



October 29, 2025

Zachary Dahl, Director
Community Development Department
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

Dear Zach:

At your request, I have reviewed the SPAR drawing set by Brereton Architects, dated October 16, 2025 for the project at 44 East 3rd Avenue Draper University (APN - 034-143-280).

As you know, I have conducted several site visits and reviewed the progress of the project currently under construction. I have provided the following evaluation of the revised project, based on the current drawing set and whether the proposed project would comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Secretary's Standards)* and the *City of San Mateo Downtown Retail Core & Downtown Historic District Design Guidelines (Downtown Design Guidelines)*.

The west penthouse room is a non-contributing feature to the historic resource. It was rebuilt during recent construction with a taller and more angled roof than was present or shown on permitted drawings. The work completed does not meet *the Secretary's Standards*. As such, the city has required the applicant to revise this feature of the roof.

I have reviewed the proposed solution shown on the revised and resubmitted drawings. The proposed approach would meet *the Secretary's Standards* and also be consistent with the *Downtown Design Guidelines*. It would lower the roofline and implement a hipped roof that would significantly lessen the visual impact of the current steeply sloped roof. If implemented as shown on the drawings (Sheets A0.2a, A0.2b, A0.2c, A3.3, A5.2, A5.3) this approach, with a hipped roof and limiting the eave extension, would diminish the perceived height of the roofline.

Further, newly installed mechanical equipment and piping, which is visible at the west side of the new elevator tower, is proposed for screening using a horizontal, metal product. This product choice has changed from the previous submittal from Moren Matrix MX-6 Gauge to Centria EcoScreen Perforated Screenwall. I understand the screen material would be painted or manufactured to blend with existing color of other rooftop features. The drawings, specifically Sheet A10.1, illustrate this screening. The screening would diminish the mechanical features visible and create a more uniform appearance on the roof.



Zachary Dahl
October 29, 2025
Page 2

As I noted in my previous review, the expanded height of the elevator mechanical room has not resulted in any adverse change to the historical building. The taller mechanical room is not highly visible from across East 3rd Avenue when viewing the building's north façade. It is visible when viewing the building at an angle from further east or west on 3rd Avenue and from the rear pool area. It is also visible from surrounding intersections in downtown San Mateo. However, since the feature is set at the south and east sides of the building it does not dramatically change the overall perception of the Churrigueresque decorative elements of the building's parapet from 3rd Avenue.

If both the roof change and the screening are implemented as shown on the drawings, then the project would meet *the Secretary's Standards* and be consistent with the *Downtown Design Guidelines*. Please let me know if you have any questions regarding the information provided.

Sincerely,

A handwritten signature in black ink, appearing to read "Bridget Maley".

Bridget Maley, Principal