

Historical Resource Inventory  
City of San Carlos, California

December 1991

**HISTORICAL RESOURCE INVENTORY  
CITY OF SAN CARLOS, CALIFORNIA  
DECEMBER 1991**

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Front Cover: San Carlos Railroad Station. Ca. 1900.  
Rear Cover: Fred Drake Building, 1991.

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## **INTRODUCTION**

The San Carlos Historic Resource Inventory was a joint project with the City of San Carlos, the San Mateo County Historical Association, and the San Mateo County Historic Resources Advisory Board. Its purpose is to create a citywide survey of cultural resources in order to include them in the comprehensive community planning process. It is necessary to consider the significance and value of these irreplaceable historic assets if continuity is to be maintained between a rich cultural heritage and future development within the city. It is important to preserve a part of the past environment. It is also important in the design and construction of new development to achieve a visual and aesthetic compatibility between the old and the new. Inclusion on this survey, once adopted by the city, allows the property-owner to utilize the less-stringent California Historic Building Code when rehabilitating or expanding a surveyed historic structure, and allows use of federal investment tax credits and other incentives for applicable projects.

The survey is not intended to be an end, but rather a beginning for a city historical/architectural preservation program. Project budget constraints limited the number of surveyed properties included. There are many more resources which deserve to be listed and protected. As further research is conducted on these cultural assets additional structures and sites should be added to the official listing.

## **A BRIEF HISTORY OF SAN CARLOS**

The following is not intended to be a scholarly history of the development of the City of San Carlos but rather a contextual outline through which major patterns of growth can be more clearly understood. The majority of the material has been extracted from existing publications and sources available at the San Mateo County Historical Association, and other local libraries. Additional references are cited in the bibliography.

### **San Carlos to 1850**

In general, the Indians of California, and more specifically of the San Francisco peninsula, were hunters and gatherers with partial dependence on the natural acorn crop. Because they had no written language we know them mostly through the record of Spanish contact and archaeological reference. Those living along the central coast between San Francisco and Monterey county's Big Sur region were collectively called Coastanos or coastal people by the Spaniards. Modern anthropologists more correctly refer to these early Californians as the Ohlones.

There were about 1,500 Native Americans in the San Mateo County area at the time of European contact dispersed around the peninsula in small subgroups of up to 200 members. The natural east-west corridor of the Canada del Diablo (roughly the route of today's Ralston Ave.) may have been the geographic boundary between two such subgroups, the Salson to the north of Belmont Creek and Lhamshin to the south in the San Carlos area. Less numerous than the Salson, little is known of these people except that cultural similarities to their neighbors far outweighed differences. Historian Alan Hynding noted that association with a particular area established tribal identity and earned it a specific name. A principal product of European contact with the native population was its rapid dispersal among the mission settlements and gradual disappearance as a cultural entity.

Spanish colonization of the San Francisco peninsula took the form of exploration followed by occupation. A reconnaissance party from the Portola Expedition of 1769 stumbled upon San Francisco Bay after missing their initial objective, the port of Monterey. Subsequent exploration and mapping

of the region by provincial government officials in 1774 preceeded the establishment of the Presidio of San Francisco and the Mission San Francisco de Asis in 1776. By the 1790's the San Francisco establishments were being supported by small farming dependencies as far south as San Mateo. As early as 1795 a few provisional grants of land were being made to settlers and retired soldiers as well as men of influence in the province.

One such individual was Don Jose Dario Arguello, commandante of the presidios at San Francisco (1787-91, 1796-1806) and Monterey (1791-96). Don Jose served as Governor of Alta California in 1814-15. During his tenure as Commandante at Monterey, Governor Diego de Borcia purports to have awarded Arguello what was to become the Las Pulgas Rancho, a 35,000 acre grant that included within its boundaries the future communities of Belmont, Atherton, Menlo Park, Redwood City, San Carlos and part of San Mateo. In 1835 Don Jose Arguello's heirs were confirmed in the ownership of El Rancho de las Pulgas through a deeded grant issued by then Governor, Don Jose Castro. The Arguello ranch headquarters were located in today's San Carlos. While the exact location of the Pulgas ranch house is unknown the best available evidence suggests it was a pallisaded structure with tule roofing that stood on a bend of Pulgas Creek on the south edge of today's San Carlos Avenue.

The War with Mexico, (1846-48) saw the transfer of California from Mexican rule to control by the United States. While the Treaty of Guadalupe Hidalgo, which ended the conflict, guaranteed the rights of continued ownership of property to the former citizens of Mexico, a Land Commission was soon formed by the new government to test the Spanish and Mexican land grant titles. Among those reviewed was the Rancho de las Pulgas. In 1852 Dona Maria de la Soledad Ortega y Arguello, chief heir to the rancho, hired attorney Simon Mezes of the San Francisco law firm of Ranke, Cipriani and Mezes to settle the issue. This he successfully did securing 35,240 acres by letters patent from the Supreme Court of the United States in 1854. For his services Mezes received 15% of the las Pulgas landholdings including what would later become the town of Belmont.

### 1850-1888

In September of 1850 California became the thirty-first state in the Union. According to the latest edition of *Historic Spots in California* about 1854 Simon Mezes, the Arguello attorney constructed a frame house at the corner of Cedar St. and Magnolia Avenue, the site previously thought to be that of the original Arguello ranch house. A variety of earlier sources identified the Valle Tranquillo, or Pleasant Valley running northwest along

Cedar St. to the junction of Prospect and Magnolia as the location of the Arguello ranch site with an adobe house and attendant outbuildings. Whichever is correct the area in question represents the earliest remaining evidence of European occupation in San Carlos and should be marked and carefully preserved for future study.

Adding to the confusion is the fact that in 1854 the first American to purchase and occupy land in San Carlos, Timothy Guy Phelps, did so at the same location. Phelps was a 49er who became a successful San Francisco grain speculator. In his travels up and down the peninsula on business he was impressed by the climate and soils of the San Carlos area as well as its development potential once a reliable transportation system could be introduced. Through Simon Mezes he purchased 200 acres of Arguello land including the existing buildings at the Cedar & Magnolia site. Phelps erected a board and batten headquarters building for his cattle and grain operation that would eventually encompass 3,500 acres. Phelps was responsible in 1892 for the planting of eucalyptus trees along the course of Cypress, (San Carlos) Ave. , some of which remain today. He commuted from the ranch to his business in San Francisco.

Phelps became an important political figure in California. Elected to the state assembly in 1856 he introduced the legislation that established San Mateo County in its present boundaries in 1857. As a co-founder of the Republican Party in the state he ran for governor in 1861. Defeated by Leland Stanford he ran successfully for the United States Congress, serving during the war years of 1861-1863. As co-founder of the first successful peninsula Railroad in 1864, Phelps San Carlos land holdings were in a good position for a future townsite.

About the same time Timothy Guy Phelps purchased his first 200 acres of San Carlos land another San Francisco merchant invested in 3,000 acres between Pulgas Creek and Cordilleras Creek running from the bay marshes into the foothills. John Brittan was a major hardware dealer who held the same opinion of the natural setting of San Carlos as his neighbor to the north. He too turned most of his land to hay, grain and dairy pasture. Brittan built his country home "Wesley Bays" at what is today St. Francis Way and Elm Street. Here he raised his three children, "to the manor born."

In 1858 New Yorker William Hull rounded out the American pioneer settlers in San Carlos. Hull purchased some acreage from Phelps along the San Francisco and San Jose Road and introduced the first industry to the area with the erection of a modern brick factory. Hull's enterprise supplied

building materials for Raiston's Palace Hotel in San Francisco, Ft. Point and the original San Quentin Prison.

In spite of his position as first president of the Southern Pacific Railroad Timothy Guy Phelps himself was unable to get San Carlos on the map as a railroad townsite. In October of 1885 he tried to develop "Phelpsville" followed by "Lomitas." Both failed to materialize. The area's historic place name was perpetuated by Simon Mezes and others in 1886 when they laid out the Alameda de las Pulgas west of the Old County Road. In 1887 a third attempt at town building was undertaken. This time the name San Carlos was selected ostensibly because it was thought at the time that San Francisco bay had been first seen by Europeans from the hills above the new townsite. A group of Southern Pacific directors including Timothy Hopkins and "Captain" Nicholas T. Smith under the name San Carlos Land Company purchased 173 acres of Phelps land just west of the railroad tracks and began laying out the "suburban" community. (See Map A.) Streets were graded and named for trees. A utility system including running water and a sewer was laid.

Smith was a business associate and personal friend of Leland Stanford who was at the time constructing a university at Palo Alto to memorialize his son. Stanford made available materials, Italian stonemasons and members of his architectural staff to design and build a handsome sandstone depot for the speculative townsite. No records have been found to date identifying the architect of this unique Richardson Romanesque style railroad depot which is listed on the National Register of Historic Places. Most clues point to Charles Allerton Coolidge, a partner in the prestigious Boston firm of Shepley, Rutan and Coolidge. It continues to be San Carlos' premiere architectural landmark.

The layout or plat of the town was typical of the period, closely fronting the railroad, with its principal thoroughfare (Cypress Ave.) in formal alignment to the depot and lined with shade trees. A standard grid with about a three degree slope moves west to the foothills where the streets begin to follow the topography. Lots had 100 ft. fronts with 150 ft. depth and averaged about a third of an acre. 6.5 Acres were dedicated to a future hotel site where today's El Camino Real met Magnolia.

Unfortunately for the project backers completion of the depot failed to stimulate the expected rush of home buyers to San Carlos. Some authorities suggest the timing of the venture at the cusp of a wave of economic depression doomed the enterprise. Others blame location. Neighboring Belmont had long been the established shipping point for the area. The town's proximity to Redwood City kept retail business away while its distance from



San Francisco discouraged potential commuters. The combination was deadly. Fewer than twenty families occupied the area until well into the first decade of the new century.

### 1888-1907

Among those residing in San Carlos during this period the most colorful by far was Nathaniel Brittan, one of the heirs to the John Brittan estate. Nat, as he was known continued to run his fathers hardware business in San Francisco while developing his San Carlos properties. These lay between Brittan Ave. and Pulgas Creek including San Carlos Manor to the west where he made his home. Brittan and his wife Isobel were cultured and well traveled. The house he built at 40 Pine Ave. was modeled in part on European sources and on the then popular Queen Anne style of architecture. Its decorative French roof tiles are still in place. The grounds were landscaped with exotic trees and shrubs collected during world travels. A rustic Japanese tea garden sat just below the house which was constructed in the 1870's. A member of the San Francisco Bohemian Club since 1874, Brittan had also built on his property at 125 Dale Ave. a three story octagonal "folly" where he often entertained his club cronies. These two landmark buildings represent the last intact examples of San Carlos' Victorian residential architecture.

The San Francisco press referred to Brittan as "the Duke of San Carlos". As an avocation he helped his neighbors find and develop water wells, the chief source of fresh water in the community until the 1920's. During the 1890's he attempted to establish a permanent facility for the Bohemian Club's annual summer encampment on his San Carlos property. He invited club member and noted San Francisco architect Willis Polk to design a clubhouse, "the Owl's Nest", for the site. The project failed to materialize. In 1896 he granted the Southern Pacific right-of-way for a second set of tracks across his land. As part of the agreement San Carlos station would become a working depot with a post office and telegraph. Brittan became the first postmaster. In 1906 when earthquake damage threatened demolition of the station Brittan resolved to withdraw the right-of-way, and saved the important city landmark. A reversal of fortune in 1895 saw the sale of much of Brittan's San Carlos property.

The only other building of importance remaining in San Carlos from this period is the small cottage at 300 Chestnut St. constructed by town founder N.T. Smith in 1889. The "Pagoda House" as it was known locally was used by Smith and his close friends for card games and escape from constant solicitation for the funding of projects and causes. Family tradition has it that

N.T. Smith designed the place by folding a pair of cards over a block of wood. The resultant roof form gives it a marked oriental flavor. Although considerably altered over time the character defining features of the structure are still intact making it and the San Carlos depot the only tangible reminders of N.T. Smith's contribution to the development of the community.

Sadly, none of the impressive townhouses built for N.T. Smith, Timothy Guy Phelps, William W. Hull and others remain today in San Carlos. Most were lost to development after WWII. The same is true of the homes of the newcomers in the 1890's, many constructed by local building contractor and orchardist William B. Kreger. In 1890 Kreger built homes along Elm St. adjacent to his own property near Holly for Eugene Melcher and John V. Clark. He constructed a house on Chestnut St. for the San Francisco stockbroker Dean Witter. Interestingly it was the fire that burned down the Kreger house in January of 1923 that prompted formation of the San Carlos fire District with its attendant volunteer fire department. Photographs in the collection of the Museum of San Carlos History and San Mateo County Historical Association and the stuccoed shell of the former Margaret Cooper house at 1338 Holly St. are the only reminders of the aesthetic quality of Kreger's eclectic victorian designs and their pastoral settings.

### 1907-1917

As a result of the San Francisco earthquake and fire of April, 1906 a group of entrepreneurs using the name San Carlos Park Syndicate attempted to breathe new life into the "paper town". (See Map B.) They were betting that many of San Francisco's displaced and homeless citizens were ready to resettle along the peninsula. Under the aggressive leadership of William J. Woosley, with ample financial backing, the developers purchased the remaining holdings of the San Carlos Land Company and additional acreage from the Phelps estate in 1907 and 1912. Lot sizes were expanded and streets were widened and paved, including San Carlos Ave. (then Cypress). More street trees were planted and Gas light standards were installed. Woosley built a hundred thousand gallon reservoir to insure a reliable water supply and rid the community of the water tanks and windmills that didn't fit his image of the community-to-be. Slick promotional literature likened San Carlos to a second Hillsborough. Large ornate flower filled urns were spaced every 30 feet along the main streets as part of the sales campaign. While many visitors came to look at the development few purchased and stayed.

In 1907 Southern Pacific machinist Clarence E. Haydock with the help of his brother Wilbur built a neat bungalow at the northwest corner of Walnut and Cherry. Haydock was one of three school trustees responsible for the formation of the town's first school district in 1916. Slightly altered the home is still in use at 680 Walnut Street. Between 1907 and about 1923 the Bungalow was probably the most popular building style in San Carlos.

A fine example of the Craftsman style of architecture is found in the residence of Douglas A. Watson, one of the developers of Daly City. In 1909 he bought a large parcel adjacent to John Brittan's "Wesley Bays" bounded by St. Francis, Chestnut and White Oaks Way. The property was used as a summer home for his family. Watson hired bay area architect Louis C. Mullgardt to design the complex which Watson named "Oakcroft." In 1918 Mullgardt designed additions to the main house, a rustic chalet, which still exists as a San Carlos landmark. Mullgardt went on to become the chief architect for the Panama Pacific International Exposition in San Francisco in 1915.

Another good example of the Craftsman form is found at 501 Walnut Street. Constructed in 1914 it was moved from its original site on the southwest corner of San Carlos and Laurel in 1927. It was originally the home of horticulturist Andrew McDonald who came to San Carlos that year to grow and supply flowers for San Mateo County's kiosk in the California Building at San Francisco's Panama-Pacific International Exposition. The board of supervisors were intent on advertising the rapidly expanding floriculture industry in the county. To that end, many exposition visitors travelled down the peninsula to see McDonald's greenhouses and planting beds.

Professional flower growing in San Carlos began in 1906 when a Chinese, Moon Yee leased land on the Phelps estate near Holly St. to grow mums which he sold in San Francisco to street vendors. Later the Hull property and other available open land on the hilly west side of El Camino was leased by mostly Chinese growers as the industry expanded. The Japanese, who worked the flatlands east of the tracks in San Carlos and Belmont eventually dominated the business. Local floriculture gradually declined as the open space was subdivided and developed. Local growers have included Chinese, Japanese and Anglos. Some, like the James Wong family on Dolton Ave. continue in the wholesale end of the business.

The Zeh family established themselves in San Carlos in 1914 in a small cottage on Cherry Street. George A. Zeh, a captain with the Pacific Steamship Company moved to San Carlos for the climate. In 1918 when he had a second

home built on the property he was Supervisor of Naval Reserves at San Francisco. The new house at 700 Elm St. was Dutch Colonial in style probably reflecting the captain's Pennsylvania upbringing. Zeh became master of the "H.F. Alexander," the fastest coastwise vessel in the world, running between Seattle and Los Angeles. A third Zeh home built for son Carl at the corner of Cherry and Chestnut Sts. in 1929 is still occupied by family members.

One of the most ornate residences constructed in San Carlos was the Adolph Paulsen home at 408 Elm Street, (then Myrtle St.). Paulsen was a well-borer who had worked on Golden Gate Park and proved a number of wells in Belmont and San Carlos. In 1912 contractor J. Witzelberger erected a two-story redwood wedding cake of classical detailing for Paulsen on the then barren slopes of Elm Street. The design source for Paulsen's residence remains unknown. Its general ambiance is Federal from the popular American Colonial revival style. However, it may have derived from buildings Paulsen remembered from his native Denmark. There is no doubt that the finished product was what William J. Woosley had in mind for the style of housing he envisioned in San Carlos.

While San Carlos failed to expand at the pace envisioned by Woosley and his associates, by 1916 it did have a school district and the first local branch of the county library. In a final promotional effort to encourage growth the San Carlos Park Syndicate bondholders under the title San Francisco Peninsula Company purchased the impressive Ohio Building from the San Francisco Exposition. Their idea was use it as the clubhouse for a yacht club to be developed along the bay shore. The massive classical structure, a copy of the state capitol at Columbus was floated down San Francisco Bay on a barge and landed on the east side of Steinberger's Slough. All that was lacking for the scheme to work were access roads and enough automobiles to use them. Efforts continued over time to find some remunerative use for this impressive structure from Speakeasy to machine shop. "The queen of the mudflats" as it was sometimes called burned to the ground in a spectacular fire in 1957.

San Carlos had grown little through the efforts of the Park Syndicate. In spite of the infusion of new money and the mounting of a major promotional campaign the town's population had only slightly expanded in 1917 when the Mercantile Trust company of San Francisco took over the failing company. William J. Woosley spent his remaining days in San Carlos. The public park fronting city hall at San Carlos Ave. and Elm St. was his garden and is the principal physical reminder of his efforts at town building.

## 1917-1925

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The Mercantile Trust Company had been keeping close watch on the progress of the San Carlos Park Syndicate prior to its foreclosure on the defunct development company in 1917. In 1916 Henry T. Scott, President of the Mercantile Trust, hired one of the bay areas most successful real estate promoters to report to him on the progress of and prospects for the project. The man's name was Fred Hugh Drake. At the time Drake was in the process of successfully promoting lumberman E.K. Wood's Redwood Highlands tract in Redwood City.

Fred Drake was a multi-faceted individual whose promotional talents were legend among bay area developers. A native of Pendleton, Oregon his first calling had been in commercial art as a political cartoonist. From this base he learned the art of advertising for the retail merchandising trade. His advertising knowledge and art technique brought him to San Francisco in 1904 to promote national credit buying, a new sales concept. In the post - earthquake scramble to rebuild, Drake found himself promoting real estate.

Many families relocated from San Francisco to the east bay after the disaster of April 18, 1906. Fred Drake was one of them. Initially as the sales and advertising manager for the new Breuner's store in Oakland. One of his major promotions for the company was the raffle of a Breuners bungalow each New Year's eve. Coupons for the raffle could only be obtained through cash purchase of merchandise. During this period Drake learned the essentials of the real estate business with a heavy emphasis on planning. He also realized that civic improvements were an important adjunct to development and immersed himself in local community affairs, especially through the chamber of commerce movement. This new knowledge coupled with his promotional skills soon made him an important regional planning and development consultant.

Between 1910-1914 Drake was responsible, in part, for the development of the east bay cities of Albany, El Cerrito and Richmond. On the San Francisco side he worked on the Crocker-Amazon Tract at Mission and Geneva Ave. and Forest Hill, the first successful real estate promotion west of Twin Peaks. As noted above by 1915 Drake was living in and promoting the Redwood Highlands tract in Redwood City. Drake was one of the organizers of the Redwood City chamber of commerce that year. Its first promotion was a contest for Sequoia High School students to come up with a slogan describing their hometown. "Climate best by government test" was the winning entry.

Fred Drake saw clearly the potential for future development on the peninsula. In 1917 when the Mercantile Trust offered him the opportunity to take over the San Carlos Park Syndicate acreage he readily agreed. One of the first orders of business was the realignment of El Camino Real west of the S.P. tracks. This was to accomodate the military build-up that was taking place on the peninsula in preparation for WWI. The main troop concentrations were at Camp Fremont near Menlo Park and Camp Grizzly at San Bruno. On the Bayside Flats east of San Carlos, between Cypress and Brittan Aves., J. Paulding Edwards Flying Field became a training facility for American airmen. Drake then proceeded to put the townsite's infrastructure in order.

Roads were paved, with sidewalks and gutters. Drake changed the name Cypress to San Carlos Ave. The sewer system was improved, and gas and electric lighting installed. Drake set up the San Carlos Water Company through a franchise with the Spring Valley Water Company. In 1918 he ran pipes to the four spec. homes he had built and made hookups available to the existing residences in town. While not confirmed it is probable that Drake's east bay builder, a Mr. Hollenbeck was responsible for the construction of the new housing, all bungalows, which were quickly purchased. In that year local contractor R.P. Hurlbutt built the first school building at the site of the present city hall. Encouraged by Drake's initial success the investors continued funding the project. Ten more homes were started. The same year San Carlos got its first grocery store when Charles Kearn established his business along the El Camino.

Drake helped establish a sanitary district in order to allow existing home owners to tie into the new sewer mains. A lighting district was established as well. With the existing school district and the fire district established in 1923 the community would have the necessary nucleus for a city government. But that was still to come. In 1921 Drake established a chamber of commerce followed in 1922 by the San Carlos Improvement Club under the leadership of Edward R. "Pop" Burton. That year San Carlos got its first restaurant, Tate's Tea Room, at the site of the current Carlos Club on El Camino. With a solid infrastructure and progressive social institutions San Carlos only needed an expanded population to qualify for status as a city.

The answer to that need manifested itself in 1924 with the initial subdivision of Devonshire Hills, a 1,400 acre real estate development west of the Mercantile Trust properties on the old Phelps estate. It was promoted by the Municipal Property Company of San Francisco. Devonshire Estates was the first tract with lot sizes averaging 50 by 140 feet. Designed on the best available planning principles of the time the project featured the first use of

dog-leg cul de sacs and pass-through walkways in San Mateo County. It was a model of "garden city" planning. A club house in the English Tudor style of architecture designed by the well known San Francisco architectural firm of Bliss and Faville was constructed on the highest elevation of the property. For many years it was a popular meeting place for the community. Unfortunately it was destroyed by fire in September, 1952. By 1925 San Carlos had a population of 700, enough to meet state requirements for incorporation.

Drake worked with Asa Hull, son of the pioneering brick maker, circulating the petition for incorporation. In June of 1925 on a vote of 157-26 the citizens of San Carlos determined to establish a city of the sixth class. Drake declined to run for political office. Instead he opted for appointment to the new planning commission on which he served for 28 years. It was in this capacity and as part owner of the newly established newspaper, *The San Carlos Enquirer* that he was able to continue his role in shaping the towns development. Among the first acts of the newly formed government was the passage of sanitary (#8), and building (#11), ordinances. (For many years all ordinances and city documents were unofficially posted on Drake's office at the corner of El Camino and San Carlos Avenue.) It is to the credit of the San Carlos City government that their record keeping in regards the built environment may be the best in San Mateo County.

In 1907 William Kreger was the only contractor listed in San Carlos. He was joined in 1911 by architect Albert H. Winter. In 1917 R.P. Hurlbutt, who constructed the school house on Elm St. that became the first city hall, was added the roster. It is highly probable that Fred Drake's east bay builder, Mr. Hollenbeck, was doing business in town as well. In contrast to these few practitioners of the construction trade, by 1922 at least seven builders are locally listed, and by 1927 the business directories show thirty listings for carpenters, builders, contractors and architects. Among the latter were John Rutherford who built the Bank of America at San Carlos and Laurel, the first fireproof building in town. He later purchased and subdivided Brittan Acres. Elizabeth Street is named after his wife. Gover Lane in the White Oaks district is named after contractor Roy Gover who became a city councilman.

Typical of the builders who came to San Carlos in the mid-1920's to work in "the fastest growing town in California" was Hugh H. MacDonald. A native of Boston, Mass. born in 1893, MacDonald was educated in Nova Scotia where he entered the building trade. He had worked in western Canada on the Grand Trunk Railroad before coming to California in 1920. By 1923 he was living in San Mateo where he started contracting. A member of the Peninsula General Contractors Assoc., he was also President of the Peninsula

Sportsman's Club. In the late 1920's MacDonald and his family lived in a number of spec. houses he built in San Carlos, many of which were in the Lyon and Hoag Subdivision which became known as San Carlos Gardens.

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## 1925-1946

In 1918, about the time Fred Drake was beginning the task of turning the hay fields of San Carlos into a community, seed king C. C. Morse purchased 60 acres of the old Nat Brittan land south of Pulgas Creek as a testing and proving ground for sweet peas. Morse sunk deep wells along El Camino, the eastern edge of the property, and built a pumping plant. He brought Charley Wong up from his facility at San Juan Bautista as foreman for the new enterprise. As noted earlier Wong went on to establish his own wholesale flower business which is still in operation. In the 1920's Morse's wells became brackish and he moved his operation to Mountain View. In 1925 developer George F. Lyon and engineer William B. Hoag subdivided the property laying out streets to the west between Brittan and Arroyo. The average lot size was 50 by 120 feet.

The 1000 block of Elm Street, in the tract, is typical of the type of development San Carlos was experiencing in the mid to late 1920's. The bungalow rapidly gave way to the popular pictorial styles of architecture, especially the English Tudor and Spanish Eclectic revivals. These were affordable "country club" styles for the upwardly mobile, their design sources often being plans published in area newspapers and national magazines like *House Beautiful* and *The Ladies' Home Journal*. Many were owner built with the help of carpenters or a general contractor. Between 1927-29, Hugh MacDonald constructed five houses along the 1000 block of Elm, two in the Tudor style and three Spanish Eclectic revivals. He is listed as the resident of 1020 Elm in 1931-32.

The block contains two examples of the bungalow form, built in 1926 and 27. About two-thirds of the remaining single family residences date from the last half of the 1920's. The effects of the depression of the 1930's can be seen in a hiatus of building between 1930-36 when construction begins again, but at a much slower pace. The pictorial styles continued in popularity up to 1939-40 when two or three Minimal Traditional style residences infilled the last lots on the block to the south. The only architect designed house so far identified is at 1012 Elm. J. Morgan Steadman, the nephew of noted California architect Julia Morgan drew plans in the Tudor tradition for civil engineer James B. Allen whose family still own the property. Very little building alteration has occurred over time along the



1000 block of Elm Street. The character defining qualities of its homes retain to a remarkable degree their integrity as constructed between 1926 and 1941. This block is an excellent candidate for designation as an historic district and should qualify for listing in the National Register of Historic Places.

By 1926 a variety of service support businesses had developed along El Camino, including three gas stations, a plumbing shop, two grocery stores and a meat market, a pharmacy, shoe repair shop and the San Carlos Bank. An \$11,000 telephone exchange on Laurel was finished in September serving 300 customers in San Carlos and Belmont. According to San Carlos native Wesley Haydock one of the grocery stores was located on the ground floor of the McCue Hotel along Old County Road. Stephen McCue, a farmer from Colma or Daly City had constructed the building in 1925. While it served in part as a rooming house it was apparently never used as a hotel and was subsidiary to the 9 acres of farmland McCue worked adjacent to it. Kern's Grocery store building and the McCue Hotel are still standing as reminders of the early business development of San Carlos.

Through the continuing efforts of Fred Drake San Carlos obtained the only Southern Pacific spur track between San Francisco and Sunnyvale that year and established its first industrial zone east of the railroad. Morgan and Nash's San Carlos Feed and Fuel Yard, O.D. Fairfield's Bay Port Mill and The San Carlos Lumber company, owned by James Hugh Martin who would become the city's first mayor, were soon established adjacent to the new tracks. These businesses joined Frank Cooley's airplane school and repair shop that had occupied the old Edwards Flying Field since 1923. During the Depression much of the area would be covered by the "cheesecloth houses" of the Japanese chrysanthemum growers who would come to dominate the local flower industry after 1934.

San Carlos' early industry was not limited to the main transportation corridors however. In 1935 George Washington Faulstich constructed a lovely Tudor style house at 2222 Carmelita Dr., designed by his wife Althea. The home became the first office for the Black Mountain Spring Water Company. While horseback riding in the San Carlos hills in 1937, Faulstich found a spring of particularly pure and fresh water. He subsequently bought the property naming it the Three Sisters Ranch for his daughters. The original deliveries of his bottled water were made in an old truck modified from available materials. Black Mountain is still in business with 73 employees and serving nine bay area counties. Faulstich also founded the San Carlos Manor Water Company in the 1930's. The pumping facility was directly behind the Faulstich home on Pulgas Creek.

Drake's planning and development efforts were not limited to San Carlos, although he is known as "the father of San Carlos." A phrase he coined, "the City of good living" is still used to promote the community. He organized San Mateo County's Chamber of Commerce and promoted the growth of the peninsula flower industry. He was a key player in the establishment of Sequoia High School in Redwood City. Drake was responsible in large part for the Dumbarton Bridge project, alignment of the new Bayshore Highway and numerous other highway projects that ultimately tied San Mateo County together and to other bay area population centers. Historian Frank Stanger notes in his *Peninsula Community Book* that by January of 1945 there were four bay area cities and over 225,000 people living in the subdivisions that Drake had promoted for his clients.

By 1929 San Carlos was a rapidly expanding community. According to a *San Carlos Enquirer* interview with Drake in 1952, "the citizens who came here (San Carlos) and were helping to build an unusual city were entitled to more than a wooden box series of retail outlets." So Drake constructed a major office building on the site of his former real estate office at the southwest corner of El Camino and San Carlos Ave. modeled, "from the Mediterranean Alhambra Alcazar of the Moorish Kings at Granada, Spain." Either the new building's appearance or Drake's influence on the planning commission set the tone for much of the commercial and public building in San Carlos for the next decade. That year the first formal church building constructed in San Carlos, St. Charles Roman Catholic Church on Walnut St. adopted the style. It was built by Hugh MacDonald. In 1956 the church building became the headquarters for the Civic Garden Club of San Carlos which had been formed in 1937 as one of the city's first cultural organizations.

A particularly fine example of the Spanish Eclectic forms that followed was the Hacienda Garden Apartments at San Carlos and Elm Streets. They were built by San Carlos City Engineer Robert A. Klassen two years after the completion of Drake's office complex and one year into the Depression. This was the first apartment complex constructed in San Carlos and may reflect a move away from the concept of individual home ownership as a product of the major economic downturn. In spite of hard times the Hacienda Gardens was a model of quality design. Its Spanish Eclectic style afforded a wide variety of expression within the of high artistic value. Its innovative features included individual entrance garages and refrigerators in each unit. Built around a central grassed court its fountain and water system worked off the property's own well.

Construction slowed but did not stop during the Depression. In 1930 San Carlos purchased the Elm Street School as a city hall, consolidating the city library into the building. Additional bond monies were raised to construct the San Carlos Central School building on Chestnut Street. By 1932 the original Devonshire Hills developers had sold their remaining holdings to the John Hancock Life Insurance Company for a little more than \$200.00 per acre. While land value declined in the early part of the Depression, the population of San Carlos continued to rise and would treble to 3,500 by the outbreak of WWII. (See Map C.)

In 1936, with Fred Drake as chairman, the planning commission urged the city council to obtain property for public park use. Construction was on the rise and prime parcels would soon become scarce. A committee was appointed to look into the matter. By late 1937 it reported back to the council recommending purchase of 38 lots near the city school along Chestnut Street. William Woosley's former garden adjacent to the city hall was also included in the recommended purchase. Federal funding from the New Deal's Works Progress Administration was used to construct an office, club house, amphitheatre and restrooms at the new recreational facility with local labor. It was later (1960) named in honor of Edward R. (Pop) Burton. The buildings were realized in adobe brick in the Spanish/Mexican building tradition. A new firehouse on Walnut St. built in 1940-41 of modern reinforced concrete construction also reflected the favored Spanish style. It was designed in the Monterey substyle of the Spanish form. Even the new auditorium for San Carlos Central School, built with funds from the Federal Emergency Administration of Public Works in 1939 by architects T. M. Edwards and H.A. Schary of San Francisco had a Spanish tile roof.

There were exceptions of course. The best remaining example of contemporary commercial design from the 1930's can be found at 1660 Laurel St. in a Streamline Moderne building designed by architect A. G. Evans for San Francisco dental surgeon Dr. George Hein. Hein was an inventor of dental equipment who used the first floor as a laboratory and lived on the second with his family. With its rounded corners, curvilinear windows and speed lines, this structure is one of the best examples of the Moderne style in the bay area, its second floor apartment has the feel of a ship's bridge. In 1939 the Varian brothers leased the facility from Hein for the application studies of their new Klystron family of electron tubes. In 1943 Glass Engineering took over the laboratory where Dr. Harry Pickles from the Rockefeller Institute developed an ultra centrifuge. It later became the San Carlos Community Theatre. unfortunately most of the commercial businesses that chose more modern designs for their buildings were "remuddled" in the series of downtown renovations that characterized the 1950's and 60's.

Residential design in the 1930's continued to reflect the popular pictorial styles of the 1920's, especially the Spanish influence. However, many new homes were built in more modern interpretations of traditional American housing forms. Basically stripped of their former decorative details the mode came to be known as Minimal Traditional. California's facility for simultaneous living indoors and out could also be seen in the evolving Western Ranch style.

The Kalenborn home at 621 Knoll Dr. is a good example of this transition. Using the traditional Spanish/Mexican adobe house as a starting point, Kalenborn, a retired electrical engineer began his exercise in home building in 1937. He shaped and cast more than 13,000 adobe bricks for use in the house, which he carefully sited on a hilltop to encompass views in all directions. The actual construction took six years and included a guest house below the main structure. While employing an archaic tradition in materials and method of construction, Kalenborn's home was forward looking in its respect of the natural landscape setting through the use of intelligent site planning.

In 1941 Kalenborn's immediate neighbor, Henry Timby at 621 Knoll Dr. hired noted bay area architect William W. Wurster to design a home for the San Francisco insurance broker and his family. To fit the house into its tree-studded steep-sloping terrain Wurster split the living areas of this simple redwood structure with its flat overhanging eaves into two units. He connected these by a long glazed gallery that followed the spine of the ridge. The resulting "bi-nuclear" design was one of Wurster's many innovative contributions to California architecture in what has come to be called the Bay Area style or tradition.

Much of San Carlos' growth after 1935 drew younger, upwardly mobile families seeking a better life in the commuter suburbs. A by-product of this infusion of new energy was the birth in San Mateo County of the modern electronics industry. It would begin to be mobilized during WWII and only realize its full potential in the post-war decades. Between 1940 and wars end in 1945 the population had better than doubled to about 7,000. The "Cheesecloth houses" of the Japanese flower growers were soon replaced with FHA housing tracts. The Japanese population had been uprooted at the beginning of hostilities and sent to relocation camps for the duration.

During World War II San Carlos housed a unique military installation. It was the War Dog Reception and Training Center. The only facility of its kind in the United States it operated between October, 1942 and October, 1944 training war dogs and their handlers from the various branches of the

armed services. It was located on the old H & H Ranch immediately west of the Devonshire Club House, which was used as a service club. Some 4,500 dogs passed through the camp to be used for sentry, attack, scout, messenger, casualty and mine detection duty in both the European and Pacific theatres of war. About 600 uniformed personnel staffed the training center with some civilian employees. Training was conducted throughout the Spring Valley Water Company land holdings. While there are no physical reminders of the camp remaining, its unique mission is important to history and should be commemorated. A reasonable way to accomplish this would be through designation as a State Historic Landmark. A plaque noting the history of the training facility should be placed at one of the rest stops or scenic vistas along Highway 280 above San Carlos.

