

File No. 260052

Committee Item No. 9

Board Item No. 20

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 23, 2026

Board of Supervisors Meeting:

Date: March 3, 2026

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <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 Slide Deck – February 23, 2026</u> |
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Prepared by: John Carroll

Date: February 19, 2026

Prepared by: John Carroll

Date: February 27, 2026

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

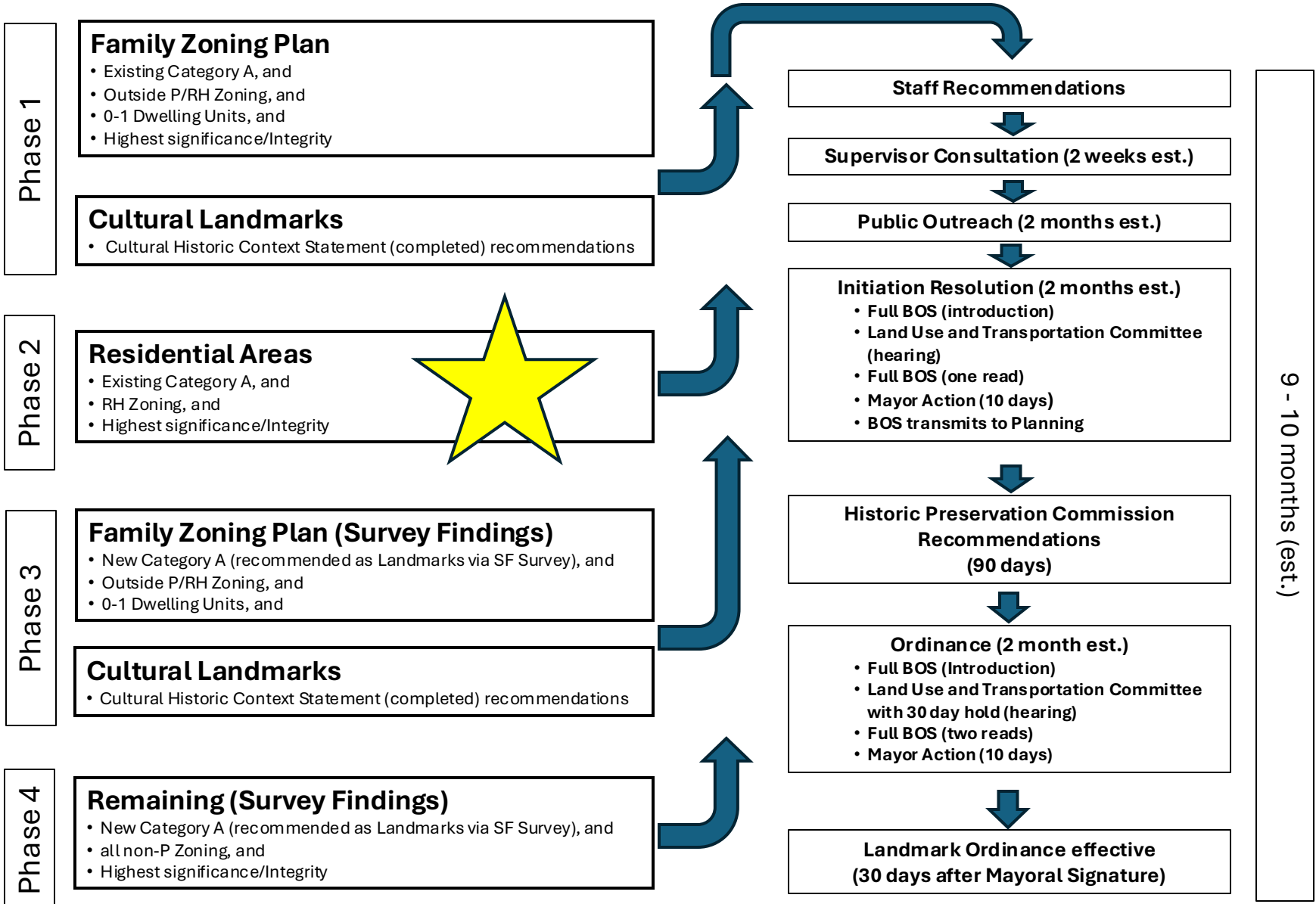
16 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
17 landmark designation report to submit to the Historic Preservation Commission for its
18 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
19 the Fernando Nelson House; and,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

FAMILY ZONING PLAN LANDMARK PROGRAM

D8







Alexander Adams Home

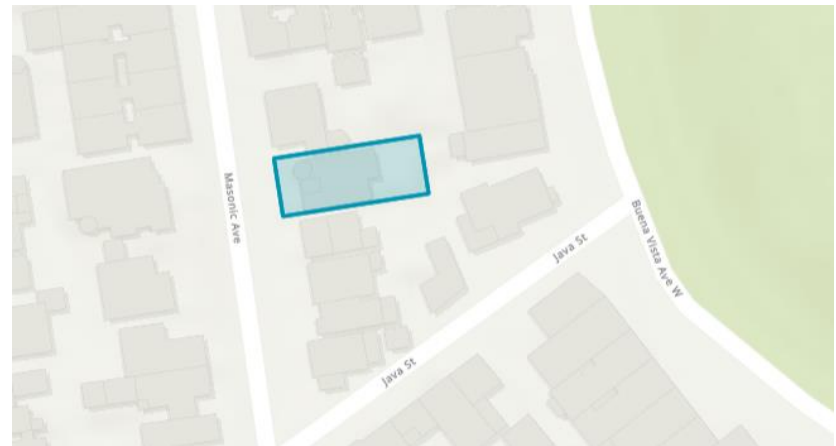
Significant as an exemplary Queen Anne home, and for early residential development in the Haight Ashbury neighborhood.

Period of Significance: 1891

Significance Criteria: 1 (Events) & 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: 1450 Masonic Ave.

Block/Lot: 2603/009

Zoning: RH-2

Parcel Area: 3,981 sf

Year Built: 1891

Architect: N/A



Hinkel House

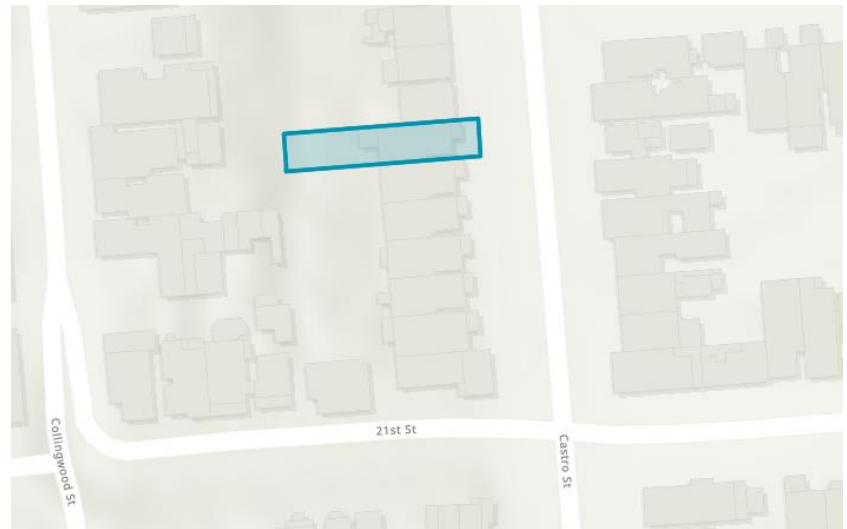
Significant as an exemplary Queen Anne home, and as the personal residence prolific Eureka Valley builder Charles Hinkel.

Period of Significance: 1898

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

Historic Context Statement: Eureka Valley

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: 740 Castro St.

Block/Lot: 2785/014

Zoning: RH-2

Parcel Area: 3,123 sf

Year Built: 1898

Builder: Charles Hinkel



Born Home

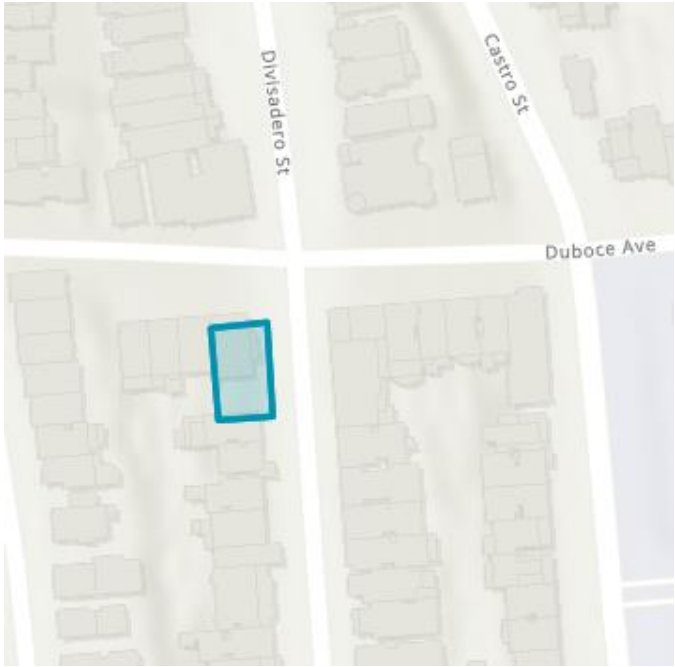
Significant as an exuberant style of Georgian Revival architecture.

Period of Significance: 1905

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: 99 Divisadero St.

Block/Lot: 2610/001

Zoning: RH-3

Parcel Area: 3,680 sf

Year Built: 1905

Architect: Dankin



Buena Vista Farmhouse

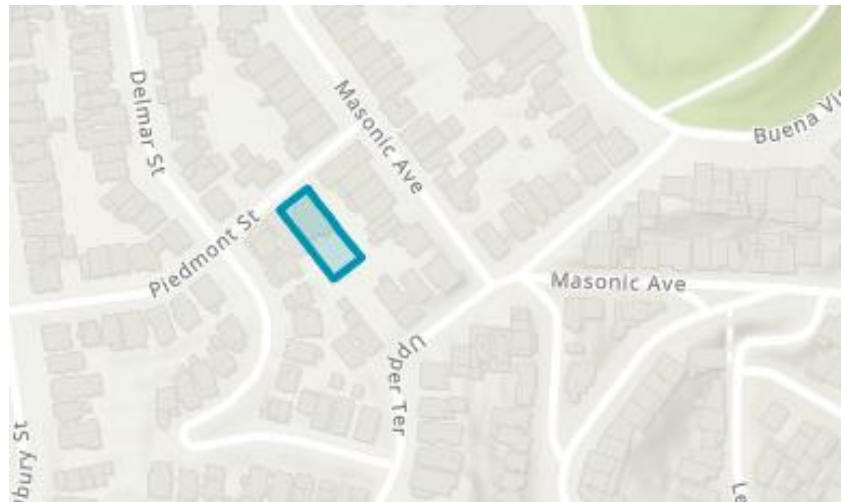
Significant for its association with early San Francisco ranching and agriculture, and as an early expression of Italianate architecture.

Period of Significance: 1860

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

Historic Context Statement: Eureka Valley

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: 11 Piedmont St.

Block/Lot: 2617A/026

Zoning: RH-1(D)

Parcel Area: 6,246 square feet

Year Built: 1860 (c.)

Builder: N/A



Charles Katz Home

Significant as an exemplary example of a Queen Anne Home.

Period of Significance: 1909

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: 1200 Dolores St.

Block/Lot: 6550/043

Zoning: RH-3

Parcel Area: 4,578 sf

Year Built: 1909

Architect: Unknown



Duboce Triangle Greek Revival Home

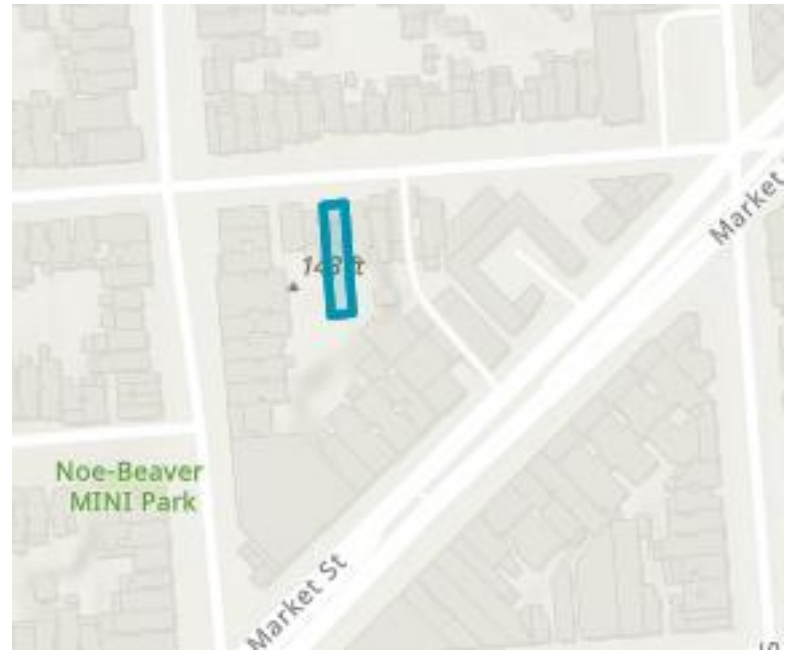
Significant as an intact example of Greek Revival architecture and for its association with early development of Duboce Triangle.

Period of Significance: 1875

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

Historic Context Statement: N/A

Past Survey/Evaluations: Market Octavia



Address: 2173 15th St.

Block/Lot: 3560/022

Zoning: RH-2

Parcel Area: 3,123 sf

Year Built: 1875 (c)

Builder: N/A



Elliot M. Wilson Home

Significant as an intact example of the Second Empire architectural style, designed by Architect of Merit Arthur S. Bugbee.

Period of Significance: 1875

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; South Mission Historic Resources Survey (2010)



Address: 1335 Guerrero St.

Block/Lot: 6532/026

Zoning: RH-3

Parcel Area: 10,500 sf

Year Built: 1918

Builder: N/A



Engine Company No. 44 / Adams - Van Hoesen House

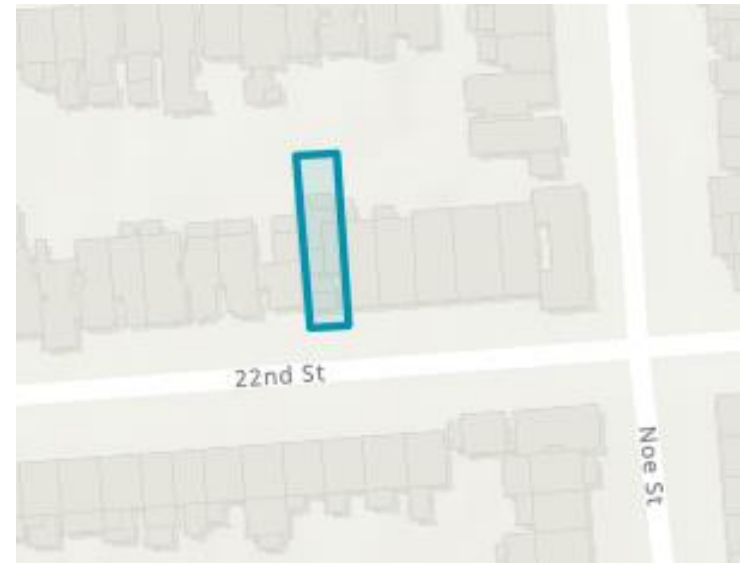
Significant an intact example of a turn-of-the century Mission Revival firehouse, and as the long term residence and studio of artists Mark Adams and Beth Van Hoesen.

Period of Significance: 1910, 1959-2006

Significance Criteria: 1 (Events), 2 (People), 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: 3816 22nd St.

Block/Lot: 3622/018

Zoning: RH-2

Parcel Area: 2,848 sf

Year Built: 1909-1910

Builder: McSheehy Brothers



Fernando Nelson Home

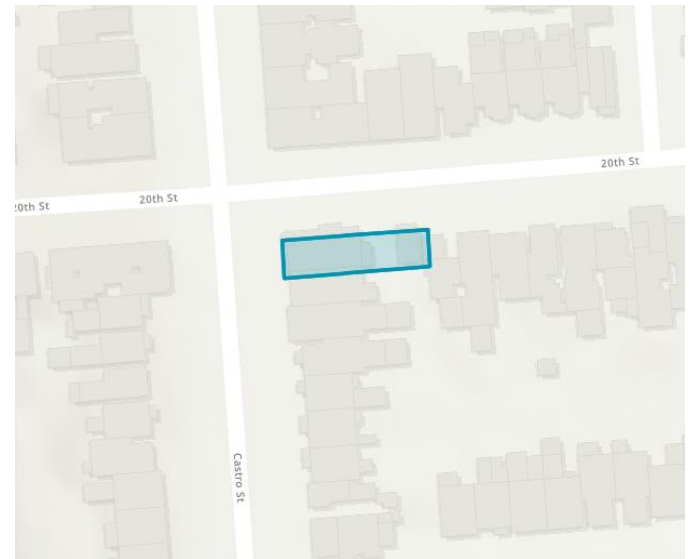
Significant as the residence of prolific housing developer Fernando Nelson.

Period of Significance: 1897

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

Historic Context Statement: Eureka Valley

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: 701 Castro Street **Block/Lot:** 3603/075

Zoning: RH-3 **Parcel Area:** 2,779 sq ft

Year Built: 1897 **Builder:** Fernando Nelson



Richard Spreckels Mansion / Buena Vista Studios

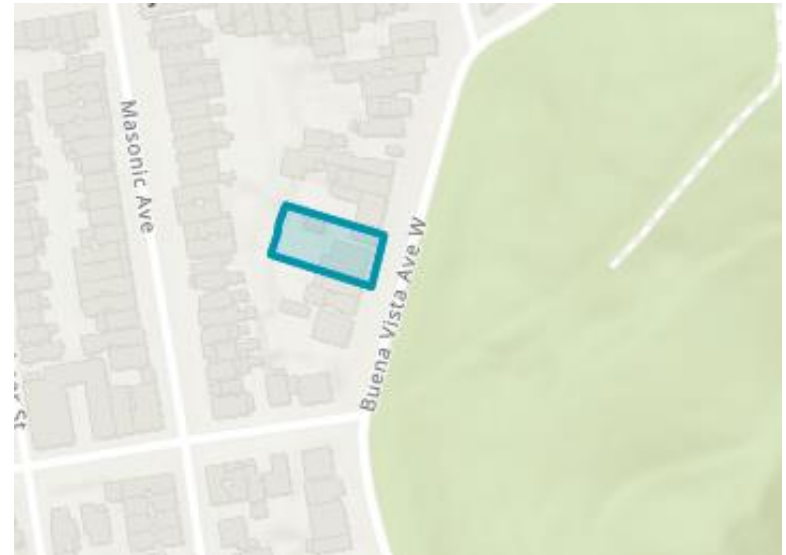
Significant an exemplary example of a Classical Revival home designed by Architect of Merit Edward J. Vogel.

Period of Significance: 1897, 1906, 1965-1967

Significance Criteria: 1 (Events), 2 (People), 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: 737 Buena Vista Ave. West

Block/Lot: 1256/011A

Zoning: RH-3

Parcel Area: 11,250 sf

Year Built: 1897

Architect: Edward J. Vogel

Mission Congregational / Golden Gate Lutheran Church

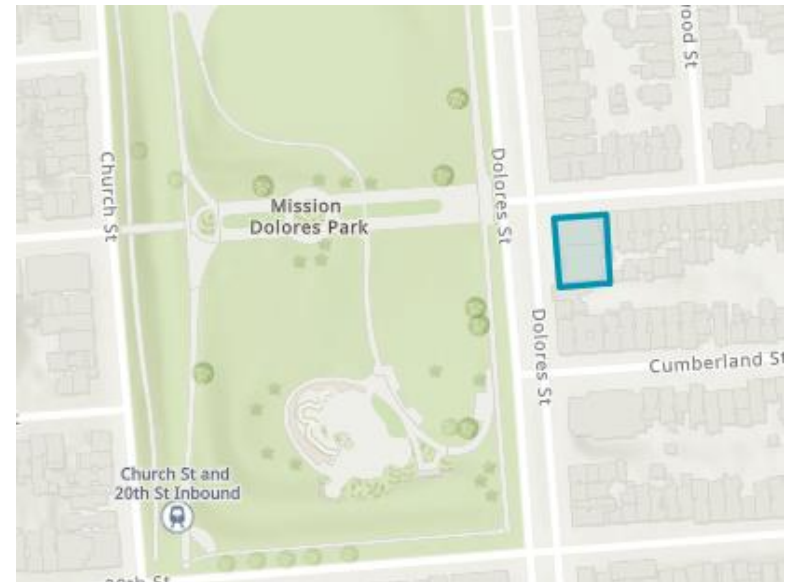
Significant as an intact example of a Gothic Revival church with Romanesque elements.

Period of Significance: 1910

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; Inner Mission North Historic Resources Survey (2011)



Address: 3689 19th St.

Block/Lot: 3598/060

Zoning: RH-3

Parcel Area: 9,687 sf

Year Built: 1910

Architect: Rev. Francis W. Reid



Guerrero Street Double Stick Eastlake House

Significant as a unique example of a double house in the Stick Eastlake style.

Period of Significance: 1894

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; South Mission Historic Resources Survey (2010)



Address: 1415 - 1417 Guerrero St. **Block/Lot:** 6568/011B

Zoning: RH-3

Parcel Area: 3,297 sf

Year Built: 1894

Builder: Fernando Nelson



Henry Street Rowhouses

Significant as an intact example of a Stick/Eastlake multi-family building, and for Duboce Triangle's development history.

Period of Significance: 1892

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

Historic Context Statement: Duboce Triangle

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: 191-197 Henry St.

Block/Lot: 3540/092

Zoning: RH-3

Parcel Area: 3,200 sf

Year Built: 1892

Builder: Unknown



Holy Innocents Church

Significant as a rare example of a Carpenter Gothic church, designed by Architect of Merit Earnest Coxhead.

Period of Significance: 1890

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; Historic Resource Evaluation (2015)



Address: 455 Fair Oaks St.

Block/Lot: 6533/027

Zoning: RH-3

Parcel Area: 6,246 sf

Year Built: 1890

Architect: Earnest Coxhead



De Urioste / James C. Hormel Mansion

Significant as the former residence of the de Uriostes, a pioneering San Francisco family, and James C. Hormel, LGBTQ philanthropist, activist and diplomat; as well as an exemplary Queen Anne property.

Period of Significance: 1899-2012

Significance Criteria: 2 (People), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Historic Resource Evaluation (2013)



Address: 181 Buena Vista Ave. East **Block/Lot:** 1258/026

Zoning: RH-3

Parcel Area: 913,555 sf

Year Built: 1899

Architect: Nathaniel
Blaisdell



John C. Clark House

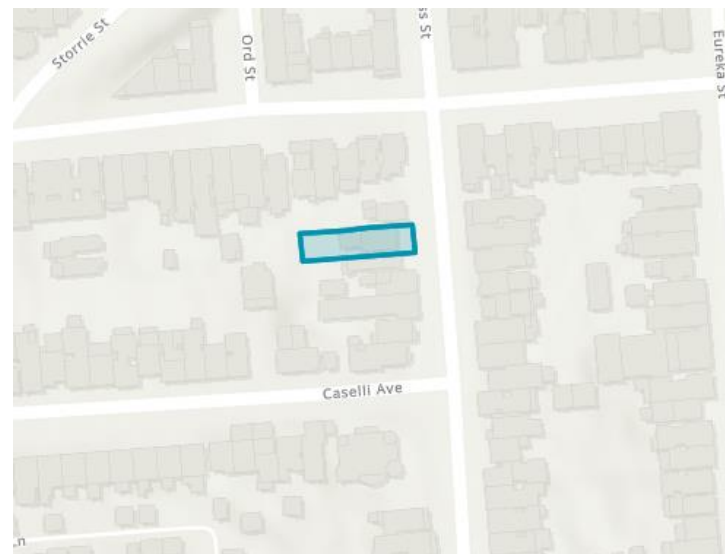
Significant for its association with early residential development of Corbett Heights and as a rare expression of a San Francisco chalet style home.

Period of Significance: 1885

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

Historic Context Statement: Corbett Heights

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: 210 Douglass St.

Block/Lot: 2691/002

Zoning: RH-2

Parcel Area: 3,598 sf

Year Built: 1885 (c.)

Architect: John J. Clark



Kirby House and Phoenix Brewery Building

Significant for its association with the early history of brewing and industrial production in Eureka Valley and San Francisco.

Period of Significance: 1885

Significance Criteria: 1 (Events)

Historic Context Statement: Eureka Valley

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: 560 & 552 Noe St

Block/Lot: 3583/012,
3583/011

Zoning: RH-3

Parcels Area: 9,374 sf

Year Built: 1885

Architect: N/A



Lange Home

Significant for its association with early Cole Valley history and as an exemplary Queen Anne home designed by Architect of Merit August Nordin.

Period of Significance: 1900

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

Historic Context Statement: Architecture, Planning, and Preservation Professionals: A Collection of Biographies

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: 199 Carl St.

Block/Lot: 1273/034

Zoning: RH-3

Parcels Area: 3,750 sf

Year Built: 1900

Architect: August Nordin



Mission Dolores Academy

Significant for its Mission Revival architecture.

Period of Significance: 1932

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Market Octavia (2010)



Address: 3371 16th St.

Block/Lot: 3566/055

Zoning: RH-3

Parcels Area: 51,326 sf

Year Built: 1932

Architect: H.A. Minton



Lebanon Presbyterian Church/ Noe Valley Ministry

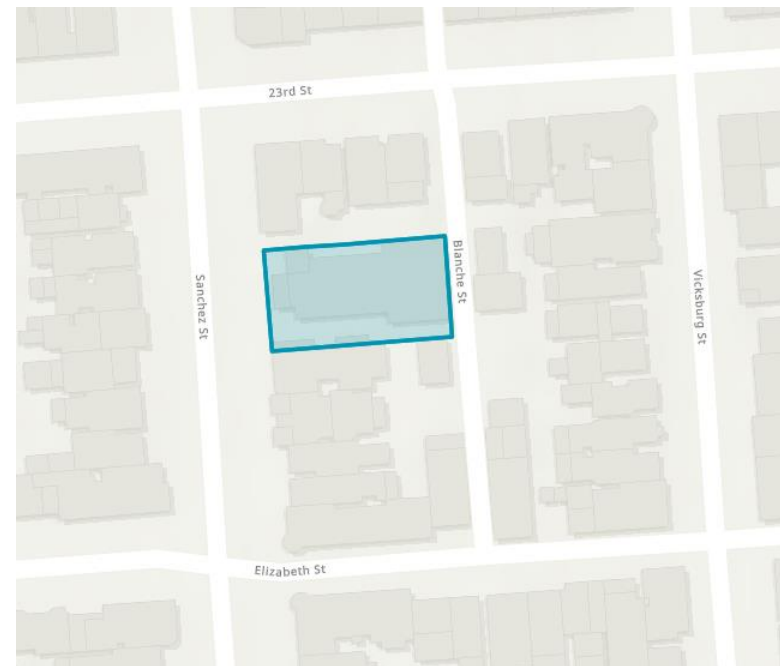
Significant as an early and rare example of Carpenter Gothic architecture in San Francisco.

Period of Significance: 1888-1891

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Historic Resource Evaluation, 2010



Address: 1021 Sanchez St. **Block/Lot:** 3652/033

Zoning: RH-3

Parcel Area: 7,636 sq ft

Year Built: 1889

Architect: Charles Geddes / William Curlett



The Poole-Bell House

Significant as an early Glen Park home, its association with Teresa Bell, and as an intact example of Italianate architecture with a Second Empire addition.

Period of Significance: 1872

Significance Criteria: 1 (Events), 2 (People), 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: 192 Laidley St.

Block/Lot: 6665/107

Zoning: RH-1

Parcel Area: Unknown

Year Built: 1872

Builder: John Pascoe Poole



Power House

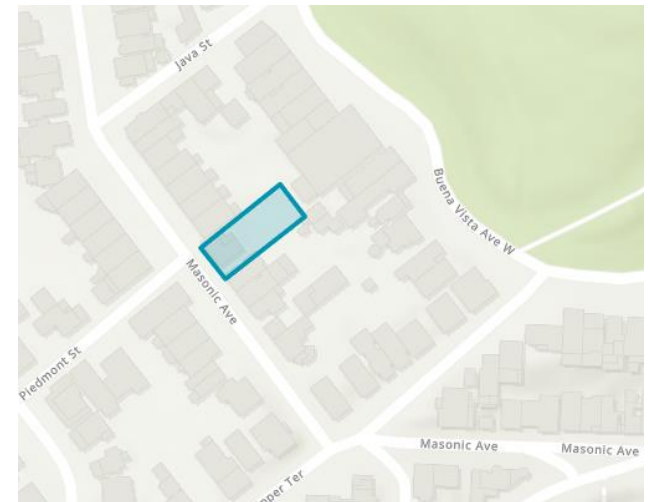
Significant an exemplary residential property designed by Architect of Merit Bernard Maybeck.

Period of Significance: 1910

Significance Criteria: 3 (Architecture)

Historic Context Statement: Architecture, Planning, and Preservation Professionals: A Collection of Biographies

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: 1526
Masonic Ave.

Block/Lot: 2616/039

Zoning: RH-2

Parcel Area: 6,250 sf

Year Built: 1910

Architect: Bernard Maybeck



Second Christian Science Church

Significant an exemplary Beaux-Arts building designed by Architect of Merit William H. Crim.

Period of Significance: 1917

Significance Criteria: 3 (Architecture)

Historic Context Statement: Architecture, Planning, and Preservation Professionals: A Collection of Biographies

Past Survey/Evaluations: Inner Mission North (2011)



Address: 651 Dolores St.

Block/Lot: 3598/172

Zoning: RH-3

Parcel Area: 14,820 sf

Year Built: 1917

Architect: William H. Crim



Shaughnessy Home

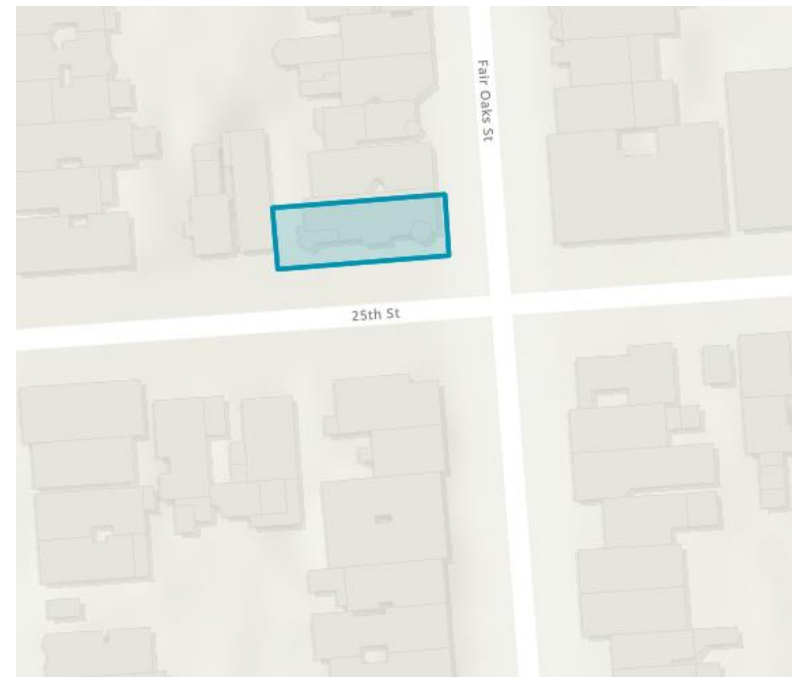
Significant as an exemplary Queen Anne home.

Period of Significance: 1890

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: 394 Fair Oaks St.

Block/Lot: 6511/042

Zoning: RH-3

Parcel Area: 3,430 sf

Year Built: 1890(c.)

Builder: William Shaughnessy



Tietz/Beneke House

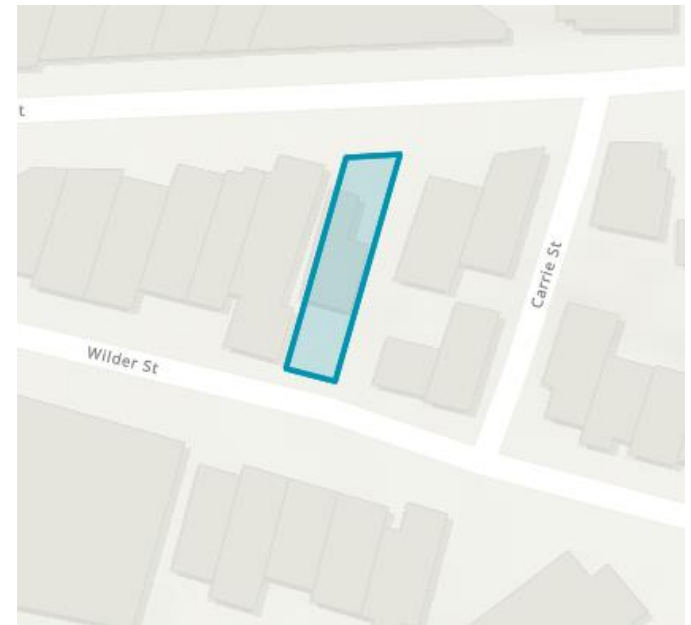
Significant as Glen Park's oldest property and a rare example of Folk Victorian architecture.

Period of Significance: 1886

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

Historic Context Statement: N/A

Past Survey/Evaluations: Glen Park Community Plan
Historic Resource Survey (2011)



Address: 657 Chenery St.	Block/Lot: 6742/030
Zoning: Glen Park NCT	Parcel Area: 2,748 sf
Year Built: 1886	Builder: Unknown

THANK YOU



San Francisco Planning
www.sfplanning.org

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

San Francisco
Planning

Alex Westhoff
SF Planning

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

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

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: