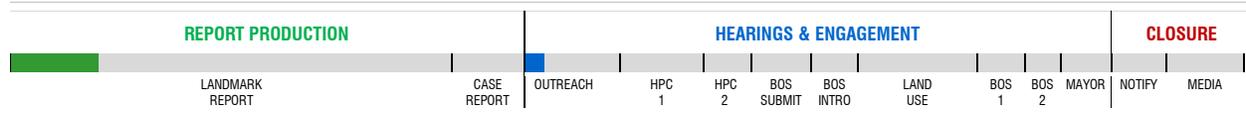
*FY 14/15 Hours:* 0

*Total Hours:* 55

*Completed Tasks:* Owner and stakeholder engagement, site visit, initial research, and coordination with pro-bono consultant. Draft Landmark Designation Report in progress.

*Last Action:* Added to Work Program June 15, 2011

*Next Action:* HPC hearing: Landmark Initiation, March 18, 2015



**Active Cases: Owner-Initiated Article 10 & Article 11 Nominations**

Owner-initiated nominations consist of a Landmark Designation Report or Change of Designation Report prepared by a consultant who meets the Secretary of the Interior’s professional qualification standards.

	<p><b>Rube Goldberg Building,</b>                  182-198 Gough Street</p> <p><b>Article 10 Landmark Nomination (Community-initiated)</b>                  Staff: Mary Brown</p>																									
<i>FY 14/15 Hours:</i>	18																									
<i>Total Hours</i>	19																									
<i>Completed Tasks:</i>	Site visit, stakeholder contact, and scoping project with qualified architectural historian consultant. Initial research and informational presentation to HPC.																									
<i>Last Action:</i>	n/a																									
<i>Next Action:</i>	HPC hearing: Initiation, November 5, 2014																									
<table border="1"> <tr> <td colspan="3" style="text-align: center;"><b>REPORT PRODUCTION</b></td> <td colspan="7" style="text-align: center;"><b>HEARINGS &amp; ENGAGEMENT</b></td> <td colspan="2" style="text-align: center;"><b>CLOSURE</b></td> </tr> <tr> <td style="text-align: center;">LANDMARK REPORT</td> <td style="text-align: center;">CASE REPORT</td> <td style="text-align: center;">OUTREACH</td> <td style="text-align: center;">HPC 1</td> <td style="text-align: center;">HPC 2</td> <td style="text-align: center;">BOS SUBMIT</td> <td style="text-align: center;">BOS INTRO</td> <td style="text-align: center;">LAND USE</td> <td style="text-align: center;">BOS 1</td> <td style="text-align: center;">BOS 2</td> <td style="text-align: center;">MAYOR</td> <td style="text-align: center;">NOTIFY</td> <td style="text-align: center;">MEDIA</td> </tr> </table>		<b>REPORT PRODUCTION</b>			<b>HEARINGS &amp; ENGAGEMENT</b>							<b>CLOSURE</b>		LANDMARK REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA
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LANDMARK REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA														



## 149 9<sup>th</sup> Street

Article 11 Change of Designation (Owner-initiated)  
 Staff: Jonathan Lammers

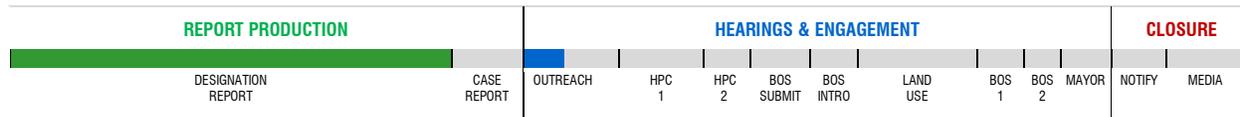
*FY 14/15 Hours:* 2

*Total Hours:* 13

*Completed Tasks:* Department has submitted comments on the Change of Designation Report and maintenance plan to the consultant.

*Last Action:* n/a

*Next Action:* HPC hearing: Article 11 Change of Designation, 2015



## Great Cloud of Witnesses

Ingleside Presbyterian Church Building, 1345 Ocean Avenue

Pro-bono consultant (SF Heritage) to produce Landmark Designation Report  
 Staff: Susan Parks / Mary Brown

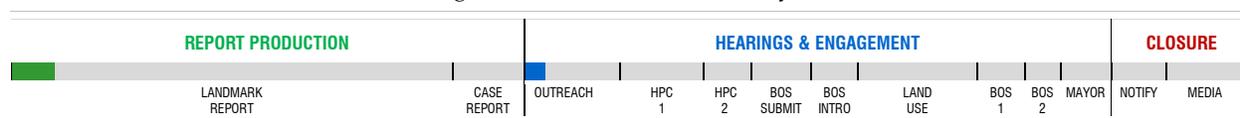
*FY 14/15 Hours:* 3

*Total Hours:* 3

*Completed Tasks:* Site visit. Project scoping with SF Heritage.

*Last Action:* n/a

*Next Action:* HPC hearing: Article 10 Initiation, February 2015





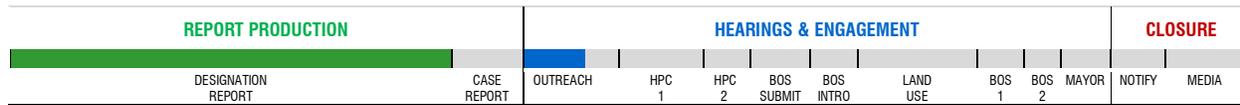
## Strand Theater

1127 Market Street

Article 11 Change of Designation (Owner-initiated)

Staff: Jonathan Lammers

<i>FY 14/15 Hours:</i>	0
<i>Total Hours</i>	10
<i>Completed Tasks:</i>	Reviewed draft, submitted comments, and reviewed final draft. Waiting for submittal of final documents from project applicant.
<i>Last Action:</i>	n/a
<i>Next Action:</i>	HPC hearing: Article 11 Change of Designation, 2015



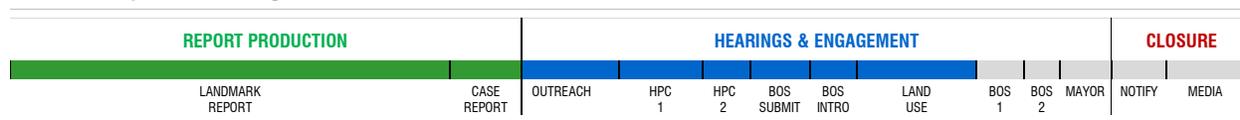
## Dunham, Carrigan, & Hayden Co. Building

2 Henry Adams

Article 10 Landmark (Owner-initiated)

Staff: Susan Parks / Mary Brown

<i>FY 14/15 Hours:</i>	6
<i>Total Hours:</i>	111
<i>Completed Tasks:</i>	Reviewed submitted report and provided comments to consultant. Prepared Case Reports, ordinance, and analysis for the HPC Initiation and Recommendation hearings and two hearings at the Board of Supervisors' Land Use Committee.
<i>Last Action:</i>	Board of Supervisors' Land Use Committee hearing July 7, 2014: Continued
<i>Next Anticipated Hearing:</i>	Continued to call of the Chair of the Land Use Committee



**Pending Cases: Historic Preservation Commission Nominations**

Some properties on the Work Program are in the queue as pending cases; work on these properties is dependent upon staff availability. In some cases, progress is dependent upon outside factors. These projects will move to the active queue once the currently active nominations have completed the formal designation process.

		<h2 style="margin: 0;">Mothers' Building</h2> <p style="margin: 0;">San Francisco Zoo</p> <p style="margin: 0;">Staff: TBD</p>																									
<i>FY 14/15 Hours:</i>	0																										
<i>Total Hours:</i>	3																										
<i>Completed Tasks:</i>	Owner notification, case tracking, and website content. Coordination with Recreation and Parks Department and Arts Commission. Review existing historic structure report for extant Mothers' Building and site visit coordination. On January 9, 2013, the Recreation and Parks Department submitted a grant application for a conditions assessment of the murals and building to the Historic Preservation Fund Committee. Department staff will begin work on the Landmark Designation Report once the conditions assessment is completed. Building is listed on the National Register.																										
<i>Last Action:</i>	Planning staff presented informational update to HPC, 2013																										
<i>Next Action:</i>	HPC hearing: Landmark Initiation, TBD																										
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td colspan="4" style="background-color: #2e8b57; color: white;"><b>REPORT PRODUCTION</b></td> <td colspan="6" style="background-color: #4682b4; color: white;"><b>HEARINGS &amp; ENGAGEMENT</b></td> <td colspan="2" style="background-color: #d32f2f; color: white;"><b>CLOSURE</b></td> </tr> <tr> <td style="width: 12.5%;">LANDMARK REPORT</td> <td style="width: 12.5%;">CASE REPORT</td> <td style="width: 12.5%;">OUTREACH</td> <td style="width: 12.5%;">HPC 1</td> <td style="width: 12.5%;">HPC 2</td> <td style="width: 12.5%;">BOS SUBMIT</td> <td style="width: 12.5%;">BOS INTRO</td> <td style="width: 12.5%;">LAND USE</td> <td style="width: 12.5%;">BOS 1</td> <td style="width: 12.5%;">BOS 2</td> <td style="width: 12.5%;">MAYOR</td> <td style="width: 12.5%;">NOTIFY</td> <td style="width: 12.5%;">MEDIA</td> </tr> </table>			<b>REPORT PRODUCTION</b>				<b>HEARINGS &amp; ENGAGEMENT</b>						<b>CLOSURE</b>		LANDMARK REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA
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LANDMARK REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA															



**Wolski House (William Wurster)**  
 3655 Clay Street  
 Staff: Mary Brown

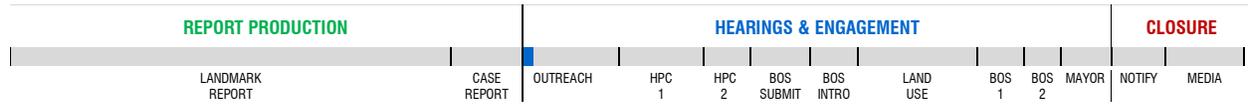
*FY 14/15 Hours:* 0

*Total Hours:* 3

*Completed Tasks:* Owner notification, case tracking, website content, building permit research, and scheduling of site visit.

*Last Action:* Added to Work Program June 15, 2011

*Next Action:* HPC hearing: Landmark Initiation, 2015




**Russell House (Erich Mendelsohn)**  
 3778 Washington Street  
 Staff: Mary Brown

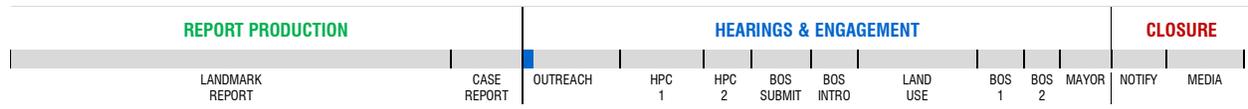
*FY 14/15 Hours:* 0

*Total Hours:* 4

*Completed Tasks:* Owner notification, case tracking, website content, contact with property owner's representative, and document review.

*Last Action:* Added to Work Program June 15, 2011

*Next Action:* HPC hearing: Landmark Initiation, TBD

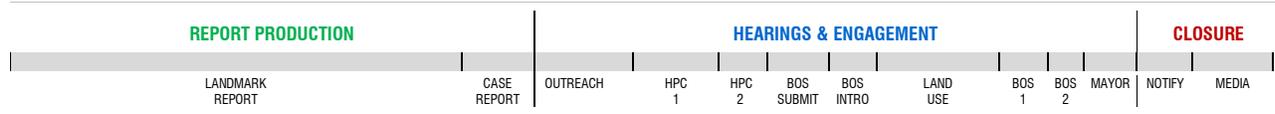




## 2 Clarendon (Anshen + Allen)

Staff: Mary Brown

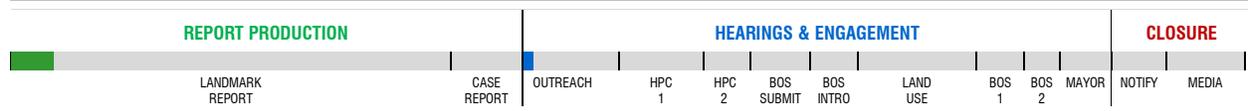
<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	2
<i>Completed Tasks:</i>	Owner notification, case tracking, website content, and building permit research.
<i>Last Action:</i>	Added to Work Program June 15, 2011
<i>Next Action:</i>	HPC hearing: Landmark Initiation TBD



## 2173 15<sup>th</sup> Street

Staff: TBD

<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	7
<i>Completed Tasks:</i>	Case tracking, website content, and owner notification. Existing DPR523 A & B records
<i>Last Action:</i>	Added to Work Program June 15, 2011
<i>Next Action:</i>	HPC hearing: Landmark Initiation TBD





## Samuel Gompers Trade School

106 Bartlett Street

Staff: TBD

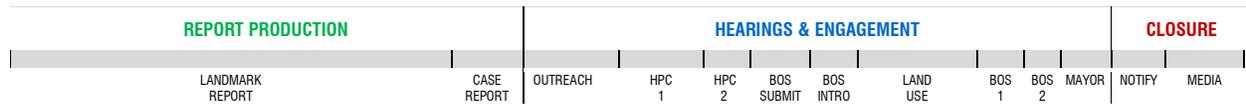
*FY 14/15 Hours:* 0

*Total Hours:* 2

*Completed Tasks:* Case tracking, website content, and owner notification.

*Last Action:* Added to Work Program June 15, 2011

*Next Action:* HPC hearing: Landmark Initiation, 2015



## Congregation Emanu-El Buildings

1335 & 1337 Sutter Street

Staff: TBD

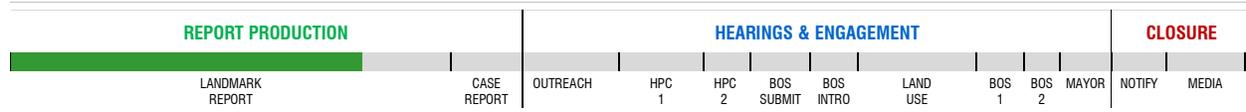
*FY 14/15 Hours:* 0

*Total Hours:* 2

*Completed Tasks:* Case tracking, website content, and owner notification.

*Last Action:* Added to Work Program June 15, 2011

*Next Hearing:* HPC hearing: Landmark Initiation TBD





## Planters Hotel

606 Folsom Street

Staff: Jonathan Lammers

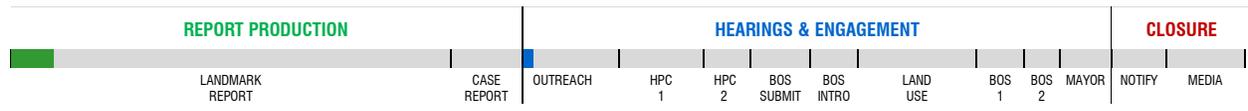
FY 14/15 Hours: 0

Total Hours: 0

Completed Tasks: Owner notification and website content. Existing DPR523-A & B records.

Last Action: Added to Work Program May 12, 2012

Next Anticipated Hearing: HPC hearing: Landmark Initiation TBD



## Phillips and Van Orden Building

234 First Street

Staff: TBD

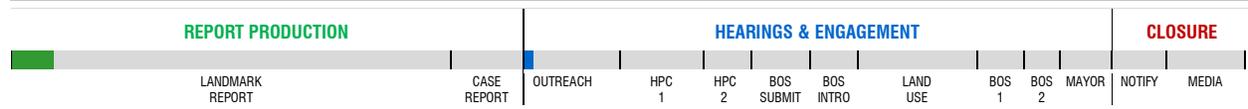
FY 14/15 Hours: 0

Total Hours: 0

Completed Tasks: Owner notification and website content. Existing DPR523-A & B records.

