

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 3

*CHR Status Code 3CS District appears eligible for California Register through survey evaluation.

*Resource Name or # Hidalgo Terrace

D1. Historic Name: Hidalgo Terrace

D2. Common Name: Hidalgo Terrace

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of the district.):

The Hidalgo Terrace California Register eligible district is an area of San Francisco, a densely developed urban area. The District is located in the northern portion of the Inner Mission neighborhood of San Francisco. The Mission neighborhood is located in the eastern-central portion of the City, and is located on generally flat lands that slope gently from west to east. Street trees have been integrated into the sidewalks. There are curbs of either stone or concrete at the sidewalk. The street is paved in asphalt. The area has underground utilities. ([See Continuation Sheet](#))

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.)

The Hidalgo Terrace historic district includes the portions of San Francisco Assessor's Block 3545 known as lots: 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46. This includes properties known as 1, 2, 7, 8, 14, 15, 20, 25, 26, 31, 32, and 35 Hidalgo Terrace; as well as 155 and 159 Dolores Street. All buildings within the district are contributory. ([See Continuation Sheet for map](#))

*D5. **Boundary Justification:**

Hidalgo Terrace is a small dead-end street that was developed between 1919 and 1925. On Oct. 20, 1916 Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson; and was accepted by Board of Supervisors' Resolution 13633 (new series). The street was parceled out and the lots sold for speculative development. Other lots were created from the larger tract of land owned by the Thompson sisters, but Hidalgo Terrace was one of the last parts of land to be developed on their grandfather's former estate. The buildings in the eligible Hidalgo Terrace district also represent a departure from the earlier development and reconstruction building activities in the Mission neighborhood. The two matched apartment buildings at the corners of Hidalgo Terrace and Dolores street form a gateway into the enclave of smaller dwellings.

*D6 **Significance: Theme** Early Infill Development **Area** San Francisco
Period of Significance 1914-1930 **Applicable Criteria** CR 1 and 3

(Discuss district's importance in terms of historical context as defined by theme, period, and geographic scope. Also address the integrity of the district as a whole)

California Register Criteria: Criterion 1 -- Associated with events that have made a significant contribution to the broad patterns of our history (*represents an important precedent of a pattern of development in San Francisco*); and Criterion 3 -- Embody the distinctive characteristics of a type, period, or method of construction.

([See Continuation Sheet](#))

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

Inner Mission North Context Statement, San Francisco Planning Department, 2003.

NRB: Historic Residential Suburbs: Guidelines for the Evaluation and Documentation, NPS 2002.

*D8. **Evaluator:** N. Moses Corrette **Date:** 10 September, 2003
Affiliation and Address: City and County of San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3

Resource Name or # Hidalgo Terrace

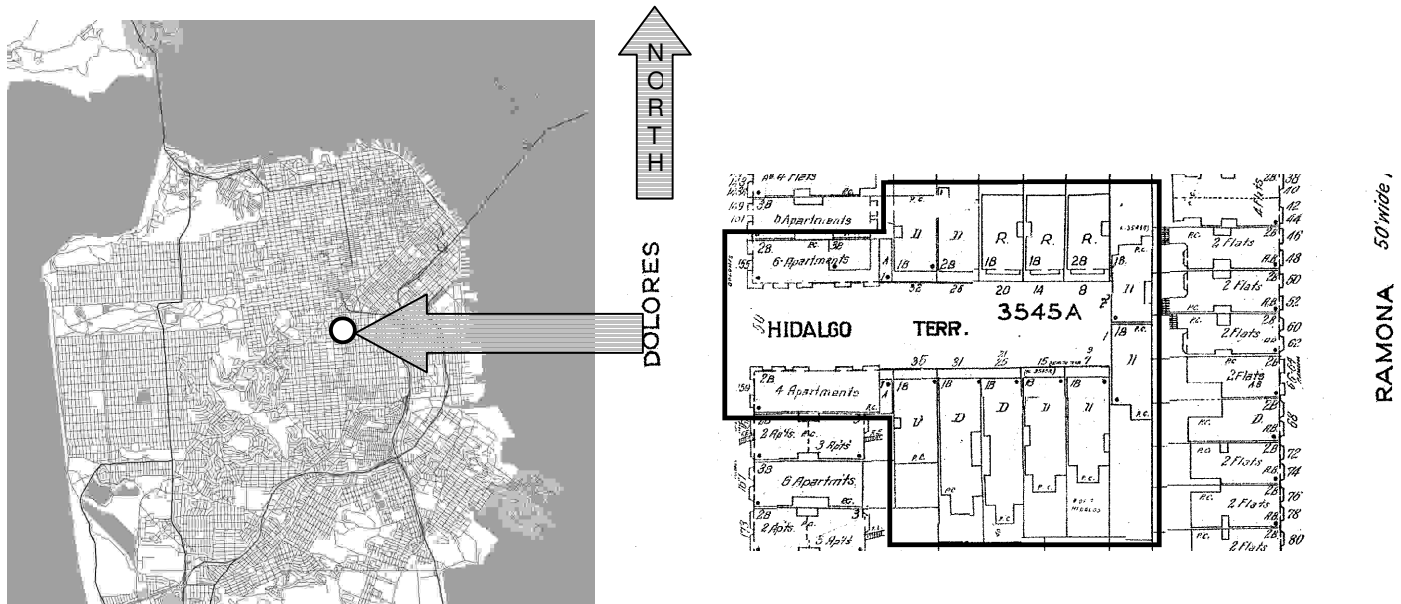
*Recorded by Planning Department – City and County of San Francisco

*Date 10 Sept 2003 ☒ Continuation ☐ Update

***D3. Continued**

The proposed Hidalgo Terrace California Register Eligible District encompasses the single small cul-de-sac of buildings. The buildings are nearly all two-story stucco-clad single-family row houses, with the notable distinction that the two buildings that mark the entrance to Hidalgo Terrace from Dolores Street are three-story apartment buildings. Two of the single-family dwellings are three stories, one erected as such, and the second altered to that height. Most include a recessed garage door on the ground floor. There are front setbacks with small front greenspace on all buildings save for the two apartment buildings that form a gate into the small street.

***D4. Continued Map**



Proposed Hidalgo Terrace California Register Eligible District

***D6. Continued**

Historical Context: This area constitutes a potential California Register district based on the significance of the group under California Register Criteria 1 and 3. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The eligible district also embodies the distinctive characteristics of a building type, period, and method of construction.

The theme for reviewing this context is the development of speculative housing blocks on large parcels with a new style and method of construction and a new pattern of development. Speculative development of housing blocks has always been part of San Francisco's built history. The development of Hidalgo Terrace denotes a marked change in housing type. Single-family homes have always been available for wealthy San Franciscans, and housing for working families was available as early as the 1870s. In the 1880s John Cotter Pelton, Jr.'s plans for worker's cottages were widely built in the periphery of the city. After the disaster of 1906, San Francisco lost roughly half of its housing. Multi-family housing was built almost exclusively for the next ten years. In the 1910s, San Francisco's public transportation system was greatly expanded, and the western portion of the city was opened for development. That development began in the Inner Richmond for wealthy San Franciscans with large homes of great architectural detail. From 1906 into the 1920s, single-family worker's housing was rare.

This small block of two-story stucco bungalows erected between 1919 and 1925 is a direct precedent to the thousands of single-family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, DPR 523L

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # Hidalgo Terrace

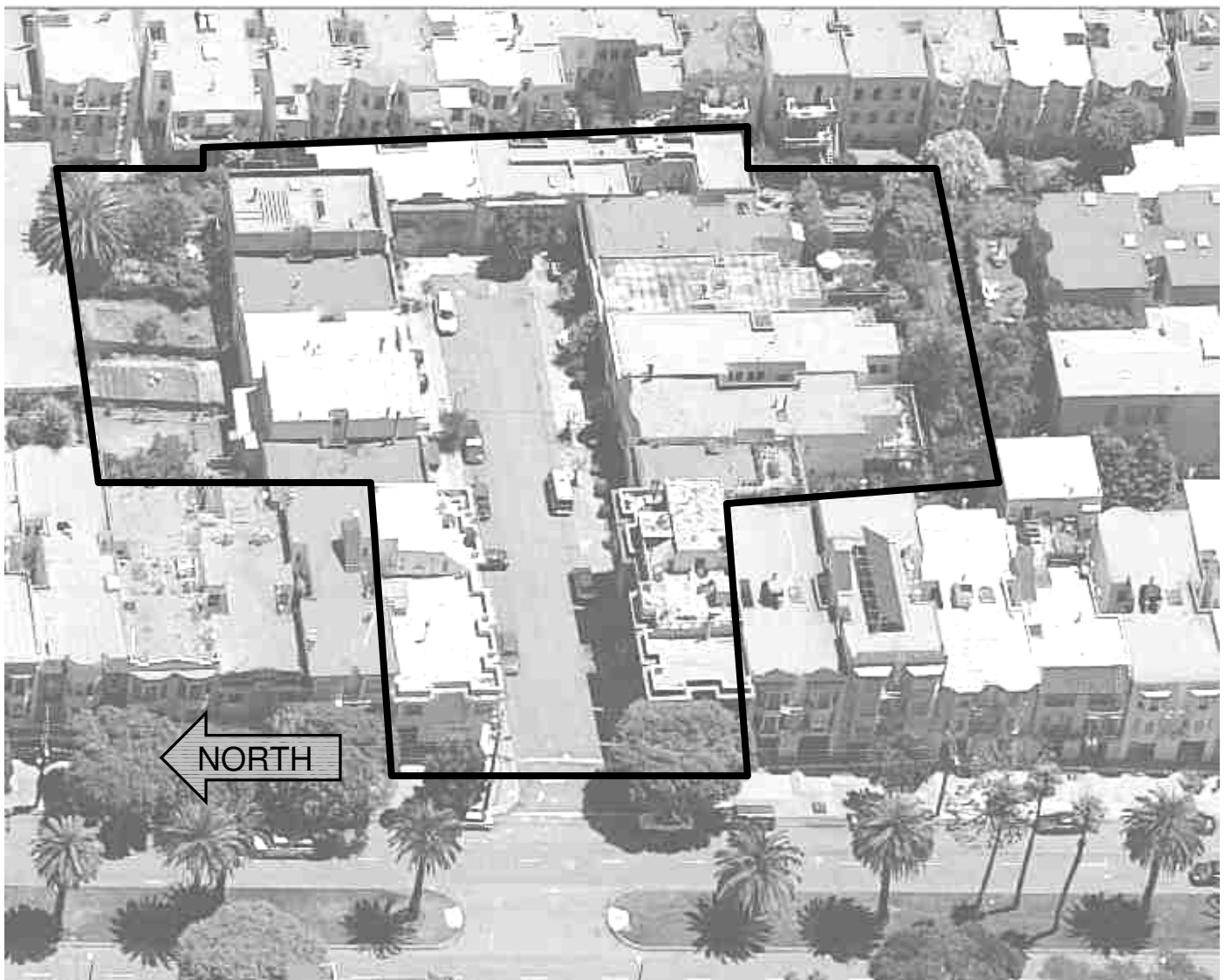
*Recorded by Planning Department – City and County of San Francisco

*Date 10 Sept 2003 ☒ Continuation ☐ Update

from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean revival styles, with an eclectic mix of architectural iconography. This housing type of developer-block single-family worker's housing requires large parcels of land more commonly found in the western half of San Francisco in the first half of the 20th Century. It is not known if this is the earliest or only example of this sort of development in San Francisco, or if the developer's intended for it to be a model for the western expansion of the City.

The reconstruction of San Francisco was carried out privately, without a grand plan imposed by the City officials. San Francisco had no zoning ordinance before 1921. In the 1921 ordinance, all numbered streets between 15th and 26th, as well as all of Mission and Valencia and portions of Guerrero and Church streets were zoned for commercial uses. Rebuilding from 1906 was the collaborative effort of many individuals, and not the work of a few. In the evaluation of the reconstruction of San Francisco, there are no clear and distinct associations with persons per California Register Criterion 2.

The integrity of the Hidalgo Terrace district is high. The form, massing and detail have been maintained in almost every building. One building has had a sympathetic third story added, and several have replacement windows.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____ Reveiwer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **1 Hidalgo Terrace**

P1. Other Identifier:

Form Number 271

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 1 Hidalgo Tr **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 039

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building. The ground floor contains a wood slab paneled garage door gated, recessed entry in the first bay with a service door in the reveal wall, and gated, recessed entry in the first bay with a service door in the reveal wall in the second. The shaped openings of both are adorned with cast plaster hoods. The second story features a Chicago-style window in each bay. A diamond shaped decorative element is located on the building wall between the windows.

The windows are wood casements with transoms. The Spanish-tiled pent roof cornice covers the façade to the outer edges of the second floor windows. There is a shaped, coped parapet with merlons at the outer corners. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking east
2/25/02

***P6. Date Constructed/Age and Sources**

1919 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

CAUFIELD KIRSTEN

1 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Recor ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number **271**

Page 2 of 3 *Resource name(s) or number **1 Hidalgo Terrace**

CHR Status Code **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-Family Dwelling

B4. Present Use: Single-Family Dwelling

***B6 Construction History:**

Erected c. 1919-1921. Note, the original building permit was not located, but an undated photograph depicts number 2 Hidalgo alone at the end of the street. The assessor states that number 2 Hidalgo was erected in 1920. 1988 - Horizontal Addition.

***B5 Architectural Style:** Spanish Colonial

***B7. Moved?** ☒ No

Date: _____

Original Location _____

***B8. Related Features:**

Bungalow

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Single Family

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, the rear porches and back yards of several residential buildings were located at this location. By 1901, the land was owned by Adrienne and Nellie Thompson. The property was destroyed by the earthquake and fire of 1906 at which time the Thompson sisters owned it. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). The present building was erected in 1919, and owned in 1920 by the Thompson sisters. From at least 1935 to 1946, the building was owned by Edith C. Nielson.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

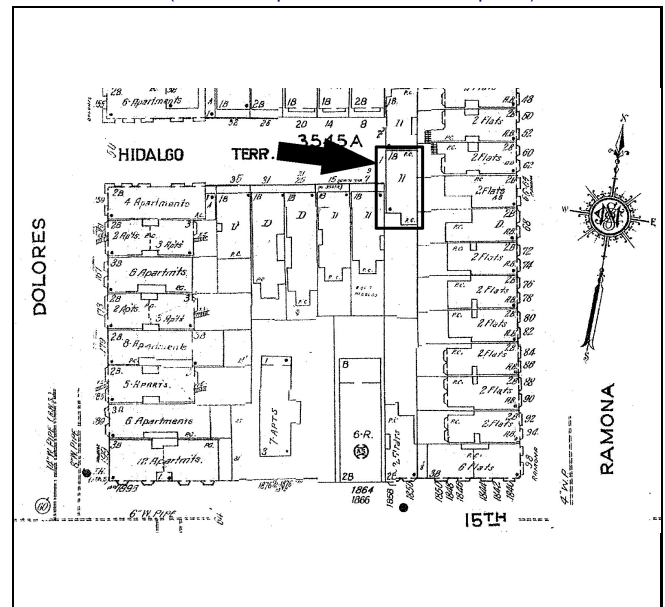
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



Page 3 of 3 Resource Name or # 1 Hidalgo

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☒ Continuation ☐ Update

B10. Continued

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography.

This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as cast plaster decorations, shaped parapet, and tiled projecting cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____

Reveiwed _____

Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **2 Hidalgo Terrace**

P1. Other Identifier:

Form Number 272

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County**

San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 2 Hidalgo Tr

City San Francisco

Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 040

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building. The ground floor contains a gated, recessed entry in the first bay with a service door in the reveal wall, and a wood slab paneled garage door in the second. The shaped openings of both are adorned with cast plaster hoods. The second story features a Chicago-style window in each bay -- each with a planter box. A diamond shaped decorative element is located on the building wall between the windows.

The windows are wood casements with transoms. The bracketed Spanish-tiled pent roof cornice covers the façade to the outer edges of the second floor windows. There is a shaped, coped parapet with merlons at the outer corners. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking east
2/25/02

***P6. Date Constructed/Age and Sources**

1920 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

LESLIE JOSEPH A JR & JUDGE

2 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number **272**

Page 2 of 3 *Resource name(s) or number **2 Hidalgo Terrace**

CHR Status Code **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-Family Dwelling

B4. Present Use: Single-Family Dwelling

***B6 Construction History:**

Erected c. 1920. Note, no original building permit was located, however an undated photograph from 1920 depicts this building.

***B5 Architectural Style:** Spanish Colonial

***B7. Moved?** ☒ No

Date: _____

Original Location _____

***B8. Related Features:**

Bungalow

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Single Family

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by a rambling single-family dwelling. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, the building was removed, and the land was vacant. By 1901, the land was owned by Adrienne and Nellie Thompson. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). In 1920, the Thompson sisters sold the lot to Harold Everett, who had the present building erected that same year. In 1935, the building was owned by James H. and Ida P. Flemming, and in 1946 by Kate and Alfred Kilner.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

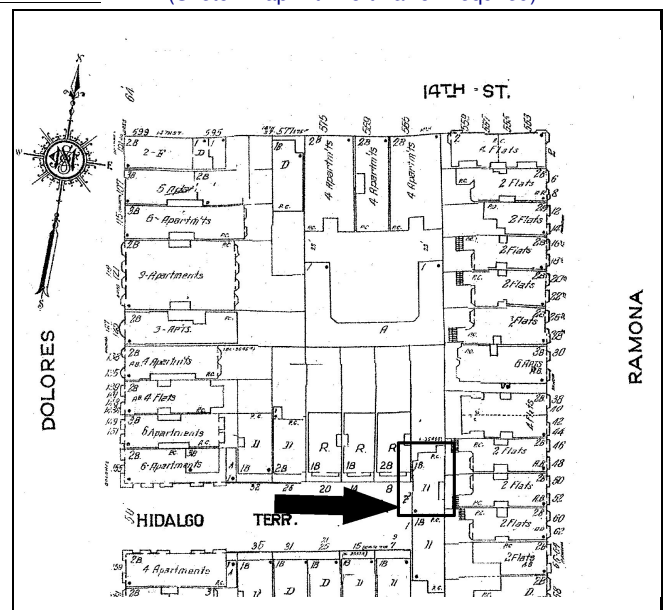
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or # **2 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003

☒ Continuation

☐ Update

B10. Continued

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry, including garage doors; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as window boxes, cast plaster decorations, shaped parapet, and tiled projecting cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
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Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____

Reveiwler _____

Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **7 Hidalgo Terrace**

P1. Other Identifier: 9 hidalgo Terrace

Form Number 273

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 7 Hidalgo Tr

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 038

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground floor contains a recessed a pair of single-leaf wood paneled garage doors with a service door in the reveal wall in the first building bay, and a recessed entry in the second. Both have shaped openings. The second story features a Chicago-style window in the first building bay, and a pair of windows in the second.

The windows are a combination of wood casements and 6/1 wood double hung Craftsman sash. There is a simple bracketed cornice with dentil band, and a shaped, coped parapet with merlons at the outer corners. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking south
2/25/02

***P6. Date Constructed/Age and Sources**

1922 ☒ Historic

Building permit

***P7. Owner and Address:**

DEMAURO JAMES J JR & MOORE

7 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Recor ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number **273**

Page 2 of 3 *Resource name(s) or number **7 Hidalgo Terrace**

CHR Status Code **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-Family Dwelling

B4. Present Use: Single-Family Dwelling

***B6 Construction History:**

BPA 1922 - Erect a one story over basement frame bungalow building on a concrete foundation 25x50, with rustic and plaster sheathing, for \$2,800. 1987 - termite repair

***B5 Architectural Style:** Spanish Colonial

***B7. Moved?** ☒ No

Date: _____

Original Location _____

***B8. Related Features:**

Bungalow

B9a. Architect: none

B9b. Builder: Arthur H. Klahm (1334 21st St)

***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Single Family

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, portions of three residential buildings oriented on and east-west axis on a new street : Aileen Av. was located at this location. By 1901, the land was owned by Adrienne and Nellie Thompson. The property was destroyed by the earthquake and fire of 1906 at which time the Thompson sisters owned it. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). The Thompson sisters owned the vacant lot in 1920. In 1922, William J. Barnmeister had the present building erected by Arthur H. Klahm. By 1935, it was owned by Gudmund and Caren Olsen. In 1946, it was owned by Eldridge and Alice Loewenguth.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

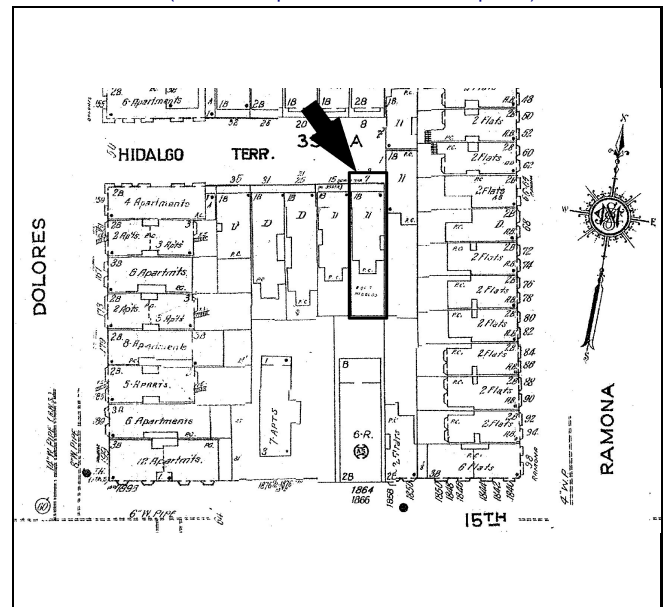
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3 Resource Name or # **7 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003 ☒ Continuation ☐ Update

B10. Continued

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry, including garage doors; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as the shaped parapet and projecting cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **8 Hidalgo Terrace**

P1. Other Identifier:

Form Number 274

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 8 Hidalgo Tr **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 041

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground floor contains a gated, recessed entry in the first bay, and a sectional wood overhead garage door with a service door in the reveal wall centered on the facade. The majority of the second story projects from the main building wall, and features a band of three wide windows. The third story added in 1990 features a pair of windows in each building bay.

The windows are vinyl sliding sash on the second floor, and 4/1 double hung vinyl sash on the third floor. There is a cornice with dentil band over the second floor projection from the original construction. The original parapet has been removed and replaced with a wood balconette between the merlons at the outer corners. A cornice on the third floor consists of a Spanish tile clad pent roof. A segmental arch shaped, coped parapet has a voided keystone and merlons at the outer corners. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking north
2/25/02

***P6. Date Constructed/Age and Sources**

1920 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

SEGAL TRUST
% PAUL & SUSAN J SEGAL
8 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number **274**

Page 2 of 3 *Resource name(s) or number **8 Hidalgo Terrace**

CHR Status Code **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-Family Dwelling

B4. Present Use: Single-Family Dwelling

***B6 Construction History:**

BPA 1920 - erect a one story over garage frame building on a concrete foundation 25x46 with rustic and plaster exterior, for \$4,000. 1989 - VERTICAL ADDITION

***B5 Architectural Style:** Spanish Colonial

***B7. Moved?** ☒ No

Date: _____

Original Location _____

***B8. Related Features:**

Bungalow

B9a. Architect: none

B9b. Builder: John J. Binet Co. (68 Ramona)

***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Single Family

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by the rear portions and back yard of a rambling single-family dwelling. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, the building was removed, and the lot was vacant. By 1901, the land was owned by Adrianne and Nellie Thompson. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). In 1920, the Thompson sisters sold the lot to Harold Everett, who had the present house built that same year. In 1935, the building was owned by Hilda Jacobs, and by 1946, it was owned by her heirs, Joseph J., Mull, and Birdie Jacobs.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

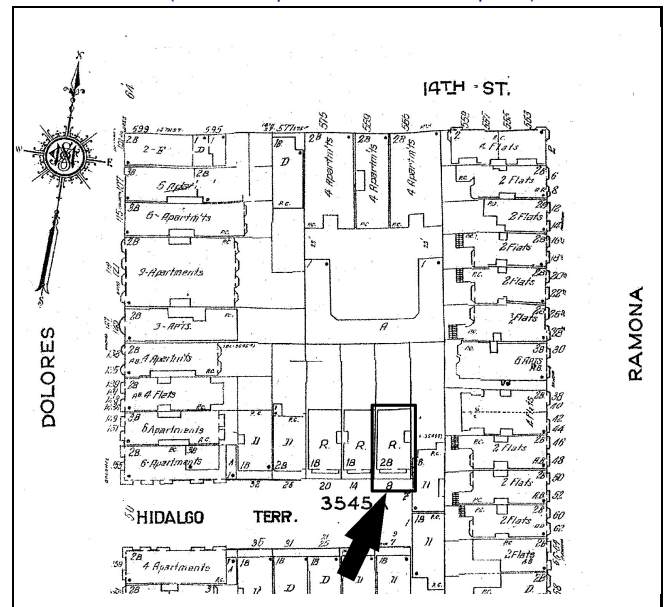
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # **8 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003

☒ Continuation

☐ Update

B10. Continued

Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. The addition of a new third floor, and the alteration of the second floor fenestration in 1989 have affected the integrity of feeling of the building and the district to a small degree. The design of the third floor is drawn from neighborhood precedent, and is not detrimental. This property retains integrity of location, setting, a dense urban fabric, workmanship, materials, and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; and architectural elements such as the second floor cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **14 Hidalgo Terrace**

P1. Other Identifier:

Form Number 275

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 14 Hidalgo Tr **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 042

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground story features a recessed wood slab paneled garage door with a service door in the reveal wall in the first building bay, a small single window, and a gated, recessed entry in the second. The shaped openings of both are adorned with cast plaster hoods. The majority of the second story projects from the main building wall, and features two Chicago-style windows.

The windows are sliding aluminum sash. There is a block modillion cornice with dentil band over the second floor projection, and a segmental arch shaped parapet with a plaster keystone and coped merlons at the outer corners. There are tiles arranged in an open diamond pattern within the merlons, as well as below the second floor windows. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking north
8/29/2002

***P6. Date Constructed/Age and Sources**

1920 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

MCCORMICK, ED & VIV LIVING
% M. SIMROFF
2 Nelson Lane
Orinda CA 94563

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORDForm Number **275**Page 2 of 3 *Resource name(s) or number **14 Hidalgo Terrace**CHR Status Code **3CD****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Single-Family Dwelling**B4. Present Use:** Single-Family Dwelling***B6 Construction History:*****B5 Architectural Style:** Spanish Colonial

BPA 1920 - erect a one story over garage frame building on a concrete foundation 25x46 with rustic and plaster exterior, for \$4,000.

B7. Moved?** ☒ No**Date:** _____**Original Location** _____B8. Related Features:**

Bungalow

B9a. Architect: none**B9b. Builder:** John J. Binet Co. (68 Ramona)***B10. Significance:** Theme Early Infill Development**Area:** San Francisco 1906 fire-zone**Period of Significance** 1914-1930 **Property Type** Single Family**Applicable Criteria (NR):** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant land behind a single-family dwelling. In 1894, it was part of a larger parcel owned by Ellen Bolton. In 1899, the lot was still vacant. By 1901, the land was owned by Adrianne and Nellie Thompson. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). In 1920, the Thompson sisters sold the lot to Harold Everett, who had the present house built that same year. In 1935, the house was owned by Neva Kuhlman, and in 1946 by Harold and Daisy Barry.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

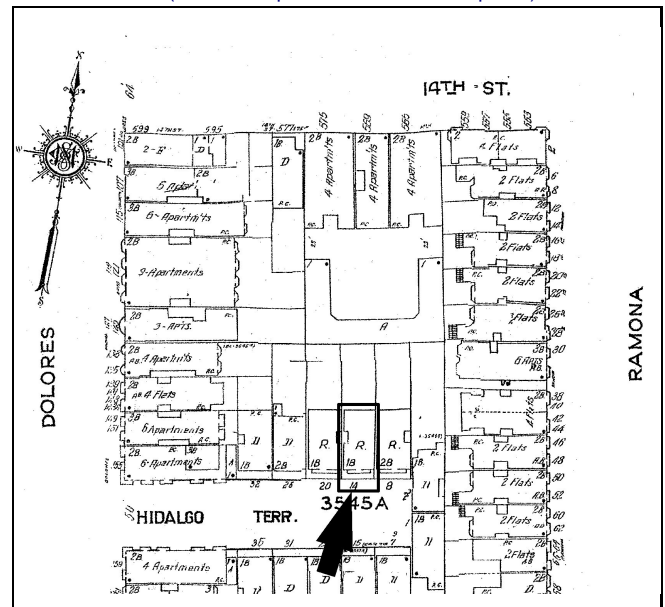
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or # 14 Hidalgo

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003

☒ Continuation

☐ Update

B10. Continued

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement windows, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; window surrounds and openings; and architectural elements such as the shaped parapet and projecting cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **15 Hidalgo Terrace**

P1. Other Identifier:

Form Number 276

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 15 Hidalgo Tr **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 037

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground floor contains a gated, recessed entry in the first bay, and a recessed wood sectional overhead garage door with a service door in the reveal wall in the second. The shaped openings of both are adorned with cast plaster hoods. The second story projects slightly over the first, and features a Chicago-style window in each building bay.

The windows are wood Craftsman six-light casements with divided light transoms. The bracketed stucco cornice is shaped as two, open-end gables centered over the second story windows. There is a plain, coped parapet. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking south
2/25/02

***P6. Date Constructed/Age and Sources**

1921 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

DAVELLA DONALD

15 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number **276**

Page 2 of 3 *Resource name(s) or number **15 Hidalgo Terrace**

CHR Status Code **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-Family Dwelling

B4. Present Use: Single-Family Dwelling, Plus Two Apartment

***B6 Construction History:**

BPA 1921 - Erect a one story over basement frame building on a concrete foundation 25x59, sheathed in rustic and plaster, for \$3,000. 1985 - Apply Alcoa siding to exterior walls of home.

***B5 Architectural Style:** Spanish Colonial

***B7. Moved?** ☒ No

Date: _____

Original Location _____

***B8. Related Features:**

Bungalow

B9a. Architect: none

B9b. Builder: Mangels Brothers (4792 Mission)

***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Single Family

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, a street Aileen Av. was located at this location. By 1901, the land was owned by Adrienne and Nellie Thompson. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). The Thompson sisters owned the vacant lot in 1920. In 1921, Harold Everett had the house erected by the Mangels Brothers. From at least 1935 to 1946, Bertha F. Zingg owned the house.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

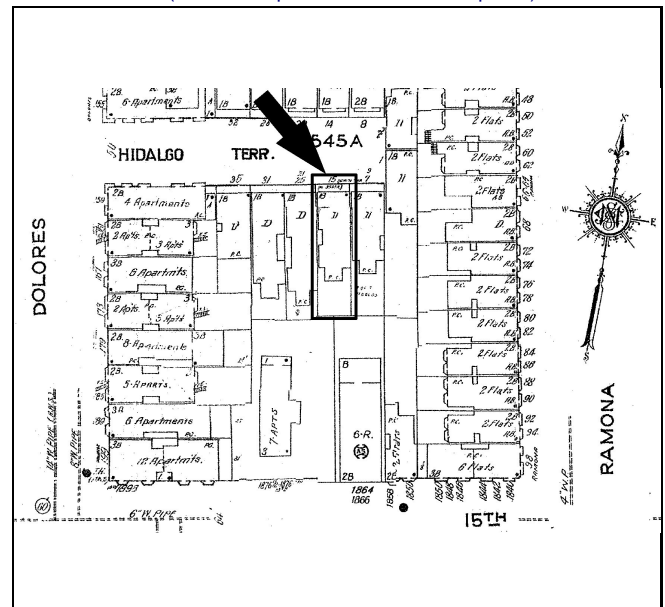
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or # **15 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003

☒ Continuation

☐ Update

B10. Continued

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as the shaped cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reveiwer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **20 Hidalgo Terrace**

P1. Other Identifier:

Form Number 277

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 20 Hidalgo Tr **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 043

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground floor contains a gated, recessed entry in the first bay, and a recessed wood slab paneled garage door with a service door in the reveal wall in the second. There are shaped openings for both. The majority of the second story projects from the main building wall, and features two Chicago-style windows.

The windows are sliding aluminum sash. There is a simple cornice over the second floor projection, and an elaborate shaped parapet. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Mission Revival

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking north
2/25/02

***P6. Date Constructed/Age and Sources**

1920 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

SIMCOFF, MELANIE & LANNY B

2 Nelson Lane

Orinda CA 94563

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Recor ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORDForm Number **277**Page 2 of 3 *Resource name(s) or number **20 Hidalgo Terrace**CHR Status Code **3CD****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Single-Family Dwelling**B4. Present Use:** Single-Family Dwelling***B6 Construction History:*****B5 Architectural Style:** Mission Revival

BPA 1920 - erect a one story over garage frame building on a concrete foundation 25x46 with rustic and plaster exterior, for \$4,000.

B7. Moved?** ☒ No**Date:** _____**Original Location** _____B8. Related Features:**

Bungalow

B9a. Architect: none**B9b. Builder:** John J. Binet Co. (68 Ramona)***B10. Significance:** Theme Early Infill Development**Area:** San Francisco 1906 fire-zone**Period of Significance** 1914-1930 **Property Type** Single Family**Applicable Criteria (NR):** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, this location was the front yard of a single-family dwelling located just to the west of the lot. By 1901, the land was owned by Adrienne and Nellie Thompson. The property was destroyed by the earthquake and fire of 1906 at which time the Thompson sisters owned it. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). In 1920, the Thompson sisters sold the lot to Harold Everett, who had the present house built that same year. In 1935, the house was owned by Wesley and Ida Simons, and in 1946 by Nora and Frederick Beckh.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected.

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

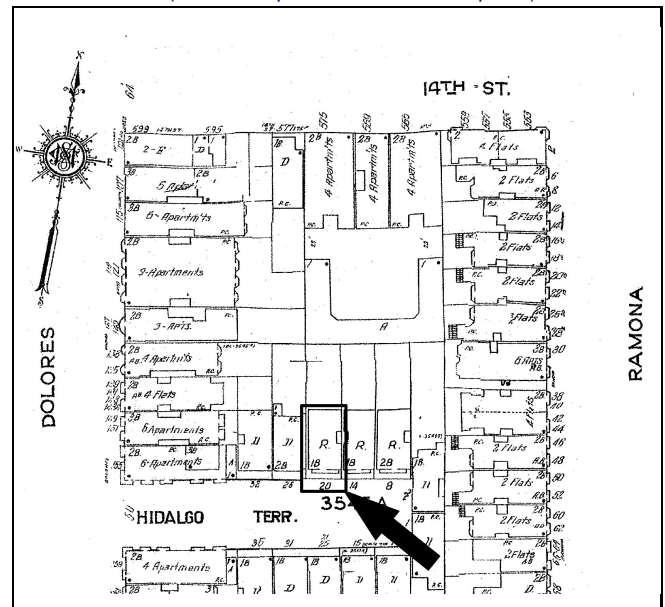
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or # **20 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003

☒ Continuation

☐ Update

B10. Continued

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: In 1919, Andrew Thompson's heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement windows, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; window surrounds and openings; and architectural elements such as the shaped parapet and simple cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____ Reveiwer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **25 Hidalgo Terrace**

P1. Other Identifier:

Form Number 278

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 25 Hidalgo Tr **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 036

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground story features a recessed entry in the first building bay, and a wide, recessed, sectional wood overhead garage door in the second. There is a scroll detail at the upper corners of each opening. The second story features three bays. The first and third contain a single window set in an elaborate plaster frame with a cast spandrel panel. The central bay contains a wide window and a wood balconette.

The windows are sliding aluminum sash with wood transoms. There is a simple cornice and plain parapet. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking south
2/25/02

***P6. Date Constructed/Age and Sources**

1922 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

AVANZINO RENATO L

2785 Dennis Court
Valley Springs CA 95252

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Recor ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number **278**

Page 2 of 3 *Resource name(s) or number **25 Hidalgo Terrace**

CHR Status Code **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-Family Dwelling

B4. Present Use: Single-Family Dwelling

***B6 Construction History:**

BPA 1922 - Erect a one story over basement frame building on a concrete foundation 25x73 with rustic and plaster sheathing, for \$6,000. 1990 - Widen garage door, driveway, and curb cut per tems (sic)

***B5 Architectural Style:** Spanish Colonial

***B7. Moved?** ☒ No

Date: _____

Original Location _____

***B8. Related Features:**

Bungalow

B9a. Architect: Arthur Stephen Bugbee

B9b. Builder: A. L. Thuline Co. (180 Jessie)

***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Single Family

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, the site of this lot was occupied by porticos of several one-story single-family dwellings, and their front yards and a portion of a new road: Aileen Av. By 1901, the land was owned by Adrianne and Nellie Thompson. The property was destroyed by the earthquake and fire of 1906 at which time the Thompson sisters owned it. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). The Thompson sisters owned the vacant lot in 1920. The present building was erected in 1922 by the A.L. Thuline Co. for Manuel Snyder, from plans by Arthur S. Bugbee. Snyder owned the property to at least 1935. In 1946, the building was owned by Carrie Reusche.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

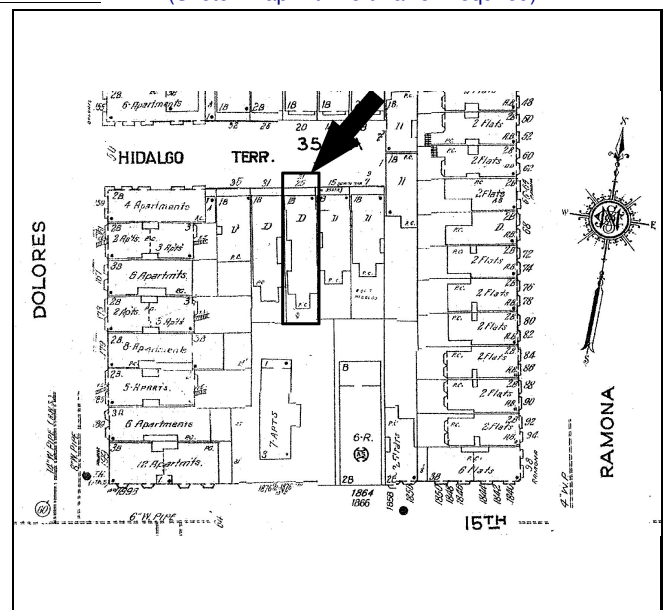
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # **25 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003 ☒ Continuation ☐ Update

B10. Continued

This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. Arthur Stephenson Bugbee (1879-1958) with the firm of Schirmer and Bugbee, operated his architectural firm at 26 Montgomery when he designed this building. According to City Directories, Bugbee practiced architecture in San Francisco from 1918-24 and 1927 and primarily designed single-family homes and multi-family buildings. He retired in 1949. ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement windows, and widened garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; doors and window surrounds; and architectural elements such as the balconette at the second floor.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____ Reveiwer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **26 Hidalgo Terrace**

P1. Other Identifier:

Form Number 279

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 26 Hidalgo Tr **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 044

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a three-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground story features a recessed wood slab paneled garage door in the first building bay, a small single window, and a gated, recessed entry in the second. The second story features two windows in each building bay. The third story features a Chicago-style window in each building bay, each under a blind segmental arch which contains a cast plaster decorative element. The second and third stories have narrow side setbacks.

The windows are sliding aluminum sash. The simple, projecting cornice follows the façade and returns on the narrow side setbacks. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Mixed

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking north
2/25/02

***P6. Date Constructed/Age and Sources**

1923 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

GUILLERMO LAURA A & PAUL M

26 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Recor ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORDForm Number **279**Page 2 of 3 *Resource name(s) or number **26 Hidalgo Terrace**CHR Status Code **3CD****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Single-Family Dwelling**B4. Present Use:** Single-Family Dwelling***B6 Construction History:**

BPA 1922 - Erect a two story over basement frame building on aq concrete foundation 25x49, sheathed in cement on front, and rustic on sides and rear, for \$5,800.

B5 Architectural Style:** MixedB7. Moved?** ☒ No**Date:** _____**Original Location** _____***B8. Related Features:**

Bungalow

B9a. Architect: none**B9b. Builder:** (day work)***B10. Significance:** Theme Early Infill Development**Area:** San Francisco 1906 fire-zone**Period of Significance** 1914-1930 **Property Type** Single Family**Applicable Criteria (NR):** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, a one-story single-family dwelling was moved to this location. By 1901, the land was owned by Adrienne and Nellie Thompson. The property was destroyed by the earthquake and fire of 1906 at which time the Thompson sisters owned it. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). In 1920, the vacant lot was owned by Harry c. Herning. In 1923, Eugene Skelley had the present building erected, and continued to own the building to at least 1935. In 1946, the property was owned by Nora and Frederick Beckh.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. Properties with a "Mixed" classification display elements of more than one stylistic agenda, without one being dominant. This classification represents 4% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. (See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

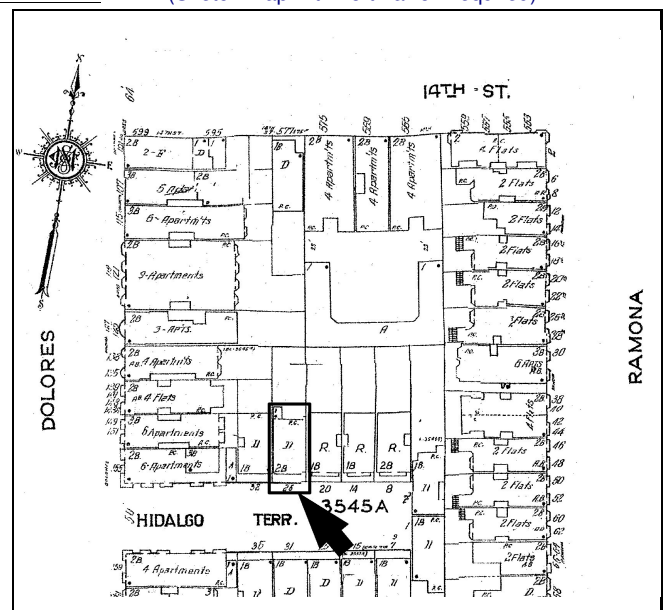
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or # **26 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003

☒ Continuation

☐ Update

B10. Continued

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement windows, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; window surrounds and openings; and architectural elements such as the cast plaster garlands above the thid floor windows, and simple cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **31 Hidalgo Terrace**

P1. Other Identifier:

Form Number 280

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County**

San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 31 Hidalgo Tr

City San Francisco

Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 035

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground floor contains a single window, a recessed wood slab paneled garage door with a service door in the reveal wall in the first building bay, and a gated, recessed entry in the first bay in the second. There is a segmental arch shaped opening over the garage, and a rounded arch opening over the entry which is lined with a plaster rope molding and keystone. The symmetrical second story features a centrally placed rounded bay with five windows flanked by single windows on the building wall. Each window is located under a semi-circular blind arch.

The windows are six-light wood casements. The a Spanish tiled pent roof parapet follows the profile of the façade and the projecting bay. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Photo: (view and date)
View From Hidalgo Terrace
looking south
8/29/2002

***P6. Date Constructed/Age and Sources**

1925

☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

JUDICE 1991 FAMILY TRUSTS
% RUTH JUDICE
31 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive



***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORDForm Number **280**Page 2 of 3 *Resource name(s) or number **31 Hidalgo Terrace**CHR Status Code **3CD****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Single-Family Dwelling**B4. Present Use:** Single-Family Dwelling***B6 Construction History:*****B5 Architectural Style:** Spanish Colonial

BPA 1925 - Erect a one story over basement frame building on a concrete foundation 25x78, sheathed in rustic and stucco, for \$4,000.

B7. Moved?** ☒ No**Date:** _____**Original Location** _____B8. Related Features:**

Bungalow

B9a. Architect: Charles Oliver Clausen**B9b. Builder:** (day work)***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Single Family

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, at least three one-story single-family dwellings were located at this location, traversing the lot on an east-west axis. By 1901, the land was owned by Adrienne and Nellie Thompson. The property was destroyed by the earthquake and fire of 1906 at which time the Thompson sisters owned it. Between 1909 and 1915, the Thompsons began to subdivide their estate, but still owned this lot in 1920. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). The building was constructed in 1925 for John DeLucchi, from plans by C.O. Clausen. DeLucchi owned the property to at least 1946.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied.

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

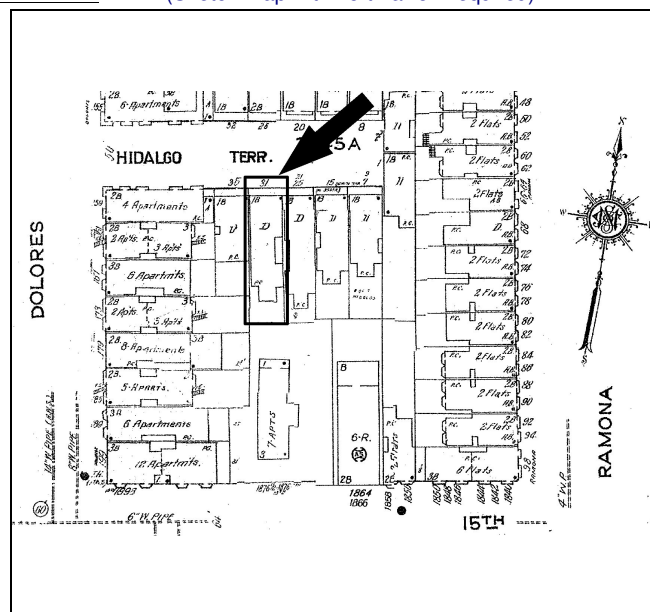
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # **31 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003 ☒ Continuation ☐ Update

B10. Continued

Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: Charles Oliver Clausen (1886-1973) operated his architectural firm at 1128 Hearst Building when he designed this building. A prolific San Francisco architect, he designed a great number of apartment and hotel buildings, commercial buildings and theaters. Clausen began his career in architecture in 1904 as a draftsman with the firm of Meyer and O'Brien. In 1909, he opened his own practice. Early designs were in the Mission Revival style, which was popular at the time. In 1927, Clausen entered into a partnership with F. Frederic Amandes (1892-1951), which lasted until 1933. Remaining examples of his work include: in Pacific Heights, the triplex at 2853-57 Clay (1910); apartment building at 2760 Sacramento (1923); a home at 3600 Jackson and an apartment building at 112 Arguello (both in 1918). On Russian Hill, an apartment building at 1457 Jones (1913); an apartment building at 2363 Larkin (1923); and an apartment building at 2240 Hyde (1926). In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This was the last building to be constructed on Hidalgo Terrace. It replaced a small one story frame building located at the front of the lot which was likely used as a sales office, or construction office for the neighborhood between 1919 and 1925. This small building does not appear on any maps, only in a photograph from the period. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry, including the garage doors; stucco cladding; roof configuration; building plan; windows and doors including surrounds and glazing; and architectural elements such as the tiled parapet and decorative metal chimneycap.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____ Reveiwer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **32 Hidalgo Terrace**

P1. Other Identifier:

Form Number 281

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 32 Hidalgo Tr **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 045

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

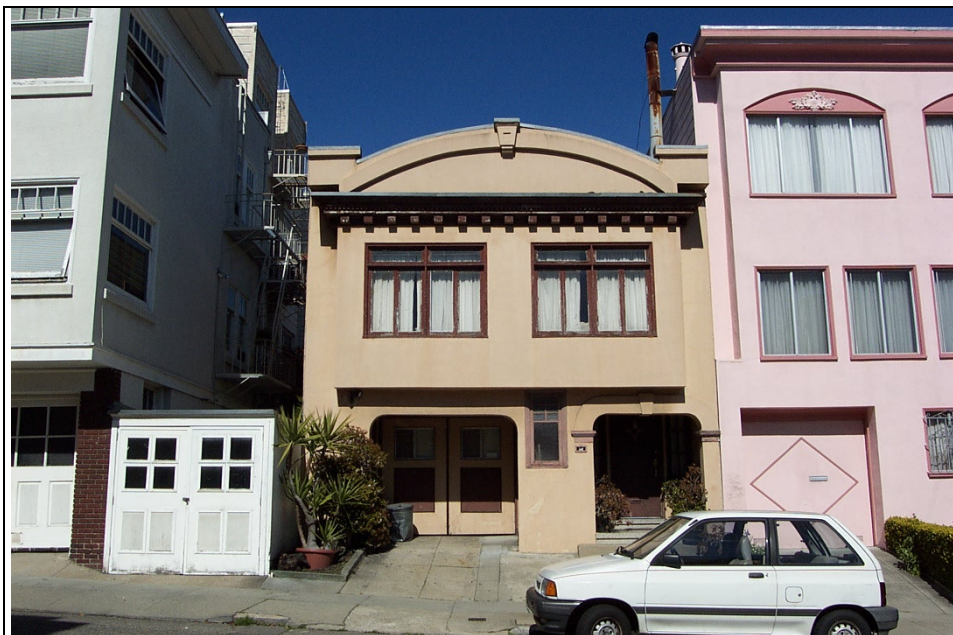
This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground story features a recessed a pair of single-leaf wood paneled garage doors with a service door in the reveal wall in the first building bay, a small single window, and a gated, recessed entry in the second. The shaped openings of both are adorned with cast plaster hoods. The majority of the second story projects from the main building wall, and features two paired windows with transoms.

The windows are wood casements. There is a block modillion cornice with dentil band over the second floor projection, and a segmental arch shaped parapet with a plaster keystone and coped merlons at the outer corners. The roof is flat..

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking north
2/25/02

***P6. Date Constructed/Age and Sources**

1920 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

CHANNON VEENA K

32 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Recor ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number **281**

Page 2 of 3 *Resource name(s) or number **32 Hidalgo Terrace**

CHR Status Code **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-Family Dwelling

B4. Present Use: Single-Family Dwelling

***B6 Construction History:**

BPA 1920 - erect a one story over garage frame building on a concrete foundation 23x46 with rustic and plaster exterior, for \$4,000.

***B5 Architectural Style:** Spanish Colonial

***B7. Moved?** ☒ No

Date: _____

Original Location _____

***B8. Related Features:**

Bungalow

B9a. Architect: none

B9b. Builder: John J. Binet Co. (68 Ramona)

***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Single Family

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by a small carriage house. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, the rear portions of a warehouse fronting on Dolores Street was located at this location. By 1901, the land was owned by Adrienne and Nellie Thompson. The property was destroyed by the earthquake and fire of 1906 at which time the Thompson sisters owned it. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). In 1920, the Thompson sisters sold the vacant lot to Harold Everett, who had the present building erected in the same year. In 1935, the property was owned by J.B. Shackey, and in 1946 by Helen A. Smith.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

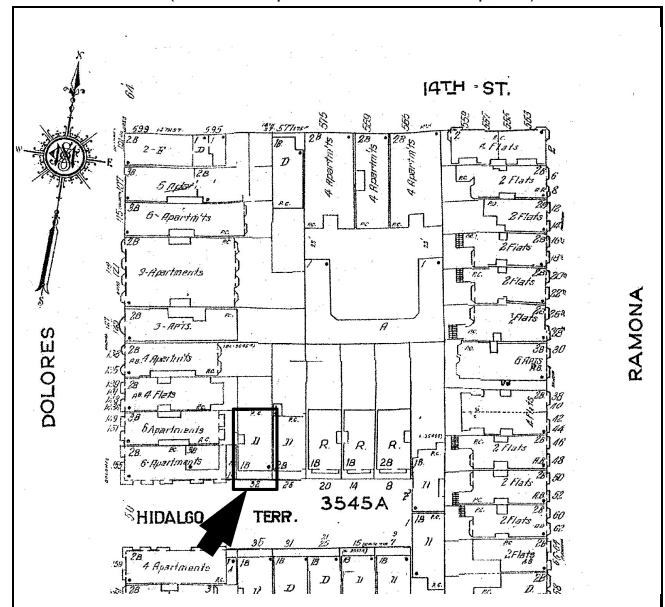
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or # **32 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003

☒ Continuation

☐ Update

B10. Continued

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry, including the garage doors; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as the arched parapet, and modillion cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **35 Hidalgo Terrace**

P1. Other Identifier:

Form Number 282

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 35 Hidalgo Tr

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3545 034

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story, two-bay, stucco-clad, frame residential building with a small landscaped front yard. The ground floor contains a gated, recessed entry in the first bay, and a recessed wood slab paneled garage door with a service door in the reveal wall in the second. The shaped openings of both are adorned with cast plaster hoods. The second story features a single wide sculpted bay that spans the width of the façade. There is a Chicago-style window in the center of the bay, and single windows on the sides. All have divided light transoms.

The windows are wood casements. The bracketed cornice and egg and dart molding extend over the depth of the bay window. There is a shaped, coped parapet with a cast plaster garland in the center. The roof is flat.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Spanish Colonial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Hidalgo Terrace
looking south
2/25/02

***P6. Date Constructed/Age and Sources**

1921 ☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

LOVE LANN B

35 Hidalgo Terrace
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORDForm Number **282**Page 2 of 3 *Resource name(s) or number **35 Hidalgo Terrace**CHR Status Code **3CD****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Single-Family Dwelling**B4. Present Use:** Single-Family Dwelling***B6 Construction History:*****B5 Architectural Style:** Spanish Colonial

BPA 1921 - Erect a one story over basement frame building on a concrete foundation, 23x48 with rustic and plaster siding, for \$3,000.

B7. Moved?** ☒ No**Date:** _____**Original Location** _____B8. Related Features:**

Bungalow

B9a. Architect: none**B9b. Builder:** J. E. Branagh***B10. Significance:** Theme Early Infill Development**Area:** San Francisco 1906 fire-zone**Period of Significance** 1914-1930 **Property Type** Single Family**Applicable Criteria (NR):** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was owned by Ellen Bolton. In 1899, the location of this lot was the back yards for houses along the newly formed Aileen Av. By 1901, the land was owned by Adrienne and Nellie Thompson. The property was destroyed by the earthquake and fire of 1906 at which time the Thompson sisters owned it. Between 1909 and 1915, the Thompsons began to subdivide their estate. On Oct. 20, 1916, Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Resolution 13633 (new series). The Thompsons still owned this lot in 1920. In 1921, this building was erected by J.E. Branagh for William F. Pergilly. From at least 1935 to 1946, the lot was owned by Florence and Henry J. Wolf.

CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The popularity of this style begins with the Panama-California Exposition held in San Diego in 1915, quickly replacing the Mission style. Like the Mission style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The style was popular for commercial buildings, institutions, apartments and houses. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

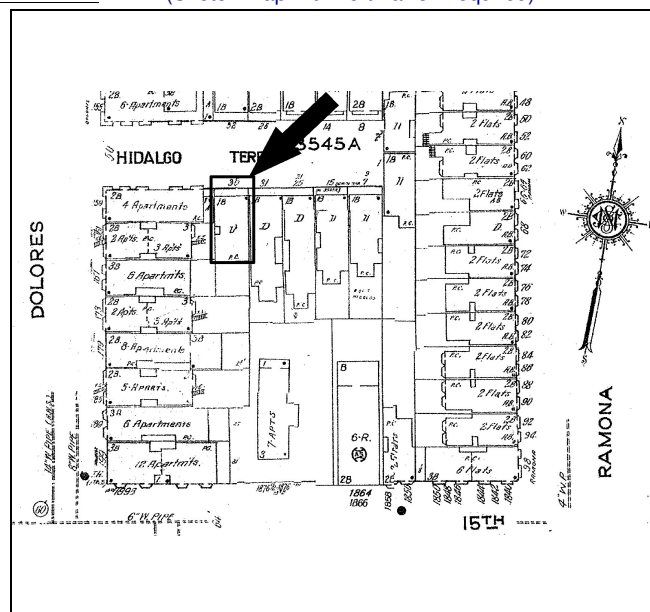
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or # **35 Hidalgo**

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003

☒ Continuation

☐ Update

B10. Continued

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged, save for a replacement garage door, from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, landscaped front yard; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open recessed staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as the cast plaster garlands in the parapet, and surrounding the ground floor apertures.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **155 Dolores Street**

P1. Other Identifier:

Form Number 197

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County**

San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 155 Dolores ST

City San Francisco

Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 046

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a three-story, two-bay, stucco-clad, frame residential apartment building at the corner of Dolores Street and Hidalgo Terrace. One of a pair of bungalow apartment buildings that form a gateway to Hidalgo Terrace, a developer block of single family homes. The brick-clad ground story features the lower portion of a recessed entry in the first bay, and two single windows in the second. The second floor contains a recessed entry and small single window in the first bay, and a single window with divided light transom in the second. The third floor features a square bay in each building bay.

The secondary façade on Hidalgo Terrace in six building bays, features several wood paneled slab garage doors with glass in the upper panels. The second floor contains a single window in the first four building bays, and a square bay in the fifth and sixth. The third floor contains a square bay in all but the fourth building bays, where there is a single window.

The windows are Craftsman sash wood pivot or awning sash with divided light transoms. The façade is divided by a beltcourse between the first and second floors. The simple projecting cornice and plain parapet follows the profile of the façade and the projecting bays. The roof is flat.

***P3b. Resources Attributes:** HP3. Multiple Family Property

Style or Period Bungalow / Craftsman

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Photo: (view and date)

View From Dolores Street
looking east
2/25/02

***P6. Date Constructed/Age and Sources**

1919

☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

JOSEPH C JR & LIESE SAND LIV
% JOSEPH C SAND JR
292 Church Street
San Francisco CA 94114

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive



***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number **197**

Page 2 of 3 *Resource name(s) or number **155 Dolores Street**

CHR Status Code **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Four-Family Dwelling

B4. Present Use: Six-Family Dwelling

***B6 Construction History:**

BPA 1919 - Erect a two story frame building on a concrete foundation 26'8"x72 with rustic and plaster exterior, for \$10,000.

***B5 Architectural Style:** Bungalow / Craftsman

***B7. Moved?** ☒ No

Date: _____

Original Location _____

***B8. Related Features:**

Bungalow

B9a. Architect: Edward Eyestone Young

B9b. Builder: (Owner) Paul Barnum

***B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Apartments

Applicable Criteria (NR): A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant, lying just south of an old warehouse. In 1894, it was part of a larger parcel owned by Ellen Bolton. In 1899, this location was still vacant. By 1901, the land was owned by Adrianne and Nellie Thompson. Between 1909 and 1915, the Thompsons began to subdivide their estate. In 1919, Paul Barnum had the present building erected, and he and his heirs continued to own the property to at least 1946.

CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation. Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. Edward Eyestone Young (1870-1934) practiced architecture in San Francisco from 1904-07, 1909-19, 1921-26, 1930-31, 1934-35. Throughout his career, Young completed nearly 600 designs, primarily single-family homes and apartment buildings.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

***B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

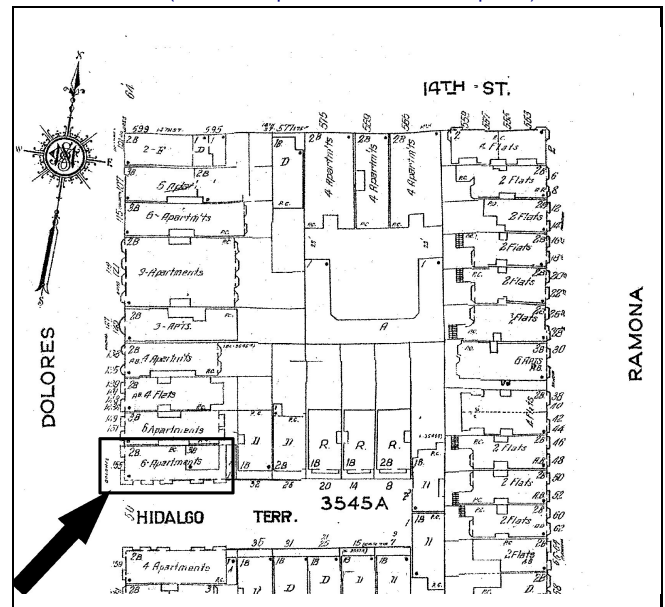
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



Page 3 of 3 Resource Name or # Dolores 155

*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003 ☒ Continuation ☐ Update

B10. Continued

ASSESSMENT: In 1919, Andrew Thompson's Heirs, Adrienne and Nellie subdivided the large, half-block parcel from lot 25 to lot 61, creating Hidalgo Terrace in the process. This small block of two story stucco bungalows erected between 1919 and 1925, is a direct precedent to the thousands of single family houses build in the Sunset and outer Richmond districts of San Francisco, which were erected by the Doelger Brothers, Gellert and Stoneson Brothers, Chris McKeon, and Ray Galli, from 1925 to 1941. The buildings span the gap between Craftsman and Mediterranean Revival styles, with an eclectic mix of architectural iconography. This building contributes to a potential California Register district based on the significance of the group under National Register Criterion A and C. While the apartment building is slightly different in style and scale, it, and its twin at 155 Dolores form a "gateway" to Hidalgo Terrace. It should also be noted that there has always been a pattern of construction to have apartment buildings located on corner lots to maximize light and air into individual units, while "closing the gap" in the blockface. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The building also embodies the distinctive characteristics of a building type, period, and method of construction. This building is one of six Bungalow / Craftsman apartment buildings within the survey area. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entries, including the sliding doors; stucco and brick cladding; roof configuration; building plan; open recessed staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as the simple projecting cornice.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **159 Dolores Street**

P1. Other Identifier:

Form Number 199

P2. Location: ☐ Not for Publication ☒ Unrestricted

***a. County**

San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date:** 1995

c. Address 159 Dolores ST

City San Francisco

Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 033

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a three-story, two-bay, stucco-clad, frame residential apartment building at the corner of Dolores Street and Hidalgo Terrace. One of a pair of bungalow apartment buildings that form a gateway to Hidalgo Terrace, a developer block of single family homes. The brick-clad ground story features two single windows in the first bay, and the lower portion of a recessed entry in the second. The second floor contains a single window with divided light transom in the first bay, and a recessed entry and small single window in the second. The third floor features a square bay in each building bay.

The secondary façade on Hidalgo Terrace in six building bays, features several wood garage doors; some sectional overhead, others are paneled slab garage doors with glass in the upper panels. The second floor contains a square bay in the first two building bays, and a single window in the final four building bays. The third floor contains a square bay in all but the third building bays, where there is a single window.

The windows are Craftsman sash wood pivot or awning sash with divided light transoms. The façade is divided by a beltcourse between the first and second floors. The simple projecting cornice and plain parapet follows the profile of the façade and the projecting bays. The roof is flat. A portion of the roof contains a roof deck with a glass wall on top of the parapet.

***P3b. Resources Attributes:** HP3. Multiple Family Property

Style or Period Bungalow / Craftsman

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
View From Dolores Street
looking east
2/25/02

***P6. Date Constructed/Age and Sources**

1921

☒ Historic

Assessor's Parcel Info

***P7. Owner and Address:**

IRMING-GEISSLER RALPH R C

19 Danvers Street
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORDForm Number **199**Page 2 of 3 *Resource name(s) or number **159 Dolores Street**CHR Status Code **3CD****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Four-Family Dwelling**B4. Present Use:** Five-Family Dwelling***B6 Construction History:**

Built 1921. Roof deck added c. 1980.

B5 Architectural Style:** Bungalow / CraftsmanB7. Moved?** ☒ No**Date:** _____**Original Location** _____***B8. Related Features:**

Bungalow

B9a. Architect: Edward Eyestone Young**B9b. Builder:** unknown***B10. Significance:** Theme Early Infill Development**Area:** San Francisco 1906 fire-zone**Period of Significance** 1914-1930 **Property Type** Apartments**Applicable Criteria (NR):** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by a small single-family cottage. In 1894, it was part of a larger parcel owned by Ellen Bolton. By 1899, that building was relocated to an interior portion of the lot oriented to a new street: Aileen Av., and this site was vacant. By 1901, the land was owned by Adrienne and Nellie Thompson. Between 1909 and 1915, the Thompsons began to subdivide their estate. The lot was still owned by the Thompsons in 1920. In 1921, the present building was erected. In 1935, it was owned by George Higgins, and in 1946 by Joseph A. and Louise Schosser.

CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation. Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

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B13. Remarks:

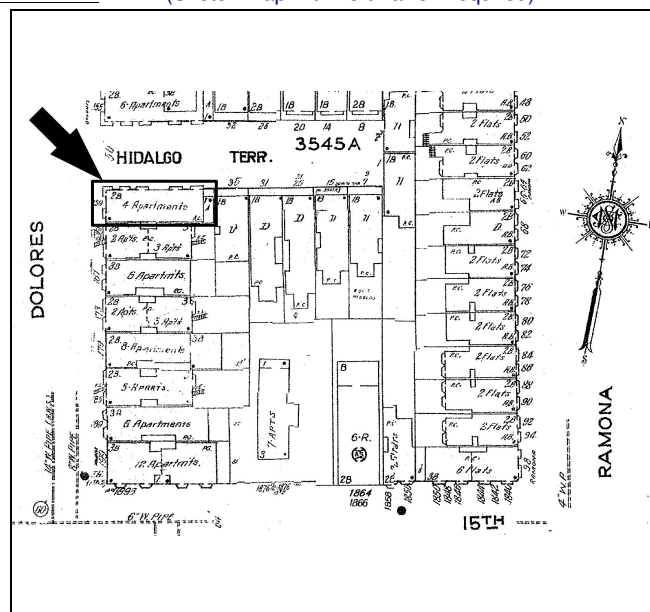
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or # Dolores 159
*Recorded by Planning Department – City and County of San Francisco

*Date 9/10/2003 ☒ Continuation ☐ Update

B10. Continued

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NTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of three garage doors, and the sensitive addition of a roof deck, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entries, including the three remaining sliding vehicular doors; stucco and brick cladding; roof configuration; building plan; open recessed staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as the simple cornice.