



historical resource evaluation report
415 fairfax avenue
san mateo, ca

completed for:
the city of san mateo
community development department

June 14, 2021

submitted by:

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I. Introduction

This historical resource evaluation was prepared by architecture + history, llc (a + h) at the request of the City of San Mateo Community Development Department, to determine whether the residence at 415 Fairfax Avenue in San Mateo (034-033-100) qualifies as an historical resource in accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

Based on the findings in this report, the house at 415 Fairfax Avenue in the Baywood Subdivision of San Mateo does not meet the California Register of Historical Resources criteria. It is the professional opinion of architecture + history, llc (a + h) that the house is not an historical resource under CEQA.

II. Methodology

The methodological approach for this historical resource evaluation consisted of a site visit and research on the history of the property the neighborhood, and associated persons and events by consulting the collections of the San Mateo Public Library, the Redwood City Public Library, the San Francisco Public Library, the San Mateo County Historical Association research archives and with the City of San Mateo. Additional research was conducted online using Ancestry.com (Census Records) and the San Mateo County Genealogical Society databases. Further research was conducted using the in-house library of architecture + history, llc. Planning Staff at the San Mateo Community Development Department provided a + h with copies of building permit information for the property.

The research conducted through the San Mateo Public Library included a review of *San Mateo City Directories* dating back to 1920, general histories of San Mateo, and the library catalogue for any additional reference resources related to the properties. Additionally, the Library's California Collection was searched. This collection includes clipping files of topics from local newspapers from the 1940's, 1950's and 1960's. A small portion of this collection can be found within the Online Archive of California (OAC). The OAC was



consulted regarding long-term occupants of the property and historic photographs of San Mateo.

Historic Sanborn Fire Insurance Company Maps of San Mateo (1908, 1920, 1950, 1953, 1956 and 1961) were viewed and printed through the San Francisco Public Library's online catalogue and Fire Insurance Maps Online (FIMO) database. The 1908 and 1920 Sanborn Maps do not illustrate this area of San Mateo.¹ The house at 415 Fairfax was built in 1933 and is present on the 1950 Sanborn Map.

The San Mateo County Historical Association archives was consulted for information regarding the owners and occupants of the home. The archives include a card index by subject and assorted clippings files, maps, photo albums and articles for information about the subject properties, associated persons, and general San Mateo history. Further, Newspapers.com has indexed the *San Mateo Times*, the *San Francisco Chronicle* and the *San Francisco Examiner*. This database can provide articles on owners, occupants, builders or designers of the house.

Additionally, the 1989 *City of San Mateo Historic Building Survey* was consulted; however, this area of San Mateo was not surveyed for the 1989 effort, so this property was not included.

In June 2021, a site visit was conducted to photograph the building and the surrounding setting and neighborhood. During the site visit, notes on the architectural features of the building and neighborhood were taken for later use to create site and building descriptions. Google Earth satellite images and maps were utilized for reference. As this residence and parcel are large and not fully visible from the public right of way, recent real estate listing photographs were utilized to further describe the house, especially the rear portions, out buildings and landscape features.



III. Historical Overview of San Mateo

The City of San Mateo was officially incorporated in 1894.² In the late nineteenth and early twentieth centuries, the town of San Mateo was an outpost crossroads connecting the north-south rail lines with the east-west stagecoach route to the Pacific. San Mateo had its beginnings as a small village, with development typical of growth along the Peninsula below San Francisco. Train service to San Mateo commenced in October 1863. A wealthy San Franciscan and railroad director, Charles Polhemus, purchased a large swath of land near what became downtown San Mateo and laid out lots for sale in the late 1860s. As rail service expanded, San Mateo became a frequent stop for travelers. The town was ideally situated mid-point on the Peninsula, where roads and rail lines between San Francisco and San Jose connected. Initially a popular summer community, San Mateo soon became a commuter town, a suburb of San Francisco, with families establishing year round homes, and businessmen commuting to the city via train service.

By the 1890s, the town had not extended much beyond Polhemus' original lot demarcations. The 1891 Sanborn Maps shows that development was clustered around the Railroad Depot near 2nd Street and what became Railroad Avenue.³ Richard Jury established a weekly newspaper, *the Leader*, in 1889. An industrious Irish carpenter, Robert Wisnom, built upon his earlier established lumber business and became a town leader at the turn of the century. The first two decades of the next century brought dramatic change to San Mateo; salt-harvesting operations dominated the Baylands, nurseries cropped up on the hillsides, a country club was founded for affluent weekenders, early large estates were subdivided for suburban residential development and a commercial downtown began to take shape. A large-scale hotel, the Peninsula Hotel, was established in 1908 on the former estate of Alvinza Hayward. The hotel was moderately popular as a destination until it was destroyed by fire in 1920. During this period, residential areas of San Mateo expanded through development of fairly large subdivisions such as the Western Addition (1889), Bowie Subdivision (1897), San Mateo Heights (1904) and Hayward's Addition (also 1904 - which included the former Peninsula



Hotel site).⁴ San Mateo Park was laid out in three sections above El Camino Real between 1902 and 1904.⁵

By 1900, San Mateo had 1,832 residents. In 1903 the town was linked to San Francisco by an additional mode of transportation, trolleys, which coupled with refugees from the 1906 earthquake, resulted in expanded residential construction in the first two decades of the twentieth century. From 1900 to 1910, the city's population doubled to 4,384. Downtown was growing and City Directories from this period list several general stores, two pharmacies, two bakeries, a jeweler, two furniture stores, three barbershops, and about a dozen saloons.

By 1920 there were almost 6,000 residents living in San Mateo. A second population boom occurred between 1920 and 1929, when San Mateo had 17,109 inhabitants. Building on its reputation as a summer destination for the elite, the town began to attract middle-class residents who desired the recreational opportunities and mild climate afforded along the Peninsula. Also in the 1920s, the extensive William Kohl estate, once part of Polhemus' lands, was subdivided, and an approximately 16-acre portion was purchased by the city to become Central Park, the first municipal park in the county.

During Prohibition, San Mateo and other parts of San Mateo County were known for their rum running, illegal saloons and speakeasies. The money made by transporting illegal liquor was staggering and gambling and prostitution accompanied the contraband. Bay Meadows race track, where the famous thoroughbred Seabiscuit won two races, was founded in 1934 and became one of the most successful west coast racing venues.

The expansion of the San Francisco International Airport (located on mudflats adjacent to San Bruno and purchased by the City of San Francisco in 1926) brought jobs and increased economic expansion to San Mateo, even during the Depression. Major Works Progress



Administration (WPA) airport projects during the 1930s provided work relief and much needed economic stimulus to both San Francisco and the Peninsula.

World War II brought many service men and women to the Bay Area. Military installations and affiliated businesses further invigorated the post-Depression economy. San Mateo's Bay Meadow Race track was a popular entertainment venue for soldiers and civilians alike, looking to forget wartime troubles. The track remained open primarily because portions proceeds of race gambling were donated to the War effort.

More than 10,000 San Mateo county men entered World War II, with over 300 losing their lives during service. Upon return to California after the war, these former military personnel contributed to major postwar development and expansion that was unprecedented in San Mateo County history. The "build out" of San Mateo and other Peninsula towns was extensive during this period. By the 1960s, the Peninsula's string of commuter towns contributed to the county's population that swelled close to half a million people. El Camino Real, the old county road, became a major thoroughfare lined with early suburban sprawl.



IV. Associated Historic Contexts

Land Use and Residential Development – Baywood

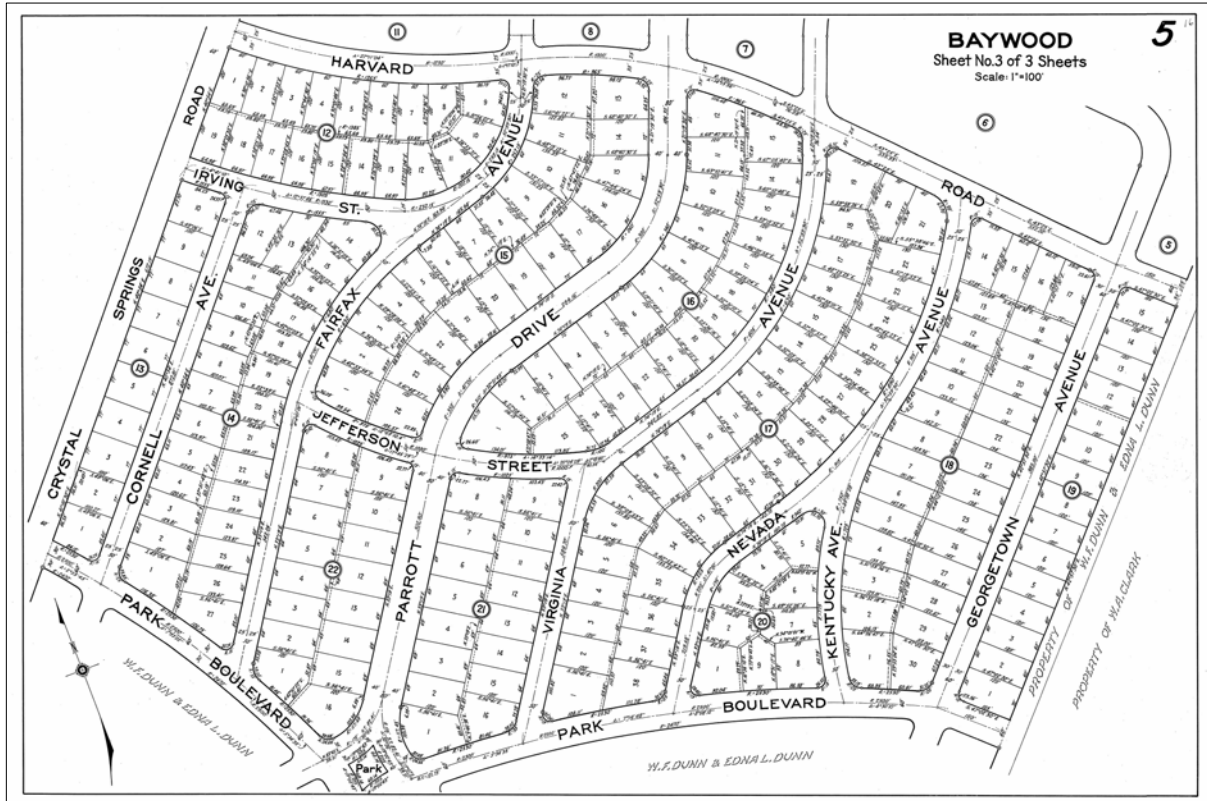
The house 415 Fairfax is in the Baywood Subdivision of San Mateo, named after the estate of John Parrott, first developed nearby in the late 1860s. John Parrott (1811-1884) was a Virginian who served as U.S. Consul in Mazatlán, Mexico from 1837 to 1850. He settled in San Francisco in 1850, making his fortune in banking and finance. Parrott was interested in horticulture and his San Mateo estate included many varieties of trees, flowers and other plantings. The Parrott estate was named after a large cluster of Bay trees that were located on the property. One of these trees remains at the intersection of Fifth and Dartmouth Avenues in a small city park, Bay Tree Park.⁶

This area of San Mateo was subdivided and developed beginning in the mid-1920s. In 1927, D. A. Raybould brokered a complicated deal to purchase the old Parrott estate for residential redevelopment. The players in this land deal included A.P. Giannini, a San Mateo resident and founder of the Bank of Italy, later the Bank of America. The Dunn-Williams Company eventually acquired with the property, which at the time, was San Mateo County's largest real estate venture.⁷ After construction commenced and the neighborhood was just beginning to take shape, a fire on August 5, 1928 destroyed Baywood, the historic John Parrott Mansion.

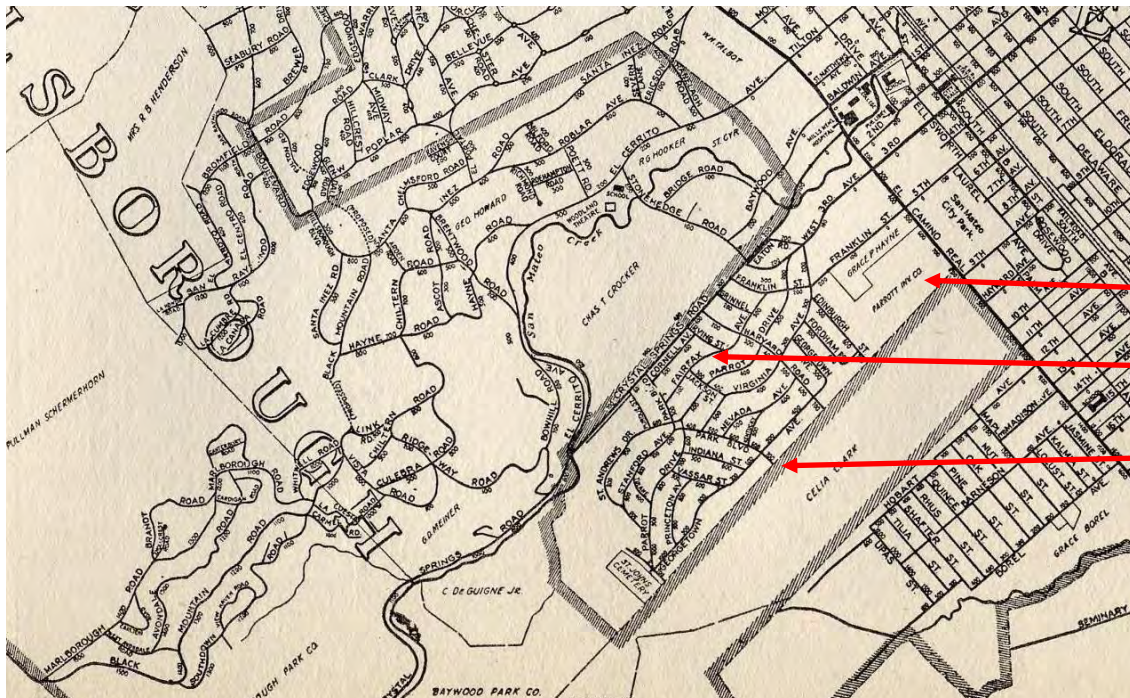
Unlike the neighborhoods east of El Camino Real which followed a fairly strict street grid, the streets in Baywood were laid out following the general topography, curving through the area. Overall, the Baywood lots were irregular in shape and size, often conforming to the land contours. Many of the pre-World War II Baywood houses reflect the popular Period Revival architectural styles of the time including Spanish, Mediterranean, Monterey, Colonial, Tudor, French, as well as the East Coast influenced "Cape Cod Cottage." Post War houses are most often executed in the Ranch Style, including the Split Level type. Many of the streets in the Baywood neighborhood are named after Colleges and Universities, including Harvard, Georgetown, Fordham, Cornell, and Notre Dame.



The Baywood Subdivision is bounded by Eaton Road and Edinburgh Street to the east, Notre Dame Avenue to the south, Alameda de las Pulgas (formerly Park Boulevard) at the west, and Crystal Springs Road on the north. The Baywood Knolls neighborhood is uphill and to the west of Baywood, while the Aragon neighborhood sits to the south.



The 1927 Baywood Subdivision Map filed with the County of San Mateo.



A 1929 Map from the Burlingame San Mateo City Directory. The upper red arrow points to the remaining lands of the Parrott estate and the middle arrow points to the streets laid out in the Baywood Subdivision, including Fairfax Avenue, and the lower arrow points to Park Boulevard, now called Alameda de las Pulgas.

V. History of Subject Property

415 Fairfax Avenue, San Mateo

Building Chronology

The original building permit for this house is dated April 5, 1933. A summary of building permit history follows:

Date	Permit Number	Names	Description / Cost
04/05/1933	permit #3231	J. M. Chalmers, owner; B. Norberg, builder	42'x 60' one-story, wood-frame dwelling, stucco/plaster finish, tile roof, brick chimneys; \$7,500.00
01/23/1957	permit #31048	J. M. Chalmers, owner; Terminix of Nor. Calif. Inc, contractor	Repair termite & fungus damage in substructure; \$400.00
12/15/1958	permit #34507	J. M. Chalmers, owner; Izmirian Rfg & Sheet Metal, contractor	Replace tile, asphalt + granite; \$200.00
01/11/1960	permit #36461	J. M. Chalmers, owner; William Cooley, builder; A Elec. Co., contractor	Kitchen remodel; \$5,500.00
01/11/1965	plumbing, gas piping permit, rec no. 8277	John Chalmers, owner; Izmirian, contractor	Furnace work; \$3.00
04/29/1969	permit #51089	J. M. Chalmers, owner; Izmirian Rfg & Sheet Metal, contractor	4-ply built tar & gravel roof deck; \$138.00
08/05/1987	Mechanical permit #7955 M1	Speigel, Larry, owner/builder	New forced Air Furnace; cost n/a



Date	Permit Number	Names	Description / Cost
07/28/1987	permit #7955	Spiegel, Larry, owner/contractor	Interior Remodel; \$5,000.00
07/28/1987	permit #7955	Spiegel, Larry, owner/contractor	Interior Remodel; \$5,000.00
05/21/1999	permit #991689	Favro Barrett J & J L Trs, owner/contractor	Kitchen Remodel + sheetrock dining area; \$21,000.00





Above: A detail of the 1950 Sanborn Map, with red arrow pointing to 415 Fairfax Avenue.

Below: The 1961 Sanborn Map, with red arrow pointing to 415 Fairfax Avenue.



Occupants and Owners

City Directory listings, building permits and Federal Census records inform the chronology of owners and occupants of the house at 415 Fairfax Avenue. According to San Mateo City Directories John Morse Chalmers and Anna (Ann) Hann Chalmers resided at 415 Fairfax Avenue in the Baywood neighborhood from 1933, the year of the subject property's construction, until 1986. Prior to residing at 415 Fairfax Avenue, the 1930 Federal census indicates that John Morse Chalmers lived at 1101 Palm Avenue, San Mateo with his widowed mother, and his wife.⁸ His daughter Helen Chalmers was born in 1930 and his son John (Jack) Chalmers in 1933. Anna Chalmers was a Central Grammar School teacher at the time of their marriage in 1929 and John Morse Chalmers was a surveyor for the board fire underwriters.⁹ He later practiced as a fire insurance lawyer.¹⁰ He passed away in 1982 and his wife died several years later in 1987.¹¹ That same year a permit for 415 Fairfax Avenue cites Larry Spiegel as the owner. The next owner listed in 1999 permit records is J. Favro Barrett.¹²



Occupant History Summary

Date / Source	Name(s)
1930 Census	Chalmers, Morse living with wife at mother's house 1101 Palm Avenue.
1933 Permit #3231	Chalmers, J. M.
1936 City Street Directory	Chalmers, J. M.
1939 City Street Directory	Chalmers, J. M.
1940 Census	Chalmers, John M. (head, 47yrs, Fire Insurance Lawyer), Anna H. (wife, 40yrs), Helen B. (daughter, 9yrs), John M. (son, 6yrs)
1941 City Street Directory	Chalmers, J. M.
1973 City Directory	Chalmers, John M.
1977 City Directory	Chalmers, John M.
1986 City Directory	Chalmers, John Morse owner
1987 Permit # 7955	Larry Spiegel
1990 City of San Mateo Library records	Barry Farro
1992 City of San Mateo Library records	Barry and Jeanne Farro
1999 Permit # 991689	J. Favro Barrett



VI. Architectural Analysis

Site and Building Description

The single-family residence at 415 Fairfax in the Baywood neighborhood was constructed in 1933. This 1933 Spanish Revival split-level residence in the Baywood neighborhood sits on a slight slope and is set back from Fairfax Avenue. A paved parking area and a front lawn face the street, and a stuccoed decorative wall with a tiled cap and metal gate separates the front lawn from a side patio. The L-shaped residence features a combined hipped and gable roof, clad with red clay tiles, and a minimal overhang. Two rustic brick chimney stacks punctuate the roof at the single-story front wing and at the two-story rear section. All exterior walls feature painted stucco. The rear section of the split-level Fairfax Avenue elevation features an incorporated garage with a decorative wood lintel. A balcony, located above the garage, features tapered wooden beams supports and carved wooden balusters. The tiled hipped roof eave extends over the balcony's bracketed wood columns. The brick entry stairs ascend to the main entry located at the juncture of the L-shaped plan. The tiled roof extends to cover this stair and is supported by bracketed wood columns. A single-story, gable-front wing extends towards the street at the lawn area and features a prominent fixed multi-pane picture window with a decorative wood lintel. The residence features a variety of multi-pane windows, some with decorative metal grilles or wooden shutters, and most feature concrete sills.





Above: The front, north, façade of the house at 415 Fairfax Avenue.

Below: A detail of the front and side yards at 415 Fairfax Avenue.



Architectural Type and Style

The building at 415 Fairfax Avenue in San Mateo's Baywood Subdivision is a wood-frame, single-family residence in the Spanish Colonial Revival style. This particular revival style became hugely popular in California from the 1910s into the 1930s. In 1915, the Panama Canal opened to shipping traffic. To celebrate, San Diego, the first United States port of call on the Pacific Coast, hosted a World's Fair or Exposition. The chief designer for the event was architect Bertram Grosvenor Goodhue, who had a fascination for Spanish or Mediterranean styles of architecture. Goodhue did not want to employ the cold, formal Renaissance and Neoclassical architecture that was normally used for exposition architecture. Instead, he envisioned a fairytale city with a festive, Mediterranean flavor. The style subsequently developed and became popular as a residential idiom, featuring low-pitched roofs with little or no overhang covered with red roofing tiles. Spanish Colonial Revival houses almost always are of wood frame construction with a stucco finish. The use of the arch was very common, especially above doors, porch entries and main windows.¹³ The stucco finish, red roofing tiles, large, multi-paned windows, and wood porch posts give the house at 415 Fairfax Avenue its Spanish Revival-style character.



Architect, Engineer, Builder or Landscape Architect

The original building permit indicates the house at 415 Fairfax Avenue was built by “B. Norberg.” Bror “Bert” Johann Norberg (1886-1961) and his wife Sigrid emigrated from Sweden to New York in 1906 and, after a stint in Seattle, Washington and Latouch, Alaska, the couple settled in the Burlingame area by the early 1920s. The 1922 San Mateo City Directory indicates they lived on El Camino Real and Norberg was listed as a builder. By the 1930 Federal census they owned a home at 832 Morrell Avenue in Burlingame and Bror J. Norberg was categorized as a self-employed building contractor. This was confirmed by the address Norberg listed on the building permit he obtained for 415 Fairfax Avenue in 1933. Additionally, the 1933 San Mateo City Directory lists Bert J. Norberg, and his wife Sigrid, as residing at 832 Morrell Avenue, Burlingame and his profession was noted as a builder. This was further confirmed by 1934-1936 voting records which list Bert J. Norberg as residing at 832 Morrell Avenue and his profession was identified as carpenter.¹⁴

Some of Bert J. Norberg’s projects appear in *San Mateo Times* articles, including the subject property at 415 Fairfax. A 1933 article announced the notice of completion for, “J. Morse Chalmers & wf. to Bert Norberg lot 10 block 15 Baywood 7/6/33.”¹⁵

Norberg is also mentioned in a 1936 *The San Mateo Times* article for a house costing \$5,000 on Bloomfield near Burlingame Avenue for John Carboio.¹⁶ By 1936, Norberg was successful enough to have an employee.¹⁷ Norberg and his wife Sigrid also purchased lot 17, block 6 in Burlingame Park in 1936.¹⁸ Additionally, Norberg and his wife purchased lot 12, Block 19, Subdivision 5 in the Aragon Tract from the Aragon Company in 1937 and he listed as one of many developers in this area of San Mateo.¹⁹

Bert J. Norberg should not be confused with the well-known local architect E.L. Norberg who practiced on the San Francisco Peninsula around this same time period.



VII. Application of California Register Criteria

Under the California Environmental Quality Act (CEQA) resources that meet the criteria of the California Register of Historical Resources are considered historical resources for the purposes of CEQA. Determinations of historical significance require that several factors are considered including: the property's history (both construction and use); the history and context of the surrounding community; an association with important persons or uses; the number of resources associated with the property; the potential for the resources to be the work of a master architect, builder, craftsman, landscape gardener, or artist; the historical, architectural or landscape influences that have shaped the property's design and its pattern of use; and alterations that have taken place, and lastly how these changes may have affected the property's historical integrity.

These issues must be explored thoroughly before a final determination of significance can be established. To be eligible for the California Register historic resources must possess both historic significance and retain historic integrity. The following are the four significance criteria of the California Register. Upon review of the criteria, if historic significance is identified, then an integrity analysis is conducted. To be eligible for the California Register, an historical resource must be significant at the local, state, or national level under at least one of the following criteria:

Criterion 1: Event or Patterns of Events

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.

Historical research indicates that the house at 415 Fairfax Avenue in San Mateo does not qualify individually under Register Criterion 1: Event/Patterns of Events. While the building possesses an association with the development of the Baywood Subdivision in San Mateo, this association does not rise to a level of significance to



justify individual California Register eligibility. While the house is illustrative of the housing type and pattern of development within the Baywood subdivision, that association is evident in many of the houses in the subdivision and is not individually significant in this case.

Criterion 2: Important Person(s)

It is associated with the lives of persons important to local, California, or national history.

Historical research has determined that the house at 415 Fairfax Avenue is not associated with any individuals who have had an important role in local, California or national history. While the Chalmers family lived in the house for a long period of time, none of the family members appear to have been significant within the context of the history of San Mateo. As a result, this residence does not qualify individually under California Register Criterion 2: Important Person(s).

Criterion 3: Design/Construction

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.

No significant architect or designer has been identified with the property. The builder, Bert Norberg does not appear to be a master builder. No historical information was found that illustrates any significant contribution to the housing stock in San Mateo on the part of Mr. Norberg. While the house embodies the distinctive characteristics of a Spanish Revival-style house, it is not an outstanding example within the context of the style as represented in San Mateo and thus is not individually eligible for the California Register.



Criterion 4: Information Potential

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

Evaluation of archeological resources was outside the scope of this report. There is the possibility that archaeological resources could be present on the site. This should be taken into consideration and standard monitoring practices should be employed if construction involves extensive excavation.

Since the house at 415 Fairfax Avenue does not possess individual historical significance, an analysis of historic integrity or chronology of changes has not been undertaken.



VIII. Application of CEQA

The California Environmental Quality Act (CEQA) Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; included in a local register of historical resources; or is identified as significant in a historic resource survey if that survey meets specified criteria.

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The house at 415 Fairfax Avenue does not meet the California Register of Historical Resources criteria and is thus not an historical resource under CEQA.



IX. Bibliography

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Baywood Neighborhood

San Mateo County Assessor Maps of Baywood Subdivision May 11, 1927.

Owners / Occupants

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United States Census Records 1930 and 1940.



X. Endnotes

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- ¹ San Mateo Sanborn Maps, San Francisco Public Library Online.
- ² Research for the Historical Overview section of this report was generally taken from Alan Hynding. *From Frontier to Suburb: the Story of the San Mateo Peninsula* (1982); Mitchell Postel. *San Mateo: A Centennial History* (1994); and Frank Stanger. *A History of San Mateo County* (1938).
- ³ Sanborn Fire Insurance Map Company, 1891 San Mateo Map, Sheet 1.
- ⁴ Arthur Schade, "The Development of San Mateo Through Subdivision and the History of the City Limits of San Mateo," Maps, 1 – 7, 9, and 12.
- ⁵ Ibid, Maps 8, 10 and 13.
- ⁶ Postel, *San Mateo: A Centennial History*, and Gregory Zompoli, *Images of America: San Mateo*.
- ⁷ Postel, *San Mateo: A Centennial History*, 174.
- ⁸ 1930 Federal Census Record, available through Ancestry.com.
- ⁹ "Local Teacher Becomes Bride of M. Chalmers" *San Mateo Times*, June 28, 1929.
- ¹⁰ 1940 Federal Census Record, available through Ancestry.com.
- ¹¹ California Death Records available through Ancestry.com.
- ¹² City of San Mateo Building Permit Records.
- ¹³ Virginia McAlester, *A Field Guide to American Houses*; Carol Rifkind, *A Field Guide to American Architecture*; and James and Shirley Maxwell, *House Styles in America* were referenced for style information.
- ¹⁴ San Mateo Voting records, 1934-1936.
- ¹⁵ *The San Mateo Times*, July 11, 1933: 8.
- ¹⁶ "Burl. Building Hits \$55,000" *The San Mateo Times*, Oct. 13, 1936: 3.
- ¹⁷ "Death claims John Wickland" *The San Mateo Times*, December 28, 1936: 3.
- ¹⁸ *The San Mateo Times*, June 12, 1936: 32.
- ¹⁹ *The San Mateo Times*, January 22, 1937, p.11.; *San Mateo Times*, February 13, 1937: 10.



APPENDIX ONE

Sanborn Fire Insurance Company Maps – San Mateo

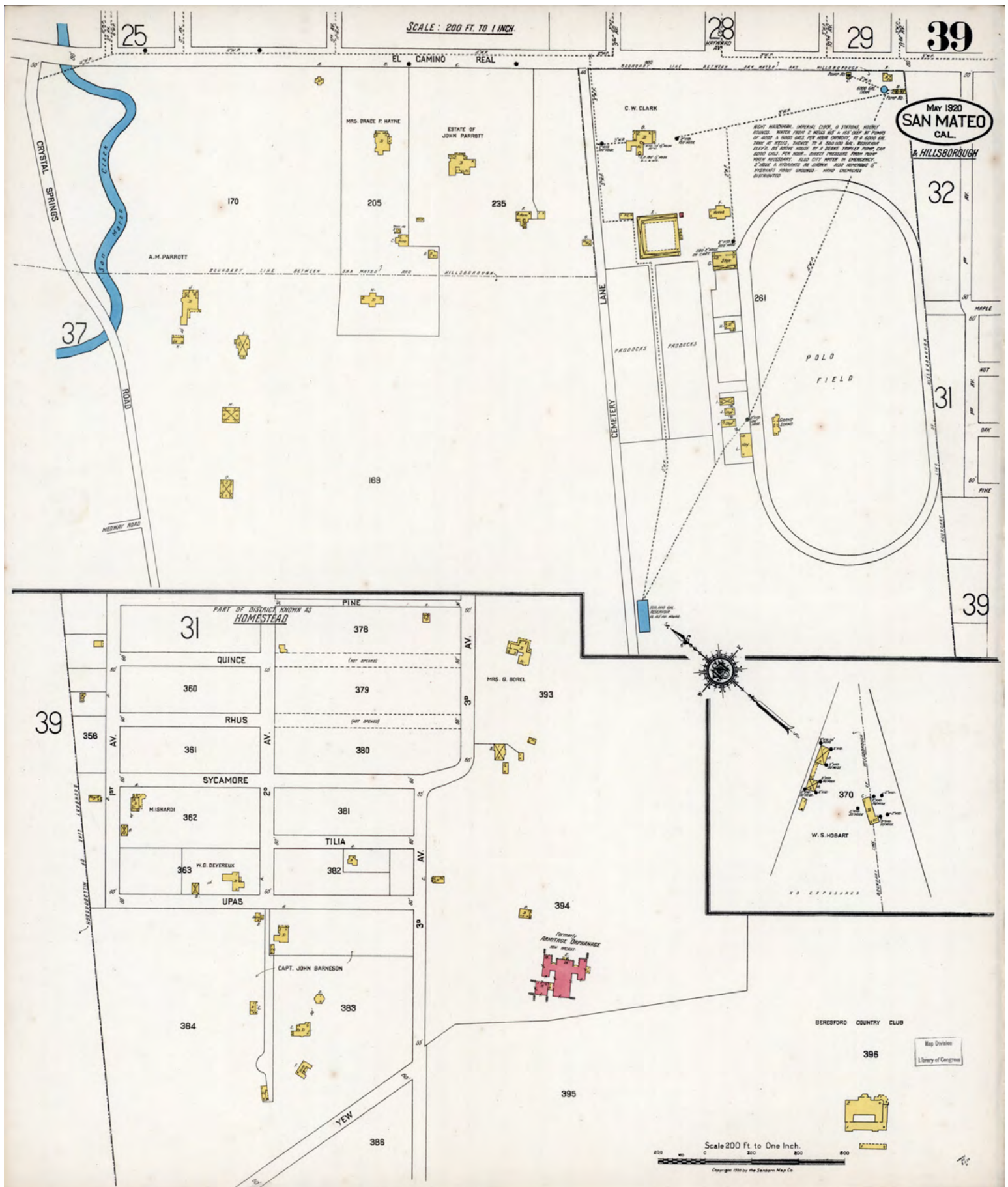
1920 – Sheet 39 (portion of the Parrott Estate)

1950 – Sheet 47

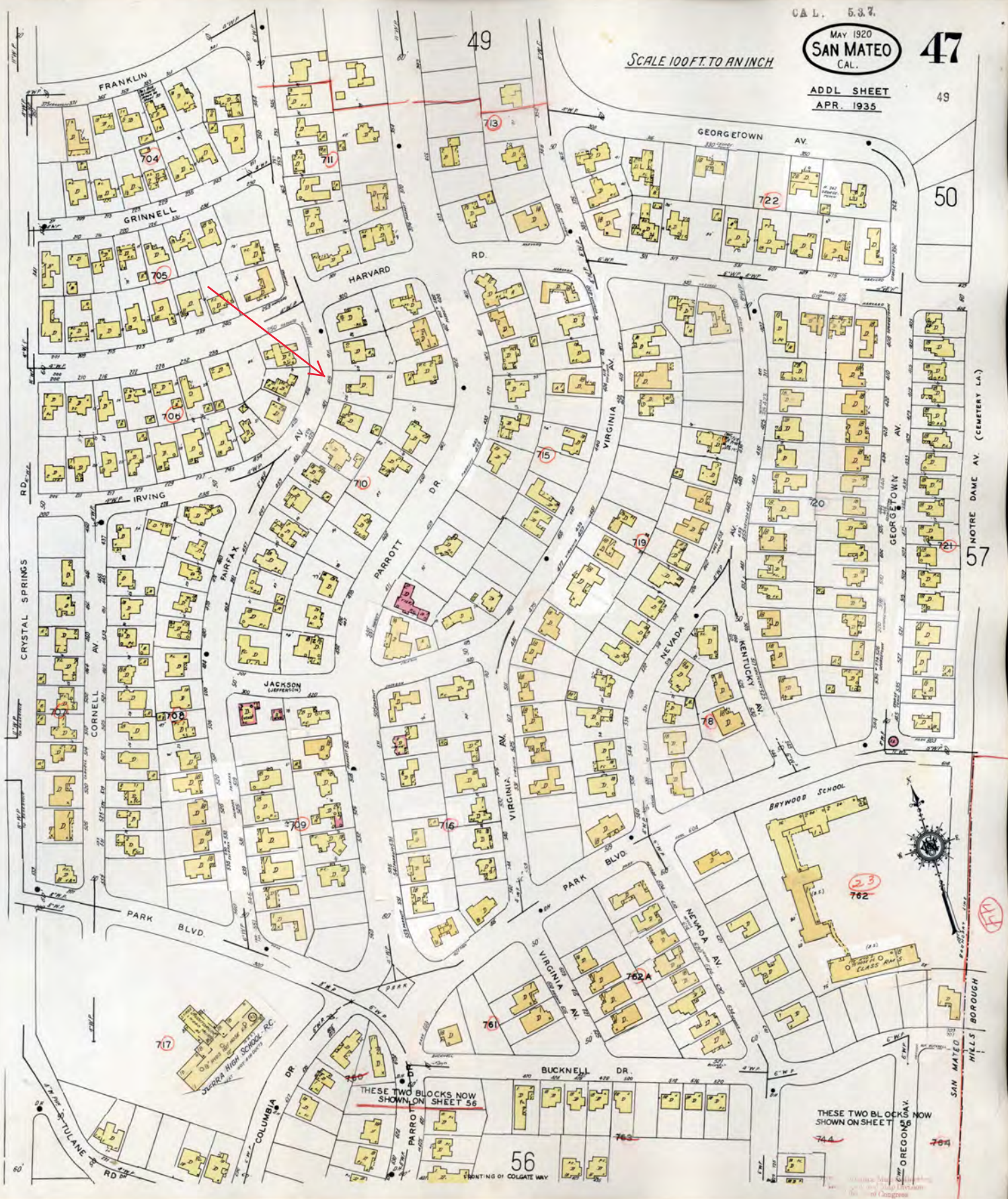
1961 – Sheet 47



1920 Sanborn Map



1950 Sanborn Map



1961 Sanborn Map



APPENDIX TWO

Original Building Permit – April 5, 1933



No. 3231

CITY OF SAN MATEO

APPLICATION

OF

J. M. Chalmers Owner

FOR PERMIT TO ERECT A

Residence building

Location 415 Fairfax Avenue

Filed

APR 5 1933
City Clerk

Referred to Building Inspector

APR 5 1933 193

Approved

APR 5 1933 193

J. J. Davis Building Inspector

WEST

STREET

SOUTH

STREET

STREET

NORTH

STREET

EAST

CITY OF SAN MATEO

April 5th

1933

3000

APPLICATION FOR BUILDING PERMIT

Application is hereby made to the City of San Mateo for permission to build (move, alter, repair, demolish) a

Residence on Lot No. 10 Block No. 15
Subdivision Baywood situated on 415 Frisbie street.
in accordance with the plans and specifications submitted herewith.

The building law shall be complied with in the erection of the building, whether otherwise specified or not.

Estimated cost of building, \$ 7,500 Building to be occupied as Dwelling by one families.

Size of Lot 60 feet from 76 feet rear 135 feet deep.

I offer to set building back 25 feet from street line.

Size of proposed building 42 feet by 60 feet.

Height from curb to top of roof beams in center of front 22 feet.

Height in clear of basement or cellar 7 1/2 feet. Height in clear of first story 8 1/2 feet.

Height in clear of second story feet. Height in clear of third story feet.

Foundation to be of concrete, thickness, on top 8 inches.

Width of footings 18 inches. Greatest height of foundation walls 2 feet.

Size of studs in basement (underpinning) 2 by 6 inches 16 inches on centers.

Size of studs in first story 2 by 4 inches 16 inches on centers.

Size of studs in second story by inches inches on centers.

Size of studs in third story by inches inches on centers.

Materials of walls Frame

Wall covering to be of Siding outside, and Plaster inside.

First floor joists 2 by 10 inches 16 inches on centers. Longest span between supports ft.

Second floor joists 2 by 4 inches 16 inches on centers. Longest span between supports ft.

Third floor joists by inches inches on centers. Longest span between supports ft.

Rafters 2 by 6 inches 24 inches on centers. Longest span between supports ft.

Roof covered with Tiles

Studs in bearing partitions 2 by 4 inches 16

Chimneys of Brick

There shall be no encroachments upon the street or sidewalk.

I hereby agree to save, indemnify and keep harmless the City of San Mateo against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit, and the Building Law.

Architect } Owner J. M. Chalmers
Address } Address 1001 Palm ave
Builder B. Nothberg
Address 832 Morrell Burl } By B. Nothberg

(NOTE—The owner's name must be signed by himself or by his Architect or authorized agent.)

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing building on the lot, if any, and location and dimensions of proposed buildings. Plans and specifications must be fastened together.