Last Action: Added to Work Program May 12, 2012

Next Action: HPC hearing: Landmark Initiation TBD



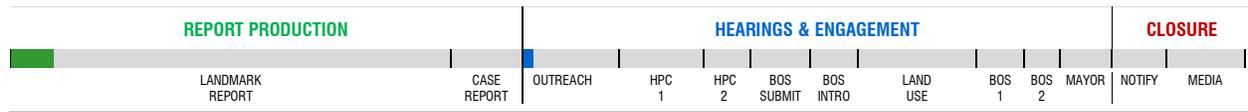


## Burdette Building

90 Second Street

Staff: TBD

<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	0
<i>Completed Tasks:</i>	Owner notification and website content. Existing DPR523 A & B records.
<i>Last Action:</i>	Added to Work Program May 12, 2012
<i>Next Action</i>	HPC hearing: Landmark Initiation TBD

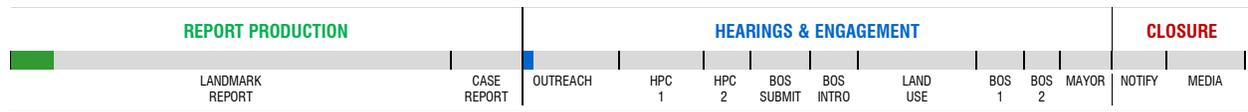


## Marine Firemen's Union Building

240 Second Street

Staff: TBD

<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	0
<i>Completed Tasks:</i>	Owner notification and website content. Existing DPR523 A & B records.
<i>Last Action:</i>	Added to Work Program May 12, 2012
<i>Next Action:</i>	HPC hearing: Landmark Initiation TBD





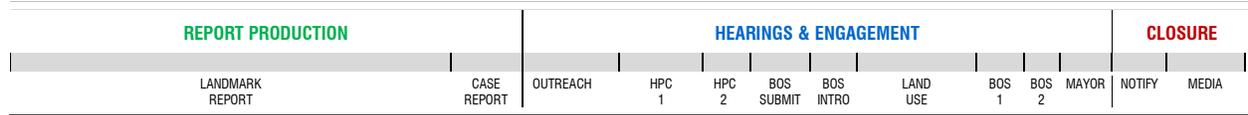
## Peace Pagoda & Plaza

Japantown

Staff: TBD

*Last Action:* Added to Work Program September 18, 2013 as part of the JCHES planning process.

*Next Action:* HPC hearing: Landmark Initiation TBD



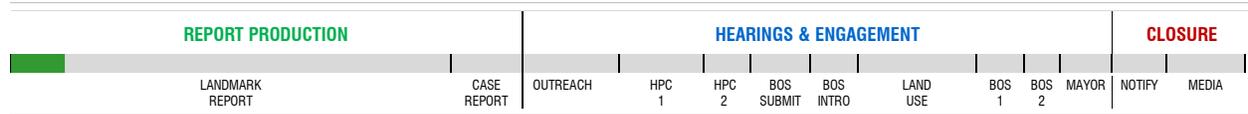
## Japantown YWCA / Nihonmachi Little Friends

1830 Sutter Street

Staff: TBD

*Last Action:* Added to Work Program September 18, 2013 as part of the JCHES planning process. Existing HRE report.

*Next Action:* HPC hearing: Landmark Initiation TBD





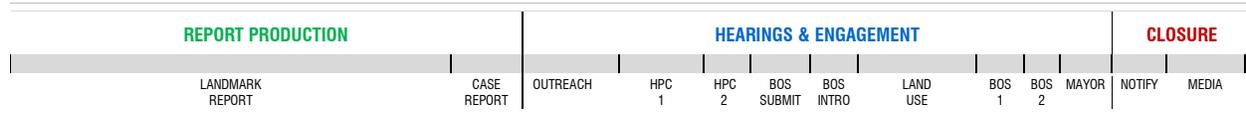
## Kinmon Gakuen

2031 Bush Street

Staff: TBD

**Last Action:** Added to Work Program September 18, 2013 as part of the JCHESS planning process.

**Next Action:** HPC hearing: Landmark Initiation TBD



### Golden Gate Park Landmark District

Staff: Mary Brown

<b>FY 14/15 Hours:</b>	0
<b>Total Hours:</b>	372
	Meetings and discussions with Recreation & Parks Department; contact with stakeholders; internal policy meetings; field visits and photography; review of building permits and architectural plans; research and document review; development of recommendations; creation of inventory spreadsheet; volunteer oversight; GIS mapping; presentation to PROSAC; development of levels of review; development of terminology FAQs; monthly updates to HPC; administrative assistance; tennis clubhouse HRE review and comment; development of landscape site evaluations; historic and archival research; and documentation of buildings and sites.
<b>Completed Tasks:</b>	<p><i>Stow Lake Boat House</i></p> <p>Field visits; photography; DPR 523-A and DPR 523-B form production; historic photograph search; architect research; style research; boat house research; editing; meeting with Rec &amp; Park staff; Department review; Case Report development; Motion and Exhibit A development; packet preparation; respond to media; contact with stakeholders; contact with Commissioners; presentation preparation; HPC hearing; and post-hearing review.</p> <p>The HPC tabled initiation of Stow Lake Boat House until the full Golden Gate Park Landmark District Designation Report is complete.</p>
<b>Last Action:</b>	HPC Landmark Initiation hearing, February 3, 2011, tabled.
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD

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## *Landmark Designation Work Program Administration*

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*FY 14/15 Hours:* 42

*Tasks:* Respond to public inquiries and suggestions regarding Landmark designations; provide initial report scoping to interested applicants; develop informational presentations for the HPC; develop Landmark hearing schedules; Work Program-related meetings; and prepare Work Program Quarterly Reports.

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## Removed from Work Program

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### *Fleishhacker Pool Building* *San Francisco Zoo*

The Fleishhacker Pool Building was badly damaged in a fire on December 3, 2012. Department staff reviewed Emergency Order 104886E from Tom Hui, Acting Director of DBI, to allow demolition of the Fleishhacker Pool Building because it constitutes "imminent danger to pedestrians in the vicinity and potential squatters within the building." Given that the subject building has been identified as a life/safety hazard, the associated demolition permit was approved on December 7, 2012. (Note: HABS documentation prior to demolition.)

## Attachments:

Performance Measures Report  
August 13, 2014 Memo

**ATTACHMENT:**  
**PERFORMANCE MEASURES REPORT**

**PERFORMANCE MEASURES: DESIGNATIONS**

CASES	CASENO	FISCAL YEAR FILED	DESCRIPTION	LOCATION	PLANNER	HOURS BILLED	MAXHOURS	REMAINING HOURS
G	2014.0159	2014	Article 11 - Designation or Change of Designation	James G. Walker Bldg., 1007 Market St.	Lammers	52	150	99
G	2013.0910	2014	Article 11 - Designation or Change of Designation	149 Ninth St.	Lammers	13	150	137
G	2012.0370	2013	Article 11 - Designation or Change of Designation	Strand Theater, 1127 Market St.	Lammers	10	150	140
L	2013.1593	2014	Landmark Designations - Applicant Initiated	Dunham, Carrigan, & Hayden Bldg., 2 Henry Adams	Brown / Parks	111	150	39
L	2011.0138	2011	Landmark Designations - Applicant Initiated	Stow Lake Boat House, Golden Gate Park	Brown	55	150	95
L	2011.1124	2012	Landmark Designations - City Initiated	New Era Hall, 2117 Market St.	Lammers	206	150	-56
L		2011	Landmark Designations - City Initiated	Swedish American Hall, 2168 Market St.	Lammers	123	150	27
L	2011.0685	2011	Landmark Designations - City Initiated	Cowell House, 171 San Marcos Ave.	Brown	77	150	73
L	2011.0690	2011	Landmark Designations - City Initiated	Sunshine School, 2728 Bryant St.	Lammers	55	150	95
L	2005.1120	2006	Landmark Designations - City Initiated	Temple Emanu-El, 1337 Sutter St.	TBD	29	150	121
L	2014.0951	2014	Landmark Designations - City Initiated	Rube Goldberg, 182-198 Gough St.	Brown	19	150	131
L	2011.0691	2011	Landmark Designations - City Initiated	Sailors' Union, 450 Harrison St.	Lammers	16	150	134
L	2011.1125	2012	Landmark Designations - City Initiated	2173 15th St.	TBD	7	150	143
L	2011.0686	2011	Landmark Designations - City Initiated	Russell House, 3778 Washington St.	Brown	4	150	146
L	2011.0689	2011	Landmark Designations - City Initiated	Wolski House, 3655 Clay St.	Brown	3	150	147
L	2005.1137	2006	Landmark Designations - City Initiated	Mothers' Bldg., SF Zoo	TBD	3	150	147
L			Landmark Designations - City Initiated	Great Cloud of Witnesses, 1345 Ocean Ave.	Brown / Parks	3	150	147
L	2011.0693	2011	Landmark Designations - City Initiated	2 Clarendon Ave. (Anshen + Allen)	Brown	2	150	148
L	2011.1044	2012	Landmark Designations - City Initiated	Temple Emanu-El School, 1335 Sutter St.	TBD	2	150	148
L	2011.0694	2011	Landmark Designations - City Initiated	Samuel Gompers School, 106 Bartlett St.	TBD	2	150	148
L		2012	Landmark Designations - City Initiated	Planters Hotel, 606 Folsom St.	Lammers	0	150	150
L		2012	Landmark Designations - City Initiated	Phillips & Van Orden Bldg., 234 First St.	TBD	0	150	150
L		2012	Landmark Designations - City Initiated	Burdette Bldg., 90 Second St.	TBD	0	150	150
L		2012	Landmark Designations - City Initiated	Marine Firemen's Union, 240 2nd St.	TBD	0	150	150
L	2014.105	2013	Landmark Designations - City Initiated	Japantown Peace Pagoda & Plaza	TBD	0	150	150
L	2014.1051	2013	Landmark Designations - City Initiated	Japantown YWCA / Nihonmachi Little Friends, 1830 Sutter St.	TBD	0	150	150
L	2014.1052	2013	Landmark Designations - City Initiated	Kinmon Gakuen, 2031 Bush St.	TBD	0	150	150
<b>Total Hours</b>						<b>792</b>	<b>4,050</b>	<b>3,259</b>

\*The table above lists all open landmark designation cases, planners and hours billed as of October 1, 2014.

\*The remaining balance column represents the amount of hours remaining or overage spent on each project.

\*Based on the 150 max hours allocated, cases highlighted in pink represent an overage amount of hours used toward the project.



# SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** August 13, 2014

**TO:** Historic Preservation Commission

**FROM:** Mary Brown, Preservation Planner, (415) 575-9074

**REVIEWED BY:** Tim Frye, Preservation Coordinator

**RE:** Recent Community Requests to Designate the Goldberg Building, 182-198 Gough Street; University Mound Old Ladies' Home, 350 University Avenue; and the Lange House, 199 Carl Street pursuant to Article 10 of the Planning Code

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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## SUMMARY

In recent months, community members have expressed interest in Article 10 landmark designation for several properties including the R. L. "Rube" Goldberg Building at 182-198 Gough Street, the University Mound Old Ladies' Home at 350 University Street, and the former William Lange family house at 199 Carl Street. This memo briefly describes each building and level of existing historical documentation provided by the project applicants or from previous survey efforts, and provides the Historic Preservation Commission (HPC) with potential options for future action.

### **Rube Goldberg Building**

The Rube Goldberg building, 182-198 Gough Street, is located at the southeast corner of Gough and Oak Streets in the Hayes Valley neighborhood. It is a two-story mixed-use building with three ground story storefronts and dwelling units at the upper story. Built in 1911, it was designed by prominent architect Bernard J. Joseph and constructed of brick and steel. The lavishly ornamented Classically inspired building retains a high degree of physical integrity, including the largely intact historic storefronts. The building is located in the Hayes-Gough Neighborhood Commercial Transit District and is within a 50' height district.

The building was included in a number of historic resource surveys, including the 1976 Department of City Planning Architectural Survey (see attached field form) and the 1990 Unreinforced Masonry Building Survey. It was also included in the more recent Market & Octavia Area Plan Historic Resource Survey and identified as a contributor to the identified-eligible Hayes Valley Residential Historic District. For that survey effort the building was documented on a Department of Parks and Recreation 523-A (Primary Record) form (attached), though it was not evaluated for individual eligibility or for its association with Rube Goldberg.

During public comment at its regularly scheduled hearing on June 18, 2014, Jacqui Naylor and Beverly Upton, long-time residential tenants of the building, requested that the HPC consider initiation of the Rube Goldberg Building as a Landmark pursuant to Article 10 of the Planning Code. Ms. Naylor, who has resided in the building for 25 years, provided photographs of the building's interior and

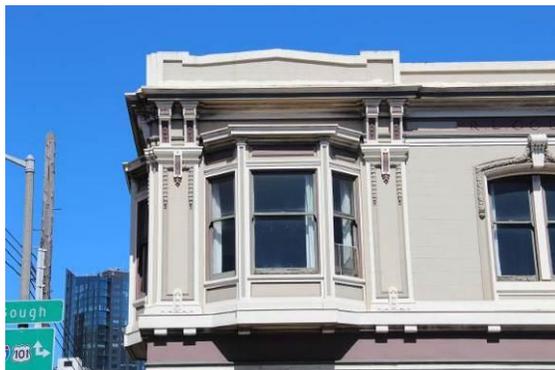
exterior as well as an outline of the building's construction history and association with the cartoonist and inventor, Rueben (Rube) L. Goldberg. At that hearing, the HPC directed Planning Department (Department) staff to review the submitted materials for conformance with the purposes and standards of Article 10 and to schedule the item for consideration at a future hearing.

Ms. Naylor also attended the July 16, 2014 and August 6, 2014 HPC hearings and spoke in support of the proposed landmark designation. Ms. Naylor has recently indicated that the building tenants are in the process of hiring an architectural historian to produce a Landmark Designation Report for the HPC's consideration. On August 11, 2014 Supervisor London Breed submitted a letter to the HPC in support of the proposed Landmark designation (attached).

Department staff reviewed the photographs and historical information submitted by Ms. Naylor, engaged in initial research into the property's historical connection to Rube Goldberg, obtained building permit applications, and photographed the building during a site visit on June 26, 2014.

Based on initial review and previous survey efforts, it appears that the building may qualify for local designation due to its significant architectural expression as a Classically inspired mixed-use flats building containing extraordinarily rare intact historic storefronts. The building was designed by Bernard J. Joseph, who may qualify as a master architect. An initial review indicates that Joseph's best-known work was produced in partnership with Gustave Albert Lansburgh, including the Newman and Levinson Building (1909) on Stockton Street (Article 11, Category 1 Building), Hammersmith Building (1907) on Sutter Street (Landmark No. 117), Manx Hotel (1908) on Powell Street (Article 11, Category IV Building), and the second Emporium department store, located at 835 Market Street (Article 11 Category I Building).

