



historical resources evaluation report  
 4<sup>th</sup> avenue and b street – block 10  
 san mateo, ca

completed for:  
 the city of san mateo  
 community development department  
 pa # 2022-023

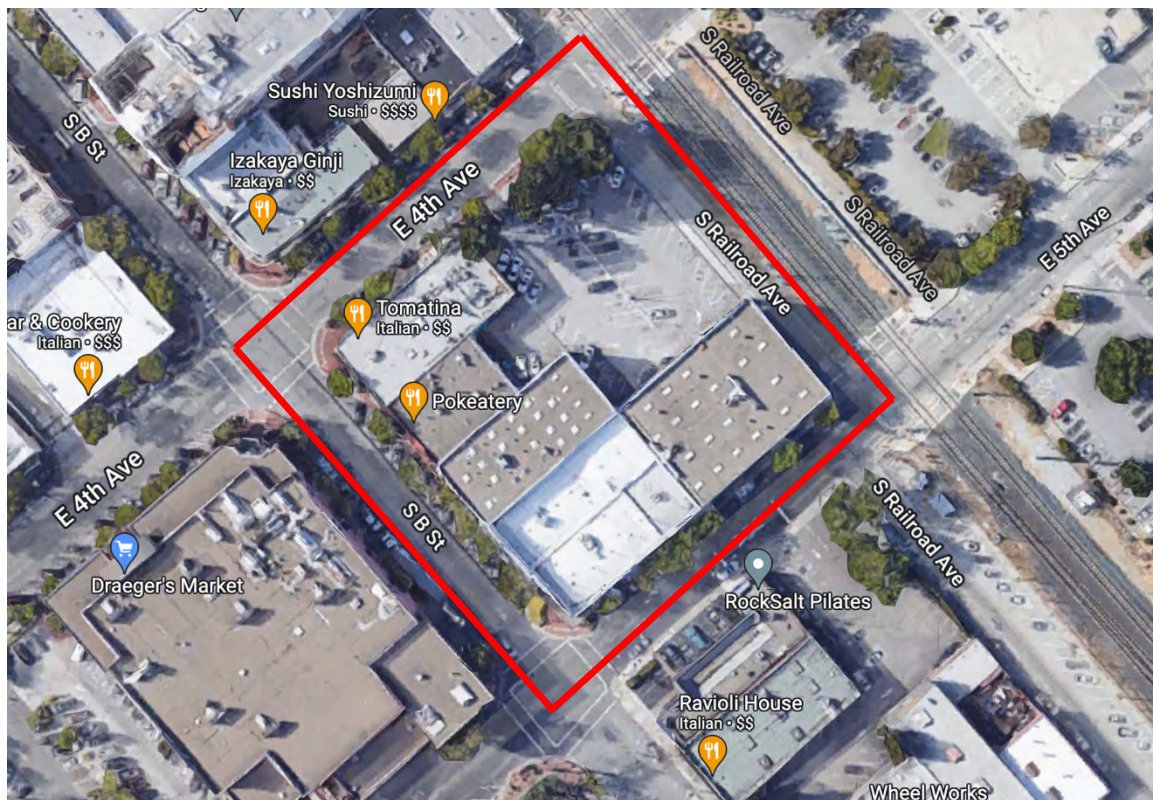
september 25, 2023

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 there are any buildings within the block bounded by East 4th Avenue, South Railroad Avenue, South B Street, and East 5th Avenue, historically known as Block 10, in San Mateo qualify as historical resources under the criteria of the California Register of Historical Resources in accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA). Additionally, because a future project at this site might utilize Federal grants or subsidies, the potential historic resources have also been evaluated under the National Register of Historic Places criteria, as required by the Federal National Environmental Policy Act (NEPA).



*Recent aerial map of the subject block outlined in red. Source: Google Maps, 2021*



**Summary Information**  
**Block 10 – 6 Parcels**

Address	APN	Current Use	Age / Source
401-405 South B Street (Address originally only 401)	034-179-010 (Block 10, Lot 5)	Tomatina Restaurant (401); Bay Home & Linens (405)	1917 <i>San Mateo Times</i> ; façade completely redone for current restaurant use in 2014 – Building Permit
407, 409, 411 South B Street (Addresses originally 403, 405, 407 South B)	034-179-020 (Block 10, Lot 6)	Pokeatery (407); Susan's Salon (409); Redwood Coast Cider (411)	August 25, 1949; Building Permit #15780; three stores
415-417 South B Street (Addresses originally 411-415 South B)	034-179-030 (Block 10, Lot 7)	Talbot's Cyclery	February 1, 1950; Building Permit # 16648; two retail stores; one story
421-425 South B Street	034-179-040 (Block 10, Lots 8 and 1)  Shares parcel with 445 South B Street	Talbot's Hobbies	March 13, 1952; Building Permit #21291; retail store; one story



Address	APN	Current Use	Age / Source
445 South B	034-179-040  (Block 10, Lots 8 and 1)  Shares parcel with 421-425 South B Street	Talbot's Toyland	March 11, 1953; Building Permit #23155  1987 2 <sup>nd</sup> story added  southeast corner is covered parking area.
402 South Railroad Avenue	034-179-050  (Block 10, Lots 3 and 4)	Surface parking	1949 permit to demolish warehouse; no new building constructed afterward
No address	034-179-060  (Block 10, Lot 2)	Surface parking	None





## 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, including a portion of this collection 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 1901 - 1961 were viewed and printed through the San Francisco Public Library's online catalogue for this block of San Mateo. There is an August 1967 bound copy of the Sanborn Map in the City of San Mateo Planning Department. Full copies of the appropriate Sanborn 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 consulted. No resources within the subject block were included in the 1989 Survey.



In April 2023 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.<sup>1</sup> 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 2<sup>nd</sup> Street and what became Railroad Avenue.<sup>2</sup> 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).<sup>3</sup> San Mateo Park was laid out in three sections above El Camino Real between 1902 and 1904.<sup>4</sup>

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.

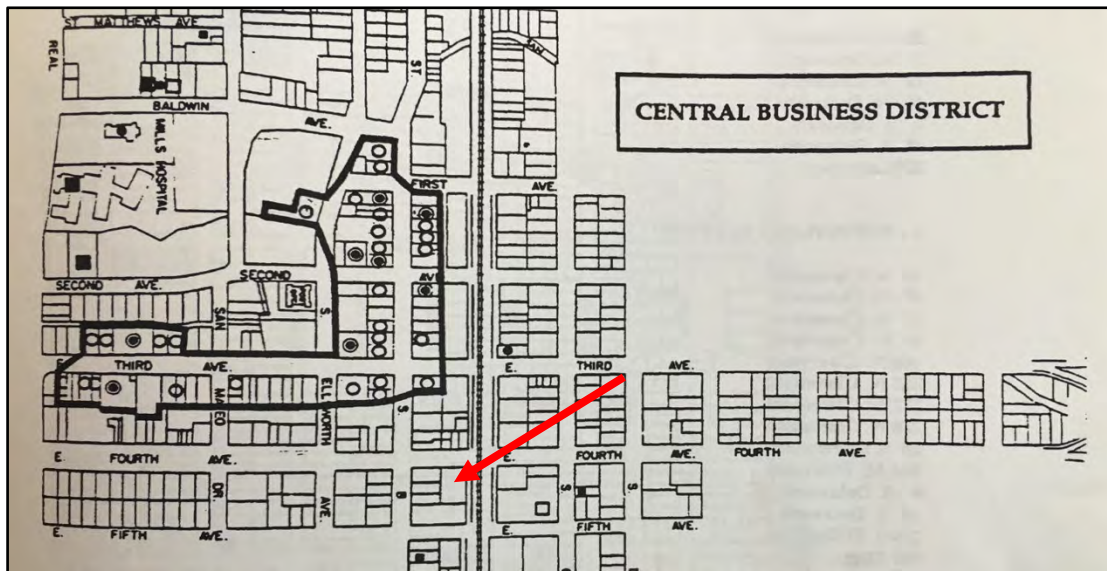




#### IV. Associated Historic Contexts

##### Downtown San Mateo Retail Core

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 historic commercial buildings constituting a Downtown Central Business Historic District. These buildings are found primarily along East 3rd Avenue between Railroad Avenue and El Camino Real and along South B Street between Baldwin Avenue and East 3rd Avenue, with the east side of South Ellsworth Avenue between Baldwin and East 3rd Avenue also included in the historic district.<sup>5</sup> The commercial buildings along East 4th and East 5th Avenues between El Camino Real and Railroad Avenue were not included in the 1989 Downtown Historic District. However, these streets and the intersecting perpendicular streets are included in the Downtown Retail Core subarea of the Downtown Area Plan (2009) boundaries.



Above: The map of the San Mateo Central Business District in the 1989 *Historic Building Survey Report*, a red arrow points to Block 10 which is located to the south and east of the historic district and which did not include any identified historic resources at that time.



### Subject Block Building Chronology

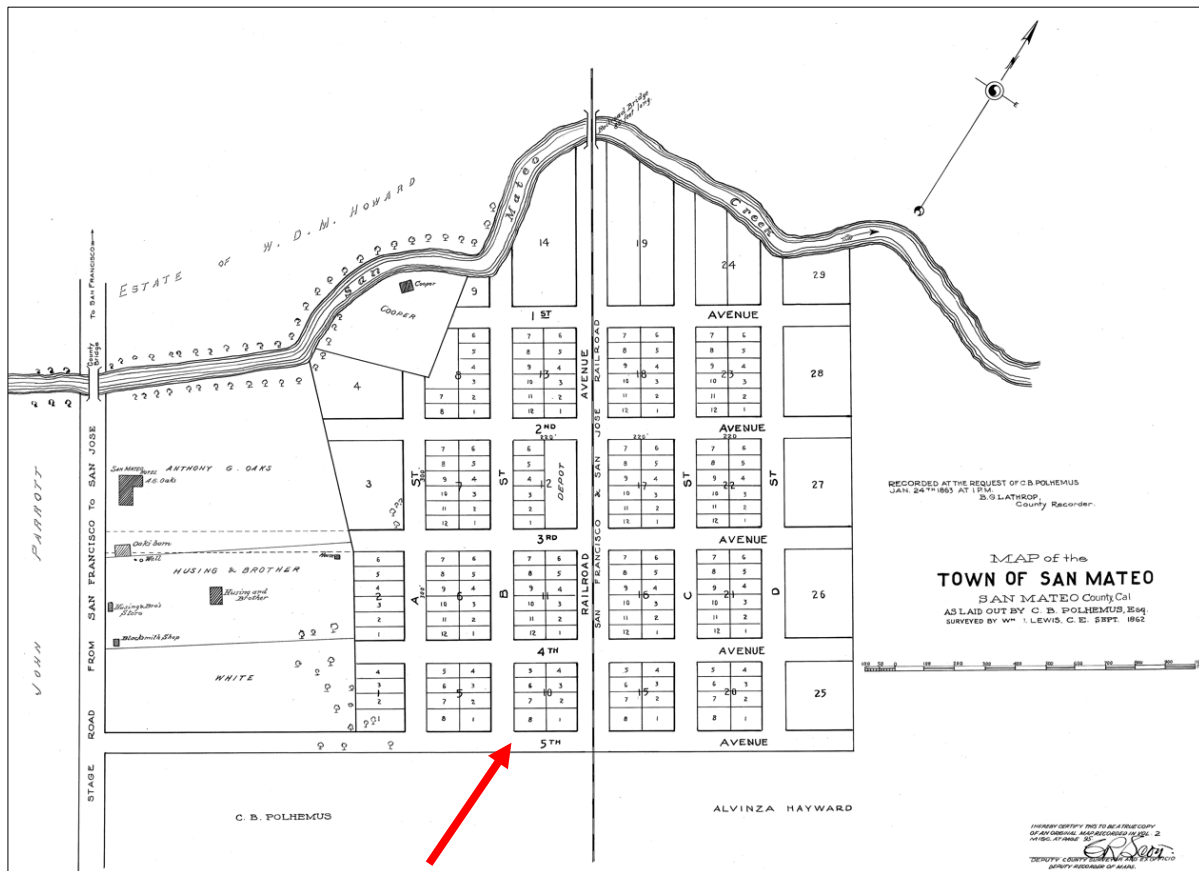
The following visual chronology was developed using a series of Sanborn Fire Insurance Maps for San Mateo from 1901 to 1967, San Mateo County Assessor Maps and an aerial photograph. Each of the full Sanborn Map sheets is included as Appendix One of this report; a detail of the block for each year is included below. Each map is oriented so that north is at the top of the map with Railroad Avenue at the east to the right side of the page.

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 5<sup>th</sup> 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 Avenue and B Street – Block 10, San Mateo, California – Historical Evaluation  
City of San Mateo

September 25, 2023

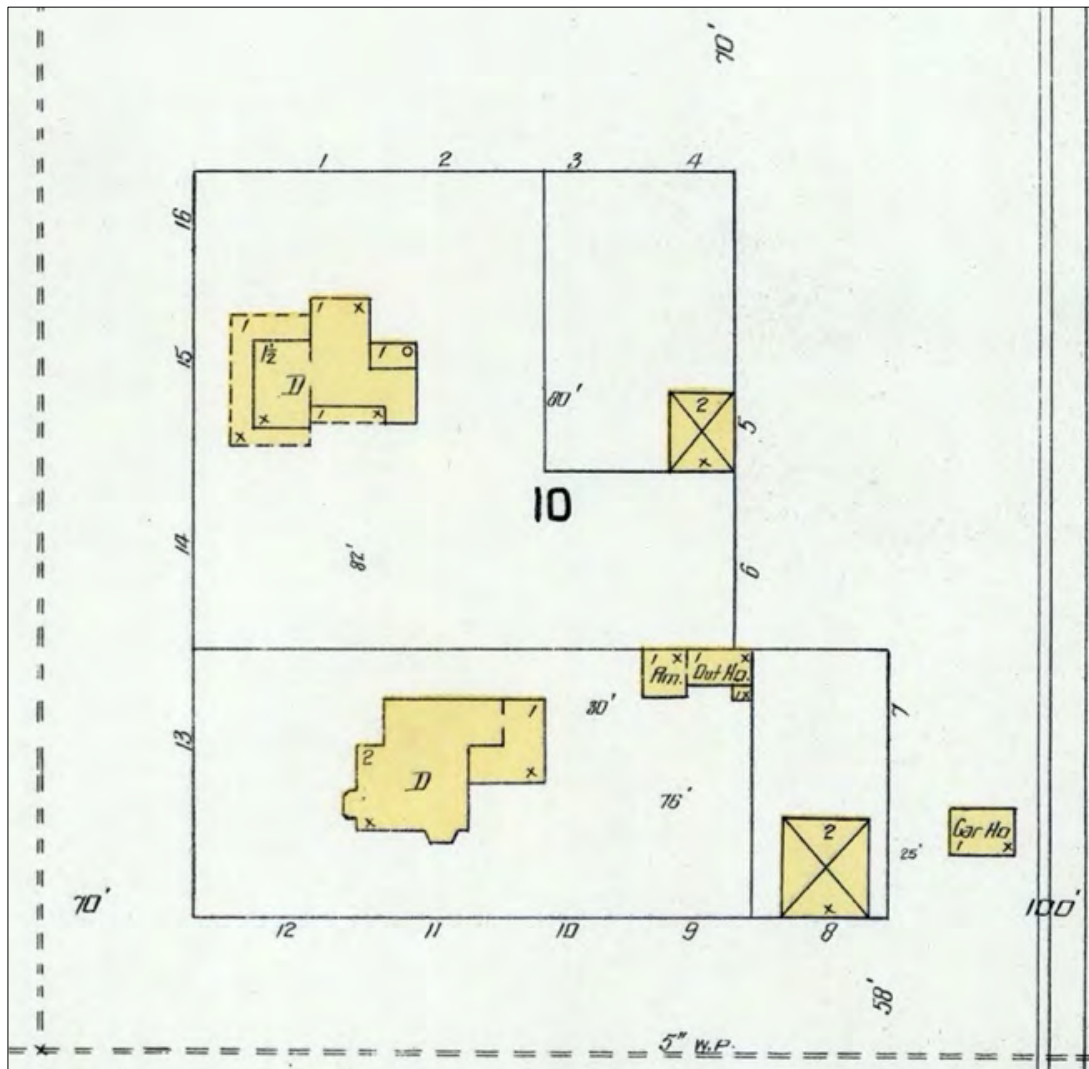


Above: The 1862 “Map of the Town of San Mateo.” The subject block is labeled as Block 10 and was at the southern edge of town at that time. The block was shown with eight subdivided parcels, with the two southern-most parcels being larger than the other six parcels in the block. The red arrow points to the subject block.



### 1901 Sanborn Fire Insurance Map

On the 1901 Sanborn Map Block 10 is shown with four parcels: two with wood-frame dwelling and two with small, wood-frame sheds or barns (marked by an X). There was a “car house” along the railroad tracks that appears related to railroad use as it is shown outside the identified parcel. The southern-most dwelling had a small room and an outhouse, both wood-frame construction, at the northeast corner of the parcel.

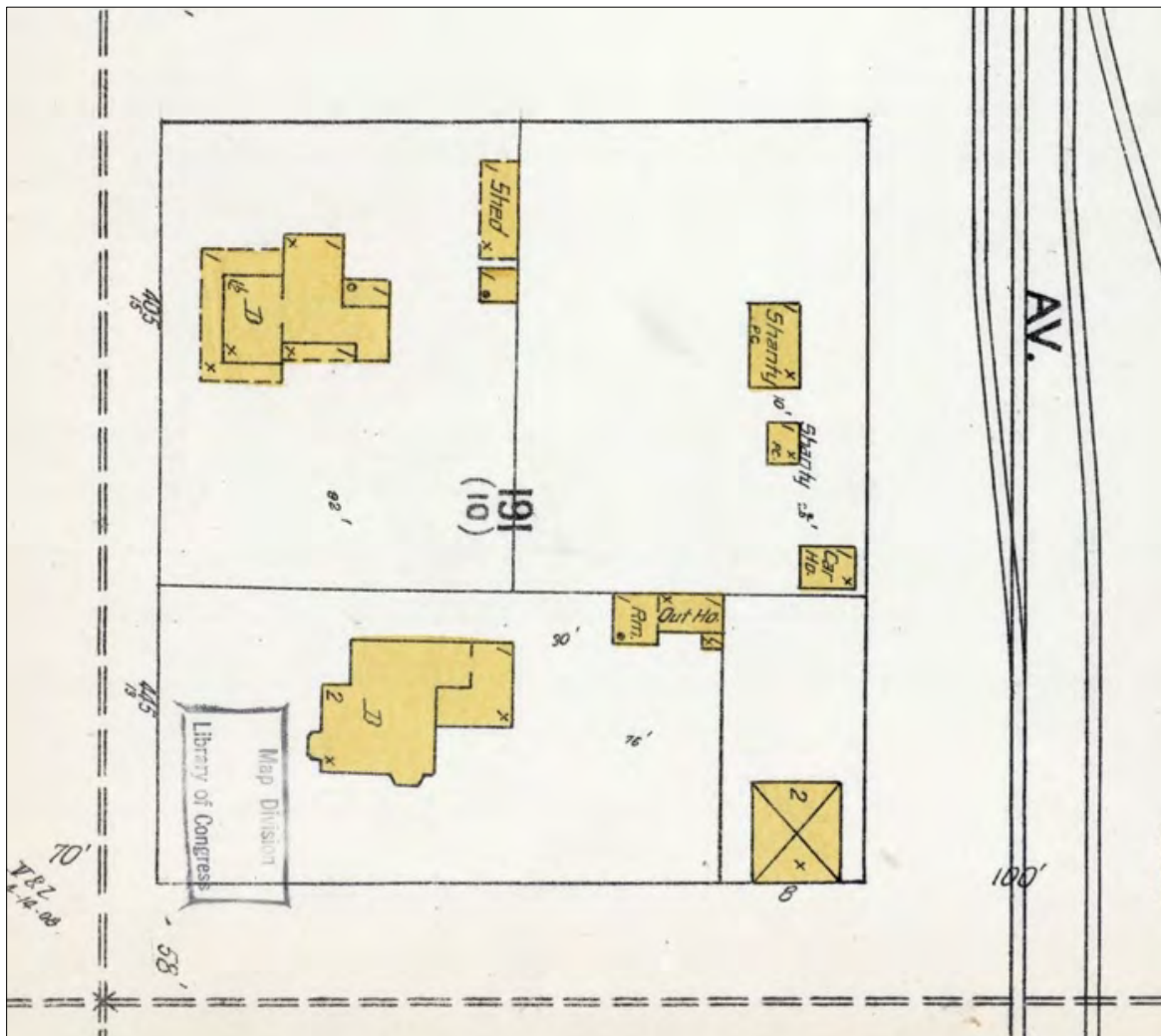


Above: Detail of the 1901 Sanborn Map, Sheet 10.



### 1908 Sanborn Fire Insurance Map

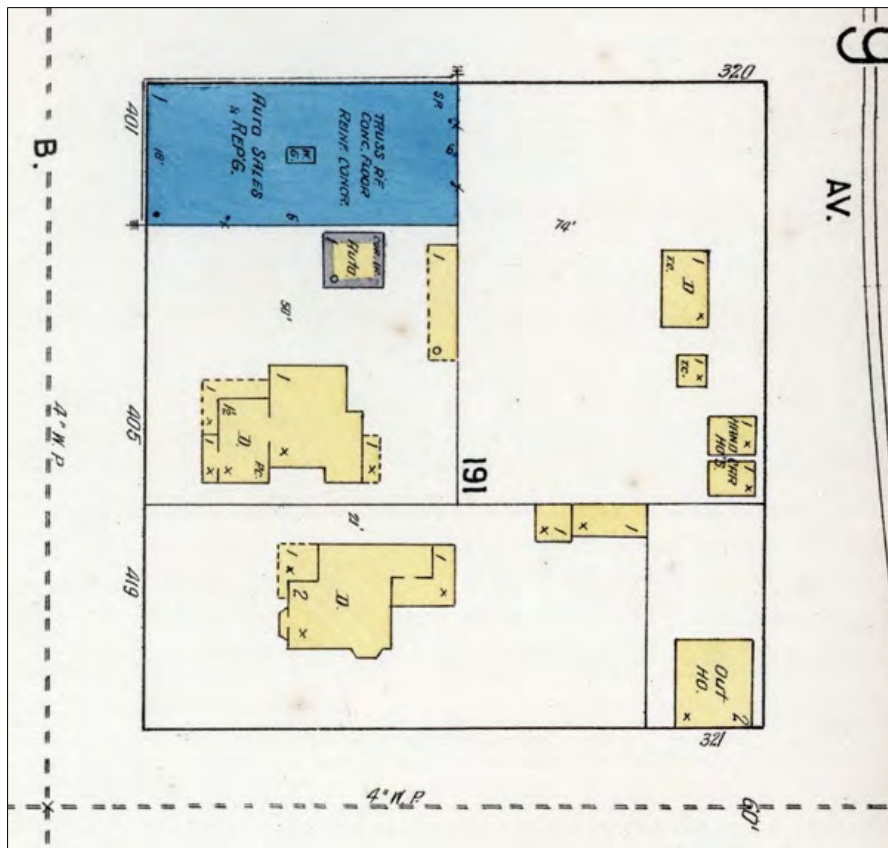
The 1908 Sanborn Map illustrated the same two wood-frame dwellings, but the parcel lines are marked differently. Additionally, the house parcels had addresses indicated – 405 and 445 South B Street. The parcel at the northeast corner of the block had several small, wood-frame buildings marked as “shanty.” The “car house” was shown on this parcel, a different location than on the 1901 Map. There was a large shed or barn the southeast corner parcel.





### 1920 Sanborn Fire Insurance Map

By 1920, the block remained divided into four parcels, but with new buildings or changed building locations, then on the 1908 Map. The dwelling at 405 B Street had been moved south and a new Auto Repair Shop had been constructed at the northwest corner of the parcel. This building, 401 South B Street, was of masonry construction as indicated in blue. It was of “reinforced concrete” construction. The dwelling, which shared this parcel, had a separate small garage, marked “auto,” and a one-story shed. The dwelling that had been indicated as “445 B Street” on the 1908 Map was labeled “419 South B Street.” There was a small dwelling on the large parcel at the northeast corner of the block, which had an address of 320 East 4<sup>th</sup> Avenue. An “outhouse” was situated on the parcel labeled 321 East 5<sup>th</sup> Avenue, which appears to have been the same shed shown on the 1908 Map.

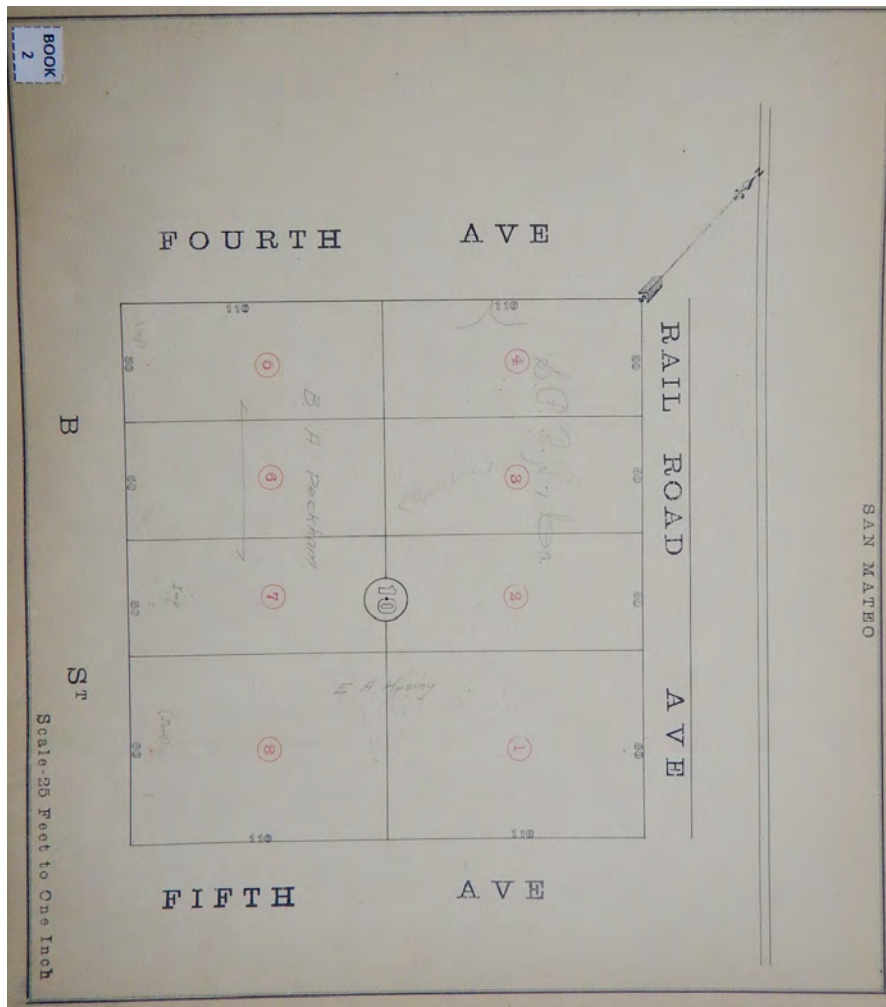


1920 Sanborn Map, Sheet 26



### Circa 1920-1922 San Mateo County Assessor Map

This detail of Block 10 indicates B. A. Peckham owned the parcels and improvements at the northwestern portion of the Block including parcels labeled 5, 6, and 7. Of these parcels 5 and 7 were labeled as having improvements or buildings present. Parcels 2, 3 and 4, at the northeastern portion of Block 10, were identified as owned by the Southern Pacific Railroad (SPRR). Parcels 1 and 8, at the southern side of the block, were owned by E. A. Husing and Parcel 8 was indicated as having improvements present.

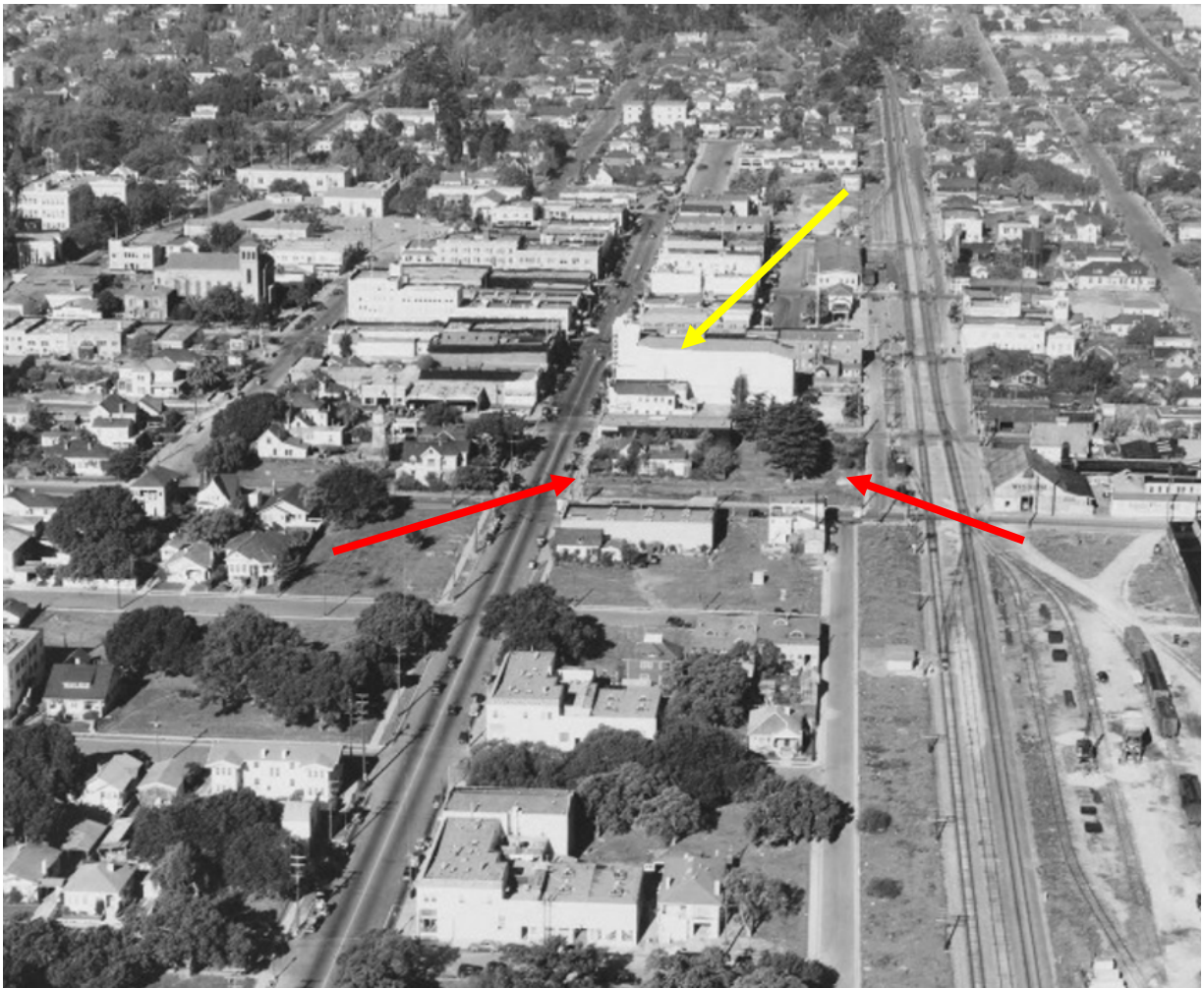


Above: Circa 1920-1922 San Mateo County Assessor Map



### ***1940s Aerial Photograph***

This photograph shows Block 10 with mature trees at the southeastern corner, a residential dwelling at the southwest corner, and the flat roof of the auto garage is visible at the northwest corner. The railroad tracks run north-south to the east of the block. The south façade and marquee of the Baywood Theater building are visible in the block to the north.



***Above: A 1940s aerial photograph of San Mateo looking north. The red arrows points to the subject block. Which at the time still had a residential building and the flat roof of the auto garage is visible at the northwest corner. The yellow arrow points to the Baywood Theater, which was in the block to the north, with the address of 345 South B Street.***



### 1950 Sanborn Fire Insurance Map

The 1950 Sanborn Map has the same parcel layout as the 1920 Map; however, the wood frame dwellings have been removed. The Auto Repair Building at 401 South B Street remained as shown on the 1920 Sanborn Map. It was joined on the parcel by a one-story, three-store building at 403, 405, and 407 South B Street. This building was also of reinforced concrete construction. Several small wood frame sheds or storage buildings were located toward the southeast portion of the block.



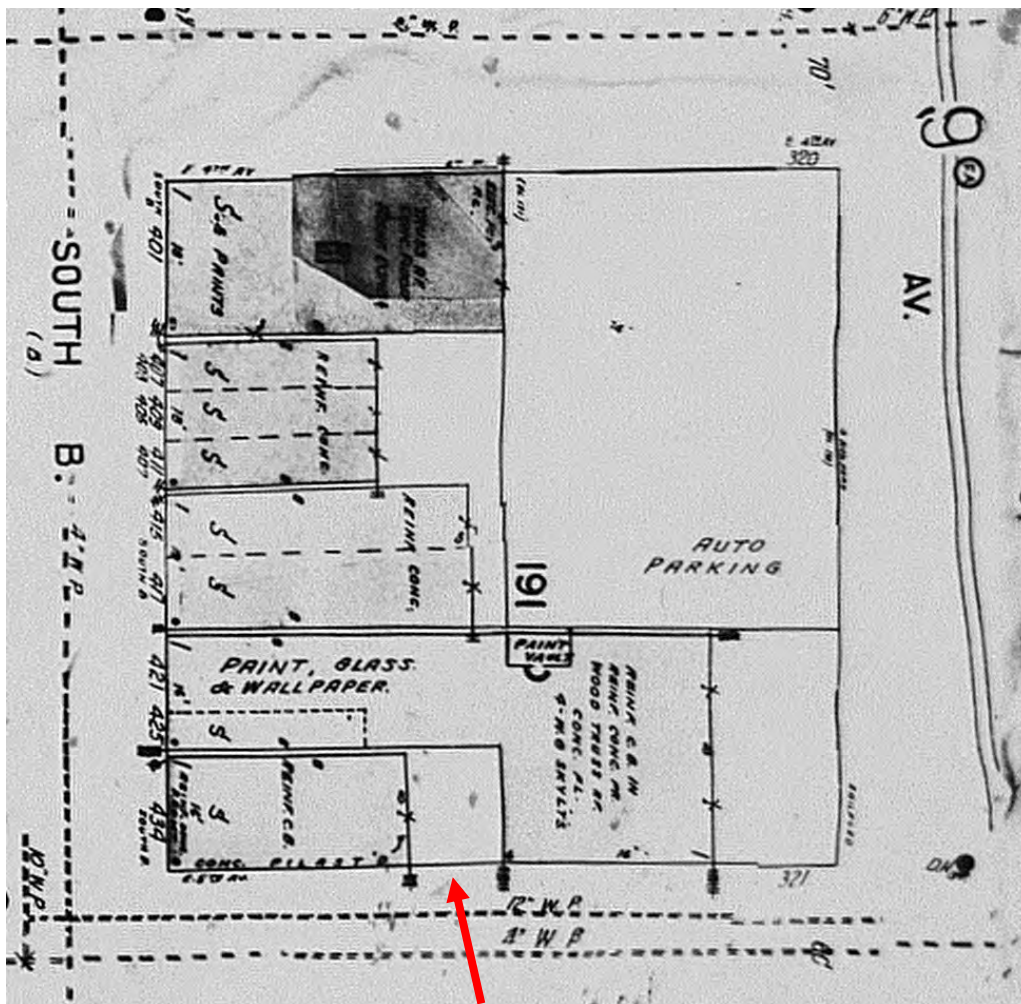
Above: Detail of the 1950 Sanborn Map, Sheet 26.





### 1953 Sanborn Fire Insurance Map

The 1953 Sanborn Map shows the west side of the block had been built out with commercial buildings while the east side was being used for surface automobile parking. The commercial buildings at 415-417, 421-423, and 445 South B Street joined the earlier two commercial buildings which were at the north end of the block face. All these buildings were of reinforced concrete construction. The building at 421-423 South B Street was L-shaped in plan with a section facing East 5<sup>th</sup> Avenue. There was a courtyard between 445 South B Street and the East 5<sup>th</sup> Avenue section of 412-423 South B Street.



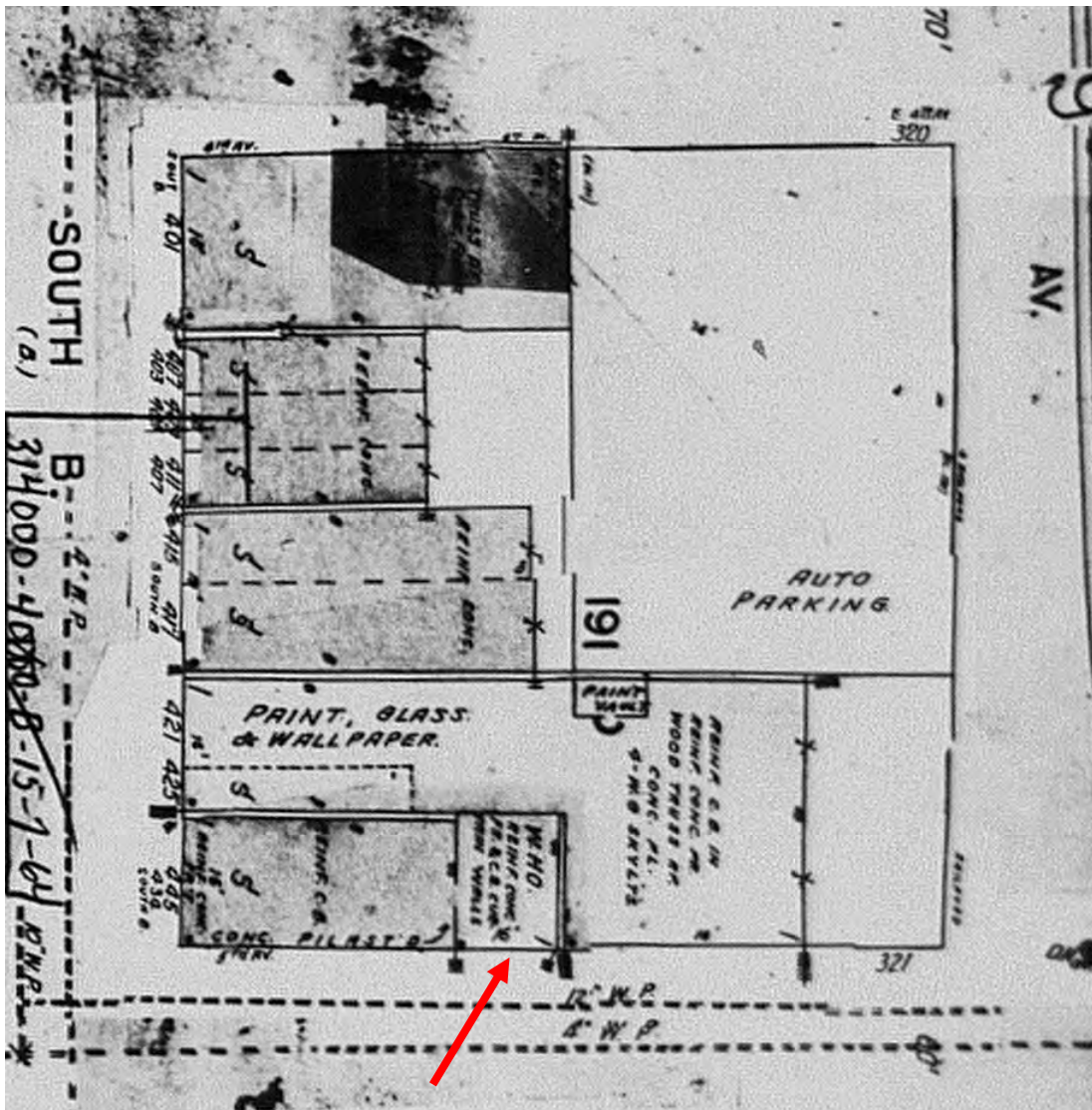
Above: Detail of the 1953 Sanborn Map, Sheet 26. The red arrow points to the courtyard between the buildings.





### 1956 Sanborn Fire Insurance Map

The 1956 Sanborn Map shows a warehouse had been constructed, filling in the courtyard between 445 South B Street and the East 5<sup>th</sup> Avenue section of 412-423 South B Street. No other changes had occurred since the 1953 Map.



Above: Detail of the 1956 Sanborn Map, Sheet 26. The red arrow points to the new warehouse constructed on what had been an open area or courtyard between the two buildings.



### 1959 Historic Photograph

This photograph shows the subject block buildings along B Street about 1959. The Fuller Paint Company sign is on the storefront at 421 South B Street. The San Mateo Mutual Savings was located at 417 South B Street. A Washrite sign indicated the use at 411 South B Street and the loan sign of Beneficial Finance is visible at 401 South B Street. Note the Baywood Theater Building in the next block. The opposite site of the street was a surface parking lot. This photograph was taken prior to the second story addition to the 421-425 South B Street building in 1991.



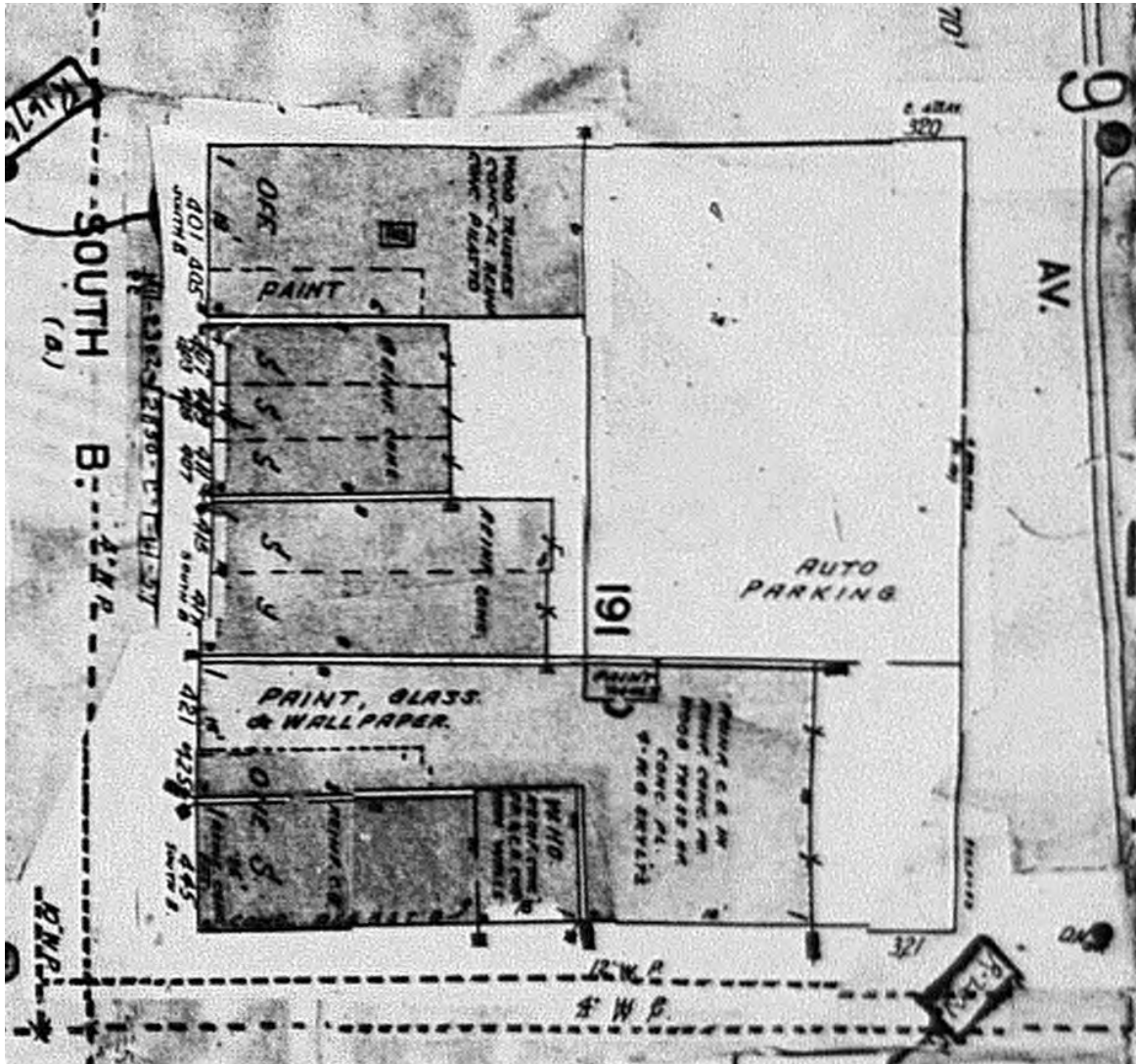
*Above: Historic Photograph circa 1959, looking north along B Street. Images of America: San Mateo, Gregory Zompolis, Page 123.*





### 1961 Sanborn Fire Insurance Map

The 1961 Sanborn Map indicates the following changes from the 1956 Map: the building at 401-405 South B Street was labeled an office rather than a store and the southern portion of the building had been divided into a separate store.

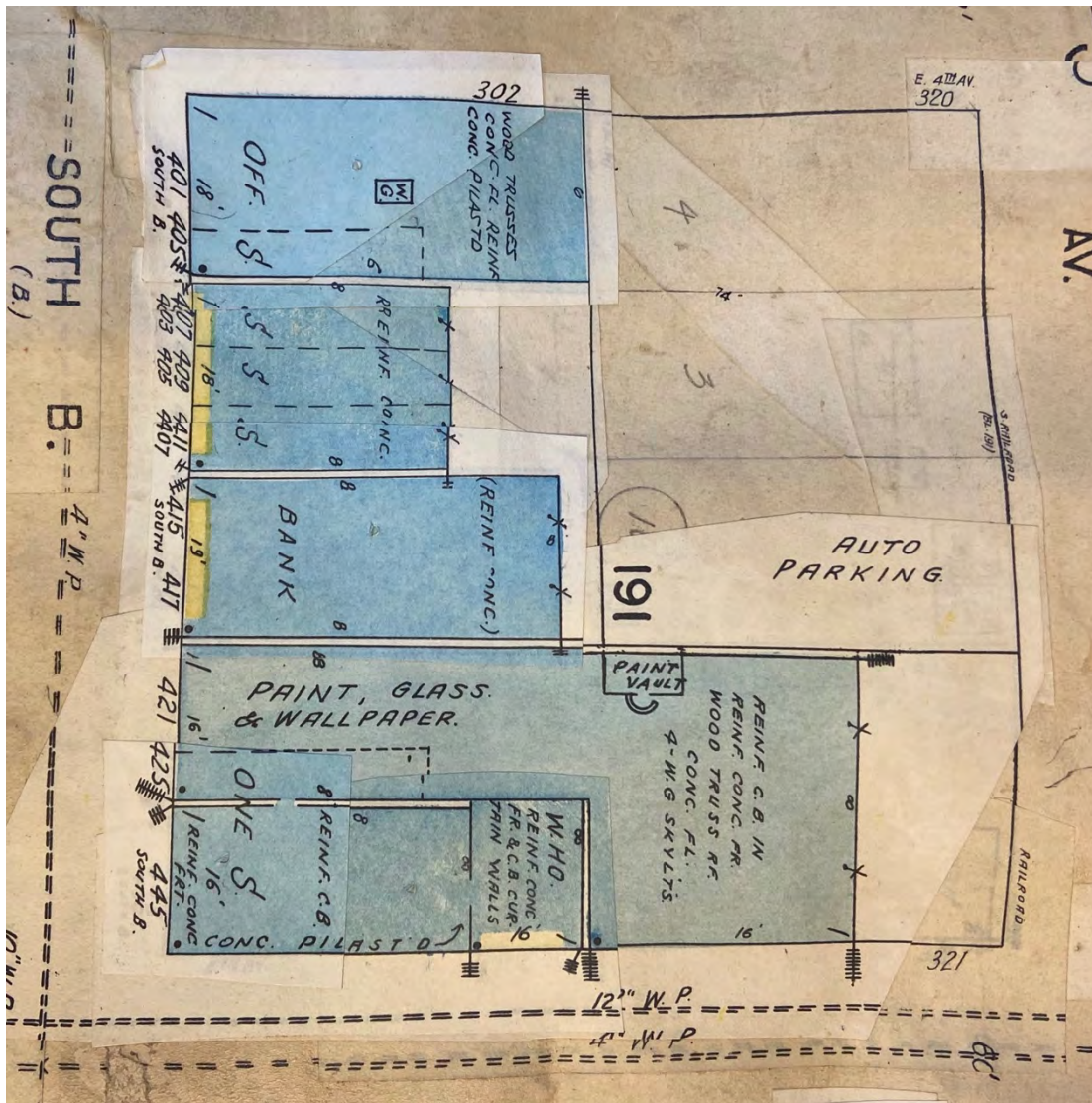


Above: Detail of the 1961 Sanborn Map, Sheet 26.



### 1967 Sanborn Fire Insurance Map

This version of the Sanborn Map does not show any physical or built changes from the 1961 Map; however, the building at 417-417 South B Street was labeled as a bank and was one storefront space rather than two as previously noted on the maps.



Above: Detail of the 1967 Sanborn Map, Sheet 26. Note the building at 415-417 South B Street was occupied by a bank at this time.

## V. Individual Property Descriptions, Occupants, & Building Chronologies

### 401-405 South B Street (APN 034-179-010)

#### *Description – 401-405 South B Street*

The building at 401-405 South B Street is a one-story, reinforced concrete, slightly bowed roof, commercial building with a rectangular footprint. This building has been significantly altered including during building campaigns in 1958, 1987, 2009, 2013 and most recently in 2014. While it retains its footprint, height, and massing, the building façade details and glazed storefront system reflect the most recent alterations in 2013 and 2014.

At the South B Street, or west, façade there are three bays. The bay at the north corner has a recessed and angled entry to the restaurant. The angled and recessed entry dates to 1958 and is shown in a 1958 drawing of the building. There is a pedimented parapet centered above the three bays at this façade. The parapet conceals the slight bow of the roof. Fixed, overhanging, awnings are centered above each bay along this façade.

The north façade, facing East 4<sup>th</sup> Street, has three storefront windows at the west and east ends of the facade, with each window having a fixed, overhanging awning. There is a section of blank wall between these two window groupings.

The east façade has no openings; there were historically openings at this façade, but they have been infilled. The south façade abuts the building to the south, 407-411 South B Street, except the eastern end of the façade projects beyond the adjacent building. This section of the façade does not have any openings and the horizontal board forms of the concrete construction are visible.







*Above: The northwest corner of 401-405 South B Street, looking southeast.  
Below: Detail of the northwest corner of 401-405 South B Street, looking southeast.*







*Above: The west front of 401-405 South B Street, looking east.  
Below: The northwest corner of 401 South B Street, looking south. Note the angled, covered entry at the corner.*







*Above: The east end of the north façade of 401 South B Street, looking southeast.  
Below: The east façade of 401-405 South B Street, looking west. Note this façade has no openings.*





*Above: The south and east façades of 401-405 South B Street, looking southeast.*

### ***Owner and Occupant History – 401-405 South B Street***

The building at 401-405 South B Street originally had the address of only 401 South B Street. It was built in 1917 as the Fred E. Beer Ford Dealer with sales and service in the building. In August 1926, Beer announced in a *San Mateo Times* advertisement that the business was relocating to a new building constructed at 46-52 B Street.<sup>6</sup>

**ANNOUNCEMENT**

FRED E. BEER ANNOUNCES THE REMOVAL OF HIS FORD SALES AND SERVICE FROM 401 B STREET TO A SPECIALLY CONSTRUCTED NEW PLANT AT 46 TO 52 NORTH B STREET

THE NEW BUILDING IS THE LARGEST AND MOST MODERN FORD PLANT ON THE PENINSULA

**Formal Opening**

OUR FORMAL OPENING WILL BE ON TUESDAY EVENING, AUGUST 24TH, AT 8:30 P. M., AND A MOST CORDIAL INVITATION IS EXTENDED TO YOU AND YOURS TO COME AND BE OUR GUEST ON THIS EVENING THERE WILL BE

**MUSIC, REFRESHMENTS and DANCING if you like**

EVERYBODY WELCOME

**FRED E. BEER**

FORD SALES AND SERVICE

*An advertisement from the San Mateo Times, August 21, 1926 detailing the relocation of the Fred E. Beer Ford Sales Showroom.*





In 1928, the City Directory identified W. M. High as occupying the building, but it was unclear what this business entailed.<sup>7</sup> In these early years of the building, it shared a parcel with a single-family home that was occupied by Mrs. Florence Taber and B. A. Peckham, who was also identified as the owner of the parcel on a circa 1920 San Mateo County Assessor Map. The house was no longer present on the 1950 Sanborn Map.

The 1930 City Directory noted the commercial building was vacant. Between 1935 and at least 1939, the Home Furnishings Company occupied the building. The 1943 City Directory noted the building was vacant. From at least 1946 to 1950, the Franson Motor Company was the commercial tenant. By 1952, and extending to at least 1955, the Garden Seed and Feed store occupied the building. The 1957 City Directory noted the building was again vacant.<sup>8</sup>



**The Sharp Shooters Are Clearing the Way!!**

From behind bushes, sand dunes and rocks, they are picking off the snipers and machine gunners that are all set to spread death among our charging troops. They are the boys that nip trouble in the bud.

Yes! There have to be sharp shooters on the home front too. . . . We call them trouble shooters. At the first sign of motor distress, drive your car into our modern, well equipped garage. Our trouble shooters will quickly locate the danger point and correct it before it wrecks the motor itself. Our sharp shooters (all average 14 years' experience) are specialists on

**Chrysler—De Soto—Dodge—Plymouth—But can repair anything that rolls**

**FRANSON'S AUTOMOTIVE SERVICE**

401 B Street, corner Fourth Avenue      San Mateo      Dial 3-2660

*An advertisement from the San Mateo Times, June 6, 1944 for the Franson Motor Company at 401 B Street at Fourth Avenue.*





*An advertisement from the San  
Mateo Times, September 3, 1945  
for the Franson Motor Company.*

In 1958, the building was remodeled, the angled entry constructed at the corner, and the building was split into the two storefront configuration that remains today.<sup>9</sup> From 1960 to 1995, the Beneficial Finance Company was the tenant in the 401 South B Street space, or the northern-most storefront. In 1960, Chick's Paint Pot was the tenant in the 405 South B Street storefront. From 1965 to 1995 a series of barber shops and beauty salons occupied the space.<sup>10</sup>



**Building Permits – 401-405 South B Street**

An original building permit for this building not located in city records as it was constructed before 1920, or before the City of San Mateo issued building permits. A *San Mateo Times* article indicated the building was constructed in 1917.

Date	Permit Number	Names	Description / Cost
November 22, 1937	4394	Estate of B. A Peckham, owner; F. H. Boring, Builder	\$750.00; put balcony and ceiling in store building.
December 14, 1944	8447	W. B. Franson, owner; M. J. Terranova, builder	\$300.00; interior office partitions in garage building
July 27, 1945	9072	Gordon & Tabor, owners; Franson Motor Co, lessee; Day labor, builder	\$1,800.00; display room for garage
December 12, 1954	24814	Dr. Kenneth L. Nesbitt; owner; Stevenson Pacific, builder	\$4,280.00; repair fire damage
January 8, 1958	34568	Ronald Dixon, owner; Miller & Steiner, architects; O. L. Cavanagh & Sons, builder	\$38,000.00; alter store and office building
December 10, 1987	3992	Beneficial Management Group; lessee Commercial Alterations; builder	\$18,550.00; interior remodel
March 3, 2009	BD2009-233932	A.P. Besier; owner; Home Gallery; lessee; RRS Architecture, architect; Marhah Group, builder	\$24,158.00; remodel store interior; 405 South B St space only



Date	Permit Number	Names	Description / Cost
November 15, 2013	BD2013-247007	Rooster's Men's Salon; tenant	\$175,000.00; interior remodel of 405 South B St storefront space
July 17, 2014	BD2013-248420	Bruce Beiser Trust, owner; Tomatina's Restaurant; tenant; A & E National, architect; Beals Martin, contractor	\$200,000.00; façade improvements, windows, doors, sunshades, extension of parapet
July 31, 2014	BD2013-248421	Bruce Beiser Trust, owner; Tomatina's Restaurant; tenant; Alberti & Alberti, architect; Smith Development, contractor	\$507,500.00; change of use retail to restaurant; interior remodel

**401-405 South B Street**  
**Developers, Architects, Engineers, and Builders**

No original Building Permit exists for this building. Further, it has been heavily altered from its original appearance and is reflective of alterations that occurred between 2013 and 2014.



**407, 409, 411 South B Street (APN 034-179-020)**

***Description – 407, 409, 411 South B Street***

The building at 407-411 South B Street is a one-story, reinforced concrete, flat roofed, commercial building with a rectangular footprint. The South B Street, or west, façade has three storefront entries that are recessed under a deep overhang of the roof. There is an angled parapet covered in red standing seam roofing material. The storefronts are heavily glazed and are flanked at the north and south ends by a projecting wall with a veneer of buff-colored, thin, horizontally-oriented, Roman brick. The storefront configuration is likely original but based on historic photographs the parapet has been altered. The north and south exterior walls abut the adjacent commercial buildings. The east, rear, façade has three separate rear exit doors, small windows adjacent to the doors and a larger, multi-pane, industrial sash window above. These all appear to be original openings.



*Above: 407-411 South B Street (center, looking southeast.*



September 25, 2023



*Above: The west façade of 407-411 South B Street, looking east.*

*Below: The west, rear, façade of 407-411 South B Street. Red arrow points to rear of building.*





***Owner and Occupant History – 407, 409, 411 South B Street***

The building at 407, 409, 411 South B Street was built in 1949.<sup>11</sup> Its original owner was the Peninsula Title Company, and it was constructed by builder Albert E. Magnuson of Redwood City. Merryman and Stratta of San Bruno were listed on the building permit as the architect /engineer; however, there are no original drawings on file with the City of San Mateo. James L. Stratta was a civil engineer with California license number 7166. He was also the engineer or designer of the building at 415-417 South B Street.<sup>12</sup>

From 1950 to 1957 the occupants of the building were as follows: 407 South B Street, Personal Finance Company; 409 South B Street, San Mateo Title Company, and 411 South B Street, a laundromat. The laundromat, Bamboo Washrite occupied the storefront at 411 South B Street until 1995. The other two storefronts had rotating businesses from 1965 through 1995, including hair salons, insurance companies, loan agencies, women's clothing boutiques, and a drapery store.<sup>13</sup>



*An advertisement from the San Mateo Times, August 22, 1951 for the new Bamboo Washrite.*





In 2006, 409 South B Street was remodeled for use as a beauty salon.<sup>14</sup> In 2008, 407 South B Street was remodeled for use as a frozen yogurt store.<sup>15</sup> Then in 2015, 407 South B Street was remodeled again as Pokeatery Restaurant.<sup>16</sup> In 2019, the storefront at 411 South B Street was remodeled to house Redwood Cider Company.<sup>17</sup>



**Building Permits – 407, 409, 411 South B Street**

Date	Permit Number	Names	Description / Cost
August 25, 1949	15780	Peninsula Title Company, owner; Albert E. Magnuson, builder; Merryman & Stratta, architects	\$24,000.00; 50 x 70 store building; 3 stores; concrete
August 24, 2006	BD2006-225723	B Street Trust, owner; Susan's Salon, tenant; Tran Gen Construction, contractor;	\$55,770.00; interior remodel and plumbing for Salon; 409 South B Street storefront
January 31, 2008	BD-2007-230486	Robert Guglielmi, owner; Yogurtouille, tenant; Allied Teamwork, contractor	\$60,000.00; interior improvements, 407 South B Street storefront
September 22, 2015	BD-2015-254693	Robert Guglielmi, owner; Pokeatery, tenant; Restaurant Design Cpts, architect; SK Remodeling, contractor	\$50,000.00; no façade work, interior only and elec and plumbing upgrades; 407 South B Street storefront
May 10, 2019	BD-2019-270363	Robert Guglielmi, owner; Redwood Coast Cider and Menary Investments, tenant; Lewis Architecture, architect	\$15,831.20; non-structural interior renovation; 411 South B Street storefront



**407, 409, 411 South B Street**  
**Developers, Architects, Engineers, and Builders**

This building was developed by the Peninsula Title and Guarantee Company. It was designed by William B. Merryman, architect and James L. Stratta, engineer. Albert E. Magnuson was the original builder and Arthur Brothers Construction, completed alterations on behalf of Talbot's toys.<sup>18</sup> William Blanchard Merryman, architect, was a native of Baltimore. He moved to Menlo Park in 1948. He was only in the Bay Area for a brief period before dying at age 43, in 1955. His brief obituary in the *San Mateo Times* did not list his educational or professional experience other than the location of his San Bruno office.<sup>19</sup>

James L. Stratta was a well-known civil and structural engineer who practiced in the Bay Area from just after World War II into the 1970s. He was educated in San Francisco at Galileo High School before attending the University of California, Berkeley. He served at the Ames Aeronautical Laboratory at Moffett Field during World War II. He worked at several San Francisco engineering firms before forming his own practice, Simpson and Stratta, with Albert T. Simpson in 1952. In 1961, he was elected president of the Structural Engineers Association of Northern California. He taught at the University of California, Berkeley. His long-term practice resulted in hundreds of projects across the Bay Area. Late in his career he consulted on the causes of several engineering disasters as a structural expert including the collapse of the Kemper Arena in Kansas City, Missouri. He was a long-time resident of Atherton and practiced into the 1970s.<sup>20</sup>

Albert E. Magnuson was a general contractor with offices in Redwood City. A review of the *San Mateo Times* did not result in many references to Magnuson projects. He was the builder of a similar commercial structure at 1616-1620 South El Camino Real in 1948.<sup>21</sup>



Arthur Brothers Construction was a San Mateo and Peninsula Builder from the late 1940s into the early 1970s. Their work was widely mentioned in the *San Mateo Times* and they appear to have worked on both commercial and residential projects during that time period.<sup>22</sup>

**415-417 South B Street (APN 034-179-030)**

***Description – 415-417 South B Street***

The building at 415-417 South B Street is a two-story, reinforced concrete, flat roofed, commercial building with a rectangular footprint. The South B Street, or west, façade has a centered storefront entry, labeled 415 South B Street. The building originally had two storefronts, but in 1964, it was converted to a single storefront space. The storefront is recessed under a deep roof overhang. The outer portions of the storefront are solid concrete walls and the storefront windows that flank the glazed entry sit above a solid, undecorated base. The second story was added in 1991 and has a series of large, plate glass windows that are centered on the west façade. The façade has a smooth, undecorated finish except for a simple geometric cornice.

The north and south walls abut the adjacent buildings, however, the north wall project beyond the building to the north and is visible at the rear.





*Above: 415-417 South B Street, looking southeast.  
Below: The west façade of 415-417 South B Street, looking east. Note the single storefront configuration despite the two addresses.*







*Above: 415-417 South B Street, looking northeast.*

*Below: The rear, or east and north facades of 315-417 South B Street.*



***Owner and Occupant History – 415-417 South B Street***

The building at 415-417 South B Street was built in 1950 for the Peninsula Title & Guarantee Company. The building originally housed two storefronts; but was altered in 1964 to accommodate one business. Early tenants included Larry Devlin Kitchens and Bridge and Dugan carpets. By 1957 the San Mateo Mutual Savings & Loan Association occupied 417 South B Street. Then in 1964, the savings and loan remodeled the building for its exclusive use. It remained a Savings and Loan until the mid 1970s when Talbots Cyclery took over the space. Talbots remained in the building until very recently.



**Building Permits – 415-417 South B Street**

Date	Permit Number	Names	Description / Cost
June 3, 1948	13707	Lauren Smith, owner	\$500.00; Demolition permit; “clear lot of all buildings”
February 1, 1950	16648	Peninsula Title & Guarantee Company, owner; William B. Merryman, architect Albert E. Magnuson, builder;	\$29,000.00; Retail – two stores
November 10, 1955	29110	Owner, San Mateo Mutual Savings and Loan Assoc; The Cunneen Company, architects; Mattock Construction, contractor	\$13,000.00; alter offices, interior alterations
March 6, 1964	43119	Owner, San Mateo Mutual Savings and Loan Assoc; Donald Cleves, architect; V. Nielson, contractor	\$10,000; interior alterations
March 5, 1974	57869	Owner, Talbot’s Toys; Arthur Brothers, contractor	\$10,000.00; add mezzanine storage area to existing building
April 1, 1991	21552	Gordon & Joan Moore, owners; Talbots Cyclery, tenant; GM Associates, architect; Arthur Bros, contractor	\$360,000; 2 <sup>nd</sup> story addition to one-story building and interior remodel

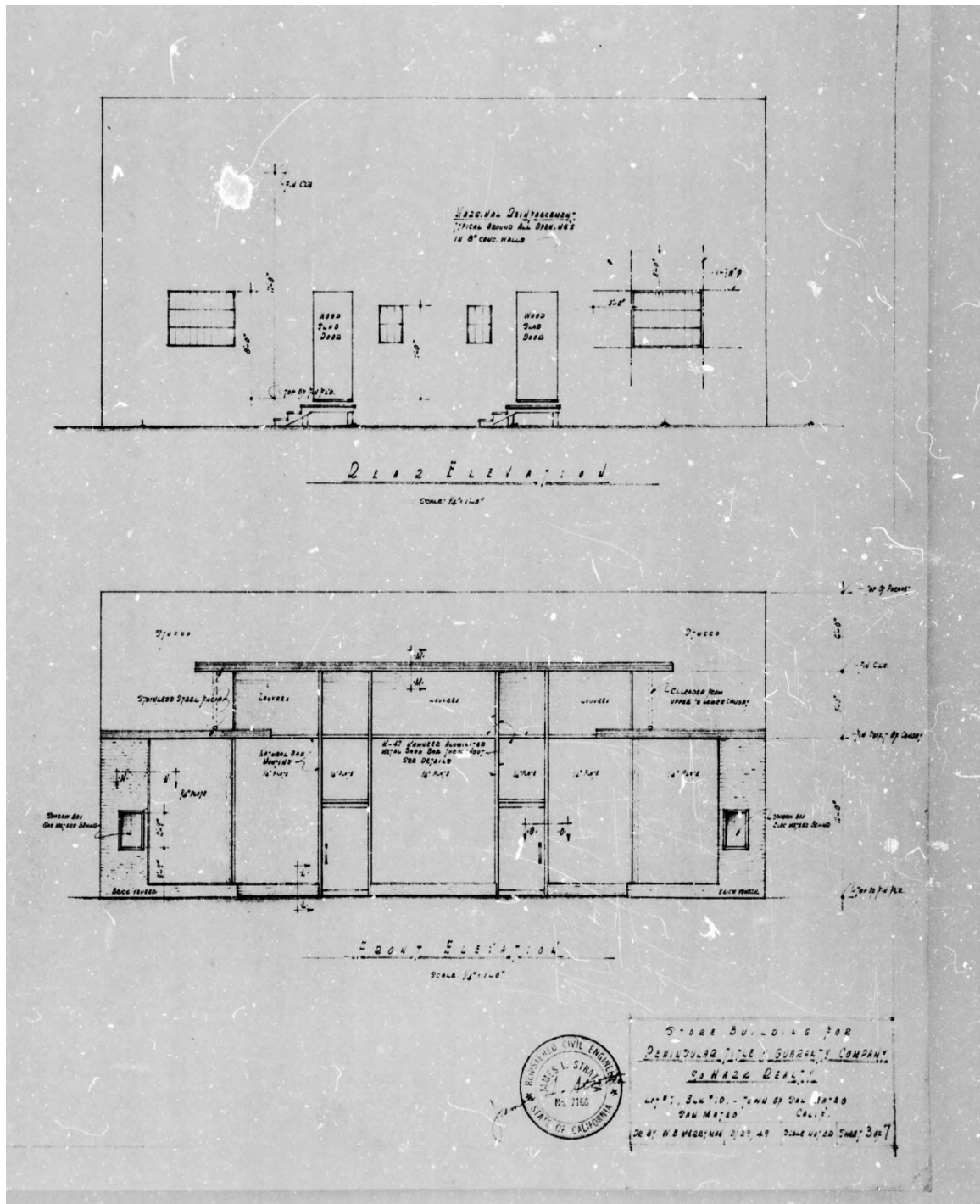


***415-417 South B Street  
Developers, Architects, Engineers, and Builders***

This building was developed by the Peninsula Title and Guarantee Company. It was designed by William B. Merryman, architect and James L. Stratta, engineer. Albert E. Magnuson was the original builder and Arthur Brothers Construction, completed alterations on behalf of Talbot's toys. See above discussion for 407-411 South B Street for information on these design and building professionals. Elevation drawings by Stratta and Merryman are below.







**421-425 South B Street (APN 034-179-040) (same parcel as 445 South B Street)**

***Description – 421-425 South B Street***

The building at 421-435 South B Street is a one-story, reinforced concrete, flat roofed, commercial building with an L-shaped footprint. The building was modified in 1956 to convert the two storefronts to a single space for one business. The building has a tall parapet that mimics the building height of the structure to the north. The parapet is a later alteration. The storefront is recessed under a deep overhang. The outer portions of the storefront are solid concrete walls and the storefront windows that flank the centered, double door, glazed entry sit above a solid, undecorated base. The façade has a smooth, undecorated finish except for a simple geometric cornice. The L-portion extends to 5<sup>th</sup> Avenue but is now integral with the building at 445 South B Street.

This building abuts the buildings on either side. At the rear the north façade is visible for the eastern portion. The rear, or east, façade, has a door at the south side and a slightly recessed concrete geometric pattern at the upper portion.



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*Above: 421-425 South B Street, looking southeast.*

*Below: The west façade of 421-425 South B Street, looking east. Note the address sign reads 445, but this building has historically been 421-425 South B Street with 445 South B Street to its south.*







*Above: The north and east facades of 421-425 South B Street, looking southeast. Red arrow points to building.*

### ***Owner and Occupant History – 421-425 South B Street***

The building at 421-425 South B Street was built in 1952. It housed the W. P. Fuller Paint Company at 421 South B Street from its construction until the mid 1970s when it became part of Talbot's Toyland and Hobby Shop. In the first few years after construction there was a cleaners, B Hive Cleaners, in the 425 South B Street space. However, a City of San Mateo Building Permit indicates interior alterations occurred in 1956 to create a single space that was occupied by Fuller Paints until the mid-1970s.





**Building Permits – 421-425 South B Street**

Date	Permit Number	Names	Description / Cost
April 5, 1937	4161	Ethel Cahalan, owner; Taylor House Wrecking, contractor	\$400.00; demolish residence, barn and shed
March 13, 1952	21291	Alfred Sorenson & E. Ohlund, owners; Ohlund & Co., builder	\$50,000.00; store, 10,000 square feet,
May 11, 1956	29919	W. P Fuller, Co, owner (or tenant); Oscar Cavanagh & Son, contractor	\$1,500.00; interior alterations

**421-425 South B Street  
Developers, Architects, Engineers, and Builders**

**Ohlund & Company**

Eric Ohlund (1896-1970), a Swedish immigrant, started Ohlund & Company in San Mateo, and later in Burlingame, prior to World War II and his son Eric Ohlund, Jr. continued the family business.<sup>23</sup> Based on search of *San Mateo Times* index the company was active in the 1930s through the 1960s. The company appears to have completed numerous residential projects in San Mateo, Burlingame and Hillsborough. The company branched out into real estate as well with listings of existing buildings for rent or sale.<sup>24</sup> An advertisement for the opening of Talbots indicates Ohlund & Co as the general contractor.

**Oscar L. Cavanagh**

This building was altered by Oscar L. Cavanagh in 1956. Cavanagh was a long-time Peninsula resident and builder. A native of Nova Scotia, he immigrated to the United States in the 1880s. Cavanagh's March 6, 1968 obituary in the *San Mateo Times* noted that he was "a well-known building contractor in the area for many years."<sup>25</sup> Cavanagh was



known for the many houses he constructed, but also for a number of commercial properties including the J. C. Penny building, completed in September 1942.

The Cavanagh's were a family of builders and real estate housing speculators, who also included Frank and Thomas Cavanagh, Oscar's brothers, as well as their father. The family was particularly active in building the Baywood residential neighborhood in San Mateo. Oscar Cavanagh lived on Occidental Street for a long period of time before moving to Hillsborough.<sup>26</sup> He was a successful builder in San Mateo for over 50 years.

**445 South B Street (APN 034-179-040) (same parcel as 421-425 South B Street)**

***Description – 445 South B Street***

This corner building was constructed in 1953. It received a second story addition in 1977. The storefront is recessed under a deep overhang. The storefront windows that flank the centered, double door, glazed entry sit above a solid, undecorated base. The façade has a smooth, undecorated finish except for a simple geometric cornice. The fixed overhanging awning wraps the corner about 10 feet down the south facade and projects over sidewalk. The storefront windows also wrap the corner and align with the fixed awning.

The building was also modified and extended in the 1950s, including a warehouse extension that fit between the original east wall of this building and the L-portion of the building at 421-425 South B Street. The far east end of the building has an open-air parking area with a second story office or storage space above.

The south façade has a series of vent openings at the center and there is a concrete knee wall at open air parking at the east with a curb cut at the exit. The east façade of the open-air parking has the concrete knee wall. The north façade of the east extension has no openings.





*Above: The southwest corner of 445 South B Street.*

*Below: The west façade of 421-425 South B Street (right) and 445 South B Street (left).*





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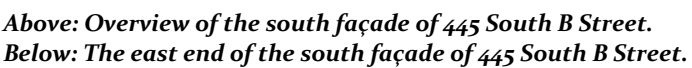


*Above: The west façade of 445 South B Street.*

*Below: The west end of the south façade of 445 South B Street.*











*Above: The east façade of 445 South B Street with the open-air parking area.  
Below: The north façade of the east end of 445 South B Street.*



*Owner and Occupant History – 445 South B Street*

The building at 445 South B Street was built in 1953 and it was occupied by July 1953 by Talbots Toys. This family business has been the only occupant of the building. Founded by W. A. and Betty Talbot in Sacramento, the toy store was the second of their stores.<sup>27</sup>



*Mr. Talbot as pictured in the San Mateo Times July 16, 1953.*







**TALBOT'S TOYLAND**

PHONE DI 2-0126

STORE HOURS  
9 A.M. TO 6 P.M.  
FRIDAYS: 9 A.M. TO 9 P.M.

5th and B Street . . . . . San Mateo

**OPENS TOMORROW**

The Peninsula's Largest Selection of

**TOYS** **FREE BALLOONS**

THRILLING! EXCITING! WONDER-FUL!

A Complete YEAR-ROUND Toy Store  
ALL NATIONALLY ADVERTISED TOYS

**ASK ABOUT OUR**

1. GIFT WRAPPING
2. LAYAWAY PLAN
3. BUDGET TERMS
4. DELIVERY SERVICE
5. TOYS ASSEMBLED FREE

**GENUINE PLAYWRITER DESK**  
Reg. \$4.95  
OPENING SPECIAL **\$2.95**

**RADIO STEEL WAGONS**  
REGULAR \$6.95  
OPENING SPECIAL **\$4.95**

**BEACH BALLS**  
REGULAR \$1.00  
OPENING SPECIAL **50¢**

**RADIO STEEL WAGONS**  
REGULAR \$10.95  
OPENING SPECIAL **\$7.95**

**Congratulations to Talbot's from the Contractors**

**Ohlund & Co.**  
General Contractor  
108 Myrtle Road, Burlingame

**H. E. CASEY & CO.**  
Concrete  
838 Woodside Road, San Mateo

**H. I. LAUDER**  
Plumbing  
915 Howard Avenue Burlingame

**G & M SHEET METAL WORKS**  
504 Ninth Avenue San Mateo

**SIGNS BY McCULLOUGH**  
47 North B Street San Mateo

**PERSON & WIK**  
Masonry  
1152 Industrial Way Burlingame

**ALFRED SORENSEN**  
Painting Contractor  
1099 S. Claremont San Mateo

Notice of the grand opening of Talbot's Toyland San Mateo Times July 16, 1953.





The business expanded into adjacent buildings on South B Street including 415-417 South B Street and 421-425 South B Street. Talbot's Toyland appears to have owned the building. Steve Moore and his wife Shirley were the last members of the family to own the building and the business.<sup>28</sup> Talbot's Toys was a downtown San Mateo fixture for over 65 years. After the business closed in January 2020 the building has been vacant.

#### ***Building Permits – 445 South B Street***

<b>Date</b>	<b>Permit Number</b>	<b>Names</b>	<b>Description / Cost</b>
March 11, 1953	23155	Ohlund & Co., owner; Miller & Steiner, architects	\$20,000.00; store, 3,200 square feet, one-story
February 28, 1980	68969	Talbot's Toys, Owner; Arthur Brothers Contractor	\$5,000.00; add storage mezzanine to existing building
March 31, 1977	6507	Gordon and Joan Moore, Owner; Talbot's Toys, Tenant; George Mock, architect; Arthur Brothers Contractor	\$419,000.00; second story addition.

#### ***Developers, Architects, Engineers, and Builders***

##### ***Ohlund & Company***

(See discussion above under 421-425 South B Street).

##### ***Miller & Steiner Architects***

Robert David Steiner was a Stanford University (Class of 1935) and Harvard University educated architect. During World War II he served in the Navy and achieved the rank of lieutenant commander. He started in the architecture field as an apprentice to Gardener Dailey After the war, he started the firm of Miller and Steiner Architects, retiring in 1993. During his career, he designed many residences on the Peninsula. In 1952, he was co-



founder of Crystal Springs Uplands School and continued as board member and architectural consultant until his death. He was a founding member of the Hillsborough Architectural Design Review Board and was an architectural consultant for the town of Hillsborough. He died in 1998 at the age of 85.<sup>29</sup>

E. J. Miller died in 1982; however, little additional information was located on this member of the team. Miller and Steiner Architects appears to have formed in the late 1940s and were responsible for more than 500 building designs. Their notable projects include the Crystal Springs Uplands School in Hillsborough; the Martin Luther King Community Center; Bank of America's A.P. Giannini Memorial Building; and Borel Place office complex in San Mateo; and 12 regional offices of the California State Automobile Association. The firm also completed numerous custom homes in Hillsborough, Atherton and Woodside. A number of their residential designs were published in architectural journals.

***Arthur Brothers Construction (alterations)***

This general contracting company appears to have been active on the Peninsula from the late 1940s into the 1970s, completing both residential and commercial projects. Limited additional information was located on the firm.<sup>30</sup>



***402 South Railroad / 320 East 4<sup>th</sup> Avenue (APN 034-179-050)***

***Description – 402 South Railroad / 320 East 4<sup>th</sup> Avenue***

Surface parking; no buildings or structures



***Above: View looking north of the surface parking at 402 South Railroad Avenue.***

**No Street Address (APN 034-179-060)**

**Description – APN 034-079-060**

This parcel includes surface parking; it has no buildings or structures



*Above: The surface parking parcel 034-079-060, to the east of 421-425 B Street, looking south.*





## VII. Application of National Register and California Register Criteria

The National Register of Historic Places is the official Federal list of districts, sites, buildings, structures, and objects significant in American History, architecture, archeology, engineering and culture. Properties may be identified as significant at the local, state or federal level. They may be significant under four criteria of evaluation that have to do with broad patterns of history, important persons, design or information potential. The National Historic Preservation Act of 1966 (Public Law 89-655) authorized the National Register of Historic Places. The National Park Service within the United States Department of the Interior administers the National Register and the Keeper of the Register makes final determinations on properties eligible for the National Register.

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.

***National Register Criterion A: Event or Patterns of Events***

*It is associated with events that have made a significant contribution to the broad patterns of our history*

***California Register 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.*

**NR A / CR 1**

None of the buildings within the subject block are individually eligible for the National Register or California Register under Criterion A / 1. While several of the buildings reflect the commercial development of this area of Downtown San Mateo, they do not rise to a level of significance within this context to justify individual eligibility under either criteria. Further, a number of the buildings in the subject block are associated with the post-war commercialization of this part of San Mateo, they do not rise to a level of significance within this context to justify individual eligibility under either criteria. Lastly, while the buildings at 415-417, 421-425 and 445 South B Street has long been associated with the Talbot's Toyland, Hobbies and Cyclery, this local business and its associated commercial storefront buildings do not appear to be individually eligible under either criteria within the commercial context of San Mateo.



**National Register Criterion B: Important Person(s)**

*It is associated with the lives of persons significant in our past.*

**California Register Criterion 2: Important Person(s)**

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

**NR B / CR 2**

None of the individuals associated as property owners, tenants, or business owners of the buildings within the subject block appear to be significant within local, California, or national history. Therefore, none of these buildings is eligible for the National Register under Criterion B or the California Register under Criterion 2, important persons.

**National Register Criterion C: 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, or that represents a significant and distinguishable entity whose components may lack individual distinction.*

**California Register 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.*

**NR c / CR 3**

None of the buildings in the subject block embody the characteristics of a type, period, region, style, or method of construction that would elevate them to individually eligibility for either the National Register under Criterion C or the California Register under Criterion 3. There are several examples of older



commercial buildings, especially 410-405 South B Street which dates to 1917, but this building and others in the subject block are not distinctive examples of their type or style. Further, many of the buildings have been altered from their original appearance. While there are several examples of post-World War II commercial buildings, they are not distinctive examples of their type or style. No information about the designers, builders, architects, or engineers associated with the buildings indicates that they would meet either of the criteria as the work of a master architect, designer, or builder. None of the buildings in the subject block appear to be individually eligible at the local, state, or national level for the National Register Criterion C or California Register Criterion 3: architecture.

***National Register Criterion D: Information Potential***

It has yielded, or is likely to yield, information important in prehistory or history.

***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.





### *Integrity*

To be considered an historic resource under either the National Register or the California Register, the resource must possess both historic significance and historic integrity. Under both criteria of evaluation there are seven aspects of integrity location, design, setting, materials, workmanship, feeling and association. As no buildings within the subject block were identified as historically significant under the criteria of evaluation, an assessment of the historic integrity of the buildings 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.

None of the buildings in the subject block possess historical significance within any of the four criteria of evaluation. It is the professional opinion of architecture + history, llc (a + h) that these buildings are not eligible for the California Register of Historical Resources and therefore do not qualify as historic resources under CEQA Guidelines §15064.5(a)(3).



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## Endnotes

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- <sup>1</sup> 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).
- <sup>2</sup> Sanborn Fire Insurance Map Company, 1891 San Mateo Map, Sheet 1.
- <sup>3</sup> 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.
- <sup>4</sup> Ibid, Maps 8, 10 and 13.
- <sup>5</sup> Linda Wickert. *City of San Mateo Historic Building Survey Final Report*, 1989.
- <sup>6</sup> *San Mateo Times*, August 21, 1926: 7.
- <sup>7</sup> San Mateo City Directory 1928.
- <sup>8</sup> San Mateo City Directories 1930 to 1957.
- <sup>9</sup> City of San Mateo Building Permit 34668 and City of San Mateo Microfiche drawing records, Miller & Steiner Architects, “Additions and Alterations for Ronald F. Dixon,” December 12, 1958.
- <sup>10</sup> San Mateo City Directories 1960 to 1995.
- <sup>11</sup> City of San Mateo Building Permit 15780.
- <sup>12</sup> James L. Stratta, Registered Civil Engineer, “Store Building for Peninsula Title and Guaranty Company, December 28, 1949, 7 Sheets.
- <sup>13</sup> San Mateo City Directories 1950 to 1995.
- <sup>14</sup> City of San Mateo Building Permit BD2006-225723.
- <sup>15</sup> City of San Mateo Building Permit BD-2007-230486.
- <sup>16</sup> City of San Mateo Building Permit BD-2015-254693.
- <sup>17</sup> City of San Mateo Building Permit BD-2019-270363.
- <sup>18</sup> City of San Mateo Building Permits.
- <sup>19</sup> “William B. Merryman” Obituary, *San Mateo Times*. June 10, 1955: 24.
- <sup>20</sup> “Atherton Man to Head Engineers.” *San Mateo Times*. December 26, 1961: 13.
- <sup>21</sup> Bridget Maley, architecture + history, llc, “1600-1620 El Camino Real and 1541-1543 Jasmine Street, San Mateo, California, Historic Resource Evaluation,” June 13, 2018.
- <sup>22</sup> *San Mateo Times* as indexed on Newspapers.com.
- <sup>23</sup> United States Federal Census, San Mateo California, 1940 and 1950; Obituary of Eric Ohlund, Jr. San Jose Mercury News, November 15, 2012.
- <sup>24</sup> *San Mateo Times*, as indexed Newspapers.com
- <sup>25</sup> “Oscar L. Cavanagh,” Obituary, *San Mateo Times*. March 6, 1968: 47.
- <sup>26</sup> *San Mateo City Directories*.
- <sup>27</sup> *San Mateo Times*, July 16, 1953: 3
- <sup>28</sup> “Talbot’s Toyland, a Longtime Fixture in San Mateo, is closing.” *San Francisco Chronicle*, December 30, 2019.
- <sup>29</sup> *San Francisco Chronicle*, April 23, 1998.
- <sup>30</sup> *San Mateo Times*, as indexed Newspapers.com



## APPENDIX ONE

### San Mateo Sanborn Maps

1901 – Sheet 10

1908 – Sheet 15

1920 – Sheet 26

1950 – Sheet 26

1953 – Sheet 26

1956 – Sheet 26

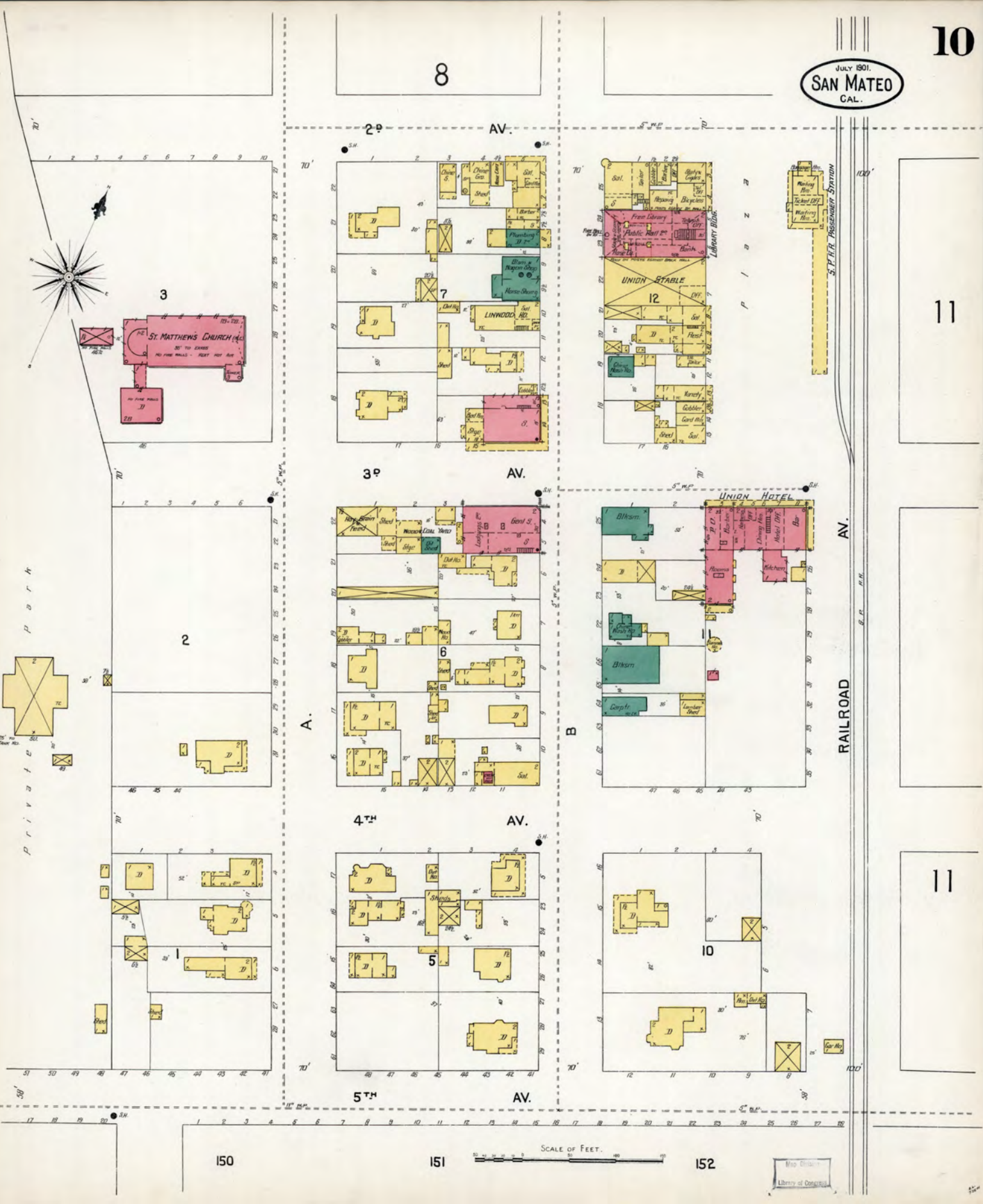
1961 – Sheet 26

1967 – Sheet 26



10

JULY 1901.  
SAN MATEO  
CAL.



11

11

150

151

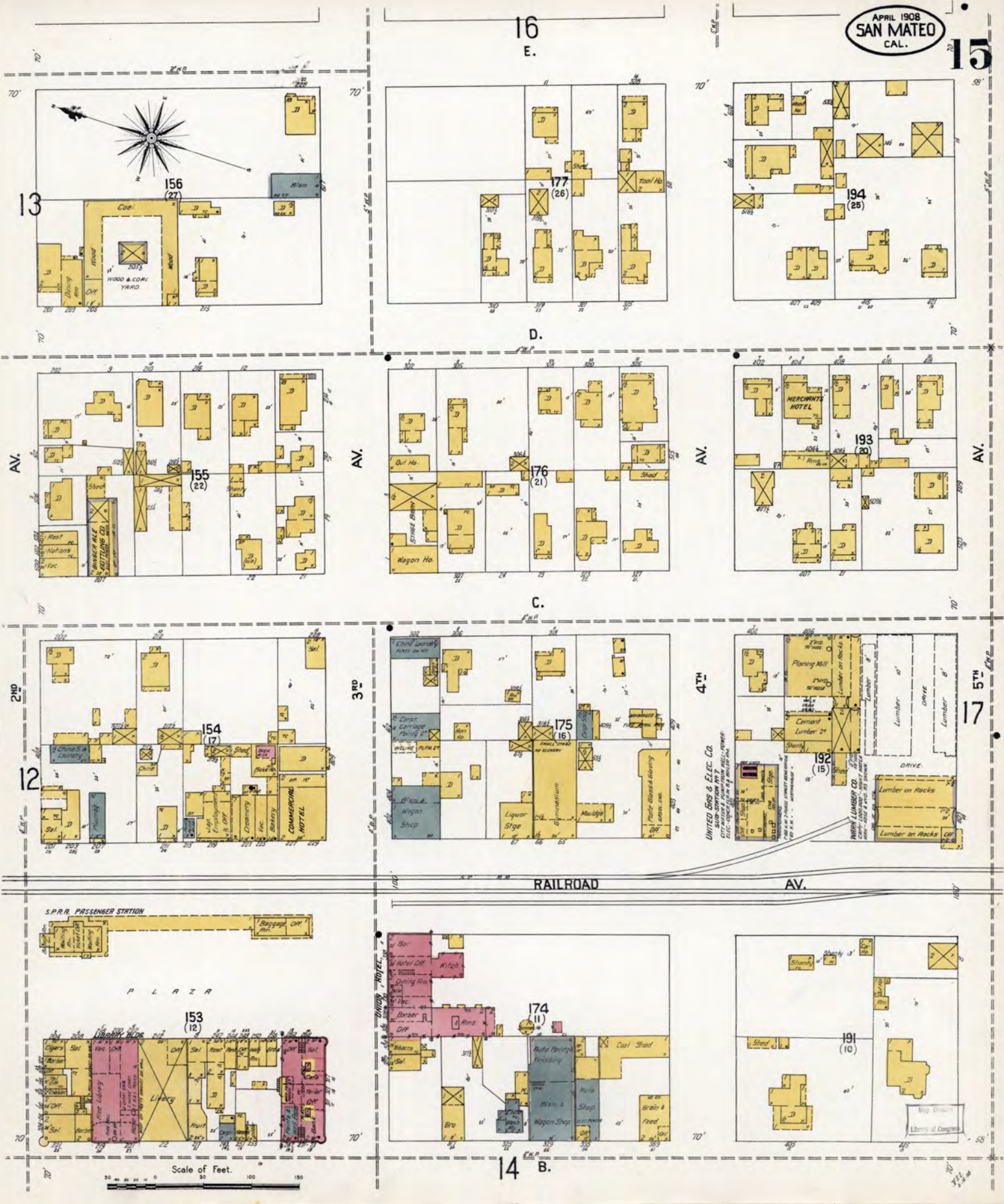
152

SCALE OF FEET.

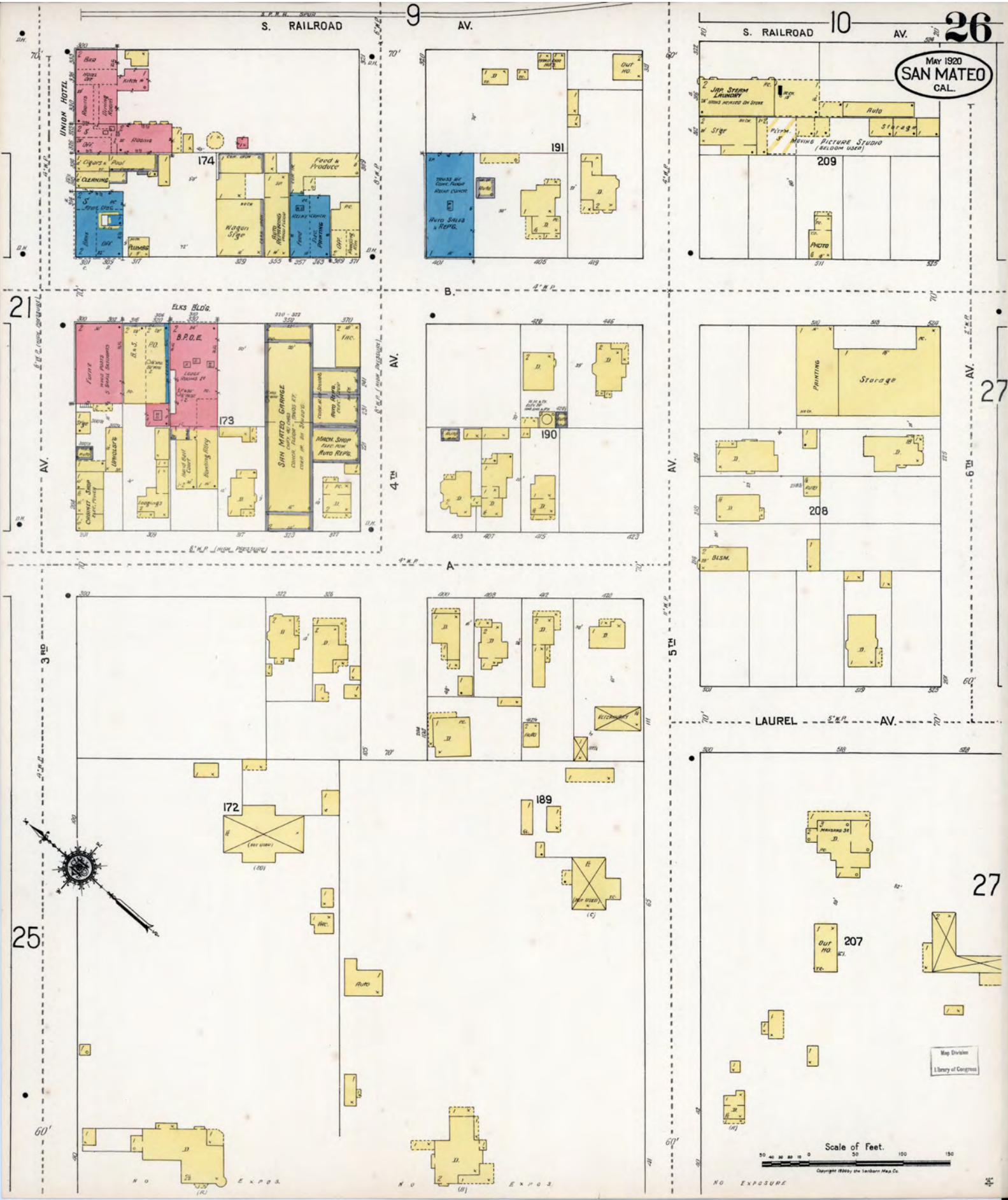
Map of San Mateo  
Library of Congress



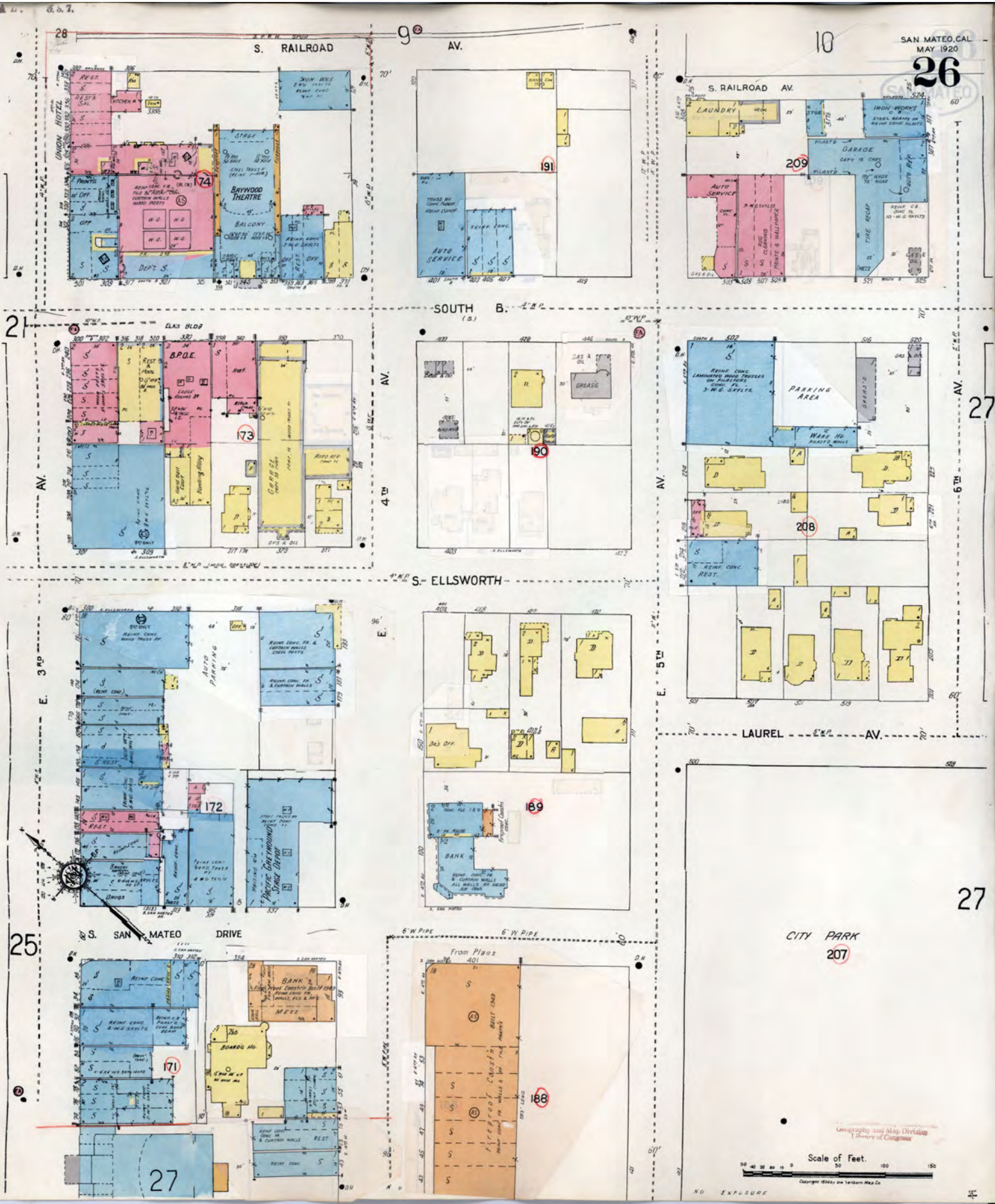
APRIL 1908  
SAN MATEO  
CAL.

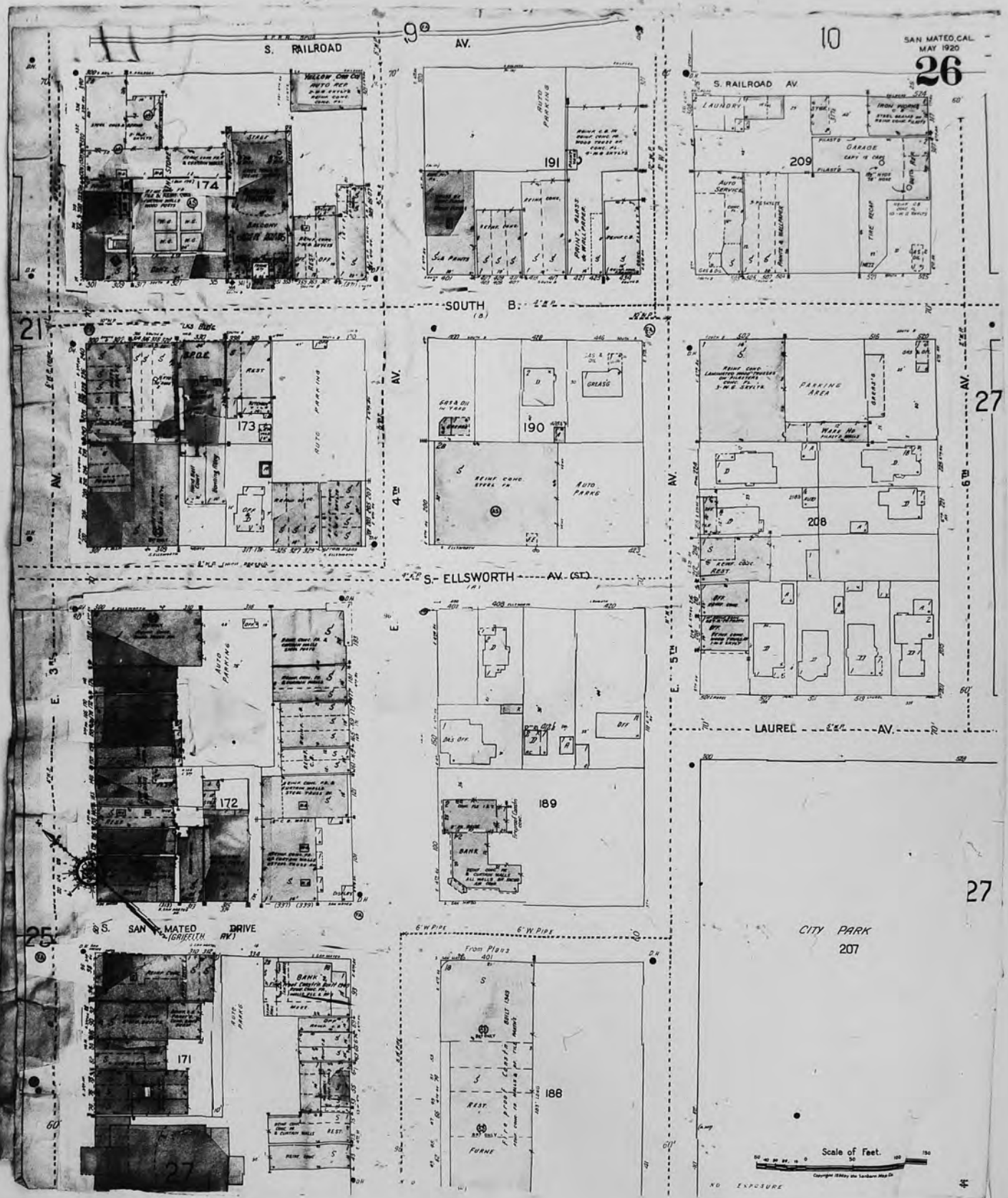




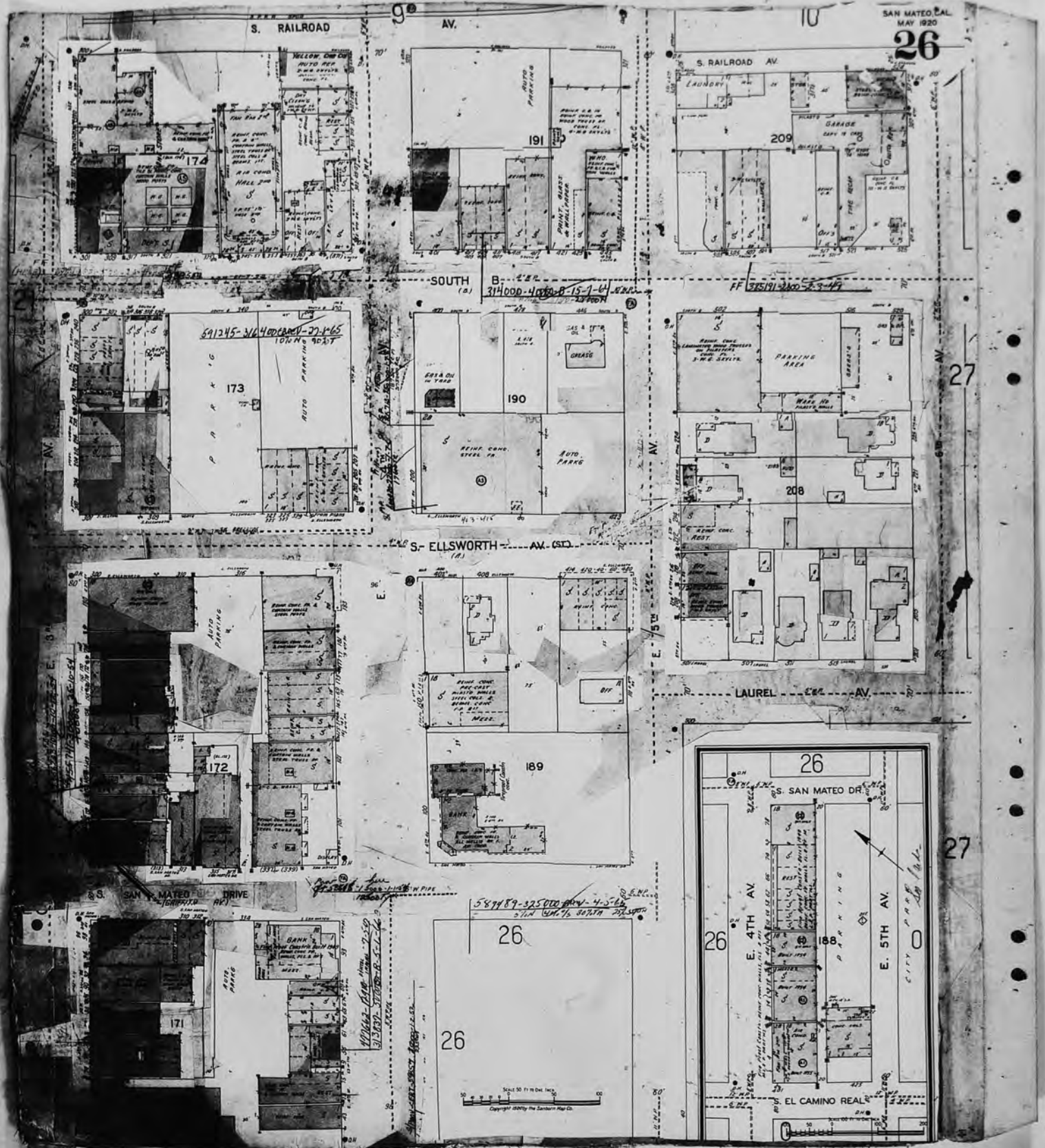




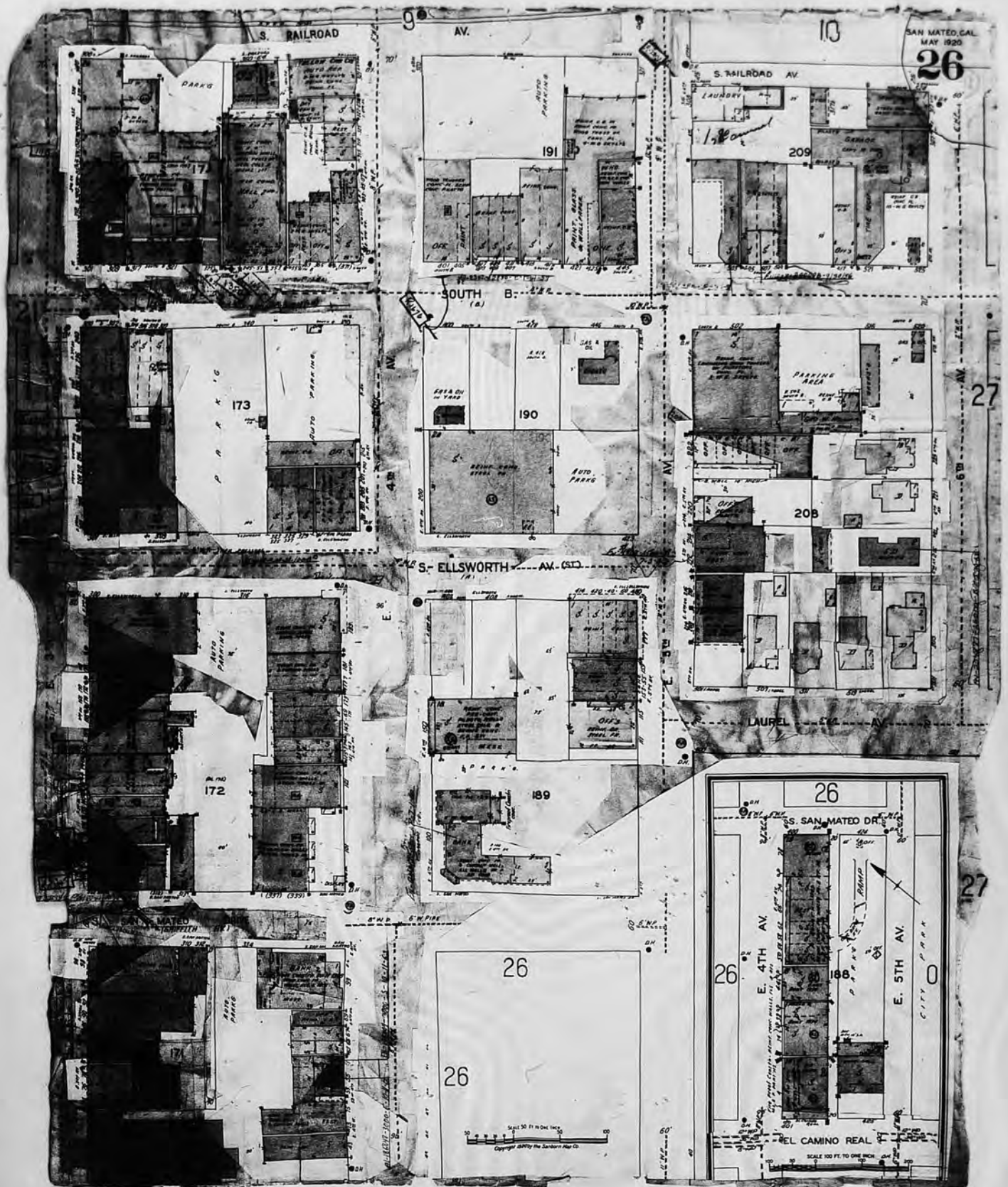








1961 Sanborn Map







## **APPENDIX TWO**

### **Original Building Permits**

**401 – 405 South B Street** – earliest permit is November 22, 1937; Building Permit # 4394

**407, 409 and 411 South B Street** - August 25, 1949; Building Permit # 15780

**415 and 417 South B Street** - February 1, 1950; Building Permit # 16648

**421-425 South B Street** - March 13, 1952; Building Permit # 21291

**445 South B Street** - March 11, 1953; Building Permit #23155

**402 South Railroad Avenue** – Demolition Permit for warehouse; 1949





No. 4394

**CITY OF SAN MATEO**

APPLICATION OF

Estate of B. A. Beckman Owner

J. H. Brown

FOR PERMIT TO ALTER A

building

Location

Beckman

Town of San Mateo

Filed November 22, 1937

City Clerk.

B. A. Beckman

Referred to Building Inspector.....

November 22, 1937

Approved November 22, 1937

M. J. Powers

Building Inspector.

Per

NORTH

STREET

WEST

STREET

EAST

STREET

STREET

SOUTH

CITY OF SAN MATEO

Application for Building Alteration Permit

Nov 22 1937

Application is hereby made to the City of San Mateo for permission to alter, or repair, or demolish, a  
Alterations on Store on Lot No. 5, Block No. 10  
Subdivision Town of San Mateo 401-40 B.M. situated on B.M. 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, \$750.00 Building to be used as Store by families.

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

Put Balcony and Ceiling in Store Bldg.

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	}	Owner	Estate of B. A. Peckham
Address			Address	B.M. Veterans Hotel & S. St. Sta
Builder	F. H. Borning		By	F. H. Borning
Address	27-13 St. in San Mateo			

(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.

## BUILDING DEPARTMENT, CITY OF SAN MATEO

BUILDING DEPT. COPY

## APPLICATION FOR BUILDING PERMIT

NAME	Jamarcus Wilson
ADDRESS	1304 309 San Mateo
CITY	San Mateo
TELEPHONE NO.	883-3813
NAME	Standard Wrecking Co
ADDRESS	San Carlos
CITY	
STATE LICENSE NO.	
NAME	
ADDRESS	
CITY	
STATE LICENSE NO.	
SUBDIVISION	Town of S.M.
LOT	5-26
SIZE	15
STREET	Carroll St. S. E. R.
	402-406 S. E. R.

INFORMATION FOR PLANNING COMMISSION	
TYPE OF OCCUPANCY	Warehouse
SIZE OF BUILDING	TOTAL FLOOR AREA
NUMBER OF STORIES	TOTAL HEIGHT
NO. OF ROOMS	NO. OF FAMILIES
FRONT YARD SET BACK FROM PROPERTY LINE	
SIDE	
REAR YARD	
NEW CONSTRUCTION	ALTERATION
CHANGE OF OCCUPANCY FROM	
TO	
BUILDING ZONE	
DESCRIBE WORK PLAINLY IF NO PLANS SUBMITTED	

APPROVED:	CITY OF SAN MATEO PLANNING COMMISSION
By	

CLASS OF WORK	
NEW	REPAIR
ALTERATION	DEMOLISH
SPECIFICATIONS	
FOUNDATION	EXTERIOR
MATERIAL	
WIDTH OF TOP	
WIDTH OF BOTTOM	
DEPTH IN GROUND	
GIRDERS	
JOISTS - 1ST FL.	
JOISTS - 2ND FL.	
JOISTS - 3RD FL.	
JOISTS - CEILING	
EXTERIOR STUDS	
INTERIOR STUDS	
ROOF RAFTERS	
BEARING WALLS	
BEARING WALLS MATERIAL	

COVERING	
EXTERIOR WALLS	
INTERIOR WALLS	
ROOF	
NO. BATH ROOMS	NO. TOILET ROOMS
TILING	
BATH FLOOR & WAINSCOT	
BATH FLOOR	
TOILET ROOM FL. & WAINS.	
TOILET ROOM FLOOR	
ST. SHOWER - FLOOR & WALLS	
ST. SHOWER - FLOOR	
TOTAL PLUMBING FIXTURES	

FLUES	
FIREPLACE	FL. FURNACE
KITCHEN	WATER HEATER
FURNACE	GAS
	OIL
APPROVED:	City of San Mateo Building Inspector.
By	M. G. Madan

VALUATION	\$ 250.00
BUILDING FEE	\$ 2.00
PLAN CHECKING FEE	
TOTAL	\$ 2.00
REC. BY	DATE
BUILDING PERMIT	DATE

STREET	
STREET	

I hereby acknowledge that I have read this application and state that the above is correct, and further I 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, the Building Law, and zoning ordinances of City of San Mateo.	
BUILDER	OWNER
ADDRESS	ADDRESS
ARCHITECT	BY
ADDRESS	Owner's name must be signed by himself or authorized person.



# INSPECTION RECORD

	DATE	INSPECTOR	REMARKS
FOUNDATION			
FRAMING			
ROOF			
PLUMBING ROUGH			
FLUES & FIREPLACE			
ELECTRIC WIRING			
STUCCO & PLASTER			
SEWER			
GAS LINE TEST			
ELECTRIC FIXTURES			
PLUMBING FIXTURES			
FURNACE			
WATER HEATER			
GAS RANGE			

## FINAL INSPECTION

BLDG. INSPECTOR

DATE

3.5.51

BY

## Building Inspector's Field Record CITY OF SAN MATEO

BLDG. PERMIT No. 15428

Demolish warehouse

DATE ISSUED 7/6/49

**BUILDING DATA**  
 BUILDING VALUATION \$ 250 FEE \$ 2.00  
 LOCATION OF STRUCTURE 402-406 So. Railroad ST. AVE.  
 LOT No. 5 & 6 BLOCK No. 15  
 SUBDIVISION Town of San Mateo

**PLANNING**  
 OCCUP. CLASS P Use Warehouse BLDG. TYPE  
 SETBACK: FRONT FT. SIDE FT. REAR FT.  
 NO. OF STORIES HEIGHT  
 AREA OF LOT SQ. FT. FLOOR AREA SQ. FT. ZONE

**OWNER**  
 NAME James Wiganom  
 MAIL ADDRESS Box 309  
 CITY San Mateo TEL DI 3-8136

**BUILDER**  
 NAME Standard Wrecking Co.  
 MAIL ADDRESS  
 CITY San Carlos TEL

**ELECTRICITY**  
 PERMIT No.  
 NUMBER OF OUTLETS FEE \$  
 CONTRACTOR  
 MAIL ADDRESS  
 MISC.  
**ELEC. FIXTURES**  
 PERMIT No. FEE \$  
 NUMBER OF FIXTURES PORC.  
 CONTRACTOR  
 MAIL ADDRESS  
 MISC.  
**PLUMBING AND GAS**  
 PLUMBING PERMIT No. FIX. FEE \$  
 GAS APPLIANCE PERMIT No. FIX. FEE \$  
 SEWER CONNECTION YES ( ) NO ( )  
 CONTRACTOR  
 MAIL ADDRESS  
 MISC.



**Building Inspector's Field Record**  
CITY OF SAN MATEO

BLDG. PERMIT NO. 15780

DATE ISSUED 8/25/48

**BUILDING DATA**

BUILDING VALUATION \$ 24,000 FEE \$ 41.00

LOCATION 407-409-411

OF STRUCTURE 407-409-407 So. B St. ST. AVE.

LOT NO. 6 BLOCK NO. 10

SUBDIVISION Town of San Mateo

**PLANNING**

OCCUP. CLASS. R (3 stores) BLDG. TYPE

SETBACK: FRONT- 1 FT., SIDES- 1 FT., REAR- 1 FT.

NO. OF STORIES 1 HEIGHT 19.6 FT.

AREA OF LOT 350 SQ. FT. FLOOR AREA 350 SQ. FT. ZONE C-1

**OWNER**

NAME Peninsula Title Co.

MAIL ADDRESS 2426 Broadway

CITY Redwood City TEL.

**BUILDER**

NAME Albert B. Magnuson

MAIL ADDRESS 1129 Hopkins Ave.

CITY Redwood City TEL.

**ELECTRICITY**

PERMIT NO. 5737 6759 7214

NUMBER OUTLETS 77 52 20 FEE \$ 16.10 2.60

CONTRACTOR Electric Const. Co.

MAIL ADDRESS San Mateo REEDW ELEC.

MISC. 3 sign circ. 3 NOTES.

**ELEC. FIXTURES**

PERMIT NO. 5737 7321 FEE \$ 16.10 1.25

NUMBER FIXTURES 68 PORC. 6

CONTRACTOR Electric Const. Co.

MAIL ADDRESS San Mateo 201 ELEC.

MISC. FURNACE

**PLUMBING AND GAS**

PLUMBING PERMIT NO. 8415 NO. 12 FEE \$ 10.00

GAS APPLIANCE PERMIT NO. 10230 NO. 6 FEE \$ 1.50

SEWER CONNECTION YES ( 1 ) NO ( )

**CONTRACTOR**

NAME Belmont Plumbing

MAIL ADDRESS Belmont

P.P. # 9051 FIX. 20 FEE 11.00

G.P. # 0046 4-5 Plumbing 3.25

	DATE	INSPECTOR	REMARKS
FOUNDATION ✓	9-15	Brown	Start work on foundation
FRAMING	9-20-49		
ROOF			
PLUMBING ROUGH	10-26		G.W.
FLUES & FIREPLACE			
ELECTRIC WIRING	11-9-49	Hooker	WIRING ONLY
STUCCO & PLASTER			
SEWER	10-26	Brown	OK
GAS LINE TEST	3-27-50		Not Ready
ELECTRIC FIXTURES	2-10-50		TEMP ELEC OK
PLUMBING FIXTURES	2-14-50		
FURNACE	2-2 early	Hooker	OK 1542 7321 Elec
WATER HEATER	3-21-50		
GAS RANGE			

FINAL INSPECTION

DATE

BLDG. INSPECTOR

BY



# BUILDING DEPARTMENT, CITY OF SAN MATEO

BUILDING DEPT. COPY

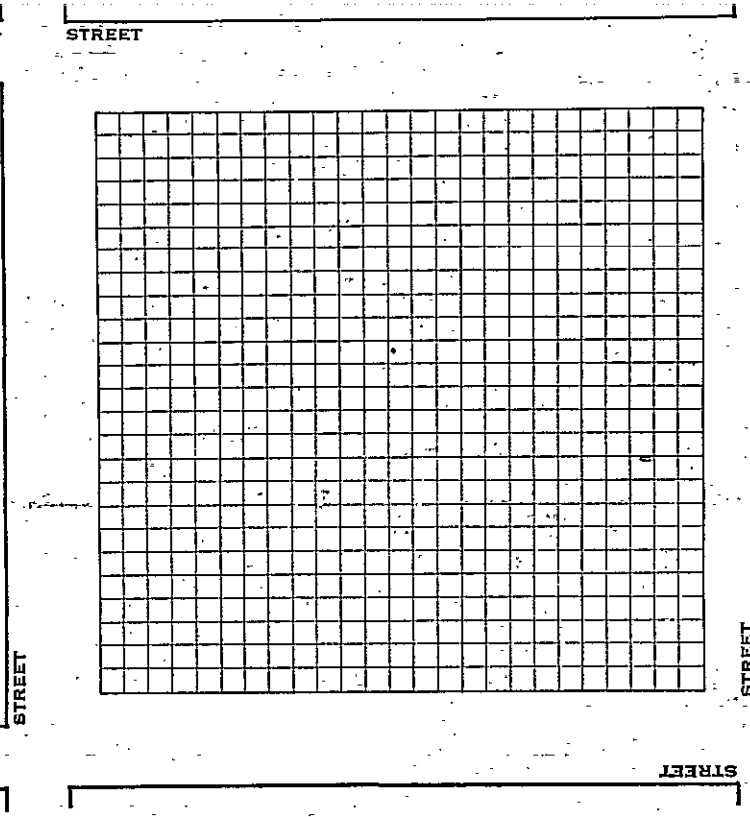
## APPLICATION FOR BUILDING PERMIT

OWNER	NAME <b>Pon. Title &amp; Guaranty Co.</b>	
ADDRESS	2462 Broadway	
CITY	Redwood City	
TEL. NO.	8-2846	
CONTRACTOR	NAME <b>Albert E. Magnuson</b>	
ADDRESS	1129 Hopkins Road Ave.	
CITY	Redwood City	
STATE LICENSE NO.	8-1093	
ARCH-ENG.	NAME <b>William B. Merryman</b>	
ADDRESS	614 San Mateo Ave.	
CITY	San Bruno	
STATE LICENSE NO.	8-8074	
SUBDIVISION	Town of San Mateo	
LOT	7	BLOCK 10
SIZE FRONT	50	DEPTH 110
STREET	"B" Street (between 4th and 5th Aves.)	
LEGAL DESCRIPTION	441-443 400-401 300-301	
INFORMATION FOR PLANNING COMMISSION	TYPE OF OCCUPANCY <b>Retail stores (2)</b>	
SIZE OF BUILDING	50 x 100	
FLOOR AREA	5,000 sq. ft.	
NUMBER OF STORIES	1	
NO. OF ROOMS	None	
NO. OF FAMILIES	None	
FRONT YARD SET BACK FROM PROPERTY LINE	None	
SIDE	None	
REAR YARD	10'	
NEW CONSTRUCTION	Yes	
ALTERATION	Nil	
CHANGE OF OCCUPANCY FROM	Nil	
TO	Nil	
BUILDING ZONE	Commercial C-1	
DESCRIBE WORK PLAINLY IF NO PLANS SUBMITTED		

CLASS OF WORK	
NEW	REPAIR
ALTERATION	MOVING
SPECIFICATIONS	
FOUNDATION	EXTERIOR PIERS
MATERIAL	
WIDTH OF TOP	
WIDTH OF BOTTOM	
DEPTH IN GROUND	SPAN
GIRDERS	
JOISTS - 1ST FL.	
JOISTS - 2ND FL.	
JOISTS - 3RD FL.	
JOISTS - CEILING	
EXTERIOR STUDS	
INTERIOR STUDS	
ROOF RAFTERS	
BEARING WALLS	
COVERING	
EXTERIOR WALLS	
INTERIOR WALLS	
ROOF	
NO. BATH ROOMS	NO. TOILET ROOMS
TILING	
BATH FLOOR & WAINSCOT	
BATH FLOOR	
TOILET ROOM FL. & WAINS.	
TOILET ROOM FLOOR	
ST. SHOWER - FLOOR & WALLS	
ST. SHOWER - FLOOR	
TOTAL PLUMBING FIXTURES	
FLUES	
FIREPLACE	FL. FURNACE
KITCHEN	WATER HEATER
FURNACE	GAS
	OIL

VALUATION	\$	29,000
BUILDING FEE	\$	546.00
PLAN CHECKING FEE		
TOTAL		
REC. BY	DATE	1-24
DATE ISSUED	2-1-50	
BUILDING PERMIT NO.	16648	

NOTICE: This permit does NOT INCLUDE any construction within the public right of way. Attention is particularly called to the cutting up of streets, driveways and curbs, making main sewer, gas or electric connections. Permits must be obtained for all accessory buildings. Certificate of occupancy must be applied for before final inspection. The building law shall be complied with in the erection of the building whether otherwise specified or not. Applicant must indicate below correctly and distinctly a diagram of the lot with street, alleys, location of existing building on the lot, if any, and locations and dimensions of proposed buildings. Plans and specifications must be fastened together.



I hereby acknowledge that I have read this application and state that the above is correct, and further I agree to save, indemnify and keep harmless the City of San Mateo against all liabilities, judgments, costs and expenses which may in any way 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, the Building Law, and zoning ordinances of City of San Mateo.

BUILDER	OWNER
ADDRESS	ADDRESS
1129 Hopkins Road Ave.	
ARCHITECT	BY
	Albert E. Magnuson
ADDRESS	Owner's name must be signed by himself or authorized person.

APPROVED: **Smith**  
CITY OF SAN MATEO PLANNING COMMISSION  
By **Brown**  
City of San Mateo Building Inspector.

# Building Inspector's Field Record CITY OF SAN MATEO

BLDG. PERMIT NO. 16648

DATE ISSUED 7/17/83

**BUILDING DATA**

BUILDING VALUATION \$ 20,000 FEE \$ 46.00

LOCATION OF STRUCTURE 415 - 417 R Street ST. AVE.

LOT NO. 7 BLOCK NO. 10

SUBDIVISION Town of San Mateo

**PLANNING**

OCCUP. CLASS. R USE Stores BLDG. TYPE

SETBACK: FRONT- 1 FT. SIDE- 10 FT. REAR- 10 FT.

NO. OF STORIES 1 HEIGHT 17

AREA OF LOT 5000 FLOOR AREA 0-1 SQ. FT. ZONE 0-1

**OWNER**

NAME Pena Title & Guaranty Co.

MAIL ADDRESS 2462 Broadway

CITY Redwood City TEL. EM 82846

**BUILDER**

NAME Albert E. Magnuson

MAIL ADDRESS 1129 Hopkins Ave.

CITY Redwood City TEL. EM 6-1095

**ELECTRICITY**

PERMIT NO. 6786

NUMBER OF OUTLETS 107 FEE \$ 14.65

CONTRACTOR San Bruno Elec.

MAIL ADDRESS San Bruno

MISC.

**ELEC. FIXTURES**

PERMIT NO. 6786 FEE \$ 14.65

NUMBER OF FIXTURES 52 PORC. 10

CONTRACTOR San Bruno Elec.

MAIL ADDRESS San Bruno

MISC.

**PLUMBING AND GAS**

PLUMBING PERMIT NO. 9237 NO. FIX 10 FEE \$ 9.50

GAS APPLIANCE PERMIT NO. 0267 NO. FIX 2-2 FEE \$ 2.00

SEWER CONNECTION Yes ( 1 ) No ( )

CONTRACTOR J. H. Hardison

MAIL ADDRESS So. S. F.

MISC.

# IN PECTION RECORD

	DATE	INSPECTOR	REMARKS
FOUNDATION	2-15-50	WHL	Completed - OK
FRAMING 2-16	3-17-50	WHL	Plumb & square OK
	3-16-50	WHL	Running on steel in gravel
ROOF	5-17-50	WHL	6-22-50 GENERAL INSPECTION - BROWN
PLUMBING ROUGH	4-12	WHL	OK
FLUES & FIREPLACE	5-5-51	WHL	Plumb
ELECTRIC WIRING	1-23-51	WHL	Plumb & square OK
STUCCO & PLASTER	1-23-51	WHL	Plumb & square OK
SEWER	4-12-50	WHL	Plumb & square OK
GAS LINE TEST	9-6-50	WHL	Plumb & square OK
ELECTRIC FIXTURES	1-23-51	WHL	Plumb & square OK
PLUMBING FIXTURES	9-6-50	WHL	Plumb & square OK
FURNACE	9-6-50	WHL	Plumb & square OK
WATER HEATER	9-6-50	WHL	Plumb & square OK
GAS RANGE	9-6-50	WHL	Plumb & square OK

FINAL INSPECTION

BY WHL DATE 12-4-51

BLDG. INSPECTOR

## BUILDING DEPARTMENT, CITY OF SAN MATEO

BUILDING DEPT. COPY

## APPLICATION FOR BUILDING PERMIT

OWNER	NAME <u>ALFRED SORRENTI &amp; F.A. SORRENTI</u>		CLASS OF WORK	NEW	
CONTRACTOR	NAME <u>CHANDLER &amp; CO.</u>		ADDITION	REPAIR	
ARCH. ENG.	NAME <u>CHANDLER &amp; CO.</u>		DEMOLISH	MOVING	
LEGAL DESCRIPTION	ADDRESS <u>1000 ALPINE RD</u>		SPECIFICATIONS		
INFORMATION FOR PLANNING DEPARTMENT	CITY <u>BURLINGAME</u>		FOUNDATION	EXTERIOR	PIERS
TYPE OF OCCUPANCY <u>RESIDENCE</u>	STATE LICENSE NO. <u>12112</u>		MATERIAL		
SIZE OF BUILDING	CITY LICENSE NO. <u>12112</u>		WIDTH OF TOP		
LIVING AREA	CITY		WIDTH OF BOTTOM		
GARAGE AREA	CITY		DEPTH IN GROUND		
UTILITY AREA	CITY		ASSUMED STRENGTH OF CONCRETE AT 28 DAYS		
NUMBER OF STORIES	CITY		SIZE	SPACING	SPAN
NUMBER OF FAMILIES	CITY		JOISTS - 1ST FL.		
FRONT YARD SET BACK FROM PROPERTY LINE	CITY		JOISTS - 2ND FL.		
SIDE	CITY		JOISTS - 3RD FL.		
REAR	CITY		JOISTS - CEILING		
NEW CONSTRUCTION	CITY		EXTERIOR STUDS		
ALTERATION	CITY		INTERIOR STUDS		
CHANGE OF OCCUPANCY FROM	CITY		ROOF RAFTERS		
TO	CITY		BEARING WALLS		
BUILDING ZONE <u>C-1 &amp; C-2</u>	CITY		BEARING WALLS MATERIAL		
DESCRIBE PLAINLY IF NO PLANS SUBMITTED	CITY		COVERING		
	CITY		EXTERIOR WALLS		
	CITY		INTERIOR WALLS		
	CITY		ROOF	FLOORS	
	CITY		NO. BATH ROOMS	NO. TOILET ROOMS	
	CITY		TILING		
	CITY		BATH FLOOR & WAINSCOT		
	CITY		BATH FLOOR		
	CITY		TOILET ROOM FL. & WAINSCOT		
	CITY		TOILET ROOM FLOOR		
	CITY		ST. SHOWER - FLOOR & WALLS		
	CITY		ST. SHOWER - FLOOR		
	CITY		TOTAL PLUMBING FIXTURES		
	CITY		FLUES		
	CITY		FIREPLACE	FL. FURNACE	
	CITY		KITCHEN	WATER HEATER	
	CITY		FURNACE	GAS	OIL

VALUATION	BUILDING FEE	REC. BY	BUILDING PER
\$50,000	\$67.00	DATE 3-12	NO. 2129
PLAN CHECKING FEE	TOTAL	DATE ISSUED 3-13	
DO NOT USE THIS SPACE			
PLANNING DEPARTMENT			
PLAN CHECK			
ELECTRICAL	FIRE DEPARTMENT		
PLUMBING	APPROVED 3/13/52		
HEATING	Jap. C.R. Morris		
STRUCTURAL	BUILDING DEPARTMENT		
STAIRS & EXITS	APPROVED		
FIRE PROTECTION	GRADE OF LOT		
MISCELLANEOUS	APPROVED		
PLANS AND APPLICATION APPROVED SUBJECT TO THE FOLLOWING:			
Complete plans to be submitted before work goes beyond those in hand			
BY 3-13-52			
PLANS AND APPLICATION NOT APPROVED FOR THE FOLLOWING REASON:			
BY			
NOTICE: This permit does NOT INCLUDE any construction within the public right of way. Attention is particularly called to the cutting up of streets, driveways and curbs, making main sewer, gas or electric connections. Permits must be obtained for all accessory buildings. Certificate of occupancy must be applied for before final inspection. The building law shall be complied with in the erection of the building whether otherwise specified or not.			
Applicant must indicate below correctly and distinctly a diagram of the lot with street, alley location of existing building on the lot, if any, and locations and dimensions of proposed building. Plans and specifications must be fastened together.			
Application to be accompanied by two sets of plans and specifications together with plot plan. I hereby acknowledge that I have read this application and state that the above is correct, and further I 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 subdivider placed by virtue thereof, and will in all things strictly comply with the conditions of this permit the building, fire and zoning ordinances of the City of San Mateo and all applicable state law			
BUILDER	OWNER		
ADDRESS	ADDRESS		
ARCHITECT	BY		
ADDRESS	Owner's name must be signed by himself or authorized person.		



# Building Inspector's Field Record

DATE ISSUED **3-13-52**

CITY OF SAN MATEO

PERMIT NO. **21291**

**Erect Store**

BUILDING VALUATION \$ <b>50,000</b> FEE \$ <b>67.00</b>		PERMIT NO. <b>2542</b>	
LOCATION OF STRUCTURE <b>421-425 So. B St. Ave.</b>		NUMBER OUTLETS <b>138</b> FEES <b>22.70</b>	
LOT NO. <b>1 &amp; 8</b> BLOCK NO. <b>10</b>		CONTRACTOR <b>Mauger Elec.</b>	
SUBDIVISION <b>Town of San Mateo</b>		MAIL ADDRESS <b>Burlingame</b>	
OCCUP. CLASS <b>F</b> USE <b>store</b> BLDG. TYPE		MISC.	
SETBACK: FRONT FT. SIDE FT. REAR FT.		PERMIT NO. <b>2542</b> FEES <b>22.70</b>	
NO. OF STORIES		NUMBER FIXTURES <b>92</b>	
AREA OF LOT <b>10000</b> SQ. FT. FLOOR AREA <b>CL &amp; C2</b>		CONTRACTOR <b>Burlingame</b>	
NAME <b>A. Sorensen &amp; E. Ohlund</b>		MAIL ADDRESS <b>1 Burlingame</b>	
MAIL ADDRESS <b>Burlingame</b>		MISC. <b>transfer 5 small motors, 2-in. sign</b>	
CITY <b>Burlingame</b> TEL.		PLUMBING PERMIT NO. <b>11959</b> NO. <b>9</b> FIX. <b>4</b> FEE \$ <b>8.75</b>	
NAME <b>Ohlund &amp; Co</b>		GAS APPLIANCE PERMIT NO. <b>4167</b> NO. <b>4</b> FIX. <b>X</b> FEE \$ <b>2.00</b>	
MAIL ADDRESS <b>108 Myrtle Road</b>		SEWER CONNECTION <b>Under 108</b> YES <b>YES</b> NO ( )	
CITY <b>Burlingame</b> TEL.		CONTRACTOR <b>Burlingame</b>	
NAME <b>Burlingame</b>		MAIL ADDRESS <b>4225-3 Furnaces-7. O.M.</b>	
CITY <b>Burlingame</b> TEL.		MISC. <b>Sheet Metal</b>	

INSPECTION RECORD

	DATE	INSPECTOR	REMARKS
FOUNDATION			FIND OUT WHEN TO POUR SO WE CAN TEST CONCRETE
FRAMING			3-20-52 - Gen. Insp. - Brown
ROOF			3-24-52 Gen. Insp. - Brown
			3-25-52 Gen. Insp. - Brown
PLUMBING ROUGH	4-2-52	Self	3-26-52 Erecting Bricks - Brown
			3-27-52 General Insp. - Brown
FLUES & FIREPLACE			3-28-52 General Insp. - Brown
ELECTRIC WIRING	3-19-52	Collins	4-1-52 Completion of most of work
	3-24-52	Collins	7-10-52 gen. insp. Cylinder 245-247 Bldg
STUCCO & PLASTER	4-2-52	Self	4-2-52 Gen. Insp. - Brown
SEWER	4-2-52	Self	4-3-52 General Insp. - Brown
GAS LINE TEST	6-24-52	Self	4-10-52 General Insp. - Brown
	7-3-52	Collins	4-15-52 General Insp. - Brown
ELECTRIC FIXTURES			4-9-52 General Insp. - Brown
			4-14-52 General Insp. - Brown
PLUMBING FIXTURES	7-3-52	Collins	4-15-52 General Insp. - Brown
			4-16-52 General Insp. - Brown
FURNACE	11-7-52	Self	4-17-52 General Insp. - Brown
WATER HEATER			4-29-52 General Insp. - Brown
			5-7-52 General Insp. - Brown
GAS RANGE			5-9-52 Gen. Insp. - Brown
			5-15-52 Gen. Insp. - Brown

FINAL INSPECTION

DATE 7-17-52

BY Brown

BLDG. INSPECTOR 7743 addn

# APPLICATION FOR BUILDING PERMIT

**BUILDING DEPT. COPY**

[illegible]

DATE ISSUED:

PERMIT NO.	* 4465	59477	1-2-61
NUMBER OUTLETS.	54	10.85	
CONTRACTOR	Mausser Elec. <del>W. H. H. H.</del>		
MAIL ADDRESS	Burlington 4232 - 31. Temp. - Pole-Oilum & Co.		
MISC.	4465	59477	1-2-61

PERMIT NO.	4465	FEE \$	10.85
NUMBER FIXTURES	45	PORC.	3
CONTRACTOR	Mausser Elec.		
MAIL ADDRESS	Purlingame		

PLUMBING PERMIT NO.	0702	4	5.00
GAS APPLIANCE PERMIT NO.	5949	1-2	2.50
SEWER CONNECTION	YES ( )	NO ( )	

CONTRACTOR Duilingano  
MAIL ADDRESS  
MISC. 5615 - Fortnae St. West, Dept



# INSPECTION RECORD

	DATE	INSPECTOR	REMARKS
FOUNDATION	5-24-53	Savage	Forms
FRAMING			
ROOF			
PLUMBING ROUGH	5-4-53	Collins	OK
FLUES & FIREPLACE	5-14-53	Collins	R.F.
ELECTRIC WIRING	5-16-53	Collins	G.P.P.
STUCCO & PLASTER	5-11-53	Warr	
SEWER	5-15-53	Warr	OK
GAS LINE TEST	6-26-53	Collins	Normal Electrical
ELECTRIC FIXTURES	7-25-53	Warr	
PLUMBING FIXTURES			
FURNACE			
WATER HEATER			
GAS RANGE			

FINAL INSPECTION

DATE 11-20-53

BLDG. INSPECTOR

W. A. B.

W. A. B.