



architecture + history



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

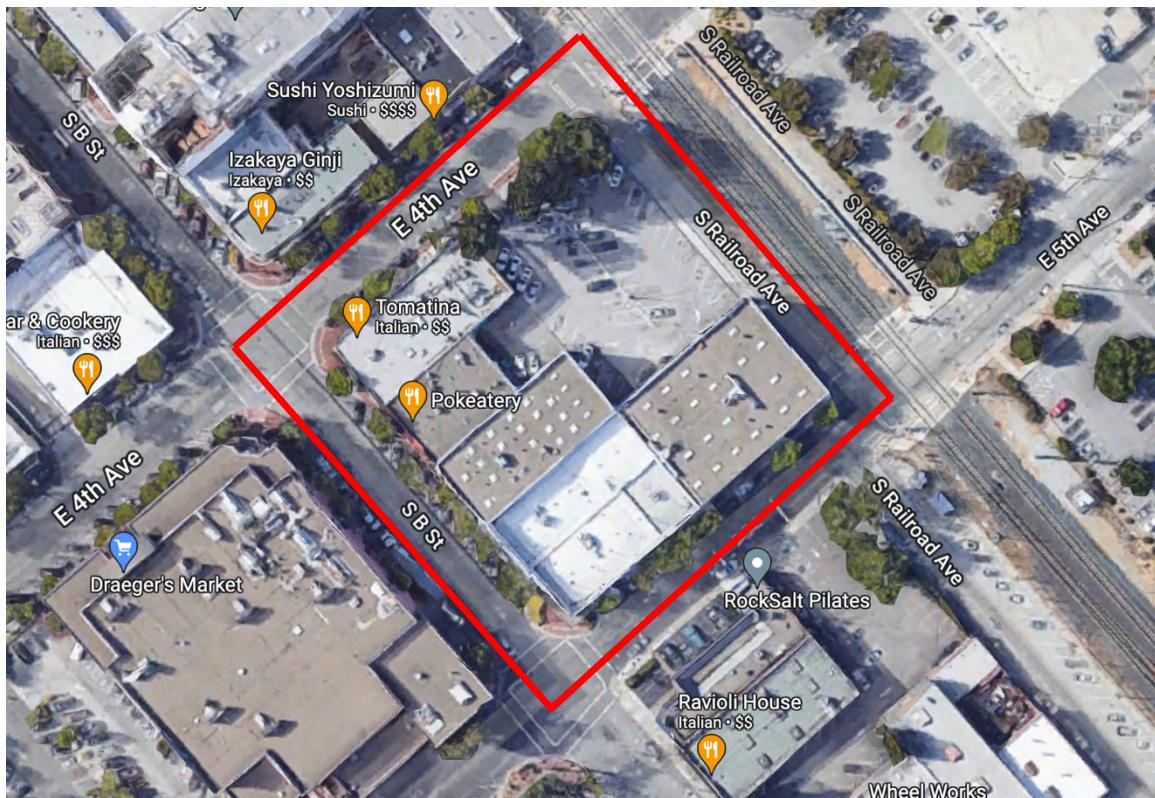
september 25, 2023

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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



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

<b>Address</b>	<b>APN</b>	<b>Current Use</b>	<b>Age / Source</b>
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



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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.

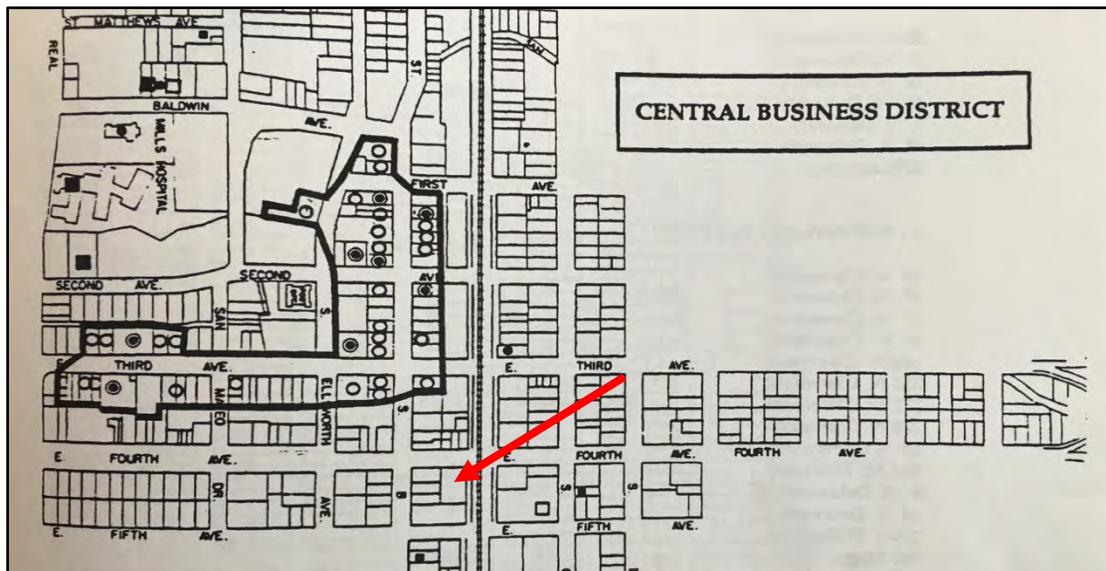
More than 10,000 San Mateo county men entered World War II, with over 300 losing their lives during service. Upon return to California after the war, these former military personnel contributed to major postwar development and expansion that was unprecedented in San Mateo County history. The "build out"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

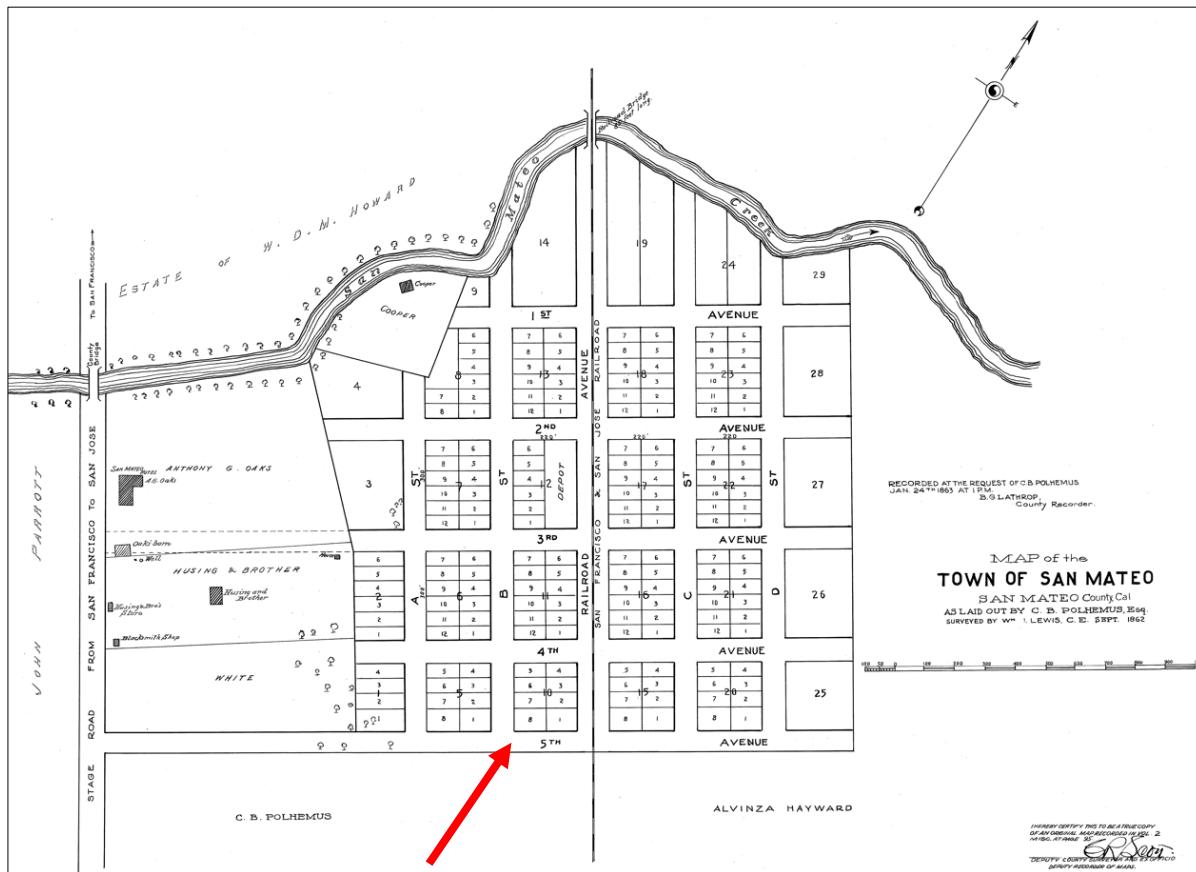
The following visual chronology was developed using a series of Sanborn Fire Insurance Maps for San Mateo from 1901 to 1967, San Mateo County Assessor Maps and an aerial photograph. Each of the full Sanborn Map sheets is included as Appendix One of this report; a detail of the block for each year is 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.



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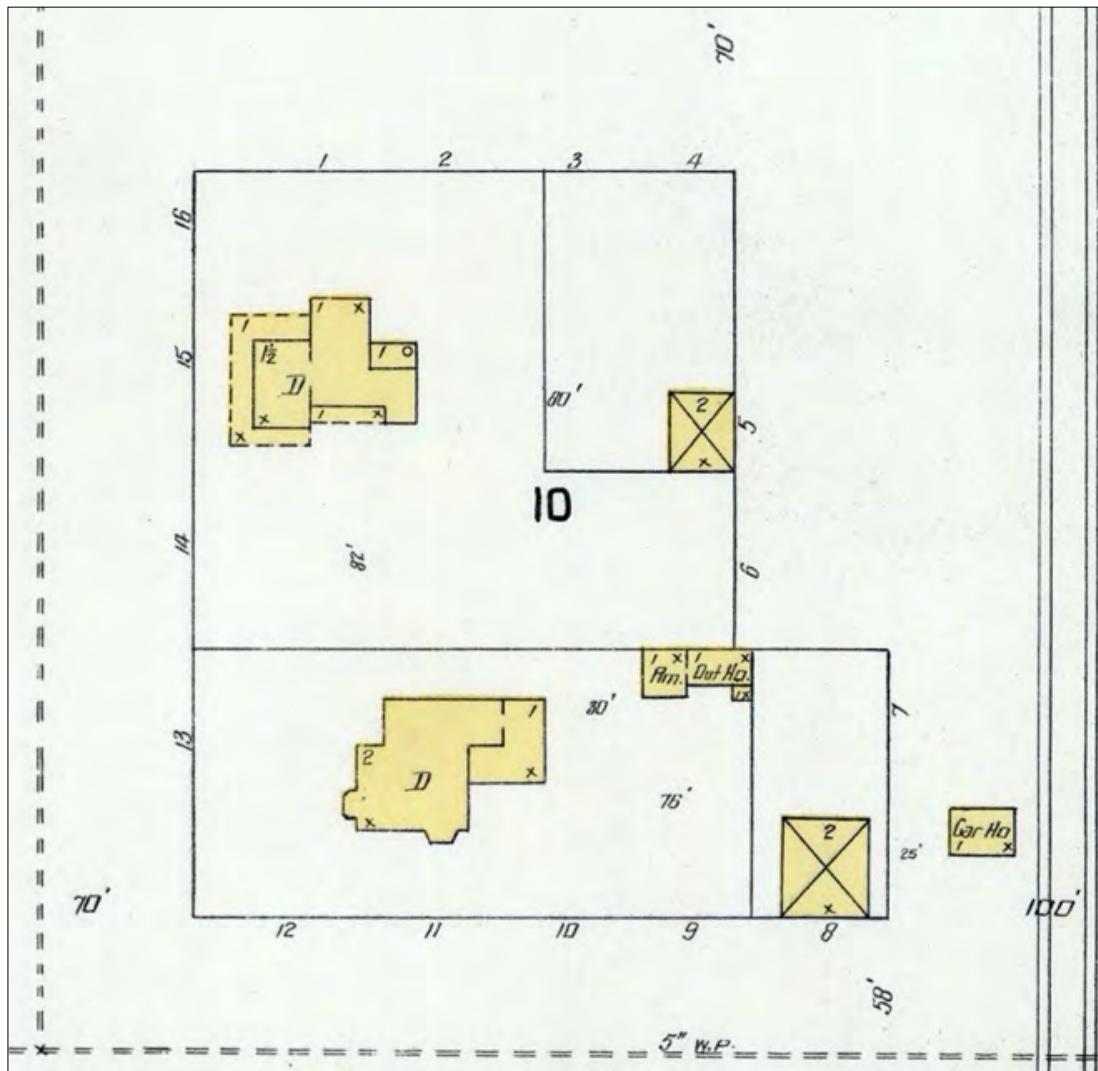


Above: The 1862 "Map of the Town of San Mateo." The subject block is labeled as Block 10 and was at the southern edge of town at that time. The block was shown with eight subdivided parcels, with the two southern-most parcels being larger than the other six parcels in the block. The red arrow points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

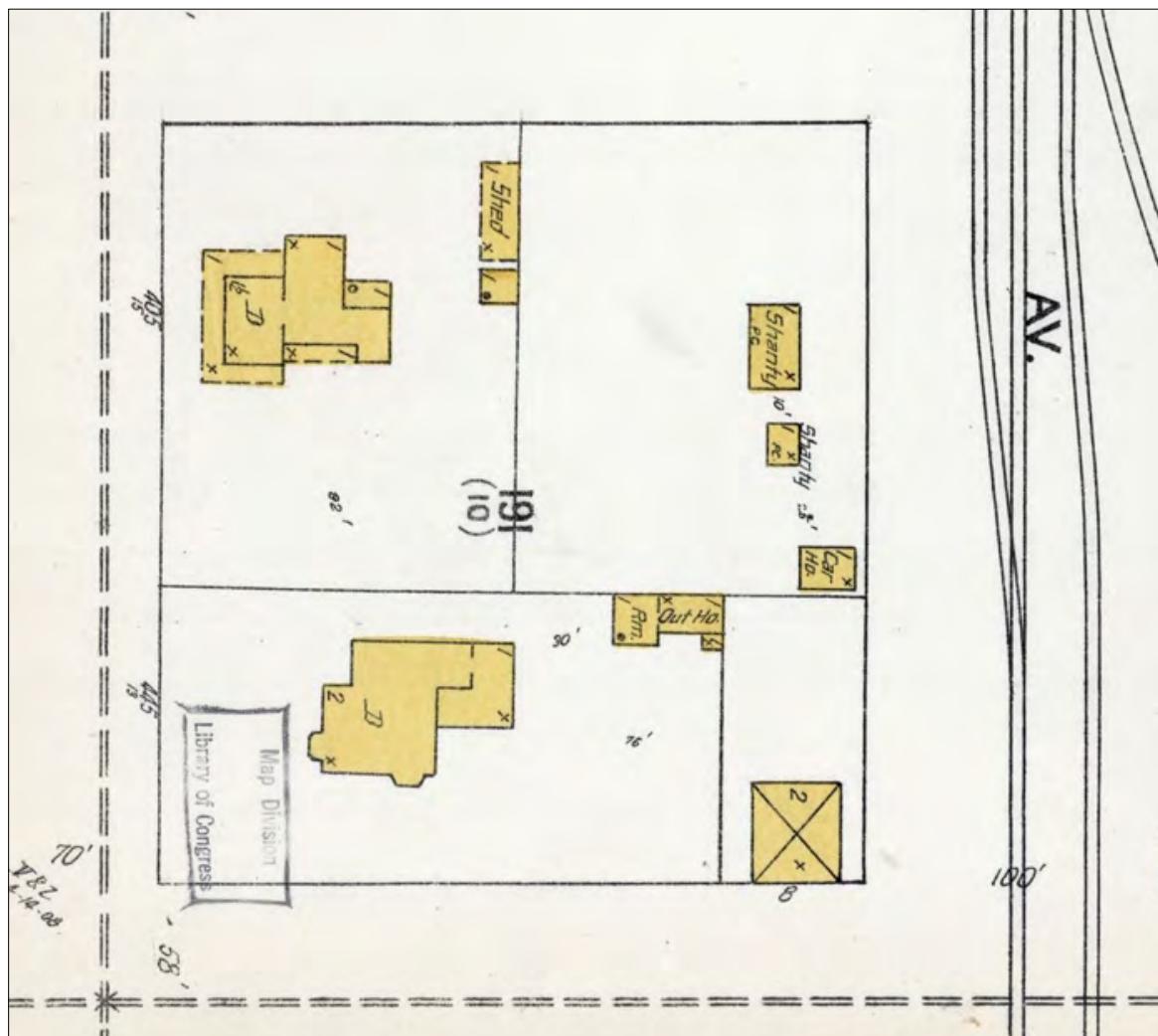


Above: Detail of the 1901 Sanborn Map, Sheet 10.



### 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.

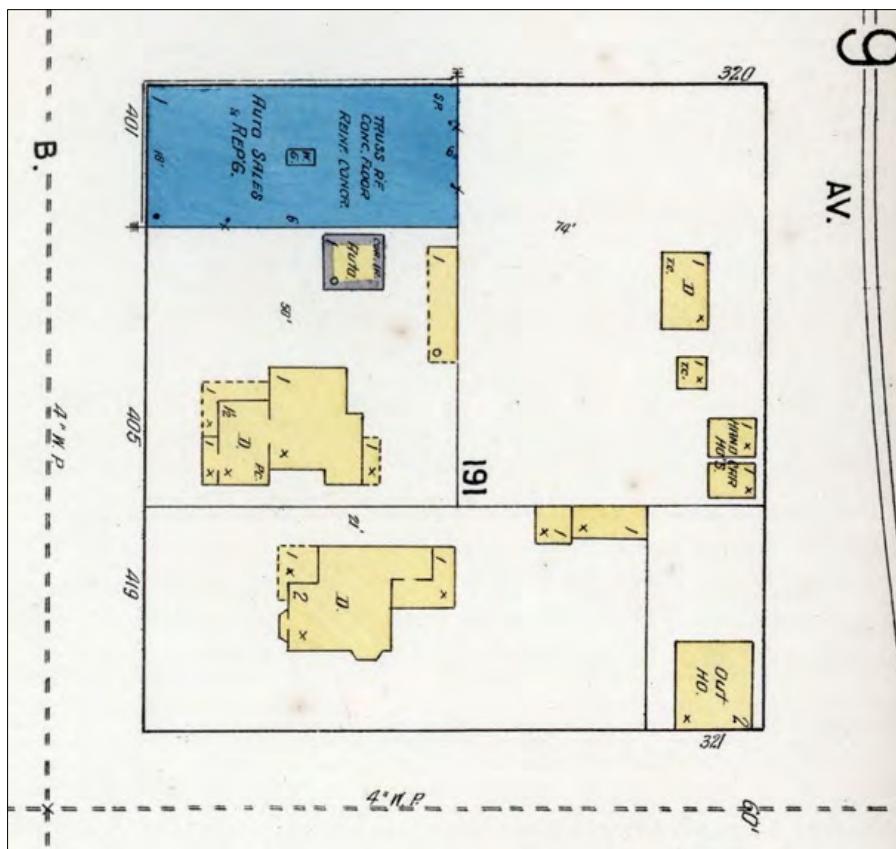


Above: Detail of the 1908 Sanborn Map, Sheet 15.



### 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.

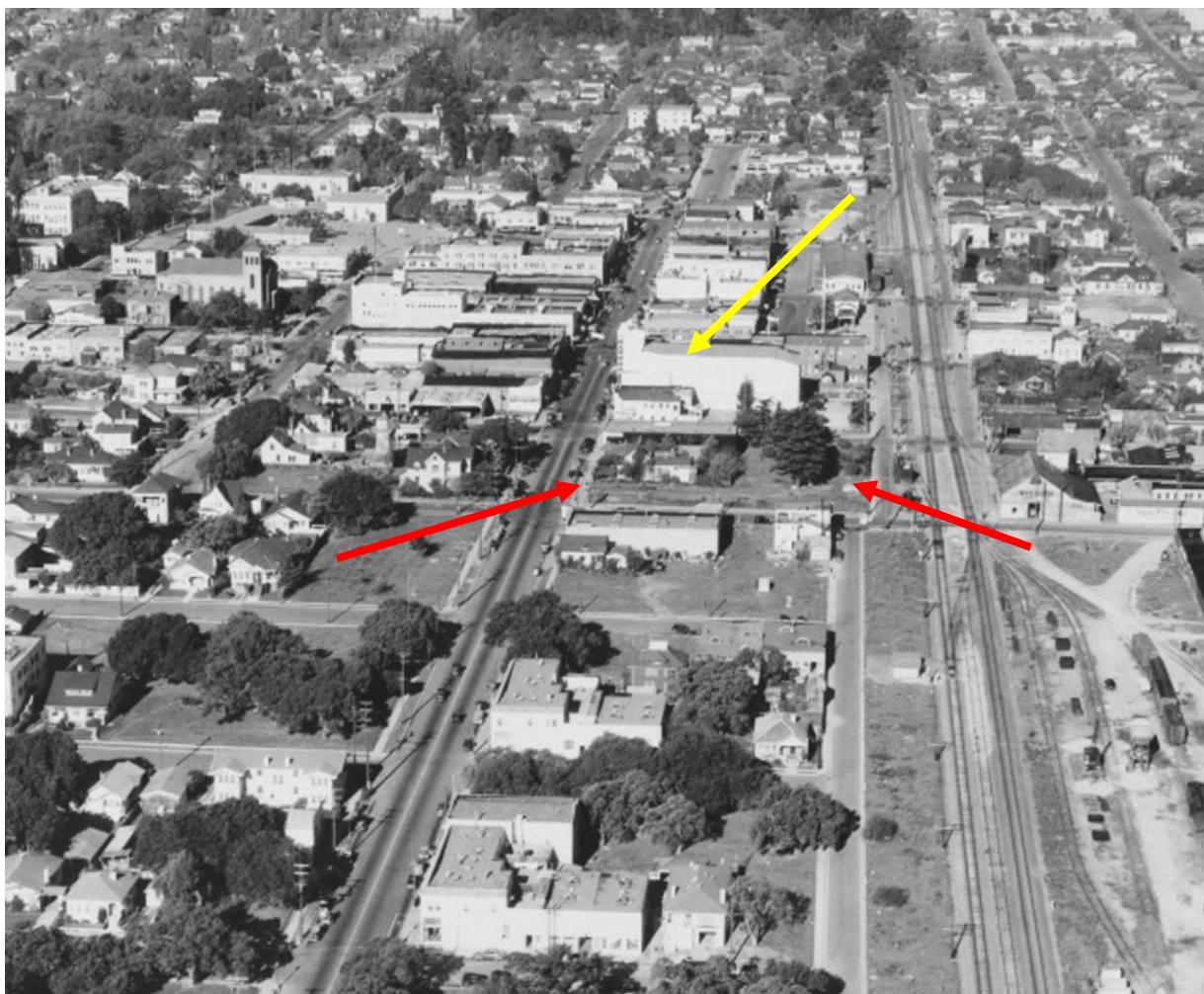


**Above: Circa 1920-1922 San Mateo County Assessor Map**



**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.

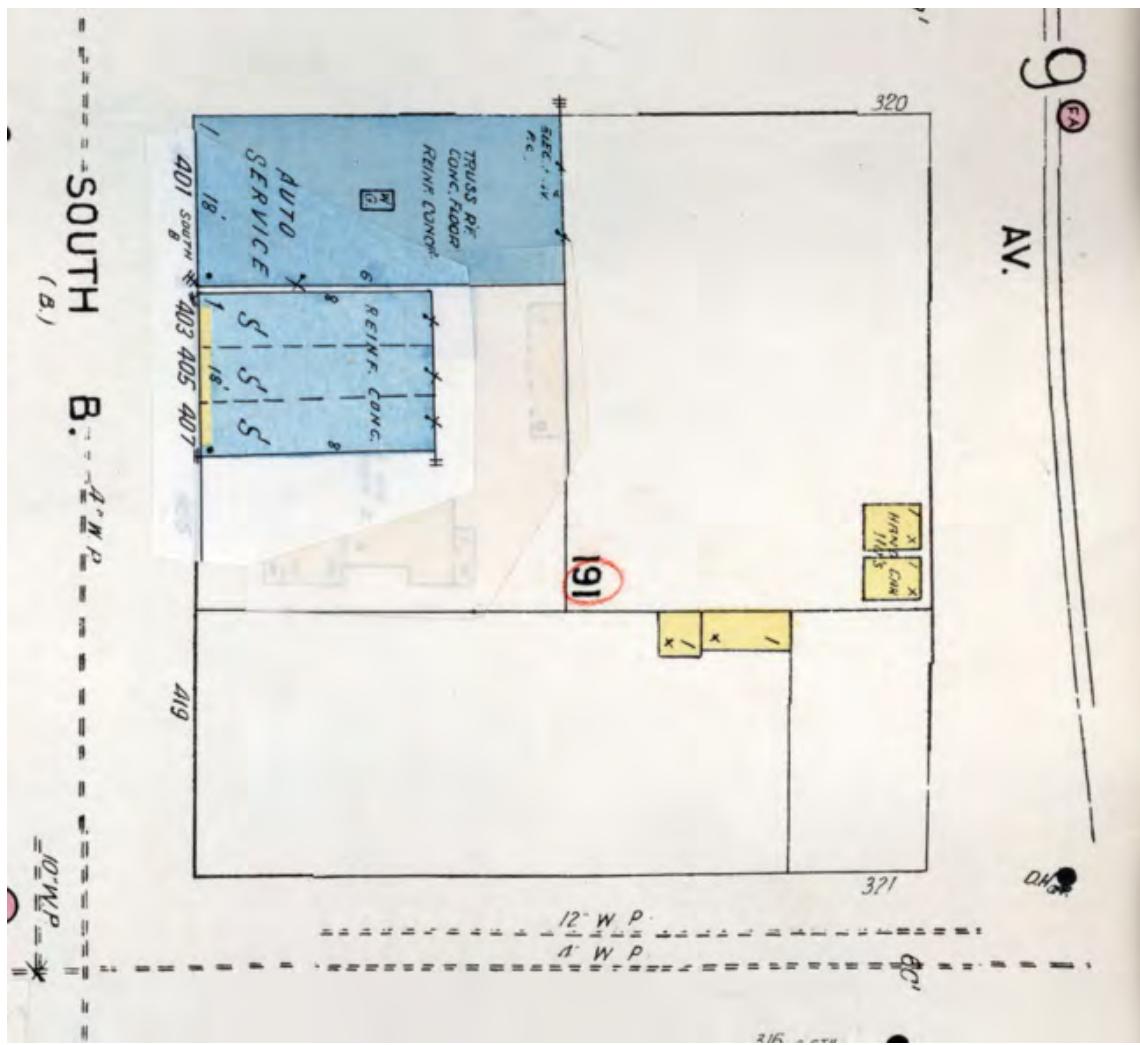


*Above: A 1940s aerial photograph of San Mateo looking north. The red arrows points to the subject block. Which at the time still had a residential building and the flat roof of the auto garage is visible at the northwest corner. The yellow arrow points to the Baywood Theater, which was in the block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

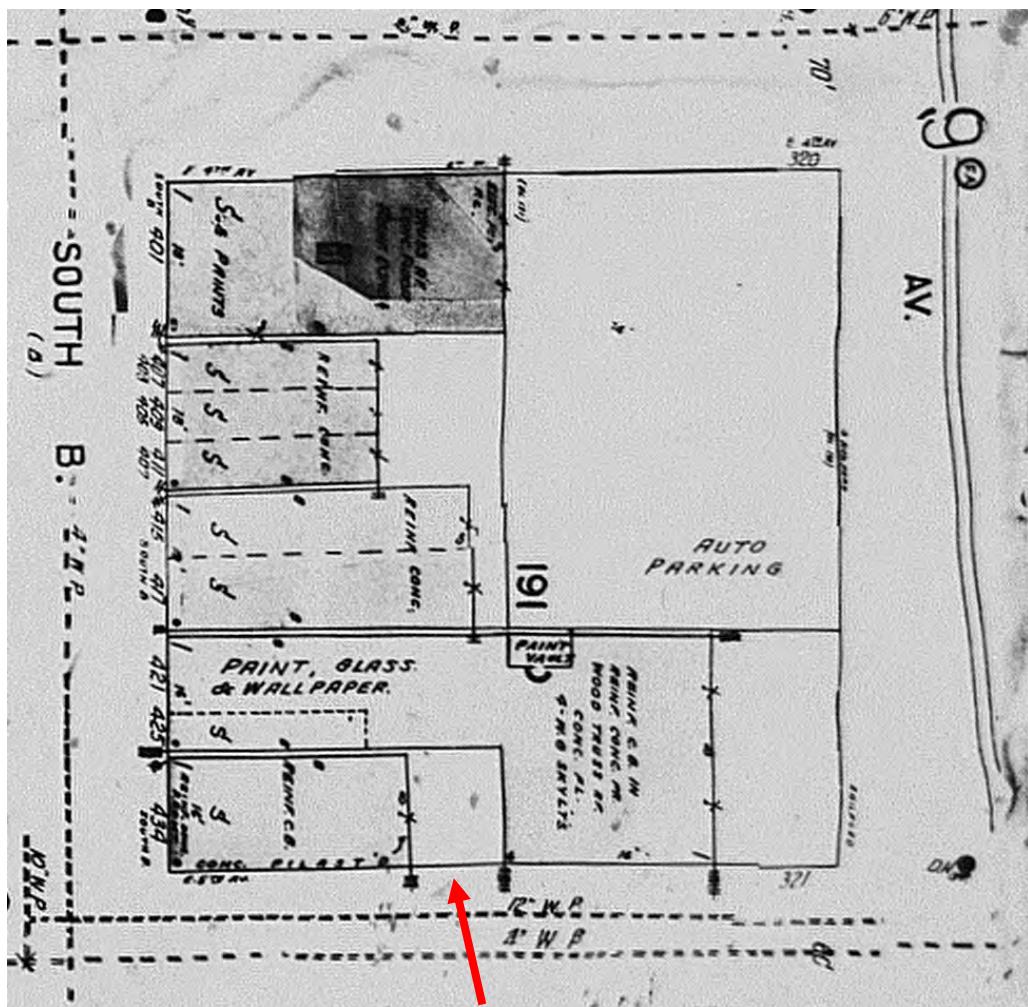


Above: Detail of the 1950 Sanborn Map, Sheet 26.



### 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.

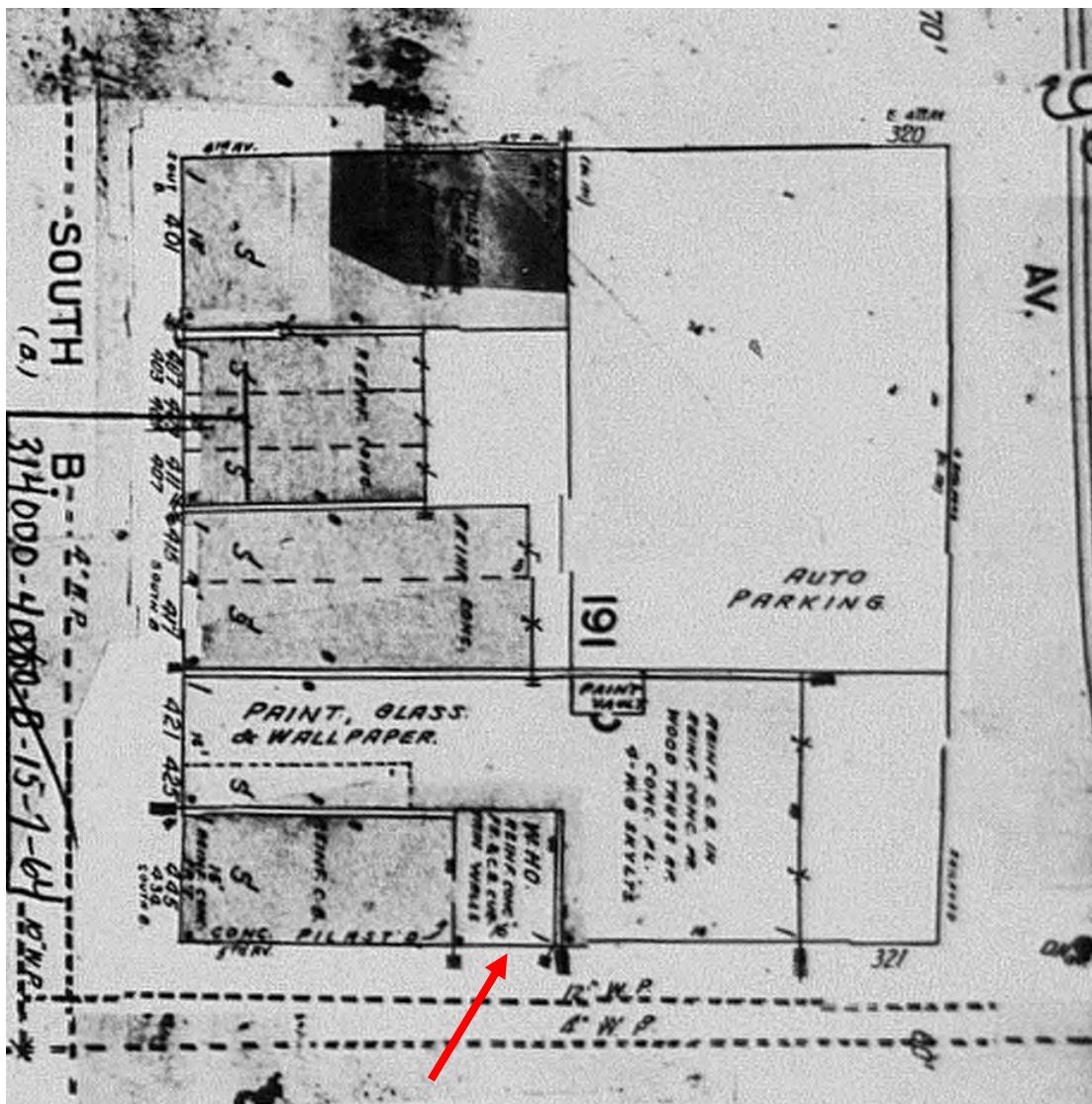


Above: Detail of the 1953 Sanborn Map, Sheet 26. The red arrow points to the courtyard between the buildings.



### 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. AWashrite 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.

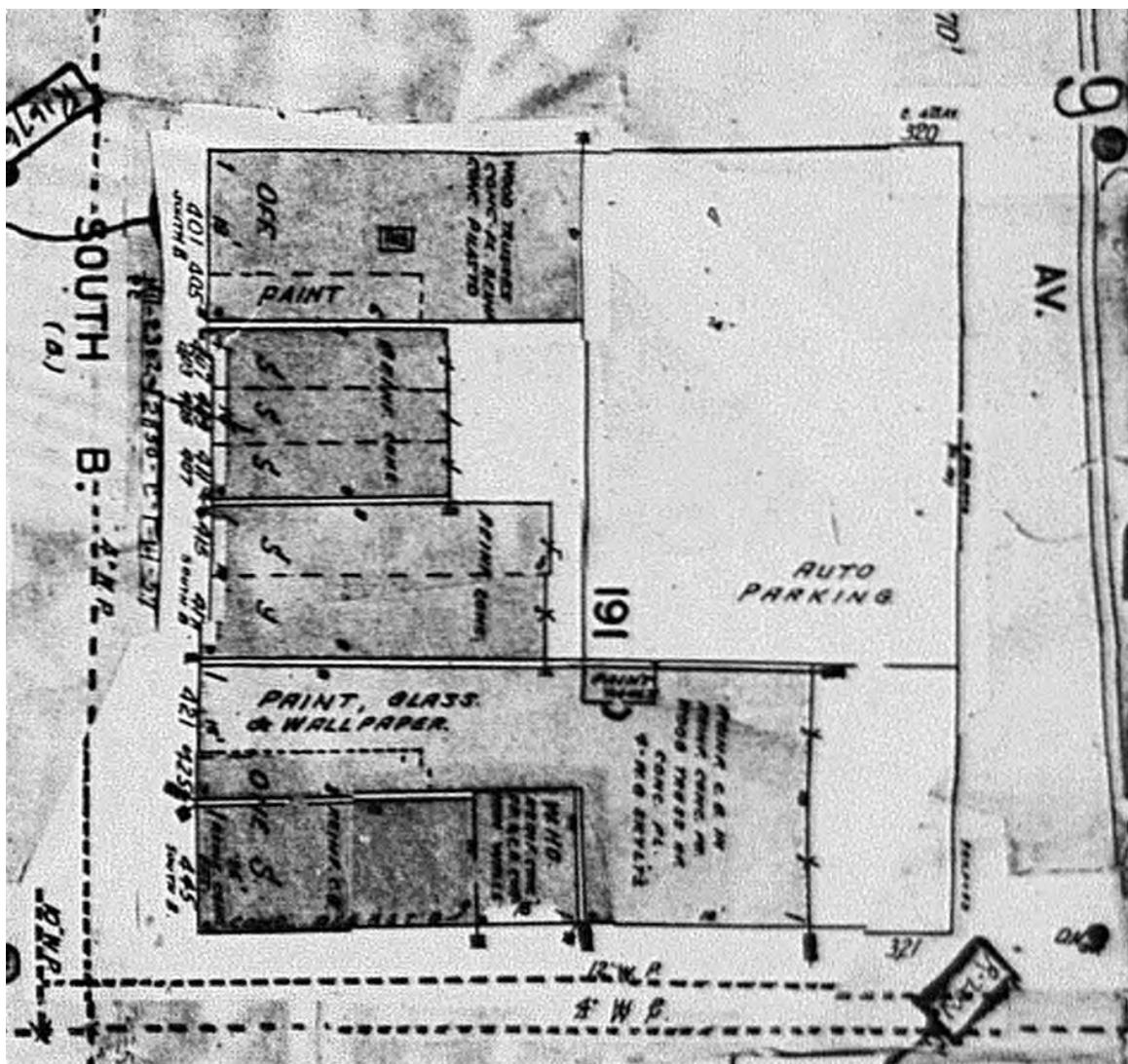


*Above: Historic Photograph circa 1959, looking north along B Street. Images of America: San Mateo, Gregory Zompolis, Page 123.*



### 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.

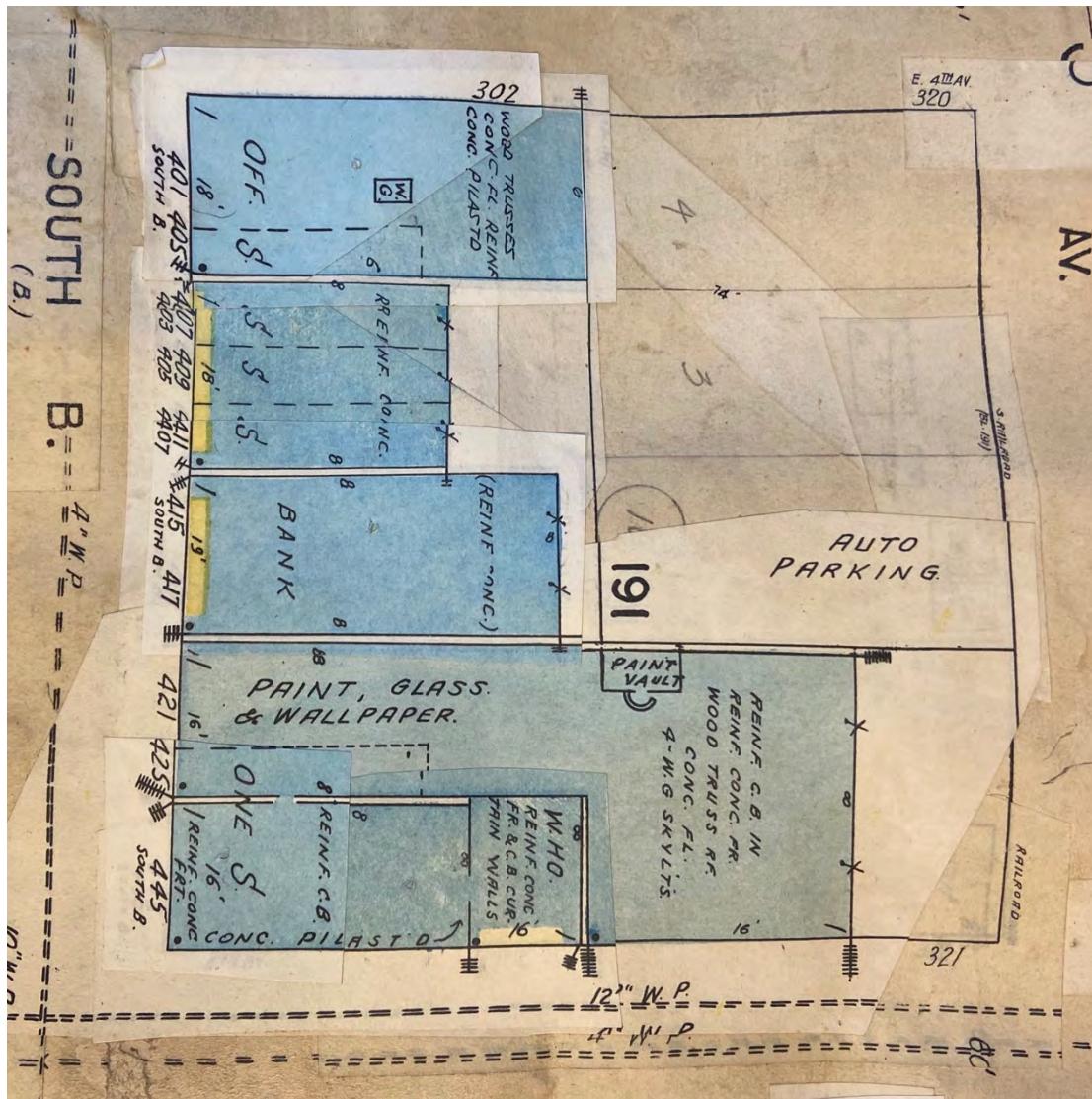


Above: Detail of the 1961 Sanborn Map, Sheet 26.



### 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.*



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*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>



*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



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<b>Date</b>	<b>Permit Number</b>	<b>Names</b>	<b>Description / Cost</b>
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).*





*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.

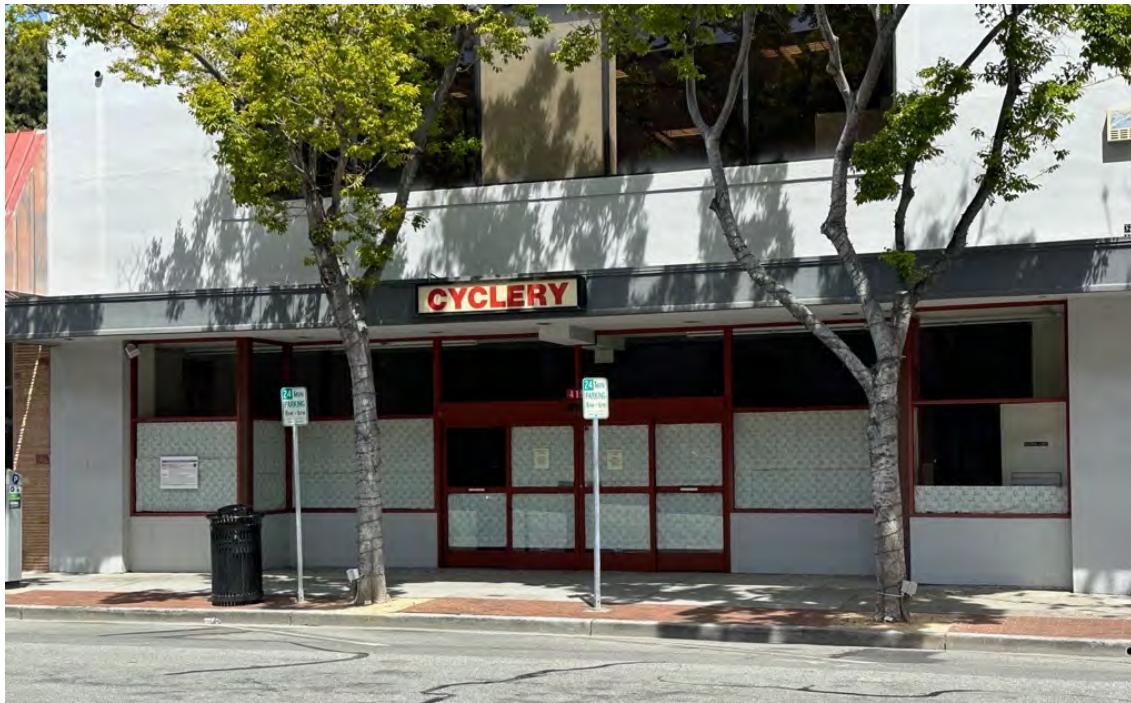
The north and south walls abut the adjacent buildings, however, the north wall project beyond the building to the north and is visible at the rear.





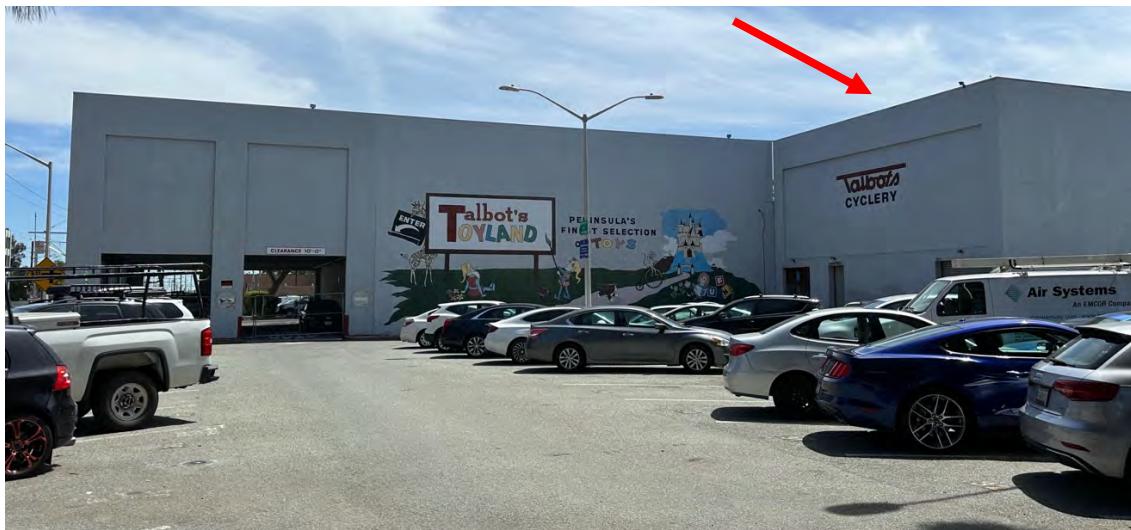
*Above: 415-417 South B Street, looking southeast.  
Below: The west façade of 415-417 South B Street, looking east. Note the single storefront configuration despite the two addresses.*





*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.



4th Avenue and B Street – Block 10, San Mateo, California – Historical Evaluation  
City of San Mateo September 25, 2023

***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



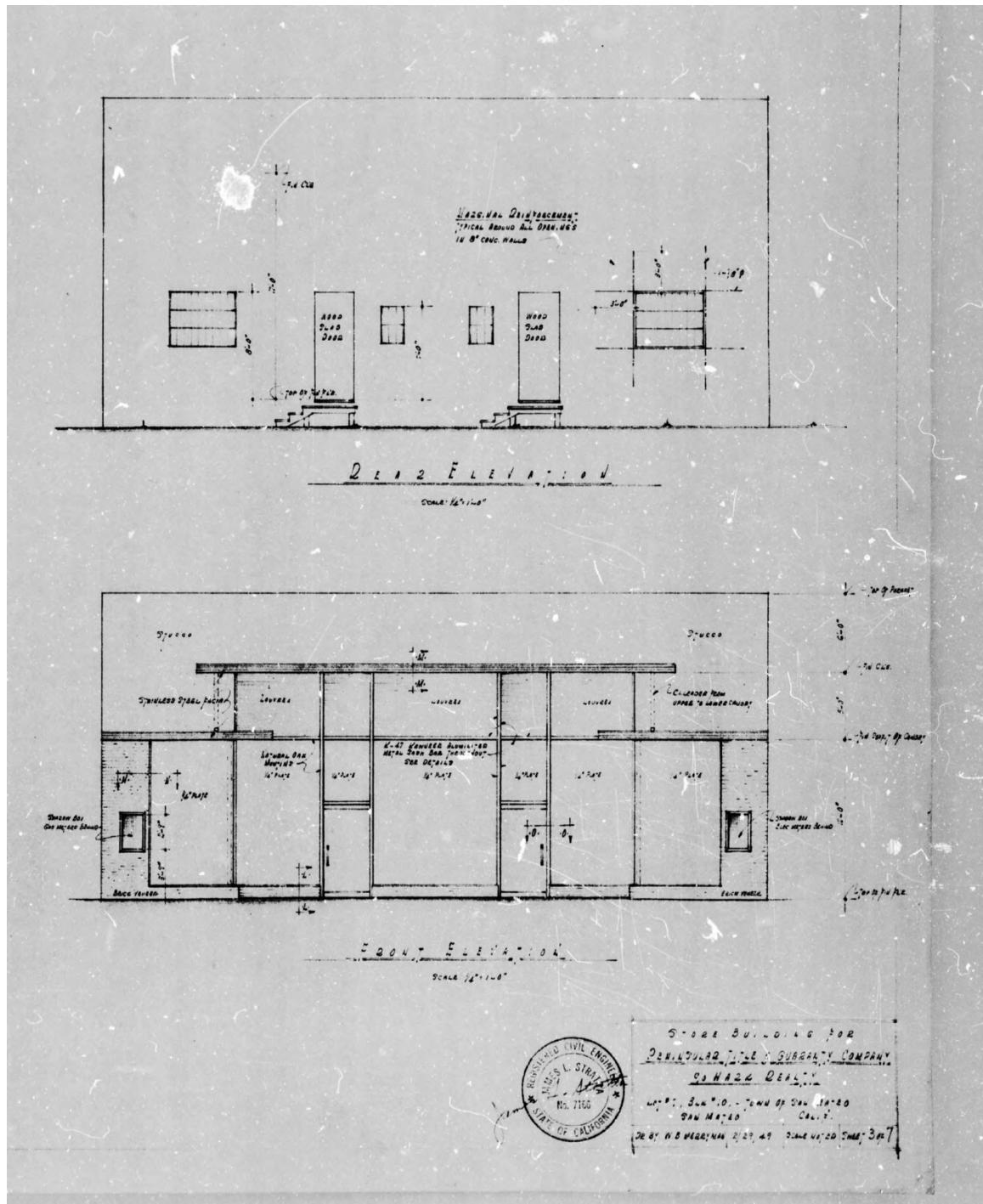
**415-417 South B Street**  
**Developers, Architects, Engineers, and Builders**

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.



4th Avenue and B Street – Block 10, San Mateo, California – Historical Evaluation  
City of San Mateo

September 25, 2023



**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.





*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).*





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





*Above: Overview of the south façade of 445 South B Street.  
Below: The east 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>



Opens new store. W. A. Talbot, owner of Talbot's Toyland, is pictured in the interior of his newly opened store. The store is a large, recently completed structure at Fifth avenue and B street. It will, according to Talbot, be a store devoted completely and exclusively to toys—"a year-round toy store," the owner describes it. Talbot is assisted in the operation by his wife, Betty, who has a background of 21 years in merchandising. For several years the Talbots have owned a store in the famed Town and Country section of Sacramento. Talbot said the San Mateo store is the result of a year's search of Northern and Central California for the best location for their second enterprise.

*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**

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

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

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

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

**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

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

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

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

**ALFRED SORENSEN**  
Painting Contractor  
1009 S. Claremont, San Mateo

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

**SIGNS BY McCULLOUGH**  
47 North B Street, 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> Talbots 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***

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

These issues must be explored thoroughly before a final determination of significance can be established. To be eligible for the California Register historic resources must possess both historic significance and retain historic integrity. The following are the four significance criteria of the California Register. Upon review of the criteria, if historic significance is identified, then an integrity analysis is conducted. To be eligible for the



California Register, an historical resource must be significant at the local, state, or national level under at least one of the following criteria.

***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

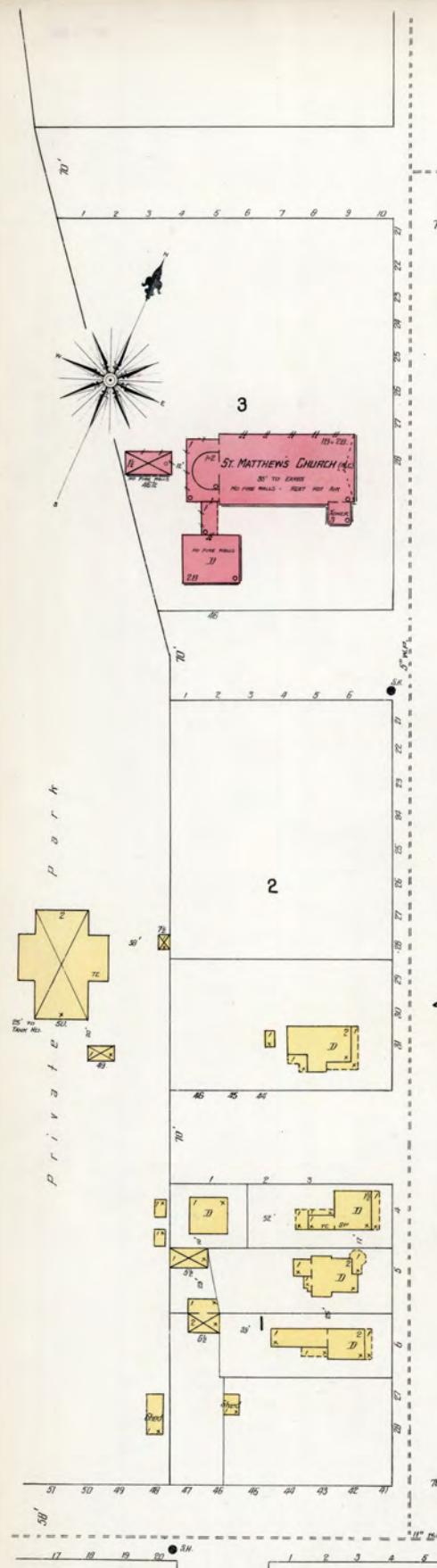
1953 – Sheet 26

1956 – Sheet 26

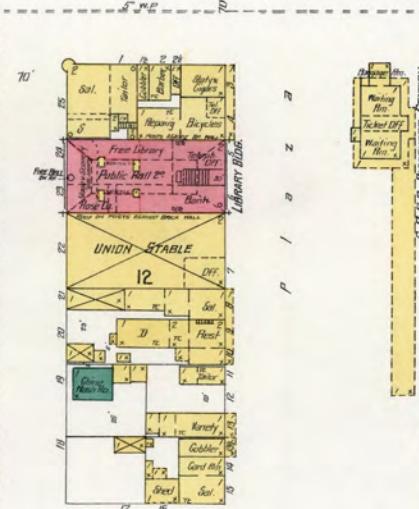
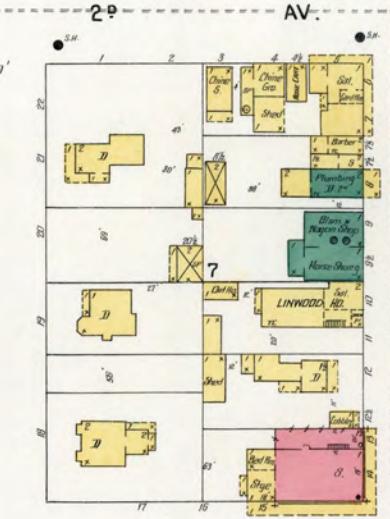
1961 – Sheet 26

1967 – Sheet 26





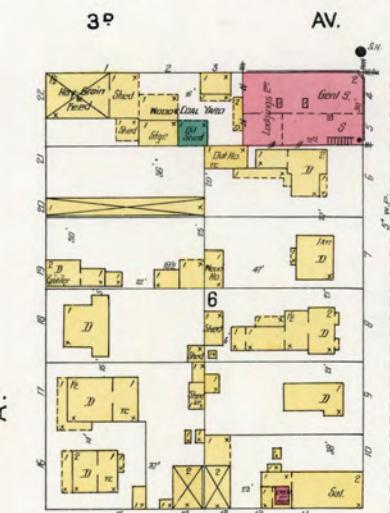
8



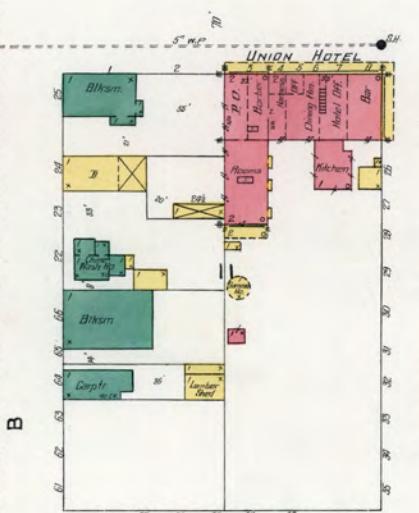
JULY 1901.  
SAN MATEO  
CAL.

S.P.H.R. PASSENGER STATION

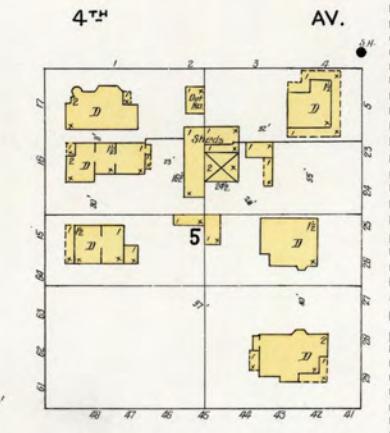
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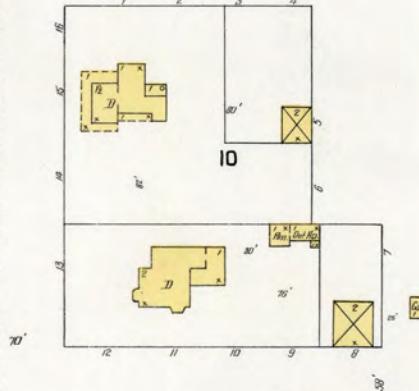
AV.



AV.



AV.



AV.

150

151

152

SCALE OF FEET.

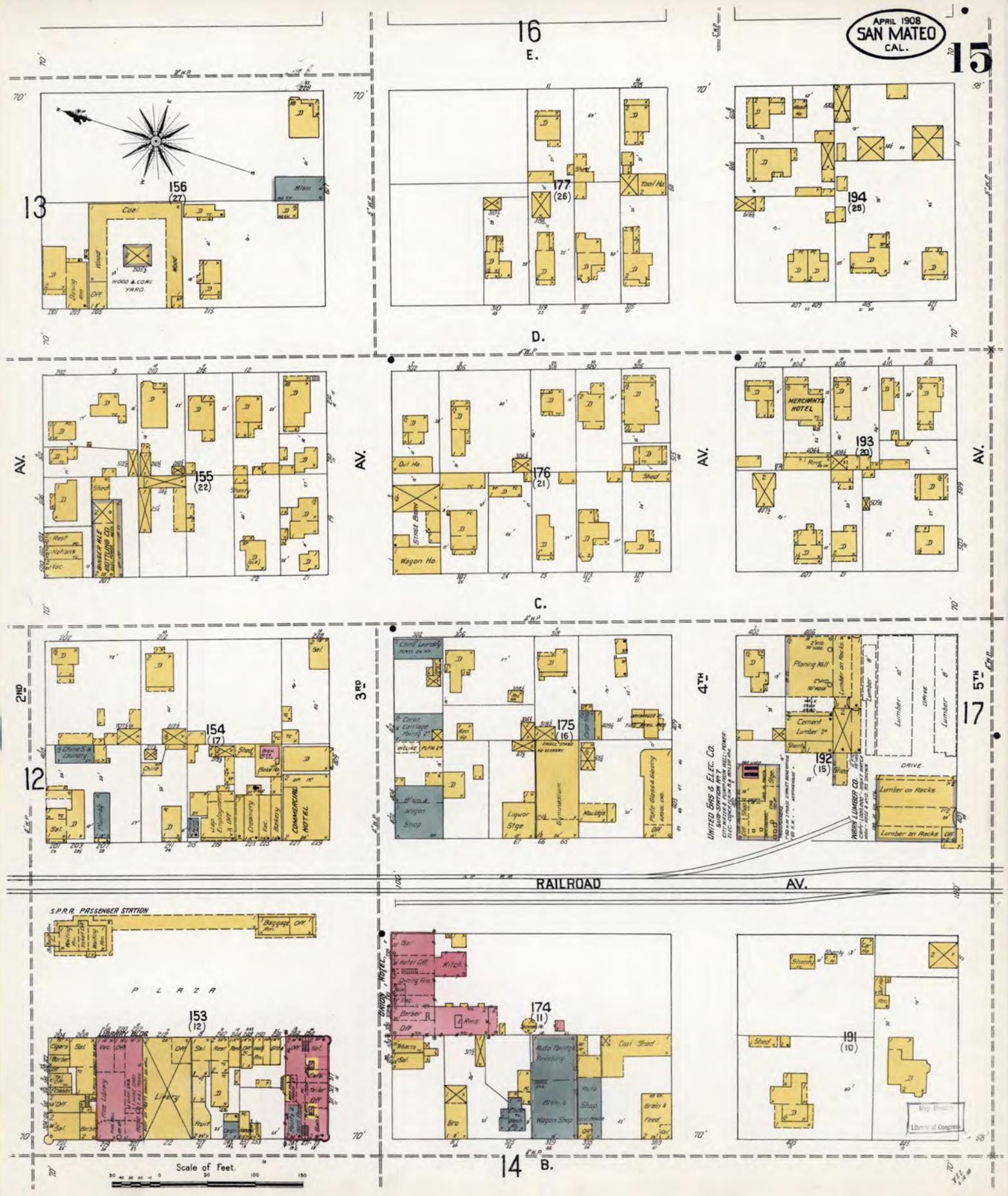
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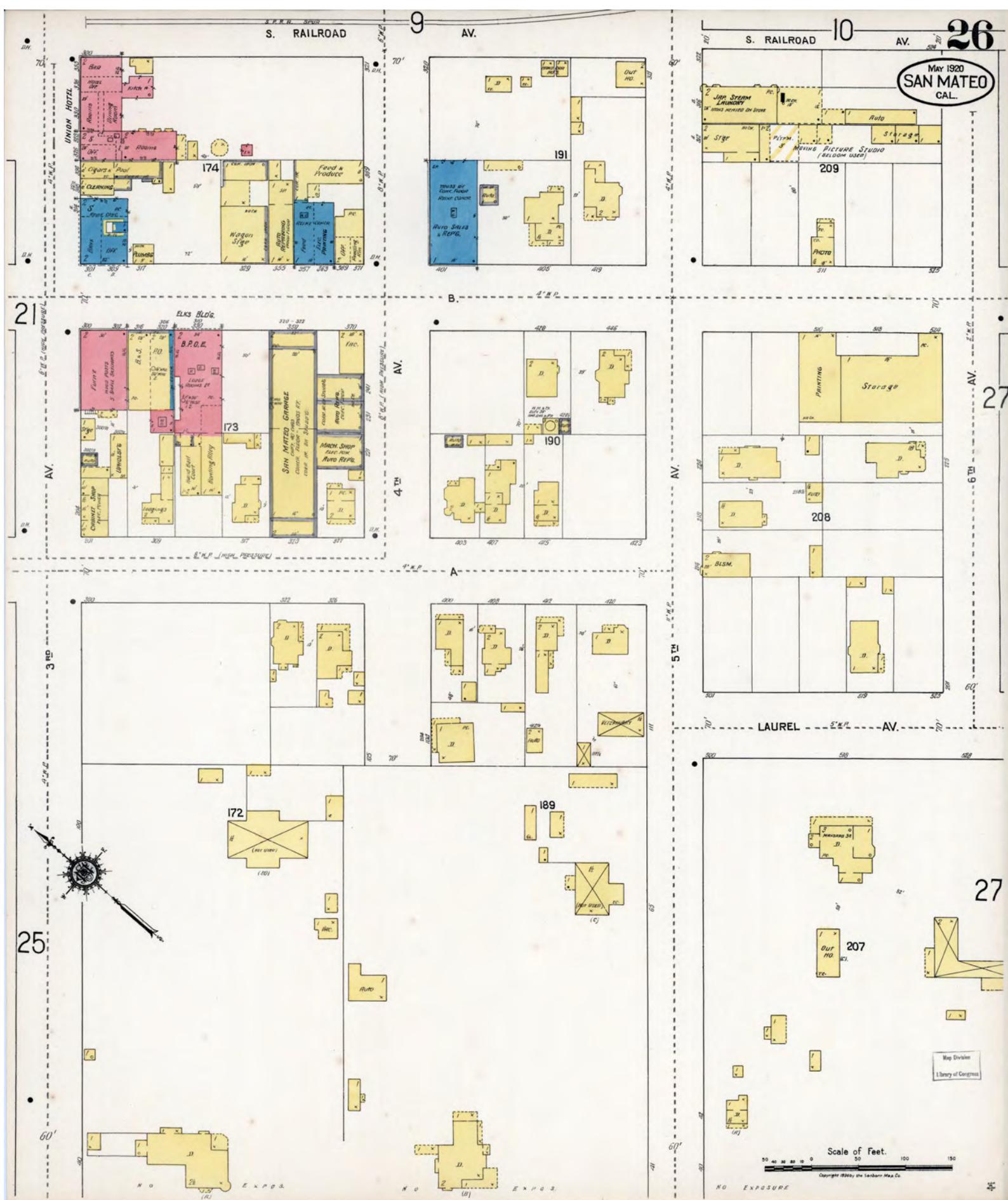
Map Division  
Library of Congress

## 1908 Sanborn Map

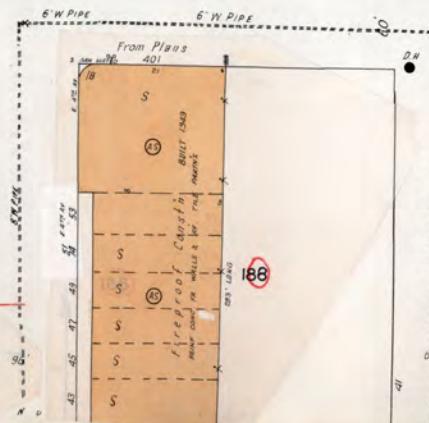
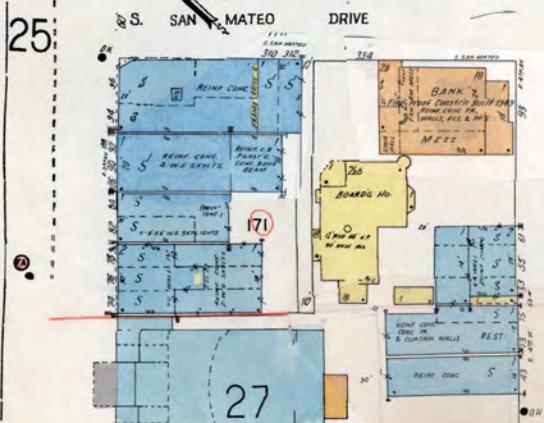
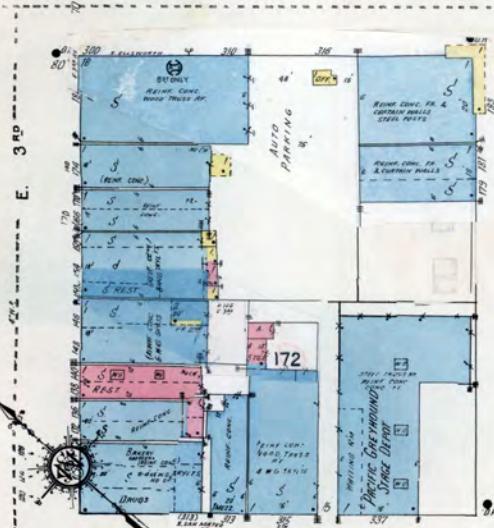
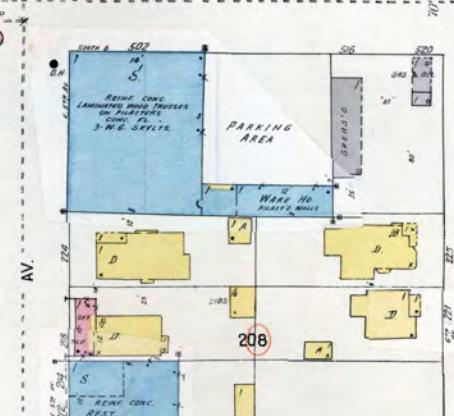
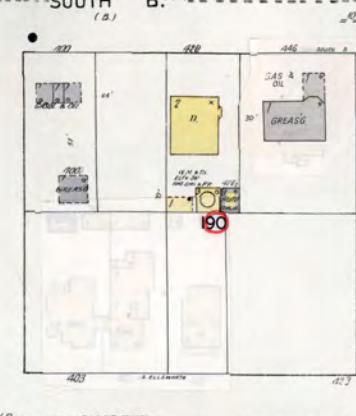
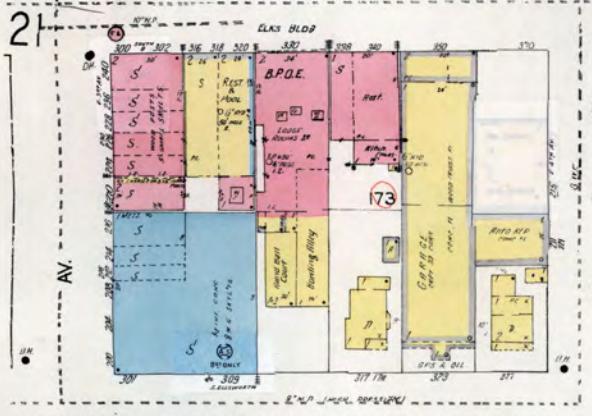
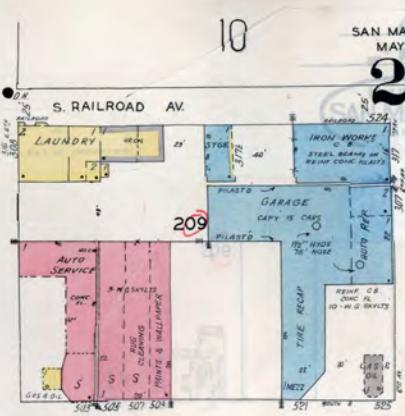
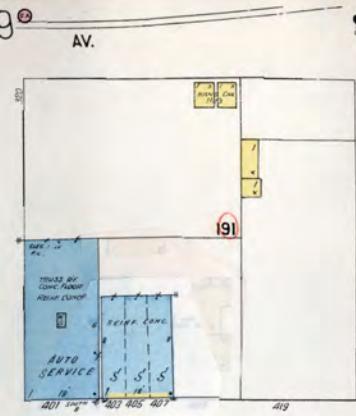
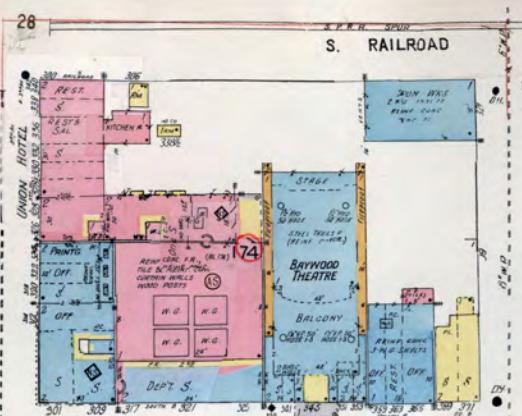
APRIL 1908  
**SAN MATEO**  
CAL.

15



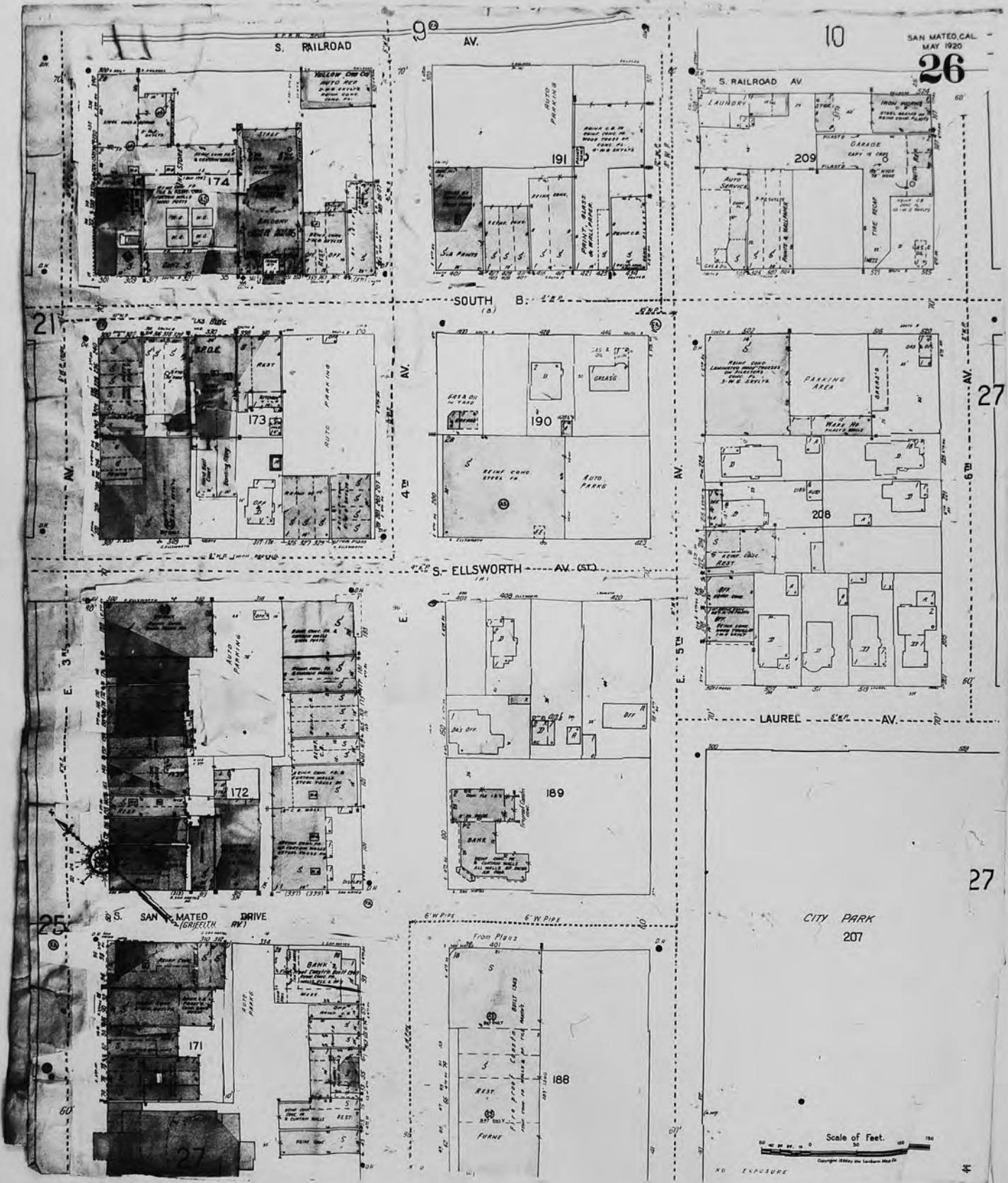


26

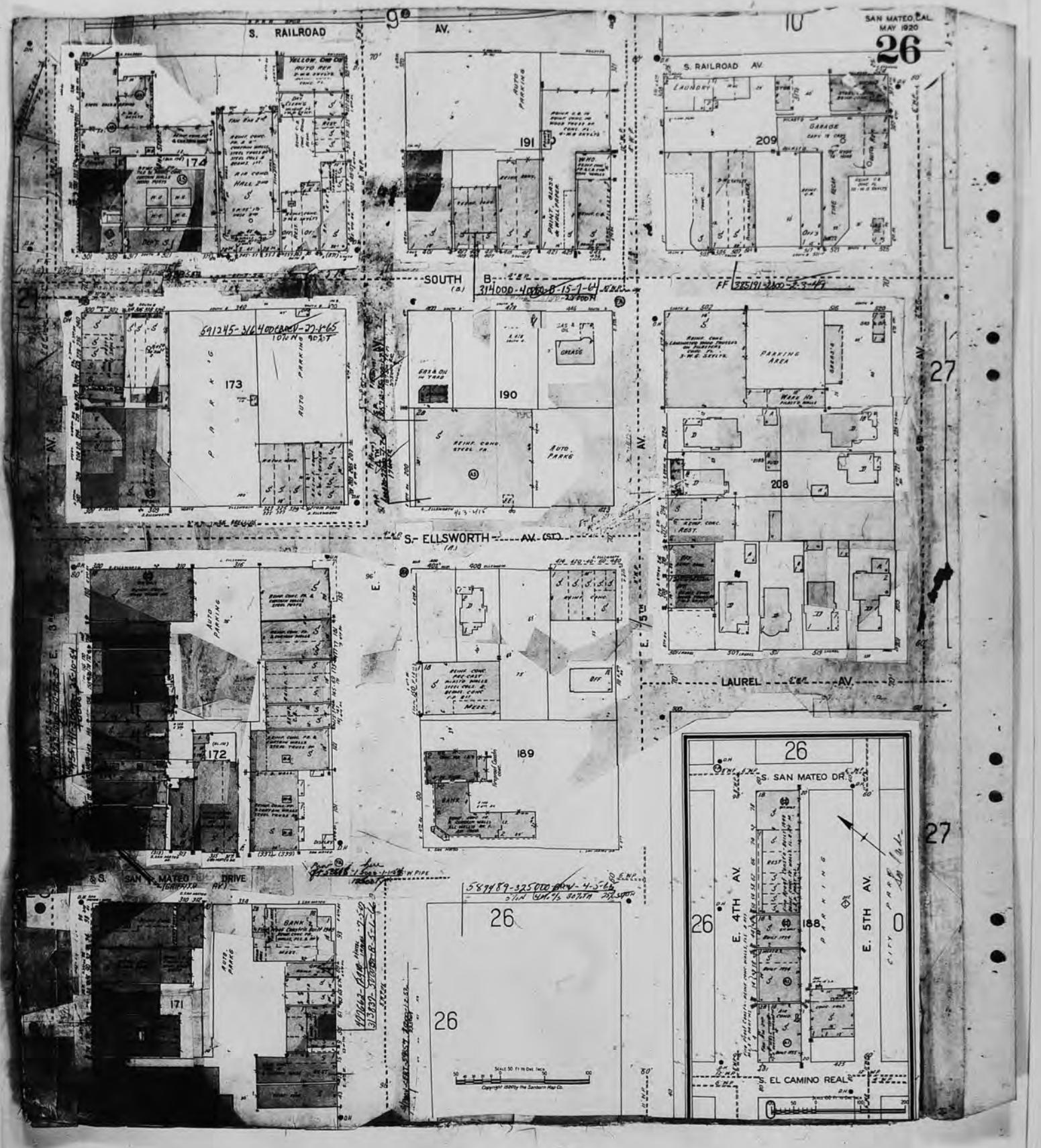


CITY PARK  
207

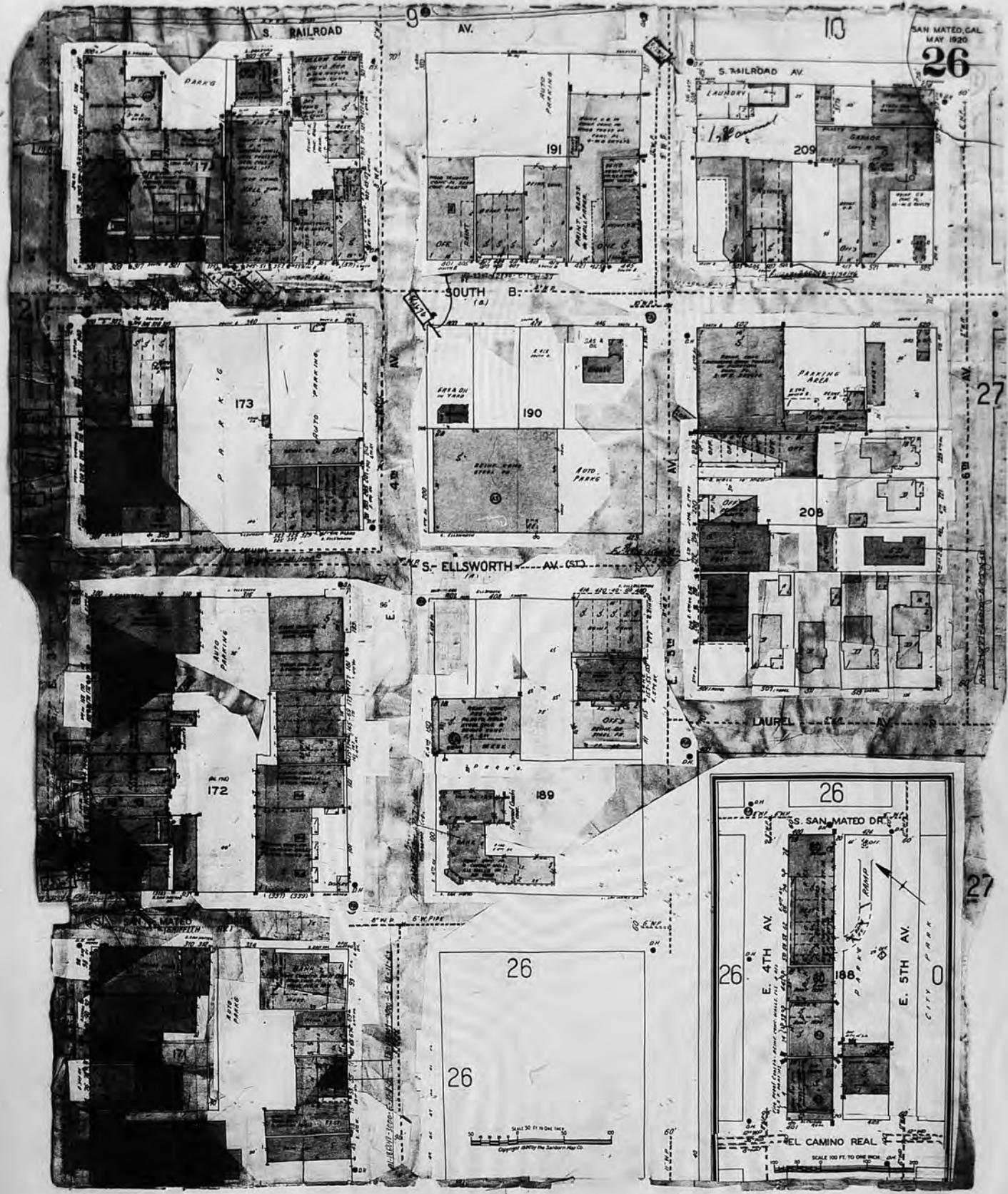
Geography and Map Division  
Library of Congress  
Scale of Feet.  
Copyright 1920 by the Sanborn Map Co.



## 1956 Sanborn Map



## 1961 Sanborn Map



## 1967 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. 5324

**CITY OF SAN MATEO**

APPLICATION OF

*Batch & Ballou, Owner*  
*J. H. Powers*

FOR PERMIT TO ALTER A

*Location: 8th Street*  
*2111 1/2*  
*Building*

*2111 1/2*  
*Building*

Filed January 22, 1937  
City Clerk.  
Robert Powers

Referred to Building Inspector

*January 22, 1937*

Approved January 22, 1937  
M. J. Powers  
Building Inspector.

*Rec*

WEST

NORTH

STREET

STREET

SOUTH

STREET

STREET

EAST

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 the on Lot No. 5, Block No. 10,  
Subdivision Town of San Mateo, situated on 401-403 21st 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  
Address. \_\_\_\_\_  
Builder. 714 Bonny  
Address. 27-13th av San Mateo

Owner. Estate of B. A. Peckham  
Address. B.M. Between 4th & 5th Sta  
By. 714 Bonny

(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 (Continued)

## BUILDING DEPT. COPY

## APPLICATION FOR BUILDING PERMIT

NAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks CoNAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks CoNAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks CoNAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks CoNAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks CoNAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks CoNAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks CoNAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks CoNAME James M. WilsonADDRESS Box 329 San MateoCITY San MateoSTATE LICENSE NO. TEL 8-76136CONTTRACTOR Standard Wrecks Co

VALUATION	BUILDING FEE	REC. BY	BUILDING PERMIT
\$ 250.00	PLAN CHECKING FEE	DATE 6/93	DATE ISSUED
	TOTAL	\$ 2.00	

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.

PIERS	EXTERIOR	STREET
FOUNDATION	MATERIAL	
WIDTH OF TOP	WIDTH OF BOTTOM	
DEPTH IN GROUND	SIZE	SPACING

PIERS	EXTERIOR	STREET
FOUNDATION	MATERIAL	
WIDTH OF TOP	WIDTH OF BOTTOM	
DEPTH IN GROUND	SIZE	SPACING

PIERS	EXTERIOR	STREET
FOUNDATION	MATERIAL	
WIDTH OF TOP	WIDTH OF BOTTOM	
DEPTH IN GROUND	SIZE	SPACING

I hereby acknowledge that I have read this application and state that the above is correct, and further agree to save indemnity 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 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.

*James M. Wilson*

OWNER	ADDRESS
ARCHITECT	BY
OWNER'S NAME, must be signed by himself or authorized person.	

CLASS OF WORK	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
ADDITION													
DEMOLISH													
MOVING													

PIERS	EXTERIOR	STREET
FOUNDATION	MATERIAL	
WIDTH OF TOP	WIDTH OF BOTTOM	
DEPTH IN GROUND	SIZE	SPACING

PIERS	EXTERIOR	STREET
FOUNDATION	MATERIAL	
WIDTH OF TOP	WIDTH OF BOTTOM	
DEPTH IN GROUND	SIZE	SPACING

PIERS	EXTERIOR	STREET
FOUNDATION	MATERIAL	
WIDTH OF TOP	WIDTH OF BOTTOM	
DEPTH IN GROUND	SIZE	SPACING

APPROVED: CITY OF SAN MATEO PLANNING COMMISSION  
By *James M. Wilson*

FURNACE GAS  
WATER HEATER  
KITCHEN  
FIREPLACE

ST. SHOWER - FLOOR & WALLS  
TOILET ROOM FLOOR  
BATH FLOOR  
ST. SHOWER - FLOOR & WALLS  
ST. SHOWER - FLOOR

FLUES  
FURNACE  
WATER HEATER  
KITCHEN  
FIREPLACE

ARCHITECT  
ADDRESS

OWNER  
ADDRESS

BY

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**

DATE *7-5-51*

BY

BLDG. INSPECTOR *W. B. Buder*

**Building Inspector's Field Record**

**CITY OF SAN MATEO**

DATE ISSUED *7/6/50*

<b>BUILDING DATA</b>		BLDG. PERMIT NO. <b>15428</b>		Demolish warehouse	
		VALUATION \$ <b>250</b>	FEES \$ <b>2.00</b>	PERMIT NO.	DATE ISSUED <i>7/6/50</i>
LOCATION OF STRUCTURE <b>402-406 So. Railroad</b>		ST. AVE.	NUMBER OUTLETS	FEE \$	
LOT NO. <b>5 1/2 6</b>	BLOCK NO. <b>15</b>	CONTRACTOR			
SUBDIVISION <b>Town of San Mateo</b>		MAIL ADDRESS	MISC.		
OCCUP. <b>P</b> CLASS <b>warehouse</b>		BLDG. TYPE	PERMIT NO. FEE \$		
SETBACK: FRONT FT., SIDE FT., REAR FT.			NUMBER FIXTURES	PORC.	
NO. OF STORIES		HEIGHT	CONTRACTOR		
AREA OF LOT SQ. FT.		FLOOR AREA SQ. FT.	MAIL ADDRESS	MISC.	
PLANNING OWNER NAME <b>James Wignom</b>		ELEC. FIXTURES			
MAIL ADDRESS <b>Box 309</b>		PERMIT NO. FEE \$			
CITY <b>San Mateo</b> TEL <b>DI 3-8136</b>		GAS APPLIANCE PERMIT NO. FEE \$			
BUILDER NAME <b>Standard Brecking Co.</b>		SEWER CONNECTION YES ( ) NO ( )			
MAIL ADDRESS <b>San Carlos</b>		CONTRACTOR			
CITY <b>San Carlos</b> TEL <b>—</b>		MAIL ADDRESS			
MISC.		MISC.			

BD-8 SM 5-49



## Building Inspector's Field Record

CITY OF SAN MARCOS

卷之三

DATE ISSUED 09/05/09

DATE ISSUED 09/05/09

BUILDING DATA		PLANNING		EL. ELEC. FIXTURES		EL. ELEC. FIXTURES		PLUMBING AND GAS		PLUMBING AND GAS	
BUILDING \$ <u>24,000</u>	VALUATION \$ <u>407,409-41/</u>	FEES \$ <u>41.00</u>		PERMIT NO. <u>5737</u>	6759	7244		PERMIT NO. <u>12</u>	10.00	PERMIT NO. <u>1</u>	10.00
LOCATION <u>102-105 409 S. R. St. Ave.</u>	LOCATION OF STRUCTURE <u>102-105 409 S. R. St. Ave.</u>	ST. NO. <u>6</u>	BLOCK NO. <u>10</u>	NUMBER <u>77</u>	52	20		FEES \$ <u>16.10</u>	2.60	FEES \$ <u>1</u>	3.25
Lot No. <u>6</u>	CONTRACTOR <u>Electric Const. Co.</u>	MAIL ADDRESS <u>San Mateo 86200 Elec.</u>									
SUBDIVISION <u>City of San Mateo</u>	MISC. <u>3 sign circ. 3 miles.</u>										
OCCUR. CLASS. <u>F USE STORE</u>	BLDG. TYPE <u>FT. SIDE</u>	SETBACK: FRONT <u>1</u> FT. REAR <u>1</u> FT.		PERMIT NO. <u>5737</u>	7321	FEES \$ <u>16.10</u>	12.5				
NO. OF STORIES <u>1</u>	HEIGHT <u>19.6</u>	FT. <u>1</u>		NUMBER <u>68</u>			6	PERC. FIXTURES <u>68</u>			
AREA OF LOT <u>350</u>	FLOOR AREA <u>350</u>	ZONE <u>C-1</u>		CONTRACTOR <u>Electric Const. Co.</u>							
SQ. FT. <u>350</u>	SQ. FT. <u>350</u>	TEL. <u></u>		MAIL ADDRESS <u>San Mateo 86200 Elec.</u>							
NAME <u>Peninsula Title Co.</u>	NAME <u>Albert E. Ketterson</u>	OWNEE <u>2426 Broadway</u>		MISC. <u>Electric</u>				SEWER CONNECTION YES <u>1</u> NO <u>0</u>			
MAIL ADDRESS <u>Kedwood City</u>	MAIL ADDRESS <u>1129 Hopkins Ave.</u>	PLANNING <u>2426 Broadway</u>		PLUMBING <u>8215</u>		NO. <u>12</u>	10.00	CONTRACTOR <u>Bellmont Plumbing</u>			
CITY <u>Kedwood City</u>	CITY <u>Kedwood City</u>	PERMIT NO. <u>10230</u>		PERMIT NO. <u>6</u>		NO. <u>6</u>	10.00	MAIL ADDRESS <u>Bellmont</u>			
TEL. <u></u>	TEL. <u></u>	GAS APPLIANCE <u></u>		PERMIT NO. <u></u>		NO. <u>6</u>	1.50				
						NO. <u>6</u>	1.50				

	DATE	INSPECTOR	REMARKS
FOUNDATION	9-15	John Brown	<i>See drawings attached</i>
FRAMING	9-20-49		
ROOF			
PLUMBING ROUGH	10-26	G.W.	
FLUES & FIREPLACE			
ELECTRIC WIRING	11-9-49	Wright	<i>strength only</i>
STUCCO & PLASTER			
SEWER	10-26	John Brown	<i>See drawings - OK</i>
GAS LINE TEST	10-27	John Brown	<i>Not KEN dr. 407 Black oak</i>
ELECTRIC FIXTURES			<i>TEMP electric OK</i>
PLUMBING FIXTURES			
FURNACE	11-4-49	John Brown	<i>as 11-16-22 19321 place</i>
WATER HEATER			
GAS RANGE			
FINAL INSPECTION			
DATE			
BY			
BLDG. INSPECTOR			

# BUILDING DEPARTMENT, CITY OF SAN MATEO

BUILDING DEPT. COPY

# APPLICATION FOR BUILDING PERMIT

NAME Pen. Title & Guaranty Co.

ADDRESS 2462 Broadway

CITY Redwood City

NAME Albert E. Magnusson

ADDRESS 1129 Hopkins Road Ave.

CITY Redwood City

STATE LICENSE NO. 6-1093

NAME William B. Merriman

ADDRESS 614 San Mateo Ave.

CITY San Bruno

STATE LICENSE NO. 8-8074

ARCH. ENG.

ARCH. DESCRIP.

LEGAL DESCRIPTION

TYPE OF OCCUPANCY

RETAIL stores (2)

SIZE OF BUILDING

50 x 100

TOTAL FLOOR AREA

5,000 sq ft

NUMBER OF STORES

1

TOTAL HEIGHT

17'

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

CHANGE OF OCCUPANCY FROM

Mill

TO

Mill

BUILDING ZONE

Commercial C-1

DESCRIBE WORK PLAINLY IF NO PLANS SUBMITTED

APPROVED: CITY OF SAN MATEO PLANNING COMMISSION

By

NAME Pen. Title & Guaranty Co.

ADDRESS 2462 Broadway

CITY Redwood City

NAME Albert E. Magnusson

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REAR YARD

10'

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ALTERATION

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Mill

TO

Mill

BUILDING ZONE

Commercial C-1

DESCRIBE WORK PLAINLY IF NO PLANS SUBMITTED

APPROVED: CITY OF SAN MATEO PLANNING COMMISSION

By

NAME Pen. Title & Guaranty Co.

ADDRESS 2462 Broadway

CITY Redwood City

NAME Albert E. Magnusson

ADDRESS 1129 Hopkins Road Ave.

CITY Redwood City

STATE LICENSE NO. 6-1093

NAME William B. Merriman

ADDRESS 614 San Mateo Ave.

CITY San Bruno

STATE LICENSE NO. 8-8074

ARCH. ENG.

ARCH. DESCRIP.

LEGAL DESCRIPTION

TYPE OF OCCUPANCY

RETAIL stores (2)

SIZE OF BUILDING

50 x 100

TOTAL FLOOR AREA

5,000 sq ft

NUMBER OF STORES

1

TOTAL HEIGHT

17'

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

CHANGE OF OCCUPANCY FROM

Mill

TO

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LEGAL DESCRIPTION

TYPE OF OCCUPANCY

Building Inspector's Field Record  
CITY OF SAN MATEO

BLDG. PERMIT NO. 16648

DATE ISSUED 7/1/65

BUILDING VALUATION \$ 20,000 FEE \$ 16.00		PERMIT NO. 6786	
LOCATION OF STRUCTURE <u>415 - 417 N Street</u> ST. AVE.		NUMBER OUTLETS 107 FEE \$ 14.65	
Lot No. 7 <u>Redwood</u> BLOCK No. 10		CONTRACTOR San Bruno Elec.	
SUBDIVISION <u>Town of San Mateo</u>		MAIL ADDRESS San Bruno	
OCCUP. CLASS. <u>F</u> USE <u>Stores</u> BLDG. TYPE		MISC.	
PLANNING SETBACK: FRONT <u>10</u> FT. SIDE <u>10</u> FT., REAR <u>10</u> FT.		PERMIT NO. 6786 FEE \$ 14.65	
NO. OF STORIES <u>1</u> HEIGHT <u>17</u>		NUMBER FIXTURES 52 FEE \$ 10.00	
AREA OF LOT <u>5000</u> SQ. FT. AREA <u>5000</u> ZONE <u>D-1</u> SQ. FT.		CONTRACTOR San Bruno Elec.	
OWNER NAME <u>Penie Little &amp; Sonnرانty Co.</u>		MAIL ADDRESS <u>2462 Broadway</u> TEL <u>82846</u> PLUMBING NO. <u>9237</u> FEE \$ <u>10.00</u>	
BUILDER NAME <u>Albert E. Magnuson</u>		GAS APPLIANCE NO. <u>0267</u> FEE \$ <u>2.00</u>	
ADDRESS <u>1129 Hopkins Ave.</u>		SEWER CONNECTION YES <u>1</u> NO <u>( )</u>	
CITY <u>Redwood City</u>		CONTRACTOR <u>J. H. Hardison</u>	
ADDRESS <u>Redwood City Tel. EM 6-1095</u>		MAIL ADDRESS <u>So. S. F.</u>	
CITY <u></u>		MISC.	

## INSPECTION RECORD

	DATE	INSPECTOR	REMARKS
FOUNDATION	2-15-50	W. G. BROWN	Wood joists - OK
FRAMING	3-16-50	W. G. BROWN	Walls, floor, roof - OK
ROOF	3-17-50	W. G. BROWN	6-22-50 Gutter line - Brown
PLUMBING ROUGH	4-10-12	W. G. BROWN	OK
FLUES & FIREPLACE	4-15-50	W. G. BROWN	OK
ELECTRIC WIRING	4-15-50	W. G. BROWN	OK
STUCCO & PLASTER	4-23-50	W. G. BROWN	OK
SEWER	4-12-50	W. G. BROWN	OK
GAS LINE TEST	4-16-50	W. G. BROWN	OK
ELECTRIC FIXTURES	4-23-50	W. G. BROWN	OK
PLUMBING FIXTURES	4-23-50	W. G. BROWN	OK
FURNACE	4-26-50	W. G. BROWN	OK
WATER HEATER	None		
GAS RANGE	None		
FINAL INSPECTION			12-4-51
BLDG. INSPECTOR			W. G. BROWN

# BUILDING DEPARTMENT, CITY OF SAN MATEO

## BUILDING DEPT. COPY

# APPLICATION FOR BUILDING PERMIT

CLASS OF WORK										VALUATION		BUILDING FEE		REC. BY		BUILDING PER	
NEW		ADDITION		REPAIR		PLAN CHECKING		DATE ISSUED		DATE APPROVED							
ALTERATION		DEMOLISH		MOVING		FEE		TOTAL		NO. 2129							
SPECIFICATIONS										\$50,000		\$675		3-13-52		3-13-52	
PLANNING DEPARTMENT										DO NOT USE THIS SPACE		PLANNING DEPARTMENT		APPROVED		APPROVED	
ADDRESS: 1420 1st St., San Mateo, CA 94031 CITY: San Mateo, CA STATE: CA LICENSE NO.: 14201 NAME: C. P. Morris ADDRESS: 1420 1st St., San Mateo, CA 94031 CITY: San Mateo, CA STATE: CA LICENSE NO.: 14201 SUBDIVISION: 1420 1st St., San Mateo, CA LOT: 1420 1st St., San Mateo, CA SIZE: FRONT: 20' DEPTH: 30' STREET: 1420 1st St., San Mateo, CA LEGAL DESCRIPTION: 1420 1st St., San Mateo, CA ARCH. ENG.: C. P. Morris TEL. NO.: 362-1420										PLANE CHECK		PLANE CHECK		PLANE CHECK		PLANE CHECK	
FOUNDATION MATERIAL WIDTH OF TOP WIDTH OF BOTTOM DEPTH IN GROUND ASSUMED STRENGTH OF CONCRETE AT 28 DAYS										PIERS		ELECTRICAL		PLUMBING		HEATING	
SIZE SPACING SPAN										STRUCTURAL		STAIRS & EXITS		FIRE PROTECTION		HEATING	
GIRDER JOISTS - 1ST FL. JOISTS - 2ND FL. JOISTS - 3RD FL. JOISTS - CEILING EXTERIOR STUDS INTERIOR STUDS ROOF RAFTERS BEARING WALLS BEARING WALL MATERIAL COVERING										MISCELLANEOUS		GRADE OF LOT		GRADE OF LOT		GRADE OF LOT	
INFORMATION FOR PLANNING DEPARTMENT TYPE OF OCCUPANCY: 1420 1st St., San Mateo, CA SIZE OF BUILDING: TOTAL FLOOR AREA: 1420 1st St., San Mateo, CA LIVING AREA: GARAGE AREA: UTILITY AREA: 1420 1st St., San Mateo, CA NUMBER OF STORIES: TOTAL HEIGHT: 1420 1st St., San Mateo, CA NUMBER OF ROOMS: NUMBER OF FAMILIES: 1420 1st St., San Mateo, CA FRONT YARD SET BACK FROM PROPERTY LINE: REAR										APPROVED		APPROVED		APPROVED		APPROVED	
CHANGE OF OCCUPANCY FROM TO BUILDING ZONE: C-1 & C-2 DESCRIBE PLAINLY IF NO PLANS SUBMITTED										TILING		TILING		TILING		TILING	
NEW CONSTRUCTION ALTERATION NO. BATH ROOMS NO. TOILET ROOMS										FLOORS		FLOORS		FLOORS		FLOORS	
TOILET ROOM FL. & WAINSCOT BATH FLOOR BATH FLOOR TOILET ROOM FL. & WAINSCOT TOILET ROOM FLOOR ST. SHOWER - FLOOR & WALLS ST. SHOWER - FLOOR										FLUES		FLUES		FLUES		FLUES	
TOTAL PLUMBING FIXTURES FIREPLACE KITCHEN FURNACE										GAS		GAS		GAS		GAS	
										WATER HEATER		WATER HEATER		WATER HEATER		WATER HEATER	
										OIL		OIL		OIL		OIL	
										OWNER		OWNER		OWNER		OWNER	
										ADDRESS		ADDRESS		ADDRESS		ADDRESS	
										BY		BY		BY		BY	
										Owner's name must be signed by himself or authorized person.							

BLDG. PERMIT NO. 21291

Building Inspector's Field Record  
CITY OF SAN MATEO  
Erect Store

DATE ISSUED 3-13-52

BUILDING VALUATION \$.	50,000	FEES	67.00
LOCATION OF STRUCTURE	121 - 125 So. B St.	ST. AVE.	
LOT NO.	1 & 8	BLOCK NO.	10
BUILDING SUBDIVISION	Town of San Mateo		
NAME	A. Sorensen & E. Ohlund	MAIL ADDRESS	Ohlund & Co
NAME	MAIL ADDRESS	NAME	MAIL ADDRESS
BLDG. CLASS.	store	BLDG. TYPE	store
SETBACK: FRONT	FT.	SETBACK: SIDE	FT.
NO. OF STORIES	HEIGHT	NO. OF STORIES	HEIGHT
AREA OF LOT	FLOOR AREA	ZONE	CL & C2
sq. FT.	sq. FT.	sq. FT.	sq. FT.
PLANNING			
OWNER	MAIL ADDRESS	OWNER	MAIL ADDRESS
CONTRACTOR	MAIL ADDRESS	CONTRACTOR	MAIL ADDRESS
PLUMBING	PERMIT NO.	PLUMBING	PERMIT NO.
GAS	PERMIT NO.	GAS	PERMIT NO.
SEWER CONNECT	PERMIT NO.	SEWER CONNECT	PERMIT NO.
MAIL	MAIL	MAIL	MAIL
MISC.	MISC.	MISC.	MISC.

## INSPECTION RECORD

DATE	INSPECTOR	REMARKS
FOUNDATION		<i>Find out what to pour so we can test concrete</i>
TERAMING		3-24-52 - even. frame - Brown
ROOF		3-24-52 - even. sides - Brown
PLUMBING ROUGH	<i>Coll</i> CW	3-24-52 - even. 100% - Brown
FLUES & FIREPLACE		3-22-52 - General - Brown
ELECTRIC WIRING	3-19-52	3-24-52 - General - Brown
STUCCO & PLASTER	3-24-52	3-24-52 - General - Brown
SEWER	4-2-52	4-3-52 - General - Brown
GAS LINE TEST	4-24-52	4-24-52 - General - Brown
ELECTRIC FIXTURES	4-3-52	4-3-52 - General - Brown
PLUMBING FIXTURES	4-3-52	4-3-52 - General - Brown
FURNACE	4-11-52	4-16-52 - General - Brown
WATER HEATER	4-11-52	4-17-52 - General - Brown
GAS RANGE		4-24-52 - General - Brown
		5-7-52 - General - Brown
		5-9-52 - General - Brown
		5-13-52 - New - Brown

FINAL INSPECTION

DATE 7-17-52 BY Brown

BLDG. INSPECTOR

BUILDING DEPARTMENT: CITY OF SAN MATEO

DYNAMIC STATE COPY

# APPLICATION FOR BUILDING PERMIT

23155  
BLDG.  
PERMIT NO.Building Inspector's Field Record  
CITY OF SAN MATEO  
New Bldg.3-11-53  
DATE ISSUED

BUILDING EVALUATION \$ 20,000.00		FEE \$ 37.00	PERMIT NO. 4465	DATE ISSUED 3-11-53
LOCATION OF STRUCTURE Lot SLY. 1/2 Lot 8	445 So. 8th St. BLOCK NO.	ST. AVE.	NUMBER OUTLETS 54	FEE \$ 10.85
SUBDIVISION Town of San Mateo		CONTRACTOR Haussner Elec.		
OCCUP. CLASS.	USE F	NEW STORE	TYPE DG.	MAIL ADDRESS
SETBACK: FRONT	FT.	SIDE	REAR	MAIL ADDRESS
NO. OF STORIES	1	HEIGHT	30 FT.	MAIL ADDRESS
AREA OF LOT	50 FT.	FLOOR AREA	3200	MAIL ADDRESS
PLANNING ZONE				
OWNER NAME Sam				
MAIL ADDRESS 103 Myrtle Rd.				
CITY TEL. DI 3-6768				
PERMIT NO. 0702				
PLUMBING NO. 4 FEE \$ 5.00				
GAS APPLIANCE NO. 5949 FEE \$ 2.00				
SEWER CONNECTION FEE \$ 1.00 NO. 1				
CONTRACTOR Durlingame				
MAIL ADDRESS 3615 Foothill Blvd.				
MISC. ED-8 SM 7.51				

## INSPECTION RECORD

	DATE	INSPECTOR	REMARKS
FOUNDATION	5-14-53	George	Forms
FRAMING			
ROOF			
PLUMBING ROUGH	5-4-53	John	
FLUES & FIREPLACE	5-16-53	John Collins	G.E. J.P.P.
ELECTRIC WIRING	5-16-53		
STUCCO & PLASTER	5-11-53	John	
SEWER	5-11-53	John	
GAS LINE TEST	5-25-53	John	Very poor
ELECTRIC FIXTURES	6-26-53	John	Normal operation
PLUMBING FIXTURES	7-25-53	John	
FURNACE			
WATER HEATER			
GA. RANGE			
FINAL INSPECTION			OK
BLDG. INSPECTOR			John Brown
DATE			11-20-53