

ARCHITECTURAL RESOURCES SECTION 106 COMPLIANCE REPORT

MidPen Affordable Housing Project San Mateo, California

David J. Powers & Associates Inc. | November 2019

*Architecture
Planning
Conservation*



Architectural
Resources Group



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Architectural Resources Section 106 Compliance Report
San Mateo, California

November 2019

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1. INTRODUCTION

1.1 Project Background

At the request of David J. Powers & Associates, Inc., Architectural Resources Group (ARG) prepared this architectural resources investigation for the MidPen Affordable Housing Project in San Mateo, California (Figure 1). MidPen Housing Corporation (MidPen) proposes to construct a five-story residential building with 164 affordable rental units at 480 E. 4th Avenue (APN 034-183-060) and an adjacent five-story parking garage at 400 E. 5th Avenue (APN 033-281-140) near downtown San Mateo (Figure 2). The parcels are currently used as parking lots with a small city-operated worker resources center constructed at 400 E. 5th Avenue in 2003.

Due to funding provided by the United States Department of Housing and Urban Development (HUD), the proposed project is a federal undertaking and must comply with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, and its implementing regulations 36 Code of Federal Regulations (CFR) Part 800. HUD is the federal lead agency under Section 106. The purpose of this architectural resources investigation is to support the proposed project's compliance with Section 106 of the NHPA and 36 CFR Part 800 and with the California Environmental Quality Act (CEQA).

1.2 Project Location

The proposed project encompasses two parcels addressed as 480 E. 4th Avenue (APN 034-183-060) and 400 E. 5th Avenue (APN 033-281-140) in downtown San Mateo. The project site is bounded by E. 4th Avenue to the north, S. Claremont Street to the east, commercial properties to the south, and Railroad Avenue and the Caltrain right-of-way to the west. The immediate setting includes commercial properties to the north; commercial and light industrial properties to the east; one- to two-story office buildings to the south; and commercial, light industrial, and large-scale, multi-unit residential buildings to the west.

The project site contains paved parking lots; the parking lot at 480 E. 4th Avenue fills the entire parcel, which is bounded by E. 4th Avenue to the north, S. Claremont Street to the east, E. 5th Avenue to the south, and S. Railroad Avenue to the west (Figure 3). The parking lot at 400 E. 4th Avenue is bounded by E. 5th Avenue to the north, the Pacific Gas & Electric Company (PG&E) Beresford Substation and San Mateo Lumber property to the east, an office building at 700 S. Claremont Street to the south, and S. Railroad Avenue to the west (Figure 4). Small-scale, one-story buildings associated with the city-owned worker resources center (constructed in 2003) are located at the south end of the parking lot at 400 E. 5th Avenue. Both parcels are otherwise vacant.

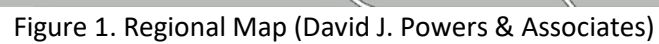




Figure 2. Vicinity Map depicting the Project Location (David J. Powers & Associates, amended by author)



Figure 3. Parking lot at 480 E. 4th Avenue, view south from E. 4th Avenue (ARG, August 2019)



Figure 4. Parking lot at 400 E. 5th Avenue, view south from E. 5th Avenue (ARG, August 2019)

1.3 Project Description

The City of San Mateo owns two properties at 480 E. 4th Avenue and 400 E. 5th Avenue in downtown San Mateo; the parcels were originally purchased by the former City of San Mateo Redevelopment Agency. The sites are currently surface public parking lots and jointly contain 235 parking spaces. The 400 E. 5th Avenue site also houses the city-operated worker resources center constructed in 2003. As part of the redevelopment dissolution process, the State of California approved the transfer of the sites to the city in March 2015 with the requirement that the city use these sites for development. As a result, the city released a Request for Proposals in October 2017, requesting proposals for 164 residential units and 535 public parking spaces on the sites.

In April 2018, the city selected MidPen as the developer for the sites. MidPen proposes to develop 164 units of affordable rental housing on the 480 E. 4th Avenue parcel and a freestanding garage with at least 699 parking spaces on the 400 E. 5th Avenue parcel (Figure 5). In addition, the garage may include a 2,000-square-foot community serving space on the ground floor. The maximum height of the development will be 55 feet.

Construction will occur in two phases. The construction of the garage will be the first phase of the project. The garage will be elevator-served, and a restricted-access pedestrian bridge at an upper floor will connect the garage to the residential structure (Figure 6). The second phase will include the construction of the five-story, multi-unit residential community. The units will be a mix of studios and one-, two-, and three-bedroom rental apartments. There will be two manager units, community space, on-site office space for staff, after school program space, computer lab, and common areas, including a laundry room. Two elevators will serve upper floors.



Figure 5. Rendering of the proposed residential building to be constructed at 480 E. 4th Avenue
(David J. Powers & Associates)



Figure 6. Rendering of the proposed pedestrian bridge that will span E. 5th Avenue and connect the residential building at 480 E. 4th Avenue (left) and the parking garage at 400 E. 5th Avenue (right) (David J. Powers & Associates)

1.4 Area of Potential Effects

In accordance with the 36 CFR Part 800, the APE encompasses the area that would be affected both directly and indirectly by the proposed project. The direct APE encompasses the footprint of ground disturbance related to project construction, which conforms to the legal boundary of the two parcels addressed as 480 E. 4th Avenue and 500 E. 5th Avenue. (The depth of ground disturbance within the direct APE is addressed in a separate archaeological resources investigation prepared by Holman and Associates.) The indirect APE takes into account indirect, or visual, effects on buildings, structures, and objects adjacent to the area of ground disturbance. As such, the indirect APE extends to one legal parcel containing a building or structure adjacent to the direct APE. The APE map is presented in Appendix A.

2. REGULATORY CONTEXT

This MidPen Affordable Housing Project requires compliance with Section 106 of the NHPA and its implementing regulations 36 CFR Part 800 and CEQA. The federal and state regulations and the criteria for evaluation are presented below.

2.1 Federal Regulations

National Historic Preservation Act (NHPA)

Section 106 of the NHPA and its implementing regulations 36 CFR Part 800 require federal agencies and those they fund or have approval authority over to consider the effects of its actions on properties that may be eligible for listing or are listed in the National Register. To determine whether an undertaking could affect historic properties, architectural resources must be documented and evaluated for listing in the National Register. The Section 106 process involves four steps:

1. Initiation of consultation with consulting parties (36 CFR Part 800.3).
2. Identification and evaluation of historic properties within the APE (36 CFR Part 800.4).
3. Assessment of adverse effects on historic properties within the APE (36 CFR Part 800.5).
 - If historic properties will be affected, consult with SHPO regarding adverse effects on historic properties.
 - If no historic properties will be affected, implementation of the Project in accordance with the findings of no adverse effect shall proceed (36 CFR 36 Part 800.5[d][1]).
4. Resolution of adverse effects and proceeds in accordance with a Memorandum of Agreement (MOA), if determined appropriate (36 CFR Part 800.6).

Criteria of Adverse Effect

Section 106 of the NHPA (36 CFR Part 800.5) defines an adverse effect as an undertaking that may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration should be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative. Adverse effects on historic properties include the following:

- Physical destruction of or damage to all or part of the property;
- Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
- Removal of the property from its historic location;
- Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features;
- Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and

- Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

National Register of Historic Places

The National Register of Historic Places (National Register) is the master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. A property must have both historical significance and integrity to be eligible for listing in the National Register.

Criteria for Evaluation

To be significant, a property must be associated with an important historic context.¹ The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. These are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.

Integrity

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."² While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."³ Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

¹ National Park Service, "How to Apply the National Register Criteria for Evaluation," National Register Bulletin No. 15 (Washington, D.C.: National Park Service, 2002), accessed September 26, 2019, <https://www.nps.gov/nr/publications/bulletins/nrb15/>.

² Ibid.

³ Ibid.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

2.2 State Regulations

California Environmental Quality Act

CEQA Guidelines section 15064.5(b) defines a "substantial adverse change" in the significance of a historical resource as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the significance of a historical resource is "materially impaired" when a project:

- "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or
- "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- "demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA." (Guidelines Section 15064.5(b))

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et.seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant

unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B. Is associated with the lives of persons important in our past;
 - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines Section 15064.5)

California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed on or formally determined eligible for the National Register are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Like the National Register, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register integrity standards may be eligible for listing in the California Register.

3. METHODOLOGY

The following section summarizes the methodology for the records search, archival research, consultation with interested parties, and field survey.

3.1 Records Search

On September 6, 2019, staff at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) completed a records search (NWIC File No. 19-0392) for the proposed project. Cultural resources records and studies for San Mateo are on file at the NWIC. The purpose of the records search for this investigation is to identify the locations of previously recorded architectural resources and prior architectural resources studies within a 500-foot radius of the APE. (Holman and Associates completed a separate records search for archaeological studies and resources for this project.) A copy of the previous documentation for architectural resources is located in Appendix D.

Architectural Studies

The records search indicates that eight studies involving architectural resources have been completed within the APE, and one study involving architectural resources has been completed within 500 feet of the APE (Table 1). In particular, the majority of the APE has been previously surveyed as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁴

Table 1. Architectural Resources Studies Completed within 500 Feet of the APE

Study Number	Report Title	Author (Firm)	Date of Publication	Proximity to APE
S-17993	Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project	Brian Hatoff et al. (Woodward-Clyde Consultants)	1995	within APE
S-29657	Finding of No Adverse Effect, Caltrain Electrification Program, San Francisco, San Mateo, and Santa Clara Counties, California	Rand F. Herbert (JRP Historical Consulting Services)	2002	within APE

⁴ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," prepared for California High Speed Rail Authority and U.S. Department of Transportation Federal Railroad Administration, March 2011, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, S-48738a.

Study Number	Report Title	Author (Firm)	Date of Publication	Proximity to APE
S-29657	Historic Property Survey for the Proposed Caltrain Electrification Program, San Francisco, San Mateo, and Santa Clara Counties, California	Parsons, JRP Historical Consulting Services, and Far Western Anthropological Research Group, Inc.	2002	within APE
S-29657	Final Finding of Effect Amendment, Caltrain Electrification Project, San Francisco, San Mateo, and Santa Clara Counties, CA	Meta Bunse (JRP Historical Consulting Services)	2003	within APE
S-29657	Addendum Finding of Effect, Caltrain Electrification Program, San Francisco to San Jose (MP 0.0 to 52.0); San Francisco, San Mateo, and Santa Clara Counties, California	Meta Bunse (JRP Historical Consulting LLC)	2008	within APE
S-33061	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	Nancy Sikes et al. (SWCA Environmental Consultants)	2006	within APE
S-48738a	California High-Speed Train Project Environmental Impact Report/Environmental Impact Statement, Draft: San Francisco to San Jose Section Historic Architectural Survey Report, Technical Report	Amber Grady and Richard Brandi (PBS&J)	2011	within APE
S-46523	Historic Property Survey Report, CML 5102 (042), North Central Pedestrian Infrastructure Improvement Project, San Mateo, San Mateo County, California	Vicki R. Beard (Tom Origer & Associates)	2015	within 500 feet of APE
S-43525	Draft Inventory and Evaluation of Historic Resources, Caltrain Electrification Program, San Francisco to Gilroy (MP 0.0 to 77.4)	JRP Historical Consulting Services	2002	within APE

Architectural Resources

Eighteen extant architectural resources have been documented within 500 feet of the APE. None of the eighteen resources is located within the direct APE, and twelve resources are located within the indirect APE (Table 2). The extant resources are summarized below, and a copy of previous documentation is located in Appendix D.

Table 2. Extant Architectural Resources within 500 Feet of the APE

Resource Number	Resource Name/Address (Property Type)	Author (Firm)	Date of Recordation	CHR Status Code**	Proximity to APE
P-41-001019	505 S. B Street (commercial building constructed in 1927)	L. Wickert (SMCHA*)	1989	5S2	within indirect APE
P-41-001020	Labor Temple, 709 S. B Street (commercial building constructed ca. 1918)	L. Wickert (SMCHA)	1989	3S	within 500 feet of the APE
P-41-001025	415 S. Claremont Street (two-story residence constructed ca. 1865)	L. Wickert (SMCHA)	1989	3S	within indirect APE
P-41-001027	Commercial Hotel; Saint James Hotel, 273 S. Railroad Avenue (two-story commercial building constructed ca. 1863)	L. Wickert (SMCHA)	1989	3S	within 500 feet of the APE
P-41-001055	301 S. B Street (two-story commercial building constructed ca. 1912)	L. Wickert (SMCHA)	1989	3D	within 500 feet of the APE
P-41-001056	316 S. B Street (two-story commercial building constructed ca. 1907)	L. Wickert (SMCHA)	1989	3D	within 500 feet of the APE
P-41-001096	277 S. B Street (two-story commercial building constructed in 1932)	none listed	none listed	7R	within 500 feet of the APE
P-41-001097	San Mateo Downtown District (buildings constructed ca. 1890-1939)	L. Wickert (SMCHA)	1989	3S	within 500 feet of the APE
P-41-002544	411 S. Claremont Street (two-story residence constructed in 1902)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE
P-41-002547	415 S. Claremont Street (two-story social hall constructed ca. 1930)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE
-----	445 S. B Street (two-story commercial building constructed ca. 1950)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE

Resource Number	Resource Name/Address (Property Type)	Author (Firm)	Date of Recordation	CHR Status Code**	Proximity to APE
----	335 E. 4th Avenue (one-story commercial building constructed ca. 1945)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE
----	San Mateo Lumber, 410 E. 5th Avenue (lumberyard established in the early twentieth century)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE
----	601-609 S. Claremont Street (one-story light industrial building constructed in 1922 and 1961)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE
----	624 S. Railroad Avenue (recorded as 317 7th Avenue; one-story light industrial building constructed ca. 1955)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE
----	616 S. Railroad Avenue (one-story light industrial building constructed ca. 1945)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE
----	316 E. 6th Avenue (one-story light industrial building constructed ca. 1955)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE
----	317 E. 6th Avenue (one-story light industrial building constructed ca. 1945)	Grady and Brandi (PBS&J)	2011	6Z	within indirect APE

Resources in bold font are located within the indirect APE.

*San Mateo County Historical Association

**California Historical Resources Status Codes

3S - Appears eligible for the National Register as an individual property through a survey evaluation.

3D - Appears eligible for National Register as a contributor to a National Register eligible district through a survey evaluation.

5S2 - Individual property that is eligible for local listing or designation.

6Z - Found ineligible for the National Register, California Register, or local designation through a survey evaluation.

7R - Identified in a reconnaissance-level survey; not evaluated.

Two previously documented architectural resources have been demolished (Table 3). These include the Wisnom Lumber Company buildings at 421 E. 5th Avenue (P-41-001032). This property was formerly located within the parcel currently addressed as 480 E. 4th Avenue within the direct APE. (It is mapped incorrectly in the site record.) The second resource, a two-story apartment building at 234 7th Avenue

(P-41-001216), was located within 500 feet of the APE. These properties are not discussed further in this report. A copy of previous documentation is located in Appendix D.

Table 3. Non-Extant Architectural Resources within 500 Feet of the APE

Resource Number	Resource Name/Address (Property Type)	Author (Firm)	Date of Recordation	CHR Status Code	Proximity to APE
P-41-001032	Wisnom Lumber Company (Pedersen and Arnold), 421 5th Avenue (P-41-001031 subsumed by this resource number) (light industrial complex built ca. 1918-1948)	L. Wickert (SMCHA)	1989	n/a	non extant (formerly located within the direct APE)
P-41-001216	234 7th Avenue (two-story residential building constructed ca. 1922)	L. Wickert (SMCHA)	1989	n/a	non extant (formerly located within 500 feet of APE)

Architectural Resources Descriptions

The following section provides a summary of the four resources located within the indirect APE, recorded on Department of Parks and Recreation (DPR) forms, and assigned a Primary number (P-number) by the NWIC. The remaining eight properties were recorded in a table and evaluated as ineligible for listing in the National and California Register using a streamlined evaluation process for the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a). The streamlined evaluation process complies with the "Programmatic Agreement among the Federal Railroad Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California High-Speed Rail Authority Regarding Compliance with Section 106 of the National Historic Preservation Act as it pertains to the California High-Speed Train Project."⁵

505 S. B Street (P-41-001019)

The one-story commercial building at 505 S. B Street was recorded in 1989 as part of a citywide historic building survey.⁶ It was constructed in 1927 in a Spanish Colonial Revival style and was altered in the mid-twentieth century with new Midcentury Modern storefronts:

This is a one-part commercial block with three storefronts. Each storefront (doors and windows) has been altered. A wide band dominates the front facade. Three-quarter height classically detailed pilasters ancho reach end of the building. Above the plain wide band and pilasters is a belt cornice with brackets. Above this is a second wide band of patterned brick. Four plaster

⁵ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," 1-1.

⁶ Linda Wickert, "City of San Mateo Historic Building Survey Final Report," prepared by San Mateo County Historical Association, prepared for the City of San Mateo, September 1989, accessed September 10, 2019, <https://www.cityofsanmateo.org/DocumentCenter/View/47850/Historic-Building-Survey-1989>.

rectangles with an incised pattern are placed equidistant across the brick section. The roofline is decorated with delicate looking crenellation.

It was found eligible for listing in the local register and was assigned California Historical Resources (CHR) Status Code 5S2:

Although contemporary renovations have altered the ground floor appearance of this store, its upper section retains its original architectural detail. During the late 1920s and mid-1930s, these storefronts were occupied by the San Mateo Furniture Shop and later by the San Mateo Auto Supply. Its detail makes it a locally notable structure in this commercial section of South B Street.⁷

415 S. Claremont Street (P-41-001025)

This two-story residence at 415 S. Claremont Street was recorded in 1989 as part of a citywide historic building survey.⁸ (The adjacent commercial building with the same address has been recorded separately in 2010 as P-41-002547; see below.) Its estimated construction date is listed as ca. 1865. It is described as follows:

This simple, channel-sided, center gabled house retains its original form and detailing. Although it lacks the ornamentation of a Gothic Revival house, that style probably best describes this house. It has a steeply pitched gable roof with center gable facing the street. Within this center gable is a single, double-hung window, framed by simple lintel and sill. The first floor carries out the symmetry, with a center doorway, flanked by two double-hung windows also framed by simple sills and lintels. The entryway and front porch are sheltered by a low-pitched roof, supported by slender square posts. The solid porch rail is also of channel siding. New iron hand rails have been added to the stair rail.

It was found eligible for listing in the National Register and assigned CHR Status Code 3S:

San Mateo has a handful of similar houses, mostly clustered in the older neighborhoods. This one is relatively free of alterations and continues to be used by the Japanese American Citizens League. Its location on South Claremont, just south of Fourth Avenue, puts it in one of the oldest residential neighborhoods in San Mateo. It appears on the 1888 Sanborn maps of the area, but the design indicates that the house probably was built sometime between 1860-1880.⁹

In 2011, the HASR for the California High-Speed Rail project agreed with the previous finding that the building is eligible for listing in the National Register.¹⁰

⁷ Linda Wickert, Historic Resource Inventory Form for 505 S. B Street, San Mateo, California, prepared by San Mateo County Historical Association, July 1989, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-41-001019.

⁸ Wickert, "City of San Mateo Historic Building Survey Final Report."

⁹ Linda Wickert, Historic Resource Inventory Form for 415 S. Claremont Street, San Mateo, California, prepared by San Mateo County Historical Association, July 1989, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-41-001025.

¹⁰ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

415 S. Claremont Street (P-41-002547)

This ca. 1930 commercial building was recorded as part of a cultural resources survey for the California High-Speed Rail project in 2011.¹¹ It was originally addressed as 503 E. 5th Avenue but recorded on DPR 523 forms under the address 415 S. Claremont Street. (The adjacent residence with the same address and located within the same parcel has been recorded separately as P-41-001025; see above.)

The commercial building is described as follows:

This is rectangular-shaped, stucco-clad, one-story building sits on the northeast corner of South Claremont Street and 5th Avenue. The primary façade fronts 5th Avenue with a wood personnel door and clerestory windows. The façade along S. Claremont Street has two paired, arched windows. The façade terminates with a bracketed cornice with red clay tiles.

In 2011, the HASR for the California High-Speed Rail project recommended that the property is ineligible for listing in the National Register and California Register due to a lack of significance under the criteria.¹² It was assigned CHR Status Code 6Z.

411 S. Claremont Street (P-41-002544)

This two-story residence was built in 1902 and recorded of a cultural resources survey for the California High-Speed Rail project in 2011.¹³ It is described as follows:

This two-story, front gabled house sits on a raised foundation and has two, double-hung vinyl windows and a glazed personnel door on the first story. The door is reached by wood steps. The second story has a paired, double-hung vinyl windows. The house is clad in horizontal wood siding. The front porch and door have been replaced. There is a one-story addition at the rear.

In 2011, the HASR for the California High-Speed Rail project recommended that the property is ineligible for listing in the National Register and California Register due to a lack of significance under the criteria.¹⁴ It was assigned CHR Status Code 6Z.

¹¹ Grady and Brandi, "California High-Speed Train Project Environmental Impact Report/Environmental Impact Statement, Draft: San Francisco to San Jose Section Historic Architectural Survey Report, Technical Report."

¹² Richard Brandi, Department of Parks and Recreation (DPR) 523 Forms for 415 S. Claremont Street, San Mateo, California, in "Historic Architectural Survey Report for the San Francisco to San Jose High-Speed Train Project – Level EIR/EIS, prepared for the Federal Railroad Administration," prepared by PBS&J, February 2010, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-41-002547.

¹³ Grady and Brandi, "California High-Speed Train Project Environmental Impact Report/Environmental Impact Statement, Draft: San Francisco to San Jose Section Historic Architectural Survey Report, Technical Report."

¹⁴ James Williams, Richard Brandi, and Amber Grady, Department of Parks and Recreation (DPR) 523 Forms for 411 S. Claremont Street, San Mateo, California, in "Historic Architectural Survey Report for the San Francisco to San Jose High-Speed Train Project – Level EIR/EIS, prepared for the Federal Railroad Administration," prepared by PBS&J, February 2010, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-41-002544.

3.2 Archival Research

To complete this report, ARG undertook the following:

- Completed archival research at repositories including the San Mateo Public Library and San Mateo County Historical Association Archives;
- Obtained building permits from the San Mateo Planning Division;
- Reviewed online repositories, including the Sanborn Fire Insurance Company map collection, David Rumsey Historical Map Collection, United States Geological Survey (USGS) EarthExplorer, *San Francisco Chronicle* Historical Database, Newspapers.com, Ancestry.com, Internet Archive, and Online Archive of California; and
- Reviewed primary and secondary sources regarding the history and development of downtown San Mateo as well as people and businesses associated with properties within the APE.

3.3 Consultation with Interested Parties

On September 11, 2019, ARG mailed consultation letters to the San Mateo County Historical Association with a request for information regarding significant architectural resources within or near the APE. To date, no response has been received from the organization. A copy of the correspondence is presented in Appendix C.

3.4 Field Survey

On August 20, 2019, ARG completed an intensive field survey of the APE and identified twenty-one architectural properties located within the APE (see Appendix A). Each property was assigned a property number by ARG. Sixteen of the twenty-one properties contain buildings or structures over 45 years old; all sixteen properties are located within the indirect APE. The sixteen architectural resources over 45 years old were documented in field notes and photographs from the public right-of-way.

Table 4. Properties within the APE

Property Number	P-number	APN	Address	Property Type	Construction Date	Proximity to APE
1	-----	034-183-060	480 E. 4th Avenue	parking lot	n/a	within direct APE
2	-----	033-281-140	400 E. 5th Avenue	city-operated resource center, parking lot	2003	within direct APE
3	-----	034-179-030 034-179-040	415-445 S. B Street	commercial (two integrated buildings)	1950-1953 (building permits)	within indirect APE
4	-----	034-179-020	407-411 S. B Street	commercial	1949 (building permit)	within indirect APE
5	-----	034-179-010	401-405 S. B Street	commercial	by 1920 (Sanborn maps)	within indirect APE

Property Number	P-number	APN	Address	Property Type	Construction Date	Proximity to APE
6	-----	034-178-030	335 E. 4th Avenue	commercial	1939 (building permit)	within indirect APE
7	-----	034-182-160	405 E. 4th Avenue	mixed use (office/residential)	2019	within indirect APE
8	-----	034-185-150	501-517 E. 4th Avenue, 397 S. Claremont Street	commercial	1950-1953 (Sanborn maps)	within indirect APE
9	-----	034-186-080	500 E. 4th Avenue	commercial	1977 (building permit)	within indirect APE
10	P-41-002544	034-186-070	411 S. Claremont Street	residential	By 1888 (Sanborn maps)	within indirect APE
11	P-41-001025 P-41-002547	034-186-060	415 S. Claremont Street, 503 E. 5th Avenue	residential (moved), social hall	1932 (building permits)	within indirect APE
12	-----	033-282-380 033-281-010	501 S. Claremont Street, 410 E. 5th Avenue	lumberyard	by 1904 (archival research)	within indirect APE
13	-----	033-282-420	601-615 S. Claremont Street	light industrial	1962 (building permit)	within indirect APE
14	-----	n/a	Northeast corner of E. 5th Avenue and S. Claremont Street	PG&E Beresford Substation	between 1956 and 1958 (Sanborn maps, archival research)	within indirect APE
15	-----	033-281-170	700 S. Claremont Street, #200-230	office	1977 (building permit)	within indirect APE
16	-----	034-193-010	624-628 S. Railroad Avenue, 317 S. 7th Avenue	light industrial	between 1953 and 1956 (Sanborn maps)	within indirect APE
17	-----	034-193-090	616 S. Railroad Avenue	light industrial	By 1950 (Sanborn maps)	within indirect APE
18	-----	034-193-080	316-320 E. 6th Avenue	light industrial	1953 (building permit)	within indirect APE
19	-----	034-191-010	317 E. 6th Avenue	light industrial	1945 (building permit)	within indirect APE
20	P-41-001019	034-191-100	505-509 S. B Street	commercial	1925 (building permit)	within indirect APE

Property Number	P-number	APN	Address	Property Type	Construction Date	Proximity to APE
21	-----	034-191-060	501 S. B Street, 302-306 E. 5th Avenue	commercial	1949 (building permit)	within indirect APE

4. RESOURCE DESCRIPTIONS

A physical description and property history for the sixteen properties over 45 years old within the APE are presented below. The property histories were compiled using building permits, Sanborn Fire Insurance Maps, aerial photographs, city directories, newspaper articles, and previous documentation obtained through the records search (see Appendix D).¹⁵ The date ranges of owners and occupants provided below presents the known association with a property. Additional photographs for the properties are provided in Appendix B.

Property No. 3 - 415-445 S. B Street

Property Description

The two-story commercial building at 415-445 S. B Street (APNs 034-179-030, -040) is situated at the northeast corner of S. B Street and E. 4th Avenue (Figure 7). It was originally constructed as two separate buildings that have been integrated through a comprehensive exterior remodel. Both buildings have stucco cladding, rectangular plans, and flat roofs with parapets. Three storefronts line the west façade; the northern storefront is associated with the commercial space addressed as 415 S. B Street and the southern two storefronts are associated with the commercial space addressed as 445 S. B Street. The storefronts have glazed, metal doors flanked by metal-sash storefront widows. A band of fixed windows is located at the second story above the northern storefront. Large inset panels articulate the bays above the southern storefront. A flat awning lines the west façade above the storefronts and wraps around the southwest corner of the building. Three metal-sash industrial windows, a pedestrian entrance, and a vehicular entrance with an overhead garage door is located on the south façade. A small covered parking area is located at the rear of the building.

¹⁵ Copies of the 1888, 1891, 1897, 1901, 1908, 1920, 1950, 1953, 1956, 1961, and 1969 Sanborn Fire Insurance Maps for San Mateo, aerial photographs from 1946, 1956, 1968, 1974, 1987, 1993, 2005, and 2014 of the project area, and city directories for buildings in the APE were accessed in Phase 1 Environmental Site Assessment (ESA) reports. AEI Consultants, "Phase I Environmental Site Assessment for 480 East 4th Avenue, San Mateo, San Mateo California, 94401, AEI Project No. 391622," prepared for MidPen Housing Corporation, July 31, 2018; AEI Consultants, "Phase I Environmental Site Assessment for 400 East 5th Avenue, San Mateo, San Mateo California, 94402, AEI Project No. 391622," prepared for MidPen Housing Corporation, July 31, 2018.



Figure 7. 415-445 S. B Street, view east from the corner of S. B Street and 5th Avenue (ARG, August 2019)

Property History

According to building permits, the building at 415 S. B Street was constructed in 1950 for the Peninsula Title Company; William B. Merryman is listed as the architect. Merryman was an architect based in San Bruno and passed away at the age of 43 in 1955. He was born in Baltimore but moved to Menlo Park in the late 1940s. His only known work other than the subject property is the adjacent commercial building at 407-411 S. B Street (Property No. 4) and a community center in San Bruno that was completed in 1948.¹⁶ Various banks, include Mutual Savings and Loans (1955), San Mateo Mutual Savings (1964), and Bell Savings (1970), occupied 415 S. B Street until it was acquired by Talbot's Cyclery in 1974. The adjacent building began as two separate buildings addressed as 421-425 S. B Street and 445 S. B Street; both were constructed in 1953 for Ohlund & Company; the local firm Miller and Steiner is identified as the architect/contractor. Fuller Paints occupied 421-425 S. B Street through the 1960s prior to Talbot's tenancy. Talbot's Toyland has been the sole occupant of 445 S. B Street since its construction. Talbot's Toyland was established in 1953 by Gordon Moore at 445 S. B Street. In the early 1970s, he expanded his business and opened Talbot's Cyclery next door at 415 S. B Street.¹⁷ By 1972, Talbot's Toys took over the adjacent commercial space at 421-425 S. B Street and demolished interior walls to integrate the storefronts as one building addressed as 445 S. B Street. In 1987, the second story was constructed over the existing building and the rear two-story addition with covered parking area was constructed at the rear of Talbot's Toyland. In 1991, the second-floor addition to Talbot's Cyclery (415 S. B Street) was

¹⁶ William B. Merryman, obituary, *The Times* (San Mateo, CA), June 10, 1955; "San Bruno Women and Children Build Memorial in Honor of War Dead," *The Times* (San Mateo, CA), December 1, 1948.

¹⁷ Anna Schuessler, "San Mateo's Longtime Cyclery's Ride Comes to an End," *The Daily Journal* (San Mateo, CA), May 14, 2019, accessed October 7, 2019, https://www.smdailyjournal.com/news/local/san-mateo-s-longtime-cyclery-s-ride-comes-to-an/article_0c1a8704-75f2-11e9-b6b1-630f73f72f5a.html.

completed. The cladding, storefront windows, and full-width awning were likely added during or after the 1991 addition to the building. Given the extensive remodeling from the 1970s to the present, no original exterior building fabric is extant at 415-445 S. B Street. Talbot's Cyclery ceased operations in 2019; however, Talbot's Toyland continues to operate at this location under Moore family ownership.

Property No. 4 - 407-411 S. B Street

Property Description

The one-story, Midcentury Modern commercial building at 407-411 S. B Street (APN 034-179-020) has a rectangular plan, flat roof, and thin stone veneer cladding (Figure 8). A standing seam metal-clad mansard parapet spans three storefronts lining the west façade. The recessed storefronts have central glazed metal doors surmounted by tall fixed transom windows and angled storefront windows. The north and south façades abut adjacent buildings, and the east (rear) façade faces a surface parking lot and contains a service entry to each store.



Figure 8. 407-411 S. B Street, view facing east from S. B Street (ARG, August 2019)

Property History

According to building permit records, the Peninsula Title Co. constructed the subject property in 1949. The architect was William B. Merryman, and the builder was Albert E. Magnuson. A variety of local businesses has leased the three storefronts since the building's construction, with exterior signage and interior finishes altered to suit the tenant's needs. Previous occupants identified in the building permit record include H.N. Brown (1950), Pacific Income Plan (1961), Ward Anderson Realtors (1968), Jaci's Fashionwear (1978), Vann's Hairstyling (unknown date), Rossetti & Corrlea Draperies (1984), Haah Photo (1991), and Yogurtville (2008). In 1986, the City of San Mateo Building Department documented the unpermitted construction of the mansard parapet (extant today) that was done in conjunction with a permitted reroofing of the building. The building exterior appears to be otherwise largely unaltered. The present occupants of the building are Poke Eatery, Susan's Salon & Spa, and Redwood Coast Cider.

Property No. 5 - 401-405 S. B Street

Property Description

The one-story commercial building at 401-405 S. B Street (APN 034-179-010) is located at the northwest corner of S. B Street and E. 4th Avenue (Figure 9). It has a rectangular plan, flat roof with a parapet, and stucco cladding with tile located along the lower portion of the building. The entrance to 401 S. B Street is located at the northwest corner of the building. The chamfered entrance is inset underneath a covered entry supported by a square column. The entrance consists of glazed, metal frame double doors flanked by sidelights. The entrance to the southern storefront at 405 S. B Street consists of a glazed, metal frame door. Fixed, metal-sash storefront windows are located on the north and west façades; the majority of the windows feature a flat, metal slat sunshade. The south façade abuts the adjacent building, and the east façade faces the parking lot and is devoid of fenestration.



Figure 9. 401-405 S. B Street, view south from the corner of S. B Street and E. 4th Avenue (ARG, August 2019)

Property History

Although the original building permit is not on file at the City of San Mateo, the corner commercial building at 401-405 S. B Street appears in Sanborn Fire Insurance Maps by 1920. Previous occupants determined via the building permit record and city directories include an unnamed garage (1937); unnamed display room (1949); Beneficial Finance Co. (1958-2004); Ken's Barber Shop (1965); Pierce Richard Beauty Salon (1968); Health Spa (1979); Continental Ladies Spa (1982); Royal Spa (1986); California Martial Fitness (1999); Beading Frenzy Inc., Island Futons, Kamelias Futons, and Tres Jolie (2005); The Home Gallery (2009); M&M's Hair Design (2009); and Rooster Men's Grooming (2013). Tomatina Restaurant has occupied the unit at 401 S. B Street since 2014; the retail space at 405 S. B Street is currently vacant. The building permit record indicates the building has undergone several exterior renovations over the past century; in 2014, the building exterior was completely remodeled with new cladding, fenestration, and exterior detailing (Figure 10). As such, no original building fabric is extant on the exterior.



Figure 10. Exterior of 401-405 S. B Street prior to the comprehensive 2014 remodel (Google Earth)

Property No. 6 - 335 E. 4th Avenue

Property Description

The one-story, vernacular commercial building at 335 E. 4th Avenue (APN 034-178-030) is located at the northwest corner of E. 4th and S. Railroad avenues (Figure 11). The board-form concrete building has a rectangular plan and a flat roof with an unadorned stepped parapet. The south façade contains two storefronts, each accessed by a glazed, metal frame door surmounted by a transom window. The entrances are situated in an inset entry clad with corrugated metal. Large, multi-light, industrial-sash windows (some with operable lights) are located on the south and east façades. A flat metal awning spans the south façade above the inset entry and windows. A service entrance situated within a corrugated metal-clad niche is located at the north end of the east façade. The north façade is devoid of fenestration, and the west façade abuts the adjacent building.



Figure 11. 335 E. 4th Street, view north from 4th Street (ARG, August 2019)

Property History

The building at 335 E. 4th Street was erected in 1939 by Leadley and Leadley (a local firm identified as both the owner and builder) for use as a shop. William S. Leadley and his son Donald W. Leadley were local builders in San Mateo and Burlingame.¹⁸ William S. Leadley died in 1972 after a successful career building the original Levy Bros. store, Baywood Theater, Mills Memorial Hospital, Tobin Clark mansion, and numerous downtown San Mateo commercial buildings. He was preceded in death by his son Donald W. Leadley, who died at age 40.¹⁹

In 1955, a 30-foot by 40-foot addition was constructed at the north (rear) façade. In 1994, the property underwent a remodel wherein the interior space was partitioned off into two units to house a dry cleaner and office; new windows, ADA-accessible entrances, metal awning, and infill sections of concrete were installed. According to building permits and city directories, previous occupants include Bel Mateo Enterprises, Cal Cab Co., Checker Cab Co. (1963-1973); Yellow Cab Co. of San Mateo (1955-1973); Andras Interiors (1976); Andres Interiors, Bel Mateo Enterprises Inc. (1977); Stewart Plumbing (1978); an unnamed grocery/delicatessen (1982); La Bodega Restaurant (1986-1992); and Korean Dry Cleaners Association (1995). Current occupants of the building are John Matthews Architecture (2001-present) and Wardrobe Cleaners (1995-present).

¹⁸ "Capuchino Zone Plea is Denied," *The Times* (San Mateo, CA), March 15, 1940; "Langford-Leadley Betrothal is Told at Home Party," *The Times and Daily News Leader* (San Mateo, CA), June 23, 1939.

¹⁹ "Pioneer S.M. Builder Dies," *The Times* (San Mateo, CA), January 31, 1972.

Property No. 8 - 501-517 E. 4th Avenue, 397 S. Claremont Street

Property Description

This one-story, Midcentury Modern commercial building (APN 034-185-150) is located at the northeast corner of E. 4th Avenue and S. Claremont Street (Figure 12). Six storefronts addressed as 501-517 E. 4th Avenue line the south façade, and one storefront addressed as 397 S. Claremont Street is located on the west façade. The stucco-clad building has a barrel vault roof on the southern portion and a flat roof on the northern portion. The storefronts facing E. 4th Avenue have angled, glazed, wood-frame doors surmounted by wood-sash transom windows and flanked by wood-sash and metal-sash picture windows. The western storefront has replacement glazed, metal-frame double doors. Brick veneer bulkheads and planters line the lower portion of the façade. A flat awning spans the south façade and wraps around the southwest corner of the building. The western storefront facing S. Claremont Street has a multi-light, wood-frame door surmounted by a transom window. Metal-sash storefront windows are located to the south. A similar awning spans the storefront above the entrance and windows, and a brick veneer bulkhead is located beneath the windows. A narrow passage way separates the north façade from the adjacent building, and the east façade abuts the adjacent building.



Figure 12. 501-517 E. 4th Avenue/397 S. Claremont Street, view north from the corner of S. Claremont Street and E. 4th Avenue (ARG, August 2019)

Property History

According to Sanborn Fire Insurance Maps, this corner commercial building was erected between 1950 and 1953, replacing a single-family residence facing S. Claremont Street. The exact construction date and architect is unknown, as the original building permit is not on file with the city. Alterations have been limited mostly to the interior spaces of the building in conjunction with regular tenant upgrades. In 1986, the cantilevered awning was installed, which was subsequently repaired in 2003. In 1996, the corner storefront at 501 E. 5th Avenue had its windows replaced with bulletproof glass. Field observations indicated that other storefront windows have been replaced, particularly at 397 S. Claremont Street, although these alterations are not indicated in the permit record. Since the early 1950s, the building has housed a variety of small, local businesses, including the following: J&G Restaurant and Cocktail Lounge (1963-1973); Fourth Avenue Cleaners (1963-1973); Logan & Logan (1963); State Department of Education (1963); Dave's Barber Shop (1963); Coleman Colour Studio

(1969-1977); Volunteer Transcribing Services (1969); Sam's TV Repair Shop (1969-1982); Rey's Barber Shop (1969-1973); Bell Camera Repair (1977); West Bay Beauty Supply (1982); San Mateo Awning Company (1986); Bar 12 (1987-1992); British Food Center (1987); The Unique (1987); Sidonies (1987); Floresta Flowers (1987); The Golf Shop (1987); Daddy Mac's (1988-1995); Allied Air Products (1992-1995); Golf Club Repair Service (1995); Lucy's Beauty Salon (1995-2005); and El Portal (1995). Present occupants include Check Expert (501 E. 4th Avenue), Boost Mobile (505 E. 4th Avenue), Glamorous Look's Salon (507 E. 4th Avenue), La Piñata (511 E. 4th Avenue), Las Cazuelas Taqueria (517-519 E. 4th Avenue), and Restaurante Aminta (397 S. Claremont Street).

Property No. 10 - 411 S. Claremont Street (P-41-002544)

Property Description

The two-story, vernacular wood frame residence at 411 S. Claremont Street (APN 034-186-070) has a rectangular plan and wood horizontal cladding (Figure 13). The steeply pitched, front gable roof has a wide eave overhang and is covered with asphalt shingles. A small brick chimney extends from the roof slope. Fenestration primarily consists of vinyl, one-over-one windows set in a wide wood frame. The main entrance on the west façade consists of a wood, paneled door accessed by a small wood porch and staircase. A one-story addition with a gable roof is located at the east façade. A simple, wood shed is located behind the house.



Figure 13. 411 S. Claremont Street, view east from S. Claremont Street (ARG, August 2019)

Property History

Sanborn Fire Insurance Maps indicate this single-family residence had been constructed by 1888 (pre-dating the 1902 construction date listed in the DPR 523 forms). Its original owner and builder are unknown, however. By 1920, the rear addition had been constructed. Per the building permit record, the earliest known owner was Ellen Currie in 1955. Subsequent owners have included Carla Niederrerr (1980) and Raquel M. Remedios (1987-1999). Correspondence from the City of San Mateo to the property owners from 1980 to the early 1990s indicate the house was vacant and in need of major repairs; the city noted extensive dry rot, broken windows, fire damage to the wall insulation, and water damage caused by a leaking roof. In 1991, a permit was filed to replace the wood siding at the rear of the house, likely in response to these notices of building code violations. Based on visual inspection, the windows and front entrance also have been replaced, and a full-width porch has been removed from the front façade.

Property No. 11 - 415 S. Claremont Street, 503 E. 5th Avenue (P-41-001025, P-41-002547)

Property Description

This property is located at the northeast corner of S. Claremont Street and E. 5th Avenue (APN 034-186-060). It includes a two-story residential building addressed as 415 S. Claremont Street and a commercial building addressed as 503 E. 5th Avenue (Figure 14). Both buildings house the San Mateo Japanese American Community Center. A paved parking lot spans the remainder of the lot east of the buildings.

The wood-frame vernacular building at 415 S. Claremont Street has a rectangular plan, horizontal wood siding, and a side gable roof covered with asphalt shingles. A small brick chimney is located on the roof slope. A full-width, hipped roof porch spans the first story of the west façade. The porch has a wood staircase, a closed rail, and simple wood square supports. The main entrance consists of a wood door located centrally within the porch. It is flanked on each side by wood-sash, four-over-four, double-hung windows. A similar window is located above the porch in a gabled wall dormer, and additional primary type windows are located on the other façades. A gable roof addition is located on the east façade and a small, stucco-clad, single-car garage abuts the northeast corner of the building. The front yard is enclosed by a perimeter stone half-wall capped with an ornamental metal grille.

The adjacent, Spanish Eclectic commercial building at 503 E. 5th Street has a rectangular plan, stucco cladding, and flat roof. A clay tile-clad parapet with decorative brackets lines roofline of the west and south façades. The main entrance is located centrally on the south façade. It consists of a solid wood, recessed door surmounted by a transom window and flanked by narrow sidelights. A band of narrow wood-sash windows covered with a turned wood balustrade lines the façade above the entrance. Two sets of small, paired arched windows adorn the west façade, and two small rectangular windows adorn the eastern façade. The north façade contains a service entrance and is otherwise devoid of fenestration.



Figure 14. 415 S. Claremont Street (left) and 503 E. 5th Avenue (right), view east from S. Claremont Street (ARG, August 2019)

Property History

In 1932, Sagredo Rodalari (1888-1967) moved a single-family house from another property to its current location at 415 S. Claremont Street and erected the commercial building at 503 E. 5th Avenue to its east within the same parcel. An early twentieth century residence had been demolished to make room for the new buildings; the original construction date and location of the extant house is unknown. According to city directories, Rodalari lived at the residence with his wife Mary Rodalari and operated Rodalari Grocery in the adjacent commercial building from 1933 to 1964. In 1967, the San Mateo Gardner's Association acquired the property, thus beginning its longtime association with the Japanese American community.²⁰ In 1980, the Japanese American Citizens' League (JACL) established a community center in the residence at 415 S. Claremont Street. According to city directories, the former commercial building was still in use by the Gardener's Association in 1992, but at some point, it transferred to the JACL. In 2003, the organization became known as the San Mateo Japanese American Community Center, a nonprofit founded to provide arts, culture, and activities for Japanese American senior citizens.²¹ (A more detailed history of these organizations is provided below in Section 5. Historic Context.) Based on the field survey, the exterior of the residence has been minimally altered. The former grocery store building likely had storefront windows flanking the entrance that have been infilled; the stucco cladding also appears to be replacement cladding.

²⁰ Mitchell Postel, *San Mateo: A Centennial History* (San Francisco: Scottwall Associates, 1994), 141.

²¹ San Mateo Japanese American Community Center, "Services Introduction," June 10, 2019, accessed August 19, 2019, <http://www.smjacc.org/servicesintro.htm>.

Property No. 12 - 501 S. Claremont Street, 410 E. 5th Avenue

Property Description

The San Mateo Lumber Company occupies two parcels straddling S. Claremont Street (Figure 15). The eastern portion is addressed as 501 S. Claremont Street (APN 033-282-380), and the western portion is addressed as 410 E. 5th Avenue (APN 033-281-010).

A one-story, light industrial building is located at the north end of the eastern parcel. The building has an L-shaped plan with a shallow-pitched gable roof at the northern portion and a flat roof at the southern portion. The building is primarily clad with stucco with sections of corrugated metal sheets and vertical wood boards. The north end of the south façade contains the retail and office space accessed by glazed, metal frame double doors surmounted by a wood-sash, multi-light transom window. A decorative surround frames the inset entrance. Wood-sash, double-hung windows with multiple lights in the upper sash flank the entrance. Similar wood-sash, double-hung, six-over-one windows are located on the north façade. Garage entrances accessed with wood sliding and hinged doors line the southern portion of the west façade. A plain wood cornice spans the west and north façades. The remainder of the parcel is used for lumber storage.

A one-story, wood frame building is located across the street at the parcel addressed as 410 E. 5th Avenue. The building has a rectangular plan, stucco cladding, and flat roof with an eave overhang along the east façade. The building is accessed by a variety of oversized garage doors. A small, half-height addition with a pedestrian entrance is located on the north façade. The remainder of the parcel contains two large, open-air lumber storage racks. Both racks are wood frame, rectangular in plan, and covered with corrugated metal-clad gable roofs.



Figure 15. 501 S. Claremont Street, view southeast of east parcel from the corner of S. Claremont Street and E. 5th Street (ARG, August 2019)

Property History

In 1904, Walter Anderson founded the San Mateo Planning Mill (later known as the San Mateo Lumber Company) on these two parcels flanking S. Claremont Street. Over the past century, the property has undergone numerous physical changes. By 1908, the property had a planning mill and storage buildings on the western parcel (present day 410 E. 5th Avenue), and a dry kiln, ancillary buildings, and lumber storage on the eastern parcel (present day 501 S. Claremont Street). In 1947, the company obtained building permits to repair and replace fire damaged buildings; by 1950, the extant wood-frame building housing an office and lumber shed had been erected at the north end of the eastern parcel. A small, detached lumber shed was constructed to its south; by 1961, the gap between the buildings had been infilled, forming the extant L-shaped building addressed as 501 S. Claremont Street. The large, central building on the western parcel served as a planning mill and was either repaired or rebuilt by 1950. According to newspaper reports, two other fires occurred at the San Mateo Lumber Company in 1958 (unidentified garage razed) and in 1968 (eastern parcel in 1968).²² The two extant open air lumber sheds had also been added by 1950 (one had been added by 1930 according to aerial photographs). By 1958, the PG&E Beresford Substation (Property No. 14) was constructed at the north end of the western parcel. In 1962, the light industrial building at 601-615 S. Claremont Street (Property No. 13) was built at the southern end of the eastern parcel.

The only apparent alteration to the building on the western parcel is the addition of the small shed to the north façade of the building. A letter from the Fire Marshall in 1978 regarding the unpermitted concrete addition to a storage shed is included in the building permit record. Based on visual observations, it is unlikely that the wood-sash windows and trim and the main doors and surround are original to the building on the eastern parcel.

Property No. 13 - 601-615 S. Claremont Street

Property Description

The one-story, vernacular light industrial property at 609 S. Claremont Street (APN 033-282-420) has a rectangular plan, stucco cladding, and flat roof (Figure 16). Four bays line the west façade; each bay contains a pedestrian door, a central metal-sash, eight-light window, and a garage entrance with a metal roll-up door. The north façade abuts the adjacent lumberyard and is devoid of fenestration. The east facade is not visible from the public right-of-way, and the south façade abuts the adjacent building.

²² "Lumber Yard 2 Alarm Fire," *San Francisco Examiner*, August 24, 1958; "\$50,000 Fire at San Mateo Lumber Firm," *San Mateo Times*, May 6, 1968.



Figure 16. 601-615 S. Claremont Street, view east from S. Claremont Street
(ARG, August 2019)

Property History

The light industrial building at 601-615 S. Claremont Street was erected in 1962 by Arthur Bros., Inc. for owner George R. Van Sciver. Arthur Bros. were a local contractor and builder firm comprised of James H. Arthur and Noel L. Arthur and headquartered at 811 B Street in San Mateo.²³ The land was previously occupied by the San Mateo Lumber Yard for lumber storage according to Sanborn Fire Insurance Maps. It has primarily been occupied by various auto body and auto repair shops with some exceptions for other commercial businesses. According to the building permit records, alterations have been largely limited to the interior, including non-structural changes and routine upgrades in response to tenant needs. In 1989, a canvas awning was added above the pedestrian entrance and window at the bay addressed as 609 S. Claremont Street. Previous occupants include New Look Auto Paint Shop (1963), Peninsula Upholstery (1971), Bernhart Metals (1983), Canterbury Carpets (1986), Autotech Wholesale (1993), and C 3 Fix Car (2010). The current occupants of the building are Autotech Motor Service (601-605 S. Claremont Street) and Autotronics Service & Body (609-615 S. Claremont Street).

Property No. 14 - PG&E Beresford Substation (E. 5th Avenue/S. Claremont Street)

Property Description

The Pacific Gas and Electric Company's (PG&E) Beresford Substation is located at the southwest corner of E. 5th Avenue and S. Claremont Street (no APN). It is enclosed by a chain link and slat fence that obscures the view into the facility from the public right-of-way (Figure 17). At the south end of the property are two small sheds, one with a shed roof and another with a low-pitched gable roof. The remainder of the parcel contains various sized, rectangular electrical utility boxes that are connected by transmission wires to four steel lattice towers with single- and multi-legged footings. The upper part of each tower supports a cross arm that carries multiple electrical insulators. The wires are strung from these insulators, which are then then connected out to the grid via the surrounding electrical poles.

²³ Legal notice for Arthur Bros. incorporation, *The Times* (San Mateo, CA), January 27, 1947; Arthur Bros. advertisement, *The Times* (San Mateo, CA), February 19, 1947.



Figure 17. PG&E Beresford Substation, view southwest from the corner of S. Claremont Street and E. 5th Avenue (ARG, August 2019)

Property History

The Beresford Substation was constructed between 1956 and 1958 according to Sanborn Fire Insurance Maps and newspaper articles. A previous substation located across the street at 300 S. Claremont Street was built around 1915 and decommissioned in the early 1940s.²⁴ It is likely that this substation was its replacement. (The early twentieth substation has been replaced with new mixed use building at 405 E. 4th Avenue [Property No. 4].) The earliest mention of the Beresford Substation was made in the local newspaper in June 1958 following a power outage to the downtown area.²⁵ An aerial photograph from 1961 shows the substation roughly as it appears today. There appear to be few, if any, alterations made to the property beyond the scope of routine maintenance.

Property No. 16 - 624-628 S. Railroad Avenue, 317 S. 7th Avenue

Property Description

The one-story, light industrial building at 624-628 S. Railroad Avenue/317 S. 7th Avenue (APN 034-193-010) is located at the northwest corner of S. Railroad and S. 7th avenues (Figure 21). The concrete block building has a rectangular plan and a flat roof with a parapet. The south façade has a central entrance with glazed, metal double doors; metal-sash display windows (with an operable casement window at the outer edge) flank the entrance. The east façade has three bays, each with a pedestrian entrance, large window, and garage entrance accessed by a metal roll-up door. The north façade abuts the adjacent building, and the west façade is covered with ivy.

²⁴ Architecture + History, LLC, "Historical Resource Evaluation Report: 330 S. Claremont Avenue & 405 E. 4th Avenue," prepared for the City of San Mateo, March 16, 2016, 1.

²⁵ "Strong Winds Cause Power Failure Here," *The Times* (San Mateo, CA), June 12, 1958.



Figure 18. 624-628 S. Railroad Avenue, view northwest from S. Railroad Avenue and E. 7th Avenue (ARG, August 2019)

Property History

According to Sanborn Fire Insurance Maps, this light industrial property was erected between 1953 and 1956. The building permit record is limited and provides no indication of the exact construction date or subsequent alterations. In 2007, the electricity was disconnected at the shop at 628 S. Railroad Avenue (occupied at the time by Stallings Painting) due to a fire. The present occupants are Peninsula Automotive Clinic (317 E. 7th Avenue) and Aloha Time Boxing (628 S. Railroad Avenue). The storefront at 624 S. Railroad Avenue is currently vacant.

Property No. 17 - 616 S. Railroad Avenue

Property Description

The one-story, light industrial building at 616 S. Railroad Avenue (APN 034-193-090) has a rectangular plan and a shallow-pitched gable roof with a parapet (Figure 19). The east façade of the concrete block building has a wood pedestrian door, a set of vinyl, sliding windows, and a garage entrance accessed by a metal roll-up door. The north, west, and south façades adjoin the adjacent buildings.



Figure 19. 616 S. Railroad Avenue, view west from S. Railroad Avenue (ARG, August 2019)

Property History

Based on aerial photographs and Sanborn Fire Insurance Maps, this light industrial building was constructed between 1941 and 1950. The building permit record for the property is limited and provides no indication of the exact construction date, alterations, or occupancy. Although not recorded in the permit record, visual observation indicate that the vinyl windows are non original. The current tenant of the building is unknown due to a lack of exterior signage.

Property No. 18 - 316-320 E. 6th Avenue

Property Description

The one-story, light industrial building at 316-320 E. 6th Avenue (APN 034-193-080) is located at the southwest corner of E. 6th and S. Railroad avenues (Figure 20). The concrete block building has a rectangular plan and a barrel vault roof with a parapet. It is lined with various pedestrian doors; metal-sash, industrial-light windows, and garage entrances accessed by metal roll-up doors that correspond with separate businesses. A small metal blade sign projects from the northeast corner of the building.



Figure 20. 316-320 E. 6th Avenue, view west from S. Railroad Avenue (ARG, August 2019)

Property History

In 1953, the Farrell Construction Co. erected this light industrial building for owner John Devincenzi. Alterations to the building have been limited to interior, non-structural modifications and upgrades for tenant improvement. Based on a visual inspection, the pedestrian door on the north façade appears to have been replaced. According to the building permit record, previous occupants of the building include Custom Craft Upholsters (1965), Taylor's Auto Furniture (1970), and Auto Enthusiasts (1977). The building is currently occupied by European Car Care.

Property No. 19 - 317 E. 6th Avenue

Property Description

The one-story, light industrial building at 317 E. 6th Avenue (APN 034-191-010) is located at the northeast corner of E. 6th and S. Railroad avenues (Figure 21). The building has a rectangular plan, stucco cladding, and flat roof with a parapet. The main entrance is located centrally on the south façade; it is flanked by a metal-sash, industrial light window. A metal and canvas awning is located above the entrance and window. A garage entrance is located west of the door. The east façade features additional metal-sash, industrial light windows, and a metal sign projects from the southeast corner of the building. The west façade abuts the adjacent building. The rear of the parcel is enclosed by a tall concrete block fence with a wood gate. From the public right-of-way, the north façade appears to have additional metal-sash, industrial light windows, and a detached concrete shed is located at the north end of the parcel.



Figure 21. 317 E. 6th Avenue, view north from S. Railroad Avenue and E. 6th Avenue (ARG, August 2019)

Property History

The light industrial building at 317 E. 6th Avenue was constructed in 1945 by architect Leo Sharps for the original owner Antonio Soletti. The San Mateo Artistic Iron Works have occupied the building since its construction, originally under the ownership of Antonio Soletti and John Wessa.²⁶ By 1984, Luigi Manzon (who apprenticed under Soletti) and Guido Freschet were operating the business and creating handcrafted ornamental and decorative metal objects, such as gates and fireplace tools.²⁷ Based on the building permit record and visual inspection, the building exterior has been minimally altered.

Leo Sharps (1897-1984) was a well-regarded architect, who formed a partnership with Irving F. Brown (1898-1989) in Burlingame, California. Leo Sharps was born in Colorado and was married to Mary Sharps; they had three children, Patricia, Robert, and Rose Sharps. In 1930, the family resided in Brooklyn, New York, where Leo Sharps worked as a solo architect. By 1940, the Sharps had relocated to Burlingame. Leo Sharps appears to have remarried at twice, first to Beulah Bishop in 1952 and later to Brenda B. Sharps; he died in Los Angeles at age 87.²⁸ Irving F. Brown was born in Washington and resided in Brooklyn in the mid-1930s. Like Sharps, he had relocated to Burlingame by 1940 with his wife Doris Brown and son Peter Brown. Little else is known about Brown other than he worked as a draftsman for famed architect William W. Wurster in the early 1940s.²⁹

²⁶ "City Planners Split on Permit for Polo Cafe," *The Times* (San Mateo, CA), November 9, 1945.

²⁷ "The Red-Hot Overture of Iron Work," *The San Francisco Examiner*, March 14, 1984.

²⁸ United States Federal Census, 1930, 1940; California Death Index, 1940-1997; California Marriage Index, 1949-1959; United States Find A Grave Index, 1600s-current; Ancestry.com, accessed September 29, 2019, <http://www.ancestry.com>.

²⁹ United States Federal Census, 1940; Social Security Death Index, 1935-2014; Ancestry.com, accessed March 23, 2017, <http://www.ancestry.com>; Pacific Coast Architecture Database, "Irving F. Brown (Architect)," accessed September 29, 2019, <http://pcad.lib.washington.edu/person/6414/>.

In addition to the building at 317 E. 6th Avenue, the firm Sharps and Brown designed many residences and commercial and office buildings primarily in San Mateo County and was featured in local newspapers and architecture publications, including *Architect and Engineer*. Their work includes the following:³⁰

- McAlister Chrysler-Plymouth Dealership, 50 California Drive, Burlingame, 1946, showcased in the June 1947 issue of *Architect and Engineer* (significantly altered)³¹
- Addition to El Cerrito Manor apartment building, address unknown, 1947 (status unknown)³²
- The Times/Metropolitan Life Building, 151 Second Avenue, 1949, developed by the Wisnom Company (demolished)³³
- Modernization of the Levy Bros. department store, Burlingame, 1949 (status unknown)³⁴
- Widmore Court apartment complex, Wyoming Way, San Mateo, 1951 (possibly extant)³⁵
- San Carlos Bank Building, address unknown, San Carlos, 1953, listed in the March 1953 issue of *Architect and Engineer* (status unknown)³⁶
- Single-family residence, 125 James Avenue, Atherton, 1953 (demolished)³⁷
- Trag's Market, 303 Baldwin Avenue, 1955 (extant)³⁸

Property No. 20 - 505-509 S. B Street (P-41-001019)

Property Description

The one-story brick commercial building at 505-509 S. B Street (APN 034-191-100) has a rectangular plan and a flat roof with a parapet (Figure 22). Three storefronts line the lower portion of the building. Each storefront features a Midcentury Modern design with Roman brick veneer; angled, metal-sash storefront windows; and a glazed, metal-frame door surmounted by a transom window. The storefronts are framed by glazed terracotta pilasters and a decorative bracketed cornice. A full-width canvas awning spans the storefronts beneath the cornice. The upper portion of the building is constructed of brick and features ornamental terracotta panels and a decorative glazed terracotta cresting along the parapet. The north façade is devoid of ornamentation, the west façade has service entrances, and the south façade abuts the adjacent building. A paved parking lot lines the north and west façades.

³⁰ The list was compiled from a preliminary review of newspaper articles and architecture publications; the status was verified during a desktop review of the properties in Google Earth.

³¹ Advertisement for McAlister Chrysler-Plymouth Dealership, *The Times* (San Mateo), October 23, 1946.

³² Advertisement for El Cerrito Manor, *The Times* (San Mateo), August 22, 1947.

³³ "Contracts Let for Addition to Times," *The Times* (San Mateo), November 20, 1948.

³⁴ "Levy Bros. to Modernize Store," *The Times* (San Mateo), April 14, 1949.

³⁵ "Plans Given for 34-Unit Apartment," *The Times* (San Mateo), March 28, 1951.

³⁶ "Branch Bank Building," *Architect and Engineer* 192, no. 3 (March 1953): 45.

³⁷ Advertisement for 125 James Avenue, *The Times* (San Mateo), January 31, 1953: 16.

³⁸ Architectural Resources Group, "Trag's Market, 303 Baldwin Avenue, San Mateo, California, Historic Resource Evaluation," prepared for the City of San Mateo, April 2017.



Figure 22. 505-509 S. B Street, view northeast from S. B Street (ARG, August 2019)

Property History

This commercial building was constructed in 1925 for the original owner J.K Calley; the architect was Guy L. Rosebrook and the builder was J.S. Sampson Co. Rosebrook “worked in the popular modern styles of the time and specialized in small-scale domestic architecture. He trained in San Francisco working in multiple firms, before being hired as a supervising architect for Standard Oil. He returned to California during the depression of the 1930s moving to Salinas in 1940. By 1950, he was located in San Leandro and published several pattern books including plans for small houses in addition to his modern commercial work.”³⁹

An illegible permit for alterations to the building was granted in 1945. In 1948, three doors were added at the rear of the store, presumably to provide a rear entrance to each unit. Although not reflected in the building permit record, the original storefronts were replaced in the mid-twentieth century; the replacement storefronts were designed in a Midcentury Modern style with angled metal-sash display windows and Roman brick veneer cladding. In 1989, canvas awnings were installed on the storefront, and in 1992, the building was upgraded for earthquake safety. Previous occupants of the building include Boysen Paint (1952), Sherman Williams Paint (1967), Frost Paint Store (1971), and Jane Ashley (1983). Current occupants of the building are The Ravioli House (505 S. B Street), San Mateo Cleaners (507 S. B Street), and Classic Touch Salon (509 S. B Street).

³⁹ Cheryl Brookshear and Ann Roberts, Department of Parks and Recreation (DPR) 523 forms for 10217-10233 International Boulevard, San Leandro, California, prepared by JRP Historical Consulting, LLC, in “Third Addendum Historic Property Inventory and Evaluation: Alameda-Contra Costa (AC) Transit East Bay Bus Rapid Transit Project,” 2013.

Property No. 21. - 501 S. B Street, 302-306 E. 5th Avenue

Property Description

The one-story commercial building addressed at 501 S. B Street/302-306 E. 5th Avenue (APN 034-191-060) is located at the southeast corner of S. B Street and E. 5th Avenue; it has smaller storefronts at the east end addressed as 302-306 E. 5th Avenue. The building has an irregular plan with a chamfered corner at the east end and a flat roof with a parapet. It contains various entrances with glazed, metal-frame doors surmounted by transom windows and various fixed, metal-sash display windows. The upper portion of the walls at the east and west ends is clad with decorative slats. The south façade abuts the adjacent building, and the east façade faces a paved parking lot. A small paved parking lot occupies the northern end of the parcel.



Figure 23. 501 S. B Street/302-306 E. 5th Avenue, view southeast from the corner of S. B Street and E. 5th Avenue (ARG, August 2019)

Property History

The building was constructed in 1949 for the Fifth Ave. and B Syndicate; the builder was Barrett & Hilp. Modifications reflected in the building permit record include interior tenant improvements and a seismic upgrade completed in 1995. Visual observation indicates the upper portion of the exterior and possibly the storefront windows have been altered. The building has been occupied by various commercial businesses throughout its lifetime; previous occupants include the following: Harriette T. Davis Realtor (1969-1992); Lale Pullsbury Ranch, Westbay Clayton Real Estate, and Perkins Warren Real Estate (1969); Hallmark Builders Inc. & Hallmark Realty (1973); Guardsmark Inc. (1977); Transamerica (1980); Granma's Donuts (1983); American Asiatic Trading Co., Audio Venture, and Promotional Distributing Co. (1987); Game Hunter (1992-2000); Denny's Sportcard Den (1992-1995); Strokes (2000); Jonsen & Brunn Inc. (2005-2010); and Blue Ribbon Cleaner (2005-2014). The present occupants of the building are AAA Vacuum & Sewing (501 S. B Street), Shane's Barber Shop (302 E. 5th Avenue), and RockSalt Pilates (306 E. 5th Avenue).

5. HISTORIC CONTEXT

The following section provides a historic context for the development of the properties within proximity to San Mateo's downtown commercial core.

Mid- to Late Nineteenth Century

In 1856, the California State Legislature passed the Consolidation Act creating San Mateo County from the southern portion of San Francisco County, which originally extended from the northern tip of the peninsula south to Palo Alto. The following decade, the San Francisco and San Jose Railroad began offering train service along the peninsula, finally connecting its namesake cities by rail in 1864, and San Mateo developed into a small village at the crossroads between the north-south railroad and a stagecoach road extending east-west from the bay to the Pacific Coast.⁴⁰

The new rail connection provided easy access to San Mateo for both tourists and wealthy San Franciscans who desired weekend and summer residences in the countryside. The forty-mile trip to San Francisco was reduced from a 9-hour stagecoach ride to a 1.25-hour jaunt by rail; local farmers began shipping their produce to markets in San Francisco, and in return, tourists traveled south, particularly to visit Crystal Springs Canyon (located approximately 3.5 miles west of the project area). In 1868, the railroad was absorbed by the Southern Pacific Railroad. (The railroad right-of-way, now upgraded and operated by Caltrain, extends through the APE.) San Francisco businessmen and their families, such as the Howards, Taylors, and Parrotts, purchased large parcels of land along the railroad, erected grand mansions, and employed villagers as servants and skilled craftsman to maintain their estates.⁴¹

As early as 1890, efforts were underway to incorporate San Mateo, and on September 3, 1894, the San Mateo County Board of Supervisors voted in favor of incorporation. By this time, San Mateo benefited from a bustling business district centered along B Street, a thriving newspaper, a reliable source of water from the newly constructed Crystal Springs Dam, and many civic institutions, such as a volunteer fire department, library, churches, and schools. The boundaries for the new town extended from Peninsula Avenue on the north, the bay to the east, 9th Avenue on the south, and a line 1,000 feet west of the County Road on the west. In the first two decades of the twentieth century, the lands surrounding San Mateo changed dramatically; salt-harvesting operations dominated the bay lands, nurseries spread across the hillsides, and a country club was established for wealthy weekenders. Residential areas of the town expanded through new subdivisions such as San Mateo Heights, while the business section of town developed more slowly.⁴² By the end of the nineteenth century, the southern portion of the project area (present day 400 E. 5th Avenue) remained undeveloped agricultural land, while the northern portion (present day 480 E. 4th Avenue) had been developed largely with residences.⁴³ Other modest single-family residences, such as the property at 411 S. Claremont Street (extant) and others (non extant) within the adjacent blocks, were constructed nearby.

⁴⁰ Postel, *San Mateo*, 19, 27; Alan Hynding, *From Frontier to Suburb: the Story of the San Mateo Peninsula* (Belmont, CA: Star Publishing Company, 1982), 57-58.

⁴¹ Postel, *San Mateo*, 40-41.

⁴² *Ibid.*, 101, 112.

⁴³ AEI Consultants, "Phase I Environmental Site Assessment for 480 East 4th Avenue," 16; AEI Consultants, "Phase I Environmental Site Assessment for 400 East 5th Avenue," 14.

Early Twentieth Century

San Mateo's development from a village community to an urban environment can be traced back to the earthquake and fires of 1906. With many San Franciscans newly without homes following the devastation, thousands migrated towards the Peninsula to reestablish their lives. The physical development of San Mateo was well underway with subdivisions, water, electricity, roads, and trolley connections to San Francisco in place to attract new residents to the area.⁴⁴ During this time, the population more than doubled from approximately 1,800 residents at the turn of the century to approximately 4,800 by 1910.⁴⁵

Development of downtown continued along B Street, with the expansion of industrial services southward along the railroad in response to the needs of a growing population. In 1904, the San Mateo Planning Mill (present day San Mateo Lumber Company) was established along S. Claremont Street between 5th and 7th Avenues by proprietor Walter Anderson.⁴⁶ In a 1964 newspaper article, Anderson recalls that the street grid had just been extended into the former grazing land when he began his operation.⁴⁷ By 1908, the parcel that became 400 E. 5th Avenue had been developed with railroad spurs (they remained in place until 1990).⁴⁸ Concurrently, the block that became 480 E. 4th Avenue had been developed with an electrical substation and a lumber planning mill. The substation was demolished by 1920; however, the planning mill remained in operation until 1990 and was subsequently demolished.⁴⁹ An archival photograph from the early twentieth century shows Walter Anderson's office for his contractor/building business (non extant) located within the block addressed as 480 E. 4th Avenue (Figure 24).



Figure 24. Walter Anderson Contractor and Builder Building, E. 4th Avenue and Railroad Avenue, date unknown (Image courtesy of the San Mateo County Historical Association)

⁴⁴ Postel, *San Mateo*, 136.

⁴⁵ Frank M. Stanger, *Peninsula Community Book* (San Mateo, CA: A.H. Cawston, 1946): 113.

⁴⁶ "S.M. Executive Dies on Trip," *The Times*, May 26, 1954.

⁴⁷ "San Mateo Lumber Firm on Site for Sixty Years," *The Times*, October 19, 1967.

⁴⁸ AEI Consultants, "Phase I Environmental Site Assessment for 400 East 5th Avenue," 14.

⁴⁹ AEI Consultants, "Phase I Environmental Site Assessment for 480 East 4th Avenue," 16.

The early twentieth century development of San Mateo would signal the beginning of the city's residential transformation. Up until this time San Mateo's residences were largely comprised of getaway homes for wealthy San Franciscans; however, this mass migration resulted in the construction of numerous working- and middle-class residences in the areas of Hayward Park, East San Mateo, and North Central.⁵⁰ This era of building would come to define San Mateo's suburban character.

By 1920, close to 6,000 people lived within San Mateo's city limits. Through the 1930s, the city continued to expand as the large, late nineteenth century estates were subdivided and developed with smaller commercial and residential properties. The new residential development spread south from the downtown area, expanding the city's boundary to Belmont and solidifying its suburban, middle class character. By 1930, San Mateo's population had again doubled to 13,500 residents. A new suburban shopping district separate from the B Street corridor developed to the south at El Camino Real and 25th Avenue.⁵¹

Transportation improvements oriented toward the automobile followed. By 1920, El Camino Real was transformed from a dusty, two-lane dirt road into a modern paved thoroughfare lined with motels, gas stations, drive-in restaurants, and suburban shopping complexes. Construction of the Bayshore Highway between South San Francisco and San Mateo began in 1924 to alleviate traffic along El Camino Real (now State Route 82). By the 1930s, the highway linked San Francisco south through San Mateo County to Santa Clara Valley. Bayshore Highway is now part of U.S. Highway 101.⁵²

The transformation of the El Camino Real pulled the city's downtown development from B Street closer to this new thoroughfare. In 1924, 3rd Avenue was widened to a width of 80 feet between Ellsworth Avenue and El Camino Real to accommodate diagonal parking, cementing its position as the future of downtown development in San Mateo.⁵³ Although B Street was no longer the focus of growth at this time, building activity was still underway in the areas immediately surrounding 3rd Avenue. Development of the area from this time was generally comprised of one- to three-story commercial buildings, including the a one-story commercial buildings at 505-509 S. B Street and 401-405 S. B Street (within the APE) in the 1920s. Both buildings have housed a variety of local businesses, including restaurants, salons, and other retail shops, over the past century (Figure 25).

⁵⁰ Wickert, "City of San Mateo Historic Building Survey," 15.

⁵¹ Postel, *San Mateo*, 125-127, 137, 175; Hynding, *From Frontier to Suburb*, 239-240, 250-251, 255-256.

⁵² Frank M. Stanger, *South from San Francisco: the Life Story of San Mateo County* (San Mateo, CA: San Mateo County Historical Association, 1963), 198-200; Postel, *San Mateo*, 137; Hynding, *From Frontier to Suburb*, 256-259, 266-267.

⁵³ Postel, *San Mateo*, 170.



Figure 25. View south on S. B Street at the intersection of E. 5th Street with the commercial building at 505-509 S. B Street (housing Ravioli House) visible on the left, ca. 1960s (San Mateo County Historical Association)

San Mateo survived the Great Depression relatively well in comparison to the rest of the nation as local government officials efficiently balanced the annual budget and continued to fund critical services such as the fire, police, library, and park departments. While unemployment reached 20 percent in California, it hovered around 3 percent in San Mateo County at the height of the depression. San Mateo also benefited from several large developments at this time, including the construction of the Bay Meadows Racetrack in 1934 by William P. Kyne, a prominent equestrian enthusiast.⁵⁴

Building activity along 3rd Avenue also continued through the Depression, although properties were often left vacant or experienced a high rate of turnover.⁵⁵ In 1932, Sagredo Rodalari (1888-1967) moved a single-family house from another property to its current location at 415 S. Claremont Street and erected the commercial building at 503 E. 5th Avenue to its east within the same parcel (these two buildings would later house the San Mateo Gardener's Association, the San Mateo Japanese American Citizens' League, and the San Mateo Japanese American Community Center). The commercial building at 325 E. 4th Avenue was built in 1939 toward the end of the Depression era and has housed a variety of local businesses, including cab companies, restaurants, dry cleaners, and interior designers.

⁵⁴ "Fiesta Looks Back on History of Progress," *The Times* (San Mateo, CA), June 25, 1969.

⁵⁵ Wickert, "City of San Mateo Historic Building Survey," 22.

Postwar Development

World War II brought an influx of new inhabitants to San Mateo, with an estimated population of approximately 27,000 people in 1944.⁵⁶ Following the broader trends of postwar American growth, San Mateo likewise saw an explosion of economic activity and subsequent development. Beginning in the early 1940s, businesses and services began relocating outside downtown along El Camino Real and eventually into the newly built Hillsdale Mall, shifting the city's economic center southward.⁵⁷

While no longer the commercial hub of the city, downtown San Mateo remained active throughout the postwar era. By this period, San Mateo's city grid was well established and the building activity at this time was predominantly infill and redevelopment. Construction activity included the demolition of single-family homes to erect new commercial buildings along S. B Street such as 407-411 S. B Street (1949) and Talbot's Toyland and Cyclery at 415-445 S. B Street (1950-1953) (Figure 26). A residence at the corner of S. Claremont Street and E. 4th Avenue was also demolished sometime between 1950 and 1953, and the land was subsequently redeveloped for the commercial building at 501-517 E. 4th Avenue. The remaining development of the area was largely infill of the parcels along the railway, including properties such as the San Mateo Artistic Iron Works at 317 S. Sixth Avenue (1947) and the light industrial buildings at 316 E. Sixth Avenue (1953) and 624 S. Railroad Avenue (ca. 1950s).

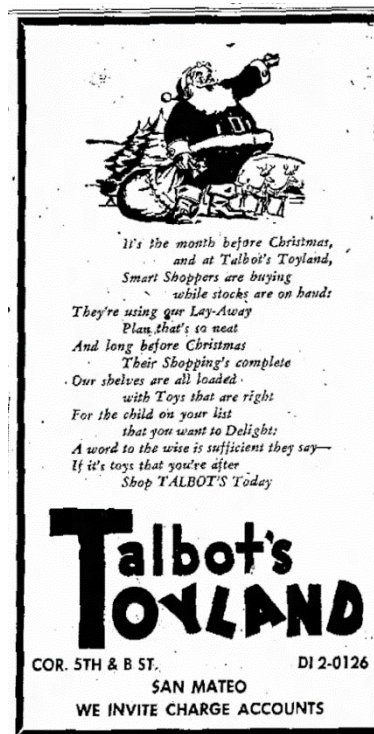


Figure 26. Talbot's Toyland advertisement (*The Times*, November 24, 1955)

⁵⁶ Stanger, *Peninsula Community Book*, 113.

⁵⁷ Wickert, "City of San Mateo Historic Building Survey," 22-23.

Also in the postwar era, Pacific Gas and Electric (PG&E) undertook an expansion program to serve the housing, population, transportation, and industry boom that transformed northern California and other regions. To meet the demand, PG&E launched a construction program, building fourteen new hydroelectric plants, five new steam plants, and adding thousands of miles of new power lines and gas pipelines. In San Mateo, the PG&E Beresford substation was established by the late 1950s at the corner of E. 5th Avenue and S. Claremont Street on a portion of the property previously belonging to the San Mateo Lumber Company. A PG&E substation previously stood at 300 S. Claremont Street, which was erected around 1915 during an earlier wave of PG&E building activity throughout California. This original substation was no longer in use by the company in the early 1940s and has since been demolished. Unlike the new infrastructure being constructed throughout the region, the substation at E. 5th Avenue and S. Claremont Street served as a replacement for the services provided by this earlier substation.⁵⁸

Japanese American Citizens League

Prior to World War II, San Mateo had one of the largest Japanese communities in the United States, primarily composed of Issei, or first generation Japanese immigrants. From very early on, San Mateo's Japanese community was actively forming community institutions and organizations. These organizations included the establishment of a local branch of the Japanese Association of America in 1906 and a Japanese language school for the Nisei, or American-born children of the Issei, in 1916, as well as the ongoing development of faith-based organizations. In 1935, the Nisei formed the San Mateo branch of the Japanese American Citizens League, a national Asian American civil rights organization that remains active today. Its original mission was to protect the rights of the Issei (who were also their parents) and counteract emerging suspicions from white Americans regarding the national loyalty of Japanese Americans.⁵⁹ Following the attacks on Pearl Harbor in 1941, Japanese Americans throughout the Bay Area had been federally mandated to leave their homes and livelihoods for the internment camps at Tanforan and Topaz.

Upon their return from internment, Japanese Americans in San Mateo began rebuilding their lives. The Japanese community's strong presence in the city before the war made reintegration easier than it was for Japanese communities elsewhere.⁶⁰ In 1947, the San Mateo Gardner's Association was established (initially known as the San Mateo Labor Association) and held regular meetings at the abovementioned Japanese language school. In the 1950s, the organization approached the city with a plan to construct a Japanese garden in front of a civic building to demonstrate the art and beauty of Japanese gardens and to present their culture to the residents of San Mateo. Association member Tom Takayama explained that "it is because the Japanese community of San Mateo wishes wholeheartedly to let the public know that the friendship between our two peoples is strong, based on good will, nurtured through an exchange of culture and beauty."⁶¹ The initial plan to locate the garden in front of City Hall was abandoned after the association realized that its location might not be permanent. In 1963, San Mateo and Toyonaka, Japan, formed a "sister city" relationship, and two years later, the San Mateo Gardeners Association established the Kōen Kai, or support association, to fundraise and coordinate volunteer labor and materials. The organization worked with the city to select a one-acre site within Central Park

⁵⁸ Architecture + History, LLC, "Historical Resource Evaluation Report: 330 S. Claremont Street & 405 E. 4th Avenue," 1, 12; PG&E Corporation, "History" and "Company Profile," <http://www.pge.com/en/about/company/profile/history/index.page>, accessed by ARG on January 5, 2016 for a previous report.

⁵⁹ Postel, *San Mateo*, 141-142, 166.

⁶⁰ *Ibid.*, 230.

⁶¹ Vera Graham, "A Japanese Garden for S.M.," *The Times* (San Mateo), October 9, 1965.

for the garden.⁶² Once the funds had been raised and matched by the city, the groundbreaking occurred on October 15, 1965, and construction began by volunteers and city staff.⁶³ The Japanese Garden was completed in 1966, and the teahouse added two years later following a donation by the Garden Study of the Peninsula.⁶⁴

In 1980, the Japanese American Citizens League established a community center in residence (415 S. Claremont Street) adjacent to the San Mateo Gardner's Association's headquarters (503 E. 5th Avenue). Throughout its history, the San Mateo branch of the Japanese American Citizens' League has focused on organizing and supporting events in San Mateo that promote and promulgate Japanese culture in the city, including festivals, exhibits, and fundraising sales. In 2003, the Japanese American Citizens League Community Center became the San Mateo Japanese American Community Center and has operated as such since. It continues to offer library resources and language classes and provides a meeting and gathering space for members of the Japanese community, in addition to being a steward of Japanese culture for the broader community of San Mateo.⁶⁵



Figure 27. Photograph of a local resident checking out videos at the Japanese American Citizens League Community Center (*The San Francisco Examiner Peninsula*, November 13, 1998)

⁶² David M. Newcomer, *Public Japanese Gardens in the USA: Present and Past, Northern California* (Mill Valley, CA: Japanese Gardens USA, 2007), 200-202.

⁶³ "Japanese Garden Ceremony Set," *The Times* (San Mateo, CA), October 7, 1965.

⁶⁴ "Gardeners Observing Birthday," *The Times* (San Mateo, CA), May 20, 1977.

⁶⁵ San Mateo Japanese American Community Center, "Services Introduction," June 10, 2019, accessed August 19, 2019, <http://www.smjacc.org/servicesintro.htm>.

Late Twentieth Century/Early Twenty-first Century

By the late 1960s, the boom of postwar construction and development had created the majority of the built environment that comprises San Mateo today. In the 1970s, the majority of development downtown was related to an emergent boom in the city's business sector. Consequently, a proliferation of office space and headquarters for new businesses ensued, including building for institutions such as Borel Bank, Bay View Federal Savings and Loan Association, Mills Hospital, and Franklin Resources Inc.⁶⁶ Adjacent to the project area, the two-story office park complex at 700 S. Claremont Street was built in 1978.

In 1992, the management of Caltrain, which had been in decline for most of the postwar era, was transferred to the Peninsula Corridor Joint Powers Board. The board purchased the right-of-way between San Jose and San Francisco to revitalize commuter services along the railway.⁶⁷ In 1998, both subject properties at 400 E. 4th Avenue and 480 E. 5th Avenue were developed into City of San Mateo parking lots, perhaps in response to an influx of people using the commuter train. At this time, a commercial building was developed on the property at 480 E. 5th Avenue, which was subsequently demolished in 2010. From 2013-2014, a temporary fire station was also located on the property, which is no longer extant. In 2003, a city-operated worker resources center was established at 400 E. 4th Avenue, which remains on the property today.⁶⁸

6. EVALUATION OF SIGNIFICANCE

The following section provides an evaluation of the sixteen properties over 45 years old for listing in the National and California Register. Based on the analysis presented below, Property No. 11 - 415 S. Claremont Street, 503 E. 5th Avenue (P-41-001025, P-41-002547) is recommended as eligible for listing in the National and California Registers. It has been assigned CHR Status Code 3S (appears eligible for the National Register as an individual property through a survey evaluation). Property No. 20 - 505-509 S. B Street (P-41-001019) has been previously found eligible as a local landmark. It has been assigned CHR Status Code 5S2 (individual property that is eligible for local listing or designation). The remaining fourteen properties are recommended as ineligible for listing in the National and California Registers and have been assigned CHR Status Code 6Z (found ineligible for the National Register, California Register, or local designation through a survey evaluation).

6.1 Properties Recommended as Eligible for Listing in the National Register and California Register

Property No. 11 - 415 S. Claremont Street, 503 E. 5th Avenue (P-41-001025, P-41-002547)

Both buildings were evaluated separately as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a). The HASR concluded that the residence at 415 S. Claremont Street (P-41-002547) is eligible for listing in the National and California Registers, although it remains unclear under which criteria. The commercial building was recommended as ineligible for the National and California Registers due to a lack of significance under the criteria.⁶⁹

⁶⁶ Postel, *San Mateo*, 265-267.

⁶⁷ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," 7-19.

⁶⁸ AEI Consultants, "Phase I Environmental Site Assessment for 400 East 5th Avenue," 14; AEI Consultants, "Phase I Environmental Site Assessment for 480 East 4th Avenue," 16.

⁶⁹ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

Since both buildings were added to the parcel by the Rodalari family in 1932 and later owned by the Japanese American community organizations, ARG evaluated both buildings as one property. As described below, this property is recommended as eligible for listing in the National and California Registers under Criterion A/1 for its association with the postwar resettlement of the Japanese American community in San Mateo. It retains integrity for listing in the National and California Registers.

National Register Criterion A/California Register Criterion 1

The property appears to be eligible for listing in the National and California Register under this criteria for its association with the postwar resettlement of the Japanese community in San Mateo. It was acquired by the San Mateo Gardener's Association in 1967 and has been continually owned and operated by Japanese American community organizations. Beginning with the San Mateo Gardener's Association's construction of the historic Japanese Tea Garden in Central Park in 1967 to the services provided by the local chapter of the Japanese American Citizens League and presently the San Mateo Japanese American Community Center, the property has facilitated the stewardship of Japanese culture for the broader community of San Mateo for over five decades.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

Both buildings are not significant for their architectural design. The original construction date and architect for the residence addressed as 415 S. Claremont Street is unknown, because the building was moved to this location in 1932. The adjacent commercial building addressed as 503 E. 5th Avenue is a modest example of Spanish Eclectic style architecture, with design features limited to the clay tile-clad parapet and small arched windows on the south façade. Therefore, the property does not appear to be a significant for its architectural design or to be the work of a master architect. It also does not possess high artistic values, and it is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Integrity

The subject property retains integrity given the Japanese American community's longtime stewardship of it from 1967 to the present. The residence remains largely unaltered and retains its plan, wood cladding, fenestration, roof configuration, and front porch. The adjacent commercial building retains its clay tile-clad parapet, plan, massing, and fenestration on the north and south façades and above the main entrance on the west façade. Although it is likely that the building had display windows flanking the central entrance that have been infilled, the building retains its main entrance on the south façade and thus its orientation toward E. 5th Avenue. The residence was moved from an unknown location in 1932; however, both the house and commercial building are in the same location when the San Mateo Gardener's Association acquired the property in 1967. Thus, the buildings have not been moved during the period when the property obtained its significance. The mixed-use character of the surrounding neighborhood continues to contain a mix of residential, commercial, and light industrial properties. As such, the property retains integrity of design, materials, workmanship, location, setting, feeling, and association.

6.2 Properties Recommended as Ineligible for Listing in the National Register and California Register

The following properties are recommended as ineligible for listing in the National and California Registers for a lack of significance under the criteria.

Property No. 3 - 415-445 S. B Street

This property was previously recommended as ineligible for listing in the National and California Registers as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁷⁰ ARG agrees with this finding as delineated below.

National Register Criterion A/California Register Criterion 1

This parcel had been developed with a residence by the late nineteenth century, and the surrounding neighborhood infilled with residences and commercial buildings in the early twentieth century. The redevelopment of the parcel in the early 1950s with a modern commercial buildings (later expanded and integrated as one property) did not spur significant new development in San Mateo. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although the Moore family has operated successful businesses at this location (Talbot's Toys/Talbot's Cyclery), they are not known to have made a significant impact in local, state, or national history. As such, the property does not appear to be eligible under this criterion.

National Register Criterion C/California Register Criterion 3

Given the extensive remodeling from the 1970s to the present, no original exterior building fabric is extant at 415-445 S. B Street. Therefore, the property does not appear to be a significant example of mid-twentieth century architecture or to be the work of a master architect. It also does not possess high artistic values, and it is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 4 - 407-411 S. B Street

This property has not been previously evaluated and is recommended as ineligible for listing in the National and California Registers as described below.

National Register Criterion A/California Register Criterion 1

This parcel had been developed with residence by 1920, and the surrounding neighborhood infilled with residences and commercial buildings in the early twentieth century. The redevelopment of the parcel in the 1949 with this commercial building did not spur significant new development in San Mateo. Therefore, the property does not meet the significance threshold for this criterion.

⁷⁰ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

The commercial building is a modest example of Midcentury Modern architecture, with design features limited to the angled storefront windows and thin stone veneer cladding. The tall, full-width metal mansard parapet added in the mid-1980s visually dominates the building. Therefore, the property does not appear to be a significant example of Midcentury Modern architecture or to be the work of a master architect. It also does not possess high artistic values, and it is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 5 - 401-405 S. B Street

This property has not been previously evaluated and is recommended as ineligible for listing in the National and California Registers as delineated below.

National Register Criterion A/California Register Criterion 1

This parcel had been developed with residence by the late nineteenth century and the surrounding neighborhood infilled with residences and commercial buildings in the early twentieth century. The redevelopment of the parcel in 1920 with a commercial building did not spur significant new development in San Mateo. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

The building exterior was comprehensively renovated in 2014; as such, it does not retain any original exterior features dating to its 1920 construction. As such, it is not significant for its architectural design or for an association with a master architect, nor does it possess high artistic values. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 6 - 335 E. 4th Avenue

This property has not been previously evaluated and is recommended as ineligible for listing in the National and California Registers as described below.

National Register Criterion A/California Register Criterion 1

This commercial building was erected in 1939 as infill development at the southeast corner of the block. The adjacent parcels and the surrounding neighborhood had been built out with residences and commercial buildings in the early twentieth century. The redevelopment of this parcel toward the end of the Great Depression did not spur significant new development in San Mateo. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

This plain, utilitarian concrete building has minimal exterior ornamentation, and it did not advance techniques in the use of board-form concrete construction. As such, it is not significant for its architectural design or for an association with a master architect, nor does it possess high artistic values. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 8 - 501-517 E. 4th Avenue, 397 S. Claremont Street

This property has not been previously evaluated and is recommended as ineligible for listing in the National and California Registers as described below.

National Register Criterion A/California Register Criterion 1

This parcel had been developed with a residence by the late nineteenth century and the surrounding neighborhood infilled with residences and commercial buildings in the early twentieth century. The redevelopment of the parcel in the early 1950s with a commercial building did not spur significant new development in San Mateo. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

The commercial building is a modest example of Midcentury Modern architecture, with design features limited to the angled storefront windows and brick veneer bulkheads. Therefore, the property does not appear to be a significant example of Midcentury Modern architecture or to be the work of a master architect. It also does not possess high artistic values, and it is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 10 - 411 S. Claremont Street (P-41-002544)

The property was previously recommended as ineligible for listing in the National and California Registers as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁷¹ ARG agrees with this finding as delineated below.

National Register Criterion A/California Register Criterion 1

Although this residential building was constructed in the late nineteenth century, it did not play a singular role in the development of the surrounding neighborhood. Sanborn Fire Insurance Maps from this era indicate numerous single-family homes had already been constructed within this block and adjacent blocks. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

The residence is a modest, two-story vernacular building with minimal exterior ornamentation. Its original architectural design has been obscured through the replacement of the wood-sash windows with vinyl windows and the removal of the full-width front porch. Therefore, the property does not appear to be a significant for its architecture or to be the work of a master architect. It also does not possess high artistic values, and it is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 12 - 501 S. Claremont Street, 410 E. 5th Avenue

The eastern portion of San Mateo Lumber (addressed as 410 E. 5th Avenue) was previously recommended as ineligible for listing in the National and California Registers as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁷² ARG evaluated both parcels as one property and agrees with this finding as delineated below.

National Register Criterion A/California Register Criterion 1

By the time this lumberyard had opened in the early twentieth century, the adjacent blocks to the north had already been settled with residences, and it was one of several commercial businesses that opened along this section of S. Claremont Street. To be eligible for listing in the California Register under this criterion, a business must possess significance beyond being commercially successful. Although it has been continually operated as a lumber business for over a century, San Mateo Lumber does not appear to have made a significant impact on the local economy beyond providing a convenient source of lumber and other wood products to local residents. As such, it does not appear to be eligible for listing in the under this criterion.

⁷¹ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

⁷² Ibid.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear to be eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

The current iteration of the lumberyard dates to the mid-twentieth century when the extant buildings were constructed. They are plain, utilitarian light industrial buildings that are not significant for their architectural design, are not associated with a master architect, and do not possess high artistic value. Therefore, they are recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 13 - 601-615 S. Claremont Street

The property was previously recommended as ineligible for listing in the National and California Registers as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁷³ ARG agrees with this finding as delineated below.

National Register Criterion A/California Register Criterion 1

This light industrial property was constructed in the early 1960s on a portion of the San Mateo Lumberyard. As such, it represents a second wave of development at this location long after the block and surrounding neighborhood had been filled out. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

This plain, utilitarian building has minimal exterior features, and it did not advance the design or construction of concrete light industrial architecture. Therefore, it is not significant for its architectural design, is not associated with a master architect, and does not possess high artistic value. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

⁷³ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

Property No. 14 - PG&E Beresford Substation (E. 5th Avenue/S. Claremont Street)

This property has not been previously evaluated and is recommended as ineligible for listing in the National and California Registers as described below.

National Register Criterion A/California Register Criterion 1

This substation was constructed in the late 1950s on a portion of the San Mateo Lumberyard. As such, it represents a second wave of development at this location long after the block and surrounding neighborhood had been filled out. It also replaced an existing decommissioned substation located directly across the street. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

The facility contains standard electrical equipment manufactured and installed by PG&E throughout the Bay Area at the time of its construction. The small sheds at the south end of the site are utilitarian sheds with minimal exterior detail. Therefore, it is not significant for its architectural design, is not associated with a master architect, and does not possess high artistic value. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 16 - 624-628 S. Railroad Avenue, 317 S. 7th Avenue

The property was previously recommended as ineligible for listing in the National and California Registers as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁷⁴ ARG agrees with this finding as delineated below.

National Register Criterion A/California Register Criterion 1

This parcel had been developed with single-family residence between 1920 and 1950, and the surrounding neighborhood infilled with residences and commercial buildings in the early twentieth century. The redevelopment of the parcel in the early 1950s with this light industrial building did not spur significant new development in San Mateo. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

⁷⁴ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

National Register Criterion C/California Register Criterion 3

This plain, utilitarian building has minimal exterior features, and it did not advance the design or construction of concrete block architecture. Therefore, it is not significant for its architectural design, is not associated with a master architect, and does not possess high artistic value. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 17 - 616 S. Railroad Avenue

The property was previously recommended as ineligible for listing in the National and California Registers as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁷⁵ ARG agrees with this finding as delineated below.

National Register Criterion A/California Register Criterion 1

This commercial building was erected by 1950 as infill development at the eastern portion of the block. The adjacent parcels and the surrounding neighborhood had been built out with residences and commercial buildings in the early twentieth century. The redevelopment of this parcel did not spur significant new development in San Mateo. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

This plain, utilitarian building has minimal exterior features, and it did not advance the design or construction of concrete block architecture. Therefore, it is not significant for its architectural design, is not associated with a master architect, and does not possess high artistic value. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 18 - 316-320 E. 6th Avenue

The property was previously recommended as ineligible for listing in the National and California Registers as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁷⁶ ARG agrees with this finding as delineated below.

⁷⁵ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

⁷⁶ Ibid.

National Register Criterion A/California Register Criterion 1

This light industrial building replaced a previous commercial building constructed between 1920 and 1950, and the surrounding neighborhood infilled with residences and commercial buildings in the early twentieth century. The redevelopment of the parcel in the early 1950s with this light industrial building did not spur significant new development in San Mateo. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

This plain, utilitarian building has minimal exterior features, and it did not advance the design or construction of concrete light industrial architecture. Therefore, it is not significant for its architectural design, is not associated with a master architect, and does not possess high artistic value. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 19 - 317 E. 6th Avenue

The property was previously recommended as ineligible for listing in the National and California Registers as part of the HASR prepared in 2011 for the San Francisco to San Jose Section of the California High-Speed Train Project (S-48738a).⁷⁷ ARG agrees with this finding as delineated below.

National Register Criterion A/California Register Criterion 1

This light industrial building was constructed in 1945 as infill development at the southeastern corner of the block. The adjacent parcels and the surrounding neighborhood had been built out with residences and commercial buildings in the early twentieth century. The redevelopment of this parcel did not spur significant new development in San Mateo during the postwar era. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

This plain, utilitarian building has minimal exterior features, and it did not advance the design or construction of concrete light industrial architecture. Although it was designed by the prominent architect Leo Sharps, it does not appear to be a significant example of his work. Therefore, it is not significant for its architectural design, does not represent the outstanding work of a master architect, and does not possess high artistic value. It is recommended as ineligible for listing under this criterion.

⁷⁷ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 20 - 505-509 S. B Street (P-41-001019)

The property was previously evaluated as part of a citywide survey in 1989 and found to be eligible for listing in the local register only. ARG agrees that the property is not eligible for listing in the National and California Registers as described below.

National Register Criterion A/California Register Criterion 1

By the time this commercial building had been constructed in the 1925, the block was already partially built out with other commercial businesses. As such, it does not represent the first wave of development in the area and did not spur significant new development in San Mateo in the 1920s. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

Neither the remaining Classical Revival features of its original design, including the terracotta pilasters, decorative panels, and cresting, nor the Midcentury Modern storefront assemblies are significant examples of their respective styles. Architect G.L. Rosebrook appears to achieved commercial success as a California-based architect but does not rise to the level of master architect. As such, it is not significant for its architectural design, does not represent the outstanding work of a master architect, and does not possess high artistic value. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

Property No. 21. - 501 S. B Street, 302-306 E. 5th Avenue

This property has not been previously evaluated and is recommended as ineligible for listing in the National and California Registers as described below.

National Register Criterion A/California Register Criterion 1

By the time this commercial building had been constructed in the late 1940s, the block was already partially built out with other commercial businesses. As such, it does not represent the first wave of development in the area and did not spur significant new development in San Mateo in the postwar era. Therefore, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

This is a non-descript concrete building with minimal exterior features. Therefore, it is not significant for its architectural design, does not represent the outstanding work of a master architect, and does not possess high artistic value. It is recommended as ineligible for listing under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

7. FINDING OF EFFECT

The direct APE, or project area where the proposed residential and garage buildings will be constructed, does not contain buildings or structures over 45 years old. Therefore, it does not contain architectural resources that qualify as historic properties under the NHPA and its implementing regulations 36 CFR Part 800 or as historical resources under CEQA.

The sixteen properties over 45 years old within the indirect APE were evaluated for listing in the National and California Registers in Section 6. Evaluation of Significance. Property No. 11 - 415 S. Claremont Street, 503 E. 5th Avenue (P-41-001025, P-41-002547) is recommended as eligible for listing in the National and California Registers. Therefore, it is a historic property as defined by the NHPA and its implementing regulations 36 CFR Part 800 and is a historical resource under CEQA. Property No. 20 - 505-509 S. B Street (P-41-001019) has been previously found eligible as a local landmark. As such, it is a historical resource under CEQA only.

This section addresses the potential effects that the proposed project will have on the architectural resource—Property No. 11 - 415 S. Claremont Street, 503 E. 5th Avenue (P-41-001025, P-41-002547)—that meets the definition of historic property under the NHPA and its implementing regulations 36 CFR Part 800.

As stated in Section 2. Regulatory Context, Section 106 of the NHPA (36 CFR Part 800.5) defines an adverse effect as an undertaking that may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration should be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative.

The proposed project will not result in the physical destruction or damage to the San Mateo Japanese American Community Center at 415 S. Claremont Street/503 E. 5th Avenue (Property No. 11, P-41-001025, P-41-002547), because it will be constructed across the street on separate parcels. The buildings within the historic property will not be removed from their current location, and they will continue to be owned and occupied by the organization. The project area (where the proposed residential building and garage will be constructed) had been previously developed with one-story buildings. While the proposed buildings will have a greater mass and height than the previous structures, there is precedence for development at this location. Likewise, the historic property is located in a downtown commercial area containing a wide array of building types, styles, and material, reflecting over a century of redevelopment and infill construction. Within the past several decades,

taller buildings have been constructed in the immediate setting, including the nearly completed four-story building at 405 E. 4th Avenue (Property No. 7), and five- to ten-story, multi-unit residential buildings two blocks away adjacent to Central Park. Thus, the extant buildings within the APE and surrounding area were constructed incrementally over the past century, and the construction of new buildings is in keeping with the iterative development within the setting. As such, the historic property will retain its integrity of location, design, setting, materials, workmanship, feeling, and association, and it will continue to be eligible for listing in the National Register. The proposed project will have no adverse effect on this historic property.

8. CONCLUSION

Based on the results of this architectural resources investigation for the proposed MidPen Affordable Housing Project, one property located within the indirect APE—Property No. 11 - 415 S. Claremont Street, 503 E. 5th Avenue (P-41-001025, P-41-002547)—was found to be a historic property as defined by the NHPA and its implementing regulations 36 CFR Part 800. Based on the Finding of Effect analysis in Section 7, the proposed project will result in No Adverse Effects to this historic property.

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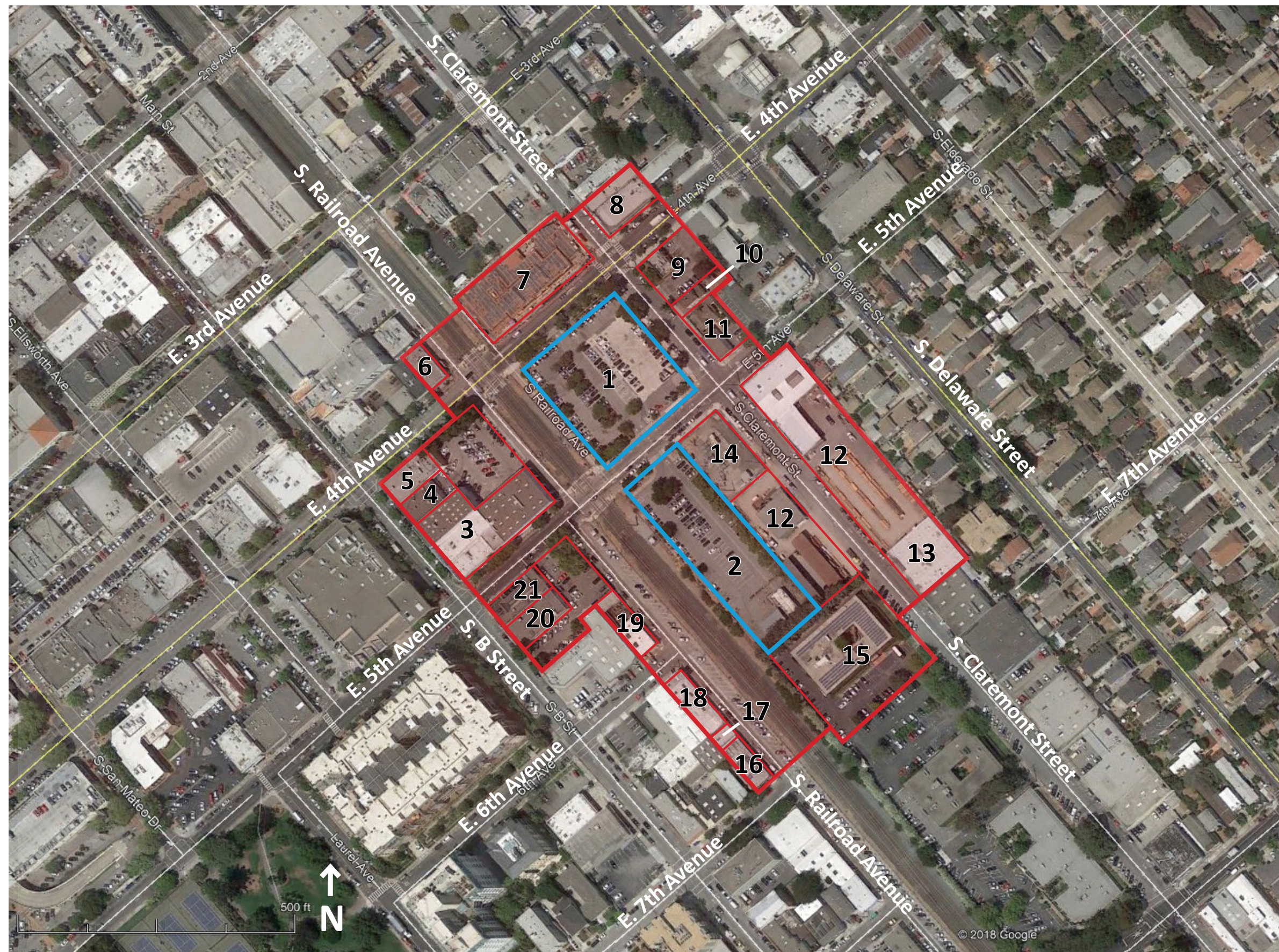
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MidPen Affordable Housing Project, San Mateo, California
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Appendix A: Area of Potential Effects (APE) Map



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AREA OF POTENTIAL EFFECTS (APE) MAP

MidPen Housing Development Project San Mateo, California

— Direct APE

— Indirect APE

Properties within the Direct APE

1. 480 E. 4th Avenue (APN 034-183-060)
2. 400 E. 5th Avenue (APN 033-281-140)

Properties within the Indirect APE

3. 415-445 S. B Street (APNs 034-179-030, -040)
4. 407-411 S. B Street (APN 034-179-020)
5. 401-405 S. B Street (APN 034-179-010)
6. 335 E. 4th Avenue (APN 034-178-030)
7. 405 E. 4th Avenue (APN 034-182-160)
8. 501-517 E. 4th Avenue, 397 S. Claremont Street (APN 034-185-150)
9. 500 E. 4th Avenue (APN 034-186-080)
10. 411 S. Claremont Street (APN 034-186-070, P-41-002544)
11. 415 S. Claremont Street, 503 E. 5th Avenue (APN 034-186-060; P-41-001025, P-41-002547)
12. 501 S. Claremont Street, 410 E. 5th Avenue (APNs 033-282-380, 033-281-010)
13. 601-615 S. Claremont Street (APN 033-282-420)
14. PG&E Beresford Substation (E. 5th Avenue and S. Claremont Street)
15. 700 S. Claremont Street, #200-230 (APN 033-281-170)
16. 624-628 S. Railroad Avenue, 317 S. 7th Avenue (APN 034-193-010)
17. 616 S. Railroad Avenue (APN 034-193-090)
18. 316-320 E. 6th Avenue (APN 034-193-080)
19. 317 E. 6th Avenue (APN 034-191-010)
20. 505-509 S. B Street (APN 034-191-100; P-41-001019)
21. 501 S. B Street, 302-306 E. 5th Avenue (APN 034-191-060)



Architectural Resources Group
November 2019

MidPen Affordable Housing Project, San Mateo, California
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Appendix B: Existing Conditions Photographs



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PROPERTIES WITHIN THE DIRECT AREA OF POTENTIAL EFFECTS (PROJECT AREA)

Property No. 1 - 480 E. 4th Avenue



Parking lot at 480 E. 4th Avenue, view south from E. 4th Avenue (ARG, August 2019)

Property No. 2 - 400 E. 5th Avenue



Parking lot at 400 E. 5th Avenue, view south from E. 5th Avenue (ARG, August 2019)

PROPERTIES WITHIN THE INDIRECT AREA OF POTENTIAL EFFECTS

Property No. 3 - 415-445 S. B Street



415-445 S. B Street, view east from S. B Street (ARG, August 2019)



415-445 S. B Street, view west from E. 5th Avenue (ARG, August 2019)



415-445 S. B Street, view west from the adjacent parking lot (ARG, August 2019)

Property No. 4 - 407-411 S. B Street



407-411 S. B Street, view east from S. B Street (ARG, August 2019)

Property No. 5 - 401-405 S. B Street



401-405 S. B Street, view east from S. B Street (ARG, August 2019)



401-405 S. B Street, view south from E. 4th Avenue (ARG, August 2019)

Property No. 6 - 335 E. 4th Avenue



335 E. 4th Avenue, view north from 4th Street (ARG, August 2019)



335 E. 4th Avenue, view southwest from S. Railroad Avenue (ARG, August 2019)

Property No. 7 - 405 E. 4th Avenue



405 E. 4th Avenue (under construction), view west from the corner S. Claremont Street and E. 4th Avenue (ARG, August 2019)

Property No. 8 - 501-517 E. 4th Avenue, 397 S. Claremont Street



501-517 E. 4th Avenue/397 S. Claremont Street, view north from the corner of S. Claremont Street and E. 4th Avenue (ARG, August 2019)



Storefront at 397 S. Claremont Street, view north from S. Claremont Street
(ARG, August 2019)

Property No. 9 - 500 E. 4th Avenue



500 E. 4th Avenue, view east from S. Claremont Street (ARG, August 2019)

Property No. 10 - 411 S. Claremont Street (P-41-002544)



411 S. Claremont Street, view east from S. Claremont Street (ARG, August 2019)



411 S. Claremont Street, view south from S. Claremont Street (ARG, August 2019)

Property No. 11 - 415 S. Claremont Street/503 E. 5th Avenue (P-41-001025/P-41-002547)



415 S. Claremont Street (left) and 503 E. 5th Avenue (right), view east from S. Claremont Street (ARG, August 2019)



415 S. Claremont Street, view east from S. Claremont Street (ARG, August 2019)



503 E. 5th Avenue, view north from 5th Avenue (ARG, August 2019)



503 E. 5th Avenue, view south from E. 5th Avenue (ARG, August 2019)

Property No. 12 - 501 S. Claremont Street/410 E. 5th Avenue



501 S. Claremont Street, view east from the corner of S. Claremont Street and E. 5th Avenue (ARG, August 2019)



501 S. Claremont Street, view east of the lumber storage yard on the lot (ARG, August 2019)



410 E. 5th Avenue, view west from S. Claremont Street (ARG, August 2019)



410 E. 5th Avenue, view east from S. Claremont Street (ARG, August 2019)

Property No. 13 - 601-615 S. Claremont Street



601-615 S. Claremont Street, view east from S. Claremont Street (ARG, August 2019)

Property No. 14 - PG&E Beresford Substation, northeast corner of E. 5th Avenue and S. Claremont Street



PG&E Beresford Substation, view southwest from the corner of E. 5th Avenue and S. Claremont Street (ARG, August 2019)

Property No. 15 - 700 S. Claremont Street, #200-300



700 S. Claremont Street, #200-300, view west from S. Claremont Street (ARG, August 2019)

Property No. 16 - 624-628 S. Railroad Avenue, 317 S. 7th Avenue



624-628 S. Railroad Avenue, view west from the intersection of S. Railroad Avenue and E. 7th Avenue (ARG, August 2019)

Property No. 17 - 616 S. Railroad Avenue



616 S. Railroad Avenue, view west from S. Railroad Avenue (ARG, August 2019)

Property No. 18 - 316-320 E. 6th Avenue



316-320 E. 6th Avenue, view west from S. Railroad Avenue (ARG, August 2019)

Property No. 19 - 317 E. 6th Avenue



317 E. 6th Avenue, view looking north from the corner of S. Railroad Avenue and E. 6th Avenue (ARG, August 2019)



317 E. 6th Avenue, view looking west from S. Railroad Avenue (ARG, August 2019)

Property No. 20 - 505-509 S. B Street (P-41-001019)



505-509 S. B Street, view east from S. B Street (ARG, August 2019)



Detail of a storefront at 505-509 S. B Street, view east from S. B Street (ARG, August 2019)

Property No. 21 - 501 S. B Street, 302-306 E. 5th Avenue



501 S. B Street/302-306 E. 5th Avenue, view southeast from S. B Street
(ARG, August 2019)

MidPen Affordable Housing Project, San Mateo, California
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Appendix C: Consultation with Interested Parties



Architectural
Resources Group



Architectural
Resources Group

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111

argsf.com

September 11, 2019

Mitch Postel, President
San Mateo County Historical Association
2200 Broadway
San Mateo, CA 94063

RE: MidPen Affordable Housing Project, San Mateo, San Mateo County, California

Dear Mr. Postel:

At the request of David J. Powers, Inc., Architectural Resources Group (ARG) is conducting an architectural resources investigation for the MidPen Affordable Housing Project in the City of San Mateo to meet the requirements of Section 106 of the National Historic Preservation Act (NHPA) and the implementing regulations 36 Code of Federal Regulations (CFR) Part 800 and the California Environmental Quality Act (CEQA). The proposed project includes the construction of a five-story, multi-unit residential building at 480 E. 4th Avenue (APN 034-183-060) and an adjacent five-story parking garage at 400 E. 5th Avenue (APN 033-281-140). Both buildings will not exceed 55 feet in height.

An important element of the investigation is to identify architectural resources (e.g., buildings, structures, or objects) of cultural, historical, or architectural importance within the project site. (Please see the attached maps.) We would appreciate receiving information you have concerning architectural resources located within or adjacent to the project site. This is not a request for research; it is solely a request for public input for any concerns that the historical society may have about the project site.

The architectural resources investigation includes a field survey of the project site and a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University. The records search indicates that no architectural resources over 45 years old are located within the project site; both parcels currently function as parking lots. The following properties adjacent the project site were identified during the records search:

Resource Number	Resource Name/Address (Property Type)	Date of Recordation	California Historical Resources (CHR) Status Code
P-41-001019	505 S. B Street (commercial building constructed in 1927)	1989	5S2 (Individual property that is eligible for local listing or designation)
P-41-001025	415 S. Claremont Street (two-story residence constructed ca. 1865)	1989	3S (Appears eligible for the National Register as an individual property through a survey evaluation)
P-41-002544	411 S. Claremont Street (two-story residence constructed in 1902)	2010	6Z (Found ineligible for the National Register, California Register, or local designation through a survey evaluation)
P-41-002547	415 S. Claremont Street (two-story social hall constructed ca. 1930)	2010	6Z

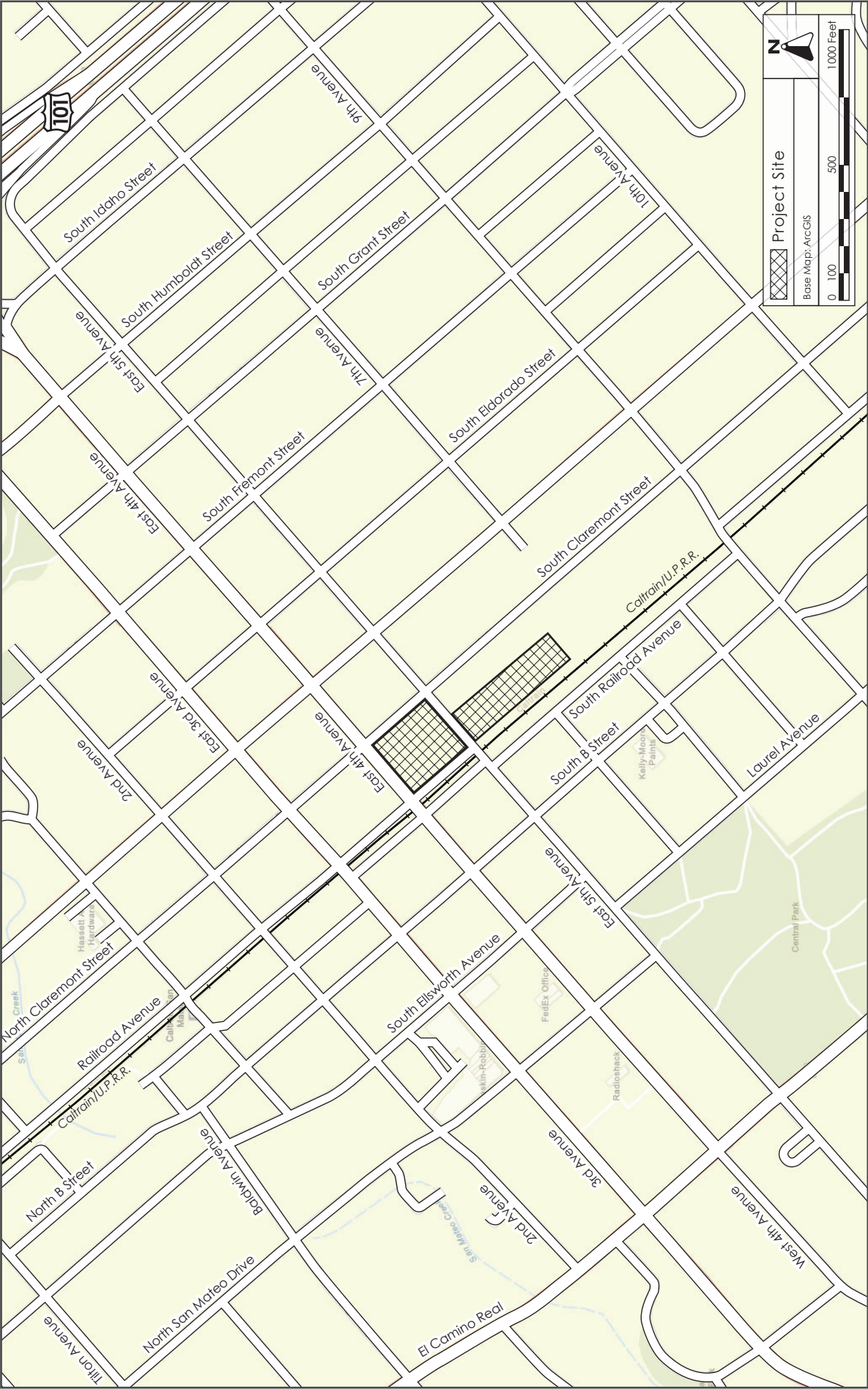
Thank you for your assistance with this project. If you have any questions, please contact me by phone at (415) 421-1680 or by email at e.schultz@argsf.com. I look forward to hearing from you.

Best regards,



Erica Schultz
Associate Architectural Historian/Preservation Planner

Attachments (2)



VICINITY MAP

FIGURE 3.0-2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3.0-3

MidPen Affordable Housing Project, San Mateo, California
Architectural Resources Section 106 Compliance Report

Appendix D: Previous Documentation



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HISTORIC RESOURCES INVENTORY

P - 41 - 001019

Ser. No. 4402-5-

HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 5

UTM: A _____ C _____

B _____ D _____

10/82/870/4157460

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 505 S B Street
City San Mateo Zip 94401 County San Mateo
4. Parcel number: 034-191-100
5. Present Owner: Lazzaro Chiappe, et al Address: _____
City _____ Zip _____ Ownership is: Public _____ Private ☒
6. Present Use: commercial Original use: commercial

DESCRIPTION

- 7a. Architectural style: One part commercial block with classical details
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This is a one-part commercial block with three storefronts. Each storefront (doors and windows) has been altered. A wide band dominates the front facade. Three-quarter height classically detailed pilasters anchor each end of the building. Above the plain wide band and pilasters is a belt cornice with brackets. Above this is a second wide band of patterned brick. Four plaster rectangles with an incised pattern are placed equidistant across the brick section. The roofline is decorated with delicate looking crenellation.



8. Construction date:
Estimated _____ Factual 1927
9. Architect None
10. Builder None
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1989

13. Condition: Excellent ____ Good x Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Storefront alterations.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up x
Residential ____ Industrial ____ Commercial x Other: ____
16. Threats to site: None known x Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? x Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

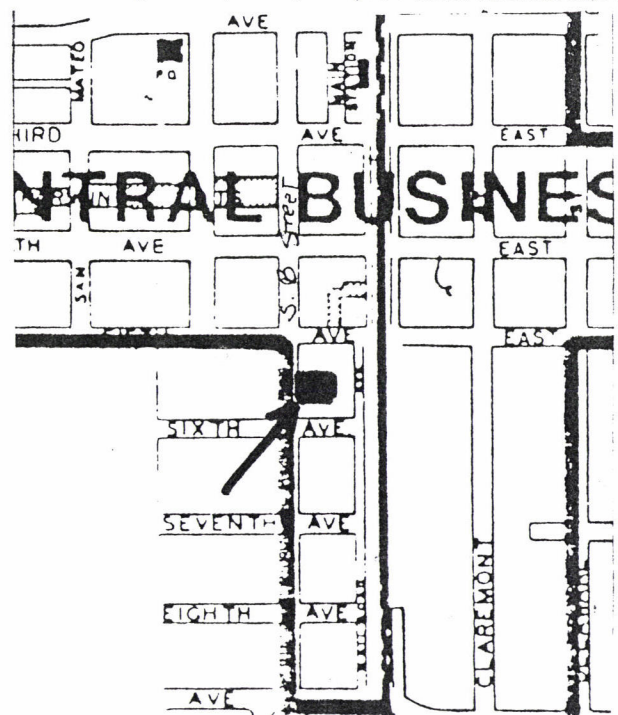
Although contemporary renovations have altered the ground floor appearance of this store, its upper section retains its original architectural detail. During the late 1920s and mid 1930s, these storefronts were occupied by the San Mateo Furniture Shop and later by the San Mateo Auto Supply. Its detail makes it a locally notable structure in this commercial section of South B Street.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture x Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directories, 1925-35

22. Date form prepared July 1989
By (name) L. Wickert
Organization SMCHA
Address: 1700 W. Hillsdale Blvd.
City San Mateo Zip 94402
Phone: (415) 579-6441

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 4402-6-
HABS HAER Loc SHL No. NR Status 535
UTM: A C
B D
10/561820/4157390

IDENTIFICATION

1. Common name: _____
2. Historic name: Labor Temple
3. Street or rural address: 709 S. B Street
City: San Mateo Zip: 94401 County: San Mateo
4. Parcel number: 34-195-040
5. Present Owner: Paul & Bo Lee Street: _____
City: _____ Zip: _____ Owner is: Public _____ Private X
6. Present Use: commercial Original Use: commercial & meeting
hall

DESCRIPTION

7a. Architectural style: two-part commercial block with Classical elements

7b. Describe present physical appearance:

This is a stucco two-part commercial block divided into three distinct bays by flat piers. It has a flat roof with a shallow triangular cornice which projects above the roof line only slightly. Below this is a projecting bracketed cornice ornamented with dentils. This is the single classical element in an otherwise simple and unadorned structure. Three windows with hood moldings light the upper story. Beneath these are narrow, horizontal, shallowly-recessed panels. The lower story has been adapted to meet the needs of the individual businesses.



8. Construction date:
Estimated 1918
Factual _____
9. Architect: none
10. Builder: unknown
11. Approx. property size
Frontage 40 Depth 110
or approx. acreage _____
12. Date(s) of enclosed
photographs
APRIL 1989

13. Condition: Excellent___ Good X Fair___ Deteriorated___ No longer in existence___
14. Alterations: Ground floor bays converted to store fronts; upper story windows replaced.
15. Surroundings: Open land___ Scattered buildings___ Densely built-up___
Residential___ Industrial___ Commercial X Other:___
16. Threats to site: None known X Private development___ Zoning___ Vandalism___
Public Works project___ Other:___
17. Is the structure: On its original site? X Moved?___ Unknown?___
18. Related features:___

SIGNIFICANCE

19. State historical and/or architectural importance:

This two-story building is listed on the 1920 Sanborn map as both a business and "hall." According to city directories from the 1920s through the early 1950s, the hall provided meeting space for many of the local unions. Among the groups meeting at this "Labor Temple" in 1924 were the: San Mateo County Building Trades Council, Carpenters' Union, Hod Carriers' and Cement Laborer's Union, Electrical Workers' Union, Labor Council, Lathers' Union, Painters' Union, Sheet Metal Union, Plaster and Cement Finishers, and Teamsters' Union. After 1952, the unions apparently moved their meetings to 703. Since San Mateo was a growing suburb from the early 1920s through the post-World War II era, the building trades were an important part of the local economy. Thus, this simple stucco structure represents an integral part of San Mateo's economic history.

20. Main theme of the historic resource:

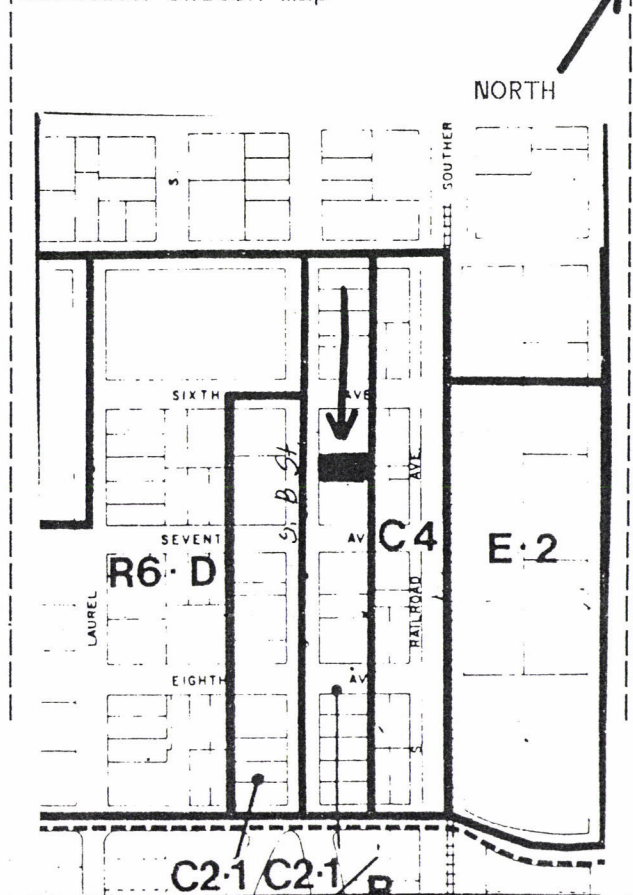
Architecture___ Arts & Leisure___
Econ./Indust. X Explor./Settlement___
Government___ Military___
Religion___ Social/Education___

21. Sources

Sanborn Maps 1908-1028
City Directories 1924-1954

22. Date form prepared: JULY 1989
By (name): L. WICKERT
Organization: SMCHA
Address: 1700 W. HILLSDALE BLVD.
City: SAN MATEO Zip: 94402
Phone: (415) 574-6441

Location sketch map



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 4402-11-
HABS HAER Loc SHL No. NR Status 520
UTM: A C
B D
10/56/810/4157640

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 415 S. Claremont
City: San Mateo Zip: 94401 County: San Mateo
4. Parcel number: 034-186-060
5. Present Owner: Shigeru Kitagawa, et al Trs Street: _____
City: _____ Zip: _____ Owner is: Public _____ Private X
6. Present Use: Japanese Amer. Citizens League Off. Original Use: residential

DESCRIPTION

7a. Architectural style: Gothic Revival

7b. Describe present physical appearance:

This simple, channel-sided, center gabled house retains its original form and detailing. Although it lacks the ornamentation of a Gothic Revival house, that style probably best describes this house. It has a steeply pitched gable roof with center gable facing the street. Within this center gable is a single, double-hung window, framed by simple lintel and sill. The first floor carries out the symmetry, with a center doorway, flanked by two double-hung windows also framed by simple sills and lintels. The entryway and front porch are sheltered by a low-pitched roof, supported by slender square posts. The solid porch rail is also of channel siding. New iron hand rails have been added to the stair rail.



8. Construction date:
Estimated 1865
Factual _____

9. Architect: none

10. Builder: unknown

11. Approx. property size
Frontage 80 Depth 60
or approx. acreage _____

12. Date(s) of enclosed
photographs
APRIL 1989

13. Condition: Excellent___ Good X Fair___ Deteriorated___ No longer in existence___
14. Alterations: iron hand rail
15. Surroundings: Open land___ Scattered buildings___ Densely built-up X
Residential X Industrial___ Commercial X Other:___
16. Threats to site: None known___ Private development___ Zoning X Vandalism___
Public Works project___ Other:___
17. Is the structure: On its original site? X Moved?___ Unknown?___
18. Related features:___

SIGNIFICANCE

19. State historical and/or architectural importance:

San Mateo has a handful of similar houses, mostly clustered in the older neighborhoods. This one is relatively free of alterations and continues to be used by the Japanese American Citizens League. Its location on South Claremont, just south of Fourth Avenue, puts it in one of the oldest residential neighborhoods in San Mateo. It appears on the 1888 Sanborn maps of the area, but the design indicates that the house probably was built sometime between 1860-1880.

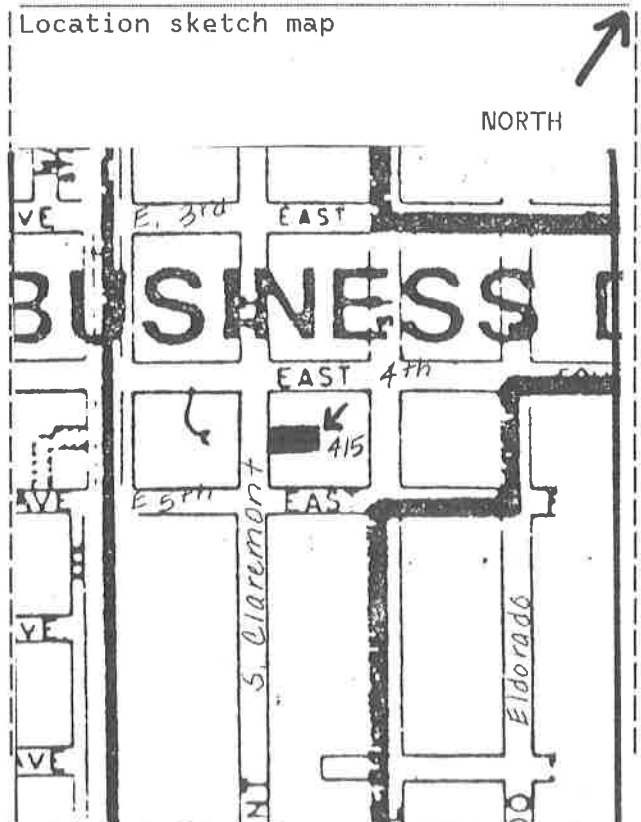
20. Main theme of the historic resource:

Architecture 2 Arts & Leisure___
Econ./Indust.___ Explor./Settlement 1
Government___ Military___
Religion___ Social/Education___

21. Sources

Sanborn Maps, 1888-1897

22. Date form prepared: JULY 1989
By (name): L. WICKERT
Organization: SMCHA
Address: 1700 W. HILLSDALE BLVD.
City: SAN MATEO Zip: 94402
Phone: (415) 574-6441



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 4402-13
HABS HAER Loc SHL No. NR Status 3S
UTM: A C
B D
10/560000/4157720

IDENTIFICATION

1. Common name: _____
2. Historic name: Commercial Hotel/St. James Hotel
3. Street or rural address: 273 Railroad
City: San Mateo Zip: 94401 County: San Mateo
4. Parcel number: 034-181-050
5. Present Owner: 273 Railroad Associates Street: _____
City: _____ Zip: _____ Owner is: Public _____ Private X
6. Present Use: restaurant Original Use: lodging/hotel

DESCRIPTION

- 7a. Architectural style: Greek Revival
- 7b. Describe present physical appearance:
see attached



8. Construction date:
Estimated 1863
Factual _____
9. Architect: none
10. Builder: unknown
11. Approx. property size
Frontage 50 Depth 110
or approx. acreage _____
12. Date(s) of enclosed
photographs
APRIL 1989

13. Condition: Excellent___ Good X Fair___ Deteriorated___ No longer in existence___
14. Alterations: Wrought iron "balcony" rail; awnings
15. Surroundings: Open land___ Scattered buildings___ Densely built-up X
Residential___ Industrial___ Commercial X Other:___
16. Threats to site: None known___ Private development___ Zoning X Vandalism___
Public Works project___ Other:___
17. Is the structure: On its original site? X Moved?___ Unknown?___
18. Related features:___

SIGNIFICANCE

19. State historical and/or architectural importance:

see attached.