While new business began to develop along El Camino in the early post war years some of its architectural design tended to derive from the 1930's. This was due in part to the restrictions placed on the building industry during the conflict. In their haste to get business moving after the war, corporations especially relied on previously existing architectural forms for the new expansion. Nowhere was this more prevalent than in the petroleum industry. George Neilsen had worked for the Union Gas Company since 1928. In 1946 he opened his own Union Service Station at the corner of El Camino and Arroyo Avenue. His "functional" corner design station was built for practicality and economy rather than appearance. However its smooth rounded shapes brightly colored porcelain panels, and the "speed lines" characteristic of the streamline moderne style from which it evolved gave it a particularly modern feeling. Now in the third generation of Neilsen family operation, the station may be the last example of its design in operation in the San Francisco bay area if not Northern California.

In 1947 night club owner Sidney Levin had local architect Irving Caster redesign the facade of his Carlos Club on El Camino adjacent to Fred Drake's commercial building. Caster's mixture of Moderne and International stylistic elements included a beautiful gray-green carrara Glass veneer on the building's facade, large port hole windows and a highly stylized neon sign designed by Coast Neon in Redwood City. The combination created one of the most elegant post-war night spots along El Camino Real. The site had originally been the location of Tate's Tea Room, San Carlos' first restaurant. The Art Deco Society of America has recognized this building as it has Neilsen's Union Station as unique expressions of their architectural style. Although both exceed the chronological limits of the San Carlos Historic Resource Inventory, by design they fit harmoniously within its parameters.

(In this regard special attention should be given to the recording of the 900-1000 block of Holly St. between Industrial and the Old County Road as a potential post-war residential historic district.)

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While the commercial core of San Carlos has undergone significant change and alteration since the end of WWII due to the rapidity of its growth, many of its older residential neighborhoods have remained remarkably intact. Some of the oldest blocks, near the downtown, have suffered from the success of an expanded population and its resultant trend to apartment zoning. In spite of this the town in general retains a high degree of historical continuity. Much of this, one suspects is due to the heavy emphasis Fred H. Drake placed on the planning process during his twenty-eight years of service to the city as a planning commissioner. Fine examples of period buildings, public, commercial and residential still exhibit the changes in architectural fashion over time that have given the community its particular character. There are enough of them left to tell the city's story to the present and future generations. However, these are irreplaceable resources and if they are to be preserved as significant reminders of the city's history and growth they need to be included as an integral element in the comprehensive planning process.

## **SURVEY METHODOLOGY, EVALUATION CRITERIA, PROPERTY CATAGORIES, AND DEFINITIONS**

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### **METHODOLOGY**

The San Carlos Historic Resource Inventory was conducted by volunteer members of the San Carlos Branch of the American Association of University Women, the Belmont Historical Society, the San Carlos Villagers and interested individuals from both communities. Direction and supervision for the project came from the San Mateo County Historical Association which provided a preservation consultant/architectural historian as project coordinator to guide and oversee the inventory including preparation of the final report.

Special training sessions were conducted for the volunteers at Ralston Hall in Belmont in the fall and winter of 1990 through the courtesy of the College of Notre Dame. Three sessions dealt with local history, architectural styles and the purpose and procedures for the inventory. Two final sessions had the volunteers in the field photographing and writing physical descriptions of potential cultural resources, then reviewing them with the project coordinator for accuracy and completeness. Each volunteer received a survey workbook with descriptions of contextual themes, useful definitions, historic dates associated with both Belmont and San Carlos, a selected bibliography, instructions for writing narrative sections on description and significance of identified properties, examples of good descriptions, sample inventory forms, brief descriptions of architectural styles found in both communities, a glossary of architectural terms, and a well documented preservation research guide to San Mateo County. Armed with this material and copies of Sanborn fire insurance maps for San Carlos the volunteers were broken into teams of from two to four individuals to conduct a comprehensive windshield survey of the community.

The second phase of the project involved performing historical research for each identified property. This was conducted by the volunteers and project coordinator on an ongoing basis during the physical survey using a variety of available resources. A difficulty in researching San Carlos was the lack of specific street addresses in many of the pre-World War II residential and business directories. Two separate sets of records with construction dates for many residential and commercial properties were collated by volunteers Caroline Fisher and Nancy Oliver. A difficult task but of great value in validating this important data. Fortunately a number of early

residents with excellent memories still reside in the area. Their assistance was invaluable in confirming the relatively sparse written record.

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A third phase of the project required the description and significance of each property to be summarized on a state inventory form, (DPR 523 Rev. 6/90). Review and evaluation of the selected properties followed with their prioritization for inclusion in the survey based upon selected criteria found below. Funding limited the initial study to approximately 50 properties while an additional 50 or so were placed on a follow-up list for inclusion as funding and/or research time permit. Properties were listed as landmarks, historic resources and contributing buildings within historic districts. A brief overview of the city's development was included to place the selected resources in their appropriate historic contexts. Properties are listed alphabetically by street name and number for ease of identification as well as a separate listing by historic district where applicable. District maps and a color coded base map of the city were the final components of the study.

San Carlos properties potentially eligible for listing on the National Register of Historic Places, the criteria employed for resource evaluation and the categories of historic importance and their definitions are here listed.



## ELIGIBILITY REQUIREMENTS FOR NATIONAL REGISTER LISTING

The Secretary of the Interior has established specific standards for the inclusion of properties on the National Register of Historic Places. The three basic standards require that properties, (a) possess significance, (b) that the significance satisfy at least one of the Register's criteria for qualification and, (c) that the properties significance be derived from an understanding of its historic context.

A historic context according to National Register Bulletin #16, "is a body of information about historic properties organized by theme, place and time. It is the organization of information about our prehistory and history according to the stages of development occurring at various times and places. A single historic context describes one or more important aspects of the historic development of an area, relating to history, architecture, archaeology, engineering, and culture."

"A context may be based on one or a series of events or activities, patterns of community development, or associations with the life of a person or group of persons that influenced the destiny and character of a region. It may be based on a stage of physical development, the evolution of a building form and architectural style, or the use of a material and method of construction that helped shape the historic identity of a community."

National Register criterion specifically address the issue of context from three perspectives.

(A) The statement of context should explain how the event or pattern of events made an important contribution to the history of the locality, state or nation, and what related types of properties are likely to exist that still reflect those events and patterns.

(B) The statement of context should explain why the person with whom the property is associated is important to the history of the locality, state or nation. It should identify also the range of properties surviving associated with the person and their relative role in the career of the person.

(C) The statement of context should explain why architecturally, (a) that type, period or method of construction represents a property type or displays architectural features that are significant in the architectural development of the locality, state or nation, (b) as the work of a master the statement should provide sufficient factual information about the career and work of the artist, architect or landscape architect to demonstrate that the person was accomplished in his/her field and made contributions to the art, architecture or landscape architecture of the locality, state or nation, and, (c) for its high artistic values the statement should explain the quality of artistry or craftsmanship present in comparable works in the locality, state or nation.

(D) The statement of context should explain why the information the site is likely to yield is important to the knowledge of the history or prehistory of the locality, state or nation.

### **SAN CARLOS PROPERTIES ELIGIBLE FOR NATIONAL REGISTER LISTING**

The following individual San Carlos properties and districts appear to be eligible for listing on the National Register of Historic Places. The indicator to the right denotes the criterion under which each may qualify as well as the subsection, (criterion C).

<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>N.R. Criterion</u>
425 Cedar St.	1850'sA	Vernacular	A, B
300 Chestnut	1889F	Vic. Eclectic	A, B
125 Dale Ave.	1872F	Vic. Eclectic	A, B, (c)
130 Dolton Ave.	1929F	Agricultural site	A, B
559 El Camino	1888F	Romanesque	Listed NR
612 El Camino	1946F	Moderne	C, (a), (c)
888 El Camino	1946F	Moderne	C, (a)
371 Elm St.	1928F	Med. R.	C, (a)
408 Elm St.	1912F	Colonial R.	C, (c)
621 Knoll Dr.	1941F	2nd Bay Area	C, (a), (b)
1660 Laurel St.	1937F	Moderne	C, (a), (c)
40 Pine St.	1881F	Vic. Eclectic	A, B, C, (a), (c)
1101 San Carlos Ave.	1929F	Sp. R.	A, B, C, (a), (c)
1557 White Oak Way	1909F	Craftsman	C, (b)

## DISTRICTS

### HACIENDA GARDEN APARTMENTS HISTORIC DISTRICT

A particularly handsome complex of 14 apartment units built in 1931 by civil engineer Robert A. Klassen in the popular Spanish Eclectic style of architecture. While each 2 or 4 unit structure has its own individual expression within the design idiom it is the skillful integration of buildings and their landscape setting around a central fountained court that sets this property apart from all other period apartment complexes in San Carlos. Constructed along the city's main throughfare, flanked by a park and municipal offices to the west, the town's commercial core to the east and only two blocks from rail transportation it was ideally located for the suburban commuter of its time and remains so today. The Graden Hacienda Apartment complex retains to a remarkable degree its integrity of location, design, setting, materials, workmanship, and feeling and association with the residential development of San Carlos during a significant period of its growth. It should yield information important to the developmental history of the city and qualify for listing on the National Register under criterion A and C.

<u>Address</u>	<u>Date</u>	<u>Style</u>
1315 San Carlos Ave.	1931F	Spanish Eclectic

### 1000 BLOCK OF ELM STREET HISTORIC DISTRICT

Bounded on the northwest by Morse Blvd. and the southwest by Britten Ave. the 1000 Block of Elm Street, (Lyon & Hoag Subdivision) contains a large concentration of residential housing units constructed between 1925 and 1940. Approximately half of the homes are designed in the Spanish Eclectic and Tudor styles so popular in suburban residential development in northern California during the period. These interesting buildings have uniform setbacks from the street with wide lawns and mature landscaping. Some employ arcaded wing walls over their single car driveways as a kind of transitional device forcasting the attached garage. While there are many neighborhoods in San Carlos that reflect to some extent a sense of the past perhaps none does it better than the 1000 block of Elm Street. The overall ambiance, the integrity of location, design, setting, feeling and association that represent a significant and distinguishable entity are found there and should yield information important to the history of residential development in San Carlos. This block may become eligible for listing on the National Register.

<u>Address</u>	<u>Date</u>	<u>Style</u>
1004 Elm St.	1926	Spanish Eclectic
1005 Elm St.	1936	Spanish Eclectic
1008 Elm St.	1928	Spanish Eclectic
1009 Elm St.	1928	Tudor Revival
1012 Elm St.	1936	Tudor Revival
1015 Elm St.	1928	Spanish Eclectic
1016 Elm St.	1929	Tudor Revival
1017 Elm St.	1927	Vernacular
1020 Elm St.	1927	Spanish Eclectic
1021 Elm St.	1928	Spanish Eclectic
1025 Elm St.	1929	Tudor Revival
1026 Elm St.	1927	Spanish Eclectic
1028 Elm St.	1926	Bungalow
1029 Elm St.	1929	Spanish Eclectic
1032 Elm St.	1938	Minimal Traditional
1036 Elm St.	1926	Spanish Eclectic
1037 Elm St.	1939	Minimal Traditional
1040 Elm St.	1941	Spanish Eclectic
1041 Elm St.	1939	Minimal Traditional

It is possible that further potential National Register nominees will come from the survey based upon research findings. However some properties that do not qualify for listing on the National Register may qualify for state recognition, particularly the State Historic Landmarks and California Points of Historic Interest program. The War Dogs Reception and Training Center that operated from the H and H Ranch on the west side of San Carlos between October, 1942 and October, 1944 will become eligible for listing as a State Historic Landmark in 1992 and should be so nominated. The row of eucalyptus trees planted along San Carlos Ave. between Prospect and the beginning of the Alameda in the 1860's by Timothy Guy Phelps may be a good candidate for the CPHI program.

### **CRITERIA FOR EVALUATION**

Consistency is the key to an even handed treatment in the designation of historic resources. To be consistent, a number of questions must be asked about any structure or site to determine its significance. Relevant evaluation

criteria for a specific locale should be based in part on the particular character of the region or community in question, its own historic context.

The City of San Carlos has yet to adopt basic criteria for evaluating historic properties. In its 1985 General Plan within the Open Space and Conservation Element four historic properties are officially designated and mapped. Unfortunately no physical description or statement of significance for each property is present. However the Element does call for future policies to protect historic resources.

In Chapter 18.108 of the city zoning ordinances an allowed use of the O-S (open space) zoning is to protect properties of historic and cultural value. An inferred protection appears within the Housing Element in a policy that requires conservation and improvement of existing affordable housing stock. However there are no specific references about the protection of this housing stock for historic and cultural purposes.

The basis of any successful cultural resource protection program is the establishment of basic criteria for the unbiased evaluation of properties proposed for inclusion in the program. Such criteria should be developed in part from within the community to reflect existing local conditions and concerns. However there exists at both the national and state level sets of specific criteria for evaluation of cultural resources that if met qualify such resources for existing and future federal and state funding programs.

The National Register of Historic Places has established criteria that is in general use throughout the United States. One facet of its specific employment is to qualify historic buildings, structures and sites for federal assistance including the use of investment tax credits.

California's Health and Safety Code, Part 10, Chapter 2, under Section 37626 requires certain mandatory criteria for the selection of historical properties eligible for use of its Historical Rehabilitation Financing Program.

The recent adoption by the State Historical Resources Commission (22 April 88) of a California Register of Historic Resources which includes Folklife Resources, "whether they be tangible or intangible," also contains a relevant list of criteria for inclusion of resources on the Register. Of particular interest is its handling of historic properties that have been moved and relocated.

### **NATIONAL REGISTER CRITERIA**

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history, or
2. That are associated with the lives of persons significant in our past, or,
3. That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
4. That have yielded, or may be likely to yield, information important in prehistory or history. (36 CFR 60.6)

### **CALIFORNIA STATE CODE CRITERIA**

- a. its character, interest or value as part of the local, regional, state or national history, heritage or culture;
- b. its location as a site of significant historic events;
- c. its identification with a person or persons who significantly contributed to the local, regional, state, or national culture or history;
- d. its exemplification of the cultural, economic, social, ethnic or historic heritage of the locale. (City of San Carlos)
- e. its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- f. its embodiment of distinguishing characteristics of an architectural type or specimen;
- g. its identification as the work of an architect or master builder whose works have influenced the development of the locale, (city)
- h. its embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation or which are unique;
- i. Rare structures displaying a building type, design, or indigenous building form.

j. Outstanding examples of structures displaying original architectural integrity, structurally or stylistically, or both;

k. Unique structures or places that act as focal or pivotal points important as a key to the character or visual quality of an area.

l. Historical and culturally significant grounds, gardens and objects.

m. Its relationship to other designated landmarks, historic resources or historic districts if its preservation is essential to the integrity of the landmarks, historic resources or historic districts.

By employing the above criteria in a uniform and consistent manner in designating local historic resources for inclusion on an official city listing, their owners and the city can benefit from existing and future federal and state programs aimed at protecting these irreplaceable cultural assets.

## **LANDMARKING, AT THE STATE LEVEL**

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California currently has two types of historic designation, the State Historical Landmarks program, and the Point of Historical interest program. Both programs are administered by the Office of Historic Preservation with application approvals made by the State Historic Resources Commission.

### **STATE HISTORIC LANDMARK**

The State Historical Landmarks program recognizes buildings, Objects, sites, and structures of statewide significance. The site must be the first, last, only, or most significant of a type in a region, ( defined as a large geographical entity such as the "San Francisco Bay area"). Applications for historical landmark registration are considered from a broad range of historical influences, and may emphasize contributions to the state by individuals. Significant architectural landmarks can be considered for listing if they meet established program criteria.

### **CALIFORNIA POINT OF HISTORIC INTEREST**

Established in 1965 this program was initiated to enable the state to recognize officially points of local interest that do not qualify for State Historical Landmark designation. The criteria governing the registration of Points of Historical Interest are generally the same as those which govern the state historical landmark program, but are oriented toward local, city, or county areas.

#### **Nomination process**

Forms and criteria may be obtained by writing the State Office of Historic Preservation. Nominations for the State Historical Landmarks require conclusive documentation that the property is of statewide significance. If the site is of architectural significance an appropriate Chapter Preservation Officer of the American Institute of Architects must complete a section of the nomination form certifying that the property is of statewide significance. All nominations for the landmarks program must be accompanied by a letter of permission from the property owner.

Applications for the Points of Historical Interest program must be signed by the Chairman of the local County Board of Supervisors and must be accompanied by a letter of support from the local historical society or historic resources commission.



## **California Register of Historic Resources**

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A new state program, the California Register of Historic Resources was established in 1984 as a product of the California Heritage Task Force. Final standards for listing in this register have yet to be determined. The program has yet to be implemented by the State Office of Historic Preservation.

### **Protection of designated resources**

Designation under any of these state programs offers some resource protection. Under the California Environmental Quality Act (CEQA), if the designated property might be affected by any developmental action, a study of potential impacts and their mitigation is required. Listed resources qualify for use of the Mills Act, a vehicle for property tax reduction. Designation also provides building code flexibility because the property becomes eligible to be considered under the California Historical Building Code. Such properties if publicly owned generally qualify for preservation funding under state park bond acts when passed.

## CATEGORIES AND DEFINITIONS FOR HISTORIC PROPERTIES

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**Landmark (Highest Importance):** The first, last, only or most significant of a type in a region, over fifty years old, possessing integrity of original location and intangible elements of feeling and association. A site or structure no longer standing may possess significance if the person or event associated with the structure was of transcendent importance to the community's history and the association consequential. Every effort should be made to retain the original exterior appearance of the landmark, including its immediate setting and, on an advisory basis, to encourage uses which would maintain the interior, in its original configuration.

**Historic Resource (Major Importance):** A Historic Resource is a structure, site or feature which is representative of a historic period or building type but is not of Landmark quality. Modifications of the feature, including change of use, additions, etc., are acceptable as long as the resource retains the essential elements which make it historically valuable.

**Historic Districts:** A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations.

Within a Historic District, the following designations would apply:

**A Contributing Building,** site, structure, or object that adds to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time, or is capable of yielding important information about the period, or (b) it independently meets the Landmark or Historic Resource criteria.

**A Non-contributing Building, (Contextual Importance)** site, structure, or object does not add to the architectural qualities, historic associations, or archaeological values for which a property is significant because (a) it was not present during the period of significance, (b) due to alteration, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or (c) it does not independently meet Landmark or Historic Resource criteria.

# ALPHABETICAL LISTING OF SAN CARLOS HISTORIC RESOURCES

<u>Street Address</u>	<u>Designation</u>	<u>Significance</u>
211 Bay Tree Rd.	HR	Hist
Burton Park	HR	Arch/Hist
2222 Carmelita Dr.	HR	Arch/Hist
425 Cedar St.	L	Arch/Hist
616 Cedar St.	HR	Arch
1431 Cedar St.	HR	Arch
300 Chestnut St.	L	Arch/Hist
700 Chestnut St.	HR	Arch/Hist
828 Chestnut St.	HR	Hist
125 Dale Ave.	L	Arch/Hist
130 Dolton Ave.	L	Hist
599 El Camino Real	L	Arch/Hist
612 El Camino Real	L	Arch
888 El Camino Real	L	Arch
371 Elm St.	L	Arch
408 Elm St.	L	Arch
700 Elm St.	HR	Arch/Hist
1004 Elm St.	HR/C	Arch
1005 Elm St.	HR/C	Arch
1008 Elm St.	HR/C	Arch
1009 Elm St.	HR/C	Arch
1012 Elm St.	HR/C	Arch
1015 Elm St.	HR/C	Arch

L - Landmark;

H - Historic resource;

C - Building Contributing  
in a Historic District

1016 Elm St.	HR/C	Arch
1017 Elm St.	HR/C	Arch
1020 Elm St.	HR/C	Arch
1021 Elm St.	HR/C	Arch
1025 Elm St.	HR/C	Arch
1026 Elm St.	HR/C	Arch
1028 Elm St.	HR/C	Arch
1029 Elm St.	HR/C	Arch
1030 Elm St.	HR/C	Arch
1036 Elm St.	HR/C	Arch
1037 Elm St.	HR/C	Arch
1040 Elm St.	HR/C	Arch
1041 Elm St.	HR/C	Arch
2430 Graceland Ave.	L	Arch
400 Hillcrest Rd.	HR	Arch
447 Hillcrest Rd.	HR	Arch
621 Knoll Dr.	L	Arch
657 Knoll Dr.	L	Arch/Hist
525 Laurel St.	HR	Arch
533 Laurel St.	L	Hist
1660 Laurel St.	L	Arch/Hist
1318 Magnolia Ave.	HR	Arch
577 Old County Rd.	HR	Arch/Hist
40 Pine Ave.	L	Arch/Hist
1101 San Carlos Ave.	L	Arch/Hist
1315 San Carlos Ave.	L/C	Arch/Hist
680 Walnut St.	HR	Arch
737 Walnut St.	HR	Arch/Hist
1557 White Oaks Way	L	Arch

## **HACIENDA GARDENS HISTORIC DISTRICT**

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### **DESCRIPTION**

The Hacienda Gardens Apartment complex occupies the prominent corner of San Carlos Avenue and Elm Street. It fronts on about two-thirds of the SE side of San Carlos between Elm and Walnut Sts. and covers about one-fourth of the SW side of Elm Street where it faces City Hall and a city park. The district consists of six one and two story Spanish Eclectic buildings constructed around three sides of a central fountained court. San Carlos Ave. runs on a generally NE/SW axis with views NE through the built-up commercial district to El Camino Real and the National Register listed Southern Pacific Depot. The view SW includes the city park, a combination of older single family residences and densely built-up newer two-story apartment houses. It culminates in a landscaped turn of San Carlos Avenue as it meets and follows Pulgas Creek to the west. The view NW along Elm St. from the steps of City Hall shows the mature landscaping of the Hacienda Gardens that includes a number of conifers in excess of sixty feet in height. These effectively mask an open Safeway parking lot on the NE corner of San Carlos and Elm and compliment the mature plantings of the city park. The view SW along Elm St. includes the Safeway Parking lot and a block of two-story apartment buildings meeting San Carlos Avenue with its Greenbelt of mature landscaping from the city park and Hacienda Gardens. Two non-contributing structures, an office building and apartment house, occupy the SW corner of San Carlos Ave. and Walnut St. while along Elm St. a nice one story bungalow buffers the district from newer two-story apartment buildings. The Hacienda Gardens Apartment complex was constructed in 1931. All contributing structures are wood frame with stuccoed exteriors and embody the distinctive characteristics of the Spanish Eclectic mode of architecture including multi-paneled carved wood doors, wrought iron window grilles and balconets, a variety of elaborated chimney tops, shaped & recessed window forms & entrys, and decorative stucco vents possessing high artistic value. The complex retains to a remarkable degree its integrity as constructed. It conveys a sense of time and space through the survival of many different kinds of features and the survival of the relationships among those features.

### **SIGNIFICANCE**

Hacienda Gardens was the first apartment complex built in San Carlos. It retains to a remarkable degree its integrity of location, setting, materials, workmanship and feeling and association as constructed. It retains a strong

sense of time and place. It consists of 14 units in 6 buildings built in 1931 by San Carlos City Engineer Robert A. Klassen. While each 2 or 4 unit building has its own individual expression within the design idiom it is the skillful integration of the structures and their landscape setting around a central fountained court that sets this property apart from all other apartment complexes in San Carlos. When constructed it featured such innovative elements as individual entrance garages and refrigerators. Klassen and his partner George A. Kneese were the leading civil engineers in San Mateo County for many years. Klassen was also city engineer for Belmont and Daly City. Both maintained their residences within the Hacienda Garden Apartments during productive periods of their lives.

The apartment complex was built along the city's main thoroughfare, adjacent to the town's commercial core with rail transportation only two blocks away. It was ideally suited for the suburban commuter of its time and remains so today. Constructed in the depths of the Great Depression it represented a move away from individual home ownership that was typical for San Francisco peninsula communities of the period. It embodies the distinctive characteristics of the Spanish Eclectic style of architecture possessing high artistic values and should yield important information about the growth of the community, qualifying it for inclusion as a district on the National Register of Historic Places at the local level of significance.

### **HACIENDA GARDENS HISTORIC DISTRICT**

<u>Street Address</u>	<u>Designation</u>	<u>Significance</u>
1315 San Carlos Ave.	L/C	Arch/Hist

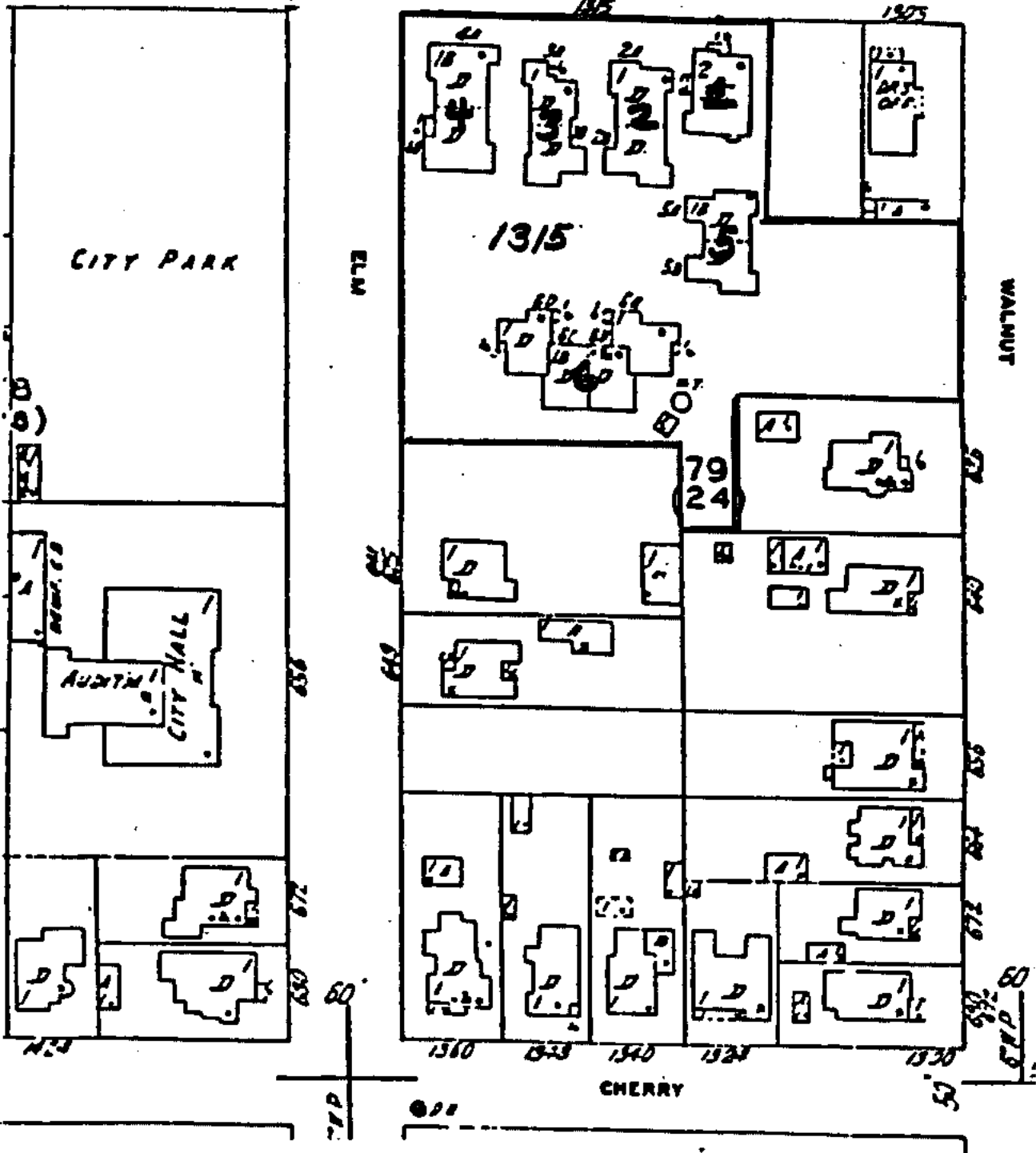
L - Landmark;      HR - Historic Resource;      C - Contributing Building  
to a Historic District

# Hacienda Gardens Historic District



35

SAN CARLOS AV.



## 1000 BLOCK OF ELM ST. HISTORIC DISTRICT

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### DESCRIPTION

The 1000 Block of Elm Street consists mostly of one story Spanish Eclectic and Tudor Revival style residences. Homes at 1017 & 1028 show a transition from the the bungalow to the pictorial styles that characterize the street and houses at 1030, 1037 & 1041 reflect a move away from the pictorial styles just prior to WWII. The street runs on a northwest/southeast axis with the view towards the northwest screened by mature landscaping along the 900 Block of Elm. To the southeast the view opens up as less landscaping is apparent along the 1100 Block. The 1000 Block is integrated by scale and uniform setbacks planted to lawn with a variety of trees and shrubs. Some trees exist in the grassed strip between the sidewalk and street but appear to have been planted by individual owners rather than the city. Two-thirds of the houses were constructed between 1926 and 1929. 1015 & 1040 are the only two-story structures; 1015's second story is a sympathetic later addition. Two newer buildings at 1000 & 1033 are compatible with the scale of the neighborhood. All of the houses are stuccoed and have casement type windows unless otherwise noted.

### SIGNIFICANCE

This block of the 1925 Lyon & Hoag Subdivision, known also as San Carlos Gardens, is notable for its age, intactness, and overall consistency of Spanish Eclectic and Tudor Revival residential architecture. It represents in microcosm the residential development of San Carlos between its incorporation as a city in 1925 and the outbreak of WWII.

Fred Hugh Drake (1879-1961) was a highly successful real estate promoter hired by the Mercantile Trust Co. in 1917 to develop and sell one hundred acres of land that formerly belonged to the San Carlos Park Syndicate. The property consisted of what is now the community's core. In nine years of tireless effort Drake was able to accomplish what far more powerful and influential entrepreneurs had failed to do since 1888; establish San Carlos as a city. Through Drake's leadership the town's infrastructure was put into place including the completion of a water system, gas, electricity and street paving. He was instrumental in establishing a local school district, fire, lighting & sanitary districts and was a prime mover for incorporation when the population reached 700 in 1925.

The middle-class residences constructed along the 1000 Block of Elm St. built between 1926-41 are a by-product of Drake's townbuilding, and serve as a



reminder of a major period of the community's development. Their chronological development exhibits the constraints placed on growth by the Great Depression. The building styles found here reflect a series of architectural stylistic transitions in suburban housing during the period of significance, 1926-1941.

### 1000 BLOCK OF ELM ST. HISTORIC DISTRICT

<u>Street Address</u>	<u>Designation</u>	<u>Significance</u>
1004 Elm St.	HR/C	Arch
1005 Elm St.	HR/C	Arch
1008 Elm St.	HR/C	Arch
1009 Elm St.	HR/C	Arch
1012 Elm St.	HR/C	Arch
1015 Elm St.	HR/C	Arch
1016 Elm St.	HR/C	Arch
1017 Elm St.	HR/C	Arch
1020 Elm St.	HR/C	Arch
1021 Elm St.	HR/C	Arch
1025 Elm St.	HR/C	Arch
1026 Elm St.	HR/C	Arch
1028 Elm St.	HR/C	Arch
1029 Elm St.	HR/C	Arch
1030 Elm St.	HR/C	Arch
1036 Elm St.	HR/C	Arch
1037 Elm St.	HR/C	Arch
1040 Elm St.	HR/C	Arch
1041 Elm St.	HR/C	Arch

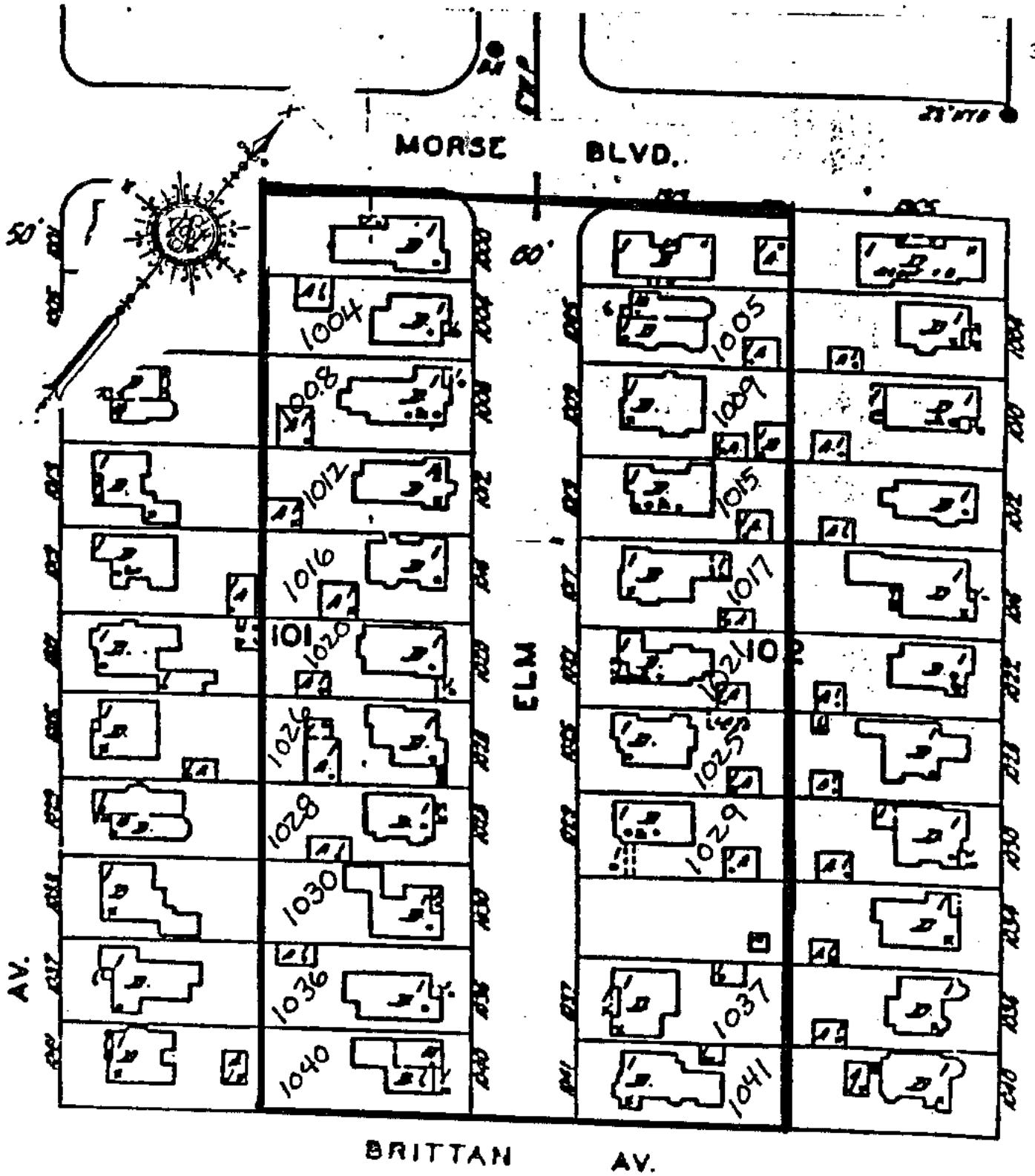
L - Landmark;

HR - Historic Resource;

C - Contributing Building  
to a Historic District

# 1000 Block of Elm Street Historic District

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Peter Schafer, the playwright who gave us *Amadeus* notes that the identification with one's place is a communal eye. Through this eye residents retain a vision of the unique architectural characteristics that give places identity and meaning. Architecture embodies the city's memory. When a building is destroyed, then the memories that each individual has in connection with that building can no longer be passed on. If too much of a city's architectural heritage is destroyed, then the communal memories fade. A community can become the victim of amnesia. It can lose the memories of what it was, and thereby lose the sense of what it wants to be.

There are a variety of reasons why we preserve the past by protecting significant historic properties. They are social and cultural, educational, aesthetic and recreational. In recent times with declining inner cities, deteriorating residential neighborhoods the reasons for preservation have become a matter of practical economics. Historic preservation efforts present opportunities to use old buildings in economically viable new ways. Rehabilitation of historic properties in older commercial cores has made these areas attractive to both shoppers and investors, enhancing real estate values. Preservation of older buildings and districts has encouraged increased tourism, a major source for outside income to some communities.

### **General Plan Elements and Preservation Ordinances**

Historic preservation has become an increasingly important element of the comprehensive planning process by emphasizing quality as well as quantity in the continued development of our communities. In most instances local jurisdictions have a variety of tools at hand to implement preservation programs. Preservation elements can be added to the city's General Plan that provide broad policy and goals for the implementation of preservation programs. Preservation ordinances create the practical procedures for carrying out general plan policies by appointing committees or commissions to establish criteria for designation of historic resources, create procedures for their official recognition and protection through the appropriate municipal process. The California Office of Historic Preservation, (OHP) provides a good model ordinance for establishing such a review body. Basic information on General Plan language for preservation can be found in the OHP publication, *Historic Preservation in California: A Handbook for Local Communities* available through their Sacramento office. The National Alliance of Preservation Commissions in Washington, D.C. can recommend a

variety of successful preservation elements and ordinances for study as can the California Preservation Foundation in Oakland.

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It is important to note that in drafting such documents a careful review of existing General Plan policies be done to assure that a new element or ordinance is not at odds with existing land use policy, especially in the area of zoning. It is also important that affected departments, i.e. planning, community development, public works become aware of the policy guidelines and their responsibilities in implementing them.

### **Planning and zoning Options**

Based on historic resources within a community, a city can provide protection by implementing various planning strategies.

**Historic Overlay Zones.** An overlay zone recognizes specific historic areas and provides for review of changes through a special permit process. As the name implies, the existing zoning restrictions remain intact; the overlay zoning recognizes and protects the historic resources within that particular area. The zoning can be applied to individual properties officially designated as historic resources by resolution of the city council.

**Down-Zoning.** This is a process of re-evaluating zoning designations that allow for higher densities than existing uses. Historically, this process bucks the trend to increase densities in core neighborhoods of older communities. However, down-zoning can be an effective method of protecting the integrity of historic neighborhoods and encouraging investment in historic properties.

**Specific Plans.** A specific Plan outlines planning goals tailored especially to a particular historic neighborhood. It covers a full-range of issues and augments a city's General Plan.

**Historic Building Code.** The State Historic Building Code, (Title 24, Building Standards, Part 8) is a performance code, allowing a local building official to determine that a building's internal system is reasonably safe without applying the standards of the Uniform Building Code. The application of the Historic Building Code is mandatory (since 1984) when reviewing all structures listed on the National Register, a state register, a locally adopted historic resource inventory or landmarks list. The code does not allow standards to be waived; rather it provides for alternative methods to achieve a reasonable level of life safety. It is generally used in conjunction with the Uniform Code for Building Conservation.

**Variances and Fee Waivers.** Most modern building ordinances and zoning codes do not take into consideration the older existing built environment. Proposed rehabilitation projects tend to trigger requirements for a variety of actions that are detrimental to the character defining features of a historic resource. Lot-line setbacks are not the least problematic of these rules. In some instances entire wall elevations of historic properties have been stuccoed over because of their existing proximity to a lot-line. The city has the authority to issue variances when there are appropriate findings that such action will destroy the integrity of historic resources. Fee waivers are excellent municipal tools to encourage the rehabilitation of historic properties. These can be tied into requirements to follow adopted design guidelines for work on historic buildings.

**Fast Tracking.** Some cities have developed sets of procedures for fast tracking projects through the municipal permit process. Such a system saves time and money for both the city and the applicant. Generally speaking the applicant formally agrees to conform to a set of conditions established by the city to assure the quality of the finished project.

**Design Guidelines.** Design Guidelines are a set of standards that identify the character and quality of a neighborhood or district. (They can also be applied to individual building styles.) Guidelines may address such issues as allowable heights, lot coverage and setbacks, as well as design issues related to proportion, dimension, scale, materials, and decorative ornament. The goal of design guidelines is to ensure that preservation efforts and new construction are compatible with the historic character of a particular neighborhood or area.

### **Certified Local Government Program**

Local governments supporting preservation programs and activities may apply to the State for certification. To be eligible a community must have a qualified historic preservation review commission and have completed a comprehensive historic resource inventory. The advantage to certification is the ability to compete for special preservation funds available through the Office of Historic Preservation. Preservation activities eligible for funding include expansion of historic survey work, administrative review of National Register nominations, development of public education programs, staff support for historic preservation commissions, writing or amending

ordinances, developing design guidelines, and preparing preservation plans for the protection of local historic resources. In the Bay Area, Oakland, Santa Clara, Alameda, Napa, and the County of Santa Cruz are Certified Local Governments.

## **FINANCIAL INCENTIVES FOR PRESERVATION**

Like everything else, historic preservation costs money. Often the work involved in rehabilitating an historic building is more expensive than conventional remodeling. As a general rule rehabilitation is labor intensive. Every reasonable effort is made to save original design elements. To repair rather than replace is the rule of thumb. Replacement when necessary should be done in kind, using materials similar to the original. There are available financing mechanisms to offset these added expenses for the homeowner or commercial property owner of a designated historic property.

**Neighborhood Improvement Loans and Grants.** These usually come from the federal Community Development Block Grant program. At least 51% of CDBG funding must "principally benefit low and moderate income persons." A portion of this funding can be targeted for historic preservation. This can be done by offering rehabilitation assistance to low or moderate income neighborhoods that have been identified as having historic value. Higher income owners of qualified historic properties, wherever located, are eligible to receive loans from this pool of funding at higher interest rates. Because CDBG loan interest rates are generally lower than the going market rates these loans can be very attractive. To the city's advantage owners of historic homes receiving these funds can be required to make code-related and other improvements as a condition of the loan. Even with deep cuts in the program small grants can be directed for such things as Specific Plans for historic districts, public education projects like seminars and conferences dealing with preservation issues and publications like the results of this historic resource inventory.

**Redevelopment financing.** Originally established for "the elimination of blight" much of redevelopment law can be applied to the rehabilitation and improvement of historic buildings as easily as it can to the development of new ones. The land write-down is one of the basic tools of redevelopment, involving the acquisition of a piece of property by the agency through purchase or eminent domain and its resale at a deflated price to a party willing to improve it. By purchasing a designated historic

property and reselling it with conditions that it be rehabilitated to standards set by the agency and placed into productive economic use, the building will give rise to increased property values. These in turn will result in increased property and possibly sales tax revenues that in part return to the Redevelopment Agency. Redevelopment Agency plans can designate historic districts and require that only rehabilitation of old buildings take place within their boundaries.

An agency supported "economic feasibility/gap financing program" would provide financing to make up the "gap" between an economically feasible and economically infeasible project. This could involve low interest loans by the Redevelopment Agency and other financing mechanisms which would make possible an otherwise infeasible rehabilitation project. According to the State Office of Historic Preservation, "In general, redevelopment agencies have more latitude and financial capability to provide innovative financing techniques than other local government agencies."

**Revolving funds.** *Conserve Neighborhoods*, a newsletter for citizen organizations published by the National Trust for Historic Preservation best defines the function of the revolving fund. "The basic principal behind a revolving fund is simple: To use a pool of money to make loans or undertake acquisition, rehabilitation or other development projects that, upon completion return monies to the revolving fund for future projects." Revolving funds are not designed to be money makers because they accept projects that the private developer will not. While they may lose money on an individual project, these funds can recycle capital a number of times while replenishing the pool through fund raising efforts. Their principal advantage is their ability to reuse available resources. While the revolving fund can't solve every preservation problem it is a good private sector tool to use in tandem with public funding to stretch the preservation dollar. To initiate such a program a chartered non-profit organization must be formed or an existing non-profit group employed as a legal vehicle for the fund. Such funds may be employed for both commercial and neighborhood rehabilitation.

To ensure continued preservation and to protect the investment of time and money in such an undertaking, restrictive covenants should be placed on the deed of any property acquired and resold. Restrictions should be tailored to meet the needs of each rehabilitated building, but in every case they should provide for the preservation of architectural integrity, proper and continued maintenance, and the right of first refusal on all future sales. Arthur P. Zeigler's *Revolving Funds for Historic Preservation* is the

basic text on this subject and is available through the National Trust's Bookshop.

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**Preservation Easement Programs.** The Preservation Easement is one of the most effective long-term protections for historic properties in private ownership. Once imposed it "runs with the land," requiring the present and future owners to abide by its terms. The Preservation Easement may be drafted to prohibit alterations to significant features of the building, changes in usage and land, topographical changes, subdivision, or future development without the prior review and approval of the holder of the easement, which is usually a non-profit body, but can be a public entity. An example is the City of Oroville, California. The city purchased facade easements on all storefronts along its historic main street. The price of the easements was generally in line with the amount necessary for the store owners to upgrade their infrastructure to be in code conformance. A provision of the agreement required the store owners to maintain the rehabilitated facades.

The product of this cooperative agreement was the revitalization of the main street with an attendant increase of local and tourist traffic and sales. The owners were able to have their property tax reduced commensurate with the loss of use of the portion of the building sold to the city. The infrastructure upgrade lowered the city's insurance rates, and the city, through the easements has a legal mechanism, entered into through mutual consent with the owners, to assure proper maintenance of the facades they have purchased. The easement also establishes an enforceable restriction which may prevent the property from being used at the "highest and best use" otherwise allowed by the underlying zoning. The California Preservation Foundation in Oakland has an easement program. It is willing to accept easement donations when a local organization does not exist to do so. Currently I.R.S. regulations require that easement donors, when the property is subject to a mortgage must also get the mortgage holder to "subordinate its rights", (agree to the easement) in order for the donor to receive a federal tax deduction.

**Investment Tax Credit.** A federal program initiated in 1976 under the Tax Reform Act, the investment tax credit for historic buildings allows for a percentage of rehabilitation costs to be credited against personal income taxes owed the Federal Government. Currently the credit is %20 for the rehabilitation of a qualified historic building. This generally means a building that has been individually listed on the National Register or a property that contributes to a National Register historic district. To qualify for the ITC the property must be income-producing. The rehabilitation work



to be performed on the building must be in conformance to The Secretary of the Interior's *Standards and Guidelines for the Rehabilitation of Historic Buildings*. Because of recent changes in the law (1986) the rate of return on the investment has been reduced and the rules made more complex as regards income sheltering. However the ITC for historic preservation is one of the very few tax shelter programs remaining on the law books. Preservationists nationally continue to press for change in the rules. While this is an important funding device for preservation it is also complex and should be used by those conducting major rehabilitation projects. A 10% tax credit is also available for buildings constructed prior to 1936 with no National Register requirements.

**The Mills Act.** Allows property tax relief in return for a ten year contract to maintain the historic character of the residence, restoring the property if necessary, and using it in a manner compatible with its historic characteristics. the act is effective for residential properties purchased after Proposition 13 (1978). According to the State Office of Historic Preservation, "Use of the Mills Act requires a contract professionally drawn up between the historic property owner and the city. The city (or county) must monitor the provisions of it until its expiration." California state law directs the county tax assessor to adjust the assessed value of the property downward to reflect the restrictions placed on it by the contract. This is one of the best financial incentives for residential and neighborhood preservation activities in the state. The act's net effect is to freeze the base value of the property, and by so doing keep the property taxes low. Mills Act contracts remain in force upon resale of the property. Redwood City has just completed their first Mills Act agreement and should be contacted for further information on the program.

**Historic Preservation Bond Act Grants.** Since passage of the California Park and Recreational Facilities Act in 1984 there have been specific funding set-asides for historic preservation in each ensuing Park Bond Act. Application for this funding has been limited to local units of government which own historic resources or have fee simple or less-than-fee-simple "interest-in-land." Local non-profits have been able to participate by entering into operating agreements, long-term leases or easement agreements with their local governmental entities. Typically, targeted properties have to be eligible for listing on the National Register. Because of the number of city owned properties in San Carlos that have been identified as historic resources this is a potential funding source for their rehabilitation. Under existing legislation a two-thirds majority of the voters must approve Park Bond Acts. The current governor is interested in changing the law to allow the acts to be passed by a simple majority. Historically these acts,

when passed have had a short lead time for submission of projects, which have been selected on a competitive basis. It is wise, if possible, to pre-plan specific preservation projects in anticipation of passage of the Park Bond Acts so their submission can be made within the limited application period which has been about 30 days.

### **NATIONAL TRUST FINANCIAL ASSISTANCE PROGRAMS**

The National trust for Historic Preservation offers a range of financial assistance for public agencies and non-profit organizations. Two such programs may be applicable to the preservation needs of the City of San Carlos.

**National Preservation Loan Fund.** This fund provides below-market rate loans to non-profits and public agencies to help preserve properties listed in or eligible for the National Register of Historic Places. Funds may be used to create or expand local and statewide preservation revolving funds, for site acquisition or rehabilitation work. In addition, a special endangered properties component assists threatened National Historic Landmarks.

**Preservation Services Fund.** This fund provides matching grants to non-profit organizations, universities and public agencies to initiate preservation projects. Funds may be used to support consultants with professional expertise in areas such as architecture, law, planning, economics, and graphic design; conferences that address subjects of particular importance to historic preservation; and curriculum development in preservation directed to select audiences.

The above represent a sampling of preservation opportunities applicable to the City of San Carlos. There are other opportunities as well. As noted by the California Preservation Foundation, "Although there is no guarantee that particular techniques will work in every circumstance, by carefully assessing local needs and opportunities, local governments can structure incentive programs which enable them to work cooperatively with property owners to preserve their community's historic assets."

## **KEY HISTORIC PRESERVATION ORGANIZATIONS**

### **National Trust for Historic Preservation**

Western Regional Office  
1 Sutter Street  
San Francisco, CA 94104  
(415) 974-8430

### **National Alliance of Preservation Commissions**

Hall of States, Suite 332  
444 No. Capitol Street  
Washington, D.C. 20001

### **Preservation Action ( National preservation advocacy non-profit agency)**

1700 Connecticut Avenue, NW  
Washington, D.C. 20009  
(202) 659-0915

### **California State Office of Historic Preservation**

P.O. Box 942896, 1416 9th Street  
Sacramento, CA 94296-0001  
(916) 653-6624

### **California Preservation Foundation ( statewide non-profit agency)**

1615 Broadway, Suite 705  
Oakland, CA 94612  
(510) 763-0972

## **RECOMMENDATIONS FOR A HISTORICAL RESOURCE PRESERVATION PROGRAM IN SAN CARLOS**

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While the City of San Carlos has lost much of its historic downtown to development over time, its residential neighborhoods remain relatively intact as constructed after 1926, and especially after WWII. What few buildings remain from the 19th century are generally of landmark quality and possess historic as well as aesthetic value. This is true with the limited number of older commercial buildings remaining in the downtown. These historic resources define the evolution and growth of San Carlos from the hay fields of country estates to its emergence as an important residential suburb. Although the resources identified only amount to about one percent of the current housing stock they probably represent ninety percent of the physical evidence of the city's past.

After reviewing the survey findings, the City's General Plan, and preservation program formats from other California cities, the following recommendations are made for a San Carlos Historical Resource Preservation Program:

1. That after notification of affected property owners and appropriate public hearings the inventory be adopted by the City Council as the "1991 San Carlos Historic Resource Inventory."
2. That the City adopt the Landmark, Historic Resource, and Historic District categories and definitions outlined in the final report.
3. That the City designate the History, Art, and Science Commission as an interim Landmarks Commission with the addition of architects, architectural historians, planning commissioners, et. al. to develop a local preservation ordinance, and assure its effective operation as a review and advisory body on historic resources.
4. That the City Council consider adopting an "H" (historic/overlay) Zoning District encompassing the affected properties (see Base Map supplied).
5. That the City employ the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990) as administrative design review guidelines for any proposed exterior changes to designated landmarks, historic resources or contributing buildings to historic districts that might affect the character of listed resources.

6. That the city should develop and publish, with the approval of the planning commission, design guideline standards for each designated historic district and general infill adjacent to designated landmarks.

7. That the proposed Historic Overlay Zoneing district include the property evaluation criteria (from the methodology section of the final report) as the means of judging potential future additions to the city's historic resource inventory and the Historic Overlay Zone. Such additions should be encouraged.

8. That the City revise redevelopment and housing rehabilitation loan programs as appropriate to permit use of such funds for all historic structures within the City.

9. That the City Building and Planning Departments follow full applications of the State Historic Building Code (Title 24, Part 8) to all construction involved with properties included on or added in the future to the San Carlos Historic Resource Inventory.

10. That, when the General Plan is next ammended a Historic Preservation Element be added with appropriate policies and programs reflecting the content and findings of this inventory and report. The adoption resolution of such an element should specify that in the event of a conflict with other elements of the comprehensive plan, that historic preservation will take precedence.

11. That the City modify zoning ordinance provisions to discourage demolition and to assure preservation of the historical and architectural character of structures and neighborhoods which are subject to development pressures for higher use or commercial development.

## ARCHITECTURAL STYLES FOUND IN SAN CARLOS

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The San Carlos Historic Resource Inventory is one of a number of such studies completed, being conducted, or contemplated throughout San Mateo County in order to build a comprehensive data base of cultural resources countrywide. The following general discussion of architectural style and individual building forms by Katherine Solomonson comes from a recently completed historic resource inventory of the City of San Mateo. Common sense suggests that the use of a basic set of stylistic architectural descriptions will help avoid confusion and inconsistency in the larger county context. Only those building styles found in San Carlos are incorporated in this section.

**What is Style?** Style is more than the presence of a red tile roof or a row of classical columns. It includes the building's proportions, how its volumes are put together, the treatment of its wall surfaces--the totality of how the building is assembled--plus the details of its structure and ornamentation. Underlying this is a consistent system of proportions. An Italianate, for example, tends to be a composition of vertical rectangular units, from the overall shape of the house itself to the proportions of the windows. Even the ornamental details bear this out. A bungalow, on the other hand, is made up of broad horizontal elements. These proportions are likely to be consistent from one Italianate house to another, and from one bungalow to another. Specific ornamental details may assist in identifying a style, but the way they are used and how they are combined with other elements distinguishes one style from another. Classical columns appear on Italianate, Colonial Revival, and Neoclassical buildings, but in each case how they are used and the context in which they appear is completely different.

**What Style Reveals about Buildings.** Style relates a building to others like it and to a larger tradition. An analysis of a building's style may suggest when it was built and the degree of its stylistic integrity--that is, how consistent it is with the characteristics of its style and how good an example it is of its type. This can show whether the building is a particularly notable or unusual example, whether it has any particular exaggerations, or whether any of its elements are odd or unusual. It may happen that the building has a number of stylistic inconsistencies. These may suggest that the building represents a transition from one style to another; that the builder assembled elements from more than one stylistic tradition; or that the building has some later additions or alterations.

Some of the houses in San Mateo County were constructed from pattern books. These were popular throughout the United States, circulating

the latest styles in domestic design complete with floor plans and details. This meant that people from coast to coast were often looking at pages of the same books and adapting the designs to their own needs. California architects and builders sometimes developed their own regional versions of styles common across the country. Sometimes the houses constructed from pattern books are stylistically consistent and remarkably similar to the drawings on which they were based. In other cases, however, stylistic features are mixed in unorthodox ways, as if the builder looked at the page showing a Gothic Revival cottage when planning the main structure, but took inspiration from the Italianate page when it came to the ornamentation. Similar details may appear on both the largest and the most modest houses. Or on one block there may be a number of houses with nearly identical plans but with variations in the details.

**Problems with Stylistic Terminology.** If you flip through the many good stylistic guides to American architecture available today, you will find that the styles are not always consistently named. One book may identify a house with a red tile roof, stucco walls, and wrought iron ornamentation as Mediterranean, while others may call it Spanish Eclectic or Spanish Colonial Revival. For the sake of clarity, one name has been selected for each style.

The terminology used today does not always correspond to how people identified a building in the past. The "Stick Style" is an excellent example of this. Architectural historian Vincent Scully noticed that strips of wood were applied to the surfaces of many houses between about 1860 and 1890. These not only ornament the houses but refer to the wooden frames which support them structurally. As good an observation as this is, the term "Stick Style" did not exist in the minds of the people who built these houses. Many of these could more accurately be described as Italianate, Eastlake, or Queen Anne. For this reason, although "Stick Style" appears in many stylistic guides to American architecture, we rarely use it in the survey of San Mateo County's buildings.

There are times when we might identify a building's style in one way while in the past it was looked at in a different way entirely. Today, San Diego's Hotel del Coronado (1886-88) could be identified as Queen Anne, but in the late nineteenth century it was considered a Mission or Spanish style structure because of its inner court. Written and oral sources, when available provide invaluable insight into how a building's style was defined at the time in which it was built, but unfortunately such sources often are not readily available. So our task, then, is to look carefully at a building's

features so that we can come as close as possible to an accurate identification of its style.

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**"Victorian" Architecture.** People often describe mid to late nineteenth-century buildings with vertical proportions and lavish wooden ornamentation as "Victorians." The term, which comes from the period of England's Queen Victoria's reign (1837 to 1901), is actually a convenient catch-all for a number of more specific styles. These include the Gothic Revival, the Italianate, and the Queen Anne styles, which will be discussed individually rather than under the general heading of "Victorian." While these styles have some elements in common, they were regarded in their own time not as examples of the Victorian style, but as individual styles in their own right, with a certain amount of overlapping.

**Commercial Architecture.** Commercial structures present their own problems and definitions. Sometimes they are simple boxes with ornamentation that defies any imaginable categorization. Recently the Preservation Press has published *The Buildings of Main Street* by Richard Longstreth. In this excellent guide to American commercial architecture, Longstreth classifies buildings according to the composition of their facades. In our descriptions of commercial architecture, we have adopted Longstreth's method and combined it with stylistic identification wherever possible. For this reason, such descriptions are "two-part commercial block with classical (or Colonial, or Spanish) ornamentation" frequently appear in our write-ups on commercial buildings.

**Style as a Window into the Past.** Architectural styles reveal much about the past. In 1918, Chicago architect Louis Sullivan articulated this partially well:

If, for the word, 'style' we substitute the word, civilization, we make at once pronounced stride in advance toward an intelligent understanding of the 'values' of historical monuments.

--*Kindergarten Chats*

A building's style may provide a window into the lives and values of the people who built and used the buildings we are surveying today: how they related to the community or to nature, how they looked at the world, and even their fantasies and aspirations. Style conveys meaning. A careful look at a building's style helps to place a building in its stylistic context, and it also brings us into closer contact with the lives of the people who built and used the building in the past.



In describing the various styles prevalent in San Mateo County until about 1940, we first list the styles' characteristics. This is a sort of shopping list of features commonly found in buildings of a given mode. A specific building need not have all of the features listed to be identified with that style. Following the list of characteristics we talk more generally about the form, how it got to California, how it was interpreted here, and what it meant to those who chose it for their buildings.

**Richardson Romanesque (1872-1900)**

- \*broad hip roofs with cross gables**
- \*decorative flashing on ridge**
- \*short towers and squat chimneys**
- \*rock faced coursed ashlar finish**
- \*round arched entrys**
- \*occasional enrichment of foliated forms on capitals or along belt courses**
- \*transomed ribbon windows**
- \*deep set window reveals**

In very few instances has an American architectural style been so influenced by a single individual as to be identified with that persons name. Such is the case with Henry Hobson Richardson (1838-1885) and the late 19th century Romanesque revival he initiated. While the Romanesque form was not new to America, and in fact had been interpreted as early as the 1840's, its handling under Richardson gave it a uniquely American identity. His buildings were massive in every sense. Their rough stone surfaces and horizontal attenuation locked them firmly into the ground and created in them a sense of strength and permanence. His became the style of choice for government and public buildings, commercial houses and railroad stations for a decade after his death in 1885.

Ricardson was born in St. James Parish, Louisiana in 1838. After graduating from Harvard University in 1859 he became the second American student to attend the prestigious Ecole des Beaux-arts in Paris, France. The naval blockade that cut off the Confederacy during the Civil War denied him access to the necessary funds to complete his studies. He returned to the United States in 1865 and established an architectural practice in New York.

In 1872 he won a major competition for the design of Trinity Church in Boston, Massachusetts. It was this commission that firmly established Richardson's reputation and the Romanesque style. He moved to Boston where he established a successful design firm. While not the sole practitioner of the style he pioneered, during the remainder of his rather short life he was its principal proponent. After his death in 1885 however, the style was widely adopted.

Its principal manifestation in California was in the design of Stanford University in 1887. Leland Stanford called upon Richardson's successors in his firm, Shepley, Rutan and Coolidge to plan the new college campus. They did so in what was described at the time as a "Spanish" style that saw red tile roofs added to the familiar massive stone arches that characterized Richardson's form. Capt. Nicholas T. Smith, and old friend and business associate of Stanford's was at the time engaged in the development of a railroad townsite north of the campus. Smith asked Stanford's assistance in the construction of a fashionable depot at his new enterprise to be called San Carlos. Stanford made materials available from the Levi Goodrich quarries near San Jose and the skilled carpenters and stonemasons to do the work. Charles Allerton Coolidge was the architect from the Boston firm in charge of the Stanford commission. According to architectural historian John Snyder it is highly probable that Coolidge drew the San Carlos depot in 1888, a unique design in California railroad architecture. While no specific records are available to confirm this all the evidence points to Coolidge.

### **Queen Anne (1880-1910)**

- \*irregular and asymmetrical massing, a convergence of varied shapes and volumes achieved through the use of a variety of towers, turrets, gables, and dormers**
- \*towers topped with pointed witch's caps or bulbous roofs**
- \*recessed upstairs balconies**
- \*large front porches sometimes curving around the corner**
- \*bay windows**
- \*varied textures and materials activating wall surfaces**
- \*small-scale details; fish-scale shingles**
- \*classical ornamentation**
- \*spindlework, lattice work, or garlands**
- \*ornamented bargeboards**
- \*stained glass**

The Queen Anne style enjoyed widespread popularity across the United States in the late nineteenth century. It originated in England in the late 1860s when architects such as Richard Norman Shaw turned to late medieval prototypes for inspiration. The name, "Queen Anne," is something of a misnomer, however, because the style bears little resemblance to the architecture that was actually constructed during the reign of England's Queen Anne (1702-14). Rather, it is a combination of various late Medieval elements reinterpreted in late nineteenth century terms. American architects were aware of the Queen Anne style by the late 1870s, but the way they defined it was not very specific. In the architectural journal *American Architect* (April, 1877), it was defined as "any eccentricity in general design that one can suppose would have occurred to designers one hundred and fifty or two hundred years ago." Through architectural journals, popular magazines, and pattern books, the style gained widespread attention. American architects and builders interpreted the style in their own way so that the American version of the style is even further removed than the English version from anything Queen Anne herself would recognize.

The Queen Anne style was introduced into California in the early 1880s. Californians responded to the style's ornamental possibilities with even greater enthusiasm than in other parts of the country. Although Californians did not generally use the slate roofs, Flemish chimneys, patterned masonry, tile, and brick popular further east, they more than made up for the lack of variety in materials through the variety of effects they achieved with wood. By lavishing ornament on their Queen Anne buildings, Californians tried to show that they had gone beyond the rudimentary architecture of their pioneer past and were capable of constructing houses beautiful enough to rival those in more established cultural centers. Not everyone liked this exuberant interpretation of the style. Some complained that the tendency to treat wood as if it were masonry was comparable to the (frowned upon) use of makeup. Art critic Ernest Peixotto was particularly critical of California's Queen Anne houses, calling them "absurdities...piled up without rhyme or reason--restless, turreted, gabled, loaded with meaningless detail, defaced with fantastic windows and hideous chimneys."

The closest thing to the Queen Anne style in San Carlos would have to be Nathaniel Brittan's home, San Carlos Manor at 40 Pine Avenue. Its eclectic nature is akin to the so called Free Classic substyle of the form. Brittan's nearby party house, or folly at 125 Dale is equally eclectic but stylistically nebulous. The Brittan houses represent two of the three remaining residential examples of Victorian architecture in the community. Their distinctive characteristics of type, period and method of construction paired with their

integrity of location, design, setting, materials, workmanship and feeling and association make them important city landmarks.

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### **Colonial Revival (1880-1955)**

- \*simple rectangular volumes with few dramatic projecting elements**
- \*roofs gabled, hipped, or gambrel**
- \*symmetry, or balanced asymmetry**
- \*surfaces clapboard, brick shingled, or a combination**
- \*windows rectangular, circular, oval, Palladian**
- \*doors often elaborated with sidelights, pilasters, pediment, or fanlight**
- \*porch may be supported by columns and may run across width of facade; or it may be only a small entry porch, or in cottages, it may be on one side only**
- \*classical ornament and details derived from eighteenth-century American prototypes (columns, dentils, pediments, cornices, entablatures, shutters, engaged piers)**

By the turn of the century, the Colonial Revival began to overtake the Queen Anne in popularity. Although some small-scale classical elements were part of the Queen Anne vocabulary, by about the 1890's the Queen Anne entered a transitional phase, incorporating classical features as were used in Colonial architecture. While late Medieval English architecture inspired the Queen Anne style, the architecture of America's own past provided the basis for the Colonial Revival. The New England exhibit at the 1876 Philadelphia Centennial Exposition stimulated a renewed interest in the styles prevalent in the colonies during the seventeenth and eighteenth centuries, as well as the early nineteenth century. Although much of the architecture built during this period was actually based upon European prototypes, the Colonial Revival asserted an American identity by looking at how these prototypes were reinterpreted on this continent.

The Colonial Revival style tends to be far more restrained than the Queen Anne. The Queen Anne style activates every surface with ornament and contrasting textures, and, with its numerous projecting elements, it is

assertively asymmetrical. In contrast, Colonial Revival buildings restrict ornamentation to selected areas and are usually symmetrical in design. They tend to be made up of simple rectangular volumes, with few elements jutting out from their boxy silhouettes.

The Colonial Revival attracted attention throughout the United States, including California. Architectural journals published illustrations of Colonial architecture as models for the architect, and the general public. Because the style was associated specifically with the Colonial architecture of the Eastern Seaboard, some Californians did not think that it was particularly suitable to California's conditions. In his book, *The Simple Home* (1904), Charles Keeler asserted that "the meaningless white-paint fluted columns of hollow wood" were "wholly incongruous in the glare, newness and rush of western life." Nevertheless, the popularity of the Colonial Revival coincided with a period in which there was a great demand for housing. As a result, many Colonial Revival houses were constructed in California.

In California the Colonial Revival was used primarily for domestic architecture, the earliest identified standing example in San Carlos was constructed in 1912. It is located at 408 Elm St. It could be argued that this ornate composition of classical detailing realized in redwood falls into the Neo-Classical style, however the application of elements from the classical decorative vocabulary seems to come more properly from the Colonial mode. A particularly fine expression of the cottage form of this style can be seen at 1431 Cedar Street.

Because the architecture of the colonial era was quite diverse, what we now call the Colonial Revival style is actually a cluster of styles based on a variety of prototypes. We have been discussing buildings that draw elements primarily from the Georgian, Federal, and Adam styles, all of which use classical forms. Another branch of the Colonial Revival refers back to a different set of Colonial houses with gambrel roofs. A good example of the Dutch Gambrel type built by Capt. George Zeh in 1918 can be seen at 700 Elm Street.

### **Craftsman (1895-1920)**

- \*simple boxy shapes**
- \*low pitched roofs, sometimes hipped sometimes gabled**
- \*often asymmetrical in design**
- \*informal intimate scale**

- \*constructed in a variety of materials: stucco, clapboard, shingled, board with batten, clinker brick, river boulder, or masonry**
- \*exposed rafters, projecting beams, brackets**
- \*pergolas**
- \*low foundations, horizontal proportions, harmony with site**
- \*wide horizontal windows, or windows in groups**
- \*elaborate joinery**
- \*open porches**

The Arts and Crafts movement, which began in England in the early 1860s, became popular in the United States in the late 1890s. Gustave Stickley became the best-known American proponent of the movement. Beginning in 1901, he published an illustrated monthly called *The Craftsman*, which popularized Arts and Crafts ideals. Its goal was the simplification of life and the improvement of design standards.

"My ideal of architecture," said Stickley, "is beauty through elimination." Ornament was not applied gratuitously, but was only used to enhance a building's essential structure. The natural qualities of building materials were respected and they were not disguised as something other than what they were. This contrasts sharply with the Queen Anne style's decorative surfaces, spindles, turned columns, and sunbursts. It also contrasts with the common nineteenth century practice of disguising one material as another: staining pine to look like mahogany, painting wood to look like marble, or treating wood and iron to look like stone.

The Craftsman philosophy did not give birth to a specific style, but there are a number of characteristics linking houses built in the Craftsman tradition. They tend to be constructed in local materials, structural members such as rafters and beam ends are exposed, and they have little nonstructural ornamentation. The Craftsman building has horizontal proportions, and it attempts to harmonize with nature.

A number of Bay Area architects, including Bernard Maybeck, Julia Morgan, Willis Polk, and Louis Christian Mullgardt developed a regional form of architecture that drew heavily upon the Craftsman philosophy. These architects were concerned especially with the relationship between architecture and nature. At the time there was a growing interest in the California landscape. In the 1890s, a number of novels were published about frontier life in California, and painters captured the wild and untamed California landscape on canvas. The Sierra Club was founded in 1892.

Because of the number of people immigrating to the Bay Area, local residents grew increasingly concerned about the destruction of the natural environment.

The Bay Area Regionalists shared a set of ideas and ideals rather than a uniform expression or style. Maybeck and his colleagues designed rustic houses that harmonized with nature. These combine Craftsman elements with features from Medieval, Swiss, and Japanese architecture. Because of their distance from the architectural mainstream, Bay Area architects had greater freedom to experiment. The result was a synthesis of eclectic forms into rustic homes often covered with natural wooden shingles or boards--often of redwood--blending beautifully with their natural sites. The best expression of the Craftsman style in San Carlos is "Oakcroft", designed in 1909 by Louis C. Mullgardt for Douglas S. Watson at 1557 White Oaks Way. The architect made additions in 1918. Another nice example can be found in the Andrew McDonald residence at 501 Walnut St. built in 1915.

### **The Bungalow (1895-1935)**

The Craftsman tradition reached the largest number of Californians in the form of the bungalow. Rarely were these houses expensive except in the hands of architects like the brothers Greene, whose Pasadena bungalows, with their finely-made joinery and stained glass, are far more elaborate than the run-of-the-mill bungalow popular across the country. Bungalows were a form of low-cost housing designed to fit the needs and budget of the general public. Books and magazines published bungalow plans, and it was even possible to order bungalow kits of precut lumber, nails, and details from Sears. Around the turn of the century, California saw a population boom. As the population quickly increased, the bungalow met the increased housing needs admirably.

The bungalow originated in India and its name is derived from "banglas" which is Hindustani for "belonging to Bengal." In Bengal, the British combined a local housing type--a low structure with a veranda--with the English cottage to create the bungalow. Stickley described the bungalow as "a house reduced to its simplest form" that "never fails to harmonize with its surroundings, because its low broad proportions and absolute lack of ornamentation give it a character so natural and unaffected that it seems to sink into and blend with any landscape." The bungalow is usually one and one half stories high with an off-center front porch. Everything about the bungalow is horizontal and earth-hugging. The roof is long and wide with a shallow slope and overhanging eaves, the foundation is low, the front porch is wide, and the front window is horizontally proportioned. The porch

supports are usually sturdy and stout, and rafters and beams are exposed. The bungalow often is constructed in building materials prevalent in the region. Its wide windows allow a clear view outside, and the porch provides an outdoor living space especially useful in a climate like California's.

A popular subtype, known as the California Bungalow, was constructed between 1910 and 1925. The California Bungalow tends to have the familiar low horizontal proportions, front porch, and exposed structural elements, but it is usually faced with stucco, and the porch roof is supported by massive "elephantine" columns (also known as battered columns) which have four faces sloping inward as they rise.

The Clarence Haydock house at 680 Walnut St. built in 1906 is an excellent example of the style. Two bungalows, one at 371 Cedar St. constructed in 1920 and the other at 1318 Magnolia Ave. built in 1921 show the possibilities of individual expression within the mode. While both buildings came from the same set of pattern book plans, their differing use of construction materials gives each its individual character. A recent second story addition to the rear of 371 Cedar is clearly in keeping with the original design intent. There are still a number of bungalows from the period 1906-1926 in San Carlos. Because of the quantitative constraints of the survey only a few could be included. Careful consideration should be given to protecting those remaining through designation as historic resources on a thematic basis. They represent the city's residential character during an important period of transitional growth. In the 1920s, the bungalow's popularity gave way to houses built in a variety of picturesque revival styles

### **Spanish Eclectic Revival (1915-1945)**

- \*low pitched or flat roofs without much eave overhang
- \*red tile roofs and tiled parapets
- \*multi-level roofs
- \*usually faced with stucco, occasionally brick
- \*asymmetrical massing
- \*arches, pointed, round, or with a slight peak  
(cf. Islamic arches), triple arched, or parabolic
- \*ornamental details derived from Spanish, Byzantine,  
Gothic, Italian, and Spanish sources
- \*spiral columns
- \*multi-pane windows
- \*window grilles in iron or wood
- \*elaborate chimney tops
- \*round or square towers



**\*decorative iron work**

**\*ornamentation around doorways**

The Spanish Eclectic Revival style represents another chapter in California's search for a regional architecture appropriate to its climate, topography, and traditions. Many believed that the Mission Revival style, derived as it was from ecclesiastical architecture, was inappropriate to secular buildings. Yet Spanish sources still seemed better than the architecture of the American East Coast. In 1906 Herbert Croly suggested that California architects look directly at Mediterranean houses, which he characterized as the most "valuable and imitable local domestic style." He believed that Mediterranean houses represented California's true heritage because the Franciscan friars would have built such houses if they had had the knowledge, skills, tools, and materials. Since no such houses were ever constructed in California, Croly actually proposed a form of architectural mythmaking--the recreation of a California past that never really was.

The Spanish Eclectic Revival, also known as the Mediterranean or Spanish Colonial, was popularized by the Panama-California Exposition (which celebrated the opening of the Panama Canal) held in San Diego in 1915. Bertram Grosvenor Goodhue, who designed the exposition buildings, drew inspiration from the Spanish Colonial architecture found throughout Latin America. More and more architects began to look directly at Spanish architecture as well as style that is an eclectic mix of Spanish, Spanish Colonial, Northern Italian, and North African Islamic elements.

The style was popular mainly in states with a Spanish heritage, but there are examples sprinkled throughout the United States. By the 1920s, according to art historians Gebhard, Winter, and Sandweiss, it was *the* style in coastal California. It not only was a link with California's Spanish past, but it also may have seemed suitable to a climate and landscape similar to that of the Mediterranean. Hollywood stars constructed Spanish Colonial mansions, and the style appeared in movie sets. It was used for a considerable range of building types, from railroad stations, public buildings, and theaters, to mansions and cottages.

Grand houses combined stucco walls with convoluted Churrigueresque ornamentation around doorways, wrought-iron details, decorative tiles, spiral columns, and arches. But developers also used the style extensively for smaller houses. The Spanish Colonial Revival style was particularly popular for buildings of all types in San Carlos from the 1920s to the 1940s. Good residential examples abound, many along the 1000 block of Elm Street, and at 447 Hillcrest Drive. Landmark versions can be found in the 1929 Fred

Drake Building at 1101 San Carlos ave.; the Hacienda Gracens apartment complex at 1315 San Carlos Ave, built in 1931, and the 1928 Pietro Valconesi residence at 371 Elm St., modeled after a Mediterranean villa.

### **Tudor Revival (1900-present)**

- \*irregualr and asymmetrical in massing**
- \*steep roofs, often gabled with cross-gables, also hipped**
- \*stucco, brick, stone, with some wood**
- \*tall chimneys**
- \*towers**
- \*ornamental half-timbering**
- \*tall narrow rectangular windows divided into many panes**

Californians may have felt that the Spanish Colonial Revival style represented their heritage, but they also were open to a variety of other styles popular at the same time. Among these was the Tudor Revival. This actually is a general term under which we loosely group buildings showing the influence of English architecture from the time of Shakespeare and of French architecture from Normandy and Brittany. It also is sometimes called the Provincial Style, since the architectural sources are generally from the provincial countryside rather than the city. During the 'teens and 'twenties in particular, many books and articles appeared showing drawings and photographs of rural English and French houses. These houses are picturesque, informal, and rustic, with steep gables and irregular silhouettes.

The Tudor style was used primarily for homes in the suburbs, which were perceived romantically as pastoral enclaves safely isolated from the bustle of the city. Because the Tudor Revival style was based on rural architecture, it helped to enhance the image of the suburban home as a country retreat. The Tudor style also created a sense of instant heritage. Tudor houses were designed to look as if they had always been there rather than having been recently planted. Attempts were made to make Tudor houses look as if they had weathered the ravages of time. Occasionally a section of stucco will be peeled away to reveal bricks beneath, as if the building had aged over the centuries. An architectural style that recalled the European agrarian past may have provided a sense of comfort and continuity during a period when there were so many technological and social changes.

The Tudor Revival style was especially popular in San Carlos during the 'twenties and 'thirties. The Devonshire Country Club was a model of the form, unfortunately it was lost to fire in the 1950's. However several good

examples remain, mostly residential. Good examples can be found at 400 Hillcrest Rd., built in 1926, and 2222 Carmelita Dr., constructed in 1935 by G.W. Faulstich founder of the Black Mountain Water Company.

### **Streamline Moderne (1930-40)**

- \*simple box-like shapes, often with rounded corners**
- \*smooth surfaces, often stucco**
- \*horizontal proportions, emphasized with bands of horizontal and ribbon windows**
- \*round windows (ship portholes)**
- \*steel railings**
- \*horizontal balustrades**
- \*facade usually asymmetrical and glass bricks**

At the height of popularity of the picturesque revival architectural styles in the 1920s, a new movement appeared out of Europe denying entirely the validity of historicism in architecture. Its leaders were Le Corbusier, Walter Gropius, and Mies van der Rohe, all Europeans with educations in the Beaux Arts building tradition. They looked to the present rather than the past for a model on which to base their new forms. They chose the machine, or more properly, the symbol of the machine to develop in buildings the precision, orderliness and functionalism that made the machine efficient. In fact, the Frenchman, Le Corbusier, had proposed that the modern house should be "a machine for living." By the early 1930s, Le Corbusier's "machine for living" began to take on a streamline appearance approximating advances in industrial technology.

After 1930, the Streamline Moderne style became a predominant modernistic form in the United States. Many streamlined buildings have Art Deco ornamentation, but the architecture of the 1930s, an era of austerity, tends to have a pared-down aesthetic compared with the architecture of the 1920s. Architectural design was influenced by streamlining in industrial design. Ships, airplanes, and automobiles were given smooth, rounded shapes on the theory that streams of air could flow over them without interference as they traveled at high speed. Streamlining was also adapted for household appliances from irons to pencil sharpeners, even though aerodynamics were not an important factor in the function of these objects. Functionally motivated or not, people responded to this machine aesthetic with its connotations of speed and modernity.

Streamline Moderne architecture tends to derive a number of its elements from industrial design. Surfaces are flat and smooth, and corners

are often rounded. The horizontal grooves and lines banding the tops of buildings suggest speed, and ribbons of windows emphasize the horizontal proportions. Round windows and steel railings borrowed from ships, are common. A few commercial buildings in the Streamline Moderne style are still in active service in San Carlos. Landmark examples can be found at 1660 Laurel St., constructed in 1937; The Carlos Club at 612 El Camino built in 1947, and the 1946 Neilsen's Union Gas Station at 888 El Camino.

### **California Ranch House (1935-Present)**

- \*low pitched hip or gable roof with wide overhang**
- \*exposed rafters (not necessarily generic)**
- \*single-floor dwelling, sheathed in stucco or board and & batten, shingles, shingles, clapboard, wood, adobe brick, or a combination of these**
- \*casement windows, or large picture windows**

Writing for *The American Architect* in 1925 editor Henry H. Saylor noted the following in reviewing recent trends in home building on the Pacific Coast. "There was still another type that stood out from the medley of jumbled styles, lack of styles, or mere affectations, and that was the California Ranch House. It never put forth any great claims of merit, it never really entered the lists to establish itself as the vogue. Apparently it just grew, naturally, inevitably, a logical result of meeting definite needs in the most direct, workmanlike manner possible with the materials at hand. It borrowed none of the finery of other architectural styles; it sounded no blatant note of self advertisement; it never, so far as I know, laid claim to even a name, and yet there it stands, a vernacular that is as unmistakably a part of its California foot-hills as the stone houses of eastern Pennsylvania betoken that great treasure store of mica schist. Unfortunately there were very few of these ranch houses compared with the multitude of suburban bungalows, and they were usually well off the beaten track where their quiet influence could have little effect on public taste."

The next year William Wilson Wurster would be launched on his architectural career through the archetypal California Ranch House design he executed for Mrs. Warren Gregory in Santa Cruz. Without recourse to any traditional forms it was able to embody the regions "essential spirit". For Wurster the special features of the site, climate and the personal needs of the client dictated the design approach. His work in the ranch house idiom on the Pasatiempo Country Club in Santa Cruz for Marion Hollins in the early 1930's solidified his reputation as a creative and intensely personal designer.

It also made available a body of work for reproduction and review in architectural journals and popular home magazines.

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Wurster's Southern California counterpart was Cliff Mays. *Sunset Magazine's* enthusiastic endorsement of May's western ranch houses led in time to the wide dissemination of plans and designs through the magazine and other like publications. Cliff Mays houses were described as "relaxed, comfortable, and casual". His principal theme was livability rather than "form and facade". by the 1940's the California Ranch House had become the new family ideal. Its simple informality in a one-story structure, with low-pitched eaves and large picture windows set in a country landscape became the paradigm for the easygoing life-style associated with the Southwest and West Coast. New technology in heating and ventilation made it possible to recreate this "western" life-style anywhere. By the 1950's the California Ranch House had become the dominant style throughout the country. An early example of the form in San Carlos can be found in the A.S. Kalenborn residence at 657 Knoll Drive. Its neighbor at 621 Knoll Dr. was designed by William W. Wurster in 1941. While its forms are indicative of the second generation of the bay area architectural tradition its site planning and use of large window expanses derives in part from Wurster's earlier design style.

**Angled Bay** A three-sided bay window with two slanted sides.

**Arcaded Wing Wall** An arched extension of the front gabled wall extending beyond the main house. Found on houses in both the Spanish Eclectic and Tudor styles.

**Balustrade** A small post forming part of a row supporting a handrail.

**Bargeboard** An ornamented, usually flat board placed against the side of a gable to hide the ends of the horizontal roof timbers.

**Boxed Cornice** A hollow cornice, built up of boards, moldings shingles, etc.

**Bracket** An angled support or pseudo-support placed under roof eaves and cornices, porch columns, door and window hoods.

**Cantilevers** Horizontal rows of timbers or metal beams projecting at right angles from the framed wall, for sustaining balconies, bays, etc.

**Capital** The carved top of a column.

**Carrara Glass** Together with vitrolite, one of several trade names for pigmented structural glass, an opaque veneer produced in a variety of colors used extensively during the 1930s and 1940s to cover both exterior and interior wall surfaces.

**Cartouche** An ornamental panel appended to a wall surface usually above window heads or entry ways. Often in the form of a scroll or tablet in relief which has an elaborate border.

**Chamfering** Cutting the edge of anything originally right angled.

**Column** A vertical support. The five Classical orders of columns are : Doric, Ionic, Corinthian, Tuscan, and Composite.

**Corbel** A bracket form, usually produced by extending successive courses of masonry or wood beyond the wall surface.

**Cornice** A horizontal projecting molding at the top of a building.

**Craftsman Windows** Large glass panels in doors and windows generally articulated with wooden muntins in rectangular geometric forms.

**Dentils** A molding of small toothlike squares.

**Dormer Window** A gabled window projecting from the side of a sloping roof.

**Double-hung Sash Window** A window with two sashes, one above the other, arranged to slide vertically past each other.

**Drop Siding** Exterior, horizontal wooden siding rabbited on the lower edge to overlap. Sometimes referred to as shiplap siding.

**Eave** The bottom edge of a roof.

**Elevation** A graphic projection at a given scale and upon a vertical plane of the front, rear or side of a building.

**Facade** The front or face of a building.

**Fenestration** The arrangement of windows and other openings in a wall. Especially the patterns that such an arrangement defines.

**Folly** A costly but useless structure built to satisfy the whim of some eccentric.

**Frieze** A horizontal ornamented band under the cornice of a building or on other parts of a house, such as over a window or running around a tower.

**Gable** The triangular portion at the end of a building formed by the two sides of a sloping roof. Gables are also formed by other sloping roof areas, such as those over windows.

**Gambrel Roof** A ridged roof which has two slopes on each side, the lower slope having a steeper pitch.



**Half-timbering** Generally one inch by six inch wooden boards on a stuccoed wall in a decorative pattern. Copies Medieval Northern European timber framing tradition. Found in the Tudor and French Eclectic Revival styles.

**Hip Roof** A roof that slopes in on all four sides like a pyramid; it may or may not have a flat top.

**Hood** A molding projecting over the top of a window or door. A hood may be flat, segmented or triangular.

**Lintel** A beam resting its two ends upon separate posts.

**Modillions** A small bracket or console form used in pairs or a series under wide cornices, usually classical.

**Nave** The body of a church, reaching from the choir or chancel to the principal door.

**Neon Lights** Elements of illumination depending upon electrical discharge in tubes of neon gas.

**Palladian Window** A window with a central arch and rectangular sections on either side; also called a Venetian window.

**Parapet** A low retaining wall at the edge of a roof, porch or terrace. It may be shaped as in the Mission Revival style.

**Patterned Shingles** Sawn shingles with their exposed surface, the butt, shaped to create unusual patterns such as fishscales, diamonds, and octagons. Associated with the Queen Anne and Colonial Revival styles.

**Pediment** A triangular section of molding above porticoes, windows and doors. Classically a low pitched gable on a columned temple.

**Pent Roof** A roof of a single sloping plane.

**Pilaster** A psuedo-column projecting only slightly from the face of a wall.

**Port Cochere** A shelter for vehicles outside an entrance doorway.

**Portico** A roofed porch, supported by columns or brackets.

**Return** A right angle change of a molding which terminates the moldering's run.

**Stucco** Plaster for exterior wall

**Turned Work** Ornamental wood work turned on a lathe, such as spindles and spools. Associated with Queen Anne style.

**Vernacular** Indigenous, characteristic of a locality.

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71

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San Mateo County Gazette  
San Mateo Times & Gazette  
San Francisco Examiner

# **SAN CARLOS**

SAN MATEO CO CAL

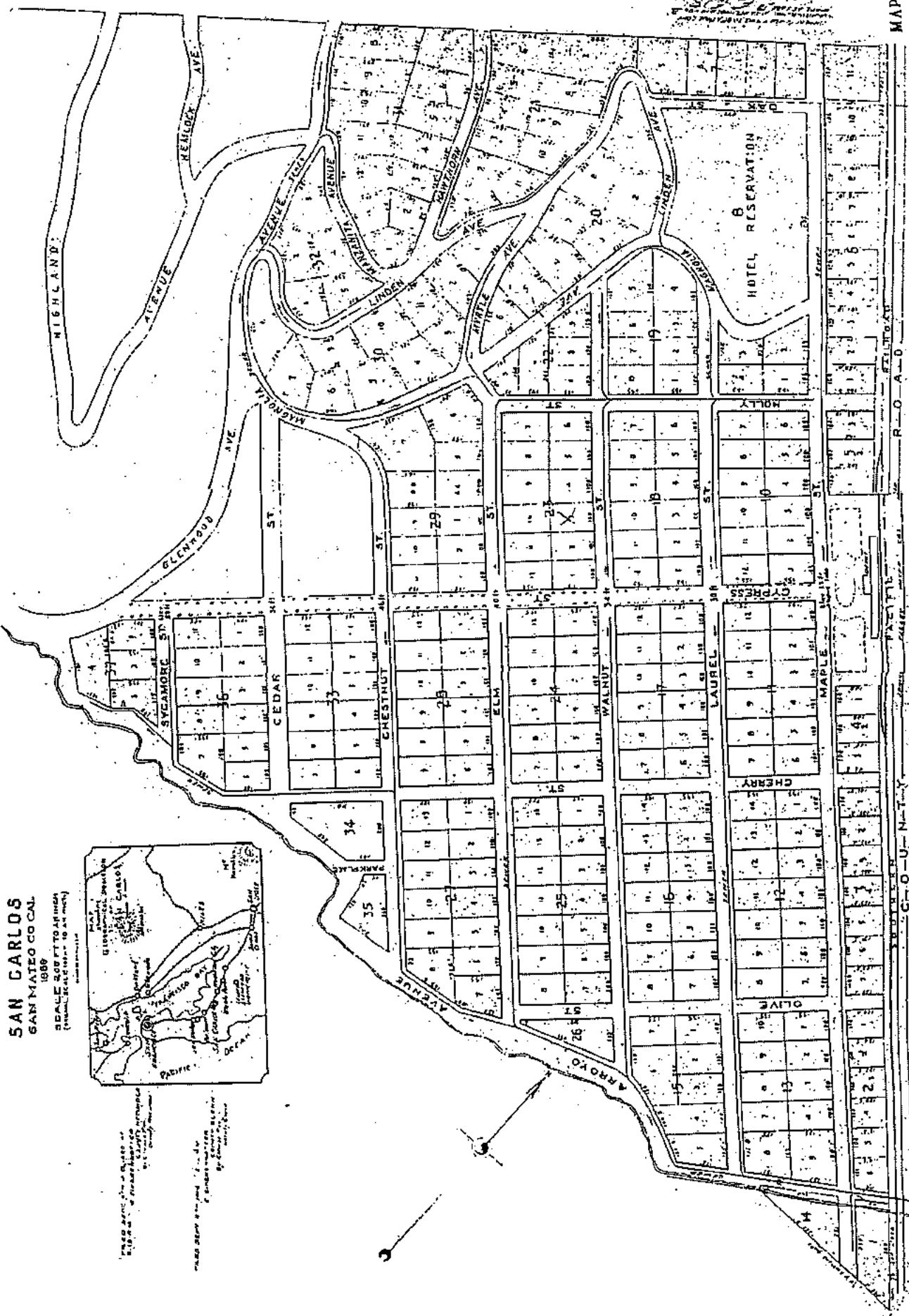
1899

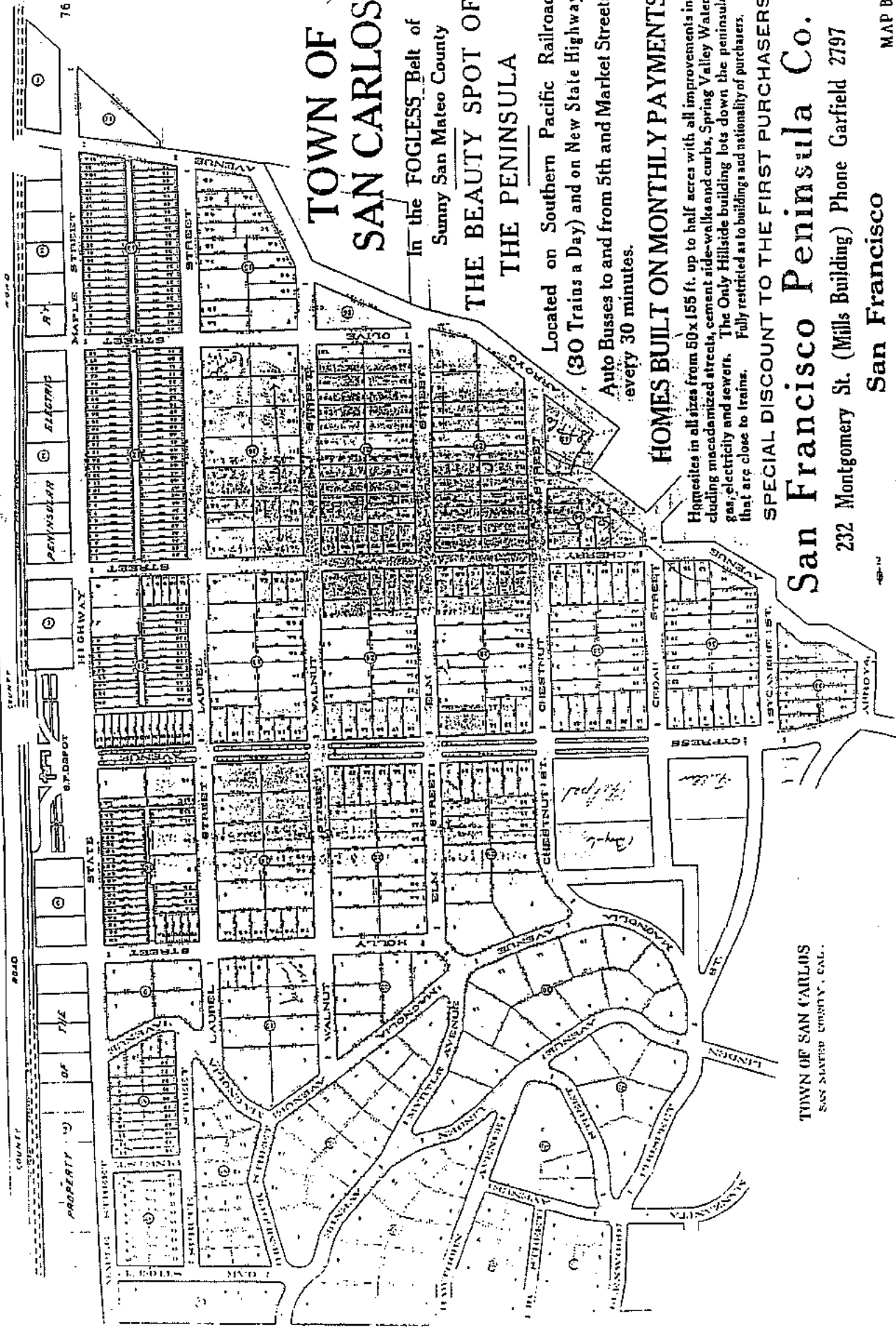
SCALE 500 FT TO AN INCH

(Vertical Scale 100 FT TO AN INCH)



THIS MAP SHOWS THE LOCATION OF  
THE SAN CARLOS RAILROAD  
AND THE SAN CARLOS RAILROAD  
STATION. THE RAILROAD  
STATION IS LOCATED AT  
THE CORNER OF  
THE SAN CARLOS RAILROAD  
AND THE SAN CARLOS RAILROAD  
STATION.





# TOWN OF SAN CARLOS

In the FOGLESS Belt of  
Sunny San Mateo County  
THE BEAUTY SPOT OF  
THE PENINSULA

Located on Southern Pacific Railroad  
(30 Trains a Day) and on New State Highway  
Auto Busses to and from 5th and Market Streets  
every 30 minutes.

**HOMES BUILT ON MONTHLY PAYMENTS**  
Homesites in all sizes from 50x155 ft. up to half acres with all improvements including macadamized streets, cement sidewalks and curbs, Spring Valley Water, gas, electricity and sewers. The Only Hillside building lots down the peninsula that are close to trains. Fully restricted as to buildings and nationality of purchasers.

**SPECIAL DISCOUNT TO THE FIRST PURCHASERS**

**San Francisco Peninsula Co.**

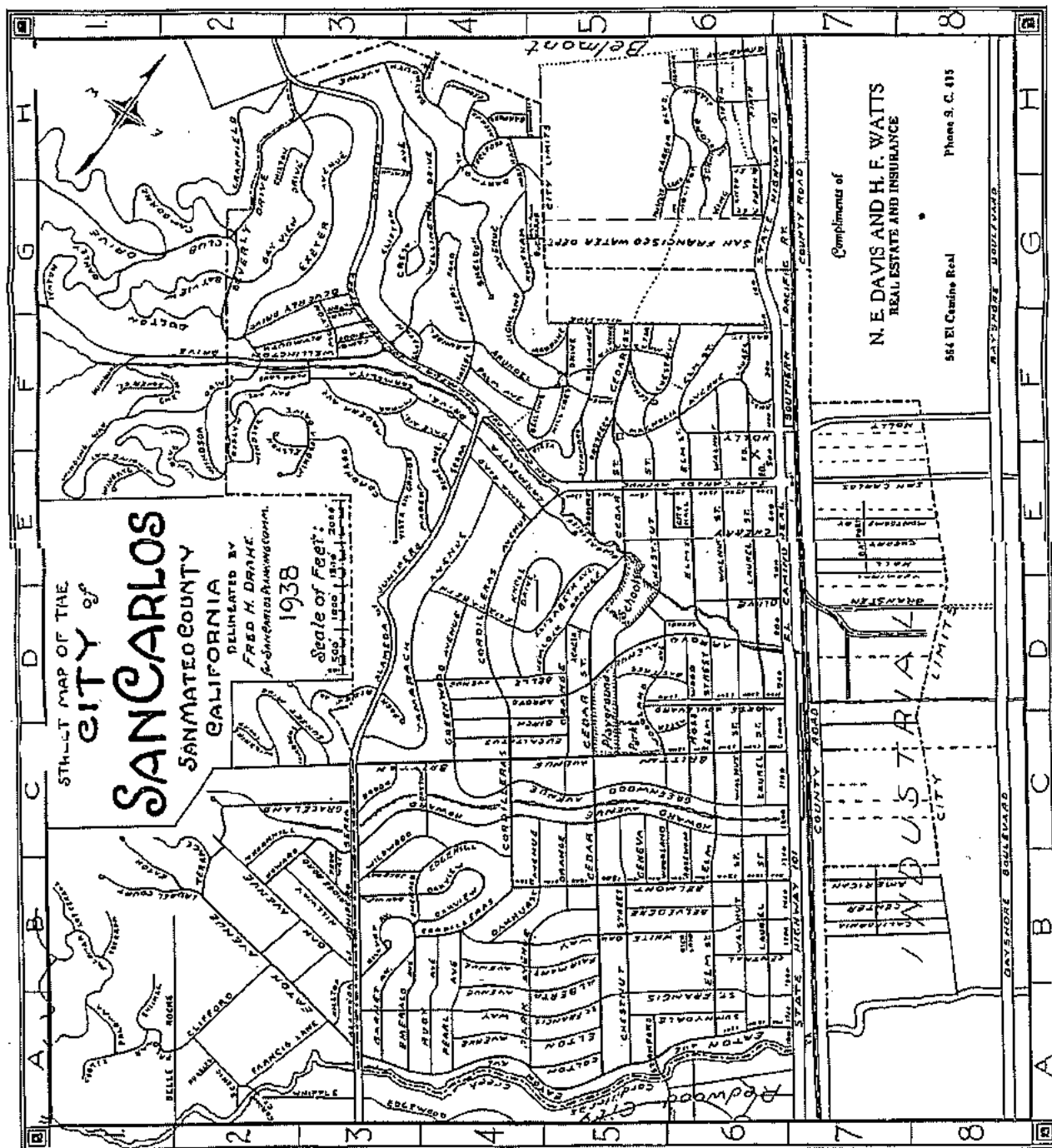
232 Montgomery St. (Mills Building) Phone Garfield 2797

San Francisco

MAP B

TOWN OF SAN CARLOS  
SAN MATEO COUNTY, CAL.





Compliments of  
N. E. DAVIS AND H. F. WATTS  
REAL ESTATE AND INSURANCE

Phone 9, C. 415

554 El Comino Real

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

78

IDENTIFICATION AND LOCATION

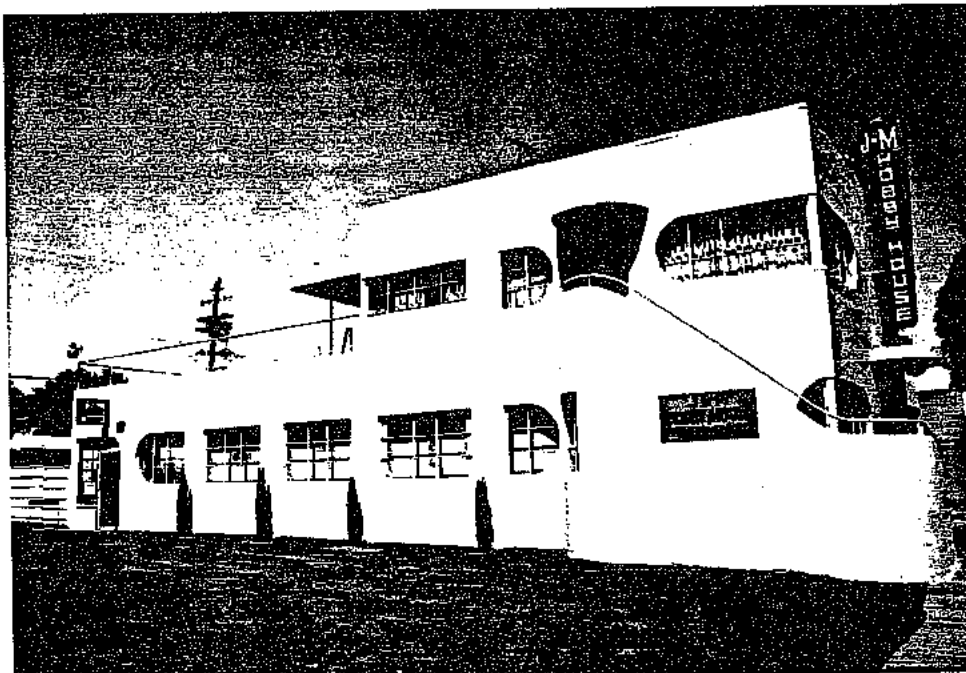
1. Historic name Dr. George Hein Building
- \* 2. Common or current name J & M Hobby House
- \* 3. Number & street 1660 Laurel Street Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 567660/4149850 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. \_\_\_\_\_ Parcel No. 051-373-080 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two story reinforced concrete building rectangular in plan resting on a concrete foundation. The exterior wall cladding is smooth stucco. The flat roof surfaces are covered with tar & gravel. Fenestration is metal industrial casement type horizontally banded ending with curved windows that wrap around the building's corners. All windows are flush with the wall surface. The residential second floor is reached by an open staircase with round metal railing which wraps around the facade (east) and up the side (south) elevation. A wide, flat coping supported by metal poles acts as an open porch to the rear (west) of the residential unit. An open "ships railing" encloses the rear of the roof deck. Curved cantalivered coping projects above the entries on both first and second floor levels and the doors and frames have curved heads. The facade (east) is unusually symmetrical for the Streamline Moderne style of which this is an excellent example. A vertical neon fin projects from the center of the facade at the second floor. The setting is built-up commercial with a wide parking area to the south.



8. Planning agency City Planning Department

9. Owner & address  
Joseph & Marcelle White  
150 Sylvan Drive  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Commercial

12. Zoning C-2-H

13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

# HISTORICAL INFORMATION

- \*14. Construction date(s) 1936 F Original location Same Date moved \_\_\_\_\_ 79
15. Alterations & date \_\_\_\_\_
16. Architect Archibald G. Evans Builder White Oaks Building Company
17. Historic attributes (with number from list) (02) Single Family Residence  
(06) Commercial Building

## SIGNIFICANCE AND EVALUATION

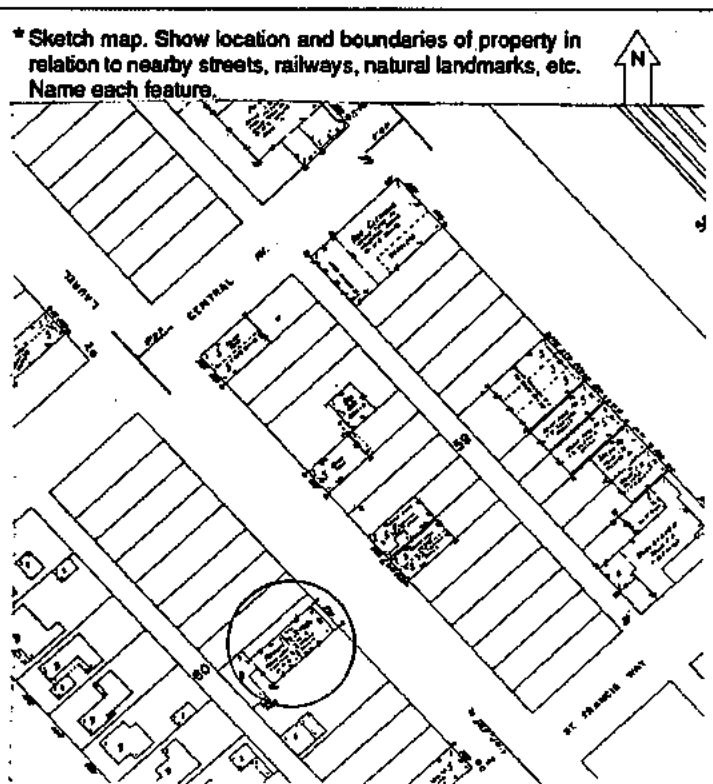
18. Context for evaluation: Theme Community Development Area San Carlos  
 Period 1930-1941 Property type Laboratory Context formally developed? Yes

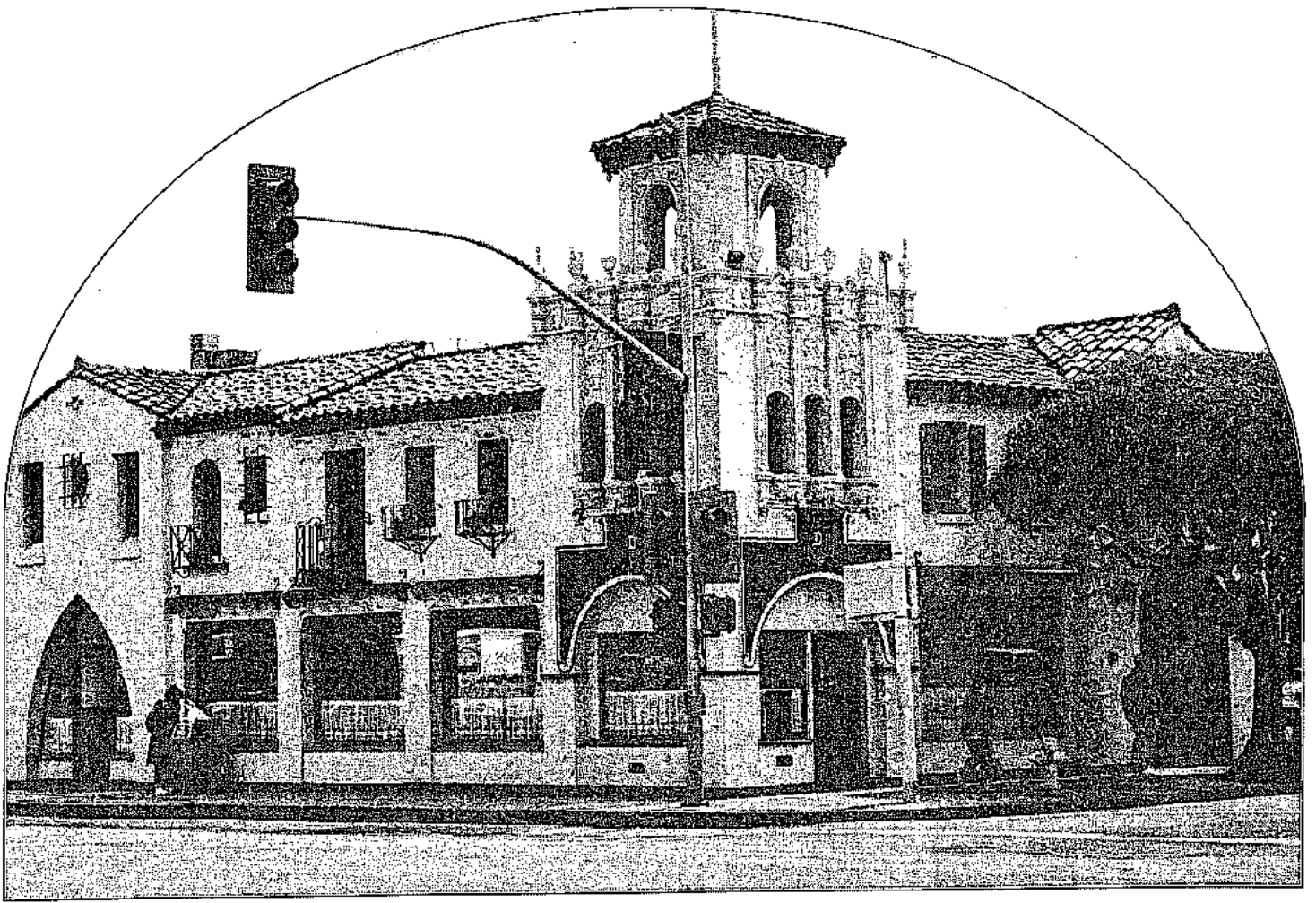
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This is one of the best examples of the Streamline Moderne style of architecture in the bay area. It retains to a remarkable degree its integrity as designed by architect Archibald G. Evans and his brother Richard for San Francisco dental surgeon Dr. George Hein in 1936. Dr. Hein was an inventor of dental tools and used the first floor as a shop for their development and manufacture. The second story was the family home. In 1939 the Varian brothers leased Hein's shop for the early application studies of their new Klystron family of electron tubes. In 1943 Glass Engineering moved in. Dr. Pickles from the Rockefeller Institute developed an ultra centrifuge used to separate blood to check cholesterol in one of the garages on the property. From 1949 to 1954 the building housed the Carousel Little Theatre. The San Carlos Community Theatre and Peninsula Comic Opera Company also presented their productions in the facility.

20. Sources Drake, Fred, "History of San Carlos," San Carlos Enquirer, 10/9/52  
San Carlos Enquirer, Golden Jubille Edition, 1975

21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
 State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
 Date of evaluation 6/20/91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
 By (name) Kent L. Seavey  
 Organization San Mateo County Hist. Assoc.  
 Address 1700 W. Hillsdale Boulevard  
 City & Zip San Mateo, CA 94402  
 Phone (415) 574-6441





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

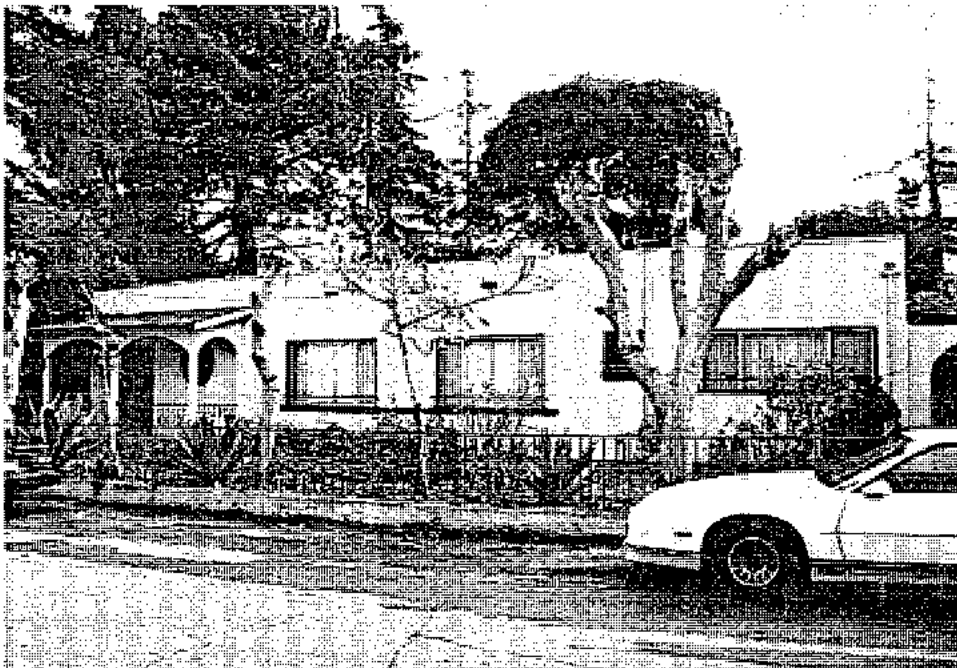
1. Historic name C.C. Morse Seed Company Office
- \* 2. Common or current name \_\_\_\_\_
- \* 3. Number & street 211 Bay Tree Road Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565600/4150330 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 051-321-110 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-story wood framed building, "L" shaped in plan, rests on a concrete foundation. The exterior wall cladding is a smooth stucco. The flat roof is covered with tar and gravel. A partial width shed roofed entry porch supported on thin posts between segmentally arched spandrels is found at the northern corner of the facade. It is covered with composition shingle. The multi-paned front door is flanked to the west by a round fixed window. Other fenestration is irregular and includes aluminum sliding windows of various sizes flush with the wall surface. The building has undergone a number of changes since its conversion from the C.C. Morse Seed Company headquarters in the 1920's to residential use in 1932.



8. Planning agency City Planning Department
9. Owner & address  
Eulogio & Elena Mendoza  
211 Bay Tree Road  
San Carlos, CA 94070
10. Type of ownership Private
11. Present use Residential
12. Zoning R-1
13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1918F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Converted to Residence 1932 Undated Window Changes
16. Architect \_\_\_\_\_ Builder \_\_\_\_\_
17. Historic attributes (with number from list) (06) Business Office

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Flower Industry Area San Carlos  
Period 1917-1929 Property type Company Headquarters Context formally developed? Yes

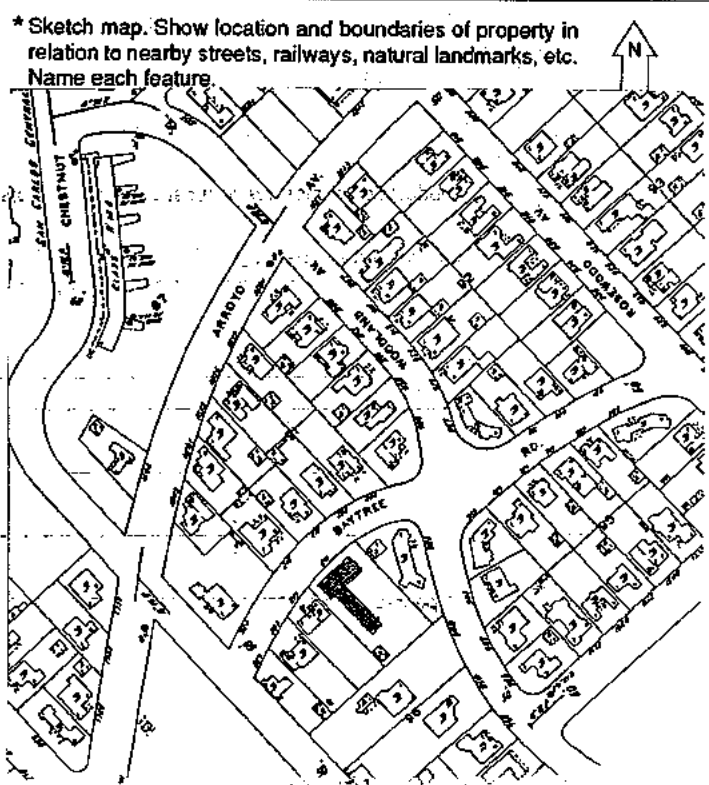
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This was the site of the C.C. Morse Seed Company headquarters in San Carlos. It is significant for the contribution made by Morse to the flower industry in the city. In 1918 sixty-acres, more or less, of the Brittan Estate between Arroyo Avenue on the north and Brittan Avenue on the south and from El Camino on the east to Chestnut Street on the west were purchased by George & Boardman Thomas who in turn sold the property to the C.C. Morse Seed Company. After sinking a deep well and building a pumping plant on El Camino Real and running water lines as far west as Chestnut Street the Morse people planted the acreage as a trial proving ground for sweet pea seed stock. Charley Wong was Morse's foreman on the project. In 1929 when the water became brackish, the company moved their operation to Mountain View. The area was later subdivided by the real estate firm of Lyon & Hoag as San Carlos Gardens. The site of the old company headquarters is all that remains of this important San Carlos industry.

20. Sources Mahany, E. Through The Years in San Carlos. SC Villagers, 1968 PP. 89-90  
Sanborn Map of San Carlos, 1950

21. Applicable National Register criteria 5S2
22. Other recognition  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 9-2-91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Edward R. Burton, Sr. Park
- \* 2. Common or current name Burton Park
- \* 3. Number & street \_\_\_\_\_ Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565700/4150190 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. \_\_\_\_\_ Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources 2
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Burton Park is bounded by Arroyo Avenue on the northwest, Brittan Avenue on the southeast and Cedar Street on the southwest with Woodland Avenue on the northeast. It is "L" shaped in layout with both grassed and tree lined playing areas. It is surrounded by single family residences in a well established neighborhood. Chestnut Street dead ends into the park at the inside angle of the "L". The two buildings being nominated as historic resources, the amphitheater complex and restrooms, are just NE of the termination point of Chestnut Street.

\*Attach photo envelope here  
Put address and photo date on rear of photo

8. Planning agency City Planning Department
9. Owner & address  
City of San Carlos  
666 Elm Street  
San Carlos, CA 94070
10. Type of ownership Public
11. Present use Public
12. Zoning R-1
13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

# HISTORICAL INFORMATION

- \*14. Construction date(s) 1937-40F Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect \_\_\_\_\_ Builder \_\_\_\_\_
17. Historic attributes (with number from list) 31 Urban Open Space 35 WPA Project

# SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Community Development Area San Carlos  
 Period 1937-1940 Property type City Park Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Burton Park was the first public recreation facility established by the City of San Carlos. It was also the first Works Progress Administration project in the community. In 1936 at the urging of Planning Commission Chairman Fred Drake then Mayor Asa Hull appointed Councilman Albert H. Saghorn to seek out and acquire land for park and recreation purposes. In late 1937 Saghorn recommended the purchase of 38 building lots bounded by Arroyo Avenue, Chestnut Street, Brittan Avenue and Cedar Street. In March of 1938 the citizens passed a 20 year bond issue in the amount of \$28.100 for the purchase of the designated property. A provision of the sale precluded the land from being used for the game of baseball. The San Carlos Men's Athletic Club, through their President Edward R. Burton, Sr., successfully argued the baseball issue leading to the purchase of an additional 3.38 acres for the park where the game could be played. Work on the park commenced with City Councilman Donald Lilly in charge of a Works Progress Administration project to construct an office, restrooms and a clubhouse with open air amphitheater. All were built of bitu-adobe by local men under the program. The park was

20. Sources (Continued on Attached Sheet)

San Carlos Enquirer, Pp. 7, 10, 1975

21. Applicable National Register criteria 5S1

22. Other recognition \_\_\_\_\_

State Landmark No. (if applicable) \_\_\_\_\_

23. Evaluator Kent L. Seavey

Date of evaluation 8-10-91

24. Survey type C

25. Survey name San Carlos Historic Resource Inventory

- \*26. Year form prepared 1991

By (name) Kent L. Seavey

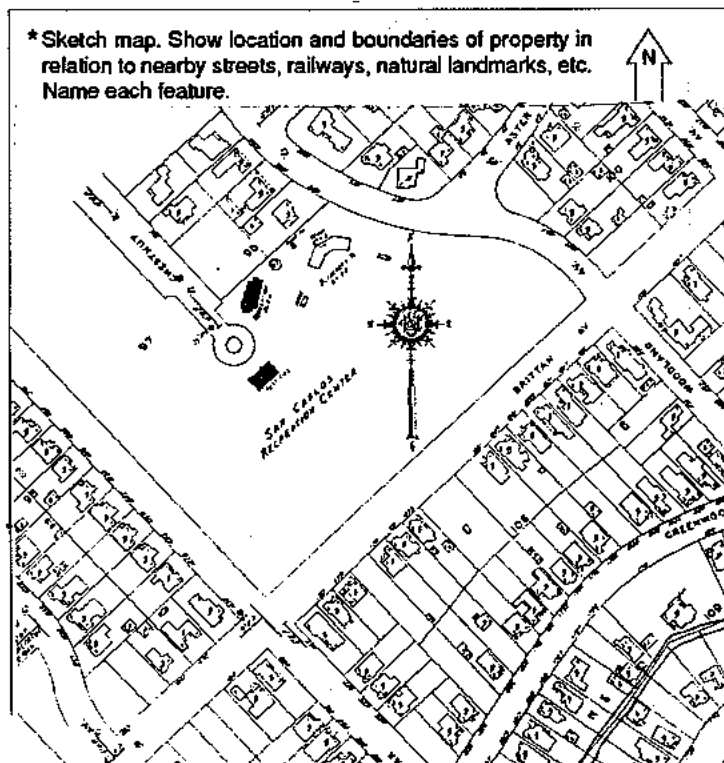
Organization San Mateo County Historical Assoc

Address 1700 W. Hillsdale Boulevard

City & Zip San Mateo, CA 94402

Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.





## Continuation of Historic Resource Inventory - Burton Park

### Significance and Evaluation

dedicated in 1940. It was rededicated in June of 1960 in honor of Edward Burton's many years of service to the community.

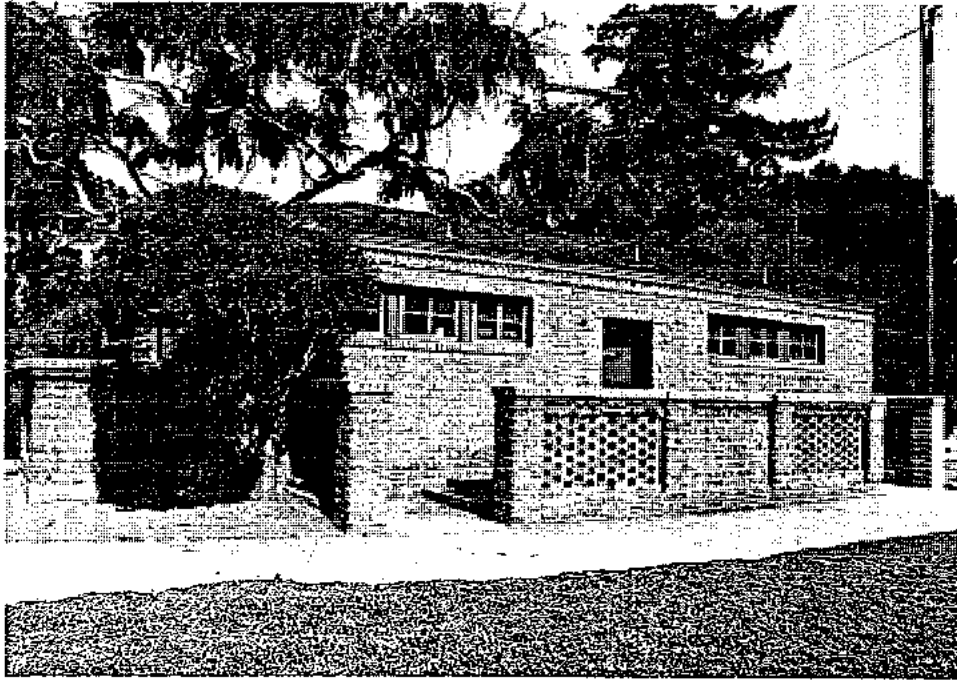


10/565700/4150190

1. Burton Park (Club House)

Construction Date: 1939

A one story adobe building, rectangular in plan, resting on a concrete slab foundation. The exterior wall cladding is adobe brick with bitumin emulsifier in an American bond with concrete bond beam. The rafter tails of the overhanging hipped roof are visible. The roof is covered with a wood shake. A large adobe eave wall chimney appears centered along the west (rear) elevation. It is directly opposite the large front doors. Fenestration is irregular with 2/3 outward opening awning type windows along the south facing facade with wood lintels above. On the rear elevation flanking banks of four light hopper windows are found high in the wall in concrete casings. A cinder block addition extends one bay from the south side wall. As constructed the building housed a club house with an office, kitchen and recreation room. An amphitheater fronts the building with low adobe retaining walls forming the stage area. There are concrete piers on which wood board seats are placed during performances.



10/565700/4150190

2. Burton Park (restrooms)

Construction Date: 1939

A one story adobe building, rectangular in plan, resting on a concrete slab foundation. The exterior wall cladding is adobe brick with a bitumin emulsifier in an American bond. A stepped cornice of decorative brickwork and lattice-like brick venting in the porch walls that surround the building give a sense of old Mexico. The low pitched hipped roof is covered with wood shake. Fenestration includes banks of four light wood awning type windows high in the walls with recessed metal flush doors centered on the SE facing facade and NW rear wall. There is an entry along the SW side wall as well. This building was constructed as a restroom facility with the original park office and a storage room.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

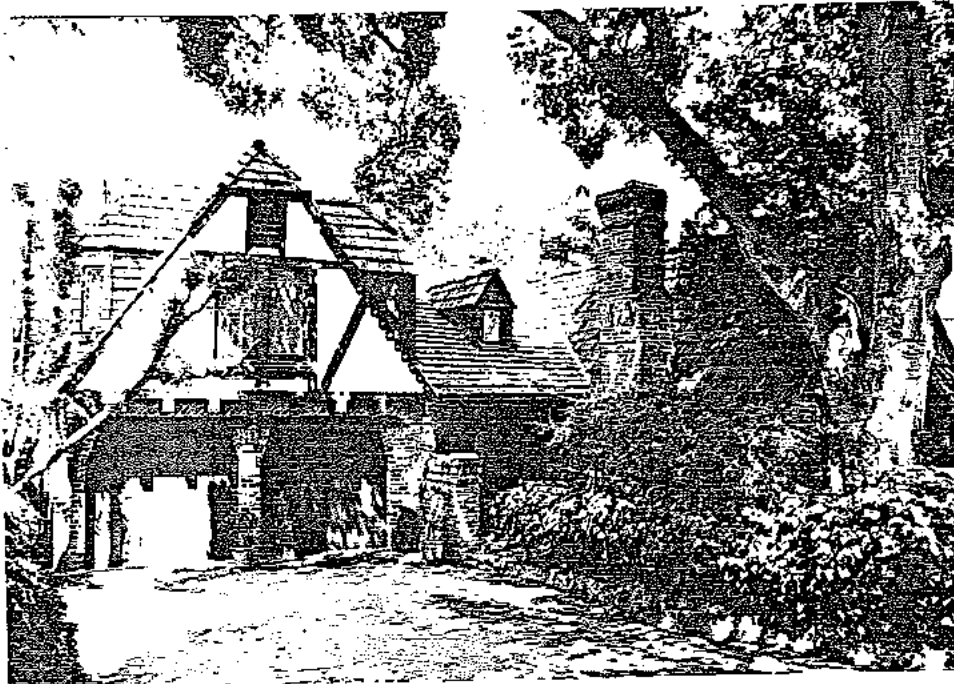
1. Historic name George Faulstich Residence
- \* 2. Common or current name \_\_\_\_\_
- \* 3. Number & street 2222 Carmelita Drive Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 564240/4150550 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 049-331-170 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-and-one-half story wood framed residence, irregular in plan, rests on a concrete foundation. The exterior wall cladding is a brick veneer at the first story with half-timbered stucco above in the gable-end of the garage wing. The roof is cross-gabled with jerkin heads at the principal gable ends. The cross-gables of the garage wing are sheathed in wood shingle. There is a small roof dormer over the entry between the two-car attached garage and main building block. The roof covering is a heavy wood shake. A large brick eave wall chimney is found along the side (west) elevation of the prominent front facing gable next to the recessed entry. Fenestration is irregular with a combination of fixed and outward opening casement windows and 1/1 double-hung sash. Many of the windows are leaded glass with small diamond shaped panes. The garage wing has planked wood doors separated by corbeled brick piers below a heavy wood beam. The sequence of construction was the garage wing first in 1935 followed by the main block shortly after. The setting is bucolic with mature trees and shrubbery all around.



8. Planning agency City Planning Department
9. Owner & address  
Robert & Judy Hendrickson  
2222 Carmelita Drive  
San Carlos, CA 94070
10. Type of ownership Private
11. Present use Residential
12. Zoning R-1
13. Threats None

94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1935F Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect/Designer - Altha Faulstich Builder George Faulstich & Henry Faulstich
17. Historic attributes (with number from list) (02) Single Family Dwelling

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1935-1945 Property type Single Family Dwelling Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

A particularly nice rustic version of the Tudor Revival style of architecture. The best of the few examples in San Carlos to employ brick as an exterior wall cladding. It was constructed in 1935 by George Washington Faulstich who founded the Black Mountain Spring Water Company. George's wife Altha Faulstich was the designer. The home was built with the help of his brother Henry. The garage wing was constructed first and occupied by the family while the main block of the building was finished. In 1937 while on a horse ride in the San Carlos hills Faulstich came across a stream of water that was particularly pure and fresh. He subsequently purchased the property on which the spring's source was located and named it the "Three Sisters Ranch" after his daughters. He began bottling the water for sale using the Carmelita home as Black Mountain Water's first office. The operation grew to 73 employees serving nine counties and is still one of San Carlos' premiere small business successes. Faulstich also founded the San Carlos Manor Water Company in the 1930's pumping from a facility directly behind his home along Pulgas Creek.

20. Sources Bottled Water Reporter, April/May 1984  
Personal Interview with Joseph Bullock, George Faulstich's grandson and current CEO of Black Mountain Spring Water Company, 9-15-91  
San Carlos City Building Records  
Sanborn Map of San Carlos, 1950

21. Applicable National Register criteria 5S1

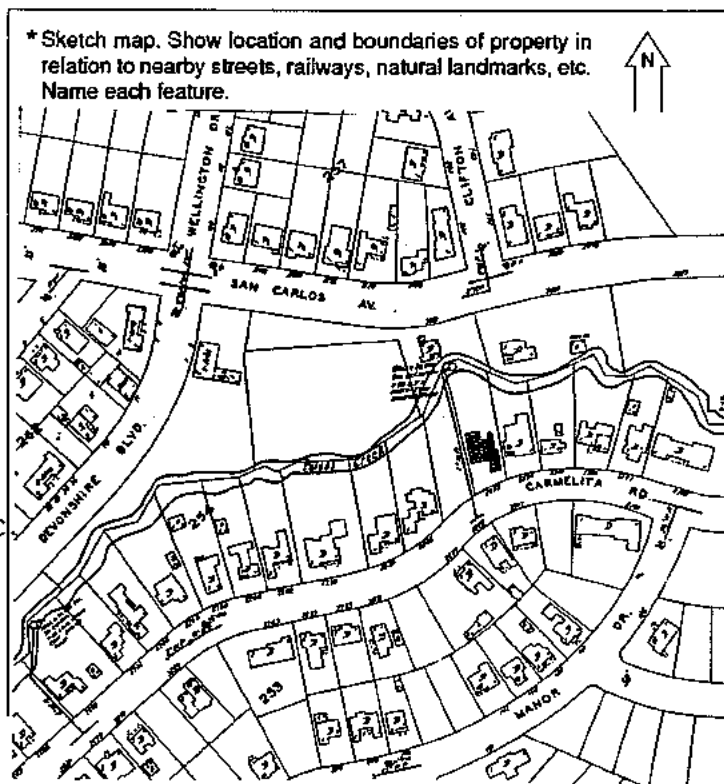
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_

23. Evaluator Kent L. Seavey  
Date of evaluation 9-20-91

24. Survey type C

25. Survey name San Carlos Historic Resource  
Inventory

\*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name \_\_\_\_\_
- \* 2. Common or current name \_\_\_\_\_
- \* 3. Number & street 425 Cedar Street  
City San Carlos Vicinity only \_\_\_\_\_ Cross-corridor \_\_\_\_\_  
Zip 94070 County SMA
4. UTM zone 10 A 564920/4150930 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-061-030 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one story wood framed residence irregular in plan resting on a concrete foundation. The exterior wall cladding is wood shingle. The roof is complex with a series of hipped, gabled and shed coverings that represent solutions to a series of additions over time. It is covered in a composition shingle. All were in place by 1950. At least four rooms of the house date to the 1850's. Their ceilings are of 1" x 4" tongue-in-groove redwood. They are cathedral type, sort of an inverse hip, giving a feeling of space. An open shed roofed porch is formed from the right angles of the original structure and a wing addition toward the SE. It is supported by four chamfered posts on the earliest portion and a structural wing wall on the newer construction. Fenestration is irregular with a variety of fixed and double-hung wood sash. The house is well set back from the street in a garden setting with a number of mature trees.



8. Planning agency City Planning Department

9. Owner & address  
Ruth E. Markley  
425 Cedar Street  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1853A Original location Same Date moved \_\_\_\_\_
15. Alterations & date Series of Room Additions, Not Dated
16. Architect \_\_\_\_\_ Builder Timothy Guy Phelps
17. Historic attributes (with number from list) (02) Residence

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Era of Large Land Owners Area San Carlos  
Period 1853-1888 Property type Single Family Residence Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The residence is in part the original ranch house of Timothy Guy Phelps, San Mateo County's first state senator in 1857, and the earliest prominent American resident of San Carlos. In 1854 he purchased 200 acres of the Rancho Las Pulgas from Donna Maria Arguello including the family adobe constructed in 1821. Phelps built a wooden house adjacent to the adobe as headquarters for his cattle and grain operation which would eventually encompass 3,500 acres. Phelps was also the first president of the Southern Pacific Railroad and recognized the areas potential as a railroad townsite. In October of 1885 he attempted to implement his town building scheme under the name PhelpsVille but was unsuccessful. In 1888 he sold a portion of his dairy west of the railroad to Timothy Hopkins and Nicholas Smith who platted and named San Carlos. Phelps was an imposing figure in regional politics, serving as both state senator and assemblyman, and as a California Congressman in Washington during the Civil War. A close personal friend of Abraham Lincoln he was cofounder of the Republican Party in San Mateo County.

### 20. Sources

Hynding, A., From Frontier To Suburb, Star Pub. Co. Belmont, CA 1982. P. 69, 127.  
Mahany, E.C., Through The Years in San Carlos, San Carlos Villagers, 1968. PP. 6-7  
Stanger, F.M., South From San Francisco,  
San Mateo Co. Hist. Assoc., 1963. P. 63

21. Applicable National Register criteria 3S

22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_

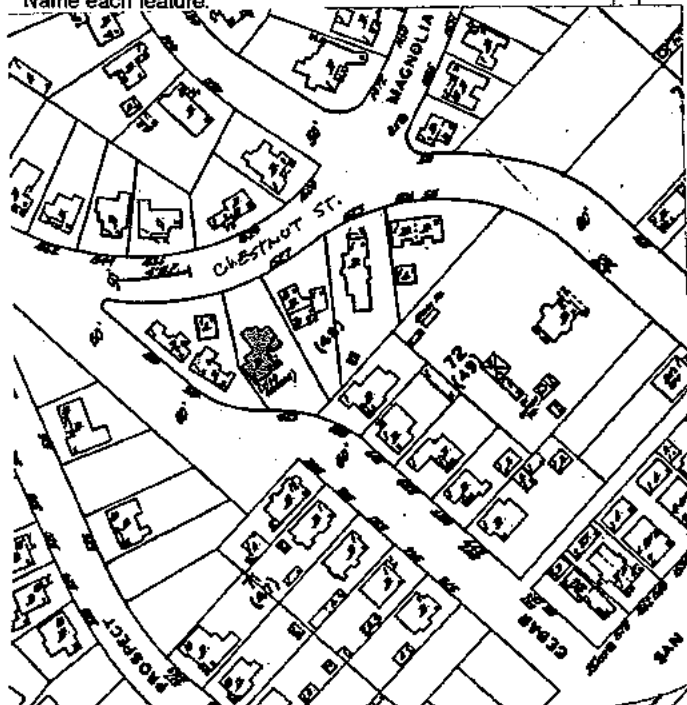
23. Evaluator Kent L. Seavey  
Date of evaluation 6/30/91

24. Survey type C

25. Survey name San Carlos Historic Resources  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

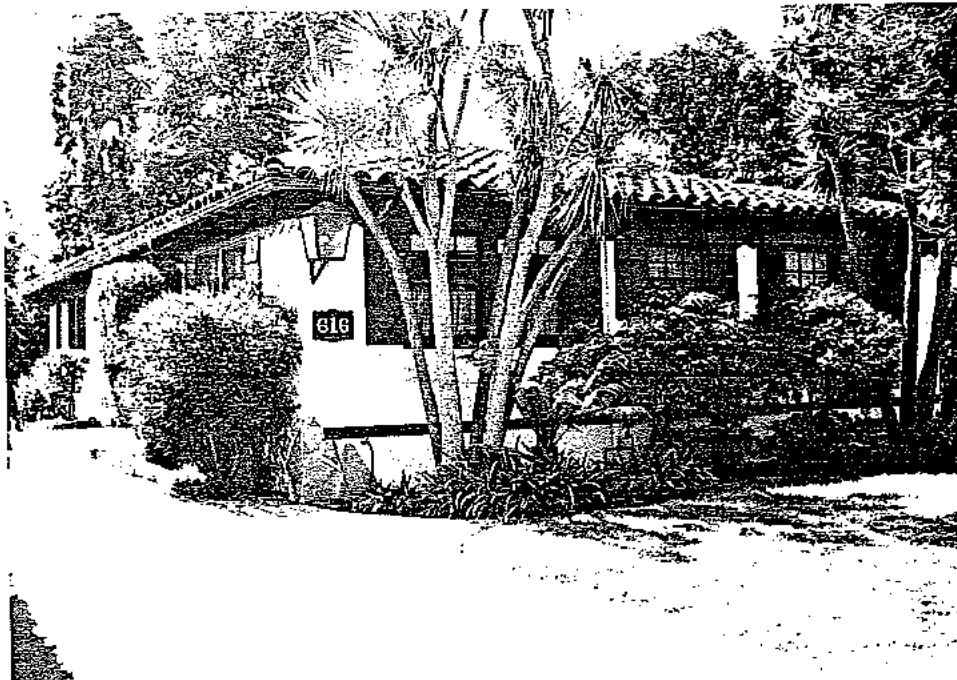
1. Historic name \_\_\_\_\_
- \*2. Common or current name \_\_\_\_\_
- \*3. Number & street 616 Cedar Street Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565160/4150855 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-122-070 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-story wood framed apartment building with one-and-one-half-story attached wing to rear resting on a concrete foundation. The exterior wall cladding is a smooth stucco. There is an interesting vertical wood frieze or skirt under the wide overhanging roof eaves giving a chevron pattern to the stucco walls. It is carried under the eaves of the one-and-a-half-story wing as well. A stuccoed interior chimney pierces the roofline near the eave along the rear (NW) wall to the SW. The low pitched hipped roofs are covered with Spanish tile. The entry is recessed behind a rounded arch centered along the facade (SE) elevation. Fenestration is irregular with single and paired 6/1 double hung wood sash windows and a fixed porthole window in the upper story of the wing on the SW elevation. The windows have wood plank shutters with a vertical curvilinear shaped pattern. This basically Spanish Eclectic style building has a decidedly Moderne feel making it an unusual and remarkably intact example of the flexibility of this architectural form. It is well landscaped with semi-tropical plants around the building perimeter set back from the street behind a wide lawn.



8. Planning agency City Planning Department

9. Owner & address  
Alejandro & Nelly Diaz  
616 Cedar Street  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-3 R-4

13. Threats Development

94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.



## HISTORICAL INFORMATION

- \*14. Construction date(s) 1936F Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect \_\_\_\_\_ Builder Roy Gover
17. Historic attributes (with number from list) (02) Single Family Residence

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Residential Development Area San Carlos  
Period 1928-1941 Property type Single Family Residence Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This is a particularly interesting variation of the Spanish Eclectic architectural style and the only one of its kind in San Carlos. It successfully incorporates Moderne design elements including the chevron pattern formed by a wooden frieze at the roof-wall junction, curvilinear shapes in the wood shutters and a porthole window into an otherwise simple but stylized expression of the popular Spanish mode. Contractor Roy Gover was the builder of this small apartment complex but one suspects an architect's hand behind the subtle mixture of styles. The building appears to be unaltered from its original construction in 1935.

20. Sources Sanborn Map of San Carlos 1950

21. Applicable National Register criteria 5S2

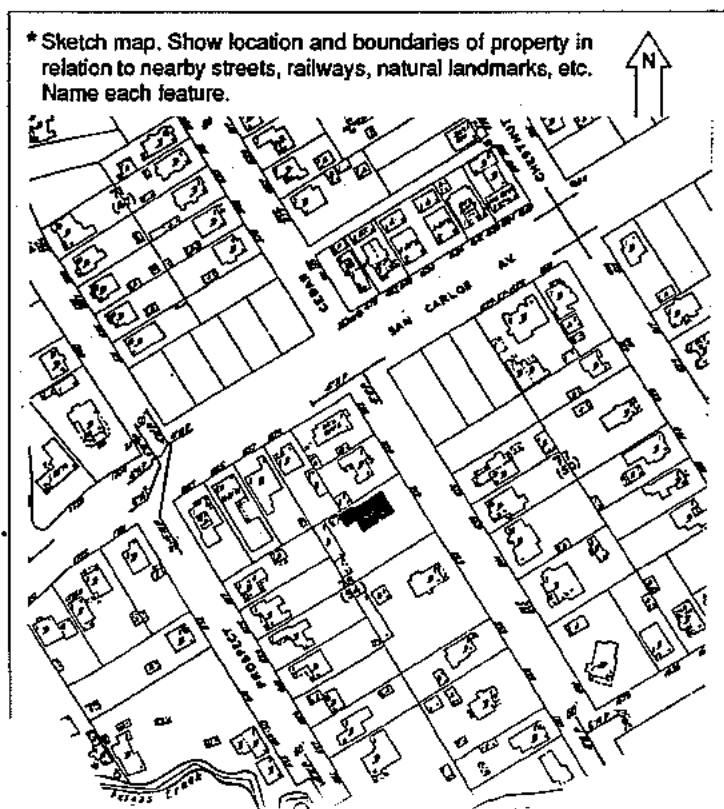
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_

23. Evaluator Kent L. Seavey  
Date of evaluation 9-8-91

24. Survey type C

25. Survey name San Carlos Historic Resource Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name \_\_\_\_\_

\*2. Common or current name \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

\*3. Number & street 1431 Cedar Street Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA  
4. UTM zone 10 A 566020/4149640 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_  
5. Quad map No. 94070 Parcel No. 051-388-180 Other \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_  
\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-and-one-half story wood framed residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a horizontal drop siding. The roof form is an intersecting gambrel and gable, with the gambrel portion parallel to the street and the gabled portion to the rear and perpendicular to the street. All roof covering is composition shingle. The gambrel roof has unusual clipped or Jerkin headed gable ends as well as louvered eyebrow vents flanking a curved pediment above the centered main entry. This feature is supported by pairs of slender wood columns resting on a raised brick porch. The wood panelled three-light front door has side-lights and is capped with a fanlight. The balanced symmetry of the SW facing facade is somewhat skewed by the arched wing wall to the SE and the pergola to the NW that acts as a port-cochere. Fenestration is generally symmetrical with identical multi-paned three-part windows flanking the central entry. Similar window forms appear in the side-walls as do 3/1 double-hung wood sash. The House is set back from the street in a simply landscaped yard.



8. Planning agency City Planning Department

9. Owner & address  
Dorothy Tamburini  
P.O. Box 554  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1932F Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect \_\_\_\_\_ Builder J. Besio
17. Historic attributes (with number from list) (02) Single Family Residence

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Residential Development Area San Carlos  
Period 1925-1941 Property type Single Family Residence Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

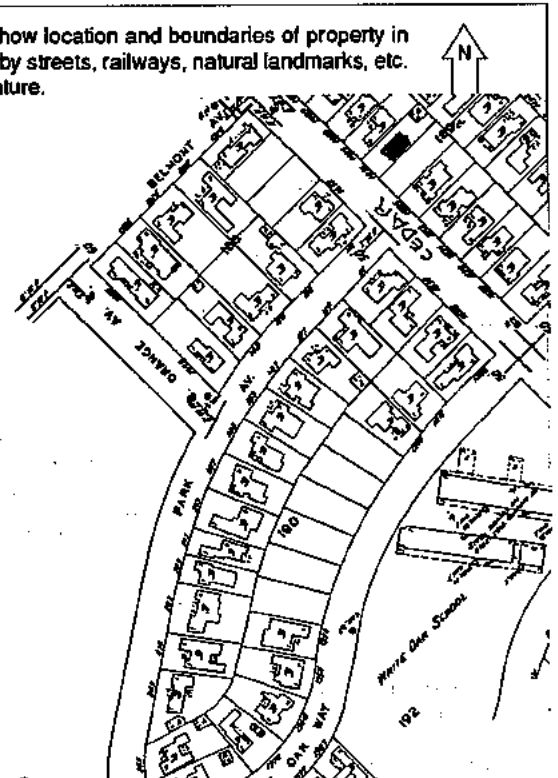
This is the best example in San Carlos of a vernacular form of building from the 1920's and 30's known as a pedimented bungalow. It was a five or six room house with intersecting roofs where the one parallel to the street gave the appearance of far more room than the building actually accommodated. The facade always had an entrance pediment. In this case the porch is small and the pediment serves the entrance door as a cover. Pergolas were common, sometimes covering the entire facade as an open porch or, in this case, acting as a port-cochere. This example draws heavily from the Colonial Revival decorative vocabulary balancing its strong symmetry with a whimsical touch in the Palladian treatment of the entry door. Built by J. Besio for \$5,000 in 1932.

20. Sources Sanborn Map of San Carlos, 1950.

21. Applicable National Register criteria 551
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 9-24-91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
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OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

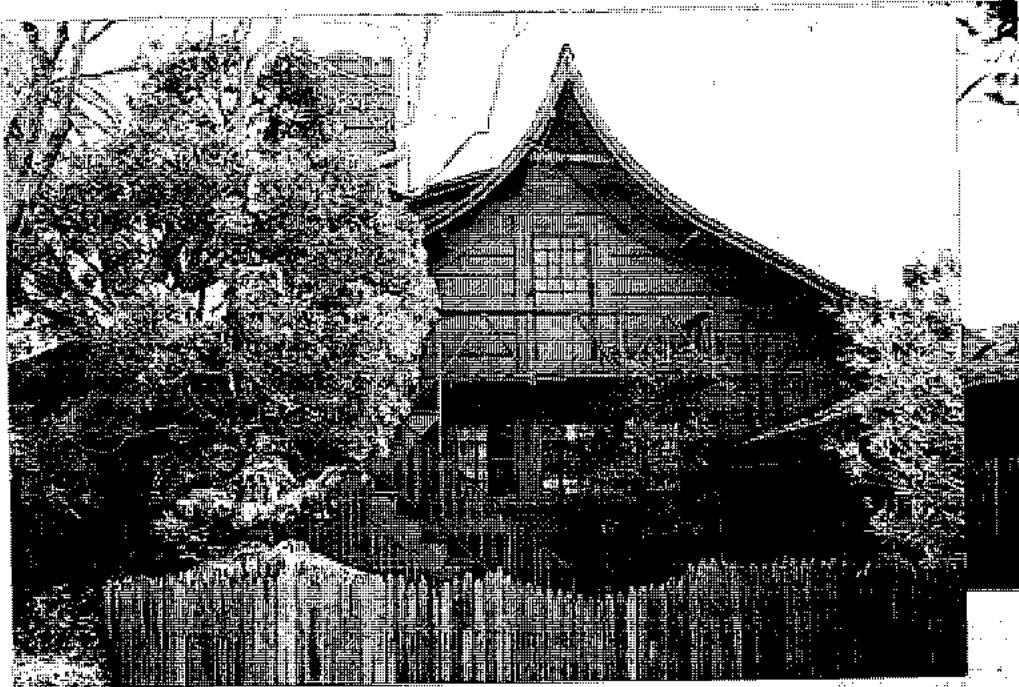
1. Historic name Pagoda House
- \*2. Common or current name \_\_\_\_\_
- \*3. Number & street 300 Chestnut Street  
City San Carlos Cross-corridor \_\_\_\_\_  
Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 564900/4151265 B C D
5. Quad map No. 4070 Parcel No. 050-043-030 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-and one-half story wood framed residence basically square in plan resting on a concrete foundation. The exterior wall cladding is a wide horizontal wood drop siding. The flared side-gabled catslide roof has a shed roof dormer in the east (facade) elevation. The original small square bay that projected out below this feature has been widened and enclosed. A modern wood encased interior fireplace pierces the roof slope in the dormer. The roof covering is wood shingle. A rear addition creating the catslide roof is to the west. An open porch entry under a flared roof on the south (side), and an open, side-approach staircase to access the upper floor on the north (side) elevation were added about 1909 to turn what had been a one room lodge or cottage into living quarters. A separate cottage of similar design was incorporated into the main structure at the SW corner as a bedroom after 1946, as was a one story gabled wing at the NW corner. Fenestration was originally a combination of fixed 1/1 windows w/ diamond pattern glazing above and large and small multi-paned wood casement windows. Some of these elements still remain. The house is sited on a well landscaped hilltop in a well-built-out residential neighborhood.



8. Planning agency City Planning Department
9. Owner & address Jack & Barbara R. Jones  
300 Chestnut Street  
San Carlos, CA 94070
10. Type of ownership Private
11. Present use Residential
12. Zoning R-1
13. Threats None

A 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

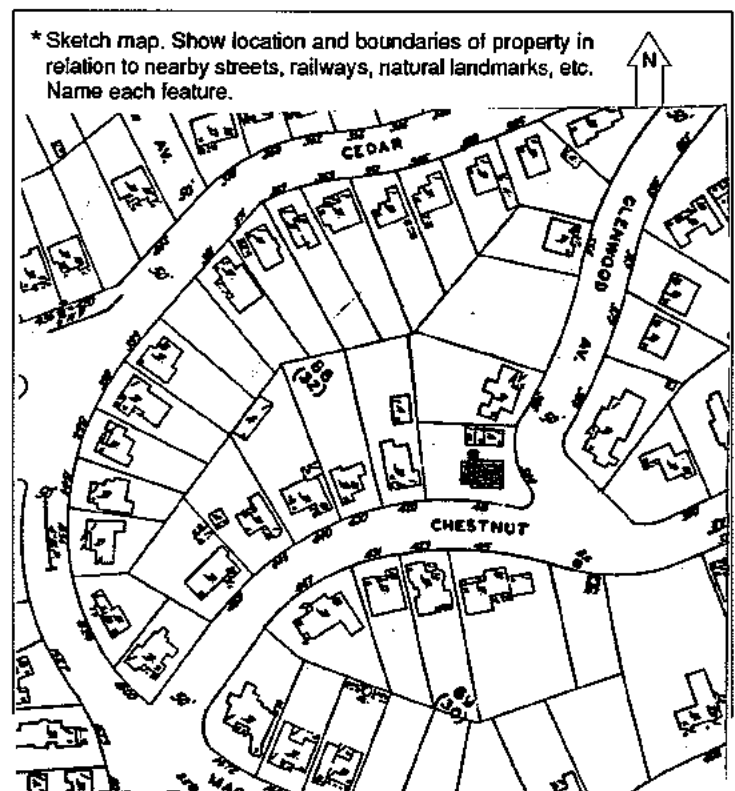
# HISTORICAL INFORMATION

- \*14. Construction date(s) 1889F Original location Yes Date moved \_\_\_\_\_
15. Alterations & date Stairs and upper door on north (side) elevation, CA 1909 Front bay framed in. After 1946 cottage incorporated into main building 1950s as sw bedroom, chimney cased
16. Architect /Designer N.T. Smith & Others Builder \_\_\_\_\_ N/D
17. Historic attributes (with number from list) (13) Social Hall (02) Residence

# SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Era of Railroad Promotion Area San Carlos  
 Period 1888-1907 Property type Social Hall/Residence Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.
- This building is the last physical reminder of the contribution of Captain Nicholas T. Smith as one of the founders of the town of San Carlos. Smith was born in Albany, New York in 1829 where he grew up to become a Captain in the Hudson River steamer trade. In 1852 he came to California with his friend Leland Stanford and was his partner in dry goods and grocery store in the gold country. He became Treasurer of both the Central and Southern Pacific Railroads. Smith and four partners formed the San Carlos Land Company in 1888 purchasing 173.2 acres of the Timothy Guy Phelps property. They platted the town of San Carlos, graded streets and laid sewers in anticipation of rapid growth. Smith and his wife, the former Mary Hooker, built a beautiful home at the NW corner of Laurel Street and San Carlos Avenue, which is no longer standing. Capt. Smith and his associates were constantly beset by people seeking funding for various projects and causes. To secure privacy for himself and his friends who enjoyed the game of poker he constructed his "Pagoda House" away from town atop the Chestnut Street hill. The design, according to the family, came from the folding of two cards on top of a block of wood.
20. Sources Mahany, E. Through The Years in San Carlos, 1969  
Interview with Barbara R. Jones, Owner of House, March 10, 1991

21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
 State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
 Date of evaluation 7/25/91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
 By (name) Kent L. Seavey  
 Organization San Mateo County Hist. Assoc.  
 Address 1700 W. Hillsdale Boulevard  
 City & Zip San Mateo, CA 94402  
 Phone (415) 574-6441



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

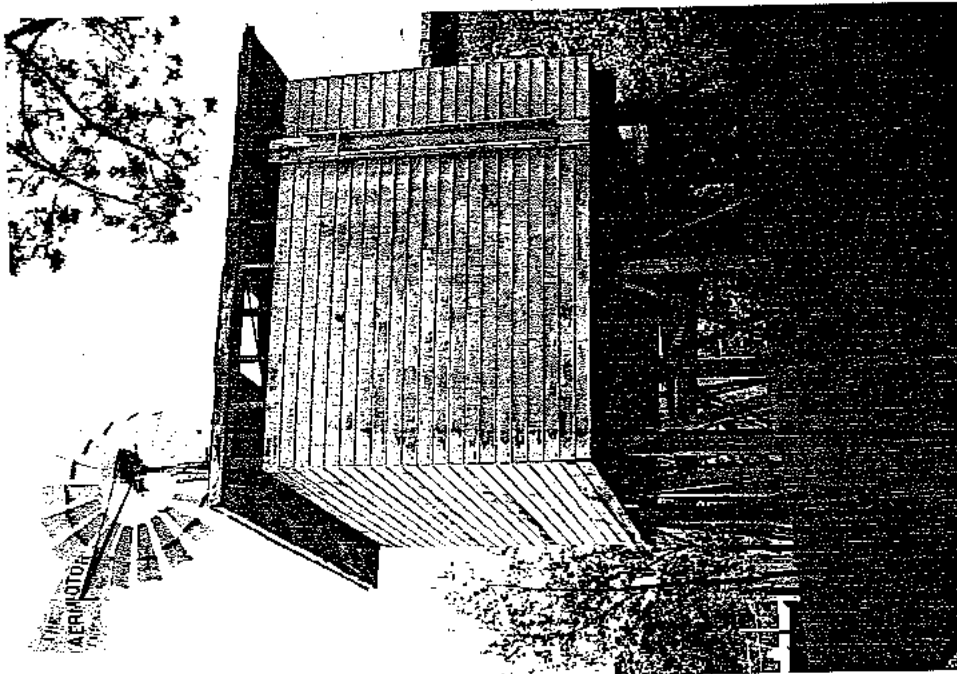
Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

1. Historic name \_\_\_\_\_
- \* 2. Common or current name Windmill and Tankhouse
- \* 3. Number & street 700 Chestnut Street Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565280/4150700 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 10 Parcel No. 050-141-360 Other \_\_\_\_\_

DESCRIPTION

6. Property category Structure If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A redwood framed windmill and tank house, square in plan, rests on a braced post and beam foundation. The exterior wall cladding is a medium width horizontal drop wood siding. Vertical quarter-round strips cover the board ends at each corner. The enclosed circular redwood water tank is held in place by adjustable iron rings. The tank house is capped with a hipped roof covered with composition single. The vertical pump is operated by an Aeromotor fan. Water from the tank was drawn from the deep aquifer by wind action and employed by the user through gravity flow before the introduction of petroleum generated engines.



8. Planning agency  
City Planning Commission

9. Owner & address  
Dorothy Zeh  
701 Chestnut Street  
San Carlos, CA 94070

10. Type of ownership Private
11. Present use Non-Commercial
12. Zoning R-3
13. Threats Zoning

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

# HISTORICAL INFORMATION

- \*14. Construction date(s) 1908A Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect \_\_\_\_\_ Builder \_\_\_\_\_
17. Historic attributes (with number from list) 11 Windmill and Tank House

# SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Community Development Area San Carlos  
 Period 1907-1925 Property type Windmill/Tankhouse Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This is one of the very few remaining windmills and tank houses that once were the sole source of water supply to the town of San Carlos. They were in regular use as late as the 1920's. Prior to that time the only local "water line" ran from a live spring in the Pulgas Creek on Nat Brittan's property supplying residences along Cypress (San Carlos) Avenue and the railroad depot. The San Carlos Park Syndicate developed a 110,000 reservoir in the foothills but was unable to put it into operation prior to its dissolution in 1917. Fred H. Drake was able to bring a regular water supply to San Carlos through his San Carlos Water Company using the existing reservoir and access to the Spring Valley Water Company's resources in San Carlos. There were in all five water companies in San Carlos. In 1953 the last of them, the San Carlos Manor Water Co. was sold to the California Water Company.

The Aeromotor windmill on the tank house was a revolutionary advance in windmill technology when it was introduced to the public in 1888 by L.W. Noyes of Chicago. Thin steel slats slightly curved in cross section replaced traditional wooden slats and allowed his fan or wheel to respond to the slightest breeze. The vertical

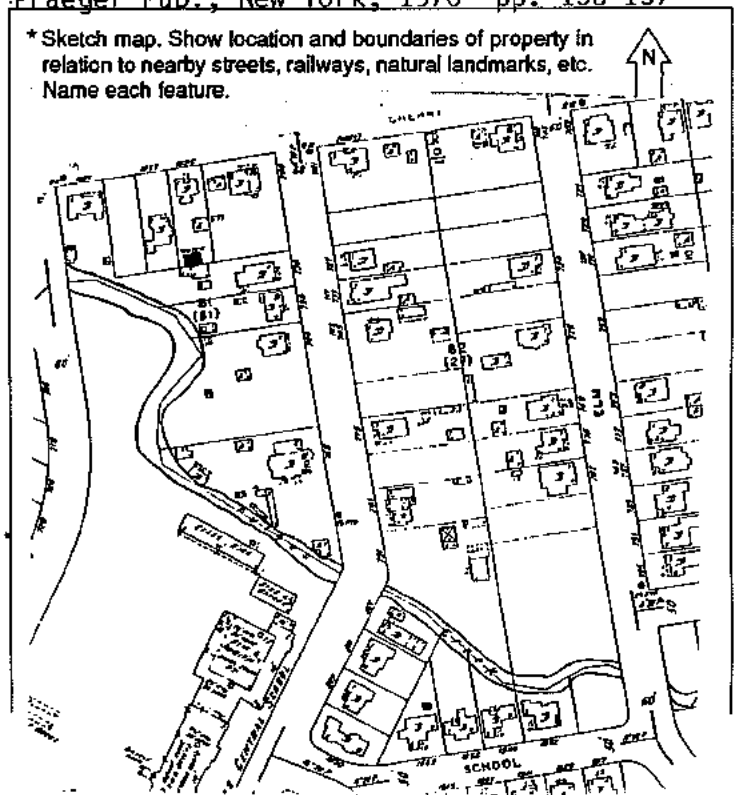
(Continued on Attached Sheet)

20. Sources: Mahany, E. San Carlos Through The Years, S.C. Villagers 1968 p. 30  
 Patridge, M. Farm Tools Through The Ages, Graphic Soc. New York, 1973 pp. 205-206  
 Reynolds, John. Windmills and Watermills, Praeger Pub., New York, 1970 pp. 156-157

21. Applicable National Register criteria 5S1
22. Other recognition \_\_\_\_\_  
 State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
 Date of evaluation 10/16/91
24. Survey type C
25. Survey name San Carlos Historical Resource Inventory

- \*26. Year form prepared 1991  
 By (name) Kent L. Seavey  
 Organization San Mateo County Historical Assoc.  
 Address 1700 W. Hillsdale Boulevard  
 City & Zip San Mateo, CA 94401  
 Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



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OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

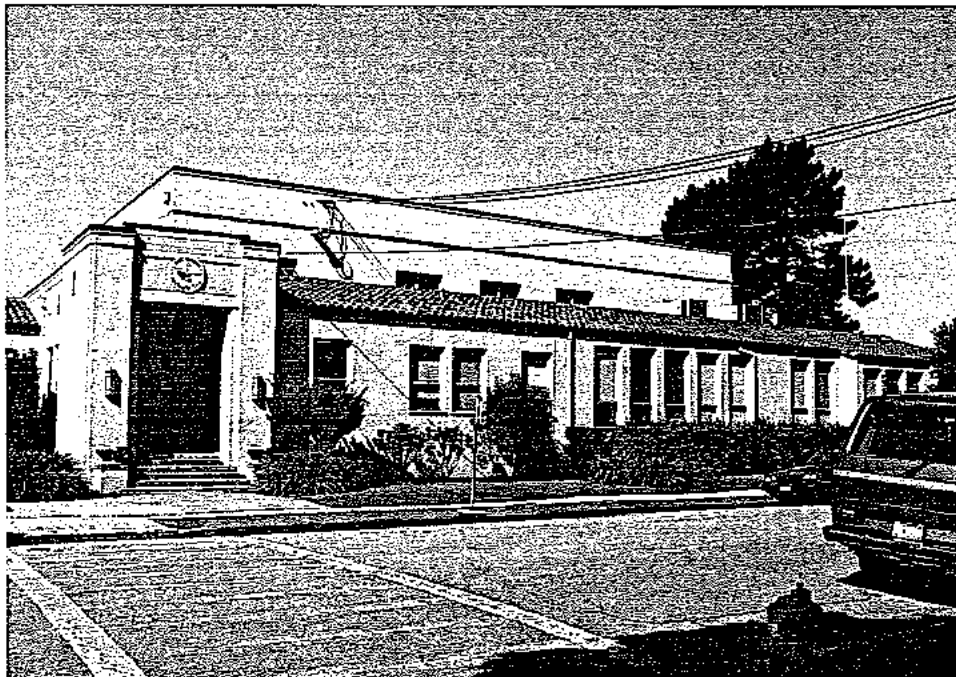
1. Historic name San Carlos Central School
- \* 2. Common or current name Central School Auditorium
- \* 3. Number & street 828 Chestnut Street Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565400/4150540 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-141-350 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Site If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-story reinforced concrete school building with auditorium two-stories in height. It is basically rectangular in plan resting on a concrete foundation. The exterior wall cladding is textured stucco. The building has a low pitched one story gable roof covered with Spanish tile along the NE Chestnut Street elevation (front) and parapeted flat roofs over the entrances and covering the trussed auditorium capped with tar and gravel. Fenestration is irregular. There are fixed windows with outward opening awning windows below in various sizes. The building was constructed through the Federal Emergency Administration of Public Works in 1939 and listed as PWA Docket # Calif. 1864. It has been used as the site of the San Carlos Chicken's Ball since the event's inception in 1940.



8. Planning agency City Planning Department
9. Owner & address  
San Carlos Elem. School Dist.  
826 Chestnut Street  
San Carlos, CA 94070
10. Type of ownership Public
11. Present use Public
12. Zoning OS
13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.



## HISTORICAL INFORMATION

\*14. Construction date(s) 1939F Original location Same Date moved \_\_\_\_\_

15. Alterations & date Various to interior over time N/D.

16. Architect Thomas M. Edwards/H.A. Schary Builder \_\_\_\_\_

17. Historic attributes (with number from list) (13) Community Center (15) Educational Building  
(35) New Deal Public Works Project

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Cultural Development Area San Carlos  
Period 1940-Present Property type School Auditorium Context formally developed? Yes

\*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Chicken's Ball is one of the City of San Carlos' oldest charity and cultural events. It has become a community tradition over its fifty-one year history. Howard Demeke, the school's principal in 1940, initiated the Chicken's Ball to raise money for the school milk fund. As a student at San Francisco State College he had participated in the first known revival of the Ball, a celebration that dated back to San Francisco's Barbary Coast days. Tradition holds that once a year owners and managers of establishments along the infamous Barbary Coast and their guests joined together for a special variety show and competition. The winning act was selected by audience applause. The prize was a cup filled with gold coins. The prize in turn was given to the winner's favorite charity. The first show in 1940 ran one night for an hour-and-a-half and netted \$325.00. Over time this event has become biennial and been extended to a three hour show with an eight night run raising thousands of dollars for the Parent Teacher Association and its activities. At one point it was the single most successful school fund raising event in the United States.

## 20. Sources

Mahany, E. Through The Years in San Carlos, S.C. Villagers, 1968, p. 105  
San Carlos Enquirer, Jubilee Edition, July, 1975, p. 24  
Sanborn Map of San Carlos, 1950

21. Applicable National Register criteria 551

22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_

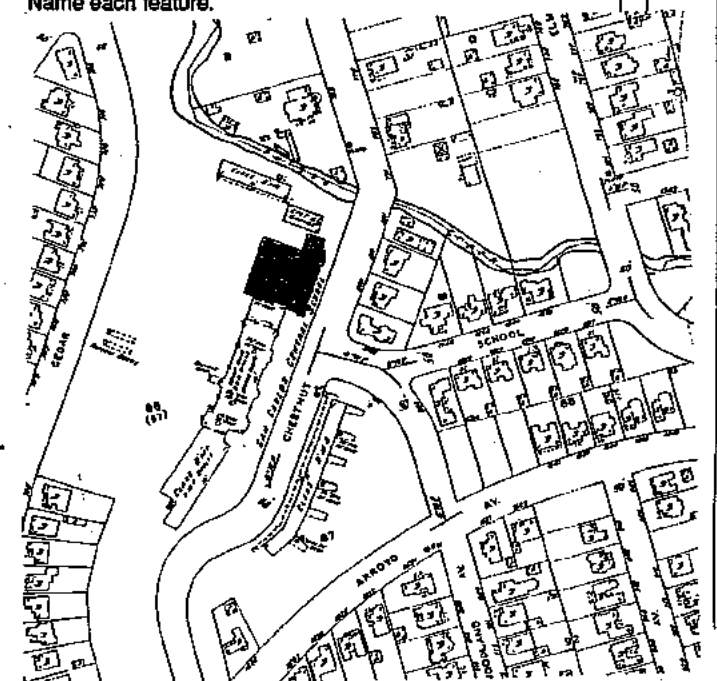
23. Evaluator Kent L. Seavey  
Date of evaluation 8-15-91

24. Survey type C

25. Survey name San Carlos Historic Resource  
Inventory

\*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



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DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

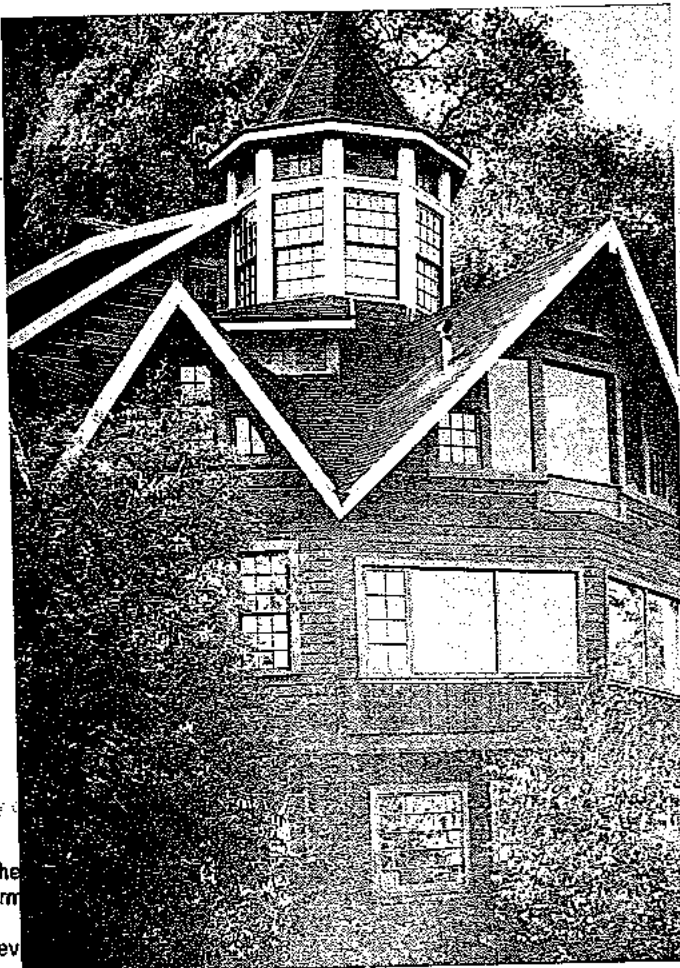
1. Historic name Brittan "Party House"
- \*2. Common or current name \_\_\_\_\_
- \*3. Number & street 125 Dale Avenue Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 564450/4150440 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 049-373-590 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two-and-a-half story wood framed lodge, octagonal in plan, resting on a concrete foundation. The exterior wall cladding is a combination of vertical board and batten, wood shingle, narrow horizontal "v" and wide horizontal drop wood siding. A wide redwood belt course divides each floor. This multi-faceted multi-gabled redwood "folly" is topped by a polygonal lantern with witches cap roof and finial. All roof coverings are in composition shingle. Fenestration is irregular with a variety of multi-paned wooden windows that are fixed, double-hung or transom type. Some have been replaced by large single panes. The upper-floor beneath the multitude of gables has about a 900 sq. ft. room that was used for Bohemian Club fetes. The "folly" is sited high on a hillside and surrounded by mature trees and bushes in a lush landscape setting.



8. Planning agency City Planning Department

9. Owner & address  
William & Judy Leydig  
P.O. Box 459  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

Send a copy of

\* Complete the  
survey inform

DPR 523 (Rev

ramento, CA 94296-0001

36 CFR 800). All items must be completed for historical resources

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1872F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Some window changes (glazing) over time
16. Architect James A. Adams Builder \_\_\_\_\_
17. Historic attributes (with number from list) (13) Social Hall (02) Single Family Residence

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Era of Large Estates Area San Carlos  
Period 1872-1895 Property type Social Hall Context formally developed? Yes

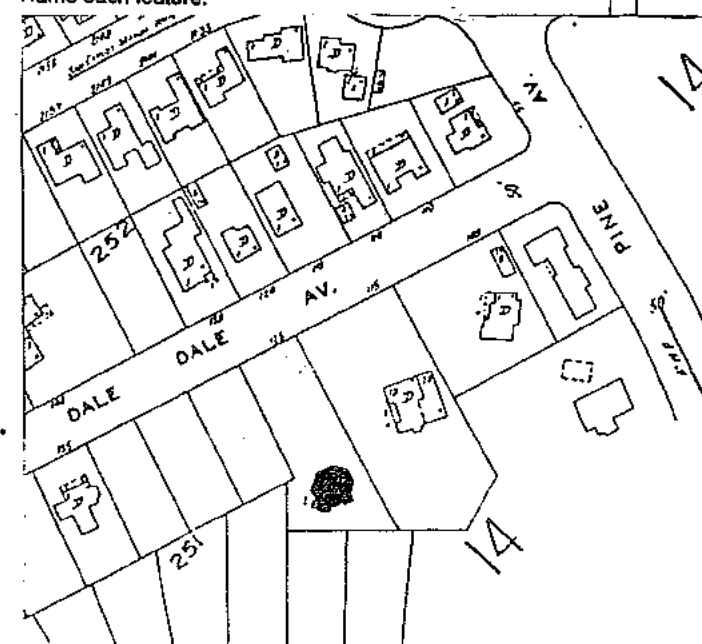
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

A rare example of a county gentleman's "folly" employed as a hunting lodge and party house by Nathaniel J. Brittan and his Bohemian Club colleagues during the last quarter of the 19th century. Brittan joined the Bohemian Men's Club on Feb. 3, 1874. In the early 1890's he offered the organization a prominent hill on his San Carlos property as a site for their country retreat. It was to be called "Druid's Hill" and in May of 1892 architect member Willis Polk was to construct "The Owl's Nest" on its summit, loosely modeled after England's Haddon Hall. A political schism between the "regular ticket" and "opposition members" of the club ended with the project being abandoned. A plaqued cornerstone laid for the retreat was later given to the club and is now at the Bohemian Grove on the Russian River. Brittan's lodge is the only reminder in San Carlos of this flamboyant era and the social life of its elite landed gentry. Despite minor changes the lodge retains to a remarkable degree its integrity as constructed in 1872.

20. Sources Fletcher, R.H., The Annals of The Bohemian Club, Vol. III pp. 146-148  
Gebhard, D. & Others, Architecture in San Francisco & Northern California  
P. 131 Mahany, E., Through The Years in San Carlos, pp. 8-12

21. Applicable National Register criteria 3S
22. Other recognition City Landmark  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 6-20-91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

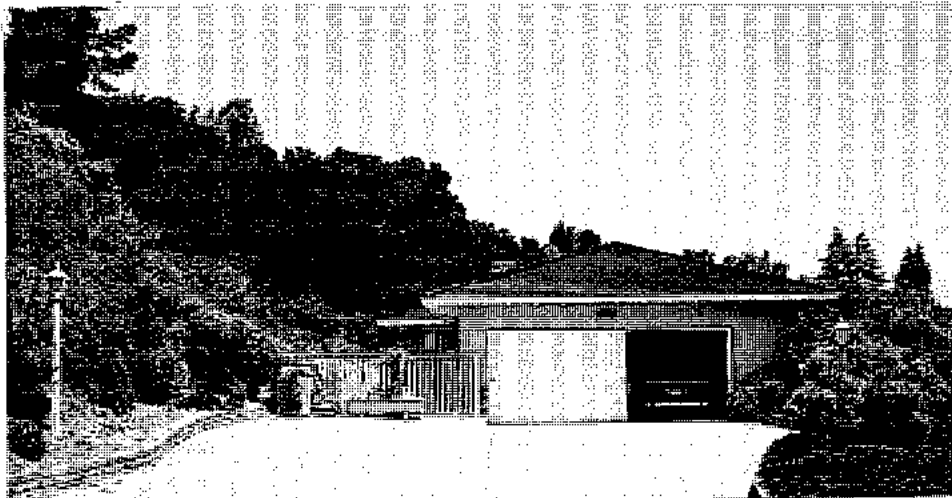
1. Historic name Wong Wholesale Florists
- \*2. Common or current name Wong Wholesale Florists
- \*3. Number & street 130 Dolton Avenue Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 563380/4150070 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 049-103-270 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Site If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The site is on a wooded hillside at the top of a long stepped draw that was from 1920 until 1934 part of a fifty-six acre commercial flower growing operation run by Charles and James Wong. After 1934 the site became Wong Wholesale Florists. It is still operating under this name in the third generation of family ownership. The original Wong home built 1928 was moved slightly NE of the site and remodeled as a residence for Dennis Wong, James' son. In 1960 a new family home with attached shop was constructed on the site. The original packing shed was demolished at that time. The area is now rural residential with a number of private homes covering what were once the seasonal planting beds for asters, chrysanthemums and sweet peas.



8. Planning agency City Planning Department
9. Owner & address  
Amelia C. & James H. Wong Trust  
130 Dolton Avenue  
San Carlos, CA 94070
10. Type of ownership Private
11. Present use Commercial
12. Zoning R-1-LD
13. Threats None

A 94296-0001

All items must be completed for historical resources

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1928F Original location \_\_\_\_\_ Date moved 1959
15. Alterations & date Original home moved and remodeled
16. Architect \_\_\_\_\_ Builder Charlie & James Wong
17. Historic attributes (with number from list) (33) Farm (CH) Chinese

## SIGNIFICANCE AND EVALUATION

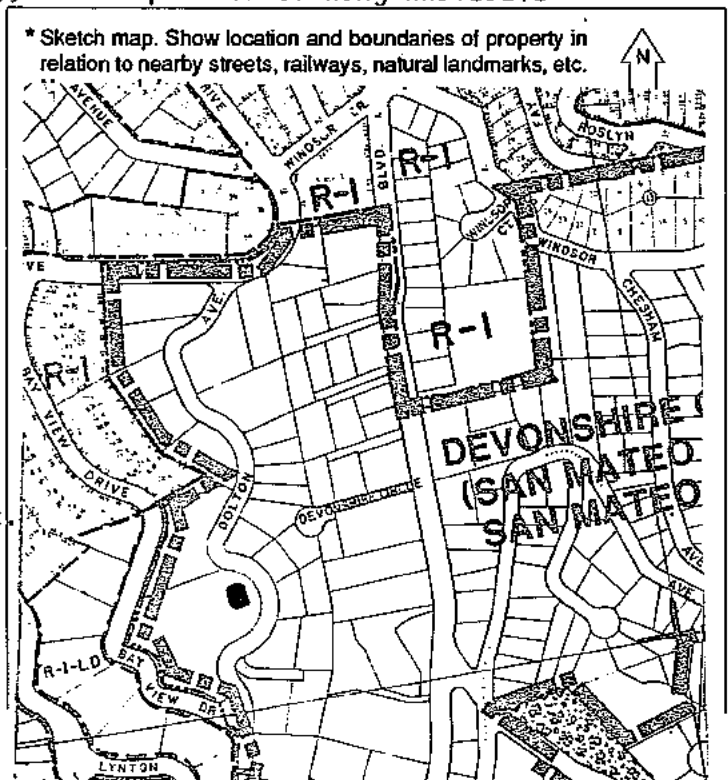
18. Context for evaluation: Theme Floral Industry Area San Carlos  
Period 1919-Present Property type Commercial Flower Beds Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Wong Wholesale Florists business is the oldest remaining example of the important floral industry that characterized much of the economic base of San Carlos between WWI and WWII. It is also the only visible evidence of the major contribution of the Chinese to this important industry. Charlie Wong came from Canton, China to Stockton, California sometime before 1908. In that year he went to work for the C.C. Morse Seed Company at Hollister. He came to San Carlos in 1918 as a foreman for Morse's sweet pea seed growing operation in the White Oaks district. In 1920 Wong began to grow sweet peas for commercial sale on land he leased along Dolton Avenue. In 1928 he built a home for his family on the Dolton property where he was now growing seasonal flowers on fifty-six acres of land. Morse's well went salty in 1929 and Charlie went to work for himself. The family continued to grow seasonals until 1934 when competition from the Japanese and their "cloth houses" moved them into the wholesale end of the flower business where they remain today.

## 20. Sources

Commercial Flower Growing, Teachers Guide, San Carlos Branch AAUW, 1984  
Personal Interview with James H. Wong, Owner-Operator of Wong Wholesale Florists 4/3/91.

21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 6/12/91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name San Carlos Station
- \* 2. Common or current name Southern Pacific Depot
- \* 3. Number & street 559 El Camino Real Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565500/4151220 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-076-030 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-story stone masonry building with a two-story tower on the trackside (northeast) facade. Constructed in the Richardson Romanesque style of architecture in 1888, the building consists of separate depot and baggage rooms joined by a covered breezeway. The multi-hipped roof is clad in cut slate, and has sawn redwood ridge cresting details and sheet metal finials. The tower is capped with a conical roof; the semi-circular bow window section at first story level served the station operator, while the circular section of the tower at second story level contained a tiny living space. Semi-circular arched fenestration, characteristic of the style, dominates the trackside elevation. Except for minor alterations on the building and removal of the original landscaping, the depot retains its original appearance and fabric, giving it a remarkably high degree of integrity.



8. Planning agency CalTrans
9. Owner & address  
Calif. Dept. of Transportation  
Rail Management Branch  
P.O. Box 7310  
San Francisco, CA 94120
10. Type of ownership Public
11. Present use Commercial
12. Zoning CS-H
13. Threats Redevelopment

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1887F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Porte cochre removed, and original floor replaced with concrete slab in 1937. Interior alterations with railroad and subsequent tenants at various times.
16. Architect Charles A. Coolidge (?) Builder \_\_\_\_\_
17. Historic attributes (with number from list) (17) Railroad Depot

**SIGNIFICANCE AND EVALUATION**

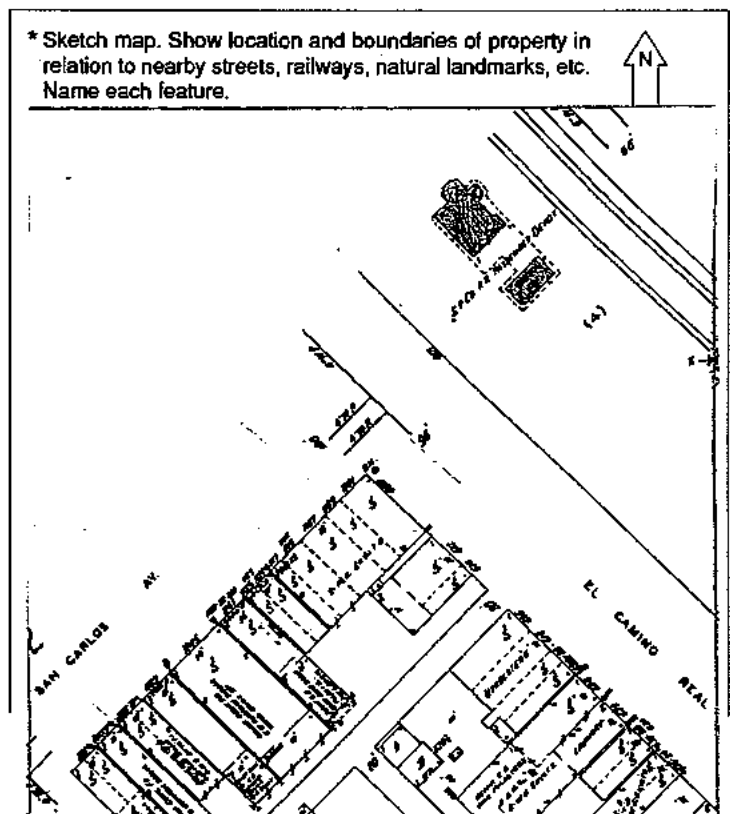
18. Context for evaluation: Theme Early Community Development Area San Carlos  
Period 1887-1907 Property type (17) Railroad Depot Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Southern Pacific Depot at San Carlos is a rare example of the use of the Richardson Romanesque style in California railroad station architecture. It was the first permanent building erected by the San Carlos Land Company to form the nucleus of their speculative town development. The style and the use of Almaden sandstone in its construction are strong links to Stanford University and its architect, Charles A. Coolidge, who may have designed the station. The facility has served as a church, post office, library and restaurant. Designated a City landmark in 1976, it was listed on the National Register of Historic Places in 1984.

20. Sources Mahany, E., Through The Years In San Carlos, San Carlos Villagers, 1965 pp. 16-17  
Snyder, John, Historic American Building Survey Documentation, Habs No. CA-2278, 1987

21. Applicable National Register criteria 1-5  
HABS No. CA-2278
22. Other recognition City Landmark  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 5/18/91
24. Survey type C
25. Survey name San Carlos Historic Resources  
Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Hist. Assoc.  
Address 1700 W. Hillside Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name The Carlos Club  
\*2. Common or current name The Carlos Club

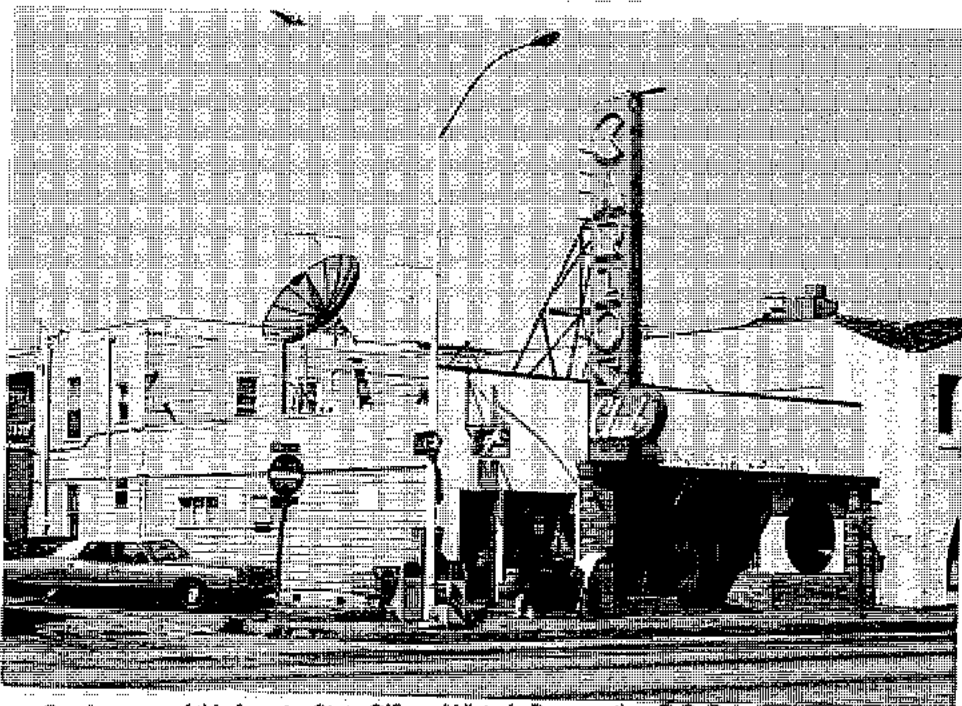
Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

\*3. Number & street 612 El Camino Real Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA  
4. UTM zone 10 A 565470/4151130 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_  
5. Quad map No. 94070 Parcel No. 050-133-090 Other \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_  
\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one story wood framed one-part commercial block with second story rear, rectangular in plan resting on a concrete foundation. The exterior wall cladding is a wide horizontal wood drop siding with a facade of Carrara glass and flagstone. A large neon fin projects up and out from the building front. The flat roof is covered with tar and gravel. Fenestration is irregular with large "porthole" windows flanking a recessed central entry. There is a glass brick window in the north wall of the recessed entry. Other windows are generally 1/1 double-hung wood sash. Veneered flagstone "piers" support a coping with speed lines. A low flagstone wall further characterizes the east facing facade. To the south in the facade is a Greyhound Bus Station with a large, square, plate glass window. The only change from the original as constructed in 1947 is the loss of two horizontal muntins as speed lines in the porthole windows. The setting is built-up commercial along El Camino Real.



8. Planning agency \_\_\_\_\_  
9. Owner & address  
Sydney Levin  
326 Seville Way  
San Mateo, CA 94402  
10. Type of ownership Private  
11. Present use Private  
12. Zoning CS-H  
13. Threats Development

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 44000, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.



## HISTORICAL INFORMATION

- \*14. Construction date(s) 1947F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Slight window change N/D
16. Architect Irving Caster Builder Roberts & Co.
17. Historic attributes (with number from list) (06) Commercial Building - BAR

## SIGNIFICANCE AND EVALUATION

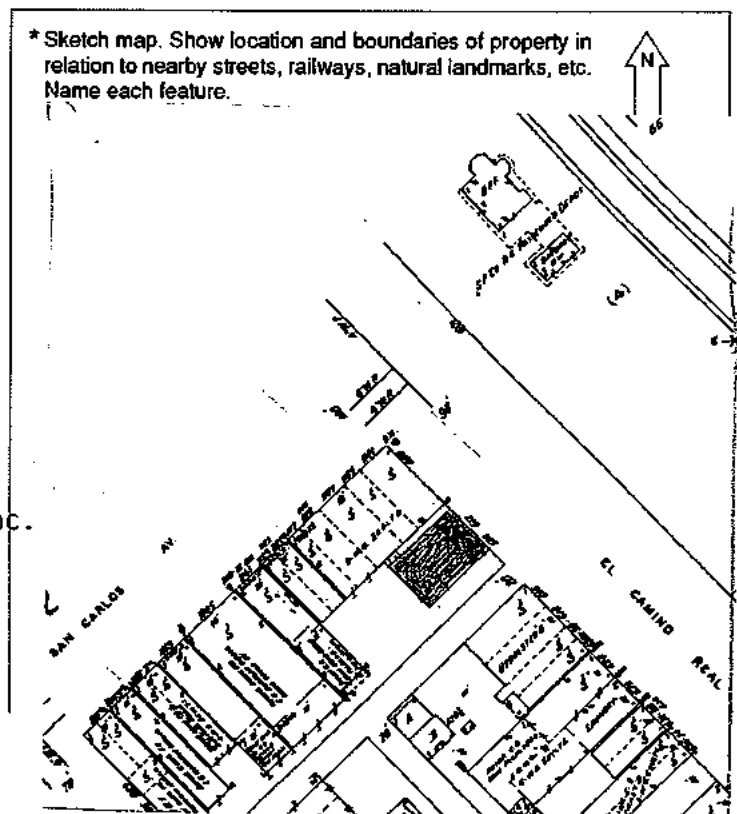
18. Context for evaluation: Theme Post-War Development Area San Carlos  
Period 1945-1950 Property type BAR Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

An excellent late example of the Art Moderne style of architecture employed in a commercial building. It is one of the very few Carrara glass and neon facades left in the San Francisco bay area according to the Art Deco Society of America. This post-war facade incorporates some of the best features from both the Art Moderne and International modes of architecture including speed lines, large glass portholes, glass brick, Carrara glass and a well designed neon sign that gives The Carlos Club its unique visual character. In 1947 then owner Syd Levin rebuilt the front of the existing building with House of Glass in San Mateo supplying the Carrara glass and Coast Neon in Redwood City the distinctive sign. As early as 1922 the site was the location of Charles and Mabel Tate's Restaurant which went out of operation in 1927. It has been in use as a tavern since 1942.

20. Sources Personal interview with Syd Levin, original owner 6/12/91. Personal interview with Michael Crowe, President, Art Deco Society of America; Western Chapter 6/15/91. Polk Directory For San Carlos 1922.

21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 6/20/91
24. Survey type C
25. Survey name San Carlos Historic Resource Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Nielsen's Union Service

\*2. Common or current name \_\_\_\_\_

\*3. Number & street 888 El Camino Real Cross-corridor \_\_\_\_\_

City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA

4. UTM zone 10 A 565880/4150720 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

5. Quad map No. 94070 Parcel No. 050-164-270 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_

National Register status \_\_\_\_\_

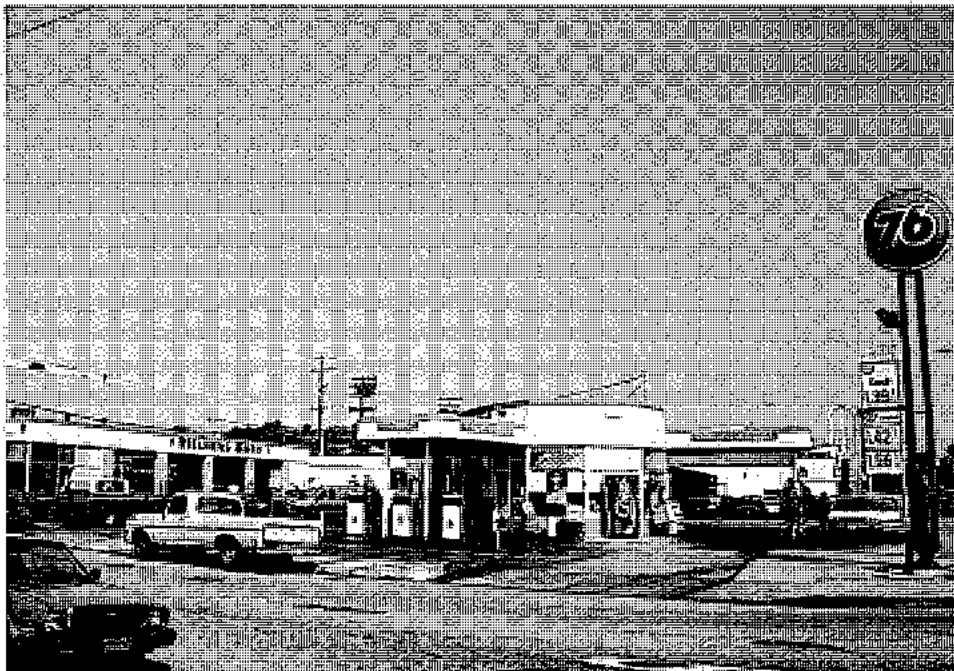
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_

\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one story steel and glass gas station "Y" shaped in plan resting on a concrete slab foundation. A rectangular service building of similar materials sits just west of the principal station. The exterior wall cladding is enameled steel with large fixed plate glass windows. Large steel canopies soar out from the polygonal office core to be supported by steel poles on the two slightly raised concrete service islands. The roof structure is otherwise supported by steel trussing. There is a pass-through service bay to the rear of the office area. One original glazed roll-up bay door has been replaced by a paneled one; otherwise there are no changes to this corner model Union Station. Art deco design elements appear in the form of raised geometric patterns above the office windows and in speedlines along the top and bottom edges of the projecting canopies. The original orange and blue enameled company and owner signs remain in place.



8. Planning agency \_\_\_\_\_

9. Owner & address

George Nielsen

888 El Camino Real

San Carlos, CA 94070

10. Type of ownership Private

11. Present use Commercial

12. Zoning CS-H

13. Threats Development

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

# HISTORICAL INFORMATION

- \*14. Construction date(s) 1946F Original location Same Date moved \_\_\_\_\_
15. Alterations & date One original glass door on west side of building changed N/D
16. Architect Union Oil Company Builder Fred Alexander
17. Historic attributes (with number from list) (06) Gas Station

# SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Post War Development Area San Carlos  
 Period 1945-1950 Property type Gas Station Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This may represent the last remaining post-WWII corner design Union Station in the San Francisco bay area. Architecturally, it shows the lasting influence of the Art Deco and Moderne styles in industrial design. Nielsen's Union Station remains essentially unaltered as constructed in early 1946. Called a General Arrangement Service Station #2708 it was one of ten specific designs developed by Union oil in the early 1940's from prototypes drawn by the likes of noted Viennese-born architect Rudolph Schindler. These "functional" stations were designed for practicality and economy rather than appearance, although a strong company image is projected. Refueling functions were separated from the more complex service functions. The smooth, easily cleaned porcelain panels provided an element of color around the bases and rooflines of the stations. It has been in Nielsen family ownership for three generations.

20. Sources Personal Interview with George R. Nielsen, Current Owner, 6/25/91  
Welty, E.M. and Taylor, F.J., The 76 Bonanza, Lane Book Co., 1966 p. 228  
Vieyra, O.I., Filler Up An Architectural History of America's Gas Stations,  
Collier Books, 1979, pp. 62-63

21. Applicable National Register criteria 3S

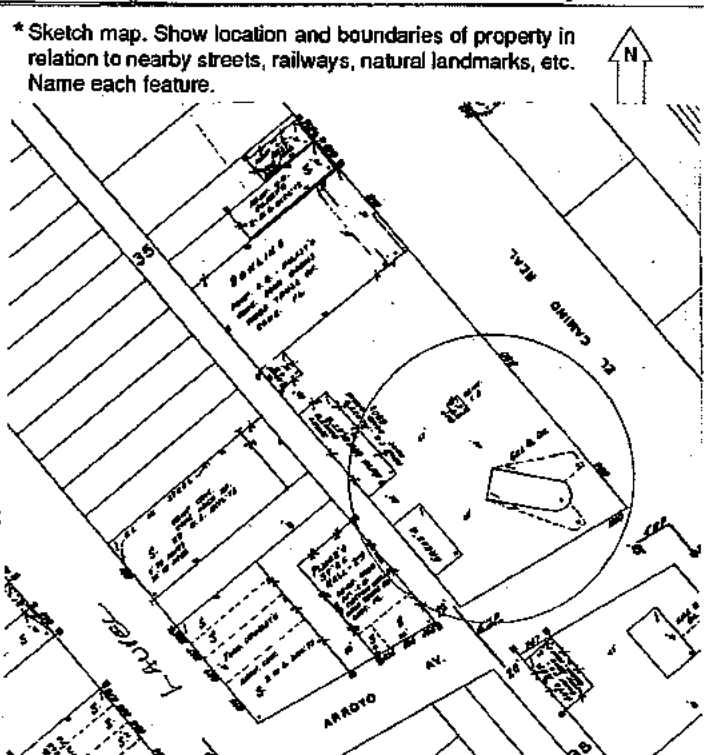
22. Other recognition \_\_\_\_\_  
 State Landmark No. (if applicable) \_\_\_\_\_

23. Evaluator Kent L. Seavey  
 Date of evaluation 7/10/91

24. Survey type C

25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
 By (name) Kent L. Seavey  
 Organization San Mateo County Historical Assoc  
 Address 1700 W. Hillsdale Boulevard  
 City & Zip San Mateo, CA 94402  
 Phone (415) 574-6441



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Peter Valconesi Residence
- \* 2. Common or current name The Valconesi-Zaepffel House
- \* 3. Number & street 371 Elm Street Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 564980/4151365 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 4070 Parcel No. 050-052-240 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The house is a free-standing rectangular frame structure resting on a concrete foundation. The hipped roof is covered in a red ceramic tile. The building's form, materials and openings recall villas in the Italian countryside. On a lot that slopes down from the street, the house has one floor above its street level and two floors below. Thus the front appears two stories high while the rear seems to be four stories, with the top one set back from the others and a recessed open arched porch, or loggia, at the rear of the next level down. The house is well landscaped on three sides. Original vertically paneled garage doors are at the left side of the facade. These represent an early example of the garage as an integral part of the principal building mass. Entry to the house is from a recessed porch at the right of the facade. Here the original wall surface has been scored, and the stucco of each "stone" tinted a pastel shade slightly different from its neighbors. This is a rare intact example of tinted stucco popular in the 1920's.



8. Planning agency  
City Planning Department

9. Owner & address  
Wayne T. Kennedy  
371 Elm Street  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1928 Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect Paul J. Capurro Builder North Beach Building Company
17. Historic attributes (with number from list) 02 Single Family Property

## SIGNIFICANCE AND EVALUATION

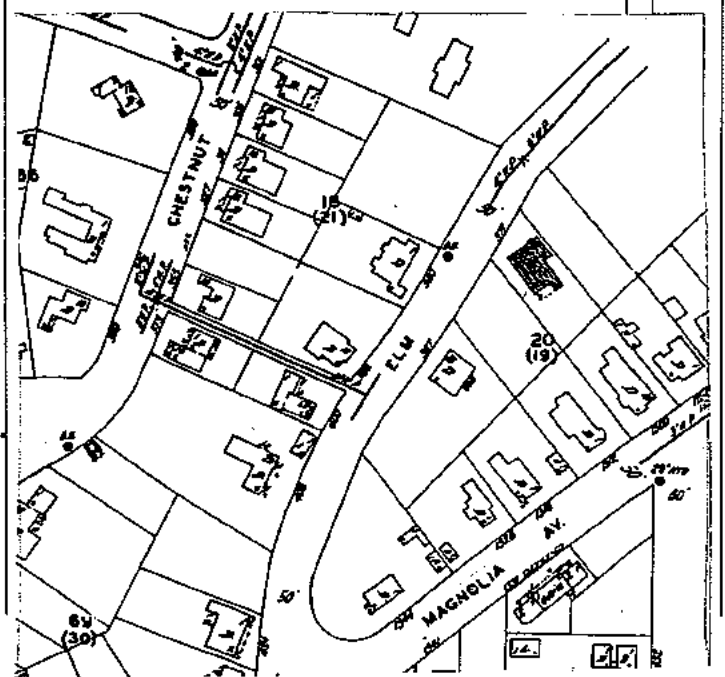
18. Context for evaluation: Theme Residential Development Area San Carlos  
Period 1928-1930 Property type Single Family Residence Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Pietro Valconesi's home on Elm Street is a significant physical manifestation of ethnic success in a new land. Born in 1886 at San Pietro Vara, a small town southeast of Genoa, Italy, Valconesi immigrated to the United States in 1904. By 1909 he was a partner in a specialty grocery store at Mason and Union Streets in San Francisco. He later, (1915) purchased a pair of apartment flats near his store. He became a naturalized citizen in 1921. By 1928 Valconesi's financial position allowed him to leave the grocery trade and build his "villa" in San Carlos. Its design was probably based on similar building types found around his native home. His architect, Paul Capurro, and the home's builders, John Dal Bon, Oreste Viotto and Emilio Tonin, were all Italian, as were the craftsmen who's stenciling and mural work decorate the building's interiors. His early use of an attached garage on the new building suggests that in spite of the home's reliance on traditional ethnic forms its builder was also a progressive thinker. A reversal of fortune in 1934 saw the house sold to defray taxes. It was soon purchased by Antone J. Zaepffel, owner of the Woodside Ice Delivery Company in the town of that name. Zaepffel and his family lived in the residence until his passing in 1950.

Bloomfield, Anne, The Valconesi-Zaepffel House, (Unpublished Manuscript), 1986.  
Sanborn Mao 1925-1950

20. Sources
21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 3-15-91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Adolph Paulsen Residence
- \* 2. Common or current name \_\_\_\_\_
- \* 3. Number & street 408 Elm Street  
City San Carlos Cross-corridor \_\_\_\_\_  
UTM zone 10 565020/4151130 Vicinity only \_\_\_\_\_ Zip 94070 County SMA  
5. Quad map No. 94070 Parcel No. 050-045-140 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two-story wood framed residence "L" shaped in plan resting on a masonry foundation. The exterior wall cladding is a combination of narrow horizontal clapboard siding in the main block of the building and wide, horizontal drop siding below the raised and open porch landing. The building is capped with a low hipped roof covered in wood shingle. An ornate interior brick chimney pierces the roof plane in the SE side elevation. The design vocabulary of the redwood wedding cake appears to come from the Colonial Revival style of architecture. Whether the precedent is from the United States or a northern European model is not clear. The original owner was a native of Denmark. The NE facing facade is symmetrical with a central entrance reached by a long flight of straight run stairs. Flanking composite columns support a highly enriched entablature with low porch rail above. Sidelights and transom surround the glazed main door. This element is flanked by a pair of ornate angled bay windows repeating the porch rail feature. Tall pilasters at the corners meet an equally elaborate cornice at the roof-wall junction. Fenestration is a combination of fixed and double-hung wood sash.



8. Planning agency City Planning Department
9. Owner & address  
Richard Rosek  
408 Elm Street  
San Carlos, CA 94070
10. Type of ownership Private
11. Present use Residential
12. Zoning R-1
13. Threats None

CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1912-13F Original location Same Date moved \_\_\_\_\_
15. Alterations & date New garage 1985, Minor window change side (south) elevation n/d sidelights at front door, N/D
16. Architect \_\_\_\_\_ Builder J. Witzelberger
17. Historic attributes (with number from list) (02) Single Family Residence

## SIGNIFICANCE AND EVALUATION

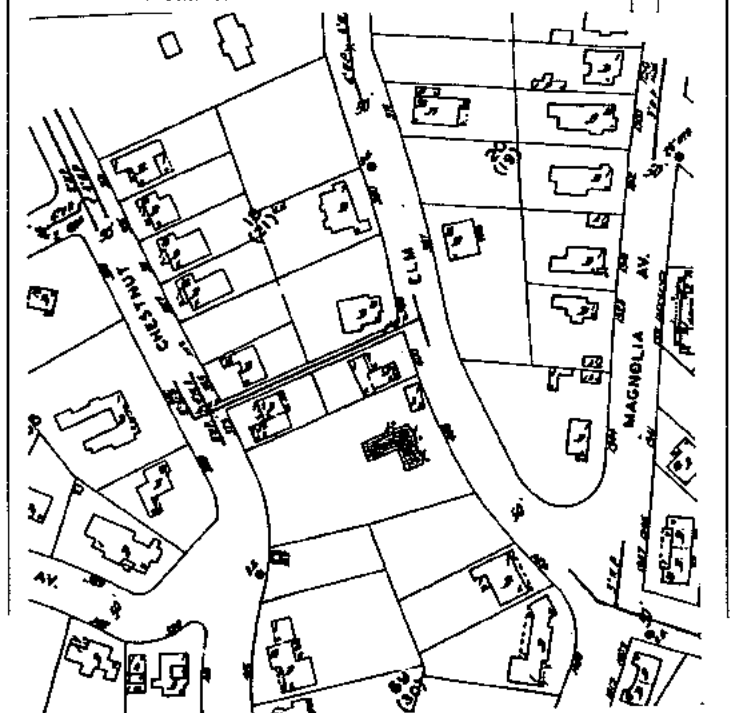
18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1907-1917 Property type Residence Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

A landmark example of a Colonial Revival residence realized in redwood. Impeccably maintained by its owner it retains to a remarkable degree its integrity as constructed by builder J. Witzelberger in 1912. When well borer Adolph Paulsen had his new home constructed on Elm (then Myrtle Avenue) it was the only residence on the block. While the street was a dirt track the unlimited views of the bay must have been magnificent. Paulsen drilled many of the wells in Belmont and San Carlos. He was also involved in developing the water system for Golden Gate Park in San Francisco. His family still owns the property and resides in the home.

20. Sources Ester, R. "The End For An Ancient Garage," Carlmont Enquirer Bulletin,  
Shellens, R. Personal Clipping File, SMCHA, Box 2, P. 42

21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 6/15/91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Hist. Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name George Zeh Residence
- \*2. Common or current name Zeh House
- \*3. Number & street 700 Elm Street  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565460/4150800 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-151-270 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two-story wood framed residence, basically rectangular in plan, rests on a mud sill foundation. The exterior wall cladding is a wide horizontal wood drop siding. An end wall brick chimney appears along the side (NW) elevation of the structure. This feature is an addition or replacement. The gambrel roof of this Dutch Colonial building is unusual in that it has clipped or jerkin headed gabled ends. A full width hipped dormer runs along the front (NE) elevation and the roofline projects over a full width porch that has been enclosed and glazed with small fixed square paned windows. There is an enclosed one-story partial width shed-roofed porch along the rear (SW) elevation. All roof coverings are in composition shingle. A small gable with round headed spandrel is centered in the second floor dormer with flanking vertical 1" x 6" boards suggesting columns supporting a classic pediment. This feature enframes a single 1/1 double-hung wood window with fixed fanlight above. Single double-hung wood windows appear along this elevation at either corner giving the structure a curious symmetry. The enclosed front porch was originally of craftsman design as is evidenced by the supporting posts and porch rail details. The recessed central entry with its multi-panel

(Continued on attached sheet)



8. Planning agency City Planning Department
9. Owner & address  
Robert Paresa  
700 Elm Street  
San Carlos, CA 94070
10. Type of ownership Private
11. Present use Residential
12. Zoning R-3
13. Threats Zoning

94296-0001

\*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.



## HISTORICAL INFORMATION

- \*14. Construction date(s) 1918F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Porch enclosed with glazing, N/d exterior chimney NW side N/d
16. Architect \_\_\_\_\_ Builder George Zeh
17. Historic attributes (with number from list) 02 Single Family Residence

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Residential Development Area San Carlos  
Period 1917-1925 Property type Single Family Residence Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Captain George Zeh's home is one of the very few examples of the Dutch Colonial revival style of architecture remaining in San Carlos. Its individual expression of the building form is indicative of the larger homes constructed in the community prior to the 1920's. Capt. Zeh was one of the early suburban commuters who occupied property in San Carlos and worked out of San Francisco. Zeh was a native of Pennsylvania which may account in part for his choice of a Dutch Colonial design for his home. Educated at the Penn Nautical School he came to California in the early 1890's and found employment with the Pacific Mail Steamship Co. sailing between San Francisco and Panama. In 1896 he joined the Pacific Steamship Company. In 1914 Zeh moved his family to San Carlos for the benefit of his son Carl's health. During WWI he was supervisor for naval reserve forces at San Francisco. After the war he resumed his service with the Pacific Steamship Co. as master of the "H.F. Alexander," the fastest coastwise vessel in the world at the time. He was with the company for 30 years. Zeh family members still reside in San Carlos.

20. Sources Cloud, Roy. History of San Mateo County, CA, S.J. Clarke Pub., Chicago 1928 pp. 396-398  
Mahany, E., Through The Years in San Carlos, S.C. Villagers, 1968 p. 28  
Sanborn Map of San Carlos, 1950

21. Applicable National Register criteria 5S1

22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_

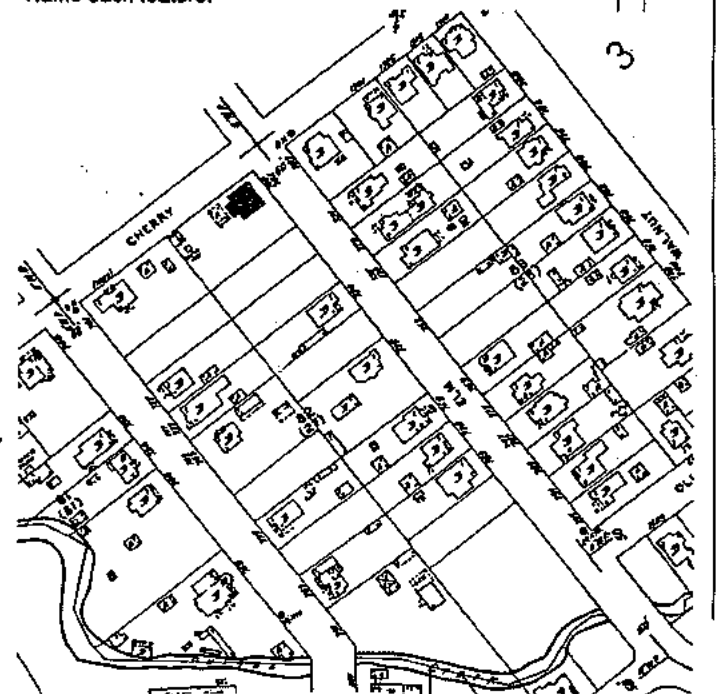
23. Evaluator Kent L. Seavey  
Date of evaluation 9-14-91

24. Survey type C

25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillside Boulevard  
City & Zip San Mateo, CA 94401  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



Continuation of Historic Resource Inventory - 700 Elm Street .

Description

glazed door and side-lights is reached by a straight run raised concrete staircase with iron rail. Other fenestration is generally symmetrical with 1/1 double hung wood sash.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

WinterCreek Lodge

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

1. Historic name \_\_\_\_\_

\*2. Common or current name \_\_\_\_\_

\*3. Number & street 2430 Graceland Avenue Cross-corridor \_\_\_\_\_

City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA

4. UTM zone 10 A564995/4149225 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

5. Quad map No. 94070 Parcel No. 051-120-370 Other \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_

\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two-story wood framed residence, irregular in plan, rests on a concrete perimeter foundation with concrete pier blocks supporting the floor joists. The exterior wall cladding is chinked horizontal half-round logs over conventional balloon framing. These logs are hewn horizontally for texture, and are also employed as the interior wall finish. The roof is low pitched and side-gabled with a full width shed projection over the SE facing facade. This feature is supported on five tree-sized wood poles approximately 25 feet high, resting on raised stone bases. A massive eave wall field-stone fireplace is centered along this elevation piercing the roof at the juncture of the gable and shed extension. The roof covering is wood shake. A garage of the same construction is found attached at the NE side elevation connected to the main house by an enclosed corridor. A newer (1974) master bedroom addition is found on the SW side elevation. Fenestration is irregular with fixed and inward opening 2/3-wood casement windows in singles and pairs. The impressive interior features excellent craftsmanship in a variety of woods. The open two-story living room is backed by a second floor full width

(Continued on Attached Sheet)

8. Planning agency  
City Planning Department

9. Owner & address  
Brandt & LaVey Norquist  
2430 Graceland Avenue  
San Carlos, CA 94070



10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1937-1946 Original location Same Date moved \_\_\_\_\_
15. Alterations & date Added Master Bedroom and Garage 1974
16. Architect Col. Ernest Wrentmore Builder \_\_\_\_\_
17. Historic attributes (with number from list) 02 Single Family Residence

**SIGNIFICANCE AND EVALUATION**

18. Context for evaluation: Theme Residential Development Area San Carlos  
Period 1937-1946 Property type Single Family Residence Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

A beautifully crafted rustic "chalet" designed by Col. Ernest Wrentmore from the memory of buildings he had seen during his tour of duty in Europe in WWI, where he served as the youngest (12 years of age) American to see combat. In 1937 Wrentmore and his wife Roma purchased the property in the Graceland Park subdivision and built a two-story home they called "Wrenoma Lodge." This was located on the site of the new (1974) master bedroom and carport. In 1939 Wrentmore purchased all the lumber from either the Oregon or Montana State exhibit at the World's Fair on Treasure Island in San Francisco and commenced construction of his dream house, "Wintercreek Lodge." The new residence was connected to the original house by a breezeway. The two-bedroom, one-bath home took six years to complete because of Col. Wrentmore's service in WWII. A variety of woods were employed in construction, redwood, oak, cedar, fir, pine and eucalyptus. Most of the furniture was built-in. The 25 foot central stone fireplace has an inlaid mosaic from the Stanford University chapel in its hearth. Much of the building's hardware, hinges, latches, et. al. are of hand crafted wrought iron. The residence is noteworthy for its craftsmanship, method of construction and high artistic value,

20. Sources and might qualify at a future date for listing in the National Register.

Personal interview Mrs. Norquist, current owner, 11-22-91

"Historic Synopsis of 2430 Graceland Avenue, San Carlos, Calif." Lavey Norquist. N/d p. 1  
Sanborn Map of San Carlos, 1950

21. Applicable National Register criteria \_\_\_\_\_

22. Other recognition \_\_\_\_\_

State Landmark No. (if applicable) \_\_\_\_\_

23. Evaluator Kent L. Seavey

Date of evaluation 11-25-91

24. Survey type C

25. Survey name San Carlos Historic Resource Inventory

- \*26. Year form prepared 1991

By (name) Kent L. Seavey

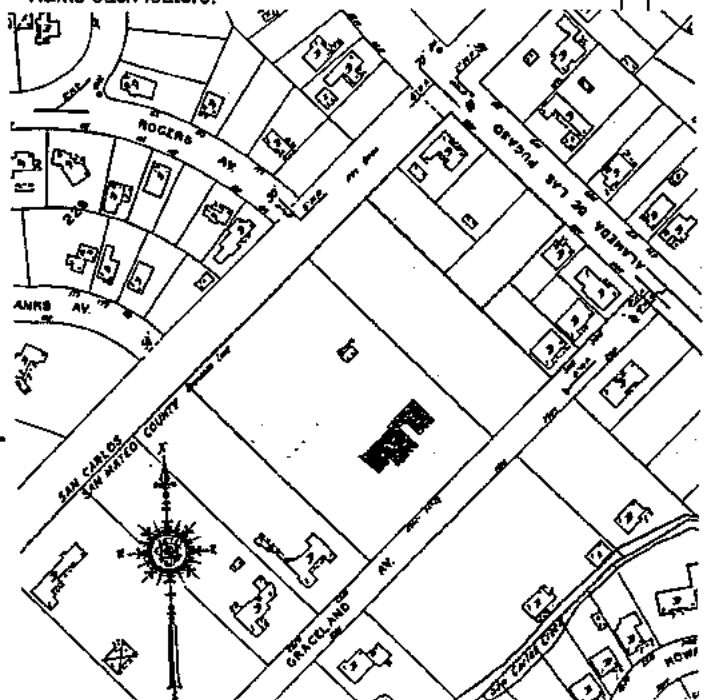
Organization San Mateo County Historical Assoc.

Address 1700 W. Hillsdale Boulevard

City & Zip San Mateo, CA 94402

Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



Continuation of Historic Resources Inventory - 2430 Graceland Avenue

Description

balcony with redwood log and plank open staircase rising along the NE side-wall. The supporting columns of the balcony are tree trunks peeled to reveal the patterns of wood boring insects. The residence sits on a large well landscaped parcel with a streambed just behind the house. The first owner had a large kennel for his prize dogs at the rear of the original eight acre property.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Charles McMahon Residence
- \* 2. Common or current name \_\_\_\_\_
- \* 3. Number & street 400 Hillcrest Drive  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 564600/4150920 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-024-010 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-and-one-half story wood framed residence, irregular in plan, rests on a concrete foundation. The exterior wall cladding is smooth stucco and decorative wood half-timbering. The roof form is a complex system of intersecting hip and lower cross-gables covered in wood shake. The principal steep gable ends are half-timebred, typical of the Tudor Revival style of architecture. The main entry at the SE corner of the NE facing facade has a simple round-arched doorway with a shale surround giving a quoin-like effect. An arcaded wing wall garden entry echoes this feature. Fenestration is irregular with tripartate, banked and wood casement windows generally 2/3 and 2/4 small square panes. At an undetermined date prior to 1947 the house along the NW side elevation was raised to accommodate a two car garage and bedroom expansion. Some minor changes occurred along the front elevation as well. All changes were carefully integrated into the original design of the building. It is sited on a corner lot well landscaped with mature trees and shrubbery.



