

March 4, 2019

Concar Shopping Center
San Mateo, California

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT HISTORIC RESOURCES EVALUATION

INTRODUCTION

A proposed project at the site of the Concar Shopping Center in San Mateo, California, involves demolition of six structures to make way for new mixed-use development. The proposed project will have potential impacts on buildings over 50 years old. The developer has requested that TreanorHL evaluate the properties' potential for listing in the California Register of Historical Resources (CRHR) through the preparation of this report.

METHODOLOGY

TreanorHL conducted a site visit on January 29, 2019 to evaluate the existing conditions, historic features, and architectural significance of the buildings at the Concar Shopping Center. Additional research was completed including consultation of available building permits, records at the County of San Mateo, Sanborn Fire Insurance maps, and local newspaper indexes, as well as online resources.

SUMMARY OF FINDINGS

The projects site features commercial buildings on multiple parcels.¹ In addition to the commercial structures, surface parking lots occupy much of the project site. The following properties are located within the project site (construction dates in parenthesis):²

- 640-666 Concar Drive (1969)
- 678 Concar Drive (1969)
- 690 Concar Drive (1973)
- 1820 S. Grant Street (1991)
- 1850-1880 S. Grant Street (ca. 1975)
- 1855 S. Delaware Street (1969)

Research found that no recorded historical resources have been previously identified within the project site. 1820 S. Grant Street (1991) within the project site does not possess enough age to be considered historically important as the structure is not 50 years old. It does not constitute an exceptional achievement in architectural

¹ The project area includes the following parcel numbers: 035242220, 035242210, 035242160, 035242140, 035242170, 035242090, 035242190, and 035242200. City of San Mateo Property Report, <http://cityofsanmateo.maps.arcgis.com/apps/InformationLookup/index.html?appid=fa74545ec8e8491d88126630699e4ac4> (accessed February 25, 2019).

² Construction dates from County of San Mateo Office of Assessor, County Clerk, Recorder & Elections. The construction date for 1850-1880 S. Grant Street is estimated from the aerial photographs and topographic maps of the area.



or engineering, nor of otherwise exceptional importance. A historic significance evaluation was included for 1850-1880 S. Grant Street (ca. 1975) since the exact age of this building is unclear and enough time has passed to gain a scholarly perspective on the associated historic context. The remaining buildings were assessed for potential eligibility for listing in the California Register of Historical Resources.

Upon completion of the survey and archival work, TreanorHL determined none of the buildings within the project site are potential historic resources. Each building was assessed for potential historic eligibility for listing in the CRHR; none were found to possess sufficient historic significance for listing.

PROJECT AREA DESCRIPTION

Located in San Mateo, on the south side of Concar Drive, the subject site that was once considered the Nineteenth Avenue Shopping Center features eight irregularly shaped lots surrounded by Concar Drive to the north, S. Grant street to the east, State Highway 92 to the south, and S. Delaware Street to the west. The surrounding area features a mix of residential, commercial, and office structures.



Figure 1. Aerial view of the site, the boundaries of the project area outlined in red. Edited from Google Earth, retrieved February 5, 2019.

HISTORIC CONTEXT & SITE HISTORY

Downtown San Mateo developed in the 1860s—initiated by the railroad connecting San Francisco with San Jose that was constructed in 1864. The first building erected was the train station, followed by buildings in the area of Main Street and Railroad Avenue. The railroad attracted wealthy San Franciscans who built summer and weekend homes on large parcels of land. The population of San Mateo largely consisted of people employed in

these large estates and farms. The completion of the Crystal Springs dam in 1889 brought quality drinking water to San Mateo, which resulted in further growth of the area. When the estates opened for subdivision in the late 19th and early 20th century, the middle class was able to purchase smaller plots of land and move to San Mateo. Growth of the city accelerated after the San Francisco earthquake and fire of 1906 and later World War II.

According to the aerial photographs, the project area's immediate vicinity developed between 1946 and 1956, triggered by the suburban growth after World War II. Nineteenth Avenue, running east west along the southern boundary of the project site, was converted to the Nineteenth Avenue Freeway (State Highway 92) in the early 1960s. The 20-acre land at the intersection of 19th and Bayshore avenues was formerly zoned for administrative purposes; however, Concar Ranch and Enterprises, owner of the land, applied for rezoning for commercial use in 1962.³ In the newspaper articles of the period, this site was referred to as the *Nineteenth Avenue Shopping Center*.



Figure 2. State Route 92 and El Camino Overpass construction in San Mateo, 1963. The project area marked by red arrow. The San Mateo County Historical Association, Online Collections Database, San Mateo County History Museum.

Prior to the commercial development by L. C. Smith, president of Concar Ranch and Enterprises, the site was vacant. The 1968 aerial photo of the area shows a few structures at the northwest corner of the site (which were demolished ca. 2003).⁴ Plans for an estimated \$2.5 million project, a Pay Less Drug and Albertson's supermarket

³ "\$2,500,000 plan at 19th Avenue Park revealed," *The Times*, March 10, 1962.

⁴ 1956, 1968, 2002, and 2005 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).

complex to be located in the Nineteenth Avenue Shopping Center were announced in October 1967. The commercial buildings were planned to be built to the rear of the property, closer to the freeway, leaving the frontage for parking.⁵ The rezoning and special permit to allow construction of the complex was approved in February 1968.⁶ The grand opening for Albertson's at 640 Concar Drive and San Mateo Payless at 666 Concar Drive was announced in local newspaper in December 1968.⁷ The Albertson's food chain started in Boise, Idaho in 1939, and entered the Northern California market in 1965 when the company purchased the Oakland-based Pay Less Supermarkets.⁸

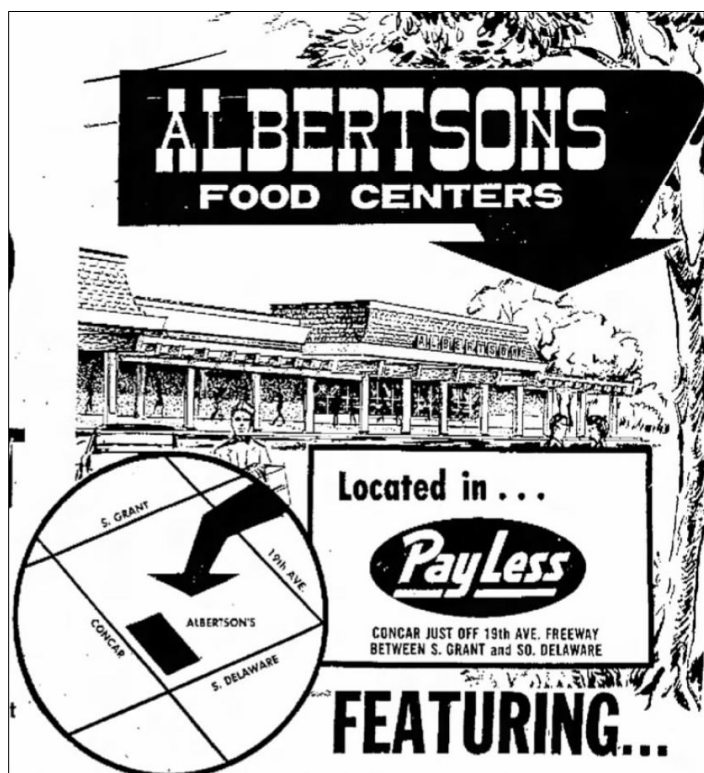


Figure 3. Albertson's at 640 Concar Drive. *The Times*, December 16, 1968.

The store at 678 Concar Drive and the restaurant at 1855 S. Delaware Street were also built in 1969. The shopping center was developed over time with the addition of the commercial building at 690 Concar Drive in 1973, and a second big box store at 1850-1880 S. Grant Street ca. 1975. The grocery store at 1820 S. Grant Street was constructed in 1991, replacing an earlier building on the lot.⁹

Laurence C. Smith – Developer

Laurence C. Smith (1903-1973) was a prominent Peninsula developer and paving contractor. Smith was president of the L. C. Smith Co., a road construction business, Concar Ranch and Enterprises, a development firm, and the Polhemus Corporation, a real estate company. Among his San Mateo developments are the Lauriedale Tract and the Polo Terrace Development. He was an active member of several local and national organizations, including

⁵ "New store project proposed in S.M." *The Times*, October 2, 1967.

⁶ "Pay Less Center in S.M. voted," *The Times*, February 20, 1968.

⁷ "Albertson's new S.M. store opens," *The Times*, December 16, 1968.

⁸ "Albertson's new S.M. store opens," *The Times*, December 16, 1968; *The Times*, December 19, 1968, page 37.

⁹ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections; Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019); "San Mateo 7.5-minute Quadrangle," Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019).

the San Mateo Chamber of Commerce, the 20th District Agricultural Association, and the United States Polo Association.¹⁰

CALIFORNIA REGISTER OF HISTORICAL RESOURCES - SIGNIFICANCE EVALUATION

Regulatory Framework

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It 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
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.¹¹

The CRHR requires the 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 of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.¹²

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.¹³

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.¹⁴

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."¹⁵ 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."¹⁶ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:¹⁷

¹⁰ "Services for Laurence C. Smith," *San Francisco Chronicle*, August 4, 1973.

¹¹ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

¹² Ibid.

¹³ Ibid., 2.

¹⁴ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

¹⁵ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

¹⁶ Ibid., 44.

¹⁷ Ibid., 1.

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

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

Setting is the physical environment of a historic 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.¹⁸

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.

Evaluation

640-666 Concar Drive

Constructed in 1969, this large single-story commercial structure houses two retail stores and is L-shaped in plan. It features design elements typically found in shopping centers of the period—large storefront windows, rhythmic columns supporting wood beams at covered walkways, decorative mansard roofs marking entries and multiple cladding materials. The walls feature stucco cladding and rock veneer cladding. At the decorative mansard roof, wood shingles clad the structure and behind a parapet the flat roof is covered by rolled asphalt. Above each entry is a stucco-clad area where the retailers have installed their signage.

Laurence C. Smith of Concar Ranch and Enterprises owned the land and developed the site for commercial use in the late 1960s. Originally built to house Albertson's and Pay Less, the building was later converted from a grocery store to a department store. Today 640-666 Concar Drive houses Ross Dress for Less and Rite Aid.



Figures 4 and 5. 640 Concar Drive.

¹⁸ Ibid., 44-45.



Figures 6 and 7. 666 Concar Drive.

640-666 Concar Drive does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria.

Criterion 1

Constructed in 1969, the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo; however, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2

No persons of significance are known to be directly associated with the property. The building was developed by Laurence C. Smith in the late 1960s. Based in the Peninsula, the developer was active in San Mateo during this period but he does not appear particularly significant or influential. Thus, it does not appear to be eligible for under Criterion 2.

Criterion 3

The building's commercial design fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. It fails to be the work of a master, or architecturally significant in any other respect. Therefore, 640-666 Concar Drive does not appear eligible for listing under Criterion 3.

Criterion 4

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

678 Concar Drive

This one-story, commercial structure is rectangular in plan. The stucco-clad building is divided into bays by vertical elements. A wood shingle clad mansard roof wraps around the northwest corner of the building and overhangs a walkway. At the northern side of the building large beams support the roof overhang. This mansard roof creates a parapet at the front (north façade) of the building which hides the flat roof and the mechanical units. Large aluminum sash storefront windows occupy three full bays and two partial bays on the north façade.

The building at 678 Concar Drive was constructed in 1969. According to a newspaper article, the 7-Eleven store at this location was owned by San Mateo residents Hugh and Dorothy Thorson.¹⁹



Figure 8. 678 Concar Drive, north façade.

678 Concar Drive does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria.

Criterion 1

Constructed in 1969, the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2

No persons of significance are known to be directly associated with the property. The first owners Hugh and Dorothy Thorson have not been identified as important to the history of San Mateo or the state; thus, the building does not appear to be eligible for under Criterion 2.

Criterion 3

The structure is not a work of a master, does not convey high artistic value, and is not an example of a particular type of construction. Therefore 678 Concar Drive does not appear to be eligible for the CRHR under Criterion 3.

Criterion 4

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

690 Concar Drive

Constructed in 1973, this one-story, stucco clad commercial building is T-shaped in plan. The structure features a mansard roof which is set back from the exterior walls by several feet. Standing seam metal roofing clads the structure and the upper few feet of the walls. Doors and windows are aluminum sash. A bulky stucco clad canopy supported by a metal post shelters the entry on the west façade.

¹⁹ "7-11 owner goes back," *The Times*, May 19, 1969.



Figures 9 and 10. 690 Concar Drive.

690 Concar Drive does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria.

Criterion 1

Although the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2

No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2.

Criterion 3

The building fails to be a distinctive example of a style, the work of a master, or architecturally significant in any other respect; therefore, 690 Concar Drive does not appear eligible for listing under Criterion 3.

Criterion 4

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

1820 S. Grant Street

Constructed in 1991, this one-story, commercial building is rectangular in plan. The stucco-clad structure has a flat roof. The entry and exit doors to the store are located on the south façade near the center of the building. All door assemblies and window assemblies are multi-lite aluminum sash. Multi-lite window assemblies adorn the east and west facades. Canopies supported by a box-like metal frame are located above the doors. Similar box-like metal structures, at and above the canopy level, are located around the building, but lack the fabric material. Found above windows and on the main (south) façade, these metal elements are more decorative and sculptural in nature. Above the entry door the metal structure has been fabricated to create a tower that is mounted to the roof.



Figure 11. 1820 S. Grant Street.

In general, buildings less than 50 years old can be considered historic resources only if they constitute an exceptional achievement in architecture or engineering, or are of otherwise exceptional importance. This structure is not architecturally exceptional, and thus cannot be considered a historic resource at this time.

1850-1880 S. Grant Street

This one-story, commercial structure is irregular in plan and houses two retail units. The building is primarily stucco clad. A wide horizontal decorative band wraps the building and helps identify the two units on the exterior—the western store has a simple stucco band which is painted a different color than the rest of the building, while the eastern store features a band with more detailing. Round stucco-clad columns support the bulky projecting overhang at the western entry. This also is stucco-clad and features signage for the store. The entrance at the eastern portion of the structure is comprised of a red cube which features rounded corners and is attached to the main building at a 45-degree angle. This allows for two entrance doors into the building. The entry structure is slightly taller than the main building. Today the Peninsula Ballet Theatre is housed in the eastern portion of the structure. Overall the building housing two tenants is typical of big box store construction as the only real ornamentation or detail is found at the entrance to each unit.



Figures 12 and 13. 1850-1880 S. Grant Street.

According to aerial photographs and topographical maps of the area, the building was constructed ca. 1975.²⁰ The commercial structure housed a hardware store in the 1970s. The building received a remodel and an addition in 1987 when it was converted to Circuit City.²¹ Today, TJ Maxx and Peninsula Ballet Theater occupy the building.²²

1850-1880 S. Grant Street does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria.

Criterion 1

Constructed ca. 1975, the building was a later addition to the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2

No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2.

Criterion 3

The building's utilitarian commercial design without any original design elements fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. The building fails to be the work of a master, or architecturally significant in any other respect. Therefore, 1850-1880 S. Grant Street does not appear eligible for listing under Criterion 3.

Criterion 4

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

²⁰ "San Mateo 7.5-minute Quadrangle," Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019); 1968 and 1980 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).

²¹ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections, Building Permit No. 7755.

²² "Mixed-use project may force ballet company to relocate again," The Mercury News, April 1, 2018, <https://www.mercurynews.com/2018/03/28/new-development-puts-longtime-dance-theatres-future-in-jeopardy/> (accessed February 25, 2019).

1855 S. Delaware Street

This one-story, A-frame commercial building is irregular in plan. The wood-frame structure has stucco cladding and vertical wood siding, along with a rough rock veneer at its base. At the north and south ends of the building the wood siding is bisected by diagonal wood elements which create a diamond and triangle pattern. Red composite roof shingles clad the steeply pitched roof of the A-frame. The projecting entry vestibule, on the west façade, features a mansard-like roof. The roof at the entry is unusual in that it is only raised off the ground few feet and clad to match the A-frame roofing. Projecting out over the metal storefront assembly at the entry is a flat roof. Openings shaped as trapezoids are located at the base of the A-frame roof and allow light to the windows beyond. A mansard roof also adorns the portion of the building east of the main A-frame. This mansard is located at typical roof height. Vertical wood siding adorns this portion of the building.



Figure 14. 1855 S. Delaware Street.

The building has been functioning as a restaurant since its construction in 1969.

1855 S. Delaware Street does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria.

Criterion 1

Constructed in 1969, the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2

No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2.

Criterion 3

The building's commercial design is not a notable example of any architectural style. The building fails to be the work of a master or architecturally significant in any other respect; therefore, 1855 S. Delaware Street does not appear eligible for listing under Criterion 3.

Criterion 4

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

CONCLUSION

Upon completion of the survey and archival work, TreanorHL determined none of the buildings within the project site are potential historic resources. 1820 S. Grant Street (1991) does not possess enough age to be considered historically important as the structure is not 50 years old. It does not constitute an exceptional achievement in architectural or engineering, nor of otherwise exceptional importance. The remaining buildings were assessed for potential historic eligibility for listing in the California Register of Historical Resources. None were found to possess sufficient historical significance for listing.

BIBLIOGRAPHY

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"Services for Laurence C. Smith," *San Francisco Chronicle*. August 4, 1973.

The San Mateo County Historical Association, Online Collections Database, San Mateo County History Museum.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 1850-1880 S. Grant Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Mateo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 1850-1880 S. Grant Street City San Mateo Zip 94402

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 035242170

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

This one-story, commercial structure is irregular in plan and houses two retail units. The building is primarily stucco clad. A wide horizontal decorative band wraps the building and helps identify the two units on the exterior—the western store has a simple stucco band which is painted a different color than the rest of the building, while the eastern store features a band with more detailing. Round stucco-clad columns support the bulky projecting overhang at the western entry. This also is stucco-clad and features signage for the store. (See Continuation Sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes)

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

P5b. Description of Photo: (view, date, accession #)

North facade, TreanorHL, 2019.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

Ca. 1975, aerial photographs & topographical maps

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

TreanorHL
460 Bush Street San Francisco, CA

*P9. Date Recorded: March 4, 2019

*P10. Survey Type: (Describe)

Intensive survey

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

TreanorHL, Concar Shopping Center,

San Mateo, CA, Supplemental Environmental Impact Report, Historic Resources Evaluation, March 4, 2019.

*Attachments: ☐ NONE ☐ Location 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

*Resource Name or # (Assigned by recorder) 1850-1880 S. Grant Street *NRHP Status Code _____
Page 2 of 5

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial B4. Present Use: Commercial
*B5. Architectural Style: Utilitarian
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1975.¹ Remodel and an addition in 1987.²

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____
*B10. Significance: Theme _____ Area _____
Period of Significance. _____ Property Type _____ Applicable Criteria _____

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

Historic Context & Site History

Downtown San Mateo developed in the 1860s—initiated by the railroad connecting San Francisco with San Jose that was constructed in 1864. The first building erected was the train station, followed by buildings in the area of Main Street and Railroad Avenue. The railroad attracted wealthy San Franciscans who built summer and weekend homes on large parcels of land. The population of San Mateo largely consisted of people employed in these large estates and farms. The completion of the Crystal Springs dam in 1889 brought quality drinking water to San Mateo, which resulted in further growth of the area. When the estates opened for subdivision in the late 19th and early 20th century, the middle class was able to purchase smaller plots of land and move to San Mateo. Growth of the city accelerated after the San Francisco earthquake and fire of 1906 and later World War II.

1850-1880 S. Grant Street is part of what was once considered the *Nineteenth Avenue Shopping Center*. The shopping center features eight irregularly shaped lots surrounded by Concar Drive to the north, S. Grant street to the east, State Highway 92 to the south, and S. Delaware Street to the west. According to the aerial photographs, the site's immediate vicinity developed between 1946 and 1956, triggered by the suburban growth after World War II. Nineteenth Avenue, running east west along the southern boundary of the complex, was converted to the Nineteenth Avenue Freeway (State Highway 92) in the early 1960s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: TreanorHL
*Date of Evaluation: March 4, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 1850-1880 S. Grant Street

Page 3 of 5

*P3a. Description, Continued:

The entrance at the eastern portion of the structure is comprised of a red cube which features rounded corners and is attached to the main building at a 45-degree angle. This allows for two entrance doors into the building. The entry structure is slightly taller than the main building. Today the Peninsula Ballet Theatre is housed in the eastern portion of the structure. Overall the building housing two tenants is typical of big box store construction as the only real ornamentation or detail is found at the entrance to each unit.

*B10. Significance, Continued:

The 20-acre land at the intersection of 19th and Bayshore avenues was formerly zoned for administrative purposes; however, Concar Ranch and Enterprises, owner of the land, applied for rezoning for commercial use in 1962.³ In the newspaper articles of the period, this site was referred to as the *Nineteenth Avenue Shopping Center*.



State Route 92 and El Camino Overpass construction in San Mateo, 1963. The site marked by red arrow. The San Mateo County Historical Association, Online Collections Database, San Mateo County History Museum.

Prior to the commercial development by L. C. Smith, president of Concar Ranch and Enterprises, the site was vacant. The 1968 aerial photo of the area shows a few structures at the northwest corner of the site (which were demolished ca. 2003).⁴

Plans for an estimated \$2.5 million project, a supermarket complex to be located in the Nineteenth Avenue Shopping Center were announced in October 1967. The commercial buildings were planned to be built to the rear of the property, closer to the freeway, leaving the frontage for parking.⁵ The rezoning and special permit to allow construction of the complex was approved in February 1968.⁶ The grand opening

CONTINUATION SHEET

Property Name: 1850-1880 S. Grant Street

Page 4 of 5

*B10. Significance, Continued:

for Albertson's at 640 Concar Drive and San Mateo Payless at 666 Concar Drive was announced in local newspaper in December 1968.⁷ The store at 678 Concar Drive and the restaurant at 1855 S. Delaware Street were also built in 1969. The shopping center was developed over time with the addition of the commercial building at 690 Concar Drive in 1973, and a second big box store at 1850-1880 S. Grant Street ca. 1975. The grocery store at 1820 S. Grant Street was constructed in 1991, replacing an earlier building on the lot.⁸

According to aerial photographs and topographical maps of the area, the building was constructed ca. 1975.⁹ The commercial structure housed a hardware store in the 1970s. The building received a remodel and an addition in 1987 when it was converted to Circuit City.¹⁰ Today, TJ Maxx and Peninsula Ballet Theater occupy the building.¹¹

Evaluation – California Register of Historical Resources¹²

1850-1880 S. Grant Street does not appear eligible for listing on the California Register of Historical Resources, as it does not appear to be eligible under any of the established criteria.

Criterion 1 – Events: It is associated with 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.

Although the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The building fails to be a distinctive example of a style, the work of a master, or architecturally significant in any other respect; therefore, 1850-1880 S. Grant Street does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

CONTINUATION SHEET

Property Name: 1850-1880 S. Grant Street

Page 5 of 5

*B12. References (Endnotes):

- ¹ "San Mateo 7.5-minute Quadrangle," Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019); 1968 and 1980 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).
- ² County of San Mateo Office of Assessor, County Clerk, Recorder & Elections, Building Permit No. 7755.
- ³ "\$2,500,000 plan at 19th Avenue Park revealed," *The Times*, March 10, 1962.
- ⁴ 1956, 1968, 2002, and 2005 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).
- ⁵ "New store project proposed in S.M." *The Times*, October 2, 1967.
- ⁶ "Pay Less Center in S.M. voted," *The Times*, February 20, 1968.
- ⁷ "Albertson's new S.M. store opens," *The Times*, December 16, 1968.
- ⁸ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections; Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019); "San Mateo 7.5-minute Quadrangle," Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019).
- ⁹ "San Mateo 7.5-minute Quadrangle," Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019); 1968 and 1980 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).
- ¹⁰ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections, Building Permit No. 7755.
- ¹¹ "Mixed-use project may force ballet company to relocate again," *The Mercury News*, April 1, 2018, <https://www.mercurynews.com/2018/03/28/new-development-puts-longtime-dance-theatres-future-in-jeopardy/> (accessed February 25, 2019).
- ¹² National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, page 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), page 1.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 1855 S. Delaware Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Mateo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 1855 S. Delaware Street City San Mateo Zip 94402

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 035242160

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

This one-story, A-frame commercial building is irregular in plan. The wood-frame structure has stucco cladding and vertical wood siding, along with a rough rock veneer at its base. At the north and south ends of the building the wood siding is bisected by diagonal wood elements which create a diamond and triangle pattern. Red composite roof shingles clad the steeply pitched roof of the A-frame. The projecting entry vestibule, on the west façade, features a mansard-like roof. The roof at the entry is unusual in that it is only raised off the ground few feet and clad to match the A-frame roofing. Projecting out over the metal storefront assembly at the entry is a flat roof. Openings shaped as trapezoids are located at the base of the A-frame roof and allow light to the windows beyond. A mansard roof also adorns the portion of the building east of the main A-frame. This mansard is located at typical roof height. Vertical wood siding adorns this portion of the building.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes)

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

P5b. Description of Photo: (view, date, accession #)

North & west façades, TreanorHL, 2019.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1969, County of San Mateo Office of Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

TreanorHL
460 Bush Street San Francisco, CA

*P9. Date Recorded: March 4, 2019

*P10. Survey Type: (Describe)

Intensive survey

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

TreanorHL, Concar Shopping Center, San Mateo, CA, Supplemental Environmental Impact Report, Historic Resources Evaluation, March 4, 2019.

*Attachments: ☐ NONE ☐ Location 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

*Resource Name or # (Assigned by recorder) 1855 S. Delaware Street *NRHP Status Code _____
Page 2 of 5

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Restaurant B4. Present Use: Restaurant
*B5. Architectural Style: Commercial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1969.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____
*B10. Significance: Theme _____ Area _____
Period of Significance. _____ Property Type _____ Applicable Criteria _____

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

Historic Context & Site History

Downtown San Mateo developed in the 1860s—initiated by the railroad connecting San Francisco with San Jose that was constructed in 1864. The first building erected was the train station, followed by buildings in the area of Main Street and Railroad Avenue. The railroad attracted wealthy San Franciscans who built summer and weekend homes on large parcels of land. The population of San Mateo largely consisted of people employed in these large estates and farms. The completion of the Crystal Springs dam in 1889 brought quality drinking water to San Mateo, which resulted in further growth of the area. When the estates opened for subdivision in the late 19th and early 20th century, the middle class was able to purchase smaller plots of land and move to San Mateo. Growth of the city accelerated after the San Francisco earthquake and fire of 1906 and later World War II.

1855 S. Delaware Street is part of what was once considered the *Nineteenth Avenue Shopping Center*. The shopping center features eight irregularly shaped lots surrounded by Concar Drive to the north, S. Grant street to the east, State Highway 92 to the south, and S. Delaware Street to the west. According to the aerial photographs, the site's immediate vicinity developed between 1946 and 1956, triggered by the suburban growth after World War II. Nineteenth Avenue, running east west along the southern boundary of the complex, was converted to the Nineteenth Avenue Freeway (State Highway 92) in the early 1960s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

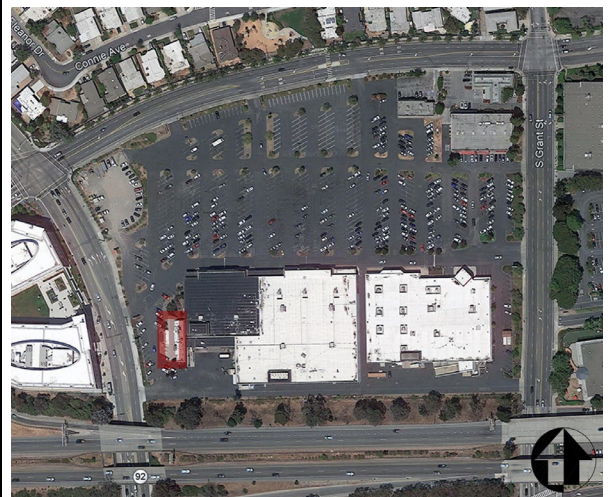
*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: TreanorHL
*Date of Evaluation: March 4, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 1855 S. Delaware Street

Page 3 of 5

*B10. Significance, Continued:

The 20-acre land at the intersection of 19th and Bayshore avenues was formerly zoned for administrative purposes; however, Concar Ranch and Enterprises, owner of the land, applied for rezoning for commercial use in 1962.¹ In the newspaper articles of the period, this site was referred to as the *Nineteenth Avenue Shopping Center*.



State Route 92 and El Camino Overpass construction in San Mateo, 1963. The site marked by red arrow. The San Mateo County Historical Association, Online Collections Database, San Mateo County History Museum.

Prior to the commercial development by L. C. Smith, president of Concar Ranch and Enterprises, the site was vacant. The 1968 aerial photo of the area shows a few structures at the northwest corner of the site (which were demolished ca. 2003).²

Plans for an estimated \$2.5 million project, a supermarket complex to be located in the Nineteenth Avenue Shopping Center were announced in October 1967. The commercial buildings were planned to be built to the rear of the property, closer to the freeway, leaving the frontage for parking.³ The rezoning and special permit to allow construction of the complex was approved in February 1968.⁴ The grand opening for Albertson's at 640 Concar Drive and San Mateo Payless at 666 Concar Drive was announced in local newspaper in December 1968.⁵ The store at 678 Concar Drive and the restaurant at 1855 S. Delaware Street were also built in 1969. The shopping center was developed over time with the addition of the commercial building at 690 Concar Drive in 1973, and a second big box store at 1850-1880 S. Grant Street ca. 1975. The grocery store at 1820 S. Grant Street was constructed in 1991, replacing an earlier building on the lot.⁶

1855 S. Delaware Street has been functioning as a restaurant since its construction.

CONTINUATION SHEET

Property Name: 1855 S. Delaware Street

Page 4 of 5

*B10. Significance, Continued:

Evaluation – California Register of Historical Resources⁷

1855 S. Delaware Street does not appear eligible for listing on the California Register of Historical Resources, as it does not appear to be eligible under any of the established criteria.

Criterion 1 – Events: It is associated with 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.

Constructed in 1969, the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The building's commercial design is not a notable example of any architectural style. The building fails to be the work of a master or architecturally significant in any other respect; therefore, 1855 S. Delaware Street does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

*B12. References (Endnotes):

¹ "\$2,500,000 plan at 19th Avenue Park revealed," *The Times*, March 10, 1962.

² 1956, 1968, 2002, and 2005 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).

³ "New store project proposed in S.M." *The Times*, October 2, 1967.

⁴ "Pay Less Center in S.M. voted," *The Times*, February 20, 1968.

⁵ "Albertson's new S.M. store opens," *The Times*, December 16, 1968.

CONTINUATION SHEET

Property Name: 1855 S. Delaware Street

Page 5 of 5

*B12. References (Endnotes), Continued:

⁶ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections; Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019); “San Mateo 7.5-minute Quadrangle,” Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019).

⁷ National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, page 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), page 1.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 6 *Resource Name or #: (Assigned by recorder) 640-666 Concar Drive

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Mateo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 640-666 Concar Drive City San Mateo Zip 94402

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 035242210, 035342140

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

Constructed in 1969, this large single-story commercial structure houses two retail stores and is L-shaped in plan. It features design elements typically found in shopping centers of the period—large storefront windows, rhythmic columns supporting wood beams at covered walkways, decorative mansard roofs marking entries and multiple cladding materials. The walls feature stucco cladding and rock veneer cladding. At the decorative mansard roof, wood shingles clad the structure and behind a parapet the flat roof is covered by rolled asphalt. Above each entry is a stucco-clad area where the retailers have installed their signage.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (view, date, accession #)

North façade, TreanorHL, 2019.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1969, County of San Mateo Office of Assessor

*P7. Owner and Address: _____

*P8. Recorded by: (Name, affiliation, and address)

TreanorHL
460 Bush Street San Francisco, CA

*P9. Date Recorded: March 4, 2019

*P10. Survey Type: (Describe)

Intensive survey

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

TreanorHL, Concar Shopping Center, San Mateo, CA, Supplemental Environmental Impact Report, Historic Resources Evaluation, March 4, 2019.

*Attachments: ☐ NONE ☐ Location 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

*Resource Name or # (Assigned by recorder) 640-666 Concar Drive *NRHP Status Code _____
Page 2 of 6

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial (Grocery store) B4. Present Use: Commercial (Department store)
*B5. Architectural Style: Commercial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1969. Converted from a grocery store to a department store.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____
*B10. Significance: Theme _____ Area _____
Period of Significance. _____ Property Type _____ Applicable Criteria _____

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

Historic Context & Site History

Downtown San Mateo developed in the 1860s—initiated by the railroad connecting San Francisco with San Jose that was constructed in 1864. The first building erected was the train station, followed by buildings in the area of Main Street and Railroad Avenue. The railroad attracted wealthy San Franciscans who built summer and weekend homes on large parcels of land. The population of San Mateo largely consisted of people employed in these large estates and farms. The completion of the Crystal Springs dam in 1889 brought quality drinking water to San Mateo, which resulted in further growth of the area. When the estates opened for subdivision in the late 19th and early 20th century, the middle class was able to purchase smaller plots of land and move to San Mateo. Growth of the city accelerated after the San Francisco earthquake and fire of 1906 and later World War II.

640-666 Concar Drive is part of what was once considered the *Nineteenth Avenue Shopping Center*. The shopping center features eight irregularly shaped lots surrounded by Concar Drive to the north, S. Grant street to the east, State Highway 92 to the south, and S. Delaware Street to the west. According to the aerial photographs, the site's immediate vicinity developed between 1946 and 1956, triggered by the suburban growth after World War II. Nineteenth Avenue, running east west along the southern boundary of the complex, was converted to the Nineteenth Avenue Freeway (State Highway 92) in the early 1960s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: TreanorHL
*Date of Evaluation: March 4, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 640-666 Concar Drive

Page 3 of 6

*B10. Significance, Continued:

The 20-acre land at the intersection of 19th and Bayshore avenues was formerly zoned for administrative purposes; however, Concar Ranch and Enterprises, owner of the land, applied for rezoning for commercial use in 1962.¹ In the newspaper articles of the period, this site was referred to as the *Nineteenth Avenue Shopping Center*.



State Route 92 and El Camino Overpass construction in San Mateo, 1963. The site marked by red arrow. The San Mateo County Historical Association, Online Collections Database, San Mateo County History Museum.

Prior to the commercial development by L. C. Smith, president of Concar Ranch and Enterprises, the site was vacant. The 1968 aerial photo of the area shows a few structures at the northwest corner of the site (which were demolished ca. 2003).² Plans for an estimated \$2.5 million project, a Pay Less Drug and Albertson's supermarket complex to be located in the Nineteenth Avenue Shopping Center were announced in October 1967. The commercial buildings were planned to be built to the rear of the property, closer to the freeway, leaving the frontage for parking.³ The rezoning and special permit to allow construction of the complex was approved in February 1968.⁴ The grand opening for Albertson's at 640 Concar Drive and San Mateo Payless at 666 Concar Drive was announced in local newspaper in December 1968.⁵ The Albertson's food chain started in Boise, Idaho in 1939, and entered the Northern California market in 1965 when the company purchased the Oakland-based Pay Less Supermarkets.⁶

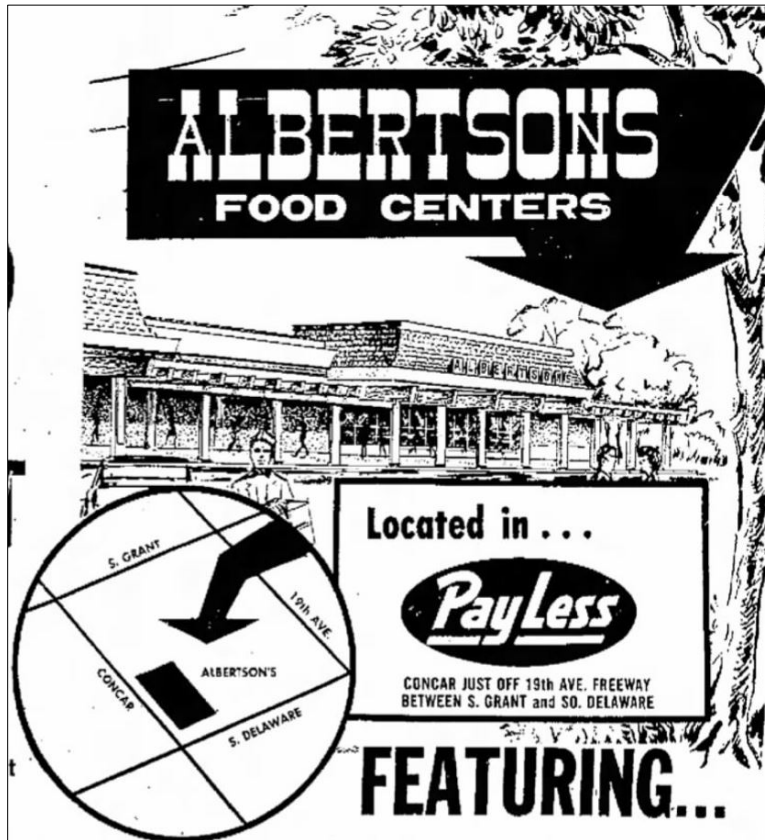
The store at 678 Concar Drive and the restaurant at 1855 S. Delaware Street were also built in 1969. The shopping center was developed over time with the addition of the commercial building at 690 Concar Drive in 1973, and a second big box store at 1850-1880 S. Grant Street ca. 1975. The grocery store at 1820 S. Grant Street was constructed in 1991, replacing an earlier building on the lot.⁷

CONTINUATION SHEET

Property Name: 640-666 Concar Drive

Page 4 of 6

*B10. Significance, Continued:



Albertson's at 640 Concar Drive. *The Times*, December 16, 1968.

Laurence C. Smith of Concar Ranch and Enterprises owned the land and developed the site for commercial use in the late 1960s. Originally built to house Albertson's and Pay Less, the building was later converted from a grocery store to a department store. Today 640-666 Concar Drive houses Ross Dress for Less and Rite Aid.

Laurence C. Smith – Developer

Laurence C. Smith (1903-1973) was a prominent Peninsula developer and paving contractor. Smith was president of the L. C. Smith Co., a road construction business, Concar Ranch and Enterprises, a development firm, and the Polhemus Corporation, a real estate company. Among his San Mateo projects are the Lauriedale Tract and the Polo Terrace Development. He was an active member of several local and national organizations, including the San Mateo Chamber of Commerce, the 20th District Agricultural Association, and the United States Polo Association.⁸

CONTINUATION SHEET

Property Name: 640-666 Concar Drive

Page 5 of 6

***B10. Significance, Continued:**

Evaluation – California Register of Historical Resources⁹

640-666 Concar Drive does not appear eligible for listing on the California Register of Historical Resources, as it does not appear to be eligible under any of the established criteria.

Criterion 1 – Events: It is associated with 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.

Constructed in 1969, the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo; however, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be directly associated with the property. The building was developed by Laurence C. Smith in the late 1960s. Based in the Peninsula, the developer was active in San Mateo during this period but he does not appear particularly significant or influential. Thus, it does not appear to be eligible for under Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The building's commercial design fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. It fails to be the work of a master, or architecturally significant in any other respect. Therefore, 640-666 Concar Drive does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

CONTINUATION SHEET

Property Name: 640-666 Concar Drive

Page 6 of 6

*B12. References (Endnotes):

¹ "\$2,500,000 plan at 19th Avenue Park revealed," *The Times*, March 10, 1962.

² 1956, 1968, 2002, and 2005 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).

³ "New store project proposed in S.M." *The Times*, October 2, 1967.

⁴ "Pay Less Center in S.M. voted," *The Times*, February 20, 1968.

⁵ "Albertson's new S.M. store opens," *The Times*, December 16, 1968.

⁶ "Albertson's new S.M. store opens," *The Times*, December 16, 1968; *The Times*, December 19, 1968, page 37.

⁷ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections; Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019); "San Mateo 7.5-minute Quadrangle," Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019).

⁸ "Services for Laurence C. Smith," *San Francisco Chronicle*, August 4, 1973.

⁹ National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, page 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), page 1.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 678 Concar Drive

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Mateo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 678 Concar Drive City San Mateo Zip 94402

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 035242090

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

This one-story, commercial structure is rectangular in plan. The stucco-clad building is divided into bays by vertical elements. A wood shingle clad mansard roof wraps around the northwest corner of the building and overhangs a walkway. At the northern side of the building large beams support the roof overhang. This mansard roof creates a parapet at the front (north façade) of the building which hides the flat roof and the mechanical units. Large aluminum sash storefront windows occupy three full bays and two partial bays on the north façade.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes)

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

P5b. Description of Photo: (view, date, accession #)

North façade, TreanorHL, 2019.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1969, County of San Mateo Office of Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

TreanorHL
460 Bush Street San Francisco, CA

*P9. Date Recorded: March 4, 2019

*P10. Survey Type: (Describe)

Intensive survey

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

TreanorHL, Concar Shopping Center, San Mateo, CA, Supplemental Environmental Impact Report, Historic Resources Evaluation, March 4, 2019.

*Attachments: ☐ NONE ☐ Location 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

*Resource Name or # (Assigned by recorder) 678 Concar Drive *NRHP Status Code _____
Page 2 of 5

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial (Store) B4. Present Use: Commercial (Store)
*B5. Architectural Style: Commercial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1969.¹

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

B9a. Architect: _____ b. Builder: _____
*B10. Significance: Theme _____ Area _____
Period of Significance. _____ Property Type _____ Applicable Criteria _____

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

Historic Context & Site History

Downtown San Mateo developed in the 1860s—initiated by the railroad connecting San Francisco with San Jose that was constructed in 1864. The first building erected was the train station, followed by buildings in the area of Main Street and Railroad Avenue. The railroad attracted wealthy San Franciscans who built summer and weekend homes on large parcels of land. The population of San Mateo largely consisted of people employed in these large estates and farms. The completion of the Crystal Springs dam in 1889 brought quality drinking water to San Mateo, which resulted in further growth of the area. When the estates opened for subdivision in the late 19th and early 20th century, the middle class was able to purchase smaller plots of land and move to San Mateo. Growth of the city accelerated after the San Francisco earthquake and fire of 1906 and later World War II.

678 Concar Drive is part of what was once considered the *Nineteenth Avenue Shopping Center*. The shopping center features eight irregularly shaped lots surrounded by Concar Drive to the north, S. Grant street to the east, State Highway 92 to the south, and S. Delaware Street to the west. According to the aerial photographs, the site's immediate vicinity developed between 1946 and 1956, triggered by the suburban growth after World War II. Nineteenth Avenue, running east west along the southern boundary of the complex, was converted to the Nineteenth Avenue Freeway (State Highway 92) in the early 1960s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

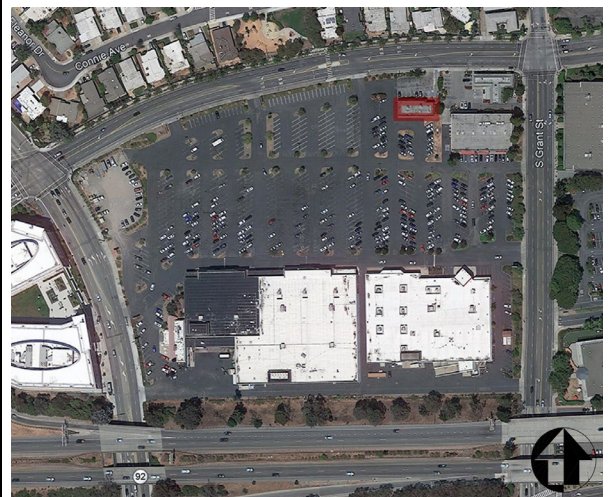
*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: TreanorHL
*Date of Evaluation: March 4, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 678 Concar Drive

Page 3 of 5

*B10. Significance, Continued:

The 20-acre land at the intersection of 19th and Bayshore avenues was formerly zoned for administrative purposes; however, Concar Ranch and Enterprises, owner of the land, applied for rezoning for commercial use in 1962.² In the newspaper articles of the period, this site was referred to as the *Nineteenth Avenue Shopping Center*.



State Route 92 and El Camino Overpass construction in San Mateo, 1963. The site marked by red arrow. The San Mateo County Historical Association, Online Collections Database, San Mateo County History Museum.

Prior to the commercial development by L. C. Smith, president of Concar Ranch and Enterprises, the site was vacant. The 1968 aerial photo of the area shows a few structures at the northwest corner of the site (which were demolished ca. 2003).³

Plans for an estimated \$2.5 million project, a supermarket complex to be located in the Nineteenth Avenue Shopping Center were announced in October 1967. The commercial buildings were planned to be built to the rear of the property, closer to the freeway, leaving the frontage for parking.⁴ The rezoning and special permit to allow construction of the complex was approved in February 1968.⁵ The grand opening for Albertson's at 640 Concar Drive and San Mateo Payless at 666 Concar Drive was announced in local newspaper in December 1968.⁶ The 7-Eleven store at 678 Concar Drive, owned by San Mateo residents Hugh and Dorothy Thorson, and the restaurant at 1855 S. Delaware Street were also built in 1969.⁷ The shopping center was developed over time with the addition of the commercial building at 690 Concar Drive in 1973, and a second big box store at 1850-1880 S. Grant Street ca. 1975. The grocery store at 1820 S. Grant Street was constructed in 1991, replacing an earlier building on the lot.⁸

CONTINUATION SHEET

Property Name: 678 Concar Drive

Page 4 of 5

*B10. Significance, Continued:

Evaluation – California Register of Historical Resources⁹

678 Concar Drive does not appear eligible for listing on the California Register of Historical Resources, as it does not appear to be eligible under any of the established criteria.

Criterion 1 – Events: It is associated with 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.

Constructed in 1969, the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be directly associated with the property. The first owners Hugh and Dorothy Thorson have not been identified as important to the history of San Mateo or the state; thus, the building does not appear to be eligible for under Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The structure is not a work of a master, does not convey high artistic value, and is not an example of a particular type of construction. Therefore 678 Concar Drive does not appear to be eligible for the CRHR under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

*B12. References (Endnotes):

¹ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections.

² "\$2,500,000 plan at 19th Avenue Park revealed," *The Times*, March 10, 1962.

³ 1956, 1968, 2002, and 2005 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).

⁴ "New store project proposed in S.M." *The Times*, October 2, 1967.

⁵ "Pay Less Center in S.M. voted," *The Times*, February 20, 1968.

⁶ "Albertson's new S.M. store opens," *The Times*, December 16, 1968.

CONTINUATION SHEET

Property Name: 678 Concar Drive

Page 5 of 5

*B12. References (Endnotes), Continued:

⁷ “7-11 owner goes back,” *The Times*, May 19, 1969.

⁸ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections; Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019); “San Mateo 7.5-minute Quadrangle,” Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019).

⁹ National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, page 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), page 1.

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 690 Concar Drive

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Mateo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 690 Concar Drive City San Mateo Zip 94402

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 035242190

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

Constructed in 1973, this one-story, stucco clad commercial building is T-shaped in plan. The structure features a mansard roof which is set back from the exterior walls by several feet. Standing seam metal roofing clads the structure and the upper few feet of the walls. Doors and windows are aluminum sash. A bulky stucco clad canopy supported by a metal post shelters the entry on the west façade.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes)

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

P5b. Description of Photo: (view, date, accession #)

North & east façades, TreanorHL, 2019.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1973, County of San Mateo Office of Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

TreanorHL
460 Bush Street San Francisco, CA

*P9. Date Recorded: March 4, 2019

*P10. Survey Type: (Describe)

Intensive survey

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

TreanorHL, Concar Shopping Center, San Mateo, CA, Supplemental Environmental Impact Report, Historic Resources Evaluation, March 4, 2019.

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☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 690 Concar Drive *NRHP Status Code _____
Page 2 of 5

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial B4. Present Use: Commercial
*B5. Architectural Style: Utilitarian
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1973.¹

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

B9a. Architect: _____ b. Builder: _____
*B10. Significance: Theme _____ Area _____
Period of Significance: _____ Property Type _____ Applicable Criteria _____

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

Historic Context & Site History

Downtown San Mateo developed in the 1860s—initiated by the railroad connecting San Francisco with San Jose that was constructed in 1864. The first building erected was the train station, followed by buildings in the area of Main Street and Railroad Avenue. The railroad attracted wealthy San Franciscans who built summer and weekend homes on large parcels of land. The population of San Mateo largely consisted of people employed in these large estates and farms. The completion of the Crystal Springs dam in 1889 brought quality drinking water to San Mateo, which resulted in further growth of the area. When the estates opened for subdivision in the late 19th and early 20th century, the middle class was able to purchase smaller plots of land and move to San Mateo. Growth of the city accelerated after the San Francisco earthquake and fire of 1906 and later World War II.

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B11. Additional Resource Attributes: (List attributes and codes) _____

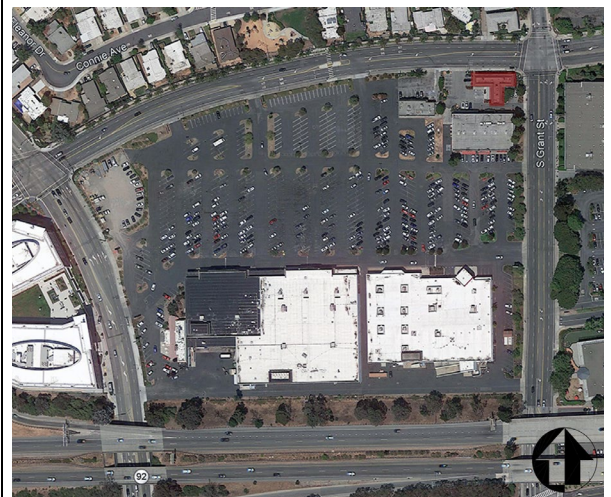
*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: TreanorHL
*Date of Evaluation: March 4, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 690 Concar Drive

Page 3 of 5

*B10. Significance, Continued:

The 20-acre land at the intersection of 19th and Bayshore avenues was formerly zoned for administrative purposes; however, Concar Ranch and Enterprises, owner of the land, applied for rezoning for commercial use in 1962.² In the newspaper articles of the period, this site was referred to as the *Nineteenth Avenue Shopping Center*.



State Route 92 and El Camino Overpass construction in San Mateo, 1963. The site marked by red arrow. The San Mateo County Historical Association, Online Collections Database, San Mateo County History Museum.

Prior to the commercial development by L. C. Smith, president of Concar Ranch and Enterprises, the site was vacant. The 1968 aerial photo of the area shows a few structures at the northwest corner of the site (which were demolished ca. 2003).³

Plans for an estimated \$2.5 million project, a supermarket complex to be located in the Nineteenth Avenue Shopping Center were announced in October 1967. The commercial buildings were planned to be built to the rear of the property, closer to the freeway, leaving the frontage for parking.⁴ The rezoning and special permit to allow construction of the complex was approved in February 1968.⁵ The grand opening for Albertson's at 640 Concar Drive and San Mateo Payless at 666 Concar Drive was announced in local newspaper in December 1968.⁶ The store at 678 Concar Drive and the restaurant at 1855 S. Delaware Street were also built in 1969. The shopping center was developed over time with the addition of the commercial building at 690 Concar Drive in 1973, and a second big box store at 1850-1880 S. Grant Street ca. 1975. The grocery store at 1820 S. Grant Street was constructed in 1991, replacing an earlier building on the lot.⁷

CONTINUATION SHEET

Property Name: 690 Concar Drive

Page 4 of 5

*B10. Significance, Continued:

Evaluation – California Register of Historical Resources⁸

690 Concar Drive does not appear eligible for listing on the California Register of Historical Resources, as it does not appear to be eligible under any of the established criteria.

Criterion 1 – Events: It is associated with 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.

Although the building was part of the commercial development along Nineteenth Avenue (today's State Highway 92) in San Mateo, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The building fails to be a distinctive example of a style, the work of a master, or architecturally significant in any other respect; therefore, 690 Concar Drive does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

*B12. References (Endnotes):

¹ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections.

² "\$2,500,000 plan at 19th Avenue Park revealed," *The Times*, March 10, 1962.

³ 1956, 1968, 2002, and 2005 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019).

⁴ "New store project proposed in S.M." *The Times*, October 2, 1967.

⁵ "Pay Less Center in S.M. voted," *The Times*, February 20, 1968.

⁶ "Albertson's new S.M. store opens," *The Times*, December 16, 1968.

CONTINUATION SHEET

Property Name: 690 Concar Drive

Page 5 of 5

*B12. References (Endnotes), Continued:

⁷ County of San Mateo Office of Assessor, County Clerk, Recorder & Elections; Historic Aerials by NETROnline, <https://www.historicaerials.com/> (accessed February 4, 2019); “San Mateo 7.5-minute Quadrangle,” Historic topographic maps of California: San Francisco Bay Region, UC Berkeley Earth Sciences & Map Library, <http://vm136.lib.berkeley.edu/EART/CA/sfbayarea/sfhistopo.html> (accessed February 12, 2019).

⁸ National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, page 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), page 1.