20. Main theme of the historic resource:

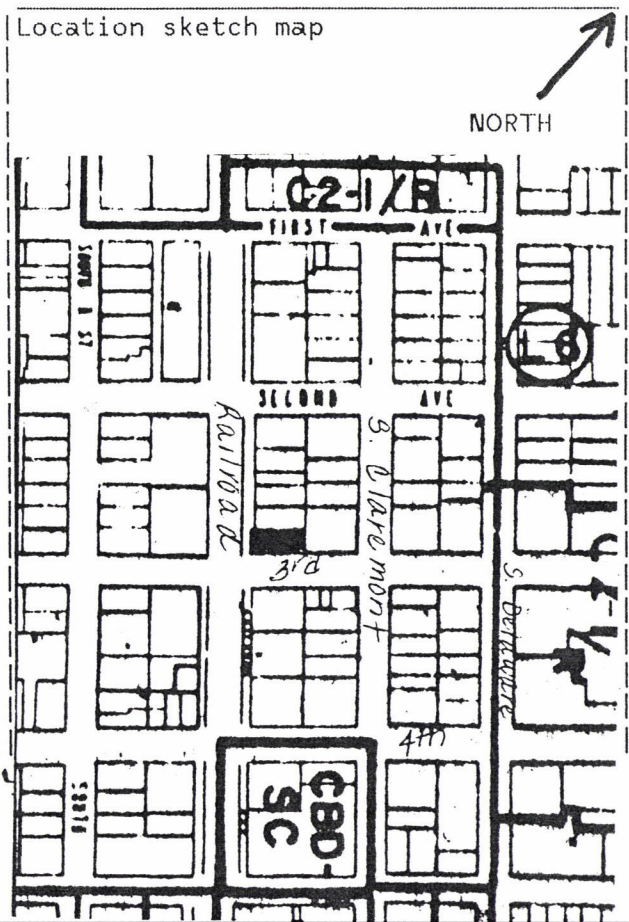
Architecture 1 Arts & Leisure___
Econ./Indust.___ Explor./Settlement 2
Government___ Military___
Religion___ Social/Education___

21. Sources

Sanborn Maps 1888-1928

22. Date form prepared: JULY 1989
By (name): L. WICKERT
Organization: SMCHA
Address: 1700 W. HILLSDALE BLVD.
City: SAN MATEO Zip: 94402
Phone: (415) 574-6441

Location sketch map



Description:

This early commercial building has retained much of its original character. It is two stories with shiplap siding. The lower story has an asymmetrical appearance. It has a slightly off-center, recessed doorway, which is defined by pilasters. To the left of the doorway is a square window with upper transom, flanked by shutters and a pedimented lintel. To the right of the center door is a larger recessed section containing a double door and two square windows. The detailing on this building appears closest to Greek Revival. Corner pilasters define the corners and extend the full height of the building. The parapet steps up in the center. Below the cornice line is a row of brackets and dentils and a wide, plain frieze. The belt cornice consists of narrow cornice line, dentils and plain frieze. The upper story is broken up by a series of four, paired double-hung windows, each having a pedimented lintel, wide vertical frames on each side, and narrow shutters. Adding further emphasis to the windows are wide horizontal boards, above the lintels and below the sill. The building has two noticeable alterations. A wrought iron railing made up of curvilinear designs has been attached to the bottom portion of the windows in one continuous band. Cloth curved awnings have been added on the first floor.

Significance:

A parking structure now covers the old main plaza bounded by Main, Railroad, Third and First. For many years, this was the heart of San Mateo's downtown: important civic and commercial structures lined Main Street and the railroad depot occupied a central spot in the plaza. This structure at 273 Railroad was one of several hotels providing lodging for San Mateo travelers. A review of the Sanborn maps for the plaza indicates the following use of the structure over a period of thirty years. It is recorded on the 1888 map as a building providing lodgings. (Its Greek Revival detailing indicates an earlier date of original construction, probably circa 1865.) Apparently it functioned as a modest hotel until around 1901 when it was converted to a lumber yard office. By 1908 it appears on the Sanborns as the "Commercial Hotel," a name it retained until 1928 when it was changed to the "St. James". Other buildings on the plaza reflect the importance of this area: the Union Hotel, Library Hall, livery stable, and numerous small businesses lined the square until the late 1920s. The parking structure now covers the square and most of the original buildings have undergone extensive change or have been torn down. This commercial structure, despite exterior modifications, remains as a visible clue of the importance of the plaza in San Mateo's commercial life.

METADATA SHEET

P-41-001031

This resource is an element of the Pederson and Arnold Wisnom Lumber Company District in San Mateo County. After requesting additional information from OHP we were told there are no individual element records.

For more information, please see the following file number for the district record:

P-41-001032

Date: **05 April 2018**

NWIC Staff: **R. Caldwell**

4402-0017-9999

P-41-001032

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 4402-17-9999
HABS HAER Loc SHL No. NR Status 62
UTM: A _____ C _____
B _____ D _____
10/561900/4157510

IDENTIFICATION

1. Common name: Pedersen and Arnold
2. Historic name: Wisnom Lumber Company
3. Street or rural address: 421 5th Avenue
City: San Mateo Zip: 94401 County: San Mateo
4. Parcel number: 034-183-020
5. Present Owner: Arnold Pedersen Street: _____
City: _____ Zip: _____ Owner is: Public _____ Private X
6. Present Use: planing mill Original Use: planing mill

DESCRIPTION

7a. Architectural style: Industrial building with classical elements

7b. Describe present physical appearance:

This complex of industrial/commercial buildings consists of three structures, two dating before 1940 and one built after this date. One of the older structures is a rectangular, flat-roofed, one story office with smooth plaster finish and sash windows. The main door has a single, large glass pane, with sidelights. The entry surround displays classical details with pilasters on either side and a pedimented crown above. Near the roof line, the company's name "Pedersen and Arnold" is spelled out above the door. Below it is a simple cornice which wraps around the building. A long, brick addition has been attached to the west side of this office. Beyond this is the other older structure, a corrugated metal, barn-like structure with a main gabled roof, and shed roof addition. The third structure is a separate building on the north side of the property, built after 1940.



8. Construction date:
Estimated 1918 - 1948
Factual _____

9. Architect: none

10. Builder: unknown

11. Approx. property size
Frontage 220 Depth 130
or approx. acreage _____

12. Date(s) of enclosed
photographs
APRIL 1989

- [illegible]

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 4402-19-27
HABS HAER Loc SHL No. NR Status 3D
UTM: A C
B D
10/560010/4157640

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 301 S. B Street
City: San Mateo Zip: 94401 County: San Mateo
4. Parcel number: 034-178-100
5. Present Owner: Ralph P. & June C. Neuling Street: _____
City: _____ Zip: _____ Owner is: Public _____ Private X
6. Present Use: commercial Original Use: commercial

DESCRIPTION

7a. Architectural style: Mission Revival

7b. Describe present physical appearance:

The strongest architectural influence on this building appears to be the Mission Revival style, popular in California between 1890 and 1915. It is a two-part commercial block with a stepped parapet running along both the B Street and Third Avenue sides. Below this is a shallow tiled roof. A string of dentils apparently was removed from below this ornamental roof. The second floor has a line of simply framed sash windows. The first floor has been modified to serve the needs of current businesses. A main entryway on the B Street side is in the center of the facade and identifies the structure as the Peninsula Building.



8. Construction date:
Estimated 1912
Factual _____
9. Architect: none
10. Builder: unknown
11. Approx. property size
Frontage 50 Depth 110
or approx. acreage _____
12. Date(s) of enclosed
photographs
APRIL 1989

13. Condition: Excellent___ Good X Fair___ Deteriorated___ No longer in existence___
14. Alterations: Ground floor alterations to storefronts.
15. Surroundings: Open land___ Scattered buildings___ Densely built-up___
Residential___ Industrial___ Commercial X Other:___
16. Threats to site: None known___ Private development___ Zoning X Vandalism___
Public Works project___ Other:___
17. Is the structure: On its original site? X Moved?___ Unknown?___
18. Related features:___

SIGNIFICANCE

19. State historical and/or architectural importance:

This commercial building dates from about 1912. The 1920 Sanborn maps of San Mateo show a reinforced concrete building covering this corner; its two main tenants were the National Bank of San Mateo and offices. By 1926, the bank had moved to its new offices at 164 South B Street. San Mateo Hardware took its place here and remained through the late 1930s. By 1941, a major tenant was Pope's Drug Store.

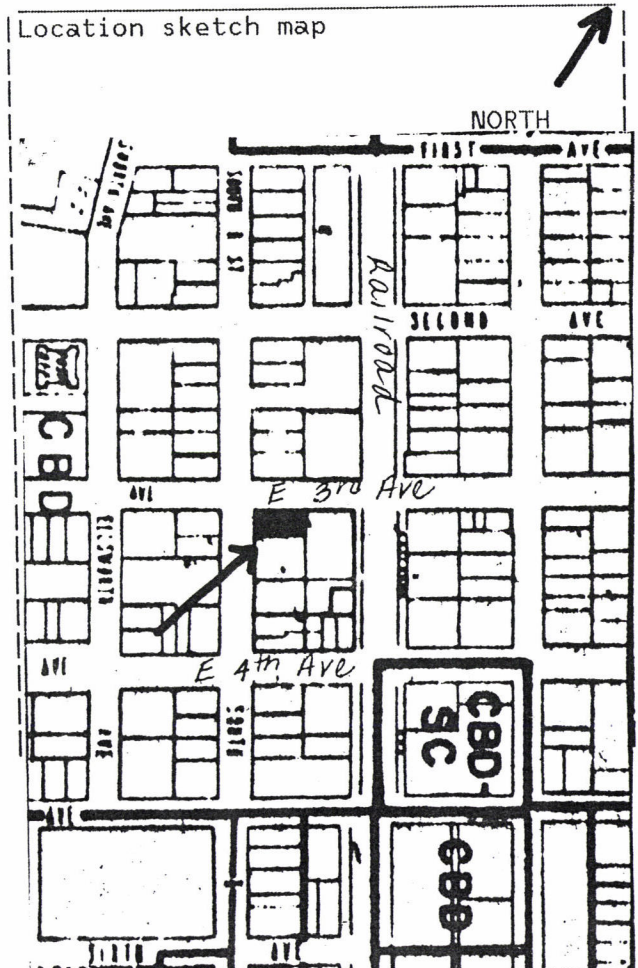
20. Main theme of the historic resource:

Architecture___ Arts & Leisure___
Econ./Indust. X Explor./Settlement___
Government___ Military___
Religion___ Social/Education___

21. Sources

City Directories 1912-1925
Sanborn Maps 1897-1928

22. Date form prepared: JULY 1989
By (name): L. WICKERT
Organization: SMCHA
Address: 1700 W. HILLSDALE BLVD.
City: SAN MATEO Zip: 94402
Phone: (415) 574-6441



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 4402-19-28
HABS HAER Loc SHL No. NR Status 3D
UTM: A C
B D
10/560060 / 4157600

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 316 So. B Street
City: San Mateo Zip: 94401 County: San Mateo
4. Parcel number: 034-175-020
5. Present Owner: Joseph & Sandra Karp Street: _____
City: _____ Zip: _____ Owner is: Public _____ Private X
6. Present Use: commercial Original Use: commercial

DESCRIPTION

7a. Architectural style:

Two part Commercial Block with Colonial Revival details

7b. Describe present physical appearance:

This is a two-part commercial block. A photograph shows that the facade was once what appears to be brick, but it has been refaced with stucco. The roof is flat, with a bracketed cornice which projects above the roof-line in the style of a parapet. At one time a balustrade surmounted the cornice. There are ornamental garlands beneath the brackets. In the upper part of the building there are four pair of vertical, rectangular sash windows with plain surrounds. Separating the upper part of the building from the lower portion is a beltcourse ornamented with dentils. Below, there are large display windows and recessed entrances which have been adapted to the needs of the individual businesses. The bracketed cornice and the dentils link this building with the Colonial Revival style.



8. Construction date:
Estimated 1907
Factual _____

9. Architect: unknown

10. Builder: unknown

11. Approx. property size
Frontage 50 Depth 110
or approx. acreage _____

12. Date(s) of enclosed
photographs
APRIL 1989

P-41-001056

13. Condition: Excellent___ Good X Fair___ Deteriorated___ No longer in existence___
14. Alterations: Facade refaced with stucco; ground floor alterations
15. Surroundings: Open land___ Scattered buildings___ Densely built-up X
Residential___ Industrial___ Commercial X Other:___
16. Threats to site: None known___ Private development___ Zoning X Vandalism___
Public Works project___ Other:___
17. Is the structure: On its original site? X Moved?___ Unknown?___
18. Related features:___

SIGNIFICANCE

19. State historical and/or architectural importance:

This structure has housed a number of small businesses and offices. Its earliest listings in the 1920 era City Directories show the tenants including Jennings and Ticknor Shoes and Bootery, Kirkbride and Gordon, attorneys, the local post office (1920), a cigar and confectionary shop, and in the early 1940s, Peninsula Hardware. Apparently, the second floor provided space for residences as well as offices.

20. Main theme of the historic resource:

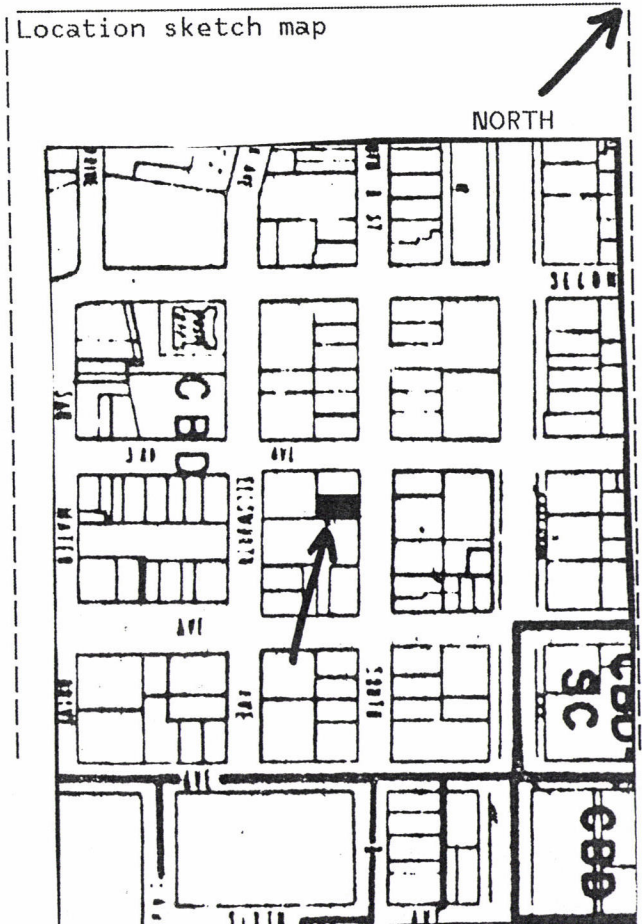
Architecture___ Arts & Leisure___
Econ./Indust. X Explor./Settlement___
Government___ Military___
Religion___ Social/Education___

21. Sources

Sanborn Maps 1907-1928
City Directories 1922-1935

22. Date form prepared: JULY 1989
By (name): L. WICKERT
Organization: SMCHA
Address: 1700 W. HILLSDALE BLVD.
City: SAN MATEO Zip: 94402
Phone: (415) 574-6441

Location sketch map



METADATA SHEET

P-41-001096

This resource is an element of the San Mateo Downtown District in San Mateo County. After requesting additional information from OHP we were told there are no individual element records, only single photographs with short descriptions. The following page contains the photograph and description for this resource.

For more information, please see the following file number for the district record:

P-41-001097

277 B Street (10/560090/4157660) 1932

19-68
6Z

This is the original site of San Mateo's first branch of Bank of America. The original structure was remodeled several times. The most recent renovation produced this two-story modernistic structure. The walls are of pebbly concrete above a polished granite foundation; smooth black metal has been applied to the surface in two places: flanking the B Street entrance; and around and above the ATM window. An abstract patterned mosaic is above the B Street entrance.



Date: **27 November 2017**
NWIC Staff: **Raelyn C.**

HISTORIC RESOURCES INVENTORY

P - 41 - 001097

Ser. No. 4412 - 19 - 9229

HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 3/3D
UTM: A 10/560200/4157840 C 10/560350/4157300
B 10/561980/4157600 D 10/560400/4157380

IDENTIFICATION

1. Common name: San Mateo Downtown
2. Historic name: Same
3. Street or rural address: _____
City San Mateo Zip 94401 County San Mateo
4. Parcel number: Multiple
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Various
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

See Additional Sheets

Attach Photo Envelope Here

8. Construction date: ca. 1890-1939
Estimated _____ Factual _____
9. Architect various
10. Builder various
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1989

13. Condition: Excellent ____ Good ____ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Ground floor alterations
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial ____ Commercial X Other: _____
16. Threats to site: None known ____ Private development X Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ____ Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

*Connect first two paragraphs
for summary paragraph.
Needs summary paragraph
for Description*

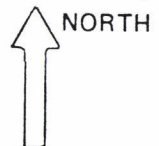
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ____
Economic/Industrial 1 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education 3

21. Sources (List books, documents, surveys, personal interviews and their dates).

City Building Files
Sanborn Maps
SMCHA archives

22. Date form prepared July 1989
By (name) L. Wickert
Organization SMCHA
Address: 1700 W. Hillsdale Blvd.
City San Mateo Zip 94402
Phone: (415) 574-6441

and label site and surrounding streets, roads, and prominent landmarks):



7b Description

For many years San Mateo's commercial center focused on the businesses on South B Street and Third Avenue. A majority of original structures still line these two main, intersecting streets, forming the basis for an historic district.

South B Street is a north-south running street that runs one block west of the railroad tracks. The proposed district begins at Baldwin Avenue on the west side of S. B Street (structures on the east side have not retained strong historical characteristics) and continues south on both sides of the street to Third Avenue. Along this section of B Street, one finds the greatest diversity in styles and age of downtown structures. All are one to two stories in height. Building materials include brick, glazed terra cotta, and reinforced concrete with plastered exteriors. Contributing structures date from before 1900 to the late 1930s, and thus display great diversity in terms of architectural embellishment. Tile roofs or shallow, shed tile roofs cap several buildings; decorative scroll work provides ornamentation on some buildings and curved parapets add visual interest to several roof lines. The most visually impressive structure on South B, (and probably in all of San Mateo) is at the corner of 2nd and S. B Street. The two-story Merkel Building dominates this corner. It has richly embellished terra cotta surfaces, a graceful line of arches running across the facades, and square towers anchoring two of the corners.

The intrusions or non-contributors on B Street include structures which have been modified by out-of-character renovations. The most notable non-contributors include the old livery stable at 101 South B Street, the old City Hall (215 S. B Street) and 307 2nd Avenue. Another notable intrusion is the modern Bank of America building at the corner of South B Street and Third Avenue.

Most of the contributing structures on Third Avenue were built in the 1920s through the late 1930s. Despite the shorter timespan represented on Third Avenue, building styles and scale vary. While most are one to two stories in height, the Ben Franklin Hotel, at nine and one-half stories, dominates the street. Period Revival styles are most common among the contributing structures. On the south side, several display (or did at one time) architectural features common to the Spanish Colonial Revival style. Classically inspired details show up on several buildings, including 28 E. Third, and the old San Mateo Theater (a non-contributor). On the north side of the street, the dominant structure is the old Levy Brothers building, an attractive Tudor Revival building with three large front-facing gables. The businesses flanking the Levy Brothers (51 E. Third) building all have side-facing gables with raised parapets along the ends. The overall visual effect is that of looking at a commercial street in an imaginary Northern European town.

The weakest visual link in the proposed district is the 100 block of Third Avenue. Historic photographs indicate that many of these modest, one-story structures had architectural embellishments common to the Spanish Colonial Revival style. With the exception of Plaza Florist, (120 E. Third) the facades either have been stripped away or covered with stucco to create flat surfaces. For many years St. Matthew's Catholic Church dominated this block, where it stood at the intersection of Third and South Ellsworth. This corner is now a vacant lot.

The 200 block of Third Avenue has strong reminders of San Mateo's development in the twenties and thirties. The five-story, Art Deco styled Medical Arts building anchors the northeast corner of Second and S. Ellsworth. Other structures are two stories and finished in smooth plaster. Two structures have rather plain facades; the third displays curved windows with decorative surrounds.

The district also includes several structures on First and Second Avenues between South B and S. Ellsworth. In terms of scale and age, the structures on these streets are most closely related to those on B Street. Several of the contributing structures are located on corner parcels, with addresses and facades on S. B Street. The most distinctive structures on these streets are St. Matthew's Hotel, a three-story brick structure from the turn-of-the century, the Spanish-Colonial Revival-influenced Fire Station and the Credit Union Building, both on S. Ellsworth.

Throughout the district, ground floor building facades show signs of alteration. In some cases, the changes appear minor. In other cases, the changes radically alter the appearance and integrity of the building. Although small street trees have been planted along both E. Third and S. B, such vegetation does not appear in historic photographs. Older photographs of the streets show various kinds of signs, ranging from painted signs attached against the surface of the building, to lighted signs hung perpendicular from the facades. Ground floor awnings were a popular design feature, showing up on historic photographs dating from 1900 through the 1940s. Two styles of light standards are discernable; one with a single globe, another with twin globes. Neither has survived on the street. Despite changes to the structures in the proposed district, this area of San Mateo's downtown retains a strong sense of the city's past.

SAN MATEO DOWNTOWN

19b Significance Statement

The proposed historical district represents San Mateo's commercial development from the 1890s through the 1930s. Although downtown has changed in the last fifty years, the structures along S. B Street and East Third Avenue retain a high degree of integrity. In addition, documenting the changes in a structure's commercial use or the development of whole blocks provides a tangible link between the growth of San Mateo and regional and national trends.

San Mateo did not begin as a commercial center. As an established "place" it began as a Catholic Mission outpost in the 1790s. A few commercial structures followed with the establishment of a stage stop midway between San Francisco and San Jose. San Mateo's identity as a place was rather tenuous, however, until the opening of the railroad in 1864. Commercial development was slow in the first several decades, but by the 1880s, several brick buildings (replacing the more flammable wood frame ones) lined the square around the train station and along S. B Street, one block to the west of Main and Railroad Avenue.

For many years, San Mateo residents found most of their needs for goods and services met on S. B Street. Located on S. B Street were pharmacies, cigar stores, dry goods, meat markets and groceries, restaurants, and lumber and hardware stores. Also on B Street were several banks, a livery stable, the IOOF hall, city hall, and an apartment building. Several hotels were on B Street and one was on Second Avenue, just west of B.

The older structures on B Street today represent about thirty years of commercial development in San Mateo. Because of this span of time and the nature of early development, a single architectural style does not prevail. Rather, the structures reflect the diversity of services offered, the availability of local funding for building commercial structures, and changes in architectural styles.

Until the early 1920s, San Mateo's commercial development centered on S. B, in large part because adjoining lands were held privately. To the west were the DeGuigne and Taylor estates, blocking the development of Third Avenue between B Street and old County Road (now El Camino Real). With the introduction of the automobile, this important connection to other Peninsula communities became all the more desirable. Thus, when the estates came on the market in the early 1920s, local as well as San Francisco developers moved quickly to expand the commercial area of San Mateo.

By the time East Third Avenue developed in the 1920s and 1930s, San Mateo was a booming suburb of San Francisco. Local newspapers claimed that some 85% of the local population commuted to San Francisco. Clearly, this had an impact on the architectural designs of Third Avenue businesses, as well as the services offered. During the 1920s and 1930s, San Francisco investors and architects were responsible for many of the structures erected on Third Avenue. The San Mateo Theater, Ben Franklin Hotel, and later, the elegant Tudor Revival Levy Brothers store were designed to appeal to a sophisticated, suburban audience, accustomed to urban services as well as to popular styles. While some building facades have changed with time, many of the original designs remain. Some facades clearly show the 1920s movement to recreate California's Spanish past with buildings of smooth white plaster walls and red tile roofs. Period Revival styles and Art Deco were also popular during the twenties and thirties; these too showed up on E. Third

19b - Statement of Significance (Downtown), continued

Avenue and remain today.

The construction of some Third Avenue buildings occurred during the Depression years. Research indicated that some stores remained empty during the thirties or sustained a high rate of turnover. Yet despite the troubled times, Third Avenue became a new focus for local commercial development. Along Third Avenue were grocery, apparel and furniture stores, as well as medical and professional offices. Restaurants, gift stores, a photographer, soda fountain, "dairies," and pharmacies also were important tenants through the 1930s.

Although now gone, an important structure at Third Avenue and S. Ellsworth, was St. Matthew's Church, built in the 1860s and demolished in the early 1980s. Next door was the post office (still standing and now on the National Register), and farther down the street was the grammar school, which was converted to City Hall in the late 1930s. Although City Hall moved south to 20th Avenue in the 1960s, a portion of this second civic center remains in the form of the downtown Fire Station.

Although many structures remain on E. Third Avenue and S. B Street to remind us that San Mateo has a traditional downtown, many essential services have scattered or moved south along El Camino or relocated to Hillsdale Mall. The trend began in the early 1940s. First, downtown expanded to Fourth Avenue. A secondary main street on Twenty-fifth Avenue sprang up in the early 1940s to serve new neighborhoods in that area. Finally, by the late 1950s when San Mateo's population was close to 69,000, the exodus of downtown businesses to the new Hillsdale shopping center began.

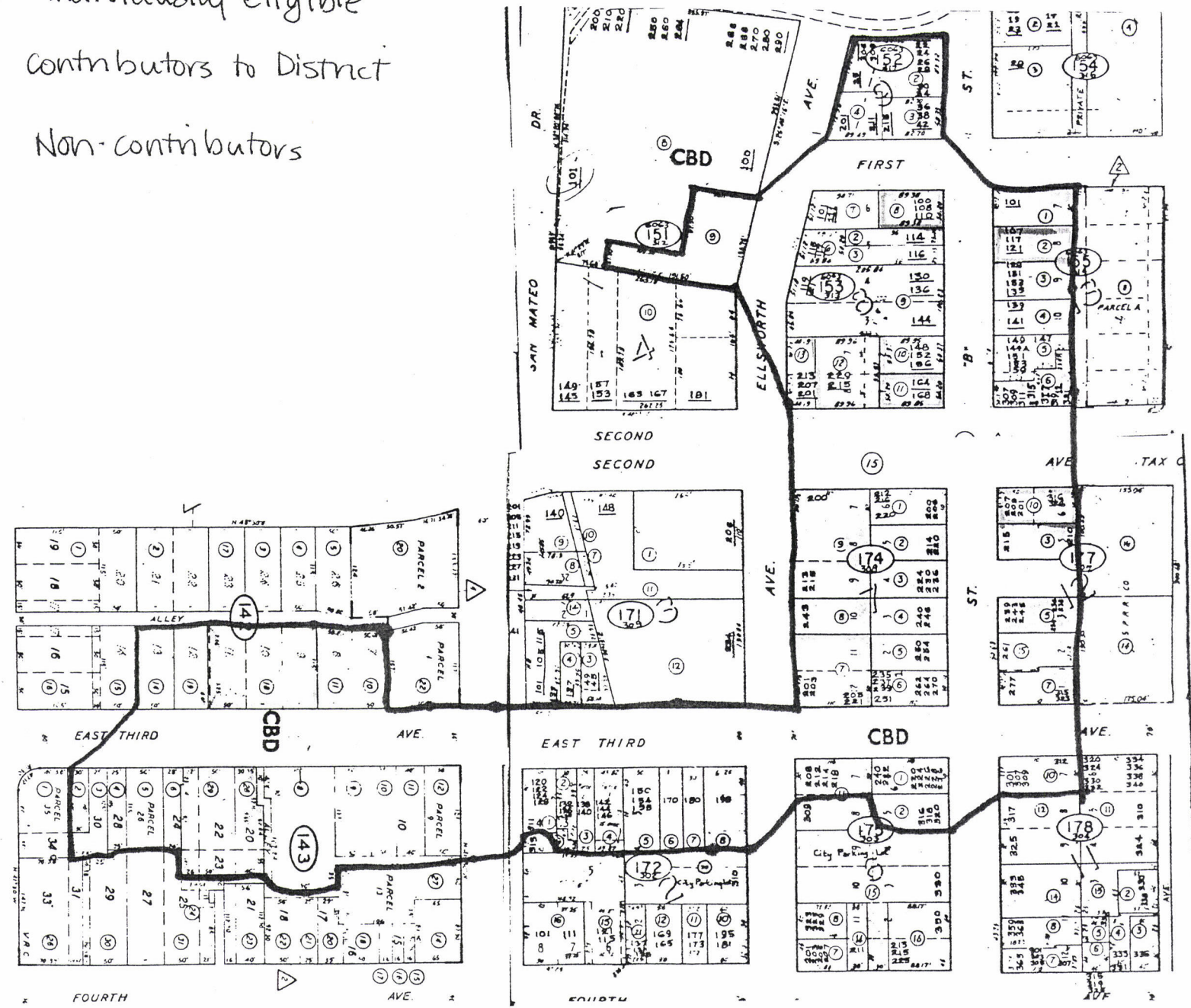
In a sense the relocation of many essential services away from downtown has helped to preserve the historical character of the traditional core. As resources drained away from downtown, so too did the impetus to update aging structures. Where modifications to store facades have been made, they appear symbolic of downtown's attempt to compete with the newer malls, a nationwide trend that rarely succeeded. Despite changes, the downtown retains its overall historical character: a walk along S. B Street or Third Avenue still conjures up an image of San Mateo's downtown as it might have been in the 1930s.

District Boundaries

3/3D Individually eligible

3D contributors to District

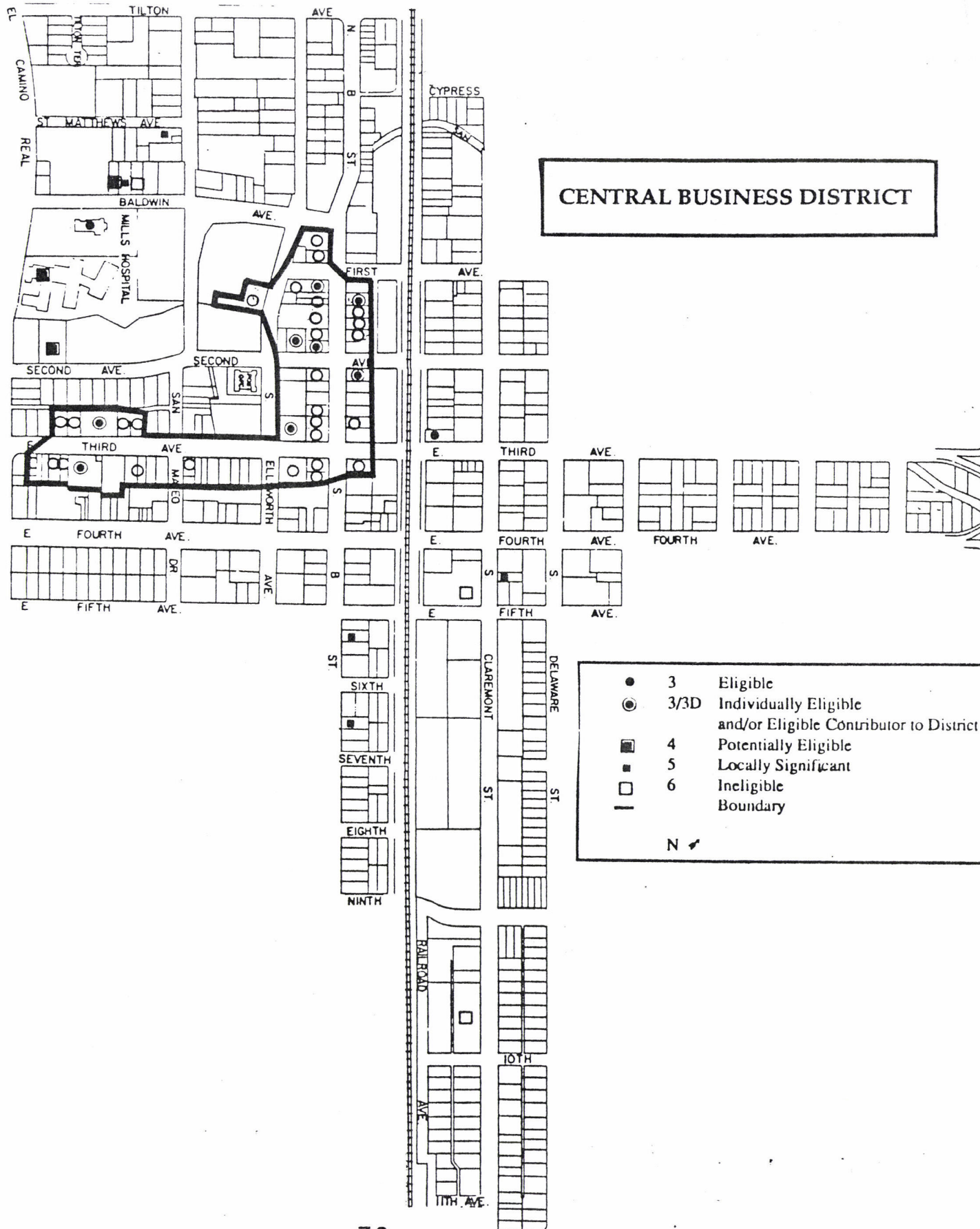
Non-contributors



9

12

TAYLOR AOC
VISION REA
PAYSON TI
BARRETT L.



San Mateo

POLY-A
#PV11

South B

Street

P-41-001097



San Mateo

POLY-A
#PV11

South B

Street

P-41-001097



San Mateo - South B St.

P-41-001097



San Mateo.

POLY-A
PV 11

E. Third

Avenue

P-41-001097



San Mateo. E. Third Ave.

P-41-001097



CENTRAL BUSINESS DISTRICT
Proposed Historic District

CONTRIBUTORS TO DISTRICT (3D)

South B Street

22
36
116
129
130-144
139
147
200
240
250
251
270
301
316

East Third Avenue

10
28
32
33
41
71
72
77
82
120
208
220

South Ellsworth

101
120

INDIVIDUALLY ELIGIBLE (3/3D)

100 S. B Street
113 S. B Street
164 S. B Street
201 S. B Street
215-229 Second
36 E. Third
51 E. Third
205-221 E. Third



16 E. Th
1925-192

7490)

16 E. Third has a plain stucco facade with wide striped awning above the display windows. Its neighbor at 18-20 E. Third can be described as an enframed window wall with stone-like facing on the facade.



60 E. Th
1924

The San Mateo Theatre was renovated and converted to office space.. In the transformation, the surface decoration and marquee were stripped away and the front of the building was pushed out to accomodate new ground level businesses. Of the original building, only the upper portion is visible above the new two-story front addition.

NON - CONTRIBUTORS

E. THIRD AVENUE

P-41-001097

19-50
62

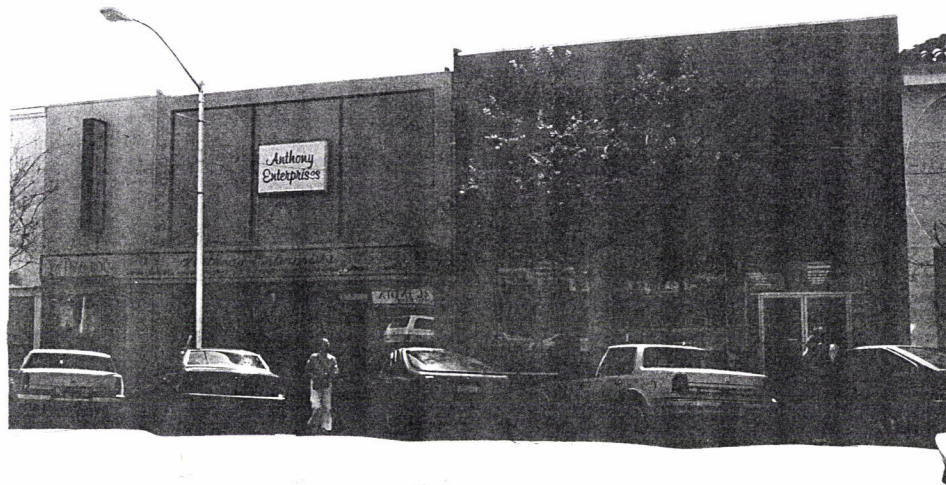
86 E. Third
1931

This 1931 Spanish Colonial style commercial building, (designed by Bertz, Winter and Maury), was chopped in half. One half is more or less intact, displaying a tiled hipped roof and a ribbon of arched windows separated by slender columns. The other has a flat stucco surface. Earlier photographs show a single facade with nine windows, divided into sets of three.



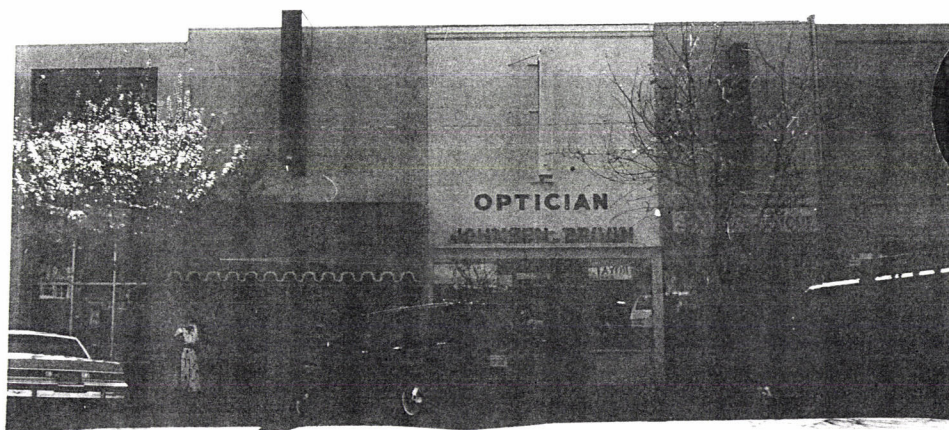
94-98 E.
1924

This corner building has a clipped corner with main entrance. Small display windows punctuate the east facing side. A ribbon of windows runs along the east and north sides of the building on its second floor. The second storefront (at 94 E. Third) displays a flat facade above its modern display windows and door. A shallow awning breaks up the plain facade of this business.



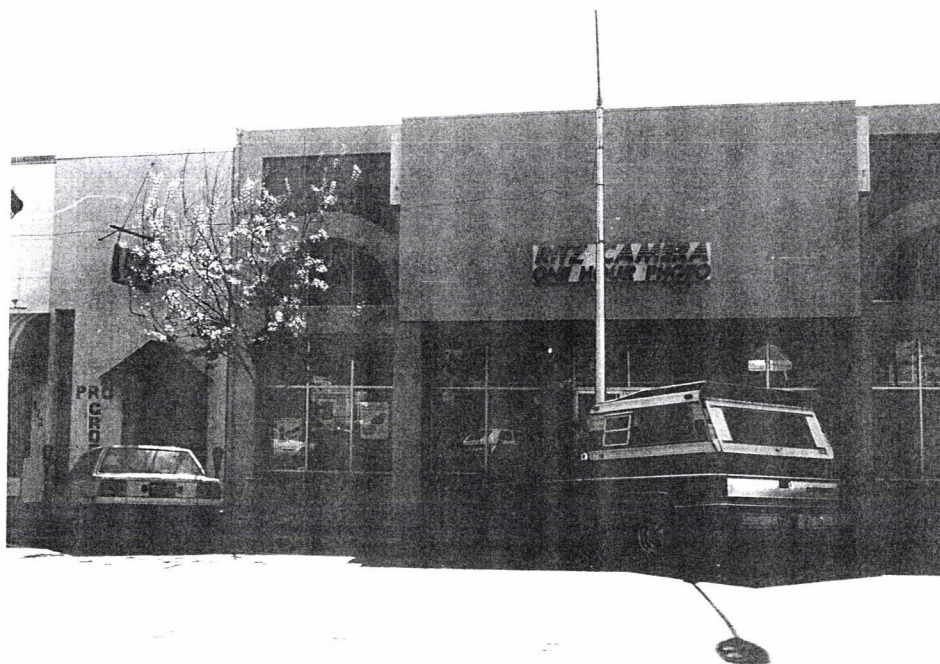
132-140 E. Third ()

These one-par surfaces with simple, utilitarian doors and display windows. At 140 E. Third a canopy projects from the building to provide shelter over the main entry.



142-144-148 E. Third (10560160/4157520) 1931

The facades of these commercial structures have been altered to plain stucco surfaces above utilitarian doors and display windows. Perpendicular signs are affixed to the buildings. A cloth awning divides the facade of 148.



150 E. Third (10/560150/415/530) 1931

A flat rectangular plane dominates the facade of this one-part commercial structure. Flanking the entryway and windows are two arches that extend about two-thirds the way up the building. Brick facing has been applied below the arches.



170-172-174 E. Third (10/560150/415/540) 1929

These two building facades have been altered to flat surfaces; 170 is extremely plain, with only a gabled roof over the entryway; 172 has a striped awning, which covers about one-third of the facade. 174 (Demetri's) has retained a small degree of original character--the shed tile roof. Otherwise a new flat awning dominates the facade. Below are contemporary display windows and entrance.

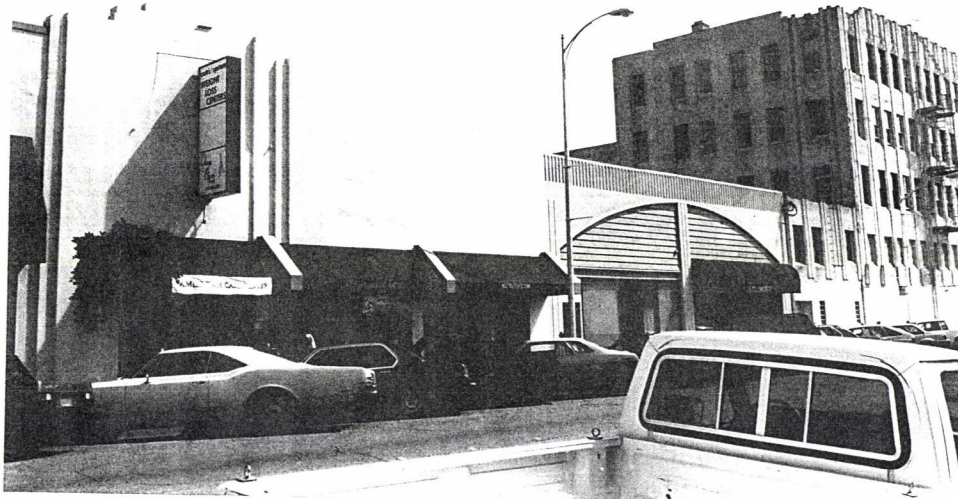
NON-CONTRIBUTORS E. THIRD AVENUE



198 E. Third (10/560100/4157560)

1927

Scherba's is a utilitarian structure with a flat surface above display windows and entryway. A belt cornice wraps around the building cutting the facade in half visually.



200 2nd Avenue (10/560160/4157660)

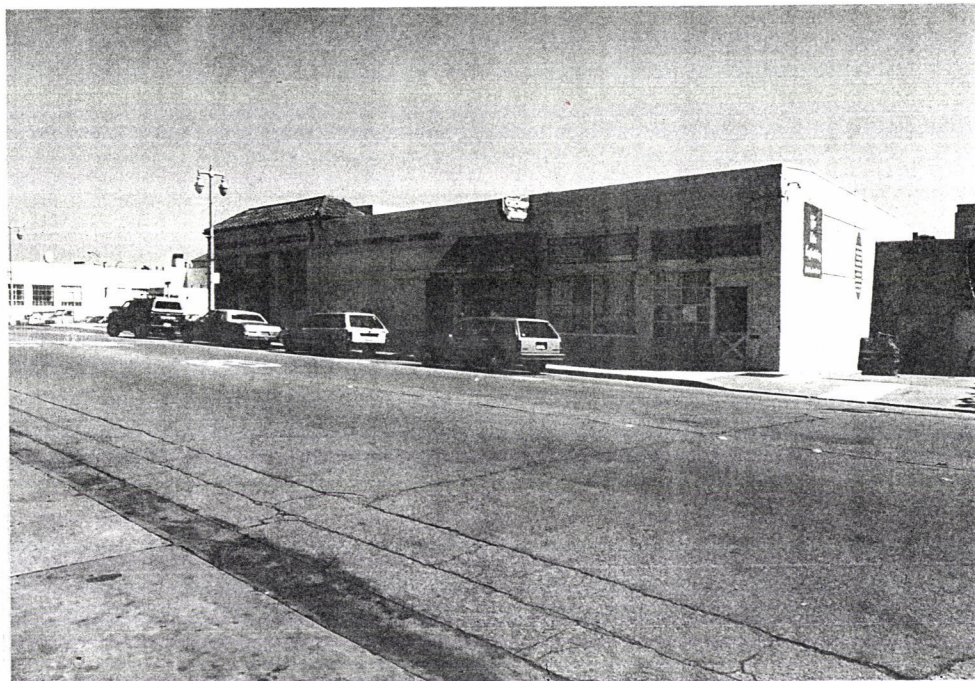
1917

This is a one and a half story commercial block with plain stucco upper facade. The storefronts are differentiated by awnings, and signs. The only ornamentation on the west side of the building is a series of vertical stepped pylons. Contemporary awnings have been added to mark the separate businesses.



201 2nd Avenue

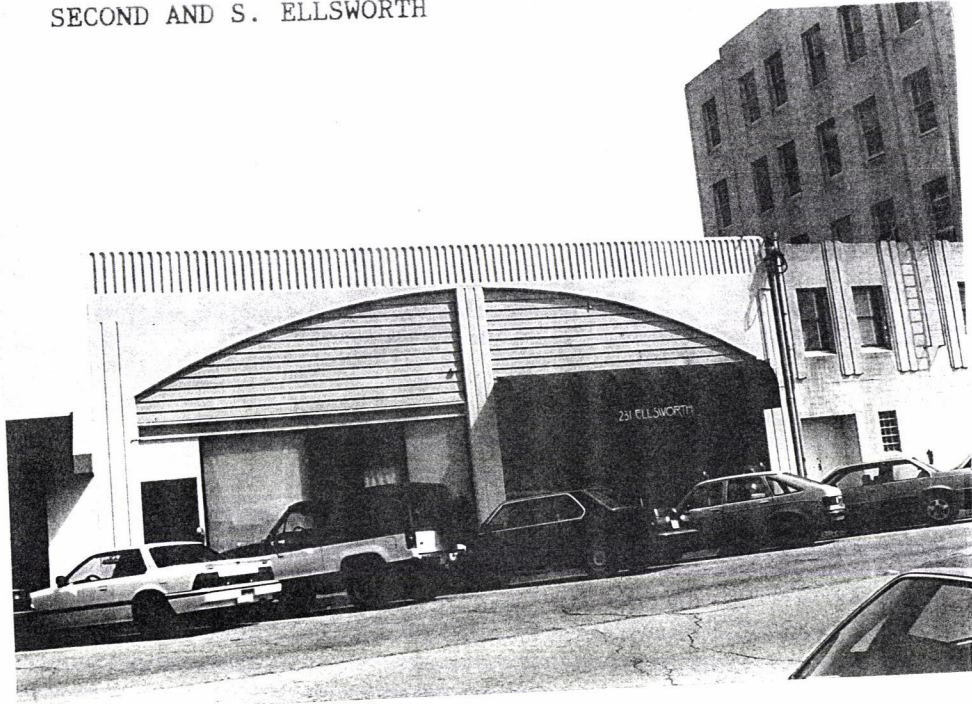
This two-part commercial block has a series of square windows on the ground floor; the corner entry is faced in brick. The upper story is plain stucco with a raised stripped band running along the top edge of the building. For many years this was Wisnom's Hardware Store and later their appliance store. Originally, it had a Mission Revival style facade, similar to the 1907 Wisnom Building at the corner of 2nd and B Street. Apparently, during the 1906 earthquake, this structure was badly damaged and after remodeling lost much of its original detail and form.



115-117-121 S. Ellsworth (10/560360/4157730) 1940

This one-part commercial block has a plain stucco surface with raised bands running along the top of the building. Two of the storefronts have picture windows; a third has an infilled window.

NON-CONTRIBUTORS SECOND AND S. ELLSWORTH



243 S. Ellsworth (10/560160/4157620) 1937

This one-story commercial block has as an incised arch pattern running along the top and two vertical incised lines along the sides. The entire facade of the structure is dominated by an arch which is cut in the center to distinguish the two storefronts. One storefront now sports a shallow awning. The other has large picture windows.

P-41-001097



101 B Street (10/300170)

This is one of the earlier structures remaining on B Street. It is recorded first on the 1897 Sanborn maps as a brick livery stable. By the 1920s it was a garage. Renovation projects replaced original windows and added contemporary triangular peaks with windows on the north side. Despite changes, its original form is discernable. It is a two and a half story structure with stepped parapet. The building facade has unequal vertical divisions: the center section is double the width of the two flanking sections. Between sections are slender raised brick columns. Defining the second story is a set of two horizontal rows of brick. Decorative brick work defines the arches over the four second floor windows as well as the small window in the center of the top floor.



114 S. B Street (10/300200/413770) 1925

A half circle cut-out, placed slightly off-center dominates the facade of this extremely plain stucco one-story building. Brick facing around the main entry and union emblems above the circle provide some visual relief.



159 S. B Street (10/560140/4157750) 1925

This is a two-story corner structure, dominated by a rounded corner tower. Early photographs show battlements crowning the tower and a ground floor with a recessed corner entrance and large display windows with transoms above. Currently the building's ground floor is faced with brick with arched windows and corner entryway. The upper story sports a series of western scenes painted between the regularly spaced double hung windows. A band of dentils and paired brackets run beneath the plain cornice. The date "1875" is painted above the center window on the upper story bay.



214-220 B Street (10/560120/4157700) 1914

This one-part commercial block has no ornamentation on its upper section. Each store has a centrally located door flanked by large display windows.



215 B Street

(10/560090/4157720)

1914

The former city hall has been remodeled as a two and a half story stucco faced building. Narrow raised columns divide the facade into five sections. The center three sections are dominated by large raised arches, within which are the doors and windows of ground floor businesses. Above the center arch is a single arched window with multiple panes. The flanking upper story windows consist of three smaller arches, also with multiple panes. The Main Street facade of this structure remains intact, the only remnant of "Library Hall II." It is a two-story brick facade with three large arches on the first floor. Windows are within the arches. Doors are at each end of the building and in the center arch. The second floor is defined by an extended sill, running beneath three casement windows. These multi-paned windows are separated by brick piers. A cornice with shallow brackets beneath, projects above the windows. A band of geometric patterns, created by a combination of brick work and painted squares, diamond and circles, runs above the cornice line.



210 Main Street (215 South B Street) (10/560090/4157720) 1914

19-66
62

224-236 B Street 10/560120/4157700) 1913

This is a one-story brick building with a stepped parapet. It retains its original simple cornice and four original brick piers. Between these piers are diagonally placed redwood boards. An arrow-shaped stained glass window has been added on the right side of the center section. This window mimics the sign affixed to the side of the building.

19-67
62

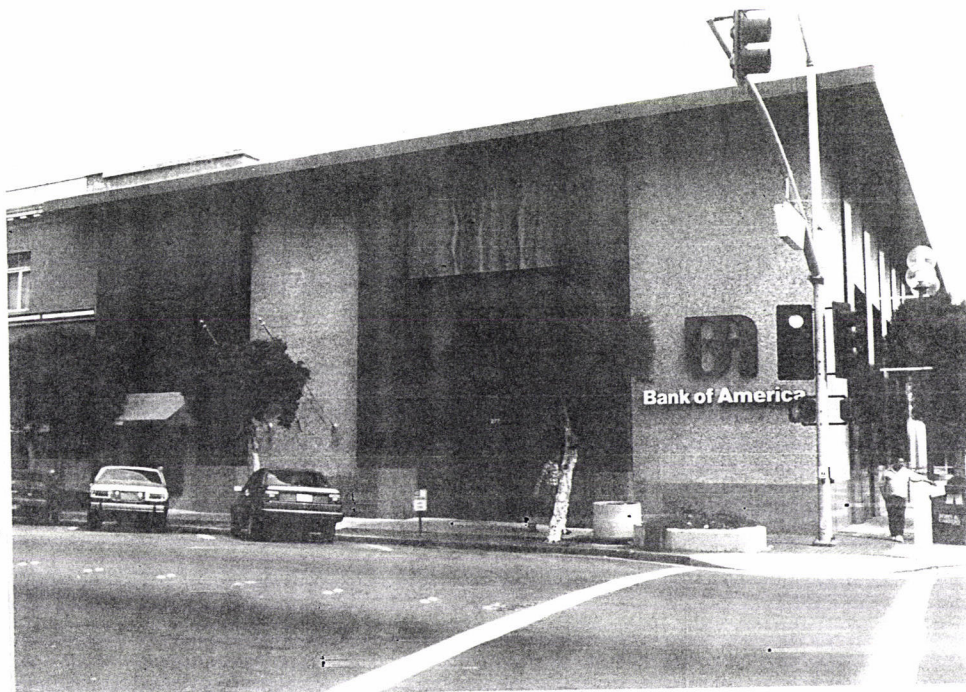
239-245 B Street (10/560190/4157680) 1916

The upper section of this building is a plain stucco facade. Below are two storefronts, each showing a different treatment. One has brick and wood surrounding large picture windows and entryways. The center section shows an awning over the door and windows. The second business has a squared awning shading a square picture window.

19-68
67

277 B Street (10/560090/4157660) 1932

This is the original site of San Mateo's first branch of Bank of America. The original structure was remodeled several times. The most recent renovation produced this two-story modernistic structure. The walls are of pebbly concrete above a polished granite foundation; smooth black metal has been applied to the surface in two places: flanking the B Street entrance; and around and above the ATM window. An abstract patterned mosaic is above the B Street entrance.



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

P - 41 - 001216

Ser. No. 4422-96-
HABS HAER Loc SHL No. NR Status 6
UTM: A C
B D
10/561820/4157290

IDENTIFICATION

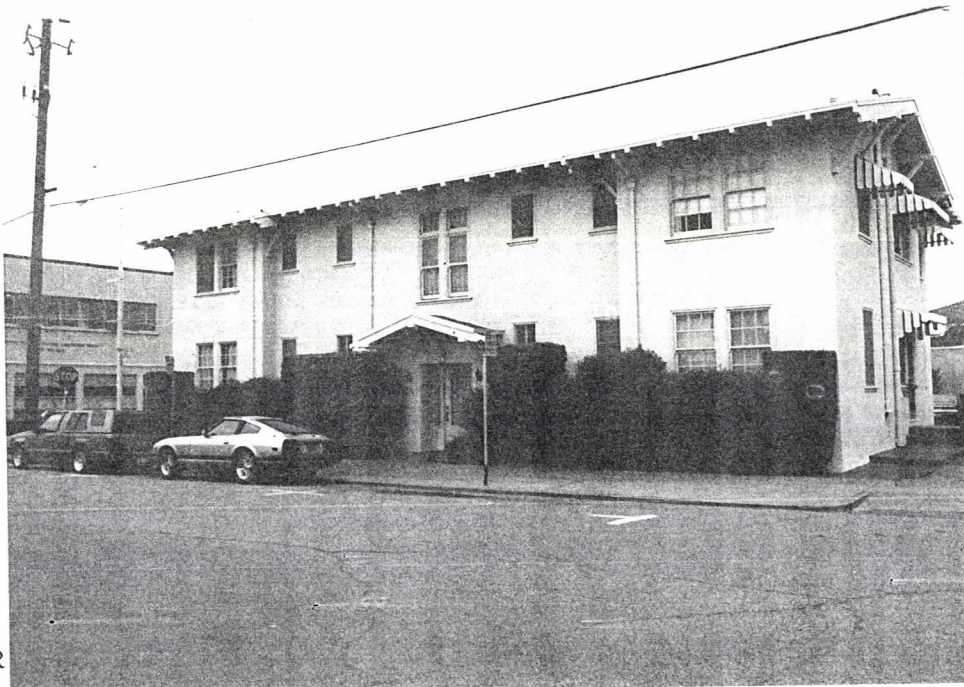
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 234 7th
City: San Mateo Zip: 94401 County: San Mateo
4. Parcel number: 034-196-010
5. Present Owner: Albert J. Orsini Street: _____
City: _____ Zip: _____ Owner is: Public ☐ Private ☒
6. Present Use: apartments Original Use: apartments

DESCRIPTION

7a. Architectural style: California Bungalow

7b. Describe present physical appearance:

This two-story stucco building has a gable roof over its rectangular plan. The roof has exposed eaves; end overhangs are supported by wooden eave brackets. End bays are articulated with slight projections from the longer central bay. A bracket-supported gable roof projects from the central bay to shelter the recessed entry door. Rectangular double hung windows of differing sizes punctuate the exterior facades. There appear to be no alterations to this apartment building.



Construction date:
Estimated 1922 Factual _____
Architect: unknown
Builder: unknown
Approx. property size (in feet)
Frontage 110 Depth 67
approx. acreage _____
Date(s) of enclosed photograph(s)
APRIL 1989

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None apparent
15. Surroundings: Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. State historical and/or architectural importance:

Most bungalow style homes were limited to one story structures. The horizontal lines of the style did not translate well to the larger forms needed for a two-story structure such as this one. This structure is an interesting adaptation of the style to an apartment building which was close to downtown, the railroad, and at one time, the streetcar.

20. Main theme of the historic resource:

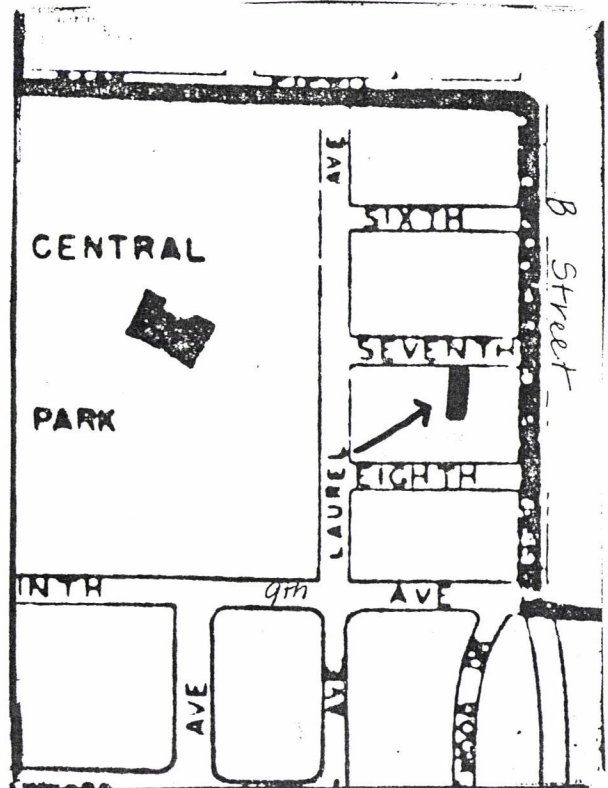
Architecture X Arts & Leisure _____
Econ./Indust. _____ Explor./Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources

Sanborn Maps 1907-1928

22. Date form prepared: JULY 1989
By (name): L. WICKERT
Organization: SMCHA
Address: 1700 W. HILLSDALE BLVD.
City: SAN MATEO Zip: 94070
Phone: (415) 574-6441

Location sketch map



PRIMARY RECORD

Primary # **P-41-002544**
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource #: 14509

P1. Other Identifier: None

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Mateo

and

***b. USGS 7.5' Quad:** San Mateo

Date: 1997 **T** 4 S ; **R** 4 W ; **¼ of** ¼ of Sec 20 ; M.D. **B.M.**

c. Address: 411 S. Claremont St.

City: San Mateo

Zip: 94401

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN 034186070

***P3a. Description:**

This two-story, front gabled house sits on a raised foundation and has two, double-hung vinyl windows and a glazed personnel door on the first story. The door is reached by wood steps. The second story has a paired, double-hung vinyl windows. The house is clad in horizontal wood siding. The front porch and door have been replaced. There is a one-story addition at the rear.

***P3b. Resource Attributes:** HP2, single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: View of primary façade on S. Claremont St., 2/7/2010

***P6. Date Constructed/Age and Sources:** 1902/NDC, Sept. 2010
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Marziee LLC
747 Jacaranda Cir.
Hillsborough, CA 94010

***P8. Recorded by:**
James Williams, Richard Brandi,
Amber Grady
PBS&J
1200 2nd Street
Sacramento, CA 95814

***P9. Date Recorded:** 2/7/2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** Historic Architectural Survey Report for the San Francisco to San Jose High-Speed Train Project - Level EIR/EIS, Prepared for the Federal Railroad Administration. PBS&J February 2011

***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

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or #14509

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** Built in 1902.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A

Original Location: N/A

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance:** **Theme:** Early 20th Century Residential development **Area:** San Mateo

Period of Significance: 1900-1910

Property Type: Residential

Applicable Criteria: none

Built in 1902, the residence at 411 North Claremont Street is situated at the southern edge the North Central neighborhood of San Mateo. Early development in San Mateo featured mostly upper- and middle-class residences. However, around the turn of the century, improved transportation by train and streetcar and increasingly affordable housing lured larger numbers of working class families. The trend accelerated after the 1906 San Francisco earthquake and fire. In the period 1900 through 1910, the city's population increased from 1,832 to 4,384. The City of San Mateo's analysis of housing construction for the period indicates that most of this increase happened between 1906 and 1910, with the majority of that development owing to the construction of middle- and working-class houses. Development in North Central began later than in most neighboring sections of the city, taking place mostly during the period 1900 through 1930. This section of San Mateo is made up mostly of modest residential and commercial buildings.

The house is not listed by the City of San Mateo as a historic resource. The residence at 411 North Claremont Street has no apparent association with persons significant to San Mateo's history. The building does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor are any of the known owners or occupants during historic times have been identified as making significant contributions to the city, state, or nation that are recognized in history (Criterion B). The building is not sufficiently architecturally distinctive for eligibility under Criterion C. Additionally, the property has not yielded, and is not likely to yield, important historical information to enable eligibility under Criterion D. The building retains some historic integrity; but the property does not have historical and architectural significance. Therefore the building is not recommended eligible for listing in the National Register of Historic Places. The building has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. The building is not recommended eligible for listing in the California Register of Historical Resources.

B11. Additional Resource Attributes: none

*B12. **References:** San Mateo. 1989. City of San Mateo Historic Building Survey, Final Report, September 1989.

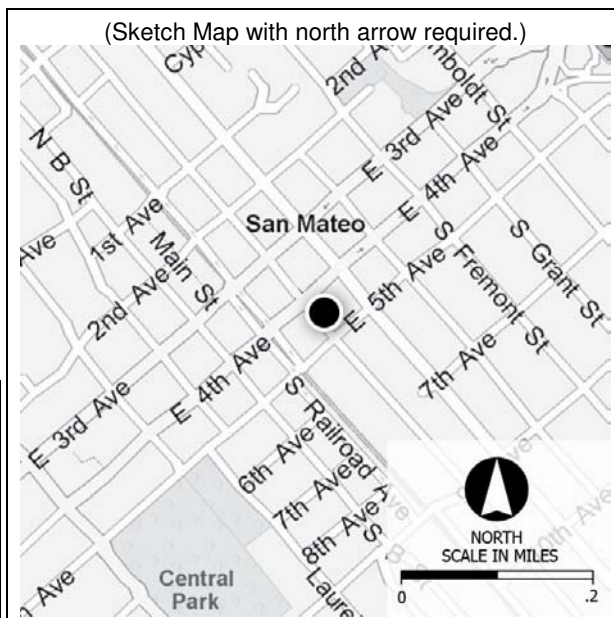
National Data Collective, Inc. (NDC), https://www.ndcdata.com/about_us.aspx, accessed September 2010.

B13. Remarks: None

*B14. **Evaluator:** Richard Brandi/Amber Grady, PBS&J

***Date of Evaluation:** November 16, 2010

(This space reserved for official comments.)



PRIMARY RECORD

Primary # **P-41-002547**
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource #: 14510B

P1. Other Identifier: none

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Mateo

and

*b. USGS 7.5' Quad: San Mateo

Date: 1997 T 4 S; R 4 W; ¼ of ¼ of Sec 20 ; M.D. B.M.

c. Address: 415 S. Claremont St.

City: San Mateo

Zip: 94401

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN 034186060

***P3a. Description:**

This is rectangular-shaped, stucco-clad, one-story building sits on the northeast corner of South Claremont Street and 5th Avenue. The primary façade fronts 5th Avenue with a wood personnel door and clerestory windows. The façade along S. Claremont Street has two paired, arched windows. The façade terminates with a bracketed cornice with red clay tiles.

*P3b. Resource Attributes: HP13, community center/social hall

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: View of primary facades, S. Claremont Street (left) and 5th Avenue (right), 2/7/2010

*P6. Date Constructed/Age and Sources: c.1930/Sanborn maps
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
San Mateo Japanese American Community Center
415 Claremont St.
San Mateo, Ca 94401-3324

*P8. Recorded by:
Richard Brandi
PBS&J
475 Sansome Street
San Francisco, CA 94111

*P9. Date Recorded: 2/7/2010

*P10. Survey Type: Intensive

*P11. Report Citation: Historic Architectural Survey Report for the San Francisco to San Jose High-Speed Train Project - Level EIR/EIS, Prepared for the Federal Railroad Administration. PBS&J February 2011

*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

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 14510B

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial

B4. Present Use: Meeting hall

*B5. **Architectural Style:** Spanish Colonial Revival

*B6. **Construction History:** Built circa 1930.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A

Original Location: N/A

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance:** **Theme:** Commercial Architecture

Area: San Mateo

Period of Significance: circa 1930

Property Type: Commercial

Applicable Criteria: N/A

The subject property was completed circa 1930 near the edge of downtown San Mateo. The building is not shown on the 1920 Sanborn map but it appears on the 1950 Sanborn map and is indicated as a store. The style appears consistent with the early 1930s. City directories for the years 1918, 1920, 1922, 1925, 1926, 1931-1932, 1940, and 1947-1948 were available for this evaluation. Listings therein support this estimated construction date. The directories for the years between 1918 and 1926 list the address 503 5th Avenue as the residence of William Wood, a janitor. The later three directories in the group consulted here list the address as the site of Rodolari Market and, later, Rodolari's Grocery. The change from a residential listing to a commercial one sometime between 1926 and 1931 suggest that the current building replaced the building that Wood lived in between 1926 and 1931.

San Mateo's commercial core was the first section of the city to develop, emerging after 1864, when the San Francisco San Jose Railroad began service at its San Mateo station. Commercial development in San Mateo stalled during the 1860s and 1870s. To the extent that development occurred, it took place in the vicinity of the rail depot, and was centered on the stretch of South B Street between Second and Third avenues. Commercial expansion accelerated in the 1880s. It was during that decade that the first relatively substantial commercial buildings were completed along South B Street between.

(Continued on page 3)

B11. Additional Resource Attributes: HP6, 1-3 story commercial

*B12. **References:** 1920 *Directory: San Mateo, Burlingame, Hillsborough*. 1920. San Mateo, Calif.: Ed S. Riggins, Publisher.

1922 *Directory: San Mateo, Burlingame, Hillsborough*. 1922. [Publisher info was illegible on the microfilm reproduction of this item.]

Burlingame (Hillsborough) San Mateo City Directory, 1925. 1925. Burlingame, Calif.: Coast Directory Co., Publishers.

Burlingame (Hillsborough) San Mateo City Directory, 1926. 1926. Burlingame, Calif.: Coast Directory Co., Publishers.

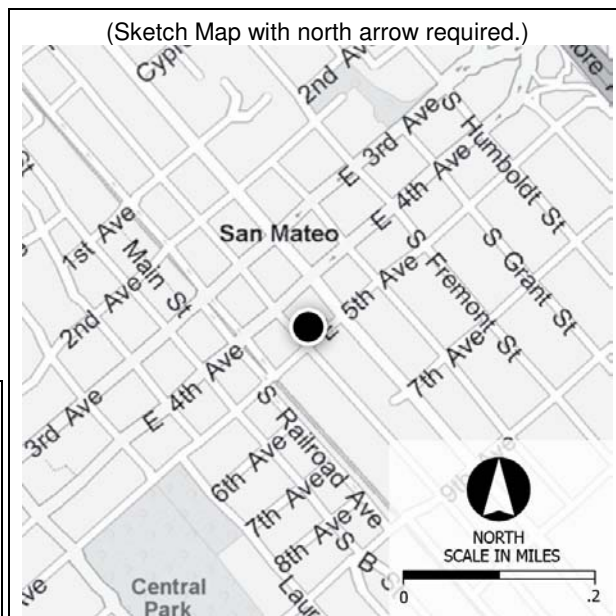
(Continued on page 3)

B13. Remarks: None

*B14. **Evaluator:** Richard Brandi, PBS&J

***Date of Evaluation:** November 5, 2010

(This space reserved for official comments.)



*Recorded by: Richard Brandi, PBS&J

*Date: November 5, 2010

☒ Continuation

☐ Update

***B10. Continued:**

Downtown San Mateo remained the city's civic and commercial focal point through the 1920s, after which time, commercial growth spread west of the historic core. The opening of the Deguine and Taylor estates—both adjacent to, and west of, downtown—allowed for the extension of Third and Fourth avenues to their intersections with El Camino Real. A mixture of retail and service enterprises were established in the expanding commercial district in the 1920s and 1930s. These included groceries, clothing stores, and medical and professional services, among others. Downtown San Mateo's importance declined, beginning in the 1940s, as an alternate commercial corridor opened along 25th Avenue, and in the 1950s, when Hillsdale Mall opened. San Mateo's businesses and other civic institutions became geographically dispersed outside the historic commercial core.

Sagredo (also listed as Sagreda) Rodolari, an Italian immigrant, operated the grocery market at 503 East 5th Avenue. Rodolari and his wife Mary lived in the house on the adjacent parcel at 415 South Claremont Street starting at least as early as 1940, according to a city directory listing for that year. A 1939 article in the *San Mateo Times* notes that Rodolari notes that Sagredo served as president of the San Mateo Family social club.

The building does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor are any of the known owners or occupants during historic times have been identified as making significant contributions to the city, state, or nation that are recognized in history (Criterion B). The building is not sufficiently architecturally distinctive for eligibility under Criterion C. Additionally, the property has not yielded, and is not likely to yield, important historical information to enable eligibility under Criterion D. Therefore the building is not recommended eligible for listing in the National Register of Historic Places. The building has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. The building is not recommended eligible for listing in the California Register of Historical Resources.

***B12. Continued:**

Burlingame Hillsborough San Mateo City Directory, 1931-32. 1932. San Mateo, Calif.: Coast Directory Co., Publishers.

Burlingame Hillsborough San Mateo City Directory, 1940. 1940. San Mateo, Calif.: Coast Directory Co., Leila Woodmansee Publishers.

Burlingame Hillsborough San Mateo City Directory, 1947-48. 1947. San Mateo, Calif.: Coast Directory Co.

Directory of Residents and Firms of San Mateo, Burlingame, Hillsborough, Compiled and Published by Bev. W. Wall for the San Mateo Merchants Association. 1918. Bev. W. Wall.

"New Social Club Formed." 1939. *San Mateo times*. On newspaperARCHIVE.com website. <http://www.newspaperarchive.com/PdfViewerTags.aspx?img=37348336&firstvisit=true&src=search¤tResult=9¤tPage=0&fpo=False>. Accessed February 11, 2011.

San Mateo. 1989. *City of San Mateo Historic Building Survey, Final Report*. San Mateo, Calif. September 1989.

Sanborn Map and Publishing Company. 1920, 1920-1950. San Mateo.

**Resource #1595:**

Address/APN#: 708-716 Railroad Ave., San Mateo / 034195070

Property Type: Commerce/Trade

Construction Date: circa 1950

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi, August 25, 2010

**Resource #1596:**

Address/APN#: 310 7th Ave., San Mateo / 034195060

Property Type: Commerce/Trade

Construction Date: circa 1945

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi, August 25, 2010

**Resource #1597:**

Address/APN#: 317 7th Ave., San Mateo / 034193010

Property Type: Commerce/Trade

Construction Date: circa 1955

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi, August 25, 2010

**Resource #3629:**

Address/APN#: 412-414 3rd Ave., San Mateo / 034182100

Property Type: Commerce/Trade

Construction Date: circa 1935

Substantial Alterations: None visible

Eligibility: Ineligible due to common construction type.

Date Surveyed: December 13-19, 2009

Reviewer: Richard Brandi, June 16, 2010

**Resource #3630:**

Address/APN#: 304 S. Claremont St., San Mateo / 034182020

Property Type: Industrial

Construction Date: circa 1970

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: December 13-19, 2009

Reviewer: Richard Brandi, June 16, 2010

**Resource #3633:**

Address/APN#: 410 5th St., San Mateo / 033281010

Property Type: Commerce/Trade

Construction Date: circa 1935

Substantial Alterations: None visible

Eligibility: Ineligible due to common construction type.

Date Surveyed: December 13-19, 2009

Reviewer: Richard Brandi, June 16, 2010



Resource #14510a:

Address/APN#: 415 S. Claremont St., San Mateo/034186060

Property Type: Residential

Construction Date: circa 1865

Substantial Alterations: TBD

Eligibility: 3S. NRHP eligible. Potential impacts will be assessed in the EIR/EIS.

Date Surveyed: February 7-12, 2010

Reviewer: Amber Grady, October 25, 2010



Resource #14510b:

Address/APN#: 415 S. Claremont St., San Mateo/034186060

Property Type: Commerce/Trade

Construction Date: circa 1930

Substantial Alterations: TBD

Eligibility: Recommended NRHP/CRHR-ineligible. Evaluation included in the HASR.

Date Surveyed: February 7-12, 2010

Reviewer: Amber Grady, October 25, 2010



Resource #14515:

Address/APN#: 845 & 847 Old County Rd., San Mateo/040312200

Property Type: Unknown

Construction Date: 1970

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: February 7-12, 2010

Reviewer: Sally Victor, May 17, 2010



Resource #1601:

Address/APN#: 445 S. B St., San Mateo / 034179040

Property Type: Commerce/Trade

Construction Date: circa 1950

Substantial Alterations: None visible

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi, August 26, 2010



Resource #1602:

Address/APN#: 335 4th Ave., San Mateo / 034178030

Property Type: Commerce/Trade

Construction Date: circa 1945

Substantial Alterations: Possible awning addition.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi, August 26, 2010



Resource #1603:

Address/APN#: 360-364 S. Railroad Ave., San Mateo / 034178020

Property Type: Commerce/Trade

Construction Date: 1959

Substantial Alterations: Doors and windows altered

Eligibility: Ineligible due to common construction type and lack of integrity.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi/Amber Grady, August 26, 2010

**Resource #14505:**

Address/APN#: 409 Tilton Ave., San Mateo/
032303140

Property Type: Residential

Construction Date: 1902

Substantial Alterations: Exterior cladding/decking changed, windows replaced, openings altered, porch railing

Eligibility: Recommended NRHP/CRHR-ineligible. Evaluation included in the HASR.

Date Surveyed: February 7-12, 2010

Reviewer: Sally Victor/Amber Grady, May 17, 2010

**Resource #14508:**

Address/APN#: 500 4th Ave., San Mateo/
034186080

Property Type: Commerce/Trade

Construction Date: circa 1980

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: February 7-12, 2010

Reviewer: Sally Victor, May 17, 2010

**Resource #14509:**

Address/APN#: 411 Claremont St., San
Mateo/034186070

Property Type: Residential

Construction Date: 1902

Substantial Alterations: Porch roof removed, replacement windows.

Eligibility: Recommended NRHP/CRHR-ineligible. Evaluation included in the HASR.

Date Surveyed: February 7-12, 2010

Reviewer: Sally Victor/Richard Brandi, May 17, 2010

**Resource #3634:**

Address/APN#: 601, 605, 609 S. Claremont St., San Mateo / 033282420

Property Type: Commerce/Trade

Construction Date: 1922/1961

Substantial Alterations: Alterations obscure older building form

Eligibility: Ineligible due to lack of integrity.

Date Surveyed: December 13-19, 2009

Reviewer: Richard Brandi/Amber Grady, June 16, 2010

**Resource #3635:**

Address/APN#: 635, 639, 649 S. Claremont St., San Mateo / 033282430

Property Type: Commerce/Trade

Construction Date: circa 1970

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: December 13-19, 2009

Reviewer: Richard Brandi, June 16, 2010

**Resource #3636:**

Address/APN#: 707 S. Claremont St., San Mateo / 033282450

Property Type: Commerce/Trade

Construction Date: circa 1970

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: December 13-19, 2009

Reviewer: Richard Brandi, June 16, 2010

**Resource #1598:**

Address/APN#: 616 Railroad Ave., San Mateo / 034193090

Property Type: Commerce/Trade

Construction Date: circa 1945

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi, August 26, 2010

**Resource #1599:**

Address/APN#: 316 6th Ave., San Mateo / 034193080

Property Type: Commerce/Trade

Construction Date: circa 1955

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi, August 26, 2010

**Resource #1600:**

Address/APN#: 317 6th Ave., San Mateo / 034191010

Property Type: Industrial

Construction Date: circa 1945

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 1, 2009

Reviewer: Richard Brandi, August 26, 2010



Resource #1737:

Address/APN#: 477 9th Ave., San Mateo / 033281130

Property Type: Commerce/Trade

Construction Date: circa 1980

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: September 2, 2009

Reviewer: Richard Brandi, August 27, 2010



Resource #1738:

Address/APN#: 800 S. Claremont St., San Mateo / 033281180

Property Type: Commerce/Trade

Construction Date: circa 1980

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: September 2, 2009

Reviewer: Richard Brandi, August 27, 2010



Resource #1739:

Address/APN#: 700 S. Claremont St., San Mateo / 033281170

Property Type: Commerce/Trade

Construction Date: circa 1980

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: September 2, 2009

Reviewer: Richard Brandi, August 27, 2010

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