The building may also qualify as significant based on its connection to Rube Goldberg, a Pulitzer Prize winning cartoonist, inventor, and engineer. A San Francisco native and member of a locally prominent Jewish family, Goldberg began his long career by working as a sports cartoonist at the *San Francisco Chronicle*. For most of his career, he was based in New York City, though according to his descendants, the cartoonist stayed in the building—and used it as a studio—during his frequent visits to San Francisco. The building was commissioned by Goldberg as a rental property and an apartment for his father, Max Goldberg, who resided in the building for a number of years. Inscribed in the frieze are the words "R. L. Goldberg Building." The association with Goldberg, including his occasional use of the building during his long tenure in New York City, requires further research to confirm significance under Criteria B/2 (Persons). Additional documentation should ascertain the length and nature of Goldberg's association to the building as well as identify other properties potentially associated with Goldberg's productive life.



*R. L. Goldberg Building, 182-198 Gough Street*

**University Mound Old Ladies' Home**

The University Mound Old Ladies' Home, 350 University Street, is located on the west side of University Street between Burrows Drive and Bacon Street in the Portola neighborhood. The building is set back on an oversize lot measuring 400' wide x 240' deep. It is located in an RH-1 (Residential House- One family) zoning district, with a 40-X height and bulk limit.

The Ladies' Home was designed in the Georgian Revival style by the firm Coffey & Rist and constructed in 1931-1932. The three-story brick building is set back deeply on the lot and is accessed via a circular driveway. Design elements include a prominent columned portico, hipped roof, dormer windows, and an understated frieze. Its interior public spaces, such as the large lobby, parlor, and chapel, feature elements more closely associated with the Spanish Colonial Revival style. The building replaced a c. 1880s school building that initially housed the Ladies' Home at the present location.

The building was included in the 1990 Unreinforced Masonry Building Survey.

On June 18, 2014, Belles Yelda, a nearby resident, submitted a "Potential San Francisco Landmarks Evaluation Form" (Preservation Bulletin No. 19) for the Ladies' Home. On July 29, 2014, Mr. Yelda submitted to the Department a petition in support of preserving the building that contained 222 signatures of nearby residents (see attached).

Based on initial review of historic photographs and previous survey efforts, the building may qualify for local designation as it appears architecturally significant and retains a high level of physical integrity relative to its date of construction. The building's architect, Marin Rist, is known to have designed several large institutional buildings in collaboration with other architects, including the Coffin-Reddington Building (listed on the National Register, 1936), Buena Vista Elementary School, and Abraham Lincoln High School (1940).

More research and documentation is needed to determine the building's eligibility for Landmark status due to its potential significance as a charitable home for destitute older women or for its potentially significant association with James Lick, an eccentric pioneer Californian, successful real estate investor, and early California philanthropist.

Historically known as the Lick Old Ladies' Home, the residential care home for indigent women was funded by a \$100,000 bequest from the philanthropist James Lick. Later, the name was changed to University Mound Old Ladies' Home, though it has continued to function as a residential care facility for low-income women (and men). Its operating costs, until recently, were funded from Lick's initial endowment. Other large bequests from the Lick estate include the Lick Baths (Landmark No. 246, \$150,000), erection of the Francis Scott Key Memorial in Golden Gate Park (Landmark No. 96), Lick School of Mechanical Arts (now the Lick-Wilmerding High School, \$540,000), Lick Observatory on Mount Hamilton in Santa Clara County (at \$700,000 the largest of Lick's bequests), the Society of California Pioneers (\$604,000), California Academy of Sciences (\$604,000), San Francisco Mechanics Institute (\$10,000), Society for the Prevention of Cruelty to Animals of San Francisco (\$10,000), and the San Francisco Protestant Orphan Asylum Society (\$25,000).

In 1932, when the present Ladies' Home was constructed, the San Francisco city directory listed 25 "Homes and Asylums" including seven orphanages and five asylums specifically for women or girls.

According to news reports, the Ladies' Home was in the process of closing its assisted living facility, with the intention of selling the property for the intended new use as a private school. More recent reports indicate the residential care function could remain under a new care provider, though the status of the building's future use is unclear. Community efforts to retain operation of the Ladies' Home as a residential care facility are ongoing and supported by Supervisor David Campos. Supervisor Campos' office has expressed support for the proposed Landmark designation.



*View from 2014 courtesy of the San Francisco Examiner*



*Top Row: Views of the current University Mound Old Ladies' Home, 1932.*

*Middle Row: View of the chapel and dining room*

*Bottom Row: Interior view c. 1932 and view of the original Lick Old Ladies' Home in 1926 (since demolished)*

*Sources: San Francisco History Center, San Francisco Public Library; University Mound Ladies' Home*

**Lange House**

The Lange House, 199 Carl Street, is located at the southeast corner of Carl and Stanyan Streets in the Cole Valley neighborhood. It is a three-story, wood-frame, single-family house designed in an exuberant expression of the Queen Anne style with Classical Revival influences. It retains a high degree of integrity relative to its c.1900 construction date. The building is located in an RH-3 (Residential House- 3 family) zoning district and is within a 40' height district. It was the family residence of William Lange, an early Outside Lands settler and dairy farmer. It replaced the family's earlier farm house which was moved to the dairy in the 1870s. Lange's dairy farm was located in an area that today is bounded roughly by Carl, Stanyan, Cole, and Grattan Streets.

The building was included in several historic resource surveys, including the Junior League's 1968 *Here Today* survey and the 1976 Department of City Planning Architectural Survey (see attached field form).

On July 3, 2014, Adele Framer, a nearby resident, submitted to Preservation Coordinator Tim Frye a request that the building be designated as a local landmark. In a subsequent email, Ms. Framer provided additional information relating to the building's history and association with the Lange family. Supervisor London Breed was notified of this hearing.

Based on initial review of historic photographs and previous survey efforts, the building may qualify for local designation as it appears architecturally significant and retains a high level of physical integrity relative to its date of construction. Additional research is needed to identify the building's architect and date of construction. The building may also qualify for designation due to its association with pioneering dairyman William Lange. Additional research is needed to document Lange's connection to the building and site, and tenure.



View of 199 Carl Street. Source: SocketSite.com

## **FUTURE ACTION**

This informational item was intended to provide the HPC with options for future action including prioritization of items on the current Landmark Designation Work Program. Possible actions may include:

- (1) Adding any or all of the aforementioned properties to the Landmark Designation Work Program
- (2) Requesting additional research and information from the project applicants to justify the architectural or cultural significance of any or all of the aforementioned properties and continuing the discussion to a future hearing pending submittal of any additional information the Commission may require
- (3) Directing staff to prioritize any or all of the aforementioned properties over other properties on the current Landmark Designation Work Program

## **ATTACHMENTS**

- A: Rube Goldberg Building, supporting documents
- B: University Mound Ladies' Home, supporting documents
- C: Lange House, supporting document

# **R. L. Goldberg Building**

**182-198 Gough Street**

July 31, 2014

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

**RE: Letter of Support for Historic Landmark Status for the R. L. Goldberg Building**

Dear Commissioners,

I am writing to express my strong support for Historic Landmark status for the R. L. Goldberg Building at 182-198 Gough St.

Rube Goldberg was born and raised in San Francisco, worked for the San Francisco Chronicle, a Pulitzer Prize winning cartoonist, satirist, and inventor. After the earthquake of 1906, he worked with renowned architect, Bernard J. Joseph to build the R. L. Goldberg Building. Bernard J. Joseph went on to design the Emporium building and the Orpheum Theater, both located in downtown San Francisco. R.L. Goldberg's name was given to the edifice of the 182-198 Gough building to signal that the City would rise again and that "Rube" Goldberg was on the rise as well. And rise they did. Rube Goldberg went on to become world famous for his satirical wit, his cartoons and his contraptions. Rube Goldberg "Machine" Competitions continue to inspire engineers and inventors to this day.

Rube loved the light in the building and practiced his craft there even after he moved to New York.. His legacy should not be lost, and a building that he loved should not be forgotten or worse, torn down. This Edwardian beauty was completed in 1911 and has been home to many artists, writers and advocates along the way. It is has been occupied by jazz vocalist Jacqui Naylor and non-profit leader Beverly Upton and their families for over 25 years. Their partners include a musician and a book preservationist.

With corner buildings throughout the city being razed for higher and more profitable projects, now is the time to protect one of San Francisco's treasures...The R.L. Goldberg Building

I want to urge the Historic Preservation Commission to support the R.L. Goldberg Building in obtaining a landmark status.

The building and its story reflect San Francisco's preserverence after the 1906 earthquake and it continues to stand strong. Thank you in advance for your consideration to save one small piece of San Francisco's history.

Sincerely,

London N. Breed

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 182-198 Gough St.

P1. Other Identifier: R. (Rube) L. Goldberg Building

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)  
\*c. Address: 182-198 Gough St. City: San Francisco Zip: 94102  
d. UTM: Zone: 10 \_\_\_\_\_ mE/ \_\_\_\_\_ mN (G.P.S.)  
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0837-014

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
182-198 Gough St. is located on a 60' x 55' lot on the southeast corner of Gough and Oak Streets. Built in 1911, 182-198 Gough Street is a 2-story, concrete frame, 2-unit, multiple family residential over commercial building designed in the Classical Revival style. The rectangular-plan building, clad in stucco, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces west toward Gough Street and is 4 bays wide. A secondary elevation faces north toward Oak Street. The first story features a modern storefront in the left bay with a recessed, corner entrance and metal-frame, fixed windows set high on the wall. The center bay features a storefront with recessed center entry and wood-frame plate glass windows. The center storefront is flanked by recessed entrances with bracketed cornice caps leading to the residential units on the second floor. The unit entrances have glazed wood doors. The right bay contains a storefront nearly identical to the center storefront. A continuous divided wood transom runs along the top of the first story. The second story is clad in stucco scored to look like ashlar masonry. The story features chamfered bay windows in the end bays with double-hung wood sash, spandrel panels, pilaster surrounds, and cornices. Both windows are framed by paneled pilasters with keystones at the capitals and roped (continued)

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property; HP6. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)  
View from west  
9/6/2006

\*P6. Date Constructed/Age and Sources:  Historic  
1911  
SF Assessors Office

\*P7. Owner and Address:  
Hirsch Family Trust  
Kenneth S Hirsch & Sarah E  
322 Deertrail Lane  
Mill Valley CA

\*P8. Recorded by:  
Page & Turnbull, Inc.  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded:  
9/6/2006

\*P10. Survey Type:  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 182-198 Gough St.

\*Recorded by: Page & Turnbull

\*Date 9/6/2006



Continuation



Update

**P3a. Description, continued.**

garland at the top of the paneling. The center bays contain paired, double-hung, wood sash, keystones, and garlands outlining the top of the surround. The façade terminates in a projecting cornice with paired brackets framing the end bays. A sign centered on the frieze reads "R. L. Goldberg Building." A parapet wall rises above the cornice line and has shaped parapets with end piers above the end bays. The Oak Street elevation is 3 bays wide. The first story features an asymmetrically divided fixed wood sash with keystone set high on the wall in the first bay. The second bay features a secondary entrance with glazed wood door and keystone in the second bay under an identical window. The third bay features another secondary entrance with a flat lintel and keystone and flush wood door with a transom. The entrance is flanked by small, square, fixed wood sash. The upper story features semi-hexagonal bay windows in the first and third bay with identical sash and detailing to those on the façade. The center bay has an arched window opening with bracket keystone fitted with double-hung, wood sash. The elevation terminates in a shaped parapet wall with peaked sections with end piers over the bay windows. A single-story two-car garage with flat roof and dentil cornice is attached to the rear (east) elevation. The building appears to be in good condition.



Oak Street (north) elevation

street address

190 Gough

block number

331

lot number

14

summary

2

building type/use/number of floors

C.R./2

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE  
Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION  
Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING  
Appropriateness of improvements -2 -1 0 1 2 3 4 5

ENGLE 7-22-75  
date

Field Notes

Classical/WH Warren/Sullivanesque,  
& Vernacular mixture at play

Review Notes

Junior League Listing  
 text  index  file  
 Northern California Guide  
 Other Listing \_\_\_\_\_

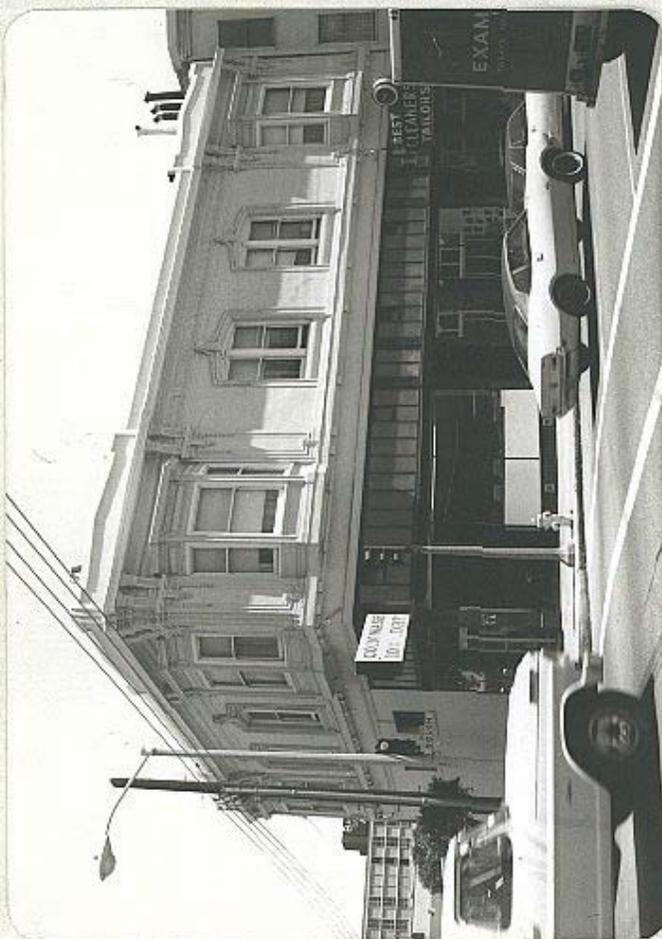


photo 31-21

E7



315.31



*JF*

Address 190 South Block 837 Lot \_\_\_\_\_

REVIEW PANEL NOTES

SETTING

-2 -1 0 1 2 3 4 5

CLUSTER/STREETScape

-2 -1 0 1 2 3 4 5

FACADE PROPORTIONS

-2 -1 0 1 2 3 4 5

DETAILING/DECORATION

-2 -1 0 1 2 3 4 5

UNIQUE FEATURES

0 1 2 3 4 5

RARE STYLE/DESIGN

0 1 2 3 4 5

OVERALL ARCHITECTURAL QUALITY

-2 -1 0 1 2 3 4 5

SUMMARY

STYLE

ARCHITECT  
DESIGNER  
BUILDER

APPROXIMATE DATE

SEE BACK FOR COMMENTS

*I agree w/summary JB*

# **University Mound Ladies' Home**

**350 University Street**

**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 dinning room, the home's Grand georgian Revival facade front, a circular driveway with a portico featuring four tall white columns framing an outdoor porch. A dentillated cornice and understated frieze accentuate the roofline above the second story, while three dormers peek from the hipped roof of the third floor.

## **University Mound Ladies Home: An Architectural Perspective**

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

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

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

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

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

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

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

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

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

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

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

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

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

5 Star Yelp Reviewer 6.19.2013

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

(415) 239-6696

or e-mail [info@ladieshome.org](mailto:info@ladieshome.org)



**UMLH**

University Mound Ladies Home

RCFE License # 380500678

3/2014

# UNIVERSITY MOUND LADIES HOME

2014  
SINCE 1884

130 year old



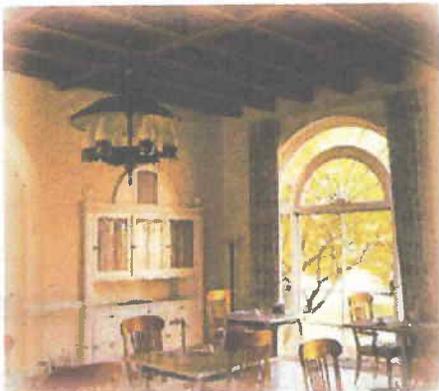
*Assisted Living for  
People of Modest Means*

[www.ladieshome.org](http://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 Mayfield	Phone # 650-756-3169
Name. Signature <i>Hina</i>	Last Gontena	Address	Phone #
Name. Signature <i>Carmen</i>	Last Reyes	Address 143 University	Phone # 239-9289
Name. Dolores Signature	Last Riger	Address	Phone #
Name. Lupe Signature	Last Reyes	Address	Phone #
Name. Signature <i>Tony</i>	Last SMART	Address 210 Hamlet	Phone # 756-2125
Name. Signature <i>CM</i>	Last Mobayed	Address 649 Girard st	Phone # 724-8048
Name. Signature <i>He</i>	Last Ombias	Address 310 Craig Ct	Phone # 415 641-5998
Name. Thad Signature	Last Daw	Address 140 Silver Ave	Phone # 415-894-3977
Name. Sara Signature <i>Jane Smith</i>	Last Smith	Address 350 University (UMLH)	Phone # 415 239-6696
Name. Laura Signature <i>Laura Jones</i>	Last Jones	Address 130 Byron Ct. Pleasant Hill, CA 94523	Phone # (925) 872-3343
Name. Signature <i>Ju</i>	Last McNeil	Address PO BOX 241302 SF CA 94134	Phone #
Name. Nick M. Gallegos Signature <i>Nick M. Gallegos</i>	Last Gallegos	Address 123 29th Avenue San Francisco Ca 94121	Phone # (415) 387-1379
Name. Donna Signature	Last Joschi	Address 350 University S.F.	Phone # 239-6696
Name. Signature <i>Hilda</i>	Last Verrellt	Address 350 University	Phone # 239-6696
Name. Signature <i>Gloria</i> <i>Ylona</i>	Last Mann Mann	Address 350 University	Phone # 239-6696

Resident  
at Facility

Signature

Resident (a) Family

Name.	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	Phone # 415 678-9257
<i>[Signature]</i>	Porchel Almondres	3473 - 25th St. SF.	Phone # 374 - 415-6756
<i>[Signature]</i>	Rivas Sanborn	586 Sylvan St #7 Daly City, CA	415 414 414
<i>[Signature]</i>	Feresia Sifuentes	438 Cambridge St SF. 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 Woy	531 Oxford St.	(415) 283-9814
<i>[Signature]</i>			

Signature

Name. Brock Last WILLIAMSON Address 583 OXFORD ST Phone # 337-934  
Signature [Signature]

Name. BASLEY Last GEORGE P Address 597 OXFORD ST Phone # 415  
Signature George P Basley SAN FRANCISCO 333-3187

Name. Ronald Last Waj Address 682 Cambridge Phone # 415  
Signature [Signature] SF. 333-5408

Name. [Signature] Last PEREZ Address 632 Cambridge Phone # 415-215-  
Signature [Signature] SF, CA 94134 8771

Name. Jared Lewis Last Lewis Address 628 Cambridge Phone # 415 860  
Signature [Signature] SF CA 94134 5993

Name. Denise Last DeBruin Address 1450 Wayland Phone # 337-  
Signature Vigil Uigil 415-5119

Name. Mark Palcanis Last Palcanis Address 1433 Wayland Phone #  
Signature Mark Palcanis 378-9468

Name. Francis Last Medina Address 1433 Wayland Phone #  
Signature [Signature] 902-1055

Name. Thomas Last ORTAN Address 469 Yale St Phone #  
Signature Thomas Orton 584-6567

Name. ALAN Last MAFFEI Address 468 YALE ST Phone #  
Signature [Signature] 469-7331

Name. Larry Last Lau Address 526 Cambridge Phone # 587-5860  
Signature [Signature]

Name. Ellen Last PUN Address 1820 Larkin St Phone # 876 1870  
Signature [Signature]

Name. Veronica Last Emanuel Address 438 Cambridge St Phone # 415  
Signature [Signature] SF CA 94134 939-7670

Name. VALERI Last HARPER Address 640 SWEENT ST S.F. CA 415-333-8145  
Signature Valeri Harper

Name. Neila Last Waters Address 73 Mansfield St Phone #  
Signature Neila Waters SF, CA 94112 6503025836

Name. DANIEL HARPER Last Address 640 Sweeny St Phone # 415  
Signature [Signature] S.F. CA 94134 333-8145

Name. Mike Stunt Last Stunta to put Address 226 Goodfingers Phone # 415-2726  
Signature [Signature]

Name. Last Address Phone #

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

Name. *Maya* Last *Teerell* Address 953 Dwight St Phone # 510-303-6173

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

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

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

Name. *James* Last *Yakas* Address 914 Dwight St Phone # (415) 331-4279  
San Francisco CA 94134

Name. *Harper* Last *Plum* Address 602 Cobby Phone # 415-8127

Name. *Beatriz A. Celis* Last *Celis* Address 967 Dwight St Phone # 415-587-478

Name. *Luis P. Celis* Last *Celis* Address 830 Dwight St Phone # 415-233-5362

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

Name. *Juli US* Last *LUCAS* Address 847 Dwight St Phone # 415 3330124  
SF CA 94134

Name. *Janiel* Last *LUCAS* Address 847 Dwight St. SF. 94134 Phone # 415 330124

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

Name. *Jenifer* Last *Jen* Address 187 Princeton St Phone # (415) 585-2553  
S.F. CA 94134

Name. Last Address Phone #

(6)

Signature

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

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

Name. *M. W. S.* Last *Lomstadze* Address *546 29th. Ave* Phone # *(415) 933-9468*  
Signature *M. W. S.*

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

Name. *Cassandra* Last *McLast* Address *2452 15th Ave #B* Phone # *(26) 318-1580*  
Signature *Cassandra McLast* *San Francisco, CA*

Name. *Blanca* Last *Rivera* Address \_\_\_\_\_ Phone # \_\_\_\_\_  
Signature *Blanca*

Name. *↓* Last *↓* Address *398 HAIGHT* Phone # \_\_\_\_\_  
Signature *↓* *ST APT 3* *San Francisco 94102 (415) 690015*

Name. *Angelita* Last *Perez* Address *2451 BRYANT ST SF.* Phone # *415-282-7531*  
Signature *Angelita Perez*

Name. *ANITA* Last *CASTRO* Address *1542-47th AVE.* Phone # *415/407*  
Signature *ANITA* *S.F. CA 94122* *0501*

Name. *Mary* Last *Hanson* Address *1321-17th Ave* Phone # *415*  
Signature *Mary Hanson* *SF 94122* *681-1417*

Name. *Roshanna* Last *Walt* Address *1917 Oakdale Ave* Phone # *510-754481*  
Signature *Roshanna Walt*

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

Name. *Ari Mitchell* Last \_\_\_\_\_ Address *3685 17th St #16* Phone # *415-*  
Signature *Ari Mitchell* *San Francisco CA 94114 828 8341*

Name. *Claudia* Last *Castro* Address \_\_\_\_\_ Phone # *(415)*  
Signature *Claudia Castro* *224-Anheuser St SF CA 94134 452-8047*

Name. \_\_\_\_\_ Last \_\_\_\_\_ Address \_\_\_\_\_ Phone # \_\_\_\_\_  
Signature \_\_\_\_\_

Name. \_\_\_\_\_ Last \_\_\_\_\_ Address \_\_\_\_\_ Phone # \_\_\_\_\_

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Petition Organizer

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

Signature Bumell, Ramona 236 Hugo St. SF 94122

Name. Last Address Phone #

Signature Gyadwo, Anna 579 23rd AVE SF 94121

Name. Last Address Phone #

Signature Torres, Norma 833 Dartmouth St SF 94134

Name. Last Address Phone #

Signature Ursula Rosen 142 Santa Maria St. SF 94110

Name Last Address Phone #

Signature Eileen Clayton 1000 Cortland Phone # 970-334

Name Last Address Phone #

Signature Fran/Memo 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 #

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

Signature *Riglio Roselli* 346 Panatelli 239-6

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

Signature *John Johns*

Name. CHRISTINA Last JOHNS Address 436 UNIVERSITY ST 239-5944

Signature *Christina E Johns* 436 UNIVERSITY ST Phone #

Name. Giuliana Last Pinochi Address 1121 Bacon St 239-7664

Signature *Giuliana Pinochi*

Name Signature *alberto* Last *Pinochi* Address 1121 Bacon Phone # 239-7664

Name Signature *SUSAN* Last *Pucci* Address 480 PRINCETON Phone # 239-5914

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

Signature *GIAMPIERO Pucci*

Name. LONNA Last Bozzetto Address 209 Amherst Phone # 239-7098

Signature *LONNA Bozzetto*

Name. UMBERTO Last Bozzetto Address 209 Amherst Phone # 239-7098

Name. Last Address Phone # *(8)*

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
Signature Kay	Bleichner	408 Princeton	(818) 585-6918
Signature Louis	Sozzi	1140 BACON ST	239-7353
Signature Tony	AVALOS	445 Princeton	415 587-9533
Signature DONNA	AVALOS	445 PRINCETON	587-9533
Signature Yoko	Okamura	406 Myra Way	415 609 0281
Signature GEMIGNANI	DAVID	1232 BACON ST	415-239-6985
Signature Edith	Hardley	234 Ottawa Ave	595 2939
Signature DENNIS	MIDDLETON	1115 BURROWS ST ST. CA 94134	415 240-2846
Signature Dustin	NOVO	266 University	239 6643
Name.	Last	Address	Phone #



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**Petition Organizer**

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

**Signature**

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

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

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

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

**Name** •                      **Last** PETERS                      **Address** 468 Princeton St                      **Phone #** 415 239 6790  
**Signature** *Peter R Peters*

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

**Name.** CARMEN                      **Last** AGUOS                      **Address** 474 PRINCETON ST                      **Phone #** 415-  
**Signature** *Darman Agios*

**Name.** Ed                      **Last** BARSİ                      **Address** 1150 Wayland St                      **Phone #** 415 239-6822  
**Signature** *Eel Barri*

**Name.** Dorothy                      **Last** Barri                      **Address** 1150 Wayland St                      **Phone #** 415 239-6822  
**Signature** *Dorothy Barri*

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 Avalos 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 *[Handwritten Signature]*

Name. Victoria Last Vassallo Address 486 Princeton Phone # 333-5954  
Signature *[Handwritten Signature]*

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

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

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

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

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

Name. GREG Last CORPUZ 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 #
Signature	Freddie	1491 Vining Dr. San Leandro 516	282-5067

Name.	Last	Address	Phone #
Signature	Sandi Borok	5 Eugenia Ave SF 94110	415 847-6308

Name.	Last	Address	Phone #
Signature	Peter Tempel	230 El Camino del Mar SF 94121	

Name.	Last	Address	Phone #
Signature	Juan Alderete	324 Felton	415-468-3499

Name.	Last	Address	Phone #
Signature	LAV	1324 Felton St	415 23947

Name.	Last	Address	Phone #
Signature	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	468-3495

Name.	Last	Address	Phone #
Signature	TRUMAN YUE	236 YALE ST.	333-8065

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

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

Name.	Last	Address	Phone #
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Signature

Name. Alice Sales Last Sales Address 300 O'DWYER ST Phone # 415 658 0910  
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 Ricchi* 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 305-8370

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

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 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. Beltrami</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>1175 Burrows St.</i>	Phone # <i>584-0661</i>
Name. <i>Ester Hontales</i> Signature <i>Ester Hontales</i>	Last <i>Hontales</i>	Address <i>1178 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>Fernando Roman</i> Signature <i>Fernando Roman</i>	Last <i>Roman</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	415-765-0891
Joni	Burman	247 Hamilton	415-7128
Mary	Sullivan	2717 Bowley Belmont	592-6966
Fredrick	Mutkovich	508 Mauga St	94122
Sarah	Vannucci	369 Princeton	94134
SIL	RATTO	223 PRINCETON	94134
Bachan	Gotelli	125 Sonja Rd.	94080
TONY	SAMMUT	210 HAMILTON ST.	94134
Eric	Gitt	321 Princeton	239-5216
Albert	Sandora	693 University Street SF. CA. 94134	call (415) 722-6270
Barbara	Dunn	953 DWIGHT ST.	415-334-9841 415-6500
Name.	Last	Address	
Name.	Last	Address	
Name.	Last	Address	







Signature

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

Name. PEGGY ROBINETTE Last Address 174 SCOTIA AVE Phone #  
 Signature Peggy J. 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 # 415  
 Signature Ken Vuong SF CA 94134 867-5494

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

Name. Last Address Phone #  
 Signature

Name. Last Address Phone #

# Lange House

199 Carl Street

street address

199 Carl.

1273  
block number

17A  
lot number

5  
summary

building type/use/number of floors

landmark number

R/3

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE  
Importance of cornice to building design -2 -1 0 1 2 3 4 5

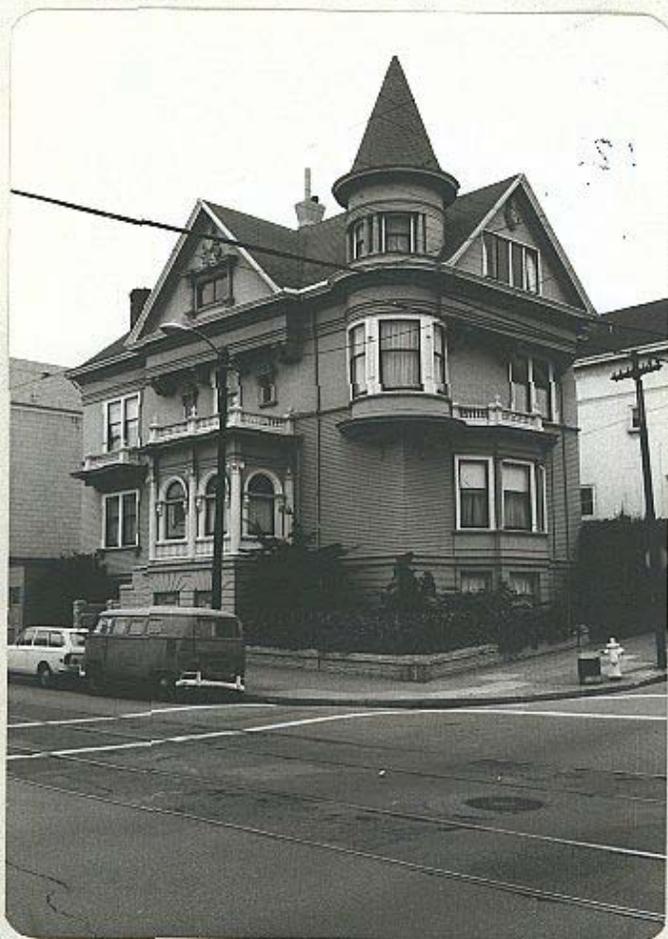
Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION  
Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING  
Appropriateness of improvements -2 -1 0 1 2 3 4 5

7 6/20/75  
date



Field Notes

Very fine Q.A. Classical/Colonial Revival with an underwooded corner tower.

Review Notes

1900

Junior League Listing  
 text  index  file  
 Northern California Guide  
 Other Listing \_\_\_\_\_

photo

26/11

B-5