

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: March 23, 2026

SUBJECT **COMMITTEE REPORT, BOARD MEETING**
Tuesday, March 24, 2026

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, March 24, 2026. This resolution was acted upon during the Land Use and Transportation Committee meeting on Monday, March 23, 2026, at 1:30 p.m., by the votes indicated.

BOS Item No. 27

File No. 260256

[Initiating Landmark Designation - Mr. Cudworth's House]

Resolution initiating landmark designation under Article 10 of the Planning Code for Mr. Cudworth's House, located at 2032-2040 Union Street, Assessor's Parcel Block No. 0532, Lot No. 010.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar – Aye
Supervisor Chyanne Chen – Aye
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 260256

Committee Item No. 8

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: March 23, 2026

Board of Supervisors Meeting:

Date: March 24, 2026

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>HPC Presentation – March 23, 2026</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Committee Report Request Memo – March 18, 2026</u> |
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Prepared by: John Carroll

Date: March 20, 2026

Prepared by: John Carroll

Date: March 23, 2026

Prepared by: _____

Date: _____

1 [Initiating Landmark Designation - Mr. Cudworth's House]

2

3 **Resolution initiating landmark designation under Article 10 of the Planning Code for**
4 **Mr. Cudworth's House, located at 2032-2040 Union Street, Assessor's Parcel Block**
5 **No. 0532, Lot No. 010.**

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, Mr. Cudworth's House, located at 2032-2040 Union Street, Assessor's
14 Parcel Block No. 0532, Lot No. 010, was constructed circa 1870s in the Cow Hollow
15 neighborhood; and

16 WHEREAS, The property was the home of James W. Cudworth, forty-niner, dairy
17 farmer, early San Francisco Supervisor, and real estate agent; and

18 WHEREAS, Mr. Cudworth arrived in San Francisco in 1850, near the beginning of the
19 Gold Rush, from his native Vermont; and

20 WHEREAS, Mr. Cudworth took his seat on the San Francisco Board of Supervisors
21 in 1861; and

22 WHEREAS, The home was constructed as a farmhouse at a time when dairy farming
23 was a prominent activity, giving the neighborhood the name of Cow Hollow; and

24 WHEREAS, In 1891, all livestock was ordered out of Cow Hollow due to rapid
25 development; and

1 WHEREAS, Mr. Cudworth became a Real Estate Agent in the 1870s and was
2 responsible for building many of the nearby Victorian era buildings along Union Street
3 contributing to the neighborhood’s distinct built form; and

4 WHEREAS, The Property is an intact example of Italianate architecture in San
5 Francisco; and

6 WHEREAS, The property includes intact features including its bay windows, pipe
7 stemmed colonnettes, chalet style trim, and bracketed cornice; and

8 WHEREAS, The property includes an intact accessory structure at the rear originally
9 serving as Mr. Cudworth’s barn; and

10 WHEREAS, The property provides a tangible connection to the neighborhood’s dairy
11 ranching history; and

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

14 WHEREAS, In 2022, the San Francisco Historic Preservation Commission adopted the
15 Victorian Era Styles (1870-1910) Historic Context Statement, which provided frameworks for
16 identifying and evaluating Italianate and other Victorian-era buildings for historical significance
17 and integrity; and

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

22 RESOLVED, The Board of Supervisors hereby initiates landmark designation of Mr.
23 Cudworth’s House under Planning Code, Section 1004.1; and, be it

24 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
25 landmark designation report to submit to the Historic Preservation Commission for its

1 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
2 Mr. Cudworth's House; and, be it

3 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
4 Preservation Commission consider whether Mr. Cudworth's House warrants landmark
5 designation and submit its recommendation to the Board according to Article 10 of the
6 Planning Code.

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FAMILY ZONING PLAN LANDMARK PROGRAM

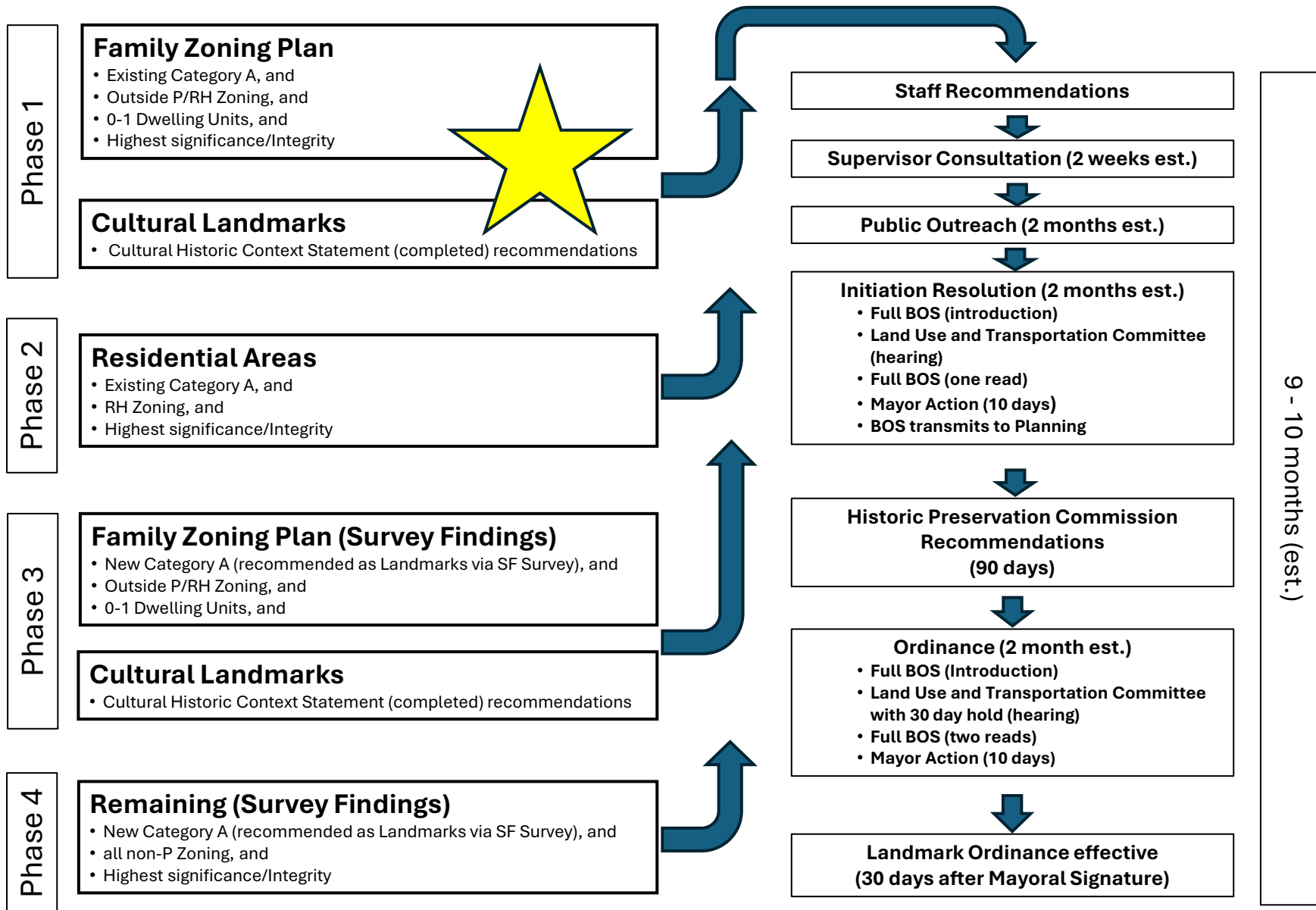
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OpenSFHistory.org
outsidelands.org

Land Use and Transportation Committee
March 23, 2026



San Francisco
Planning





Century Club of California

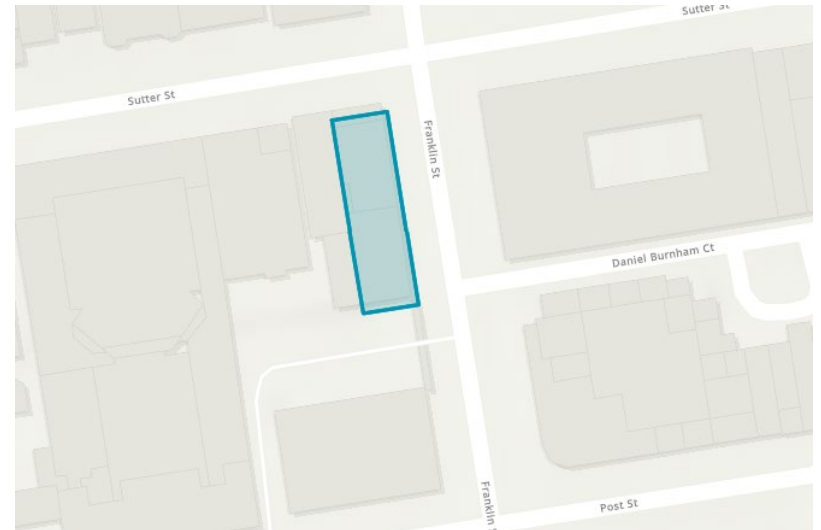
Significant as an excellent example of a Classical Revival style residence from the early 1900s.

Period of Significance: 1905-1914

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 1355 Franklin Street

Block/Lot: 0689/001

Zoning: NC-3

Parcel Area: 5,497 sf

Year Built: 1905; 1914 (remodel)

Architect: Julia Morgan
(remodel)



Religious School for the Congregation Emanu-El/Grabhorn Press Building

Significant for their association with the San Francisco's Jewish community, including Rabbi Martin Meyer, and as the Grabhorn Press Building, and excellent examples of Beaux Arts buildings designed by Architect of Merit Alfred Henry Jacobs.

Period of Significance: 1910-1927, 1942-1965

Significance Criteria: 1 (Events), 2 (Persons), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Article 10 Landmark Work Program



Address: 1335-1337 Sutter St.

Block/Lot: 0690/012-012A

Zoning: NC-3

Parcels Area: 7,195

Years Built: 1910, 1918

Architect: Alfred Henry Jacobs



Inverness Garage

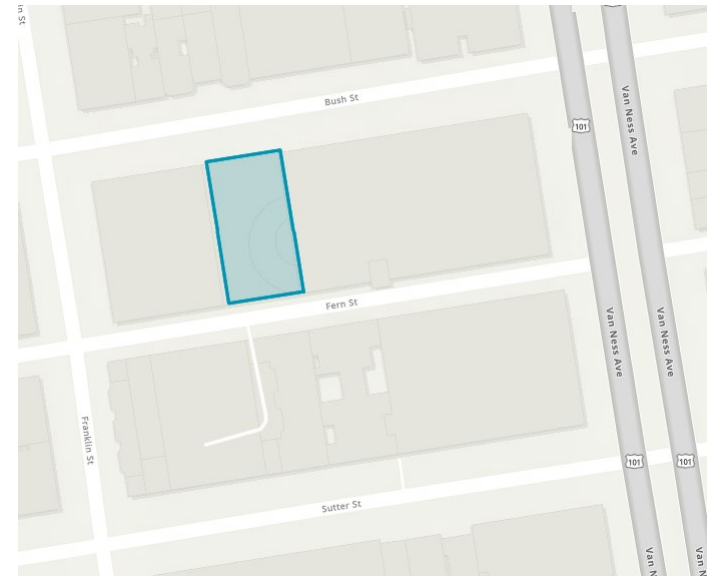
Significant as an intact example of a Classical Revival style public garage associated with the development of the automobile related industry in San Francisco.

Period of Significance: 1923

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Van Ness Automobile



Address: 1565 Bush St

Block/Lot: 0671/007

Zoning: RC-4

Parcel Area: 7,736 sf

Year Built: 1923

Builder: Joseph Pasqualetti



Allen-Weaver-Durant-Smith Auto Showroom

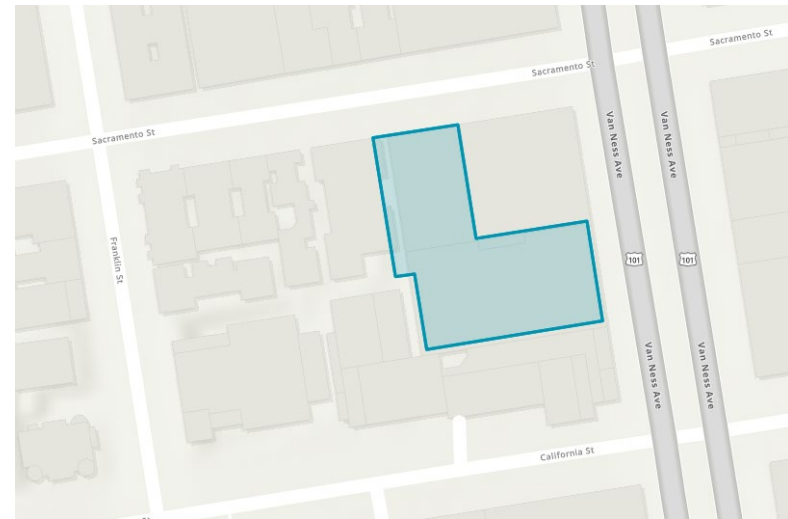
Significant as an intact example of a Classical Revival style automobile showroom associated with the development of the Van Ness Auto Row.

Period of Significance: 1919-1938

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Van Ness Automobile



Address: 1625 Van Ness Avenue

Block/Lot: 0642/003

Zoning: RC-4

Parcel Area: 23,204 sf

Year Built: 1919

Engineers: MacDonald and Kahn



First Church Of Christ Scientist

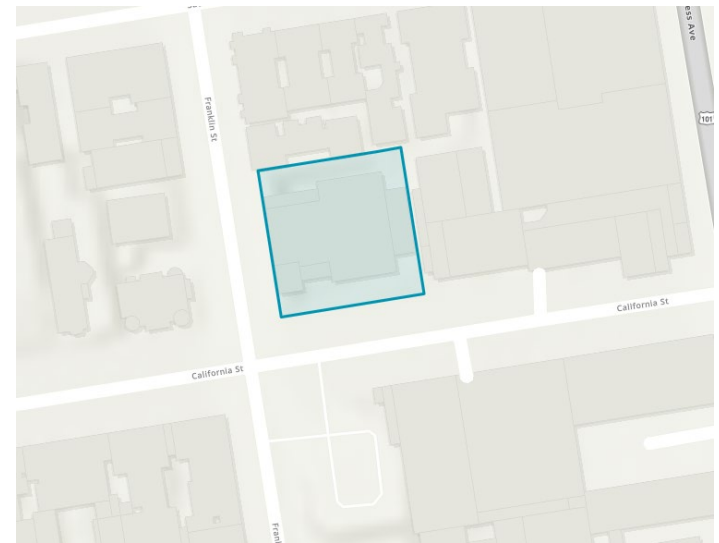
Significant as an excellent example of a Richardson Romanesque style church designed by architect Edgar A. Mathews.

Period of Significance: 1911

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 1700 Franklin St.

Block/Lot: 0642/006

Zoning: RM-3

Parcel Area: 18,595 sf

Year Built: 1911

Architect: Edgar A. Mathews

Meyerstein Residence

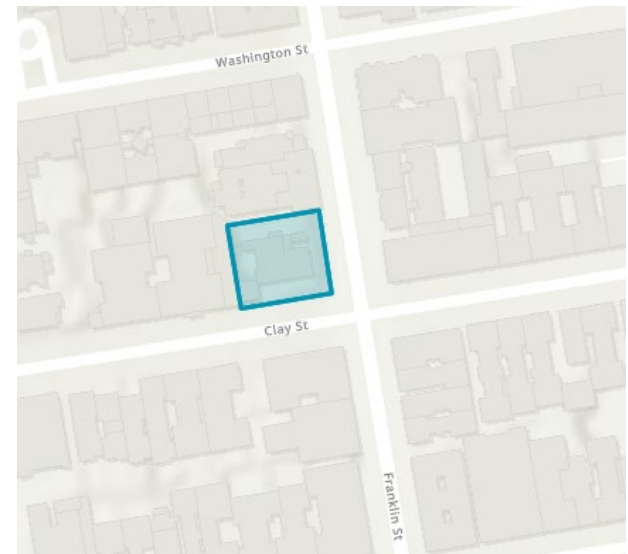
Excellent example of a Beaux Arts style residence from the early 1900s.

Period of Significance: 1901

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Address: 1901 Franklin Street	Block/Lot: 0617/004
Zoning: RM-3	Parcel Area: 6,246 sf
Year Built: 1901	Architect: N/A



Pacific States Telephone And Telegraph, National Urban League

Significant as a notable example of the Early 20th Century American Commercial Style architectural style, and for its association with the National Urban League and Dr. Daniel Collins, the organization's founder and chair.

Period of Significance: 1907, 1950-1960

Significance Criteria: 1 (Events), 2 (Persons), 3 (Architecture)

Historic Context Statement: African American

Past Survey/Evaluations: SF Survey



Address: 2015 Steiner Street

Block/Lot: 0655/006

Zoning: Upper Fillmore NCD

Parcels Area: 3,750 sf

Year Built: 1907

Architect: Alexander Cantin

Mr. Cudworth's Home

Significant as the home of James W. Cudworth, forty-niner, dairy farmer, early San Francisco Supervisor, and real estate agent.

Period of Significance: 1874-1891

Significance Criteria: 1 (Events), 2 (Persons), & 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Address: 2032-2040 Union Street

Block/Lot: 0532/010

Zoning: Union Street NCD

Parcel Area: 9,453 sf

Year Built: 1874

Architect: N/A





Upper Fillmore Storefronts

Significant as an excellent example of a Mediterranean Revival style commercial building

Period of Significance: 1926

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: SF Survey



Address: 2035-2047 Fillmore St.	Block/Lot: 0654/001B
Zoning: RH-3	Parcel Area: 2,779 sq ft
Year Built: 1926	Builder: N/A



Lincoln Grill

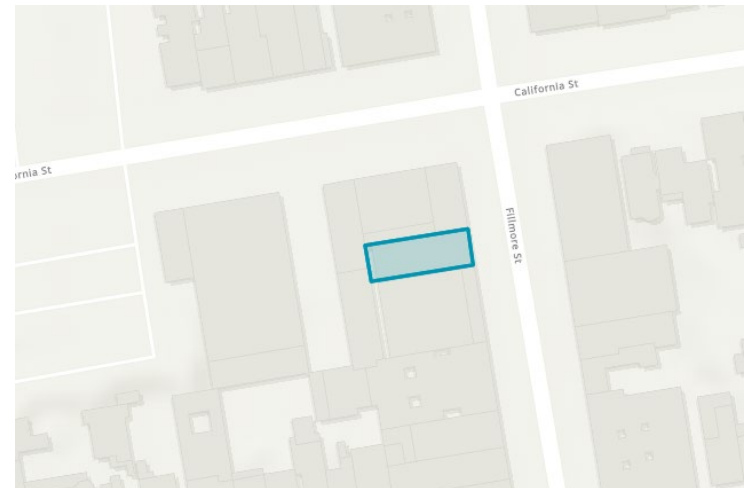
Significant an outstanding representative of commercial Art Deco design at the advent of the Jazz Age.

Period of Significance: 1932-1943

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: San Francisco Citywide Cultural Resources Survey



Address: 2049-2051 Fillmore Street

Block/Lot: 0654/001A

Zoning: Upper Fillmore NCD

Parcel Area: 2,083 sf

Year Built: 1932

Architect: R.R. Irvine



First AME Zion Church

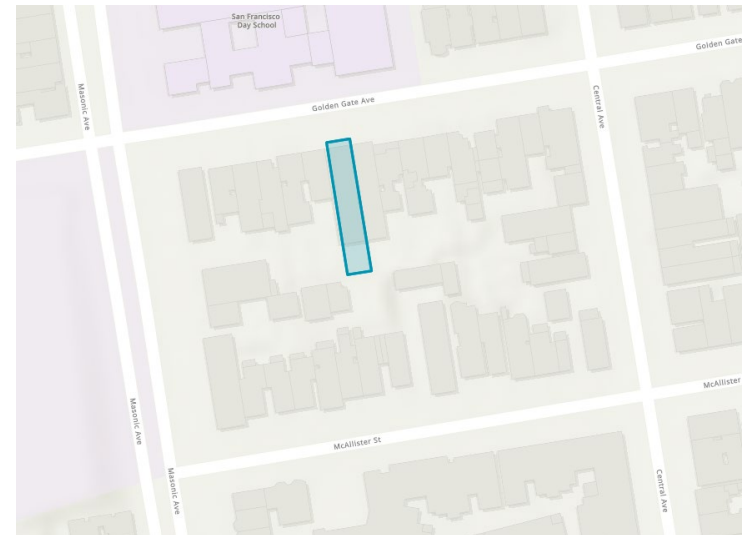
Significant as the location of the First African Methodist Episcopal (AME) Zion Church, one of SF's first African American churches, and as an exuberant example of mid-century modern architecture

Period of Significance: 1960-present

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: African American

Past Survey/Evaluations: N/A



Address: 2155-2159 Golden Gate Ave.

Block/Lot: 1160/029, 1160/030

Zoning: RH-3

Parcels Area: 6,872 sf

Year Built: 1960

Architect: Robert Batchelor



Brown-Metzger Residence

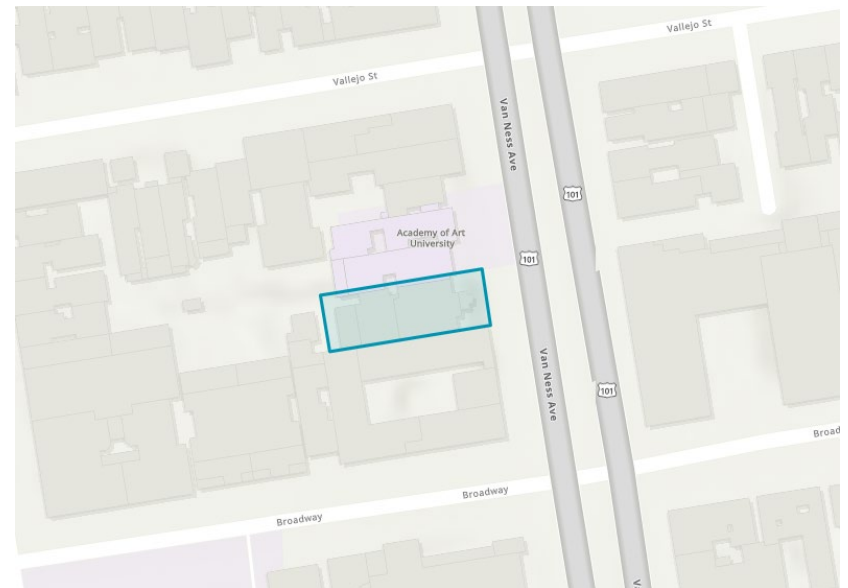
Significant as an excellent example of a Classical Revival residence and one of the only known residential properties designed by Moses J. Lyon, the City's first licensed Jewish architects.

Period of Significance: 1901

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Van Ness Area Plan (1995); Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Address: 2209 Van Ness Avenue

Block/Lot: 0570/029

Zoning: RC-3

Parcel Area: 6.368 sf

Year Built: 1901

Builder: Moses Lyon



Presidio Movie Theatre

Significant for its role in neighborhood commercial development, as well as an excellent example of a Streamline Moderne movie theater.

Period of Significance: 1937

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District



Address: 2336-2346 Chestnut St. **Block/Lot:** 0929/014

Zoning: NC-2

Parcel Area: 10,587 sf

Year Built: 1937

Architect: John H. Ahnden and W.D. Peugh



Arthur Castle Home

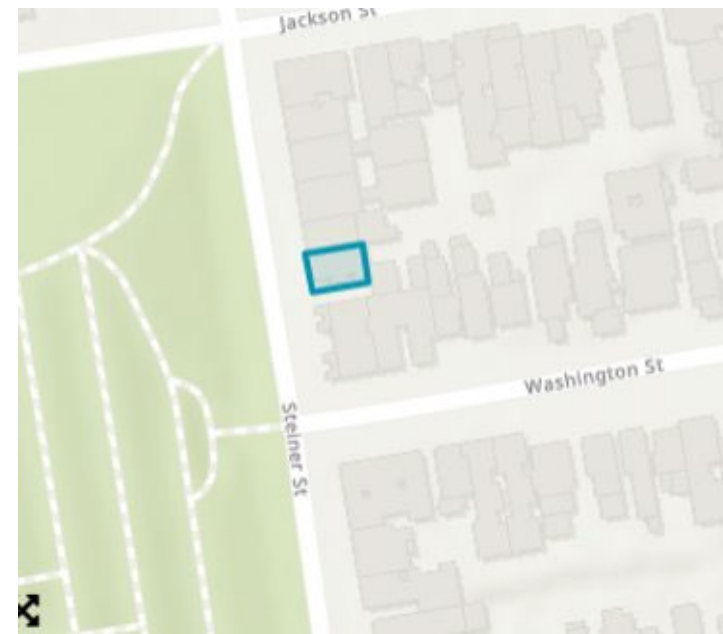
Significant as an exuberant style of Georgian Revival architecture.

Period of Significance: 1901

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Address: 2402 Steiner Street

Block/Lot: 0606/017A

Zoning: RH-2

Parcel Area: 1,445 sf

Year Built: 1901

Architect: Willis Polk



Hannibal Lodge No. 1

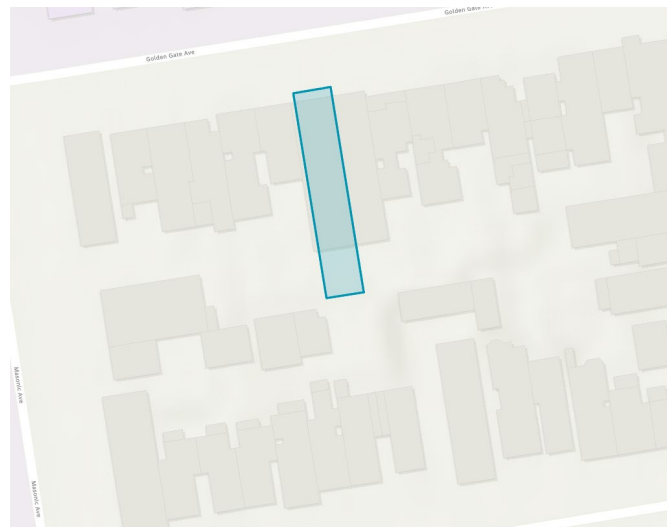
Significant as the location of the oldest Prince Hall, a predominantly African American branch of North American Freemasonry, in the West.

Period of Significance: 1930s-present

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: African American

Past Survey/Evaluations: N/A



Address: 2800-2804 Bush Street

Block/Lot: 1047/008

Zoning: RH-2

Parcels Area: 3,062 sf

Year Built: 1889

Architect: N/A



Bridge Theatre

Significant for its role in neighborhood commercial development, as well as an excellent example of an Art Deco movie theater.

Period of Significance: 1939

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District



Address: 3008 Geary Boulevard

Block/Lot: 1067/019

Zoning: RM-1

Parcel Area: 5,397 sf

Year Built: 1939

Architect: F. Frederic Amandes



Vogue

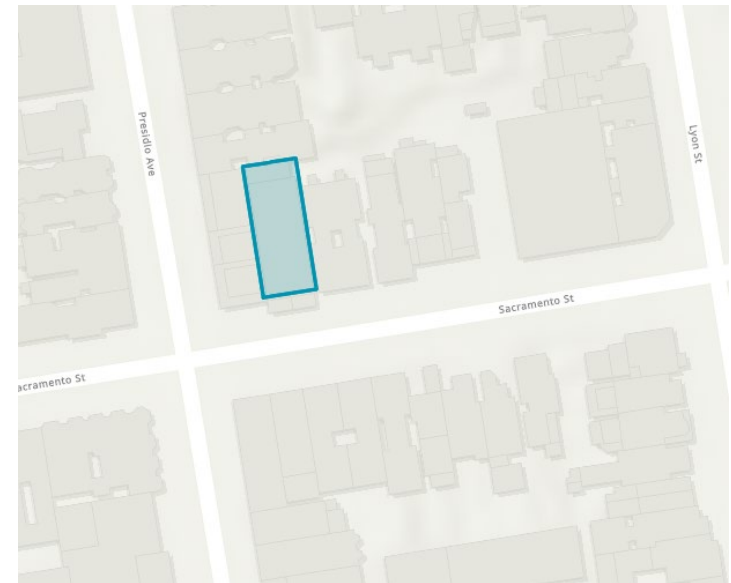
Significant for its role in neighborhood commercial development, as well as an excellent example of an Art Deco movie theater.

Period of Significance: 1912-1927

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District



Address: 3290 Sacramento Street

Block/Lot: 1007/016

Zoning: Sacramento Street NCD

Parcel Area: 3,937 sf

Year Built: 1912 (c.)

