

File No. 260052

Committee Item No. 9

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 23, 2026

Board of Supervisors Meeting:

Date: _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Prepared by: John Carroll

Date: February 19, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

1 [Initiating Landmark Designation - Fernando Nelson House]

2

3 **Resolution initiating landmark designation under Article 10 of the Planning Code for**
4 **the Fernando Nelson House, located at 701 Castro Street, Assessor's Parcel Block No.**
5 **3603, Lot No. 075.**

6

7 WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
8 Resolution initiate landmark designations; and

9 WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation
10 Commission to respond to historic district or individual landmark designations initiated by the
11 Board of Supervisors within 90 days, and authorizes the Board, by Resolution, to extend the
12 time within which the Historic Preservation Commission is to render its decision; and

13 WHEREAS, the Fernando Nelson House, located at 701 Castro Street, Assessor's
14 Parcel Block No. 3603, Lot No. 075, was constructed in 1897 in the Eureka Valley
15 neighborhood; and

16 WHEREAS, The property is an example of a Queen Anne style building, with intact
17 features of the style including wooden siding, angled bay windows, machine-made wooden
18 ornamentation, and a rounded corner tower; and

19 WHEREAS, The property was built by Fernando Nelson, one of San Francisco's most
20 prolific housing developers who constructed more than 4,000 houses during his 70 plus year
21 career in homebuilding in San Francisco; and

22 WHEREAS, The property was Nelson's private residence, and he ran portions of his
23 business from his home, keeping a workshop, lumber, and other building material storage on
24 the lot behind his home, with work horses stabled in the basement; and

25

1 WHEREAS, The 1968 book “Here Today, San Francisco’s Architectural Heritage”, by
2 the Junior League of San Francisco, Inc. discusses the property; and

3 WHEREAS, In 2017 the San Francisco Historic Preservation Commission adopted the
4 Eureka Valley Historic Context Statement which identified the property as being eligible for
5 listing as a City Landmark; and

6 WHEREAS, In 2022 the San Francisco Historic Preservation Commission adopted the
7 Victorian Era Styles (1870-1910) Historic Context Statement which provided frameworks for
8 identifying and evaluating Queen Anne and other Victorian-era buildings for historical
9 significance and integrity; and

10 WHEREAS, Through applying the evaluative framework as outlined in the Eureka
11 Valley Historic Context Statement and the Victorian Era Styles (1870-1910) Historic Context
12 Statement, the property can be considered as an individually eligible historic resource based
13 on year built, extant character-defining features, and sufficient integrity; now, therefore be it

14 RESOLVED, The Board of Supervisors hereby initiates landmark designation of the
15 Fernando Nelson House under Planning Code, Section 1004.1; and, be it

16 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
17 landmark designation report to submit to the Historic Preservation Commission for its
18 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
19 the Fernando Nelson House; and, be it

20 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
21 Preservation Commission consider whether the Fernando Nelson House warrants landmark
22 designation and submit its recommendation to the Board according to Article 10 of the
23 Planning Code.

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor [] inquires..."
- 5. City Attorney Request
- 6. Call File No. [] from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Mandelman

Subject:

[Initiating Landmark Designation - Fernando Nelson House]

Long Title or text listed:

Resolution initiating landmark designation under Article 10 of the Planning Code for the Fernando Nelson House, located at 701 Castro Street, Assessor's Parcel Block No. 3603, Lot No. 075.

Signature of Sponsoring Supervisor: