

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

- 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

- Committee Report Request Memo – March 18, 2026
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

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.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



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

Page 2 of 2

- | | |
|------------------------|---|
| 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: