

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

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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 No.**
5 **0532, Lot No. 010.**

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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 in
21 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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