[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.

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, The 1968 book "Here Today, San Francisco's Architectural Heritage", by the Junior League of San Francisco, Inc. discusses the property; and

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

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

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

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

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

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