Builder: Unknown



Mel's Drive-In

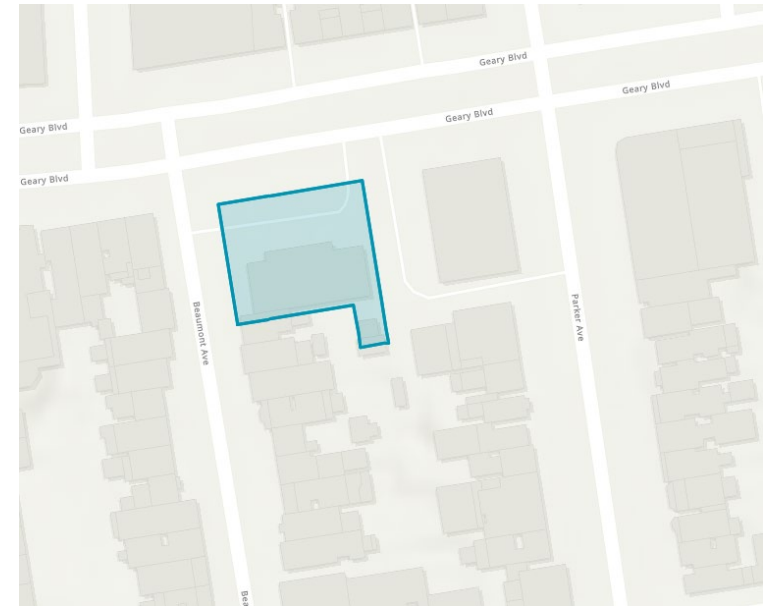
Significant as the location of the first Bay Area civil rights mass sit-in.

Period of Significance: 1963

Significance Criteria: 1 (Events)

Historic Context Statement: African American

Past Survey/Evaluations: SF Survey



Address: 3355 Geary Boulevard

Block/Lot: 1086/025

Zoning: Geary Boulevard NCD

Parcel Area: 13,834 sf

Year Built: 1952

Architect: Clarence
W.W. Mayhew

THANK YOU



San Francisco
Planning

San Francisco Planning
www.sfplanning.org

Landmark Designation Program
sfplanning.org/landmark-designation-program

Alex Westhoff SF Planning

49 South Van Ness Ave
Suite 1400
San Francisco, CA 94103

(628) 652-7372
cpc.landmark@sfgov.org

Open**SF**History.org
outsidelands.org



MYRNA MELGAR

DATE: March 18, 2026

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

A handwritten signature in blue ink, appearing to read "mm", located to the right of the "FROM:" line.

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, March 24, 2026:

- File No. 260249** **Initiating Landmark Designation - Century Club of California**
Sponsors: Sherrill; Mandelman

- File No. 260250** **Initiating Landmark Designation - Religious School for the
Congregation Emanu-El/Grabhorn Press Building**
Sponsors: Sherrill; Mandelman

- File No. 260251** **Initiating Landmark Designation - Inverness Garage**
Sponsors: Sherrill; Mandelman

- File No. 260252** **Initiating Landmark Designation - Allen-Weaver-Durant-Smith Auto
Showroom**
Sponsors: Sherrill; Mandelman

- File No. 260253** **Initiating Landmark Designation - First Church of Christ Scientist**
Sponsors: Sherrill; Mandelman

- File No. 260254** **Initiating Landmark Designation - Golden Gate Spiritualist Church**
Sponsors: Sherrill; Mandelman

- File No. 260255** **Initiating Landmark Designation - Pacific States Telephone and
Telegraph Company / National Urban League**
Sponsors: Sherrill; Mandelman

- File No. 260256** **Initiating Landmark Designation - Mr. Cudworth's House**
Sponsors: Sherrill; Mandelman

- File No. 260257** **Initiating Landmark Designation - Upper Fillmore Storefronts**
Sponsors: Sherrill; Mandelman

COMMITTEE REPORTS MEMORANDUM

Land Use and Transportation Committee

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- | | |
|------------------------|---|
| File No. 260258 | Initiating Landmark Designation - Lincoln Grill
Sponsors: Sherrill; Mandelman |
| File No. 260259 | Initiating Landmark Designation - First AME Zion Church
Sponsors: Sherrill; Mandelman |
| File No. 260260 | Initiating Landmark Designation - International Institute
Sponsors: Sherrill; Mandelman |
| File No. 260261 | Initiating Landmark Designation - Presidio Theatre
Sponsors: Sherrill; Mandelman |
| File No. 260262 | Initiating Landmark Designation - Arthur Castle Home
Sponsors: Sherrill; Mandelman |
| File No. 260263 | Initiating Landmark Designation - Hannibal Lodge No. 1
Sponsors: Sherrill; Mandelman |
| File No. 260264 | Initiating Landmark Designation - The Bridge Theatre
Sponsors: Sherrill; Mandelman |
| File No. 260265 | Initiating Landmark Designation - The Vogue
Sponsors: Sherrill; Mandelman |
| File No. 260266 | Initiating Landmark Designation - Mel's Drive-In
Sponsors: Sherrill; Mandelman |

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, March 23, 2026.

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):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: