



historical resources evaluation report
3rd and delaware block
san mateo, ca

completed for:
the city of san mateo
community development department

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submitted by:

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I. Introduction

This historical resource evaluation was prepared by architecture + history, llc (a + h), with assistance from Watson Heritage Consulting, at the request of the City of San Mateo Community Development Department, to determine whether there are any buildings within the block bounded by S. Claremont Street, 4th Avenue, S. Delaware Street, and East 3rd Avenue in San Mateo qualify as historical resources in accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA) Guidelines.



An aerial map of the subject block.



Addresses and Assessor Parcel Numbers (APNs) of Buildings within the Block

Address	APN
500 E 3 rd Ave	034-185-120
300 S Delaware St	034-185-160
312 S Delaware St	034-185-030
318 S Delaware St	034-185-040
320 S Delaware St	034-185-050
525 E 4 th Ave	034-185-170
501-519 E 4 th Ave	034-185-150
373-387 S Claremont St	034-185-140
315 S Claremont St	034-185-200
311 S Claremont St	034-185-190
307 S Claremont St	034-185-110

II. Methodology

The methodological approach for this historical property evaluation consisted of a site visit and research on the history of the properties, the neighborhood, and associated persons and events through the collections of the San Mateo Public Library, the Redwood City Public Library, the San Francisco Public Library, the San Mateo County Historical Association research archives and with the City of San Mateo. Additional research was conducted online using Ancestry.com (Census Records) and the San Mateo County Genealogical Society databases. Further research was conducted using the in-house library of architecture + history, llc. Planning Staff at the San Mateo Community Development Department provided a + h with copies of building permit information for the property. The research conducted included a review of *San Mateo City Directories*, census records, general histories of San Mateo, and the online library catalogue for any additional reference resources related to the properties. Additionally, the San Mateo Public Library's California Collection was searched. This collection includes clipping files of topics from local newspapers from the 1940's, 1950's and 1960's. A small portion of this collection can be found within the Online Archive of California (OAC). The OAC was consulted with regard to long-term occupants and affiliated business of the properties and historic photographs of San Mateo.



Historic Sanborn Fire Insurance Company Maps of San Mateo for the years 1897 - 1961 were viewed and printed through the San Francisco Public Library's online catalogue for this block of San Mateo. Copies of these maps 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. There are no properties in the immediate block that were included in the 1989 survey report.

In March 2021, a site visit was conducted to photograph the buildings and the surrounding setting and neighborhood. During the site visit, notes on the architectural features of the buildings were taken for later use to create building descriptions. Google Street Maps and Google Earth satellite images and maps were utilized for reference.



III. Historical Overview of San Mateo

The City of San Mateo was officially incorporated in 1894.¹ In the late nineteenth and early twentieth centuries, the town of San Mateo was an outpost crossroads connecting the north-south rail lines with the east-west stagecoach route to the Pacific. San Mateo had its beginnings as a small village, with development typical of growth along the Peninsula below San Francisco. Train service to San Mateo commenced in October 1863. A wealthy San Franciscan and railroad director, Charles Polhemus, purchased a large swath of land near what became downtown San Mateo and laid out lots for sale in the late 1860s. As rail service expanded, San Mateo became a frequent stop for travelers. The town was ideally situated mid-point on the Peninsula, where roads and rail lines between San Francisco and San Jose connected. Initially a popular summer community, San Mateo soon became a commuter town, a suburb of San Francisco, with families establishing year-round homes, and businessmen commuting to the city via train service.

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



Heights (1904) and Hayward's Addition (also 1904 - which included the former Peninsula Hotel site).³ San Mateo Park was laid out in three sections above El Camino Real between 1902 and 1904.⁴

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

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

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



The expansion of the San Francisco International Airport (located on mudflats adjacent to San Bruno and purchased by the City of San Francisco in 1926) brought jobs and increased economic expansion to San Mateo, even during the Depression. Major Works Progress Administration (WPA) airport projects during the 1930s provided work relief and much needed economic stimulus to both San Francisco and the Peninsula.

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

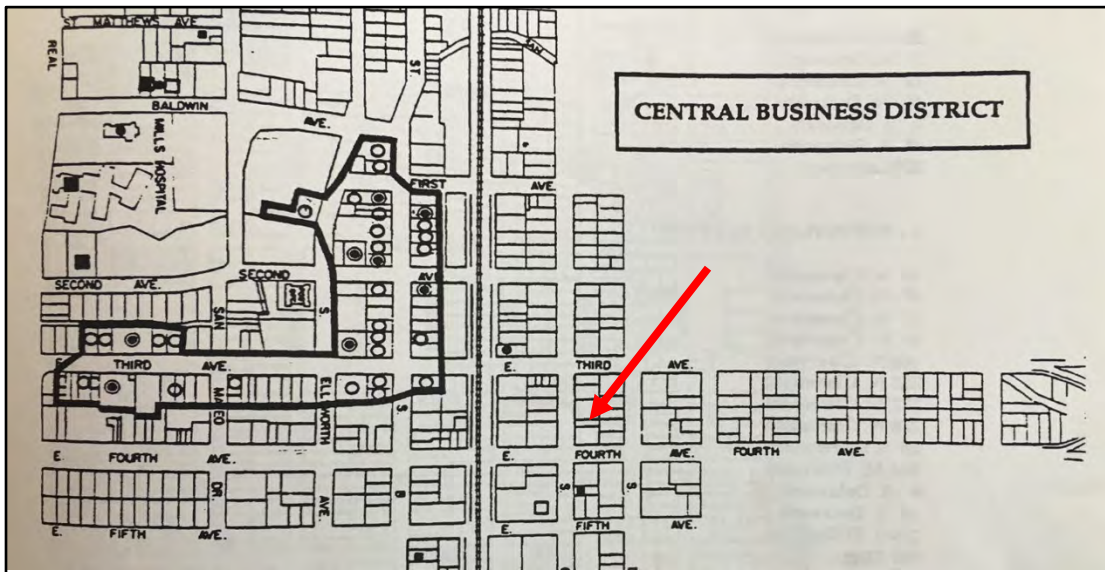
More than 10,000 San Mateo county men entered World War II, with over 300 losing their lives during service. Upon return to California after the war, these former military personnel contributed to major postwar development and expansion that was unprecedented in San Mateo County history. The "build out"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



IV. Associated Historic Contexts

Downtown San Mateo Historic District

Downtown San Mateo, like many of the smaller Peninsula suburban enclaves, includes a commercial core with some buildings pre-dating the 1906 earthquake. However, many structures date to the early 1930s and 40s and are generally one to three stories in height, with a few larger-scale exceptions found in older hotel buildings. The 1989 City of San Mateo Historic Building Survey identified a concentrated area of commercial buildings constituting a Downtown Commercial Business Historic District. These buildings are found primarily along East Third Street between Railroad and El Camino Real and along South B Street between Baldwin and East Third Street, with the east side of South Ellsworth Avenue between Baldwin and East Third Street also included in the district.⁵ One could argue that today, the boundaries of this concentrated commercial core might be expanded to include some buildings across Railroad Avenue over to Claremont. However, an expansion of the district has not been fully studied.



The map of the San Mateo Central Business District in the 1989 Survey Report, a red arrow points to the subject block which is located to the east of the business district and railroad tracks.



Subject Block

The subject block is bounded by South Delaware Street (previously South D Street) to the east, East 3rd Avenue to the north, South Claremont Street (previously South C Street) to the west, and East 4th Avenue to the south. There are eleven parcels in the block; not every parcel contains buildings or structures.

Address	APN	Description	Age / Source
500 E 3 rd Ave	034-185-120	Commercial stores; one-story	Constructed 1952; building permit.
300 S Delaware St	034-185-160	Gas Station	Constructed 1959; building permit
312 S Delaware St	034-185-030	Small, one-story, wood-frame house	C. 1925; Not on 1920 Sanborn Map; but on 1950 Sanborn. Earliest permit its 1945.
318 S Delaware St	034-185-040	Small, one-story, wood-frame house	Circa 1900. On 1901 Sanborn Map but not on 1897 Sanborn; earliest permit is 1943.
320 S Delaware St	034-185-050	Two-story, wood- frame house	Circa 1906. On 1908 Sanborn Map but not on 1901 Sanborn; earliest permit is 1947.
525 E 4 th Ave	034-185-170	One-story commercial garage auto repair	Constructed 1962; building permit



Address	APN	Description	Age / Source
501-519 E 4 th Ave	034-185-150	One-story commercial with multiple storefronts	Constructed 1952?; Not on 1950 Sanborn but on 1953 Sanborn
373-387 S Claremont St	034-185-140	One-story commercial building with two stores	Circa 1952: Not on 1950 Sanborn Map but on 1953 Sanborn
315 S Claremont St	034-185-200	Vacant Lot	There is a small house on 1920 Sanborn; Lot is vacant on 1950 1956, and 1961 Sanborn Maps
311 S Claremont St	034-185-190	Small, Spanish Revival apartment building with red tile roof	Constructed 1930; building permit
307 S Claremont St	034-185-110	One-story warehouse with two storefronts	Constructed 1970; building permit



Subject Block Building Chronology

The following chronology was developed using a series of Sanborn Maps for San Mateo from 1897 to 1961. This block was first laid out in September 1862 by C. B. Polhemus. The Town of San Mateo at that point included a small grid of streets south of San Mateo Creek and north of 5th Avenue. The perpendicular streets were name “A” through “D” and ran north south across the numbered streets with the railroad tracks running almost exactly through the middle of town between “B” and “C” streets. Each of the Sanborn Maps are included as Appendix One of this report.

1897

The 1897 San Mateo Sanborn Map indicates that six of the twelve parcels were developed with single-family, one- and two-story dwellings. Surrounding blocks were similarly improved, with the commercial core of downtown San Mateo located to the west, across the railroad tracks.

1901-1920

Between 1897 and 1908, three single-family dwellings were added to the D Street side of the block at 318 D Street (extant), 320 D Street (extant), and 326 D Street (demolished 1960s), and a wagon house and stage barn at the corner of what is now East 3rd Avenue and S. Claremont Avenue (demolished 1940s). The block configuration remained unchanged from 1908 to 1920.

1950

A single-family home constructed at 312 S. Delaware Street c. 1922 (extant), filled the last undeveloped parcel on that side of the block. A two-story, Spanish Colonial apartment building went up at 311 S. Claremont Avenue in 1930 (extant). The residence at 317 S. Claremont Avenue and wagon house and barn at East 3rd Avenue and S. Claremont Avenue had been demolished by 1950.



1953

1950 to 1953 is the period when the character of this block changed dramatically. A new commercial building with seven storefronts was built at 500-524 E. 3rd Avenue (extant). A second new commercial building--this one with eight storefronts--was constructed at 501-519 E. 4th Avenue (extant). Two smaller commercial buildings went up at 373 S. Claremont Street (extant) and 387 S. Claremont Street (extant). New gas stations replaced older buildings on adjacent blocks to the northwest and southeast.

1956-1961

The only major addition to the block during this period was the gas station built at 300 S. Delaware Street in 1959 (extant).

1962-2021

After the publication of the 1961 Sanborn Map, two, large, single-family homes (307 S. Claremont Street and 326 S. Delaware Street) were demolished. A Midas Muffler shop was constructed at 525 E. 4th Street in 1962 (extant). A commercial building replaced the house at 307 S. Claremont Street in 1970.



V. Individual Property Descriptions, Chronology & Building Permits

300 S. Delaware St. (034-185-160) (1959 gas station)

There were houses located on this parcel in 1957 (Sanborn Maps and permit files). The gas station was built in 1959.

300 S. Delaware St. - Building Description

The gas station at 300 S. Delaware Street was constructed in 1959. Located on a corner lot, this property can be accessed by driveway entries (curbcuts) on both adjacent streets. It is composed of three elements: a service building and two freestanding canopies that shelter gas pumps. Situated at the center of the parcel, the service building is one-story in height, with stucco exterior walls and a flat roof. It houses a convenience store on the streetside and a two-bay service garage at the rear of the property. Windows are large pane, fixed aluminum sash and do not appear to be original. Gas pumps and canopies are of modern design and materials, featuring the ARCO logo and branding. A modern pole sign stands at the corner of the parcel.



300 S. Delaware St - Overview of property, view looking northwest.





300 S. Delaware St - Rear of property, view looking north.

300 S. Delaware St. - Owner/Occupant History

Date	Owner	Tenant	Source
1959-1968	Terence Masterson, 70 El Cerrito, San Mateo	Richfield Oil Corp, San Francisco	City of San Mateo Permit files
1968-c. 1986	Terence Masterson, 70 El Cerrito, San Mateo	ARCO/Atlantic Richfield	City of San Mateo Permit files
C. 1986-C. 1996	Martha E. Masterson Trust Et Al (owner)	ARCO/Atlantic Richfield	City of San Mateo Permit files
c. 1996-c. 2003	Martha E. Masterson Trust Et Al (owner)	ARCO/SECOR International Inc.	City of San Mateo Permit files
c. 2003-	Masterson Properties LLC, Burlingame (owner)	ARCO	City of San Mateo Permit files



c. 2008-	Masterson Properties LLC, Burlingame (owner)	ARCO/BP West Coast Products LLC	City of San Mateo Permit files
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300 S. Delaware St. - Building Permits

Date	Permit Number	Names	Description / Cost
5/19/1959	35344 (hard to read)	Richfield Oil Corp, San Francisco (owner); G.J. Christensen (architect); Jolin Howard Construction, Bakersfield (builder)	New service station, 24'43', 1,032 square feet (\$20,000)
4/15/1963	41413	Jolin Howard Construction, Bakersfield (builder)	Add canopy over existing service station pumps; 2 24x24 canopies (\$7,000)
2/17/1970	Sign permit	Rosendin Electric (contractor)	Relocate light and sign at corner
12/9/1983	Sign permit	Arco Petroleum, San Mateo (owner/tenant)	New signage
5/9/1986	Sign permit	Martha E. Masterson Trust Et Al (owner)	New pole sign
6/10/2003	214053	Masterson Properties LLC, Burlingame (owner)	Sawcut floor
6/20/2005	221445 S1	Masterson Properties LLC, Burlingame (owner)	Reface sign panel



312 S. Delaware St. (034-185-030) (residential) (c. 1922)

The single-family residence at 312 S. Delaware Street was likely constructed circa 1922. This building is not on the 1920 Sanborn Map, but is indicated on the 1950 Sanborn Map.

312 S. Delaware St. - Building Description

This Craftsman-style home has a rectangular footprint. The primary facade faces east. The building is covered by a medium-pitch, side-gable roof, with deep overhanging eaves and decorative brackets. The roof is sheathed with composition shingles. Exterior walls are covered by wood shingle siding that has been painted. The primary facade is dominated by a cross-gable projecting porch with a central stair. Both the solid balustrade and the gable peak of the porch are also sheathed with shingle siding. The original fenestration pattern has been altered in size and location throughout the building; only a few original openings, with original trim, remain intact on the north elevation. The windows appear to be aluminum sliders of varying size and are not original.



312 S. Delaware St. - East (main) and south facades, view facing northwest.





312 S. Delaware St. - North facade, view facing southwest.

312 S. Delaware St. - Owner/Occupant History

Date	Owner	Tenant	Source
1922-1942		Celia O'Neil (mother), George Edward (son, janitor)	Ancestry (city directories, census)
1945	R. Ravialo		City of San Mateo Permit Files
1957-1964		Harriet Mathis, Hyatt House employee	Ancestry (city directories, census)
1971		Marie Townsend	Ancestry (city directories, census)
1974-1976	Antonio Semkoff, San Mateo	Ingmar O. (janitor) and Verna B. Ross;	Ancestry (city directories, census);



		Elsie M. Aguilar (waitress)	City of San Mateo Permit Files
1976-1977		Gloria H. Berry, American Therapy Equipment	Ancestry (city directories, census)
1979	Jeanette Robinson, Belmont	Alcohol recovery program rooming house	City of San Mateo Permit Files
1997	Jeannette Robinson (owner)		City of San Mateo Permit Files

312 S. Delaware St. - Building Permits

Date	Permit Number	Names	Description / Cost
8/6/1945	9094	Jack Johnson, Redwood City (builder)	Reroofing
11/20/1957	N/A (housing survey)	N/A	“1-story cedar- shingle siding”
3/28/1975	59663	Antonio Semkoff, San Mateo (owner); same (builder)	Kitchen and bath remodel; new aluminum windows; interior alterations; some new shingles (\$3,200)
10/23/1979	68402	Jeanette Robinson, Belmont (owner); Les Kelley Inc, Belmont (contractor)	Repair fire damage (\$18,000)



318 S. Delaware St. (034-185-040) (residential) (c. 1899)

The single-family residence at 318 S. Delaware Street was likely constructed circa 1899. This building is on the 1901 Sanborn, but is not present on the 1897 Sanborn.

318 S. Delaware St. - Building Description

This one-story home has a rectilinear footprint. The primary facade faces east. The building is covered by a medium-pitch gable-front roof, with deep overhanging eaves and exposed rafter tails. The roof is covered with roll roofing. Exterior walls are finished with drop lap siding. The primary facade is dominated by a secondary projecting gabled wing on the south side of the facade. A shed roof porch runs the remaining width of the building, with an open rail balustrade, simple squared posts, and scrolled brackets. Three single windows are located on the main facade: one centered on the wall of the projecting gable, one on the wall behind the porch and one in main gable peak. Windows on secondary facades are single or paired double-hung sash. Some windows appear to have been replaced or partially enclosed.



318 S. Delaware St - Property overview, view looking northwest.





318 S. Delaware St – Primary facade, view facing west.

318 S. Delaware St. - Owner/Occupant History

Date	Owner	Tenant	Source
1907-1910		William Parkhurst Davison (painter and paperhanger)	Ancestry (city directories, census)
1922-1926		Ella Howerton (housewife)	Ancestry (city directories, census)
1930		Clarence (carpenter) & Minnie Tarwater	Ancestry (1930 Census)
1940		Albert (laborer) and Florence Bucchetti	Ancestry (city directories, census)
1943	Edw. (?) Jennings, 721 Fifth Avenue, San Mateo		City of San Mateo Permit Files



1945		Two families, 2 children each	City of San Mateo Permit Files
1953-1970	Joe Aguilar (or Aguila)		City of San Mateo Permit Files
2009-2014	Amir Shahmirza, Millbrae		City of San Mateo Permit Files

318 S. Delaware St. - Building Permits

Date	Permit Number	Names	Description / Cost
10/21/1943	7889	Edw. (?) Jennings, 721 Fifth Avenue, San Mateo (owner)	Raise house above ground; new concrete foundation; new toilet basin & wash tray; vent plumbing fixtures; update electrical (\$650) [[NOTE: this work hadn't been completed by 1945, see inspection letter in permits]]
2/16/1950	N/A (housing report)	None	"1-story Rustic"
9/21/1953	24197	J. Aguilar, 318 S. Delaware (owner)	Install asbestos siding (\$600)
11/20/1957	N/A (housing report)	None shown	"1-story asbestos siding"; greenhouse in rear
9/9/2014	251080	Amir Shahmirza, Millbrae (owner)	Demolish shed at rear of property



320 S. Delaware St. (034-185-050) (residential)

The residential building at 320 S. Delaware Street was likely constructed circa 1904. This building is on the 1908 Sanborn but not on the 1901 Sanborn.

320 S. Delaware St. - Building Description

This two-story boarding house has a slightly irregular rectangular footprint and exhibits the formal influence of late Victorian and early Craftsman styles. The primary facade faces east. The building is covered by a low-pitch pyramidal roof, with deep overhanging eaves. The roof is covered with composition roofing. Exterior walls are clad with wooden shingles. The primary facade features a full-height shallow projecting bay with a hipped roof, on the northern half of the facade; and a one-story, hipped roof porch on the southern half of the facade. The porch appears to have been originally designed with a solid half wall; the upper portion has been enclosed with matching shingled walls and aluminum slider windows. A short set of concrete stairs on the north side of the porch suggest that the original front entrance was located under the porch and is no longer accessible. Entry doors are now located only on the southern and western (rear) facades. Fenestration throughout the building is double-hung sash, in singles and pairs. All original windows have been replaced with one-over-one sash in existing openings.





320 S. Delaware St. Property overview, view facing northwest.



320 S. Delaware St. Rear facade, view facing northeast.



320 S. Delaware St. - Owner/Occupant History

Date	Owner	Tenant	Source
1930		Charles (Manager Laundry) & Mary Horton	Ancestry (1930 Census)
1940	Nick Sisevich (contractor)		Ancestry (1940 Census)
1947	MacFadden, 320 S. Delaware		City of San Mateo Permit Files
1959		Christopher A. Hewitt	Ancestry (public record index)
1964	Paul Spagnoli & Joan Murray, 715 Occidental, San Mateo	Rooming house for four male guests, recently remodeled, in good condition -- granted special permit to use as boarding house	City of San Mateo Permit Files
1974		Leon Fischer	Ancestry (city directories)
1977		James T. Atkinson	Ancestry (city directories)
1979		Memo from City - house being used as a rooming house for recovering alcoholics	
1980	Jeanette B. Robinson, 2209 Thurm Ave., Belmont		City of San Mateo Permit Files
1981	Jeanette B. Robinson, 2209 Thurm Ave., Belmont		City of San Mateo Permit Files



1982	Jeanette B. Robinson, 2209 Thurm Ave., Belmont		City of San Mateo Permit Files
1983	Jeanette B. Robinson, 2209 Thurm Ave., Belmont	Jack & Carol Hannan	City of San Mateo Permit Files
1984	Nicholas & Maria Zakharoff, Jeanette B. Robinson, Belmont		City of San Mateo Permit Files
1985	Nicholas & Maria Zakharoff, Jeanette B. Robinson, Belmont	James Kenneth Hatchett; Richard Thall	City of San Mateo Permit Files
1988	Nicholas & Maria Zakharoff, Jeanette B. Robinson, Belmont	Inspection report says 6 tenants are in residence, sharing kitchen and dining area	City of San Mateo Permit Files
2010	Nicholas & Maria Zakharoff, Jeanette B. Robinson, Belmont		City of San Mateo Permit Files

320 S. Delaware St. - Building Permits

Date	Permit Number	Names	Description / Cost
6/28/1947	12030	MacFadden, 320 S. Delaware (owner); Izmirian (contractor)	Repair roof (\$250)
2/16/1950	N/A (housing report)	N/A	“2 story wood siding”
11/20/1957	N/A (housing report)	N/A	“2-story - cedar shingle siding”; “2 garages - old-passable”



5/19/1964	43458	Peyton Construction, San Mateo (contractor)	Alter and repair dwelling, interior alterations (\$3,000)
9/28/1964	N/A (memo)	Paul Spagnoli & William S. Murray (owners)	Property was granted a special permit to use property as rooming house, in effect in perpetuity
8/3/1980	68977	Jeanette B. Robinson, Belmont (owner)	Cover over stairway for closet (\$100)
11/26/1983	N/A (fire report)	Jack & Carol Hannan (tenants)	Fire in building
1/19/1985	N/A (fire report)	James Kenneth Hatchett (tenant); Richard Thall (tenant)	Fire in room upstairs
3/15/2000	200832	Nicholas & Maria Zakharoff, Belmont (owner)	Remove and replace existing wood-siding shingles (\$18,000)
3/29/2000	201014	Nicholas & Maria Zakharoff, Belmont (owner)	Termite and dry rot repair, foundation repair (\$4,200)



525 E. 4th Ave. (034-185-170) (Auto Repair) (1962)

The one-story, commercial building at 525 E. 4th Avenue was constructed in 1962 as a Midas Muffler Shop.

525 E. 4th Ave. - Building Description

This service garage is set back to align with north edge of the parcel to allow for vehicular access, movement, and parking along 4th Avenue. The building has a rectangular footprint, extending the full width of the parcel. The primary facade faces south. The building is covered by a flat roof. Exterior walls display square concrete block. The main facade is dominated by two, double-wide, vehicle bays, supported by a simple metal post. A retail office space, with full-height multi-pane aluminum frame glazing, wraps the corner of the building. A commercial pole sign is mounted at the southeastern corner of the parcel.



Property overview, view facing north.





Detail of corner; view facing northwest.

525 E. 4th Ave. - Owner/Occupant History

Date	Owner	Tenant	Source
1962-c. 1974	Midas Muffler Shops	Midas Muffler Shop	City of San Mateo Permit Files
1974	Midas Muffler, E.J. Pansky, Hillsborough	Midas Muffler Shop	City of San Mateo Permit Files
1993	Gross Morey Trust, Menlo Park	Speedy Auto Glass	City of San Mateo Permit Files
1997		Speedy Auto Glass	City of San Mateo Permit Files
2012	Michael Goldstein, Redwood City		City of San Mateo Permit Files
2021		AMA Tires	Visual inspection



525 E. 4th Ave. - Building Permits

Date	Permit Number	Names	Description / Cost
4/18/1962	41439	Midas Muffler Shop, San Jose (owner); Lee Bold, San Jose (architect/engineer); Granite Development Co., San Jose (builder)	New 27'x110', 1-story shop, 29,000sf (\$40,000)
5/3/1965	935	Midas Muffler (tenant)	Sign permit
2/13/1968	1728	Midas Muffler Shops (tenant)	New 4'x50' face sign to replace old
2/17/1970	Sign permit	Midas Muffler (tenant)	Freestanding blade sign moved to different location
12/2/1974	59276	Midas Muffler Shop (owner)	Install new doors (\$3,290)
5/5/1993	28812 S1	Gross Morey Trust, Menlo Park (owner)	Install illuminated sign cabinet
10/2/2006	226639	Gross Morey Trust, Menlo Park (owner)	Reroofing (\$12,000)



511 E. 4th Ave. (034-185-150) (commercial) (c. 1952)

The one-story commercial building at 511 E 4th Avenue in was constructed circa 1952. The building is on the 1953 Sanborn Map, but is not on the 1950 Sanborn. Sometime after 1960, the adjacent building, 387 S. Claremont, seems to have been absorbed into 511 E. 4th Avenue and therefore the occupants of this building are shown below.

511 E. 4th Ave. - Building Description

Located on a corner lot, this multi-unit storefront has a rectangular footprint that fills the entire parcel. Street elevations face south and west. The building is one-story in height and covered by a combination low-barrel and flat roof that is largely concealed behind a parapet wall. Exterior walls are by defined a series of storefronts set below a projecting stucco overhang. Some storefronts are set flush with the wall, others are set at an angle to the main wall plane. Each storefront is composed of a brick plinth, flanking full-height plate glass windows set in aluminum frames, and a glazed entry door. Wood doors appear to be original; replacements are aluminum.



511 E. 4th Ave. - Property overview, looking northeast.





511 E. 4th Ave. - Detail of storefront elevation, view looking east.

Owner/Occupant History - 397 S. Claremont Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files
1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo		City of San Mateo Permit Files
2002	Roland & Peggy Viviani Trust		City of San Mateo Permit Files



2009	Neria Canonizado 2011	La Chapina Restaurant	City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco		City of San Mateo Permit Files

Owner/Occupant History - 501 E. Fourth Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files
1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo		City of San Mateo Permit Files
1994-1997		Bar 12 (Jerry Lyerla)	City of San Mateo Permit Files
2002	Roland & Peggy Viviani Trust		City of San Mateo Permit Files
2009	Neria Canonizado 2011		City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco		City of San Mateo Permit Files



Owner/Occupant History - 503 E. Fourth Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files
1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo		City of San Mateo Permit Files
2002	Roland & Peggy Viviani Trust		City of San Mateo Permit Files
2009	Neria Canonizado 2011		City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco		City of San Mateo Permit Files

Owner/Occupant History - 505 E. Fourth Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files



1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo		City of San Mateo Permit Files
1993	Roland & Peggy Viviani Trust	Susana & Gabriel Buenrestro	City of San Mateo Permit Files
1996-1997	Roland & Peggy Viviani Trust	Check cashing / Reza Razavi	City of San Mateo Permit Files
2002	Roland & Peggy Viviani Trust		City of San Mateo Permit Files
2009	Neria Canonizado 2011	Boost Mobile	City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco		City of San Mateo Permit Files

Owner/Occupant History - 507 E. Fourth Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files
1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo		City of San Mateo Permit Files
1991		Hair Salon	City of San Mateo Permit Files



2002	Roland & Peggy Viviani Trust		City of San Mateo Permit Files
2009	Neria Canonizado 2011		City of San Mateo Permit Files
2001		Franco Co Lucy's Beauty	City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco	La Pinata	City of San Mateo Permit Files

Owner/Occupant History - 509 E. Fourth Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files
1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo	The Unique (antiques and collectibles owned by Carol and Jim Rutechi, Woodside started in October 1985)	City of San Mateo Permit Files
1991		Grocery store	City of San Mateo Permit Files
2002	Roland & Peggy Viviani Trust		City of San Mateo Permit Files



2009	Neria Canonizado 2011		City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco	La Pinata	City of San Mateo Permit Files

Owner/Occupant History - 511 E. Fourth Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files
1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo		City of San Mateo Permit Files
1993	Roland & Peggy Viviani Trust	La Canasta Market, Omar Rocha	
2002	Roland & Peggy Viviani Trust		City of San Mateo Permit Files
2009	Neria Canonizado 2011		City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco		City of San Mateo Permit Files



Owner/Occupant History - 517 E. Fourth Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files
1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo		City of San Mateo Permit Files
1989	Roland & Peggy Viviani Trust	Daddy Mac's (David or Dania MacLemons)	City of San Mateo Permit Files
1996-1998	Roland & Peggy Viviani Trust	The Original West Coast Cheese Steak Co. (Julio Faundez)	City of San Mateo Permit Files
2002	Roland & Peggy Viviani Trust	Jose Zamora	City of San Mateo Permit Files
2008		Taqueria Las Casuelas	City of San Mateo Permit Files
2009	Neria Canonizado 2011		City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco		City of San Mateo Permit Files



Owner/Occupant History - 519 E. Fourth Avenue

Date	Owner	Tenant	Source
1952-1969			San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1970	Terrence H. Masterson		City of San Mateo Permit Files
1985	Roland & Peggy Viviani Trust, 4226 Wooster Ave, San Mateo		City of San Mateo Permit Files
1987		Beauty Salon, Albert Cheveux (tenant)	City of San Mateo Permit Files
1998		Mary's Western Wear	City of San Mateo Permit Files
2002	Roland & Peggy Viviani Trust		City of San Mateo Permit Files
2009	Neria Canonizado		City of San Mateo Permit Files
2011	Zang Wing and Joann Yip, San Francisco		City of San Mateo Permit Files

Building Permits - 501 E. Fourth Avenue

Date	Permit Number	Names	Description / Cost
1/30/1995	35415	Bar 12 / Jerry Lyerla (tenant)	Close up wall between storage room and bar



3/3/2008	N/A	Check Expert / Reza Razavi (tenant)	Build check-cashing counter (\$8,000)
5/9/2008		Check Expert (tenant)	Remodel front facade, interior from bar to check cashing facility and new office (\$11,040)

Building Permits - 503 E. Fourth Avenue

Date	Permit Number	Names	Description / Cost
No permits for this address			

Building Permits - 505 E. Fourth Avenue

Date	Permit Number	Names	Description / Cost
4/12/1996	40264 S1	Check cashing / Reza Razavi (tenant)	New sign
No year	26019 S1	El Portal / Maria Garcia (tenant)	New sign
10/29/2009	SP2009-235322	Boost Mobile (tenant)	New sign

Building Permits - 507 E. Fourth Avenue

Date	Permit Number	Names	Description / Cost
11/30/1991	23922	Hair salon (tenant)	Tenant Improvements (\$8,000)
1/24/2001		Franco Co Lucy's Beauty	City of San Mateo Notice to Abate



Building Permits - 509 E. Fourth Avenue

Date	Permit Number	Names	Description / Cost
8/12/1985	845		Install awnings
11/8/1991	23811	Grocery store	Tenant improvements (\$7,900)
5/14/2003	213401		Repair cantilever awning due to dry rot (\$16,500)
7/10/2011	None shown	La Pinata Market (tenant)	Reroofing

Building Permits - 511 E. Fourth Avenue

Date	Permit Number	Names	Description / Cost
No permits for this address			

Building Permits - 517 E. Fourth Avenue

Date	Permit Number	Names	Description / Cost
1/24/1989	13397	Daddy Mac's (tenant) (David or Dania MacLemons (?))	Tenant improvements (\$1,000)
12/12/1997	973424 S1	Julio Fandez (tenant)	Sign permit
11/26/2002	212000 E1	Jose Zamora (tenant)	Repair electrical

Building Permits - 519 E. Fourth Avenue

Date	Permit Number	Names	Description / Cost
3/17/1987	6407 E1	Beauty Salon, Albert Cheveux (tenant)	Electrical



373 S. Claremont St. (034-185-140) (1955)

The one-story commercial building at 373 S. Claremont was constructed in 1955. An earlier dwelling on the lot was demolished. Until 1955 the address was 323 S. Claremont; changed to 373 S. Claremont in 1955.

373 S. Claremont St. - Building Description

With no setback, this storefront/warehouse building has a rectangular footprint that occupies the entire parcel. It is covered by a flat roof with a short parapet. The primary facade faces west. An unfinished exterior wall on the northern facade displays the building's simple concrete block construction. Set on a short brick plinth, the main facade is of a central double-door entrance, with flanking storefront window bays. Piers at the outside edges of the wall, a shallow flat projecting overhang, and the uppermost portion of the front wall are coated with stucco. The southern window bay is filled with a 6-lite, wood fixed sash; the northern window bay has been enclosed with wood scalloped shingles and displays signage with the shop's name. The northern facade lacks fenestration.





373 S. Claremont St. – Primary facade, view facing east.



373 S. Claremont St. – Property overview, view facing southeast.



373 S. Claremont St. - Owner/Occupant History

Date	Owner	Tenant	Source
1955-1964	C. Micheletti, San Francisco/San Mateo	Internal Revenue Service special office	City of San Mateo Permit Files; Newspapers.com
1965		H.W. Walcott Co., Inc.	City of San Mateo Permit Files
1971-1975		Planned Parenthood (opened in spring 1971, “first vasectomy clinic sponsored by Planned Parenthood in the state,” Times, 5/19/71)	Newspapers.com
1975		Pertikkler Pikkens (thrift store for Planned Parenthood)	Newspapers.com
1977-present		Squires & Corrie Slot Machines	Newspapers.com

373 S. Claremont St. - Building Permits

Date	Permit Number	Names	Description / Cost
1/17/1955	26977	C. Micheletti, San Francisco (owner); A. Meuer, 1497 El Camino, Millbrae (builder)	New office (\$17,000)
12/23/1958	3765	C. Micheletti (owner)	Electrical
12/21/1964	44427	Runo Construction Co., Oakland (builder)	Alter office building (\$4,000)
12/7/1977	64602	Cameo Construction (builder)	Interior partitions (\$2,000)



6/30/1981	None	Dr. R.H. Stinson, Hillsborough, Squires & Cory (also Corrie), Saab (owner)	Electrical
9/27/1984	77456	S Squires, 373 S. Claremont (owner)	Reroof (\$5,000)



315 S. Claremont St. - (034-185-200)

This parcel is vacant. There is gravel paving with no other visible permanent improvements at time of inspection. A temporary construction trailer is installed on site.



315 S. Claremont St. - View looking southeast



315 S. Claremont St. - View facing east



315 S. Claremont St. - Building Permits

Date	Permit Number	Names	Description / Cost
12/11/1972	N/A	Wm. Watson (owner)	N/A
7/10/2017	Not shown	Windy Hill Property Ventures (owner)	Temporary power service pole (\$1,500)
8/9/2017	N/A (memo)	Robert Lo, Lowin Enterprises, LLC (owner)	N/A



311 S. Claremont St. (034-185-190) (Spanish) (1930)

323 S. Claremont St. demolished in 1954 (permit to build 311 S. Claremont)

The multi-family residence at 311 S Claremont St, originally built as a store with upper-level apartments, was constructed in 1930.

311 S. Claremont St. - Building Description

This Spanish Colonial Revival-style building has a rectangular footprint. The primary facade faces west. The roof is composed of two parts: a decorative partial cross-gable section, covered with the style's characteristic red clay tile, that faces the street; and a flat roof, with a short parapet wall, that covers the remainder of the building to its rear.

Exterior walls are coated with lightly-textured stucco. A ground-floor porch and entry are recessed beneath a squared arcade. The second story entrance is set within a smaller, recessed round-top arch. Archtop windows, with decorative metal scrollwork balconets, line the primary facade's second story; original windows have been replaced with vinyl sliders with false muntins. Fenestration on secondary facades appears to be replacement double-hung sash in original openings. A few original multi-pane, wood sash and glazed wood sash do survive. An L-shaped secondary structure, located at the rear of the parcel, serves as a garage.





311 S. Claremont St. - Primary (west) and north facades, view facing southeast.



311 S. Claremont St. Property overview, view facing northeast.



311 S. Claremont St. - Owner/Occupant History

Date	Owner	Tenant	Source
1930-1956	Thomas Hume (Western Pipe & Steel Co.) and Isabel Watson; William Watson (son)	Alfred Fitzgerald (1939); Robert Bennett (PT&T Co.) (1947-1948); Catherine M. Wifler (Catherine’s Lady’s Apparel) (1950-1954); Robert C. (machinist) and Helen Tindell (1952-1953); Margorie Bontemps (1956); Karna Olafson (1956)	City of San Mateo Permit Files; Newspapers.com; Ancestry (city directories)
1957-1963	Thomas or William Watson	Rene M. and Josephine Scheyaverts	Newspapers.com; Ancestry (city directories)
1964-1979	William Watson	Luetta Wallace (1964-1966); Zelda & Walter Hush (1964-1976); Richard G. (cab driver) and Audrey G. Olsen	City of San Mateo Permit Files; Ancestry (city directories)
1980	Ward D. Anderson	Richard Allred, Ad Press J. Associates	City of San Mateo Permit Files
1996-1999	Elsie Turchen Trust		City of San Mateo Permit Files
2010	Nibbi Investments		City of San Mateo Permit Files



311 S. Claremont St. - Building Permits

Date	Permit Number	Names	Description / Cost
2/27/1930	2499	Thos. H. Watson (builder, San Mateo); Thos. H. Watson (owner, 721 B. Street, San Mateo)	Permit to build a new shop and residence by owner (\$7,500)
5/6/1938	4585	Thos. H. Watson (builder/owner, 311 South Claremont, San Mateo)	Remodel first floor into 2 apartments; remodel second floor into 2 apartments (\$2,800)
2/16/1950	N/A (housing report)		“2 story stucco apartment”
5/15/1950	17576	Izmirian Roofing, San Mateo(builder, San Mateo)	Repair dwelling; reroof
8/19/1964	43872	Wm. Watson (owner, Danville)	Repair garage (\$271)
12/6/1979	68604	Bill Watson (owner)	Reroof garage
6/11/1980	69515	Ward D. Anderson (owner, 311 S. Claremont)	Replace 6 existing wood windows with new windows. (Sizes are remaining the same.)
10/3/1996	42372	Elsie Turchen Trust	Reroof (\$5,000)
4/8/2010	236755	J.K. Control, Brisbane (contractor)	Remove existing exterior stucco for removal of dry rot/termite damaged wood members behind, replace damaged wood, install new paper, wire, and restucco to match (\$9,800)



307 S. Claremont St. (034-185-110) (1970)

1960: 307 S. Claremont was a house with a small cottage in the rear in 1960. (Sanborn map)
Dwelling demolished in 1970.

The one-story commercial building at 307 S Claremont St. was constructed in 1970. Lot area is 5,830 square feet, building area is 3,975 square feet, four parking spaces in front.

307 S. Claremont St. - Building Description

This small warehouse is set back to align with the rear of the parcel and allow for parking in front. The building has a rectangular footprint, with the primary facade facing west. It is covered by a flat roof. Unfinished exterior walls exhibit the building's simple concrete block construction. The primary facade is composed of two mirrored bays. Each bay features a center roll-up metal loading bay, adjacent to a flanking entrance door and large, 3-lite horizontal window with horizontal muntins at the outer edge of the wall. Southern facade is devoid of fenestration.





307 S. Claremont St. Main facade, view facing southeast.



307 S. Claremont St. Property overview, view facing east.



307 S. Claremont St. Owner/Occupant History

Date	Owner	Occupant	Source
1970-1977	Peter Evangel/Anderson & Barr, 310 S. Claremont	California Show Case / California Cabinets	City of San Mateo Permit Files
1993-2000	David & Patricia Barr	Heinz Showcase Sales/Rental	City of San Mateo Permit Files
2014	Baypark Properties LLC		City of San Mateo Permit Files
2021		Nash Design Group	Google search

307 S. Claremont St. Building Permits

Date	Permit Number	Names	Description / Cost
5/19/1970	52630	Anderson & Barr (owner, 310 S. Claremont); C.A. Johnson (engineer); William White Inc. (builder, Millbrae)	Erect warehouse (\$20,000)
8/26/1970	53006	Peter Evangel (owner); California Show Case (tenant)	Install spray booth
2/18/1977	None	California Show Case (tenant)	Minor electrical
7/26/1993	29685	David & Patricia Barr (owner)	Reroofing (\$8,000)
2/22/2000	994107	Barrs (owners)	Repair fire-damaged roof, restrooms, and offices (\$75,000)
6/25/1999	991825	Barrs (owners)	Repair fire-damaged roof structure, new sheetrock, seismic upgrade (\$35,000)
5/25/2000	201544 F2	David W. Barr & Patricia M. (owners)	Installation of sprinkler-monitoring system



500 E. 3rd Ave. (034-185-120) (1952)

The one-story commercial building at 500 E. 3rd Avenue was constructed in 1952. This building is on the 1953 Sanborn, but not on the 1950 Sanborn.

500 E. 3rd Ave. - Building Description

Located on a corner lot, this multi-unit storefront has a rectangular footprint that fills the entire parcel. The primary facade, composed a series of individual storefronts, faces north. The building is one-story in height and covered by a flat roof. A flat projecting overhang extends the full length of this facade, at the top of the window line, to provide shade and shelter. Exterior walls are composed of a combination of flagstone plinths and piers with wood framed windows and glazed wood entrance doors at the storefront level; stucco coats the walls above the overhang and on secondary elevations. Small blade signs, installed above the overhang, advertise the businesses. The secondary street facade features a single storefront bay, that wraps the building's corner, and what appears to have been a more modest storefront that is now enclosed.

Building owner from the building's initial construction to at least 1990 was Wing L. Lee of San Mateo and Foster City. Fong Lee, et al was the owner after that, through at least 2014.





500 E. 3rd Ave. Storefronts on north facade, view facing southeast.



500 E. 3rd Ave. West facade, view facing east.



500 E. 3rd Ave. – Commercial Tenant History

Date	Tenant	Source
1952-1955	National Appliance Company	Ancestry (city directories); Newspapers.com
1956	National Radio & TV	Ancestry
1957	Fat Quock (F. Quock) (deli)	City of San Mateo Building Permits
1958-2021	Wing Fat Chinese Food Restaurant	Ancestry (city directories); City of San Mateo Permit Files; Sign on storefront reads “since 1958.”



OPEN NOW
FOR BUSINESS

For Gourmets
and
All Lovers of Fine Chinese Food

CHINESE FOOD

PREPARED FRESH DAILY

Chinese Style Roast Duck — Plump Chicken Cooked in Deep Vessel of Soy Sauce — Plump Squabs Cooked in Deep Vessel of Soy Sauce — Meaty Chicken Wings Smothered in Soy Sauce and Herbs — Special Barbecued Pork In Home Style Recipe Sauce — Special Barbecued Pork Spareribs Made in Our Own Chinese Barbecue Pit — Luscious Sweet and Sour Pork Spareribs Made by a Connoisseur — Deep Fried Wen Ten with Sweet and Sour Sauce — Fragrant Fried Rice — Egg Foo Yung with Special Gravy — Deep Fried Prawns with Special Batter — Real Chinese Style Chow Mein.

PLUS DO-IT-YOURSELF CHINESE FOODSTUFFS FOR HOME COOKING

Chinese Bean Cakes — Dried Chinese Mushrooms — Chinese Soy Sauce — Chinese Oyster Sauce — Rice — Chinese Canned Goods (Bamboo Shoots, Bean Sprouts, Baby Abalone, etc.) — Chinese Tea, in Most Any Well-Known Free China Brand — Chinese Sauces and Ingredients

DELIVERIES: 3:30 to 7:30 P.M.
Open Every Day Except Tuesdays . . .
10:30 A. M. to 7:30 P. M.

WING FAT
500 East Third Avenue San Mateo Diamond 4-0751

An advertisement for Wing Fat Restaurant from the January 20, 1957 San Mateo Times.



504 E. 3rd Ave. – Commercial Tenant History

Date	Tenant	Source
1952-1962		San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1963	Jane & Art Barber Shop	City of San Mateo Permit Files
1984-2021	Las Palomas Taqueria/Deli (Emmy B., Olga Salamanca)	City of San Mateo Building Permits

508 E. 3rd Ave. – Commercial Tenant History

Date	Tenant	Source
1952-1985		San Mateo City Directories not available online and not accessible because of Covid restrictions at Library
1986-1992	Quality Cleaners (Garabet Kochakrian)	City of San Mateo Permit Files



512. E. Third Ave. – Commercial Tenant History

Date	Tenant	Source
1954	Wanda's Cleaners	City of San Mateo Permit File
1964	Nakamura Realty	City of San Mateo Building Permits
1985	La Rosita Mexican Grocery (Thomas Garcia)	City of San Mateo Permit File
1986	Became deli	City of San Mateo Permit File
1997	Las Palomas Taqueria	City of San Mateo Permit File
2014	Edge Line Hair Creative Design	City of San Mateo Permit File
2021	Shinemore Hair Creative Design	

516 E. 3rd Ave. – Tenant History

Date	Tenant	Source
1954	Primo's Pizza/Delicatessen	City of San Mateo Permit File
1974	Hillsdale TV	City of San Mateo Permit Files
1974	Sydney Shumsky	City of San Mateo Permit Files
1983	DeMott TV & VCR	City of San Mateo Permit File



1997-1998	Star Zone	City of San Mateo Permit File
2021	The Zone Smoke Shop	

520 E. 3rd Ave. – Tenant History

Date	Tenant	Source
1954	HB Dept. Stores (N. Tatsuna)	City of San Mateo Building Permits
1959	Peninsula Kirby Co. (office)	City of San Mateo Building Permits
1962	Paul Perry Television	City of San Mateo Building Permits
1970-2021	Jaybird Bookstore	City of San Mateo Building Permits

524 E. 3rd Ave - Tenant History

Date	Tenant	Source
1954	HB Dept. Stores (N. Tatsuna)	City of San Mateo Building Permits
1978	Nose Knows (restaurant)	City of San Mateo Permit Files



500 – 524 E. 3rd Ave. - Building Permits

Date	Permit Number	Names	Description / Cost
4/23/1952	21496	Mr. & Mrs. Wing L. Lee, 411 Tilton Ave, San Mateo (owner); Redwood Construction, Redwood City (contractor); No Architect (Mattson & Mattson crossed out on permit, says NONE)	Erect stores, 50' x 110', 5,500 square feet (\$31,250)
1/25/1954	24878	Primo Pizza (tenant and contractor)	Alter store interior at 516 E. 3rd Ave
2/1/1954	24904	Jimi J. Yamaichi, San Jose (builder)	Alter store at 520-524 E. 3rd Ave (\$1,000)
3/19/1954	Sign permit	HB Dept. Stores (N. Tatsuna)	New neon blade sign at 520 E. 3rd Ave
4/6/1954	Sign permit	Primo's Deli	New sign at 516 E. 3rd Ave
4/27/1954	25312	Forrest Lemier (contractor)	Repair marquee
1/2/1957	30962	Frank Yick & Co. (contractor)	Interior partition
5/4/1966	Sign permit	N/A	New sign for Wing Fat at 500 E. 3rd Ave
12/19/1970	2137	N/A	New sign for Jay Bird Books (this is the existing sign in 2021)
10/24/1974	59126	Sydney Shumsky (store owner)	Insert 40" opening between stores



2/21/1984	76224	Boynton Construction (contractor)	Interior alterations to become deli (\$10,000)
6/7/1985	361	N/A	Install fire system at 500 E. 3rd Ave
11/29/1990	illegible	N/A	Reroofing
5/24/1991	22049	Sierra Construction (contractor)	New awning/facade remodel (\$10,000)
3/31/2004	217414		Reinforce interior walls at 520 E. 3rd Avenue (Jaybird Books)
6/21/2005	221974	Four Star Clean Restoration	ADA bathroom remodel



VII. Application of California Register Criteria

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

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

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.

None of the buildings within the subject block are individually eligible for the California Register of Historical Resources. While several of the buildings reflect



the early residential development of this area east of Downtown San Mateo, they do not rise to a level of significance within this context to justify individual eligibility for the California Register of Historical Resources. 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 for the California Register of Historical Resources. Lastly, while the building at 500-524 East 3rd Avenue has long been associated with the Lee family and the Wing Fat Chinese Restaurant, this business and its associated commercial storefront building does not appear to be individually eligible for the California Register of Historical Resources.

Criterion 2: Important Person(s)

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

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 California Register under Criterion 2, important persons.

Criterion 3: Design/Construction

It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

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 the California Register under Criterion 3. There are several examples of older residential buildings, both single family and multifamily



but these are not distinctive examples of their type or style. Similarly, there are several examples of post-World War II commercial buildings, but they are not distinctive examples of their type or style. None of the buildings in the subject block appear to be individually eligible for the California Register of Historical Resources at the local, state or national level under Criterion 3: architecture.

Criterion 4: Information Potential

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

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

To be considered a historic resource under CEQA there must be both historic significance and integrity. Since none of the buildings in the subject block have been identified as possessing historic significance, an integrity analysis has not been conducted on these resources.



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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- ¹ Research for the Historical Overview section of this report was generally taken from Alan Hynding. *From Frontier to Suburb: the Story of the San Mateo Peninsula* (1982); Mitchell Postel. *San Mateo: A Centennial History* (1994); and Frank Stanger. *A History of San Mateo County* (1938).
- ² Sanborn Fire Insurance Map Company, 1891 San Mateo Map, Sheet 1.
- ³ Arthur Schade, “The Development of San Mateo Through Subdivision and the History of the City Limits of San Mateo,” Maps, 1 – 7, 9, and 12.
- ⁴ Ibid, Maps 8, 10 and 13.
- ⁵ Linda Wickert. *City of San Mateo Historic Building Survey Final Report*, 1989



APPENDIX ONE

San Mateo Sanborn Maps

1897 – Sheet 3

1901 – Sheet 11

1908 – Sheet 15

1920 – Sheet 9

1950 – Sheet 9

1953 – Sheet 9

1956 – Sheet 9

1963 – Sheet 28

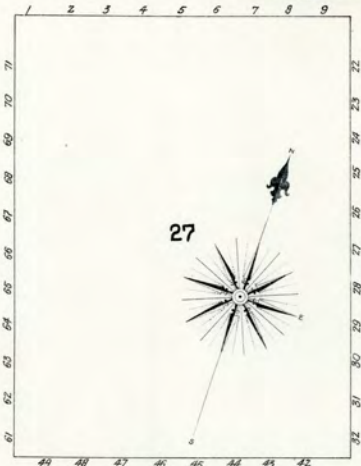
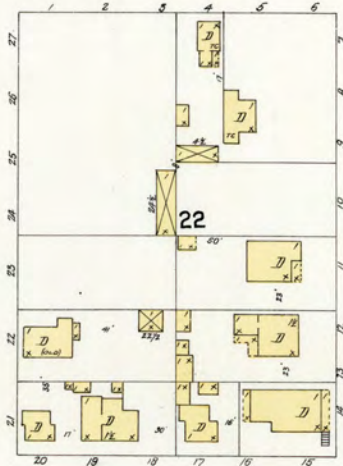
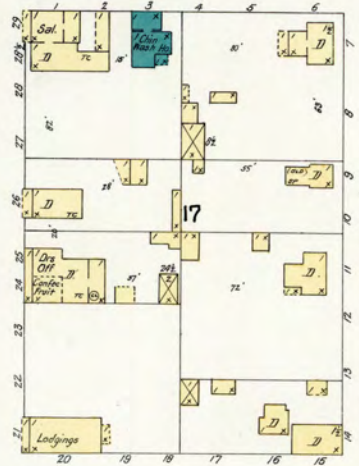


JULY 1897
SAN MATEO
CAL.

3

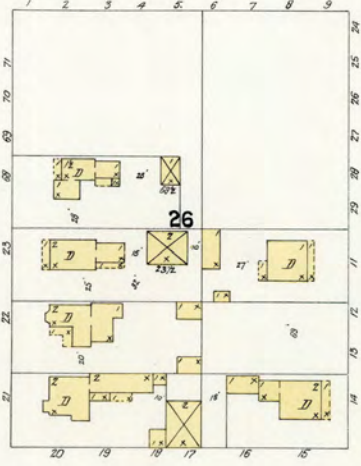
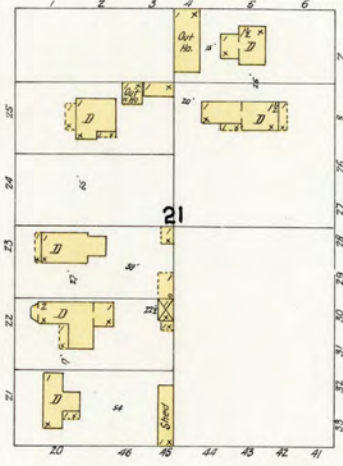
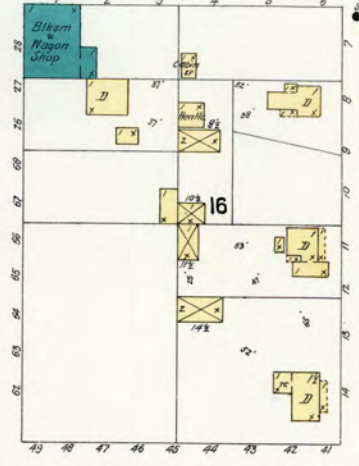
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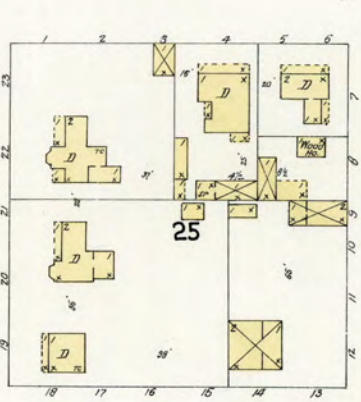
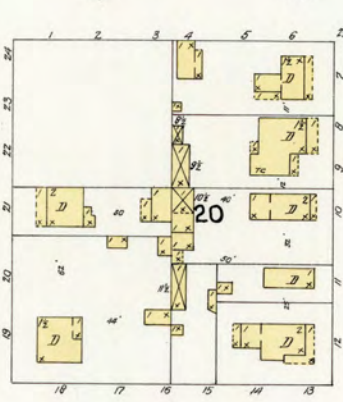
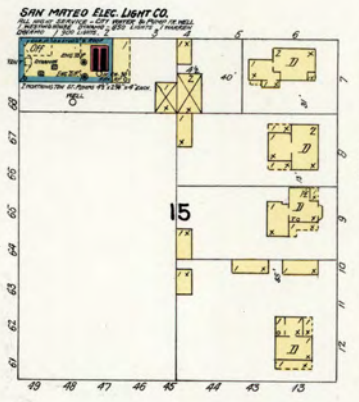


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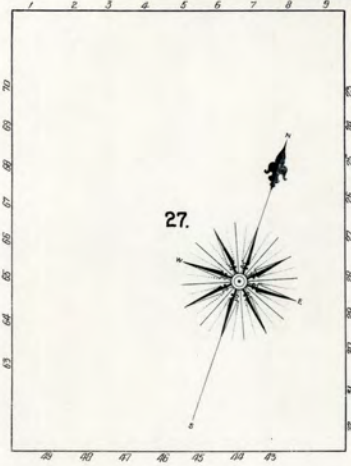
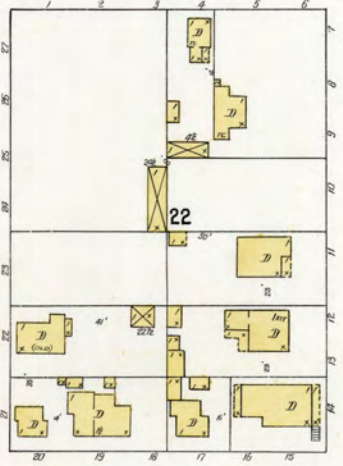
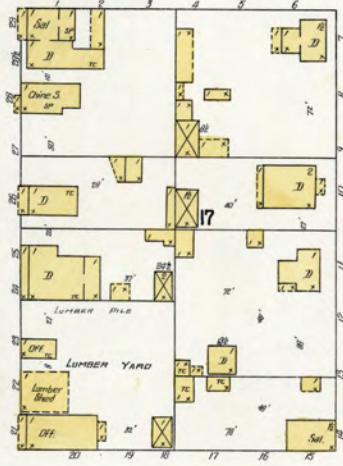
Map Division
Library of Congress

JULY 1901.
SAN MATEO
CAL.

11

9

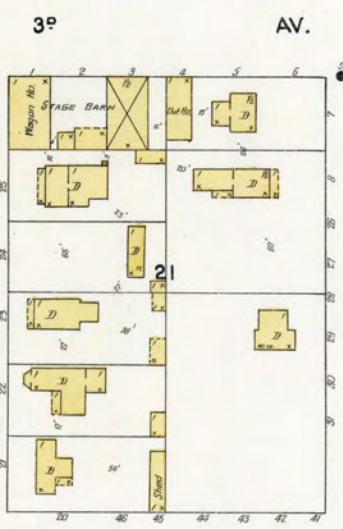
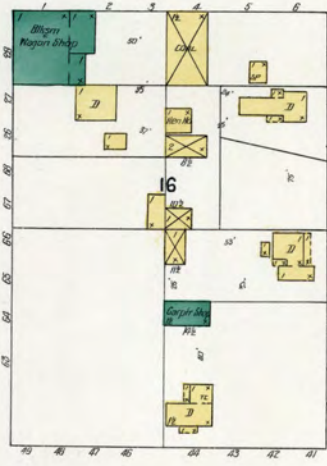
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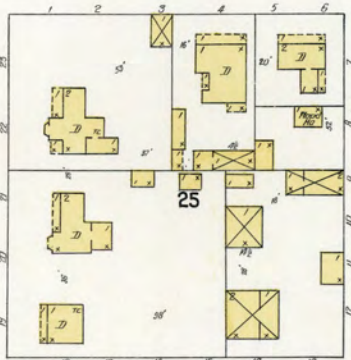
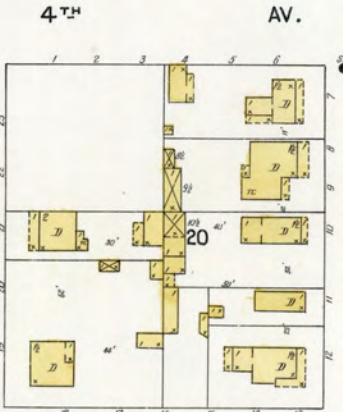
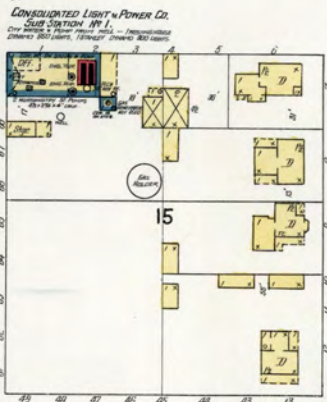
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RAILROAD
AV.



157

10



156

4TH AV.

5TH AV.

153

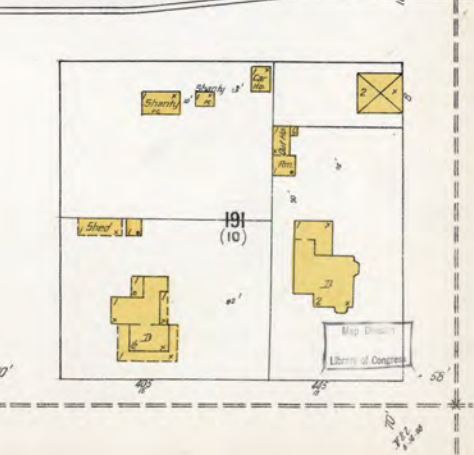
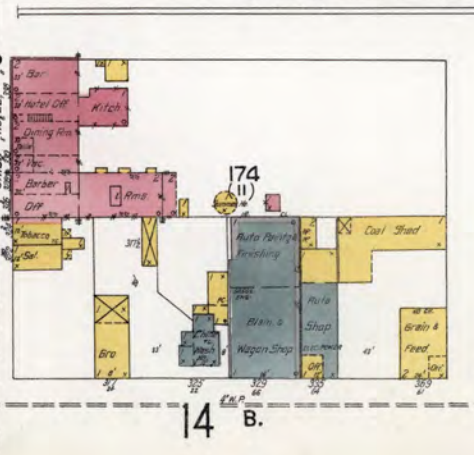
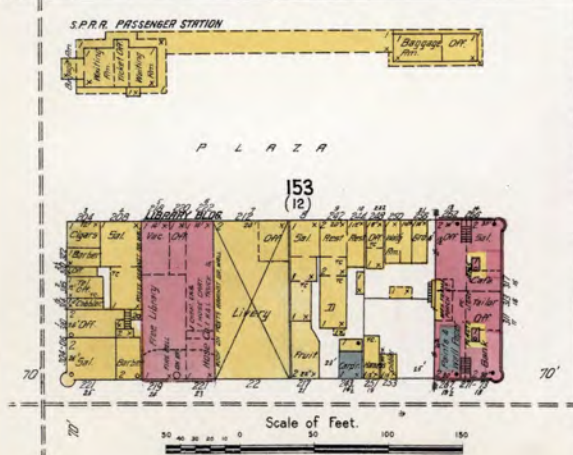
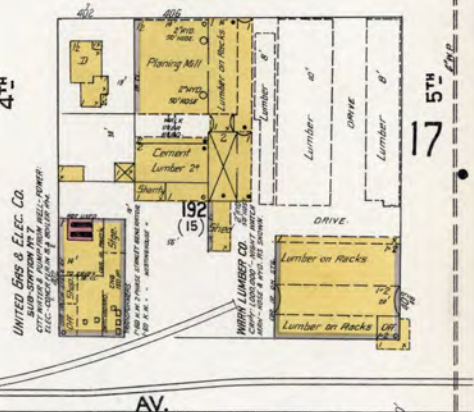
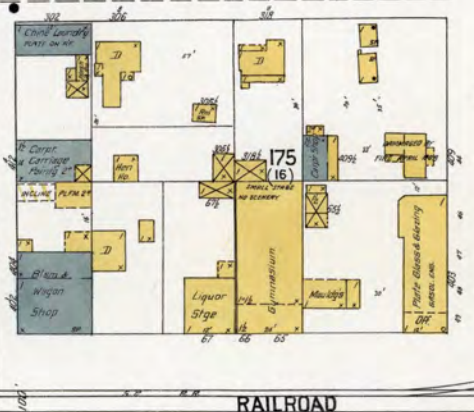
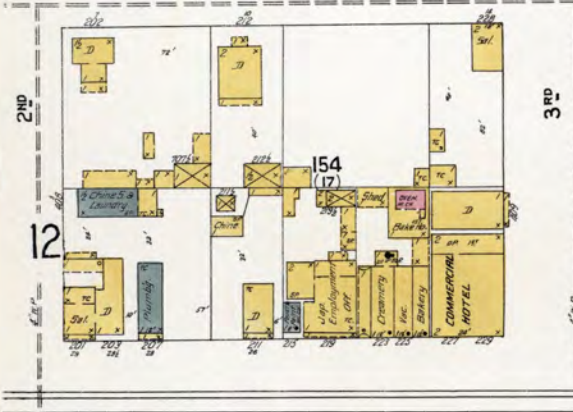
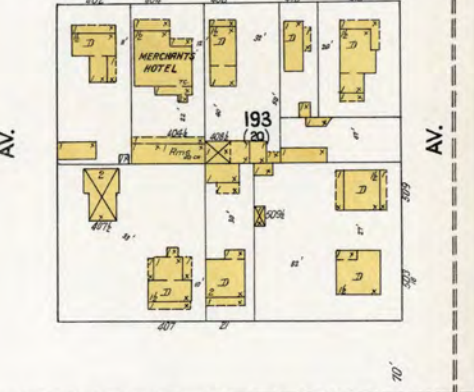
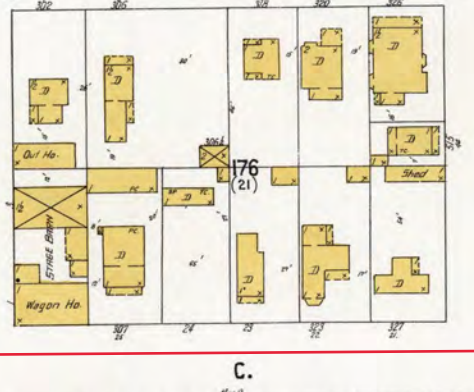
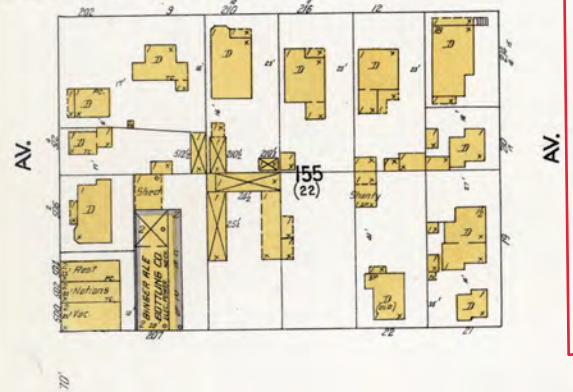
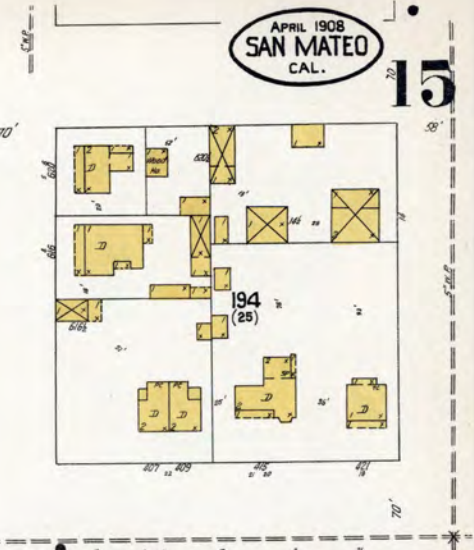
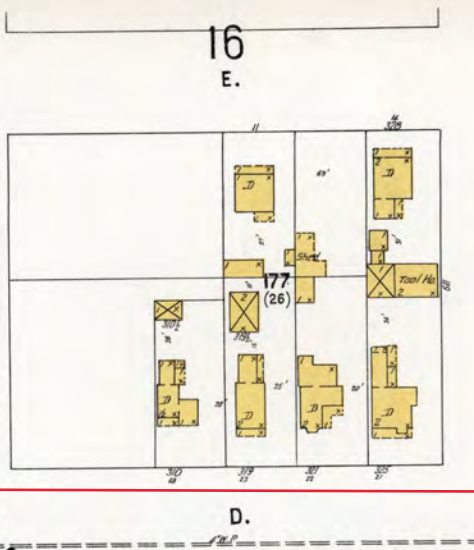
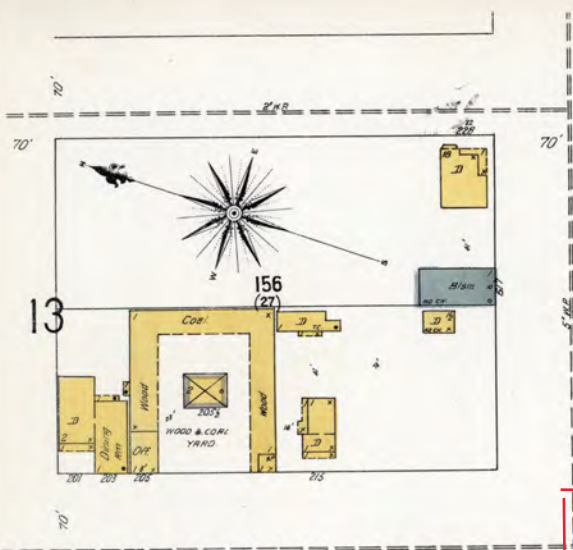
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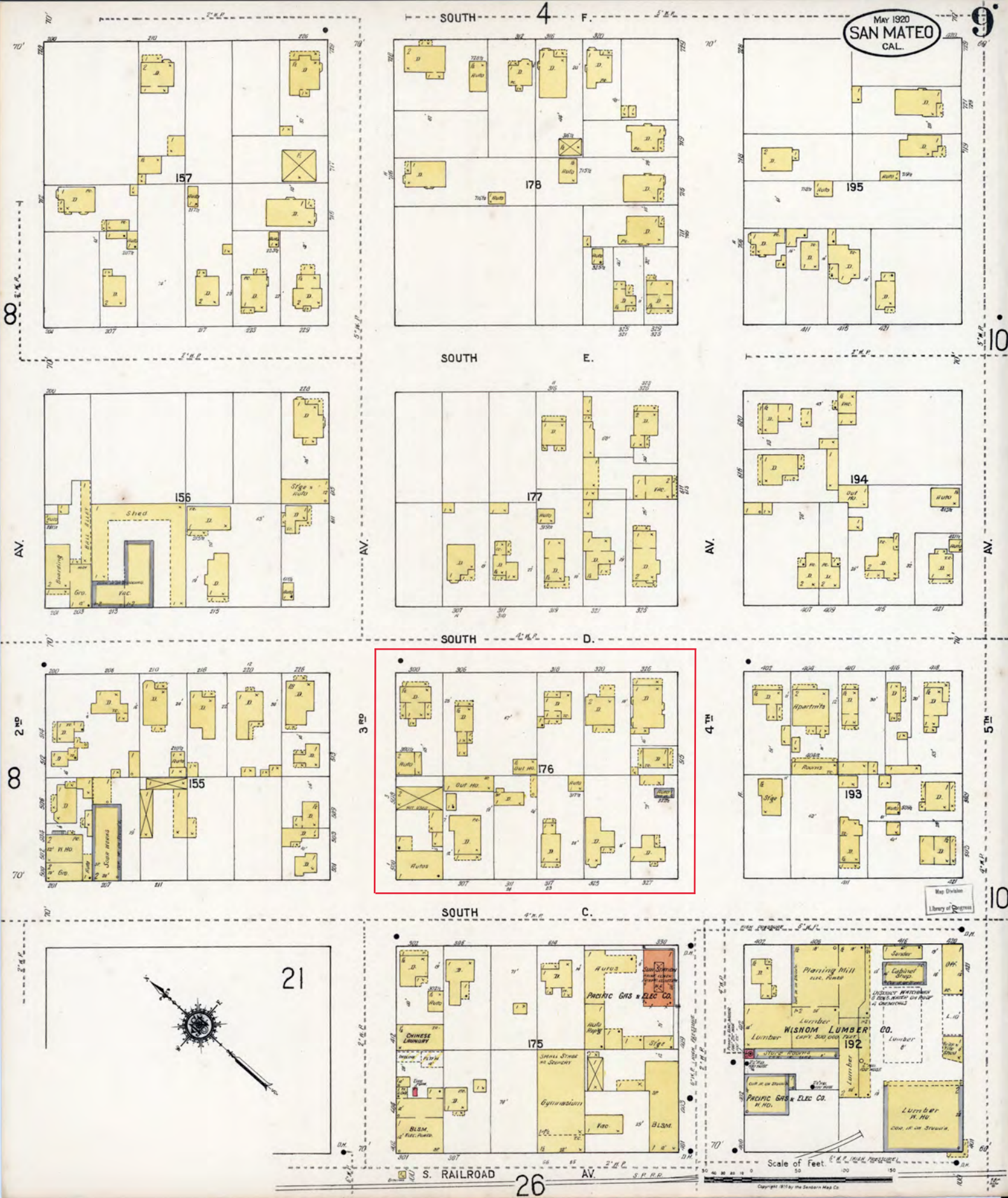
Map Division
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Scale of Feet.
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MAY 1920
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SOUTH E.

SOUTH D.

SOUTH C.

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S. RAILROAD

26

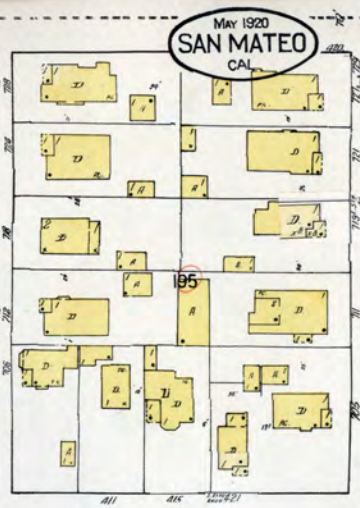
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May 1920
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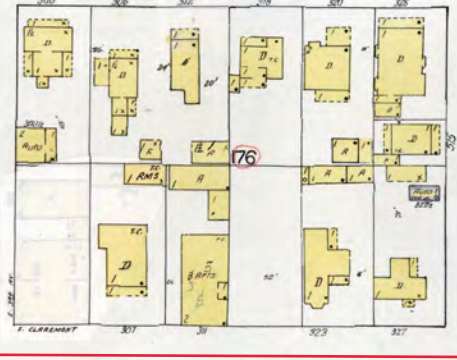
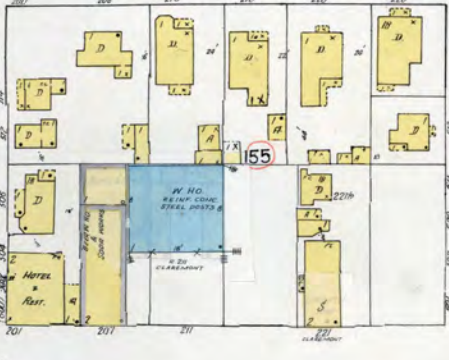
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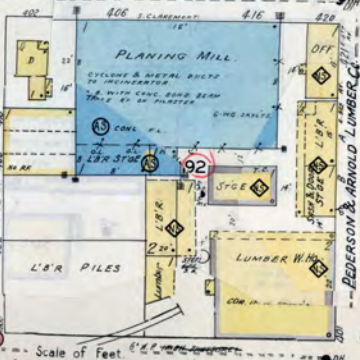
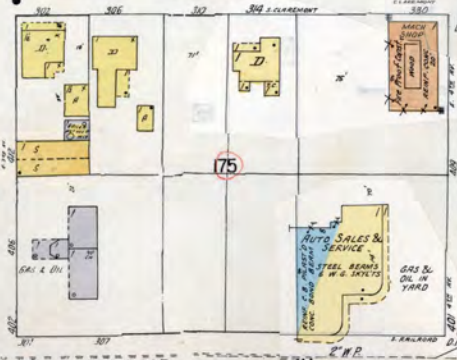
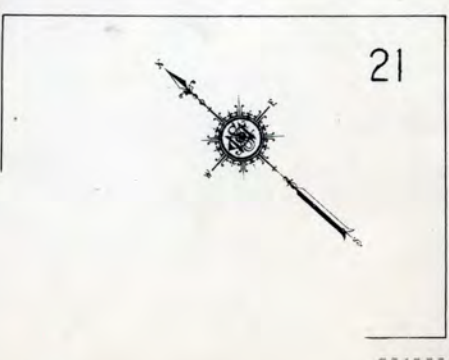
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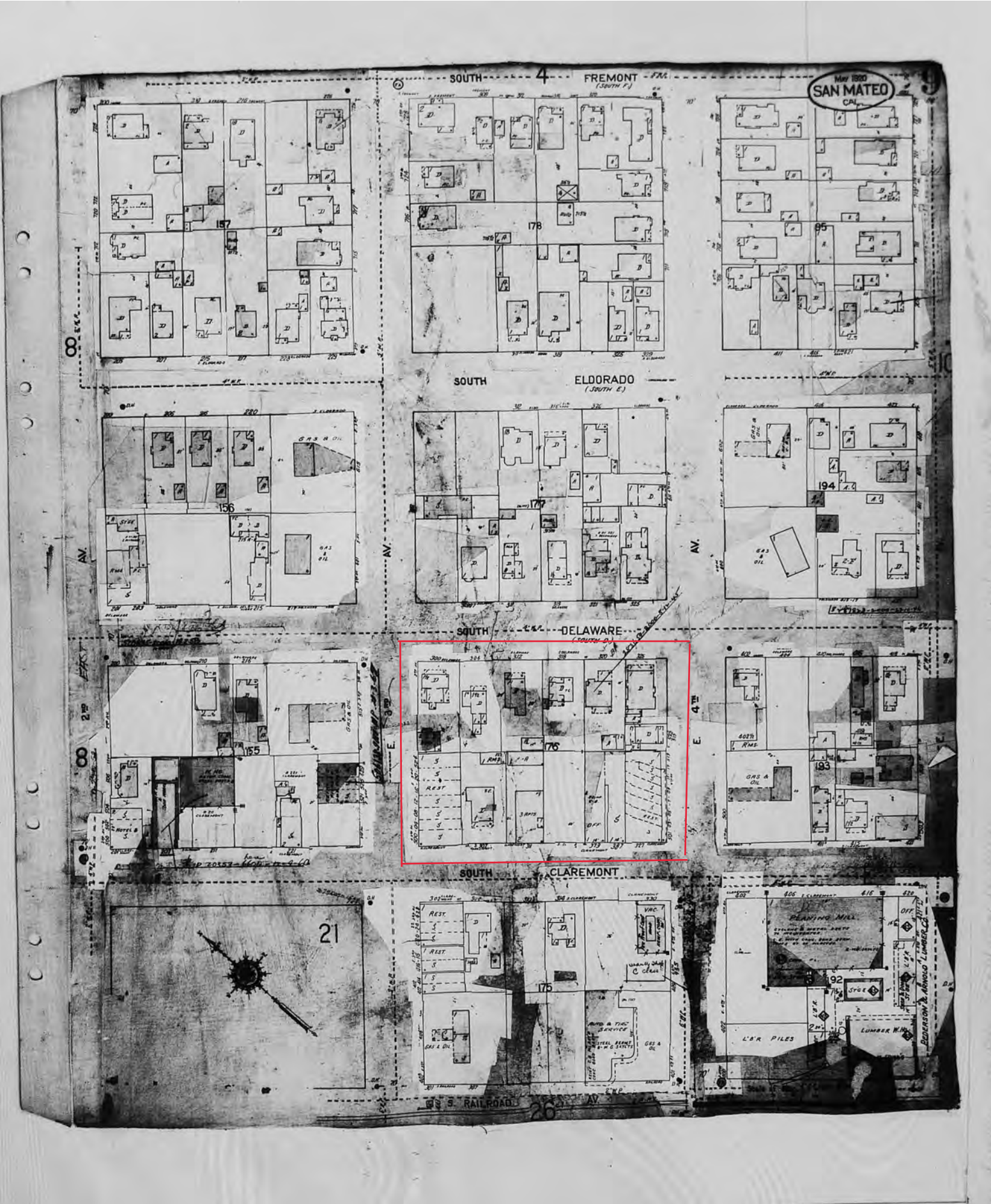
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26

Scale of Feet

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Geography and Map Division
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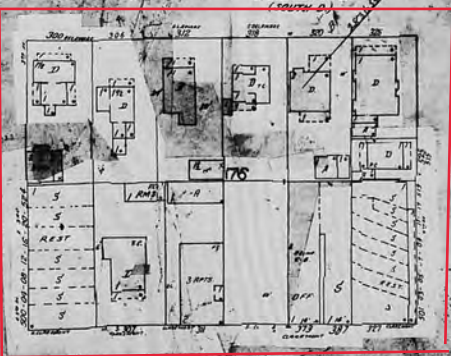
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SOUTH CLAREMONT



21

S. RAILROAD

PLANING MILL
LUMBER WAREHOUSE
LUMBER PILES
OFFICE
EMERSON & ARNOLD LUMBER CO.

May 1920
SAN MATEO
CAL.

