**File No.** 260256 **Committee Item No.** 8
**Board Item No.** 27

# COMMITTEE/BOARD OF SUPERVISORS

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**Committee:** Land Use and Transportation **Date:** March 23, 2026
**Board of Supervisors Meeting:** **Date:** March 24, 2026

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**Prepared by:** John Carroll **Date:** March 20, 2026
**Prepared by:** John Carroll **Date:** March 23, 2026
**Prepared by:** **Date:**

[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.

Member, Board of Supervisors
District 7

City and County of San Francisco

**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

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:

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| **File No. 260249** | **Initiating Landmark Designation - Century Club of California**<br>Sponsors: Sherrill; Mandelman |
| **File No. 260250** | **Initiating Landmark Designation - Religious School for the Congregation Emanu-El/Grabhorn Press Building**<br>Sponsors: Sherrill; Mandelman |
| **File No. 260251** | **Initiating Landmark Designation - Inverness Garage**<br>Sponsors: Sherrill; Mandelman |
| **File No. 260252** | **Initiating Landmark Designation - Allen-Weaver-Durant-Smith Auto Showroom**<br>Sponsors: Sherrill; Mandelman |
| **File No. 260253** | **Initiating Landmark Designation - First Church of Christ Scientist**<br>Sponsors: Sherrill; Mandelman |
| **File No. 260254** | **Initiating Landmark Designation - Golden Gate Spiritualist Church**<br>Sponsors: Sherrill; Mandelman |
| **File No. 260255** | **Initiating Landmark Designation - Pacific States Telephone and Telegraph Company / National Urban League**<br>Sponsors: Sherrill; Mandelman |
| **File No. 260256** | **Initiating Landmark Designation - Mr. Cudworth's House**<br>Sponsors: Sherrill; Mandelman |
| **File No. 260257** | **Initiating Landmark Designation - Upper Fillmore Storefronts**<br>Sponsors: Sherrill; Mandelman |

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

- [x] 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):

Sherrill

Subject:

Initiating Landmark Designation - Mr. Cudworth's House

Long Title or text listed:

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.

Signature of Sponsoring Supervisor: /s/ Stephen Sherrill