



historical resources evaluation report
4th and delaware – block 20
san mateo, ca

completed for:
the city of san mateo
community development department

january 3, 2023

submitted by:

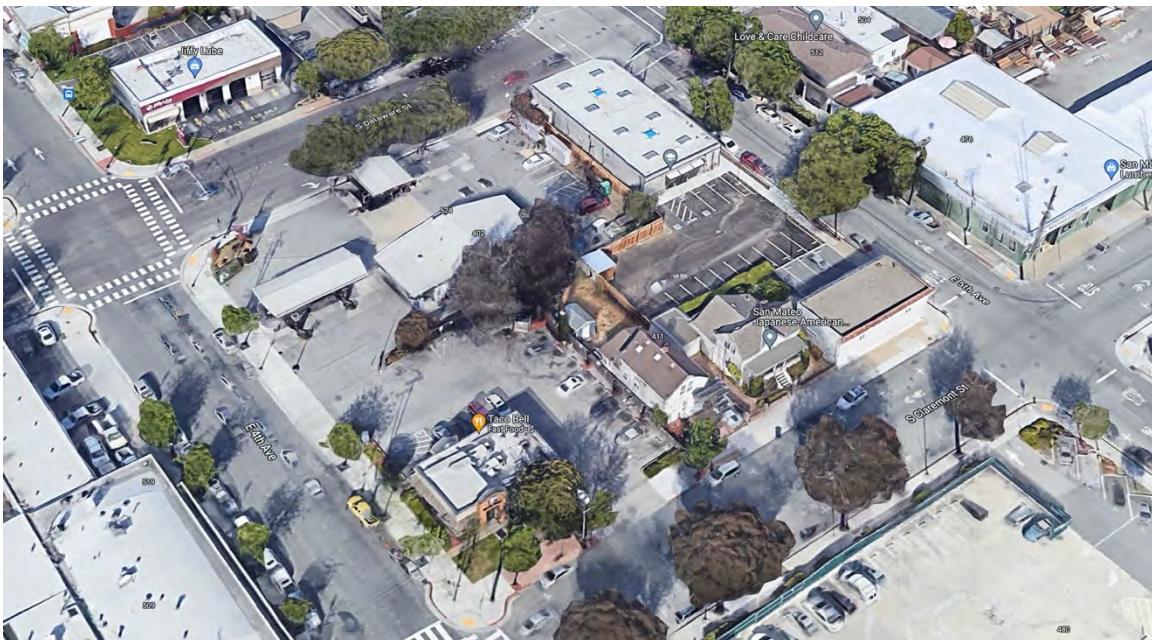
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4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023

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 there are any buildings within the block bounded by South Claremont Street, 4th Avenue, South Delaware Street, and East 5th Avenue known as Block 20 in San Mateo qualify as historical resources in accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA) Guidelines. There are five parcels within the subject block, some with multiple buildings, as well as surface parking, per parcel.

Based on research conducted for this effort there are two buildings within the subject block that meet the criteria of the California Register of Historical Resources and are thus considered historic resources under CEQA: 415 South Claremont and 503 East 5th Avenue. The former dwelling at 415 South Claremont was previously identified as an historic resource in the 1989 *City of San Mateo Historic Building Survey*.



Recent aerial map of the subject block. Source: Google Maps, 2021 (note the former Gas Station at corner of 4th and Delaware has been demolished and the site has been cleared).

II. Methodology

The methodological approach for this historical property evaluation consisted of a site visit and research on the history of the properties, the neighborhood, and associated persons and events through 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 included a review of *San Mateo City Directories*, census records, general histories of San Mateo, and the online library catalogue for any additional reference resources related to the properties. Additionally, the San Mateo Public 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 with regard to long-term occupants and affiliated business of the properties and historic photographs of San Mateo.

Historic Sanborn Fire Insurance Company Maps of San Mateo for the years 1888 - 1961 were viewed and printed through the San Francisco Public Library's online catalogue for this block of San Mateo. Full copies of the appropriate map sheets for each year are provided in an appendix to this report.

Research conducted through the San Mateo County Historical Association archives was via the Online Archive of California. Newspapers.com was consulted for articles in the *San Mateo Times*. Additionally, the 1989 *City of San Mateo Historic Building Survey* was



**4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo** January 3, 2023

consulted. One property, 415 South Claremont Street, was previously identified as a locally significant historic resource in the *City of San Mateo Historic Building Survey*.

In October 2022 a site visit was conducted to photograph the buildings and the surrounding setting and neighborhood. During the site visit, notes on the architectural features of the buildings were taken for later use to create building descriptions. Google Street Maps and Google Earth satellite images and maps were utilized for reference.



III. Historical Overview of San Mateo

The City of San Mateo was officially incorporated in 1894.¹ 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.² 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).³ San Mateo Park was laid out in three sections above El Camino Real between 1902 and 1904.⁴

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 racetrack, 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 Racetrack was a popular entertainment venue for soldiers and civilians alike, looking to forget wartime troubles. The track remained open primarily because portions of the proceeds from race gambling were donated to the War effort.

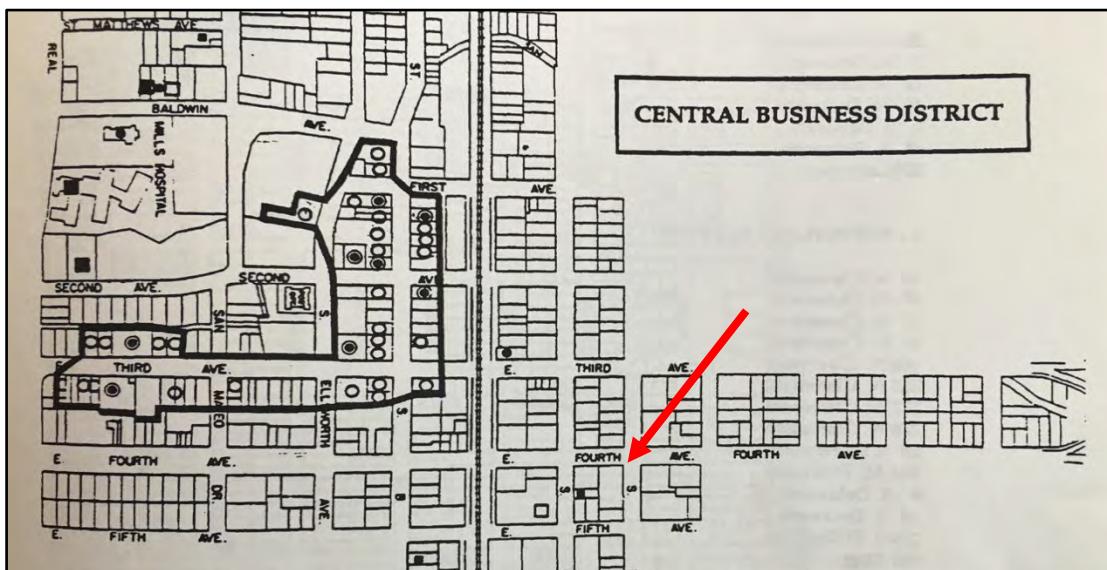
More than 10,000 San Mateo county men entered World War II, with over 300 losing their lives during service. Upon return to California after the war, these former military personnel contributed to major postwar development and expansion that was unprecedented in San Mateo County history. The "build out" 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

Downtown San Mateo Historic District

Downtown San Mateo, like many of the smaller Peninsula suburban enclaves, includes a commercial core with some buildings pre-dating the 1906 earthquake. However, many structures date from the 1920s to the 1940s and are generally one to three stories in height, with a few larger-scale exceptions found in older hotel buildings. The 1989 *City of San Mateo Historic Building Survey* identified a concentrated area of commercial buildings constituting a Downtown Commercial Business Historic District. These buildings are found primarily along East Third Street between Railroad and El Camino Real and along South B Street between Baldwin and East Third Street, with the east side of South Ellsworth Avenue between Baldwin and East Third Street also included in the district.⁵



Above: The map of the San Mateo Central Business District in the 1989 Historic Building Survey Report, a red arrow points to Block 20 which is located to the east of the business historic district and railroad tracks. One building in Block 20 was identified as historic in the 1989 survey, 415 South Claremont Street. It is marked with a black dot on the block.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo **January 3, 2023**

Block 20 Parcels

Address	APN	Name / Description	Age / Source
415 South Claremont Street	034-186-060; shares parcel with 503 East 5 th Avenue	Two-story, wood-frame former residence Rodolari Family home / Japanese American Community Center	Pre-1888 / San Mateo 1888 Sanborn Map, Sheet 3
503 East 5 th Avenue	034-186-060; shares parcel with 415 South Claremont Street	One-story, wood-frame commercial building / San Mateo Gardeners Association/ Former Rodolari Market; corner parcel	1932; City of San Mateo Building Permit #3146
411 South Claremont Street	034-186-070	Two-story, wood-frame residence	Pre-1888 / San Mateo 1888 Sanborn Map, Sheet 3
521 East 5 th Avenue	034-186-090	One-story commercial building; corner parcel	1965; City of San Mateo Building Permit #45296
500 East 4 th Avenue	034-186-080	Taco Bell and parking; corner parcel	1977; City of San Mateo Building Permit #63160



Address	APN	Name / Description	Age / Source
402 South Delaware Avenue / 524 East 4 th Avenue	034-186-110	Former Gas Station, store, pump shelters and parking; corner parcel; Site has been cleared. No buildings or gas pumps presently on site.	1973; City of San Mateo Building Permit #57244

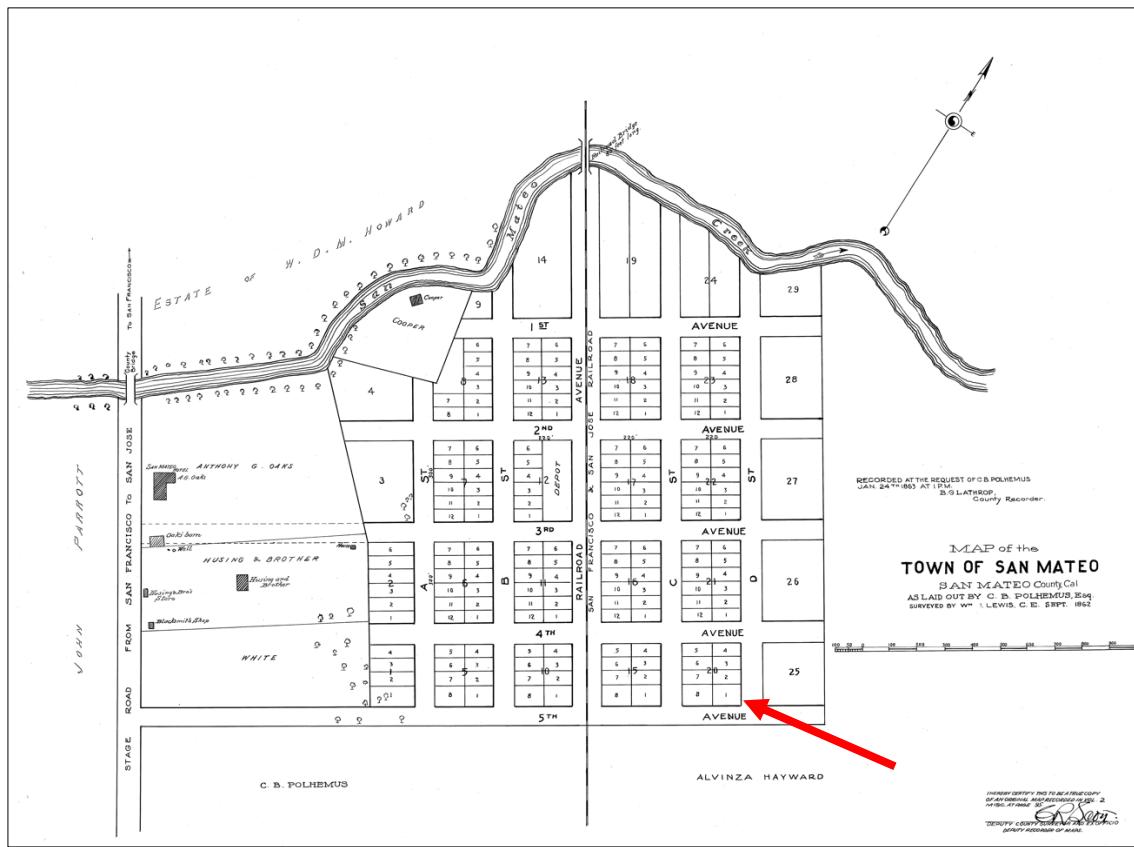
Subject Block Building Chronology

The following visual chronology was developed using a series of Sanborn Fire Insurance Maps for San Mateo from 1888 to 1961 and San Mateo County Assessor Maps. Each of the full Sanborn Map sheets is included as Appendix One of this report; a detail of the block for each year is included below. Each map is oriented so that north, or 4th Avenue, is at the top of the map.

This block was first laid out in September 1862 by C. B. Polhemus (see map on the following page). At that point, the Town of San Mateo included a small grid of streets south of San Mateo Creek and north of 5th Avenue. The north-south running streets were named “A” through “D” and ran parallel to the railroad tracks. The east-west streets were numbered.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
 City of San Mateo January 3, 2023

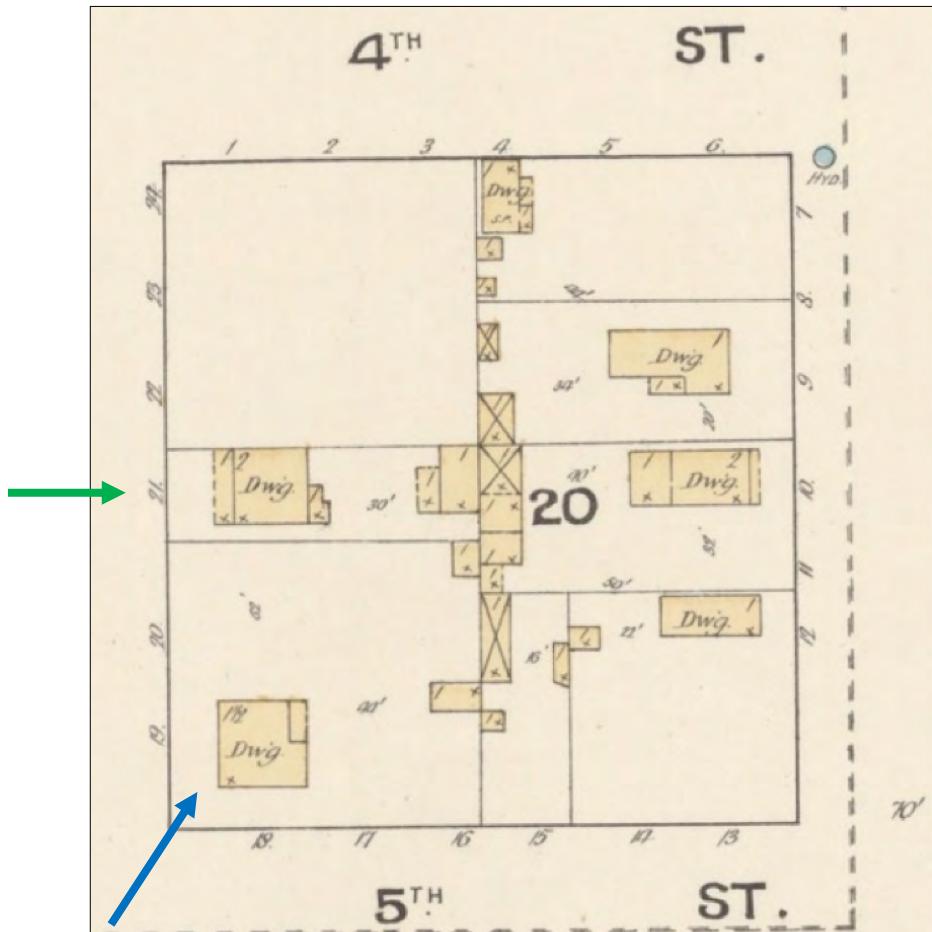


Above: The 1862 "Map of the Town of San Mateo." The subject block is labeled as Block 20 and was at the southern edge of town at that time. The block was shown with eight subdivided parcels. The red arrow points to the subject block.



1888 Sanborn Fire Insurance Map

The first Sanborn Fire Insurance Map of San Mateo was completed in 1888. This Sanborn Map indicated that Block 20 had been partially developed with six, one-, one-and-a-half, and two-story, wood-frame dwellings (colored yellow) and numerous outbuildings including sheds as well as stables (labeled with a large X).

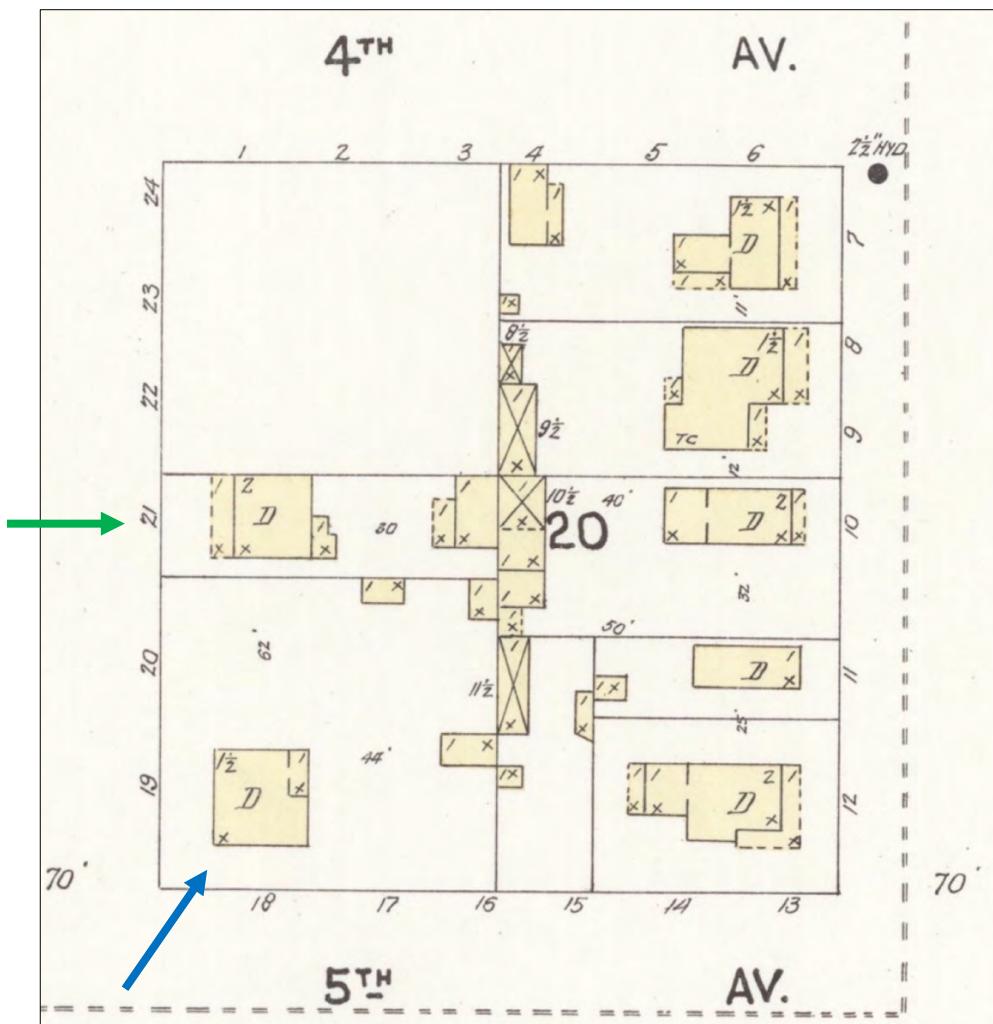


Above: Detail of the 1888 Sanborn Map, Sheet 3. The green arrow points to the dwelling at 411 South Claremont, which had a full-length front porch at that time. The blue arrow points to the dwelling that was originally located at 503 East 5th Avenue but was moved northward in 1932 on the same parcel such that it now has the address of 415 South Claremont Street. The one-and-one-half story house had a recessed porch at the east façade at that time. Neither house had the rear additions that would eventually be constructed.



1897 Sanborn Fire Insurance Map

The 1897 Sanborn Map showed several additional one- and two-story, wood-frame dwellings within Block 20. The large parcel at the southeast corner of South C (Claremont) and 4th Avenue remained undeveloped.

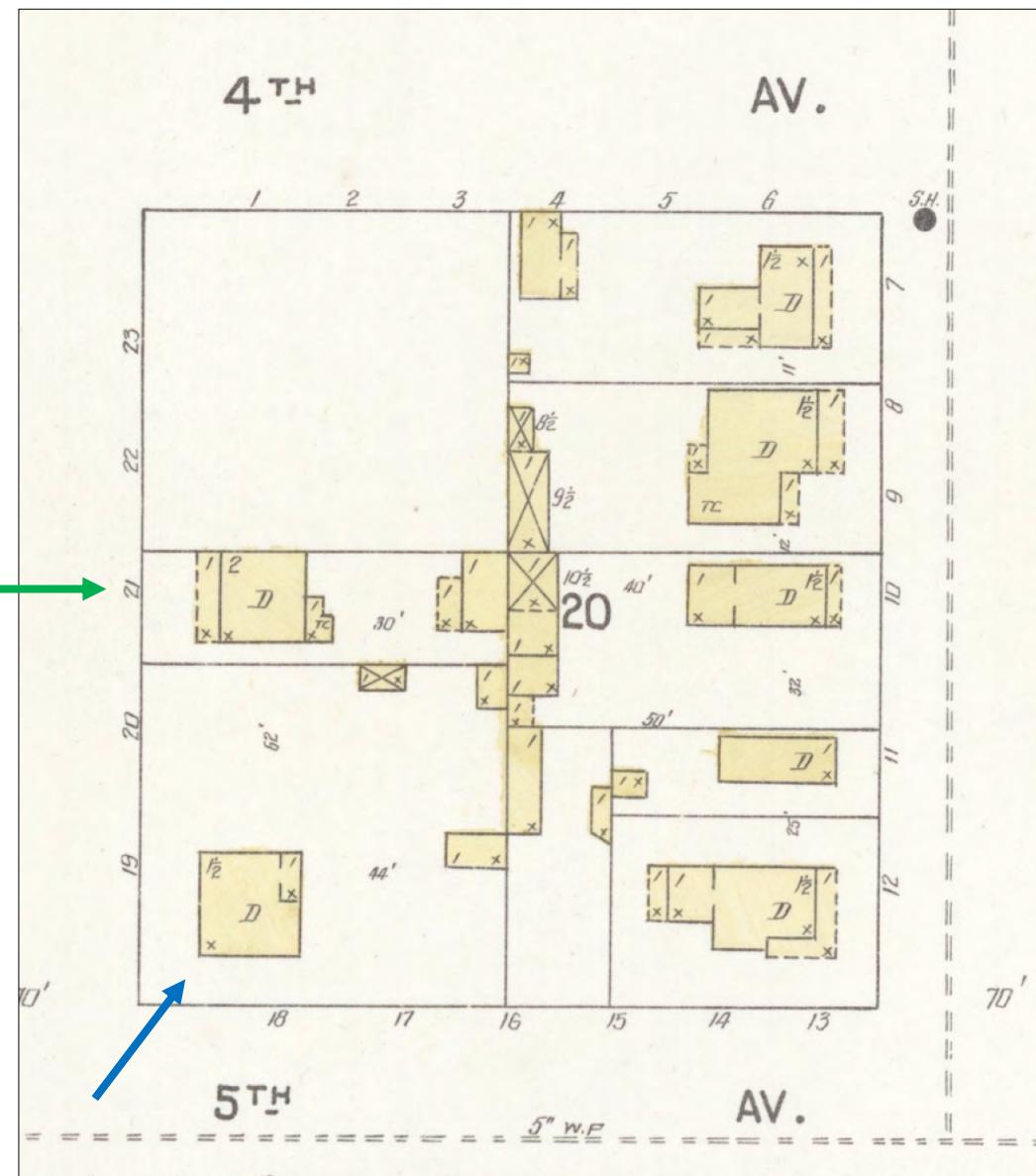


Above: Detail of the 1897 Sanborn Map, Sheet 3. The green arrow points to the building at 411 South Claremont. The blue arrow points to 503 East 5th Avenue.



1901 Sanborn Fire Insurance Map

The 1901 Sanborn Map showed very limited changes from the previously completed 1897 Sanborn Map.

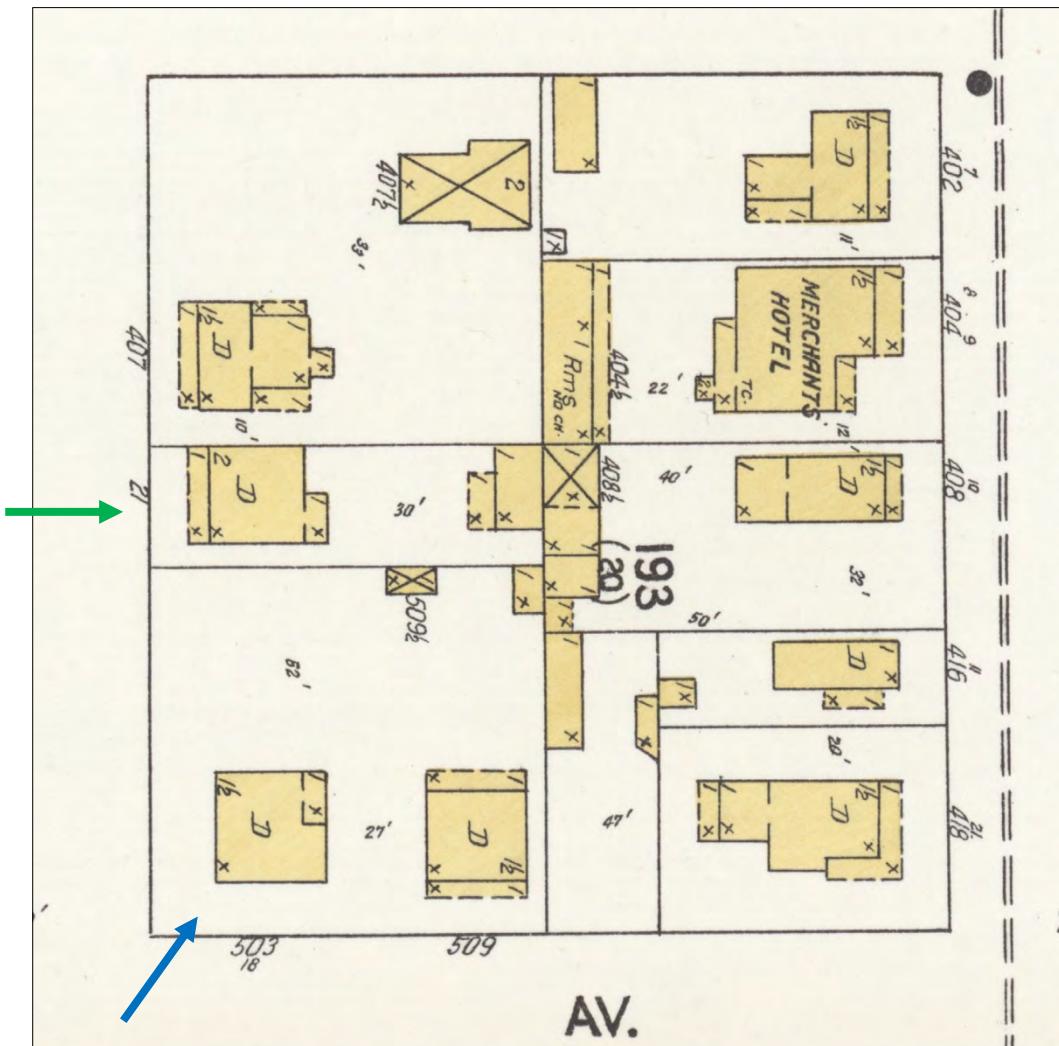


1901 Sanborn Map, Sheet 11. The green arrow points to the building at 411 South Claremont. The blue arrow points to the building at 503 East 5th Avenue.

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1908 Sanborn Fire Insurance Map

Between 1901 and 1908 the parcel at the southeast corner of 4th and C (Claremont) had been developed. The house at 404 D (Delaware) had been converted to the Merchant's Hotel, with additional rooms at the rear of the parcel. All other buildings were wood-frame dwellings and outbuildings.

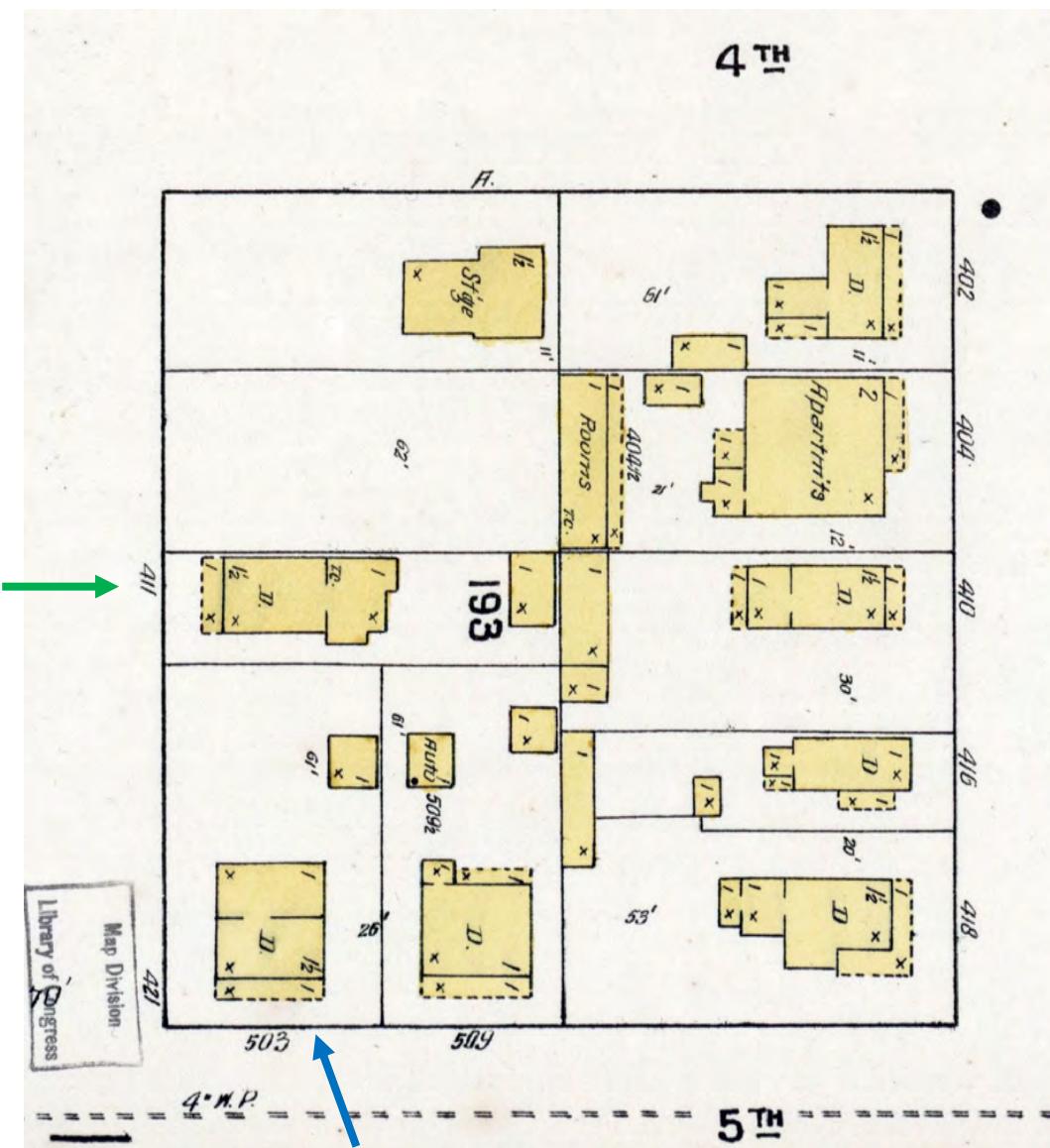


Above: Detail of the 1908 Sanborn Map, Sheet 15. 503 East 5th Avenue is marked as such. The house at 411 South Claremont was still marked as number 21.



1920 Sanborn Fire Insurance Map

Between 1908 and 190 the house at 503 East 5th Avenue was modified so that it had a one-story component at the rear (north) and a full-length porch at the front. 411 South Claremont was also modified to have a one-story addition at the rear.

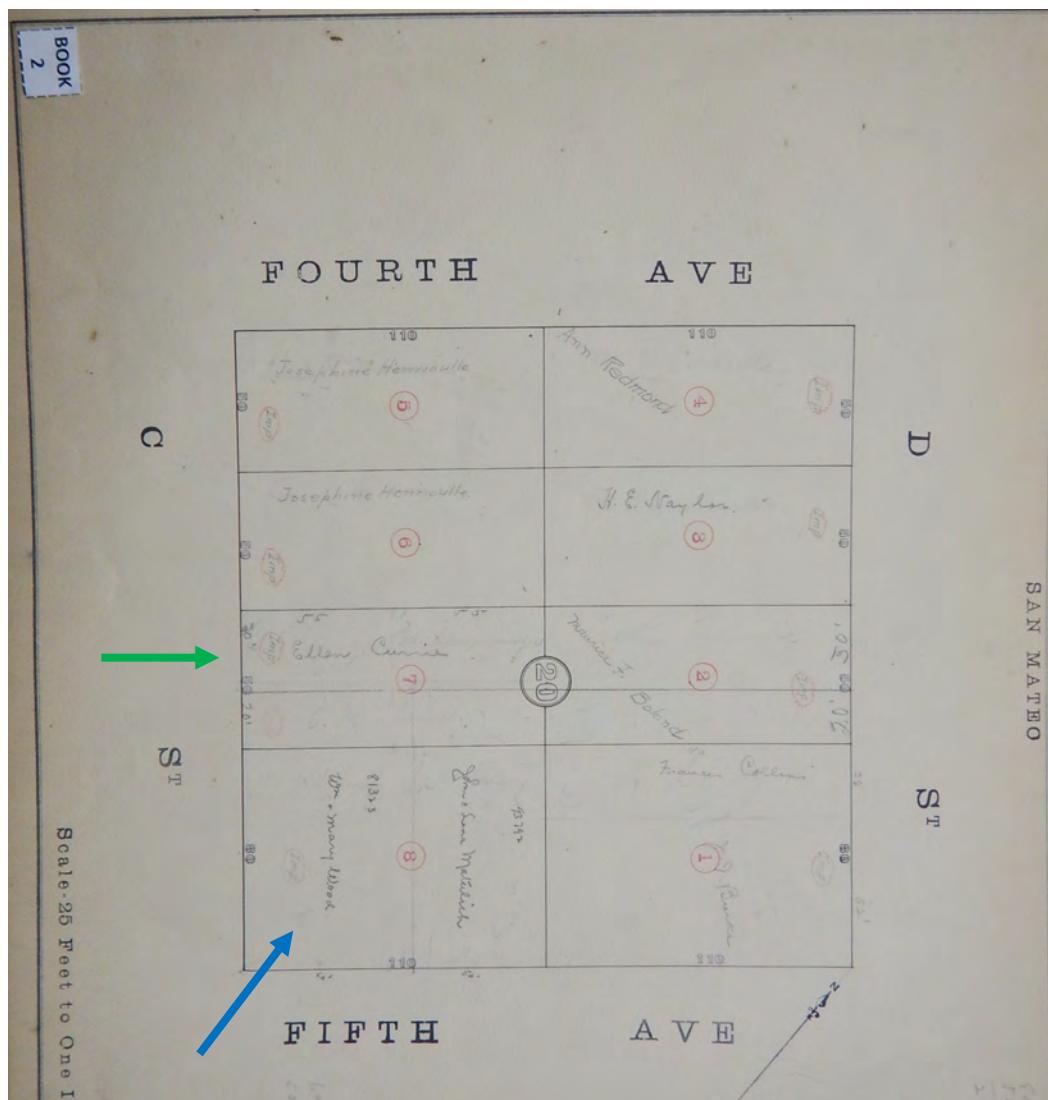


Above: Detail of the 1920 Sanborn Map, Sheet 9, showing the reconfigured buildings at both 411 South Claremont and 503 East 5th Avenue.



Circa 1920-1922 San Mateo County Assessor Map

This detail of Block 20 indicates Ellen Currie owned the parcel and improvements at 411 South Claremont and that William and Mary Wood owned the parcel and improvements at 503 East Fifth Avenue.

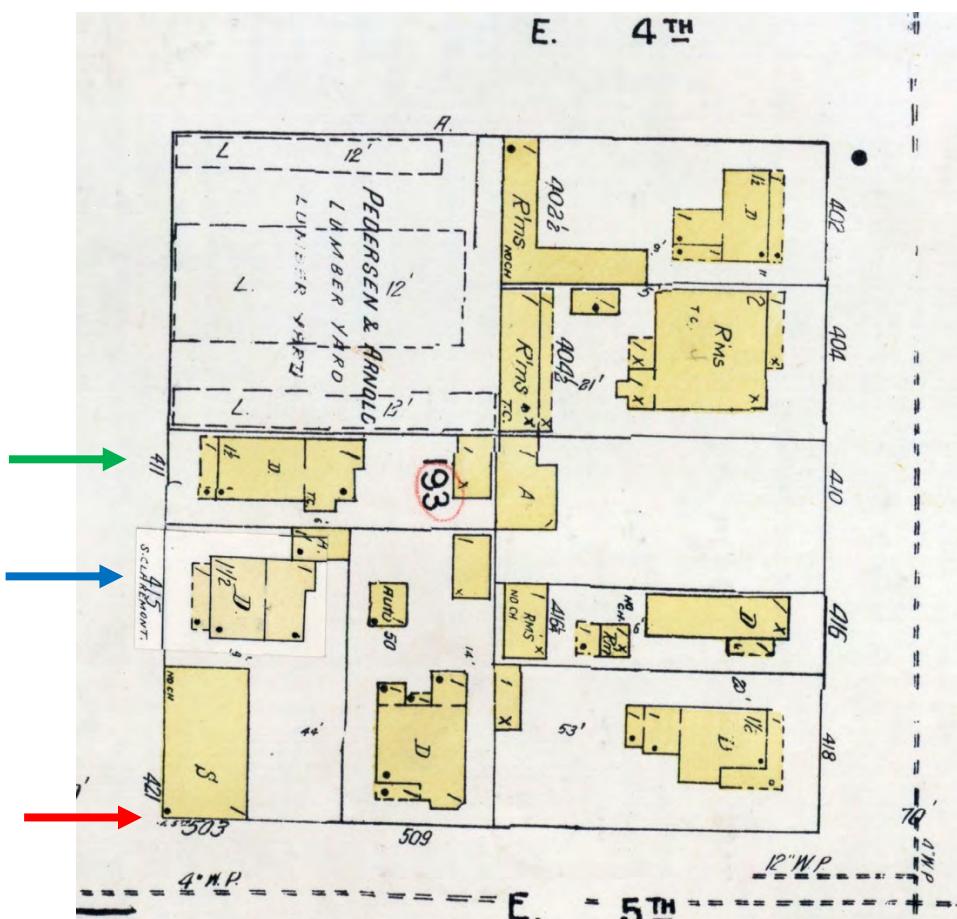


Above: Circa 1920-1922 San Mateo County Assessor Map with owners names and improvements noted. The blue arrow points to 503 5th Avenue and the green arrow points to 411 South "C" or Claremont Street.



1950 Sanborn Fire Insurance Map

This map shows the relocated 503 5th Avenue residence to its new location at 415 South Claremont Street. The red arrow points to Rodolari's Market and the blue arrow points to the relocated house that then served as the Rodolari's residence at 415 South Claremont. The green arrow points to 411 South Claremont Street. The Pedersen & Arnold Lumber Yard was located at the southeast corner of East 4th and South Claremont. Rooming houses were located on the two parcels south of East 4th Avenue facing South Delaware Street.

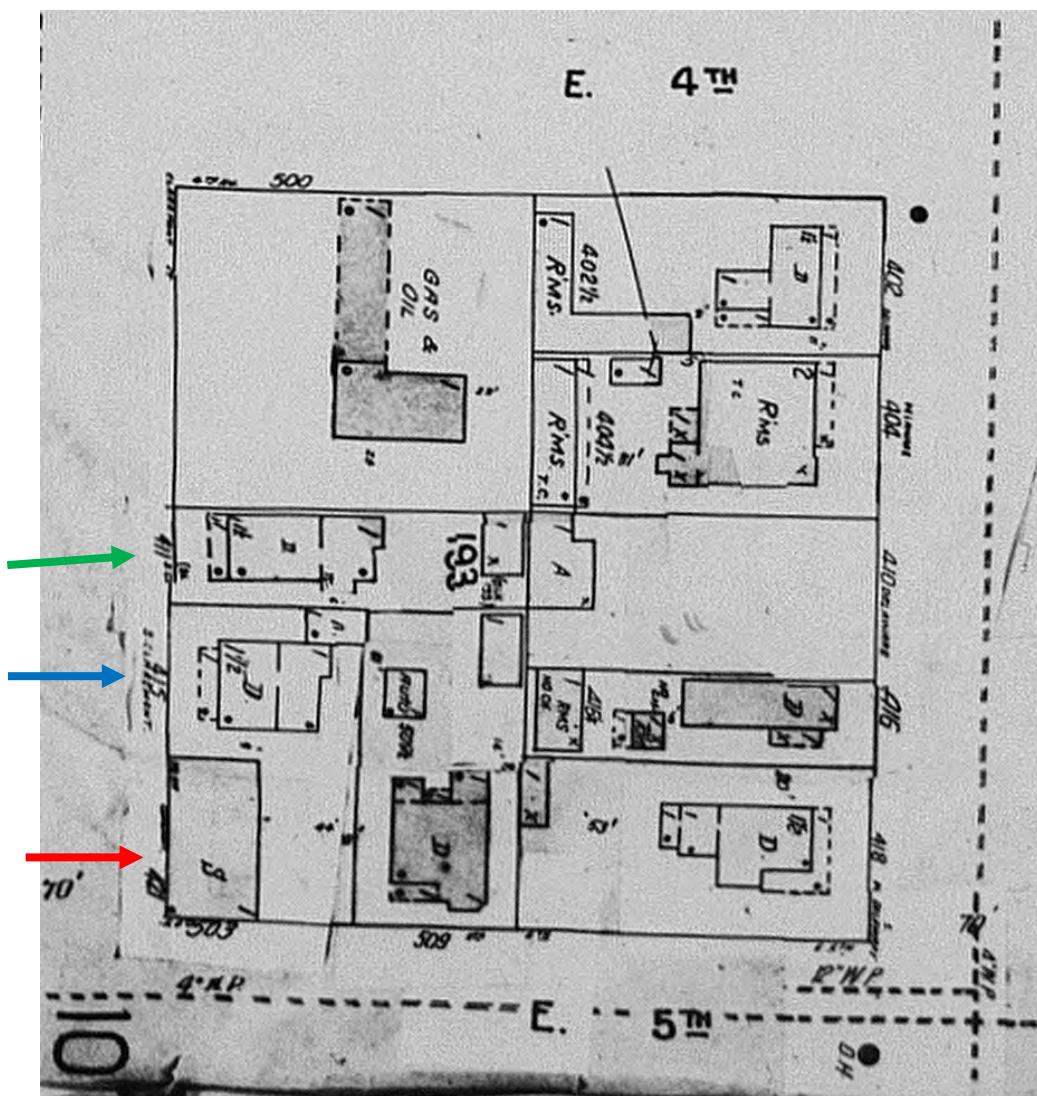


Above: Detail of the 1950 Sanborn Map, Sheet 9. The green arrow points to 411 South Claremont, the red arrow points to 415 South Claremont, and the blue arrow points to the market built in 1932 at 503 East 5th Avenue.



1956 Sanborn Fire Insurance Map

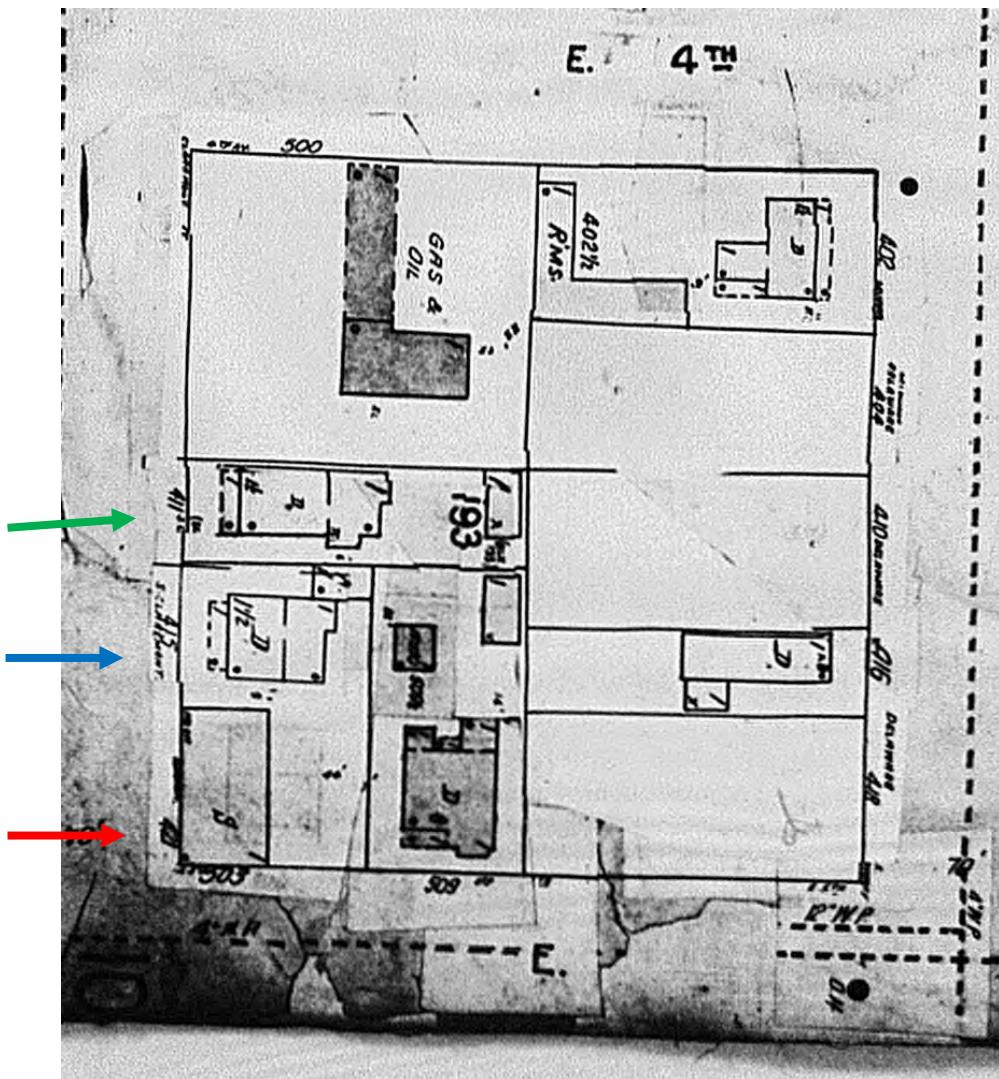
In this map the lumber yard has been replaced by a gas station at the southeast corner of South Claremont and East 4th Street; this is the present-day site of the Taco Bell. The three subject properties remain in their same configuration as on the 1950 Sanborn Map.



Above: Detail of the 1956 Sanborn Map, Sheet 9. The green arrow points to 411 South Claremont, the red arrow points to 415 South Claremont, and the blue arrow points to the market built in 1932 at 503 East 5th Avenue.

1961 Sanborn Fire Insurance Map

In this map several of the wood frame buildings facing Delaware Street had been removed, but the two dwellings at 411 and 415 South Claremont and the market at 503 East 5th Avenue remain in their same configuration.



Above: Detail of the 1961 Sanborn Map, Sheet 9. The green arrow points to 411 South Claremont, the red arrow points to 415 South Claremont, and the blue arrow points to the market built in 1932 at 503 East 5th Avenue.



V. Individual Property Descriptions, Chronologies & Building Permits

415 South Claremont (APN 034-186-060) – Former Rodolari Family Home, Most Recently the Japanese American Community Center

Building Permits – 415 South Claremont Street

This building shares a parcel with 503 East 5th Avenue. A summary of building permit history for 415 South Claremont Street follows:

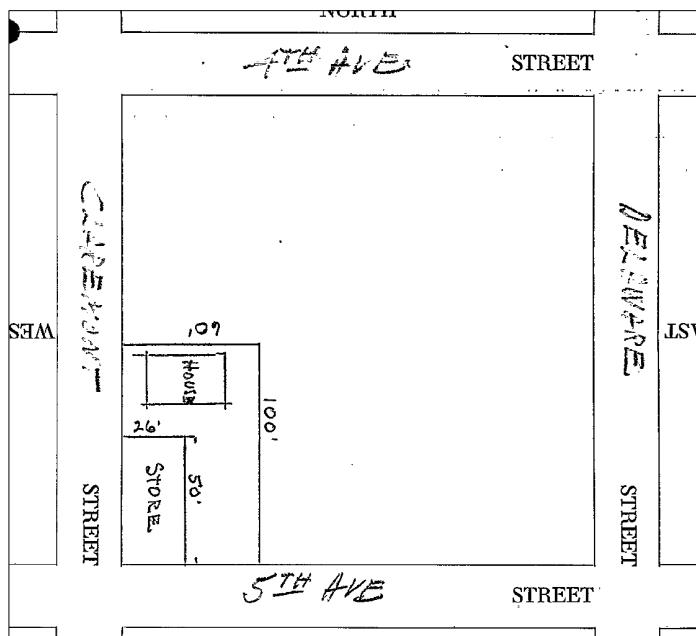
Date	Permit Number	Names	Description / Cost
June 17 th , 1932	3138	S. Rodolari, owner and builder (370 B St – previous address of market) dwelling to be used by owner's family	Move, underpin residence, concrete foundation, update plumbing; \$400.00
May 7, 1968	49566	Rodolari, owner (resides at 273 Delmar); Horn Pest Control, contractor	Dwelling repair termite damage (both 615 and 503); \$665.00
September 22, 1981	71800	Fred Shimo, representative for the San Mateo Gardiner's Assn., owner; Sterling Roofing Co., contractor	New roofing at house and garage; \$3,980.00
June 2, 2008	231724	San Mateo Japanese American Community Center, owner; Izmirian roofing and sheet metal, contractor	Re-roofing; \$8,400.00



**4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo** January 3, 2023

Date	Permit Number	Names	Description / Cost
July 28, 2008	232183	San Mateo Japanese American Community Center, Fred Sakamoto representative for owner; Izmirian roofing and sheet metal, contractor	Replace furnace; \$6,500.00

This house was relocated on the parcel from the corner of 5th and Delaware to its present location in 1932, when the Rodolari Market building, now occupying the corner portion of the parcel, was constructed.



Above: Detail from City of San Mateo Building Permit number 3138 dated June 17, 1932 showing site plan for the parcel with new store and relocation of residence that had formerly been located at 503 5th Avenue.



Description – 415 South Claremont Street

415 South Claremont Street is a raised, two-story, vernacular Gothic Revival dwelling. The building was originally constructed as a residence sometime prior to 1888, but has served as the Japanese American Community Center since the early 1980s. While it lacks the decorative detailing sometimes seen on Gothic Revival houses, its roof shape and cross gabled dormer are emblematic of the simple Gothic Revival houses common to California.

The building is sheathed in painted, horizontal, channel wood siding and has a side gabled roof with a central, front-facing, cross gabled dormer. A covered porch, with square, wood posts, spans the length of the west (front) façade. The porch roof has a very slight slope. A two-story, gabled wing extends from the east façade. The roofs have an overhang, with painted wood eaves and soffits. The roofs are sheathed in composition shingles.

The former residential building is set back from the street and a stone wall and decorative metal fencing with a gate centered on the entry separates the property from the sidewalk. Decorative metal gates between two rustic stone posts gives access to a hardscape entrance walkway, and another set provides access to a paved driveway at the north edge of the property. A painted concrete stair, with solid concrete side walls and metal railing is centered on the front façade and accesses the covered porch. The porch has a low, solid, wood rail. At the north façade of the porch there is a fixed, multi-lite window, which likely serves as a wind screen. A sign post covered by miniature shingled roof is located to one side of the stair. A wooden sign that reads “Japanese American Community Center” hangs at the roof line between the two porch posts. Shrubs and low bushes flank the stair, and more shrubs are located along the stone fence and along the south edge of the property. The stone fence likely dates to the 1930s relocation of this house.

The wood panelled main entry door features a horizontal transom with two side-by-side lites and a simple wood surround. Tall, symmetrically-placed, four-over-four, double-



hung, wood windows flank the main entry. A four-over-four, double-hung window is also centered above the covered porch set in second story gabled dormer. All three windows have simple wood trim with the top trim piece having a slightly more detailed moulding.

At the north façade there is a pair of double-hung windows centered under the main gable and a single, double-hung window below. Each of these windows had simple wood surrounds. The south façade has the same window configuration as the north façade under the main gable. A brick chimney projects from the east slope of the main roof at the south side.

The rear addition appears to have been constructed prior to the relocation of the house. It first appears on the 1920 Sanborn Map and pre-dates building permit documentation. The rear addition has a cross gabled with a window centered below the east facing gable at the attic level, but this feature appears to be lower on the main roof than the front dormer. At the lower level there appears to be two windows at the north portion of the east façade and a door at the west.

At the north side there is a semi-detached one-story garage, that abuts the house along the northeast corner and the north façade of the rear addition is not visible. The south façade of the rear addition has a secondary entrance, accessed via wood stairs, at what appears to be an infilled porch.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023



Above and below: Front (west) façade of 415 South Claremont Street.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023



*Above: North side of the building, its one-story garage, driveway, and metal gate.
Below: Rear (east) façade of 415 South Claremont Street.*



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023



*Above: Side (south) and rear (east) façade of 415 South Claremont Street.
Below: Side (south) façade of 415 South Claremont Street.*



Owner and Occupant History – 415 South Claremont Street

The building at 415 South Claremont appears to have originally been located at 503 East 5th Street, just to the south on the same parcel. The earliest documented occupants were the Walker family from at least 1910 to 1912.⁶ According to the 1910 Federal Census for San Mateo, David Walker was a 26-year-old plumber, renting the house and living with his wife, brother-in-law and grandmother. Walker immigrated to the United States from Scotland in 1906.⁷ Earlier documentation of the Walker family was not located. The 1900 Federal Census for San Mateo is not organized by street address.⁸

From 1912 to 1930 the Wood family occupied the house. William Wood was a janitor for the city schools. He and his wife, Mary, owned the property and took in lodgers to supplement their income.⁹ From 1931-1932 Joseph, a laborer, and Angelina Catucci resided in the residence when it was still located at 503 East 5th Avenue.¹⁰ A circa 1920-1922 County assessor map identifies the Wood family as owning the parcel.

From 1932 until about the mid-1960s it was home to the Rodolari family, who moved the house on the parcel and built the existing one-story commercial building at the corner.¹¹ Starting in the mid-1960s the house became a rental property with a series of tenants. This aligns with the death of Mr. Rodolari in May 1967.¹²

Around 1966, the San Mateo Gardener's Association purchased the parcel. The organization rented the residential building for income, and used the commercial building at 503 East 5th Avenue as their Gardener's Hall. One of the first tenants of 415 South Claremont Street was a drop-in drug educational and rehabilitation center called the 415 Society. It was a short-lived endeavor and appears to only have occupied the building for about a year from about 1968 to 1969.¹³ Residential tenants occupied 415 South Claremont until 1984 when the building became the Japanese American Community Center, which was affiliated with the Japanese American Citizens League.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo **January 3, 2023**

503 East 5th Avenue (APN 034-186-060) – Former Rodolari's Market – Most Recently San Mateo Gardener's Association

Building Permits – 503 East 5th Avenue

This building shares the parcel with 415 South Claremont. A summary of building permit history for 503 East 5th Avenue follows:

Date	Permit Number	Names	Description / Cost
July 15, 1932	3146	S. Rodolari, owner and builder (lives at 370 B St)	26'x 50' stucco clad store building located at 503 5 th Avenue; \$1,500.00
July 27, 1944	8284	Mr. Rodolari, owner; Izmirian Roofing, contractor	Re-roof grocery store; \$184.00
November 1, 1962	40767	Rodolari Grocery Store, owner (503 5 th Ave); Izmirian Roofing, contractor	Re-roof; \$450.00
February 3, 1969	5021	S.M. Gardeners' Association, owner (503 E 5th); Arrow Elect Co., contractor	Electrical outlets
February 13, 1969	274	S.M. Gardeners' Association, owner (503 E 5th); G&M Sheet Metal, contractor	Furnace work / repair
February 17, 1969	“none”	S.M. Gardeners' Association, owner (503 E 5th); Dave Barr Plumbing, contractor	Gas line test, \$3.50



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo **January 3, 2023**

Date	Permit Number	Names	Description / Cost
October 5, 1972	55861	Gardeners' Association (503 E. 5 th Ave), owner; Henry Wada, builder.	Repair office damaged by run-away car; \$250.00
February 5, 1979	66936	San Mateo Gardeners' Association by Hitoshi Takeshiya, (503 E 5 th Ave), owner; Western Exterminator, contractor	Termite repair; \$4,535.00
December 20, 1991	24204	San Mateo Gardeners' Association, owner (503 5 th Avenue); A.E. Rodriguez Roofing, contractor	Roof replacement; \$4,000.00
November 1, 2006	226761	Kato Roy et al, owner; Fred Sakamoto, authorized agent for San Mateo Japanese American Community Center Board of Trustees	Bathroom & coffee bar remodel of "Gardeners Hall"; \$30,000.00
June 2, 2008	231724	San Mateo Japanese American Community Center, owner; Izmirian roofing and sheet metal, contractor	Re-roofing; \$8,400.00



Description – 503 East 5th Avenue

503 5th Avenue is a rectangular, tall, one-story, wood-frame, textured stucco-clad, Spanish Revival commercial building, constructed in 1932. The corner building has a flat roof with a decorative hipped parapet sheathed in red clay, barrel tiles. The decorative parapet adorns the south and west facades and has an overhang with scalloped brackets. The decorative parapet does not wrap around to the north and east facades.

The building has with minimal fenestration. The recessed south main entry encloses a flush door with glazed sidelights and painted wood transom. The door and sidelights appear to have been altered from their original configuration, as Sanborn Maps do not indicate a recessed entry. The painted transom sign reads “San Mateo Gardeners’ Association.” A ribbon clerestory transom with six, single-pane, hopper windows covered with protective, decorative, painted, vertical wood spindles span the south façade. An historic photograph of the building indicates that there were originally storefront windows flanking an entry at this façade, that were subsequently infilled. This may relate to the building permit from 1972 to repair the building after it was hit by a run-away car. However, a newspaper account of this event was not located.

The west façade is almost entirely solid except for two, small, double-arched, wood clerestory windows. These windows have a decorative wood mullion between the two arches. The east façade, visible from the adjacent parking lot, features two, square, clerestory windows with metal grilles. The clerestory windows at the west and east facades likely relate to the original market use at the interior, where tall shelves would have likely lined the walls. The north façade, visible from South Claremont Street, has a flush pedestrian door at the northeast corner.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023



Above: Front (south) façade of 503 East 5th Avenue.
Below: Side (west) façade of 503 East 5th Avenue.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023



*Above: Side (east) façade of 503 East 5th Avenue.
Below: Side (west) and rear (north) façade of 503 East 5th Avenue. The adjacent 415 South Claremont is visible as well.*



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023



Above: A 1940s aerial photograph of San Mateo looking north. The red arrow points to a portion of the subject block.





Above: A detail from the 1940s aerial photograph of San Mateo looking north. The red arrow points to the south façade of the Rodolari Market which appears to have storefront windows at the south front on either side of the entry.



Owner and Occupant History – 503 East 5th Avenue

The commercial building at 503 East 5th Avenue has had two occupants. First, Rodolari's Market which occupied the building from its construction in 1932 until about 1966-1967. Second, the San Mateo Gardener's Association which occupied the building from the late 1960s until very recently.

Rodolari's Market

As Rodolari's Market the building served neighborhood customers and was one of several markets in the residential areas surrounding downtown. Rodolari's Market was an important center for Italian American community in San Mateo. The Rodolari Market had previously been located at 370 B Street from about 1926 to 1932.¹⁴ In 1932, Sagredo Rodolari purchased the parcel, moved the existing house to the northern portion of the lot facing South Claremont Street and built the market at the corner, likely so it would be more visible at the corner location.¹⁵

The Italian community has a long history in San Mateo and San Mateo County, with nearly 600 Italians living in San Mateo by 1890 and close to 3,500 by 1920.¹⁶ By far the city's most significant Italian-American was A. P. Giannani, who founded the Bank of Italy which later became the Bank of America. Historian Mitchell P. Postal notes: "There were no real segregated neighborhoods for San Mateo's ethnic communities in those days before 1920, but the Japanese and Italians tended to live east and north of the center of town."¹⁷ The Italian community had its own stores and businesses that were successful including Daba's, the Guido Brothers, Aloise's at 737 2nd Avenue, and Rodolari's. There was also the San Mateo Ravioli Factory at 203 South Delaware. These stores catered to old world tastes and needs selling "pasta, olive oil, Italian spices, special cheeses, salami, anchovies (dried and salted), dried codfish, and freshly baked Italian and French breads. . . Shopping at Italian-owned stores was an important social event."¹⁸ The owners of these stores and businesses also became leaders in the Italian community.



Sagredo Rodolari, was born in Italy in 1888.¹⁹ He had immigrated to the United States by at least 1920 when he married Mary Caiola in New York, New York.²⁰ He may have arrived in the United States as early as 1912. It is unclear when the Rodolari's moved to California. However, they are listed as parents to a child in the California Birth Index in February 1925 and living in San Mateo.²¹ Rodolari is listed as a grocer in San Mateo by the 1926 City Directory. He was active in the community and was one of the founding members and president of the San Mateo Family Social Club in 1939, which appears to have been heavily populated with other members of the Italian community in San Mateo.²² Given its formation date, it is likely the group was hesitant to call it the Italian Club as tensions in Europe and with Italy were rising.



12

New Social Club Formed

The newly organized San Mateo Family Social club will hold its first social meeting at the home of G. Bragato, 363 North Eldorado, Saturday night at 8 o'clock, it was announced today.

Officers of the club include Sagredo Rodolari, president; J. Vella, vice president; M. Roman, corresponding secretary; J. Modolo, financial secretary; O. Martin, maresciallo; H. Moretto, treasurer.

Members of the board of trustees are F. Bergamis, R. Dutoniazzi, A. DeMere, H. Vellax, J. Ditos, J. Buttignol, and A. Perozzo.

Members of the organization are A. Gandoifi, F. Perre, S. Casetta, E. Torresin, J. Tieconi, C. Nicoli, C. Cattarin, J. Bragato, J. Benedetti, V. Continolo, A. Nicora, J. Bincotto, J. Dadalto, S. Croaro, Giombini, J. Cenini, A. Panatomi, J. Motto, J. Bella, G. Ciardelli, N. Ganino, A. Marchi, DeConti, M. Camerotto, S. Couz, V. Dadalt, J. Casetta, J. Polesel, N. Teroz, V. Zanette, M. Betti, C. Guarini, A. Meghinazzo, P. Rinaldi, J. Couz, A. Anoniazzi, J. Florio, P. DeMore, A. Vespa, P. Lucia, Mrs. Marchesin, V. Croaro, N. Cecchini, S. Pauletti, Mrs. Canzian, M. Fasani, P. Ravislo, A. Ferrari, J. Frauchi, J. Sontin.

Announcement of new social club and its mostly Italian members. San Mateo Times 1939. The red arrow points to Sagredo Rodolari's name, noted as President of the club.

San Mateo Gardener's Association

The San Mateo Gardener's Association (SMGA) was formed in 1947, just after World War II as a labor association with about 200 gardeners, many of whom were of Japanese descent. In February 1942, President Franklin D. Roosevelt signed Executive Order 9066, authorizing the relocation and detention of nearly 120,000 Japanese Americans. Japanese families in San Mateo were relocated first to Tanforan then to sites further away such as the one at Topaz, Utah. After the war, many returned to San Mateo to rebuild their lives. The SMGA consisted of many former farmers who after World War II became gardeners on private estates surrounding San Mateo.

As part of their civic engagement during the post war era, Japanese Americans became actively involved in the creation of Japanese style public gardens which were seen as an expression of a valued heritage, while at the same time providing an expression of commitment to their American communities. In San Mateo, the idea of a public Japanese style garden began to take shape in the mid-1950s when a group of Japanese gardeners offered to create a small garden at City Hall. However, this garden was never built due to a lack of an available space at the site. Then in 1963, San Mateo entered into a sister city agreement with Toyonaka, Japan, and a garden to honor this alliance was proposed for San Mateo's Central Park. The San Mateo Japanese Garden Koen-Kai, made up of local professional landscape designers and gardeners from the San Mateo Gardener's Association, was formed to raise funds and to oversee the project. Ultimately, this group raised approximately \$12,000 for the project, and members of the organization contributed 6,000 hours of labor to construct the garden. The garden, designed by Nagao Sakurai, was dedicated on August 28, 1966, before a large crowd.²³

A history of Central Park on the San Mateo Arboretum Society website notes:

In the 1960's bonds were finally approved for improvements to city parks. Central Park saw major enhancement during this decade. The recreation center was designed and built. Tennis courts and the underground parking



structure were installed along 5th Avenue. Playground improvements were made.

But the most significant addition to Central Park during this time was the Japanese Garden. The San Mateo Gardeners Association, mostly Japanese-Americans, proposed the garden “to let people know that the friendship between our peoples is strong . . .” They formed an organization to raise funds and hired Nagao Sakurai, a leading landscape architect, to design it. The city allocated an acre for the garden and provided equipment for its construction which was mostly done by volunteers. San Mateo’s sister city, Toyonaka, Japan, donated a five-story pagoda for the garden. The Japanese Garden attracts visitors to Central Park from all over the world.²⁴

Prior to occupying the building at 503 East 5th Avenue, the SMGA met at the Buddhist Temple at 2 South Claremont. The organization was formally incorporated in 1967, the year they purchased the former Rodolari’s Market for use as the Gardener’s Hall, However, their post-World War II-era formation in 1949 is a significant within the context of Japanese Americans returning to San Mateo after detention in remote locations during the war.



Gardeners Observing , Birthday

The San Mateo Gardeners Association, Inc. will celebrate its 30th anniversary with cocktails and dinner May 21, at The Villa Hotel. The pioneers of the association will be honored. Harry Sakai, a past president, is the chairman.

It was in 1947 that the San Mateo Labor Association was founded with 45 members. Meetings were then held at the old Japanese school on Delaware and Second Avenue. The board meetings were held at the presiding president's home.

In 1967, under the title of San Mateo Gardeners Association, Inc., it established itself at 503 E. Fifth Avenue with a membership of about 200. It was shortly after this that this Gardeners Association began to dream of a Japanese Garden in San Mateo. This dream became a reality when the garden in downtown Central Park was dedicated on Aug. 28, 1966. Two years ago this organization again gave of its knowledge and time to create the small Japanese garden at the San Mateo Garden Center, 606 Parkside Way, San Mateo.

*Announcement of the 30th anniversary of
the San Mateo Gardener's Association,
San Mateo Times article May 1977.*



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023

411 South Claremont (APN 034-186-070) – Residential

Building Permits – 411 South Claremont Street

Date	Permit Number	Names	Description / Cost
September 29, 1955	28837	Ellen Currie, owner; United Roofing, contractor	Roofing; \$360.00
1980	Housing violation	Carl A. Niederrer & William A. Sullivan, owners.	No water, uninhabitable for tenants
November 3, 1987	9037 E1	Remedios, Raquel M., owner (living on 3 rd ave); Cov Electric Co., contractor	Electrical work, \$ no amount shown
January 20, 1990	990199	Remedios, Raquel M. & Keith Tuttle, owners (living on S Delaware); Golden Roofing Co., contractor	Re-roofing; \$7,718.00
1991	Housing violation		substandard housing violations
July 22, 1991	22604	Remedios, Raquel M., & Keith M. Tuttle, owners (living on 3 rd Ave) and contractor	Replace exterior siding at rear of house, stair treads and sewer line; \$500.00



Description – 411 South Claremont Street

411 South Claremont is a two-story, wood-frame, front gabled, vernacular residence. The roof is clad in composite shingles and an interior brick chimney is a centrally-located at the gable ridge. The roof has a minimal eave overhang. There are two skylights at the north slope of the roof. The building has horizontal wood siding and sits on a raised foundation. The windows have simple decorative trim, and are likely in their original locations, but the windows themselves are replacement vinyl windows. The dwelling is set back from the street by a paved parking area and a wood fence separates the parking from the commercial lot to the north and the building at 315 South Claremont to the south. A wood gate leads to a path along the south façade.

At the residential parking area, a concrete stair with a painted metal railing leads to a concrete landing and the raised first story entry. The front (west) façade features a contemporary panelled front door with a semi-circular, fan-lite window at the top. There are two, double-hung, divided-lite, vinyl sash windows at the south end of the raised first story. At the second story a set of paired, double-hung, divided-lite, vinyl sash, windows are centered below the gable. West or front façade originally had a porch, but has been removed.

The south (side) façade features a double-hung, divided-lite, vinyl sash window as well as two, paired, double-hung, divided-lite, vinyl sash windows at the first story, and a row of vinyl sash, divided-lite, slider windows at the southeast corner of the second story. There is a gabled, single-story, rear wing extending eastward. This wing has two, double-hung, divided-lite, vinyl windows at the south façade.

The north (side) façade visible from the adjacent commercial parking lot features a vinyl sash slider window, and two, double-hung windows of different sizes at the first floor.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023

Two, small, vinyl sash windows are visible at the second story. The east wing has a double-hung, divided-lite, vinyl sash window at its north façade.

The gable roof of the one-story rear wing has a minimal eave overhang and exposed rafters. There is a rear entrance at the east façade of the addition.



Above: Front (west) façade of 411 South Claremont.



4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023



*Above: Front (west) and side (north) façade of 411 South Claremont.
Below: Rear (east) façade of 411 South Claremont.*





Above: A detail from the 1940s aerial photograph of San Mateo looking north. The red arrow points to the west façade of the building at 411 South Claremont and a one-story porch is visible at the front façade.

Owner and Occupant History – 411 South Claremont Street

The earliest known occupants of this house were the Cummings family. The 1910 Federal Census for San Mateo identifies Marie Cummings, age 63, and her son, William, age 35, a hotel hostler, as the owners of the house at 411 South C Street.²⁵ The 1900 Federal Census for San Mateo is not organized by street address.²⁶ Ms. Cummings continued to live at this location until at least 1912. However, by 1918, Ellen Currie, widow of William Currie, resided at this location.²⁷ The 1920 Federal Census for San Mateo indicates Ellen Currie, age 45, owned the house.²⁸ Mrs. Currie and her son, Robert, a bus driver, continued to live and own the house until about 1970. The house has been a rental property since that time.²⁹



521 East 5th Avenue (APN 034-186-090) – Commercial Building

Building Permits – 521 East 5th Avenue

The building was constructed in 1965 per City of San Mateo Building Permit #45296. There are multiple building permits for this building, including many for sign alterations and roof repair. The original construction permit indicates it was owned by D. Taub of 12 Chiltern Street, San Carlos; two different architects or engineers are listed on the permit documents W. Malfatti and C. Johnson; and the builder was Roy Toschi, 1720 Palm Avenue, San Mateo. The cost was \$50,000.00.

Description – 521 East 5th Avenue

This is a one-story, commercial building with a canted corner entry. There is parking area to the west of the building that helps for the L-shaped parcel. The building has a flat roof and a simple sign band at the upper portion of the façade. There are a series of storefront windows at both the south and east facades. The building was recently re-clad in smooth stucco and a rustic stone veneer.

Owner and Occupant History – 521 East 5th Avenue

The early tenants in this building were a billiard hall, an unidentified commercial tenant in a “store,” and Pacific Stereo or Pacific Electronics by 1968 and continuing into the 1970s. San Mateo Yamaha was the occupant in for a long period of time from about 1978 to 1998. Most recently the building has been used as a pre-school by Safari Kids.

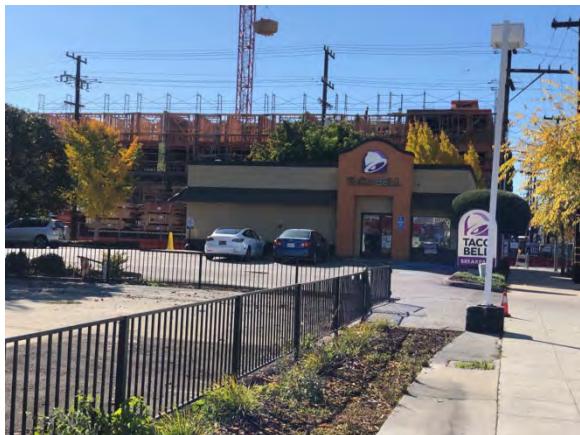


4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo January 3, 2023



500 East 5th Avenue (APN 034-186-080) – Taco Bell and Parking

This fast-food restaurant was constructed in 1977; City of San Mateo Building Permit #63160. This building is less than 50 years in age and no further evaluation is provided for the purposes of this report.



402 South Delaware / 524 East 4th Avenue (APN 034-186-110) – Gas Station

This gas station was constructed in 1973; City of San Mateo Building Permit #57244. This site was recently cleared of buildings and gas pumps.³⁰ No further evaluation is provided for the purposes of this report.



VII. Application of California Register Criteria

Under that 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.

The only two buildings that appear eligible for the California Register within the subject block are 503 East 5th Street and 415 South Claremont. These two buildings are situated on the same parcel and have been associated with each other since 1932 with the residential property at 415 South Claremont have an earlier history as well. The other buildings in the subject block are either not age eligible or do not possess significance within any of the four California Register criteria of evaluation. While the older residential property at 411 South Claremont dates to an early era of development within the original town limits of



San Mateo, it does not possess individual significance within that context. Further, alterations over time to this two-story residential building have impacted its overall level of integrity.

The two buildings that possess significance are discussed below.

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.

The two buildings on the corner parcel at South Claremont and 5th Avenue (APN 034-186-060) are eligible for the California Register of Historical Resources as associated buildings.

415 South Claremont represents the early residential development of this area east of downtown San Mateo and is within the original town limits and reflective of the type of development that occurred early in the town's history. Further, the building is associated with Italian immigrants in San Mateo before World War II, specifically the Rodolari family, who were the long-time operators of a market.

The Rodolari family was very active in their community and their family represents the immigration patterns and commercial success of early twentieth century Italian immigrants within San Mateo's history. The market building at 503 East 5th Avenue is representative of this success of this important immigrant group and family. Further, the family resided on the property at the house they relocated to accommodate a larger market building.



Additionally, in 1969 the San Mateo Gardener's Association, an important Japanese-American labor group purchased the property, using the former Rodolari Market as their Gardener's Hall and for a number of years renting the residential building to support their activities. By the early 1980s an affiliated Japanese American organization, the Japanese-American Community Center, was using the residence at 415 South Claremont as a community gathering space.

Thus, the two buildings on the parcel are eligible for the California Register at the local level as related resources under criterion 1, broad patterns of history, for their associations first with the Italian American community in San Mateo and then later for their association with the Japanese American community in San Mateo.

Criterion 2: Important Person(s)

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

Sagrado Rodolari was an active member of the Italian American community. However, his association with the property does not rise to a level of significance to justify individual eligibility under this criteria. Therefore, none of the buildings on the parcel is eligible for the California Register under Criterion 2, important persons.

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.

The two buildings on the corner parcel at South Claremont and 5th Avenue (APN 034-186-060) embody the characteristics of a type, period, region, style, or method



of construction. 503 East 5th Avenue is an excellent example of a 1930s one-story, wood-frame commercial building in the Spanish Revival style. The residential building at 415 South Claremont was previously identified in the 1989 *City of San Mateo Historic Building Survey* as a good example of the Gothic Revival style, including its front facing cross gable dormer. These two buildings appear to be individually eligible at the local level for the California Register of Historical Resources under Criterion 3: architecture as unique types of residential and commercial buildings in San Mateo.

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.

To be considered a historic resource under CEQA there must be both historic significance and integrity. There are seven aspects of integrity location, design, setting, materials, workmanship, feeling and association.

Integrity 415 South Claremont

The residential building at 415 South Claremont Street retains historic integrity. While there have been some material changes and a rear addition, the building maintains its overall design, shape, and primary feature of a Gothic Revival style house, its front cross gabled dormer. Further, while the building was moved on the parcel, its relocation is related to the historic contexts of its use as the home of the merchant who built the



associated commercial building on the same parcel. While the urban context surrounding the building has changed, it retains a strong feeling of an early residential building in San Mateo and it retains a strong association with the commercial building on the parcel.

Integrity 503 East 5th Avenue

The commercial building at 503 East 5th Avenue retains historic integrity. While there have been some material changes and the storefront windows flanking the entry have been removed, the building maintains its overall design, shape, and primary features of a Spanish Revival style commercial building, including its decorative hipped, red tile, parapet and the clerestory windows at the south, west and east facades. While the urban context surrounding the building has changed, it retains a strong feeling of a Spanish Revival commercial building in San Mateo and it retains a strong association with the other building on the parcel.

Historic District

The California Japantowns Project has identified a number of buildings in San Mateo that relate to the historic context of Japanese Americans in San Mateo both before and after World War II.³¹ A full historic or cultural district evaluation has not been undertaken for this site-specific historic resource evaluation. The building at 415 South Claremont Street was previously identified in the California Japantowns Project Survey for its association with the Japanese American Community Center as a post-World War II Japanese Community Center.

Character-Defining Features

Building character-defining features are the visual aspects and physical features that comprise the appearance of an historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, stylistic elements, decorative details, as well as the various aspects of its site, landscaping, and environment. The



majority of a resources' character-defining features must remain intact for it to continue to convey its significance and minimize impacts to the resource.

Character-Defining Features – 503 East 5th Avenue

- Location and relationship to the house at 415 South Claremont Street
- Situated at a corner location for commercial visibility
- Wood frame construction
- Textured stucco finish
- Tall, one-story massing
- Flat roof
- Decorative, overhanging red tile roof parapet with brackets at south and west facades
- Centered entry at 5th Avenue façade
- 5th Avenue façade ribbon transom with hopper windows
- Decorative vertical wood spindles at transom
- Arched, west facade clerestory windows to allow for interior shelving
- Square east façade clerestory windows to allow for interior shelving

Character-Defining Features – 415 South Claremont Street

- Location and relationship to the commercial building at 503 East 5th Avenue
- Wood frame construction
- Front facing gabled dormer and location of window in dormer
- Pitch of main gable
- Horizontal channel wood siding
- Centered entry at west façade
- Wood paneled door with transom above



- Location of windows at west façade
- Four-over-four configuration of double-hung wood windows
- Front porch spanning entire west façade
- Stone wall and decorative metal fencing with metal gate centered on the entry and another metal gate at the driveway along North Claremont
- Brick chimney



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. The building at 415 South Claremont Street was previously identified as a potential resource of local interest in the 1989 *City of San Mateo Historic Building Survey*..

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.

Two of the buildings in the subject block possess historical significance at the local level within California Register Criterion 1 and 3. It is the professional opinion of architecture + history, llc (a + h) that these buildings are eligible for the California Register of Historical Resources, retain historical integrity, and therefore qualify as historic resources under CEQA Guidelines §15064.5(a)(3).



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**4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo** January 3, 2023

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Endnotes

¹ 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).

² Sanborn Fire Insurance Map Company, 1891 San Mateo Map, Sheet 1.

³ 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.

⁴ Ibid, Maps 8, 10 and 13.

⁵ Linda Wickert. *City of San Mateo Historic Building Survey Final Report*, 1989.

⁶ 1910 United States Federal Census and 1912 San Mateo City Directory.

⁷ 1910 United States Federal Census.

⁸ 1900 United States Federal Census.

⁹ 1920 and 1930 United States Federal Census. San Mateo City Directories 1912 – 1930.

¹⁰ San Mateo City Directory, 1931-1932.

¹¹ 1940 and 1950 United States Federal Census. San Mateo City Directories, 1932-1966.

¹² California Death Index 1940-1997, May 14, 1967, ancestry.com

¹³ "Drop-in Center Works Here." *San Mateo Times*, June 19, 1968: 28 and "At S.M.'s 415 Society, Christian Encounter." *San Mateo Times*, March 8, 1969: 4.

¹⁴ San Mateo City Directories, 1926 to 1932.

¹⁵ City of San Mateo Building Permits, #3138 June 17, 1932 and #3146, July 15, 1932.

¹⁶ Hynding, *From Frontier to Suburb*, 164 and 189.

¹⁷ Postal, *San Mateo: A Centennial History*, 143.

¹⁸ Postal, *San Mateo: A Centennial History*, 163.

¹⁹ Segrado Rodolari, World War II Registration Card, April 27, 1942, ancestry.com.

²⁰ New York, New York Marriage License Index 1908-1918; *San Mateo Times*, Death Notice Mary Rodolari, December 19, 1945.

²¹ California Birth Index February 12, 1925, ancestry.com.

²² "New Social Club Formed." *San Mateo Times*, January 19, 1939: 12.

²³ Iva Newman, "5,000 See Japanese Garden After Dedication." *San Mateo Times*, 29 August 1966, 25.

²⁴ San Mateo Arboretum website. <https://www.sanmateoarboretum.org/centennialexhibit.html>

²⁵ 1910 United States Federal Census.

²⁶ 1900 United States Federal Census.

²⁷ San Mateo City Directory 1918.

²⁸ 1920 United States Federal Census.

²⁹ San Mateo City Directories, various years.

³⁰ City of San Mateo Building Permit BD-2021-281183.

³¹ California Japantowns Project – <https://www.californiajapantowns.org/index.html>



APPENDIX ONE

San Mateo Sanborn Maps

1888 – Sheet 3

1897 – Sheet 3

1901 – Sheet 11

1908 – Sheet 15

1920 – Sheet 9

1950 – Sheet 9

1953 – Sheet 9

1956 – Sheet 9

1961 – Sheet 9



SHEET

102

10

RAILROAD

Figure
Table

SEE

111

100'

SEE

SHEET

ST.

This is an architectural floor plan of a building, likely a residence, showing the layout of rooms and their dimensions. The plan is oriented with the top edge representing the front of the building. The rooms are labeled with letters and numbers, and dimensions are indicated in feet and inches (ft x in). The plan includes a central entrance hall, a large living room, a dining room, a kitchen, and several bedrooms. The overall width of the building is 40' 0", and the depth is 30' 0". The plan is annotated with various symbols and notes, including 'Porch' and 'Stairs'.

10

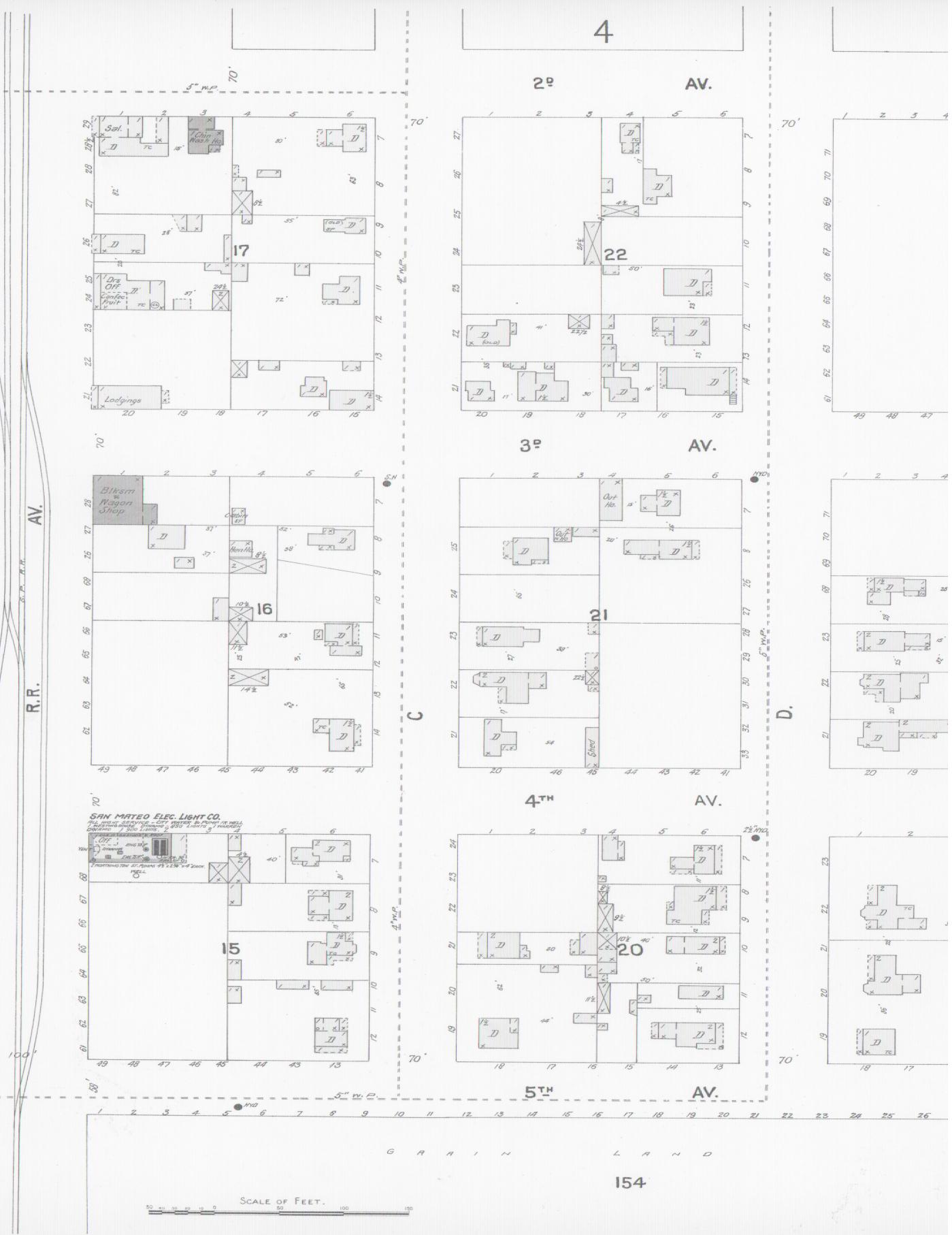
This is an architectural floor plan of a building, likely a residence, showing multiple rooms and their dimensions. The plan includes the following details:

- Rooms and Labels:** The plan features several rooms labeled "DWG" (Drawing Room) and "SLEEP" (Sleeping Porch). There are also sections labeled "Dust Box" and "Dust Bin".
- Dimensions:** Key dimensions are indicated, such as 20' 0" for a room on the left, 10' 0" for a room on the right, and 12' 0" for a room at the bottom. A central section is labeled 21' 0".
- Doors and Windows:** The plan shows multiple doors and windows, some with specific labels like "Dust Box" and "Dust Bin".
- Stairs:** A set of stairs is located on the right side of the plan.
- Overall Dimensions:** The overall width of the building is 40' 0", and the overall depth is 40' 0".

3 RD ST

5

A square frame with a diagonal cross inside. A small circle is positioned at the center of the cross.



10

2

RAILROAD

10

153

154

9

AV.

29

AV.

M

47

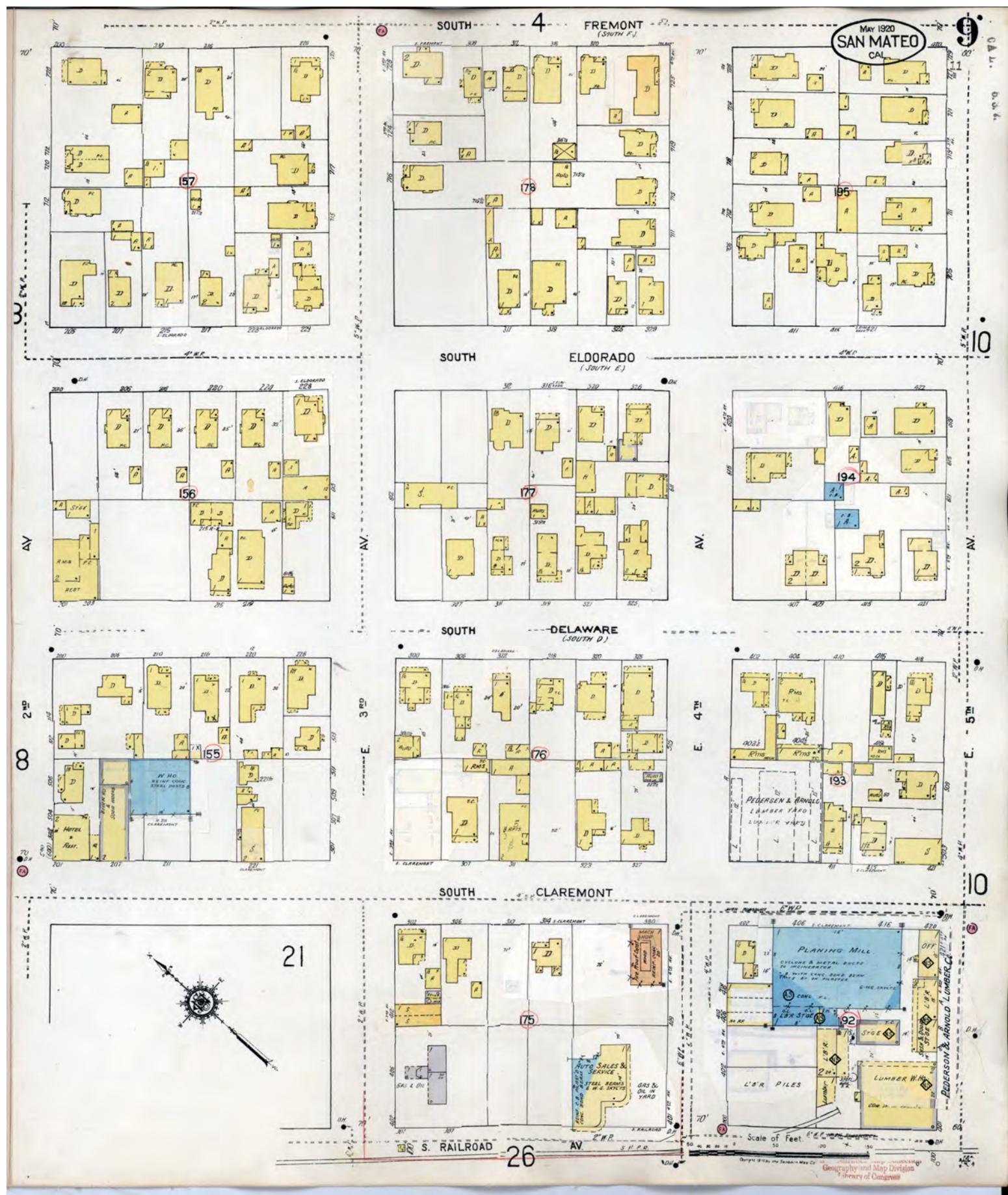
87

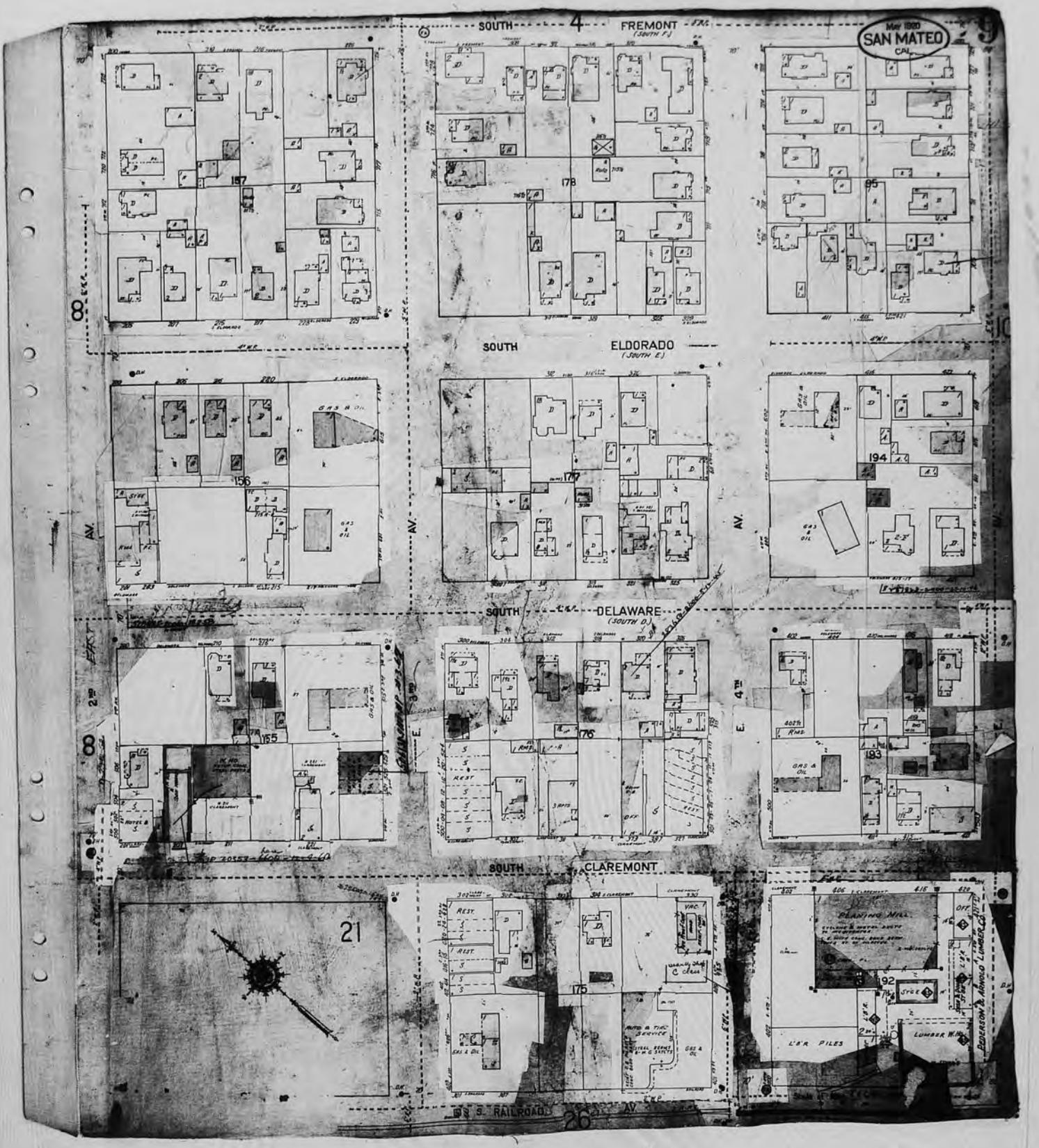
5 TH

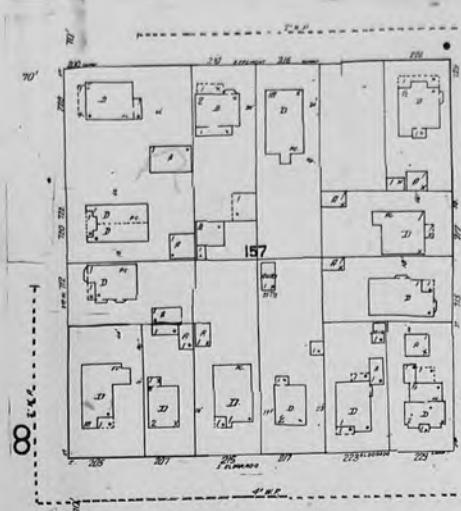
50 40 30 20

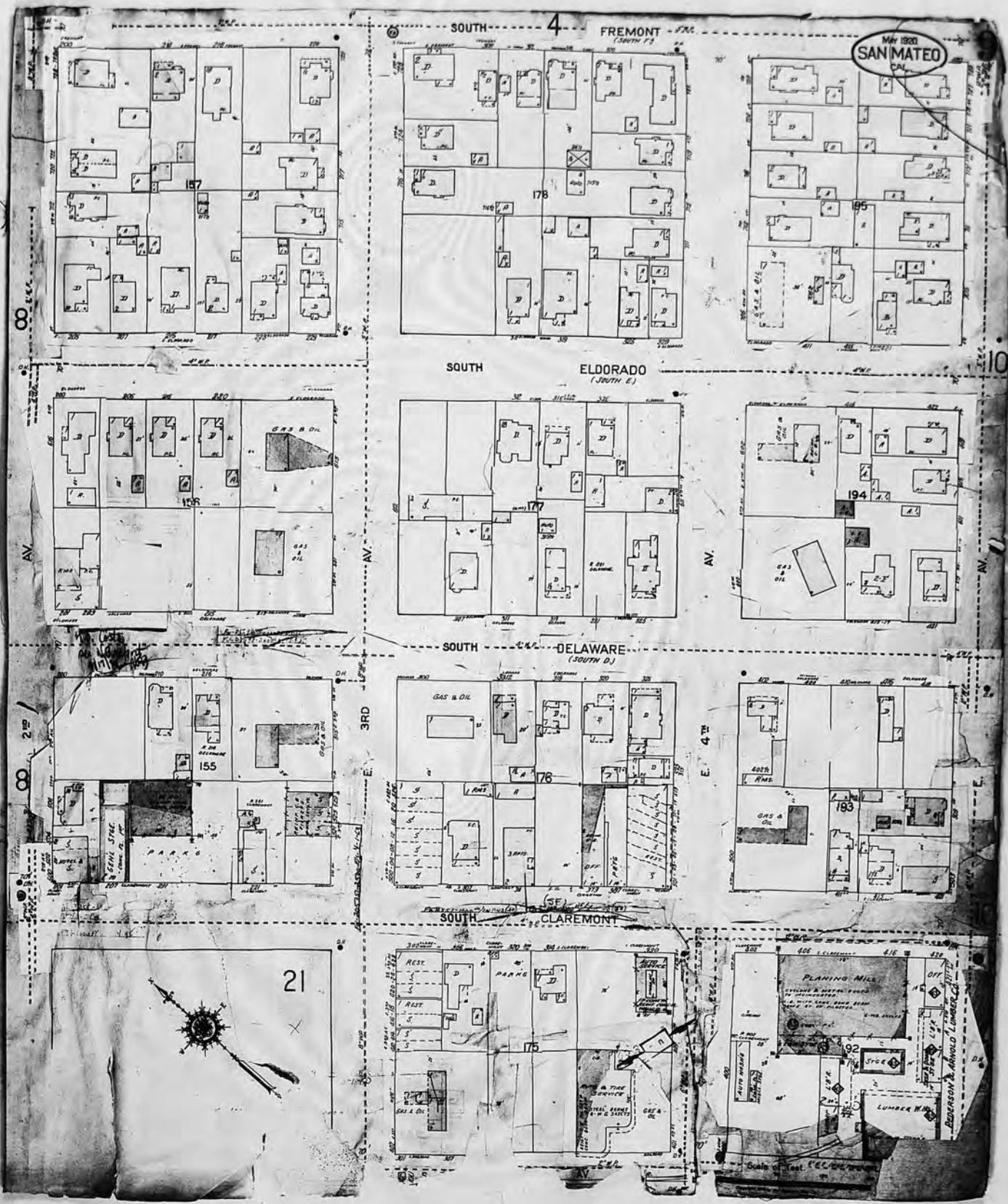












**4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo** January 3, 2023

APPENDIX TWO

1989 Historic Survey Form for 415 South Claremont Avenue



architecture + history, llc
www.architecture-history.com

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

Ser. No. _____
HABS _____ HAER _____ Loc. _____ SHL No. _____ NR Status 53
UTM: A _____ C _____
B _____ D _____
10/561810/4157640

IDENTIFICATION

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

DESCRIPTION

7a. Architectural style: Gothic Revival

7b. Describe present physical appearance:

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



8. Construction date:
Estimated 1865
Factual _____
9. Architect: none
10. Builder: unknown
11. Approx. property size
Frontage 80 Depth 60
or approx. acreage _____
12. Date(s) of enclosed
photographs
APRIL 1989

13. Condition: Excellent Good Fair Deteriorated No longer in existence

14. Alterations: iron hand rail

15. Surroundings: Open land Scattered buildings Densely built-up X
Residential Industrial Commercial X Other: _____

16. Threats to site: None known Private development Zoning X Vandalism
Public Works project Other: _____

17. Is the structure: On its original site? X Moved? Unknown?

18. Related features: _____

SIGNIFICANCE

19. State historical and/or architectural importance:

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

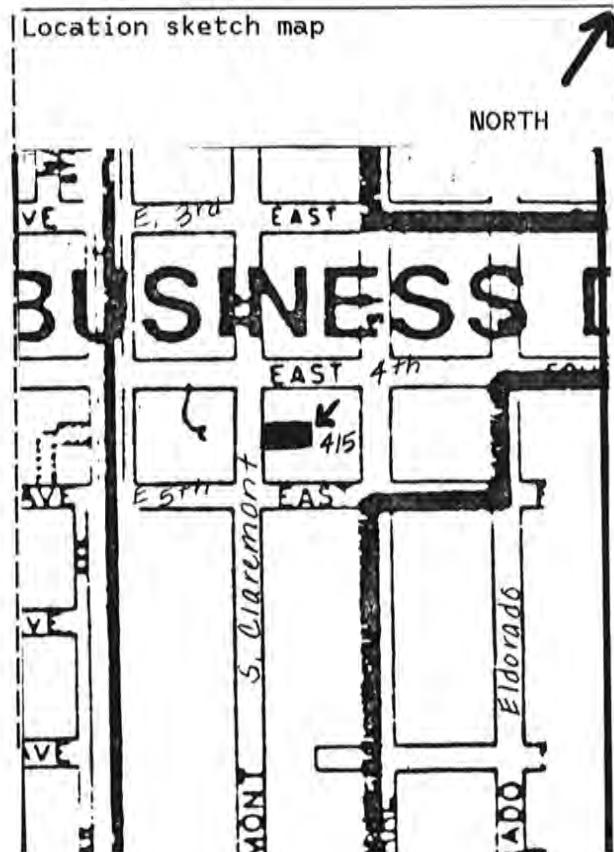
20. Main theme of the historic resource:

Architecture 2 Arts & Leisure
Econ./Indust. Explor./Settlement 1
Government Military
Religion Social/Education

21. Sources

Sanborn Maps, 1888-1897

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



**4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo** January 3, 2023

APPENDIX THREE

Original Building Permit 503 East 5th Avenue Commercial Building



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CITY OF SAN MATEO

July 15 1932

193

APPLICATION FOR BUILDING PERMIT

Application is hereby made to the City of San Mateo for permission to build (move, alter, repair, demolish) a
Store Building.....on Lot No. *503-20x60ft*, Block No. *20*,

Subdivision *Town of San Mateo*, situated on.....5th Ave & So Claremont.....street,
in accordance with the plans and specifications submitted herewith. *503-E. San Mateo*

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

Estimated cost of building, \$ 1500.00 Building to be occupied as.....Store.....by myself
f~~or~~XXXXs.

Size of Lot.....60x100.....feet from.....feet rear.....feet deep.

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

Size of proposed building.....twenty six.....feet by.....fifty.....feet.

Height from curb to top of roof beams in center of front.....18' 6"

Height in clear of basement or cellar.....none.....feet. Height in clear of first story.....13' 0".....feet.

Height in clear of second story.....none.....feet. Height in clear of third story.....none.....feet.

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

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

Size of studs in basement (underpinning).....none.....by.....inches.....inches on centers.

Size of studs in first story.....2.....by.....6.....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.....stucco.....outside, and.....plaster.....inside.

First floor joists.....concrete floor.....inches.....inches on centers. Longest span between supports.....ft.

Second floor joists.....2.....by.....16.....inches.....16.....inches on centers. Longest span between supports.....25.....ft.

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

Rafters2.....by.....6.....inches.....24.....inches on centers. Longest span between supports.....trussed to joist

Roof covered with.....composition.....

Studs in bearing partitions.....none.....by.....inches.....

Chimneys of.....none.....

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.....none
Address.....
Builder.....*503-20*
Address.....

Owner.....*J. Rodolari*
Address.....*370 3. St S.M.*
By.....

(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 streets, alleys, location of existing building on the lot, if any, and location and dimensions of proposed buildings. Plans and specifications must be fastened together.

NORTH

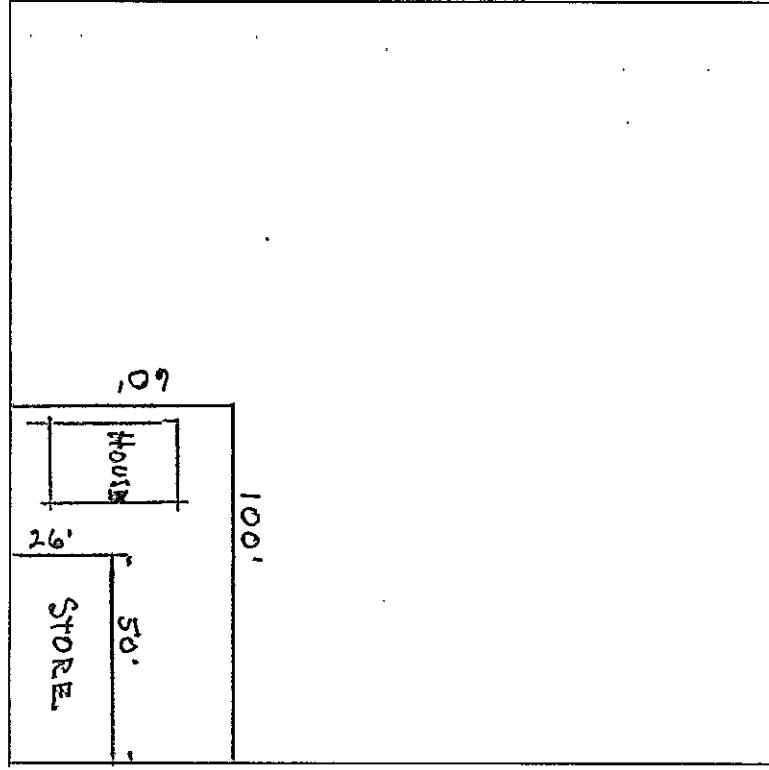
5TH AVE

STREET

WEST

APPLYING

STREET



STREET

EAST

STREET

SOUTH

No. 3146

CITY OF SAN MATEO

APPLICATION
OF

S. Rodalari..... Owner

FOR PERMIT TO ERECT A

Store Bldg. building

Location 5th & Claremont

Filed July 15, 1932 J. C. Clerk.

Referred to Building Inspector.....

July 15, 1932

Approved July 15, 1932

M. J. Gherardi
Building Inspector.

**4th and Delaware – Block 20, San Mateo, California – Historical Evaluation
City of San Mateo** January 3, 2023

APPENDIX FOUR

Original Building Permit Relocation of House 415 South Claremont Street



architecture + history, llc
www.architecture-history.com

CITY OF SAN MATEO

Application for Building Alteration Permit

January 17th, 1932.

Application is hereby made to the City of San Mateo for permission to alter, or repair, ~~or demolish~~, a *Two story Alter. Bld* on Lot No. *8*, Block No. *20*, Subdivision *Town of San Mateo*, situated on *503 E. 5th Aven* street, in accordance with the plans and specifications submitted herewith.

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

Estimated cost of work, \$ *400.00* Building to be used as *dwelling* by *One* families.

Write plainly Full Description of Work to be Done if Specifications are Not Submitted

*House and underspinning Residence concrete
Foundation with piling in good order*

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.....
Address.....
Builder..... *S. A. M. E.*,
Address.....

Owner..... *J. Rodolar*,
Address..... *370 B. St.*,
By.....

(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.

No. 3138.....

CITY OF SAN MATEO

APPLICATION OF

S. Rodolari.....Owner

FOR PERMIT TO ALTER A

Residence.....building

Location.....Fifth Avenue.....

.....

.....

File.....June 17, 1932.....

.....

Referred to Building Inspector.....

.....

.....

.....

Approved.....June 17....., 19.....32.....

M. J. Murray
Building Inspector.

WEST

NORTH

STREET

LETTERS

EAST

SOUTH

STREET

STREET