8. Planning agency  
City Planning Department

9. Owner & address  
Robert & J.M. Hassett  
400 Hillcrest Drive  
San Carlos, CA 94070

10. Type of ownership Private
11. Present use Residential
12. Zoning R-1
13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1926F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Double garage added under rear bedroom, slight modification of facade prior to 1947.
16. Architect Bliss & Faville (?) Builder \_\_\_\_\_
17. Historic attributes (with number from list) 02 Single Family Residence

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Residential Development Area San Carlos  
Period 1926-1941 Property type Single Family Residence Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This is the best example of the residential form of the Tudor revival style of architecture in San Carlos. It was constructed in 1926 by Charles McMahon, President of the San Carlos Bank, the first financial institution in town. Based on the size of the residence and quality of design it is possible, but not confirmed by documentation, that the San Francisco architectural firm of Bliss and Faville, designers of the Devonshire Country Club in 1925, were responsible for its creation. Early photos of the Devonshire Country Club suggest stylistic similarities. In 1947 Col. Albert Stevens, USAF purchased the home. Col. Stevens had a distinguished military career. After commissioning in WWI as an Army lieutenant he became chief of photography for the 1st U.S. Army. In 1919 Stevens made the first mosaic photo map of the United States. In 1935 he set an international record for a land launched free air balloon flight into the stratosphere. The scientific results of his ascent in Explorer II were published in the May, 1936 issue of National Geographic Magazine.

20. Sources Personal interview with Mrs. Robert Hassett, current owner 10-10-91.  
San Carlos Historical Museum, Files on Col. Albert Stevens.  
Sanborn Map of San Carlos, 1950

21. Applicable National Register criteria 5S1

22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_

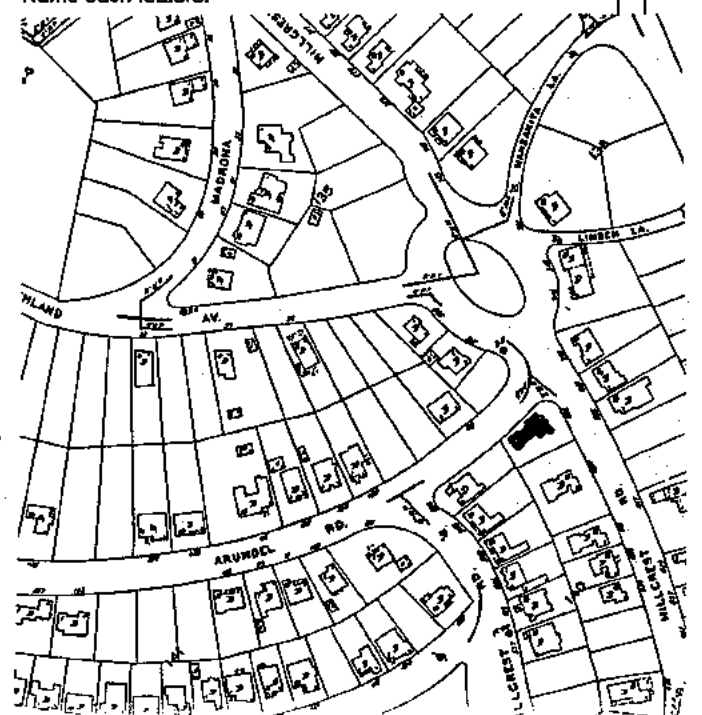
23. Evaluator Kent L. Seavey  
Date of evaluation 10-20-91

24. Survey type C

25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name \_\_\_\_\_
- \*2. Common or current name \_\_\_\_\_
- \*3. Number & street 447 Hillcrest Road Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 564700/4150700 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-024-100 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two-story wood framed residence, "U" shaped in plan, rests on a concrete foundation. The exterior wall cladding is a rough textured stucco. Roof forms include shaped parapet, low pitched gable and shed type. The gable and shed roofs are covered in Mission tile. The parapeted elements are generally crenelated suggestive of a medieval walled city. They are covered with tar and gravel. An elaborated chimney top with small tiled roof appears about midway in the southerly facing facade which is characterized by stepped units rising like a Spanish hill town from the slope of a prominent finger of land. Uncoursed rubble stone retaining walls surround the complex on three sides of the hill. A flat roofed garage at street level with a slightly recessed shaped segmental arch above a modern multi-panel overhead door begins to step the building randomly up the hill. The gabled ends of the "U" enclose an open patio with excellent vistas to the south. The principal entry is through a recessed roundheaded arch with plaster cartouches in the gabled projection to the SW. An angled bay with crenelated parapet also identifies this feature.

(Continued on Attached Sheet)



8. Planning agency  
City Planning Department

9. Owner & address  
Larry Tauscher  
447 Hillcrest Road  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.



**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1927 F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Some modern anodized sliding windows N/d
16. Architect \_\_\_\_\_ Builder \_\_\_\_\_
17. Historic attributes (with number from list) 02 Single Family Residence

**SIGNIFICANCE AND EVALUATION**

18. Context for evaluation: Theme Residential Development Area San Carlos  
Period 1926-1941 Property type Single Family Residence Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This is one of the best early residential examples of the Spanish Eclectic style of architecture in San Carlos. This is the most complex of the rambling compound plans with its units of varying heights and separate roof forms arranged in irregular and informal pattern. Less polished in its decorative vocabulary than the Hacienda Gardens apartment complex of 1931, 447 Hillcrest Road may be the design product of a contractor rather than an architect. Existing records do not identify its builder nor has an early owner been found. The builder made dramatic use of the sloped hillside setting. The few window changes do not detract from the overall integrity of the house. Even the more modern overhead garage door with its small framed panels suggests a castle gate.

20. Sources Sanborn Map of San Carlos, 1950  
San Mateo County Building Records

21. Applicable National Register criteria 5S1
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 11-10-91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



## Continuation of Historic Resources Inventory - 447 Hillcrest Road

### Description

Decorative plaster ornaments are to be found above most windows along the facade. Fenestration is irregular. Original features included fixed and 6/1 double-hung wood sash. Some have been replaced by modern anodized tripartate sliders which do not detract appreciably from the integrity of the complex as a whole. Low shrubbery in front and mature eucalyptus in back enframe the building in its dramatic setting.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Henry Timby Residence
- \* 2. Common or current name \_\_\_\_\_
- \* 3. Number & street 621 Knoll Drive Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565430/4150280 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-094-140 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one-and two-story wood framed residence, "bi-nuclear" in plan, resting on a concrete foundation. The exterior wall cladding is a rough shiplap redwood stained dark brown. The flat roof has large overhangs to provide shade in summer and light in winter. It is covered with tar paper and gravel. A massive living room fireplace anchors the building to its site. Fenestration is irregular with many wood framed fixed and sliding ribbon windows. The large glass plates used are almost curtain walls in the gallery connecting the bedroom wing with carport below to the main block with kitchen and living area. These large window surfaces afford views to all quarters from the hills to the west to a complete sweep of San Francisco Bay. Wurster's partner, Theodore Bernardi, executed a fine wing addition to the original 1941 house in 1950. The original plan has a wide gallery following the crest of the site connecting the two main blocks of the structure. While the siting takes into account the exceptional views available from the one acre property, it also creates a protective barrier

(Continued on Attached Sheet)



8. Planning agency  
City Planning Department

9. Owner & address  
Sarah Timby  
621 Knoll Drive  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

b, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1941-1950F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Addition of north wing by Wurster Bernardi and Eamons, 1950
16. Architect William Wilson Wurster Builder \_\_\_\_\_
17. Historic attributes (with number from list) (02) Single Family Residence

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1940-41 Property type Single Family Residence Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

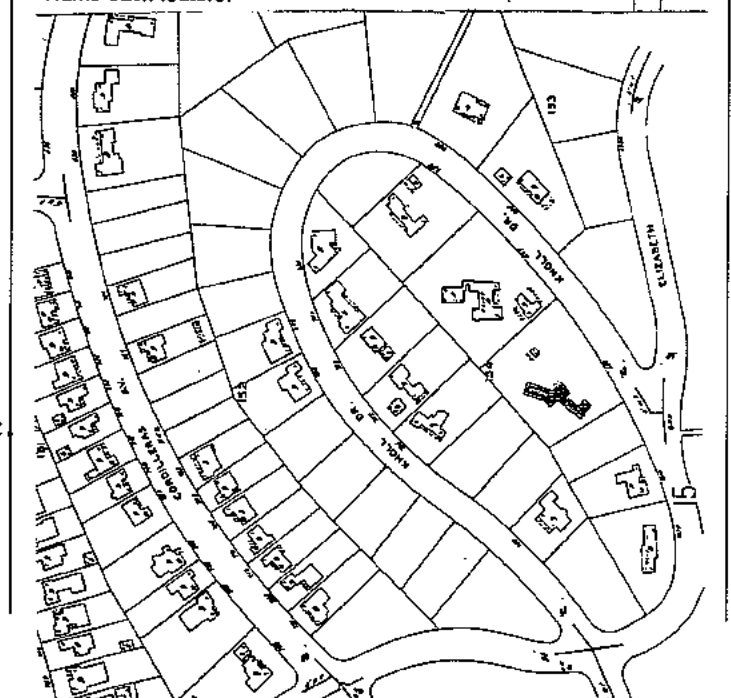
The Timby house is an early and excellent example of William Wilson Wurster's "bi-nuclear" residential design. It is one of the least altered of Wurster's bay area houses. The Timby family still retains original drawings, plans and correspondence related to the work as well as bills and invoices making an impressive body of primary documentation associated with the house. The design was well publicized in national architectural magazines including Architect & Engineer, (1941) and Architectural Record, (1944). William Wurster (1895-1973) was a major force in architectural education. As Dean of the School of Architecture at U.C. Berkeley, he founded its College of Environmental Design. As a practicing architect he made his mark by designing simple, livable houses drawing initially from vernacular building sources for his building vocabulary. These early homes came to be known as the ranch style. His deep concern with proper siting and surrounding landscaping as well as the use of materials were principals that affected architects and architecture in an era of otherwise daring and provocative

(Continued on Attached Sheet)

20. Sources Architect & Engineer, March, 1941; Architectural Record, February, 1944, pp. 64-65; Palo Alto Daily Times, February 17, 1950; Redwood City Tribune, May 4, 1956, p. 11; Original set of plans by Wurster, Dec, 1940; Thomas Church Drawing of Landscape Plan, 1941.

21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 9-10-91
24. Survey type C
25. Survey name San Carlos Historic Resource Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



(Continuation of Historic Resource Inventory - Henry Timby Residence)

Description

from strong west winds. Thomas Church's landscaping plan is as simply stated as the house itself. Using the numerous oak trees on site he added shrubbery and flower beds around a series of well placed terraces.

Significance and Evaluation

design. Henry Timby was a San Francisco Insurance Broker who built the home for his wife and two daughters. The house is still in family ownership.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name A.S. Kalenborn Residence
- \* 2. Common or current name "Sol Y Viento" (Sun and Wind)
- \* 3. Number & street 657 Knoll Drive Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565100/4150365 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-094-230 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Buildings If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

657 Knoll Drive is a one acre parcel, more or less, on the top of what has been variously known as Pole Hill, Druid's Hill and is currently listed on the 7.5 U.S.G.S. map as Brittan Knoll. The lot contains two buildings. The guest house, completed in 1941 and the main house completed in 1941. Both houses are of adobe with tile roofs and similar fenestration.



8. Planning agency City Planning Department

9. Owner & address  
Robert & Patricia L. Silver  
657 Knoll Drive  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats Development

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1937-1942F Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect A.S. Kalenborn Builder A.S. Kalenborn
17. Historic attributes (with number from list) (02) Single Family Residence

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1925-1945 Property type Single Family Residence Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

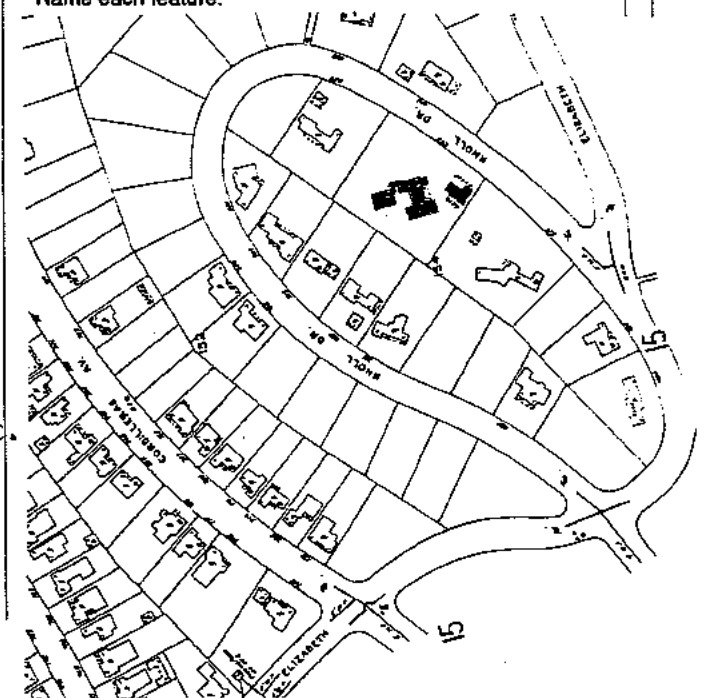
The Kalenborn residence and guest house derives its significance from the fact that A.S. Kalenborn, its designer/builder, constructed the home from materials found mostly on site employing traditional building methods of the Spanish/Mexican era while using modern technology to assure the long range stability of his adobe blocks. Kalenborn, an electrical engineer by training, had courted his wife Emma Hayward with picnics on Pole Hill as early as 1907. He promised one day to build a home for his bride on the site. In 1937 the house was started. Kalenborn dug the adobe on site and formed more than 13,000 bricks for the construction. He had the material analyzed and incorporated bitumen in its mix for waterproofing. He used a pit saw to cut his posts, beams and lintels from a nearby abandoned windmill frame. Kalenborn did all the work himself with some help from local laborers. The careful siting of the buildings, with their design and craftsmanship, make the property particularly interesting architecturally.

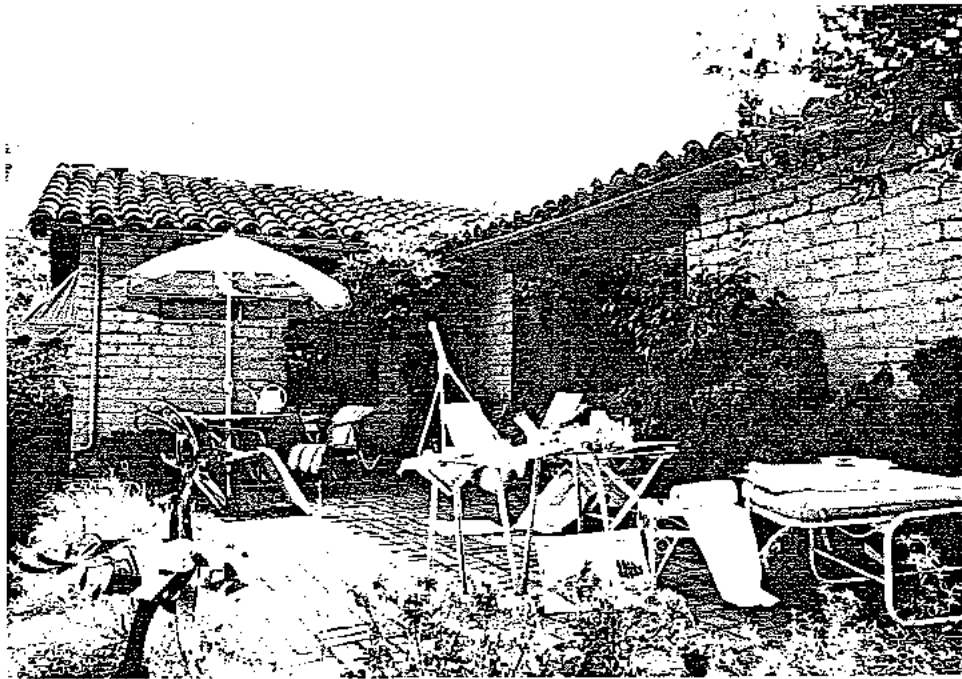
(Continued on Attached Sheet)

20. Sources Architect & Engineer, "Adobe Dwellings," October, 1944; Kalenborn, A.S., MSS. Illustrated Progress Report, 657 Knoll Drive, San Carlos, California; Redwood City Tribune, August 27, 1959, Sanborn Map of San Carlos, 1950

21. Applicable National Register criteria 4S5
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 8-10-91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



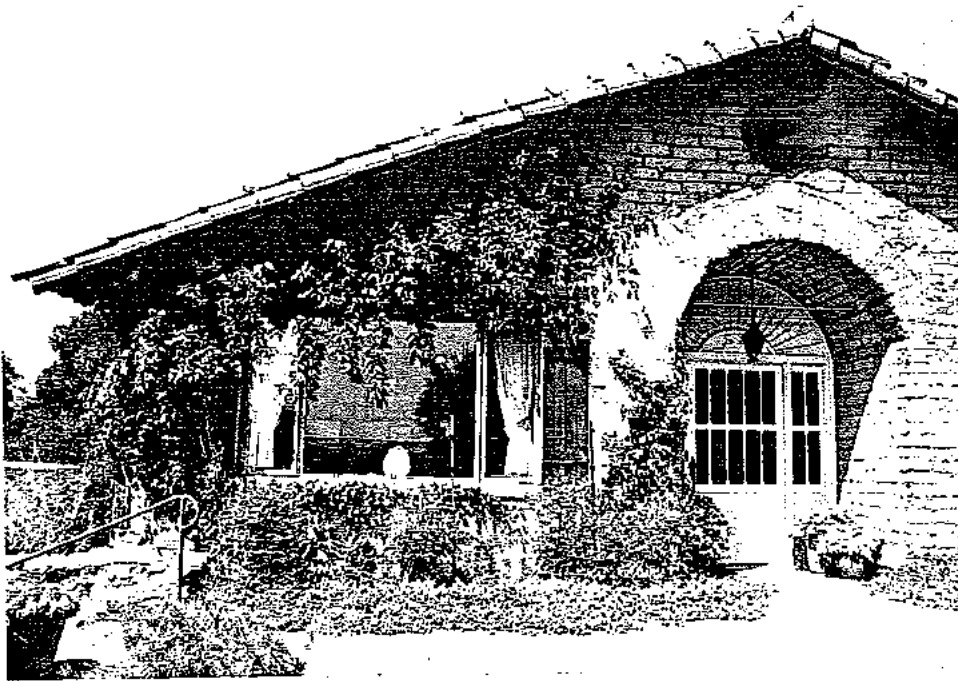


10/565199/4150365

1. 657 Knoll Drive (Guest House) (050-094-230) Construction Date: 1937-1941

A one story adobe residence, "L" shaped in plan, resting on a field stone foundation. The exterior wall cladding is adobe brick. The low pitched gable roof is covered in Mission tile. Fenestration includes fixed and 1/1 double hung wood sash. The guest house sits just below the main house on the NE. An adobe paved patio along the inside of the "L" affords views of San Francisco Bay and the Oakland Hills.





10/565100/4150365

2. 657 Knoll Drive (Main House) (050-094-230) Construction Date: 1937-1942

A one story adobe residence, irregular in plan with attached garage, resting on a field stone foundation. The exterior wall cladding is adobe brick. These walls are 16" thick. The low pitched gabled roofs are covered with Mission tile. The main entry SE is recessed in an arched vault with a recessed quatrafoil window above. Another quatrafoil window characterizes the SW side wall of the garage which also has two adobe buttresses along this elevation. Open recessed verandas appear along the NE and SW side elevations supported by heavy wood posts. Fenestration is irregular with fixed and outward opening metal casement windows and one window on the SW fashioned from the bottoms of coffee jars leaded in. The building is tucked into the crest of the hill with excellent views in all directions surrounded by oaks and native ground cover.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

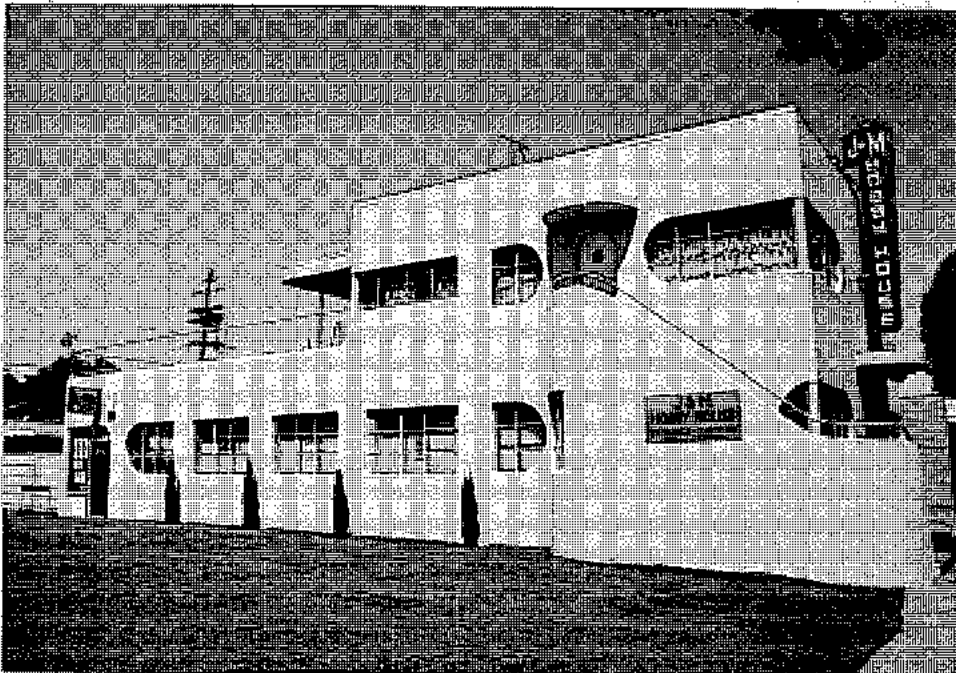
1. Historic name Dr. George Hein Building
- \*2. Common or current name J & M Hobby House
- \*3. Number & street 1660 Laurel Street Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 567660/4149850 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. \_\_\_\_\_ Parcel No. 051-373-080 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two story reinforced concrete building rectangular in plan resting on a concrete foundation. The exterior wall cladding is smooth stucco. The flat roof surfaces are covered with tar & gravel. Fenestration is metal industrial casement type horizontally banded ending with curved windows that wrap around the building's corners. All windows are flush with the wall surface. The residential second floor is reached by an open staircase with round metal railing which wraps around the facade (east) and up the side (south) elevation. A wide, flat coping supported by metal poles acts as an open porch to the rear (west) of the residential unit. An open "ships railing" encloses the rear of the roof deck. Curved cantilevered coping projects above the entries on both first and second floor levels and the doors and frames have curved heads. The facade (east) is unusually symmetrical for the Streamline Moderne style of which this is an excellent example. A vertical neon fin projects from the center of the facade at the second floor. The setting is built-up commercial with a wide parking area to the south.



8. Planning agency City Planning Department

9. Owner & address  
Joseph & Marcelle White  
150 Sylvan Drive  
San Carlos, CA 94070

10. Type of ownership Private

11. Present use Commercial

12. Zoning C-2-H

13. Threats None

CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1936 F Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect Archibald G. Evans Builder White Oaks Building Company
17. Historic attributes (with number from list) (02) Single Family Residence  
(06) Commercial Building

**SIGNIFICANCE AND EVALUATION**

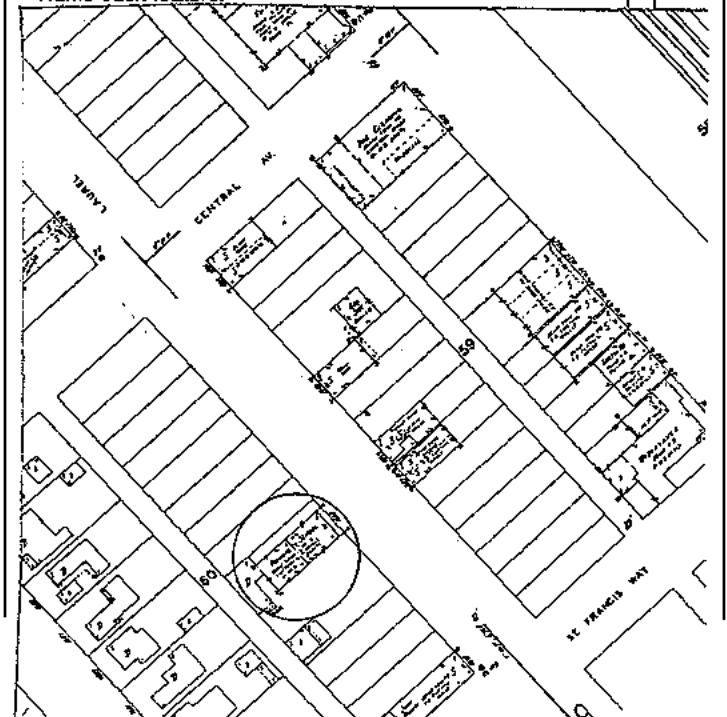
18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1930-1941 Property type Laboratory Context formally developed? Yes
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This is one of the best examples of the Streamline Moderne style of architecture in the bay area. It retains to a remarkable degree its integrity as designed by architect Archibald G. Evans and his brother Richard for San Francisco dental surgeon Dr. George Hein in 1936. Dr. Hein was an inventor of dental tools and used the first floor as a shop for their development and manufacture. The second story was the family home. In 1939 the Varian brothers leased Hein's shop for the early application studies of their new Klystron family of electron tubes. In 1943 Glass Engineering moved in. Dr. Pickles from the Rockefeller Institute developed an ultra centrifuge used to separate blood to check cholesterol in one of the garages on the property. From 1949 to 1954 the building housed the Carousel Little Theatre. The San Carlos Community Theatre and Peninsula Comic Opera Company also presented their productions in the facility.

20. Sources Drake, Fred, "History of San Carlos," San Carlos Enquirer, 10/9/52  
San Carlos Enquirer, Golden Jubilee Edition, 1975

21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 6/20/91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory
- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Hist. Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name San Carlos Manor

\*2. Common or current name The Manor

\*3. Number & street 40 Pine Avenue Cross-corridor \_\_\_\_\_

City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA

4. UTM zone 10 A 564640/4150390 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

5. Quad map No. 94070 Parcel No. 049-353-140 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_

National Register status \_\_\_\_\_

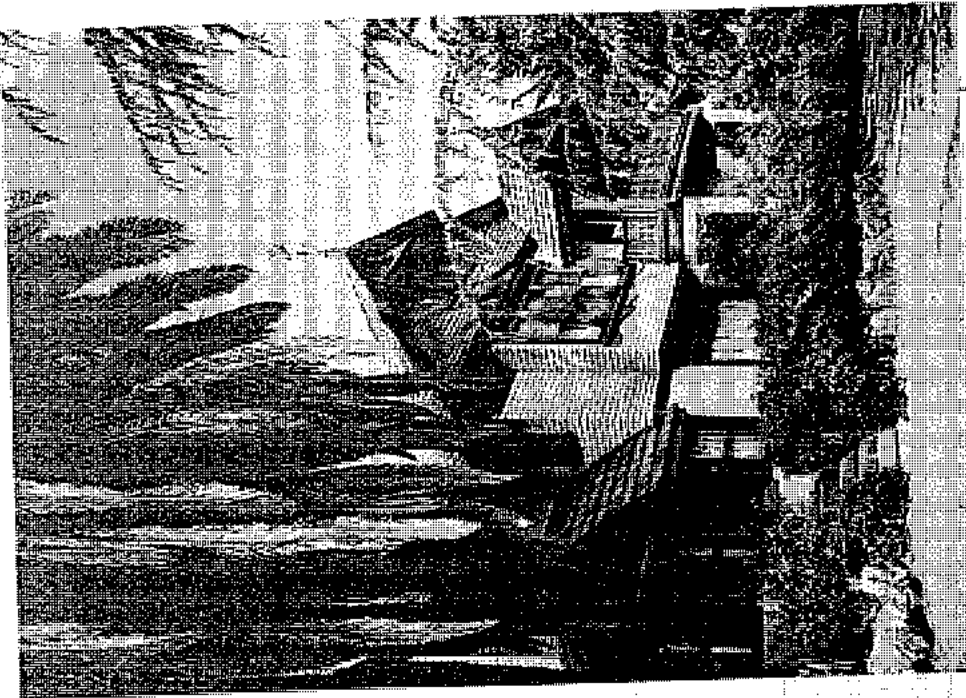
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_

\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two-and-one-half story wood framed residence irregular in plan resting on a stone foundation. The exterior wall cladding is a combination of stucco, and a variety of wood shingle. The roof is cross gabled with lower gabled and hipped balcony and porch roofs. All are covered with the original 1870's French roof tiles. This is an eclectic mix of American & European elements including richly carved pediments above the principal window openings, brackets and finials. Fenestration is irregular with both fixed and 1/1 double-hung wood sash. The windows tend to be paired, or banked in groups of three. The home rests in a mature landscape setting planted with a number of imported trees from various parts of the world. Originally there was a tea garden just below the house enclosed by a cypress hedge. Other landscape features included flower beds set with statuary from Italy.



8. Planning agency City Planning Department

9. Owner & address Norris T. & Joy P. Nelson

40 Pine Avenue

San Carlos, CA 94070

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

\*14. Construction date(s) 1874A Original location Same Date moved \_\_\_\_\_

15. Alterations & date \_\_\_\_\_

16. Architect \_\_\_\_\_ Builder \_\_\_\_\_

17. Historic attributes (with number from list) (02) Single Family Residence

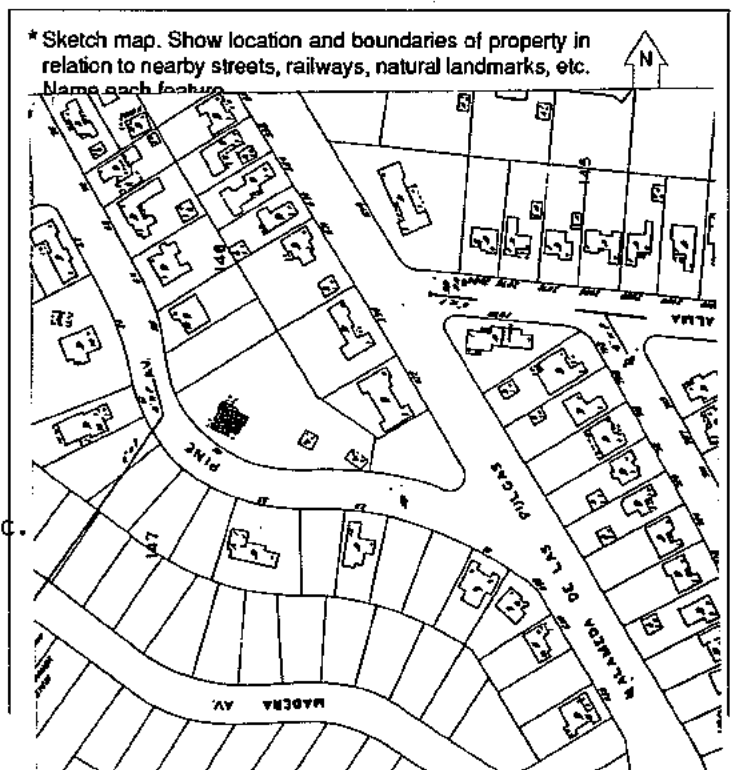
18. Context for evaluation: Theme Era of Large Estates Area San Carlos  
 Period 1870-1907 Property type Single Family Residence Context formally developed? Yes

N.J. Brittan's Manor is one of two or three remaining Victorian era buildings in San Carlos. It retains its integrity to a remarkable degree as constructed in the mid-1870's. Nathaniel J. Brittan, its original owner, ran a successful hardware business in San Francisco. Much of his productive life, however, was associated with the development of San Carlos from his estate. The San Francisco Examiner referred to Brittan as "The Duke of San Carlos." In 1896 he granted the Southern Pacific right-of-way across his land to run a second set of tracks from San Francisco to San Jose. As part of the agreement the San Carlos Station would become a working depot, establish a post office and have a telegraph. Brittan became the first postmaster that year. In 1906 when earthquake damage threatened demolition of the train depot Brittan resolved to withdraw the right-of-way. The station was repaired and remains today a major city landmark. An avid Bohemian Club member, in 1892 Brittan attempted unsuccessfully to establish the club's summer headquarters in San Carlos.

20. Sources Lund, Ginny B., Nathaniel Jones Brittan, Monograph. CSM, 1988  
Mahany, E. Through The Years In San Carlos, S.C. Villagers, Pp. 8-11  
Shellens, R.N., Personal Clipping File, San Mateo County Historical Association,  
Vol. 1, Pp. 10, 11, 149

21. Applicable National Register criteria 35
22. Other recognition City Landmark  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 6-15-91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Fred Drake Building
- \* 2. Common or current name \_\_\_\_\_
- \* 3. Number & street 1101 San Carlos Avenue Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County \_\_\_\_\_
4. UTM zone 10 A 565470/4151195 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-133-080 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A two-story unreinforced masonry building, square in plan, resting on a concrete foundation. The exterior wall-cladding is a rough textured stucco with decorative tile in the principal entries. Decorative plasterwork, in relief and as finials around the square corner tower with cupola, characterize the Spanish Eclectic style of this two-part commercial block built in 1929. Designer/builder Fred H. Drake described his building's style as "from the Mediterranean Alhambra Alcazar of the Moorish Kings at Granada, Spain." The roof forms are stepped and cross-gabled with a low pyramidal cap on the cupola tower. The principal covering is Spanish tile with tar and gravel to the rear where the roof is flat. Fenestration is irregular with fixed, plate store windows below and multi-paned wood casement windows in the second story. Some of these are round headed and some are covered with wrought iron grilles. Wrought iron balconies are found along the El Camino (east) elevation. A wooden flagpole tops the tower cupola with its open arches. The setting is dense commercial at the junction of two transportation arteries.



8. Planning agency \_\_\_\_\_

9. Owner & address  
Dennis H. Soig et al  
10791 F Estates Drive  
Cupertino, CA 95014

10. Type of ownership Private

11. Present use Commercial

12. Zoning CS-H

13. Threats URM Building

to, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

## HISTORICAL INFORMATION

- \*14. Construction date(s) 1929F Original location Same Date moved \_\_\_\_\_
15. Alterations & date \_\_\_\_\_
16. Architect /Designer Fred Drake Builder Fred Drake
17. Historic attributes (with number from list) (06) Commercial

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1917-1930 Property type Retail Commercial Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Frederick Hugh Drake (1879-1961) has been called the "Father of San Carlos." The distinctive commercial block he designed and constructed in 1929 in the Spanish Eclectic style is the single physical reminder of his many major contributions to the development of San Carlos and the San Francisco bay area. Born in Pendleton, Oregon of farming stock he began his business career as a sign painter and political cartoonist. Moving to San Francisco in 1904 he entered the advertising business then real estate, both with great success. In 1917 he was hired by the Mercantile Trust Company to develop a 100 acres of foreclosed real estate of the San Carlos Park Syndicate. Drake was able to accomplish in less than 10 years what speculators had tried to do since 1888; build a city at San Carlos. He resolved the water problem, installed gas and electricity. He hired Asa Hull to grade and otherwise improve streets and roads. Drake initiated a school district, helped set elections to establish fire, lighting and sanitary districts, and headed the movement for incorporation when the population reached 600 in 1925.

20. Sources Cloud, Roy, History of San Mateo County, S.J. Clarke Pub., Chicago, 1982, pp. 430-32  
Mahany, E., Through The Years in San Carlos, San Carlos Villagers, 1968, pp. 29-30  
Stanger, F.M. Peninsula Community Book, A.J. Cawston, 1946, pp. 247-249

21. Applicable National Register criteria 3S

22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_

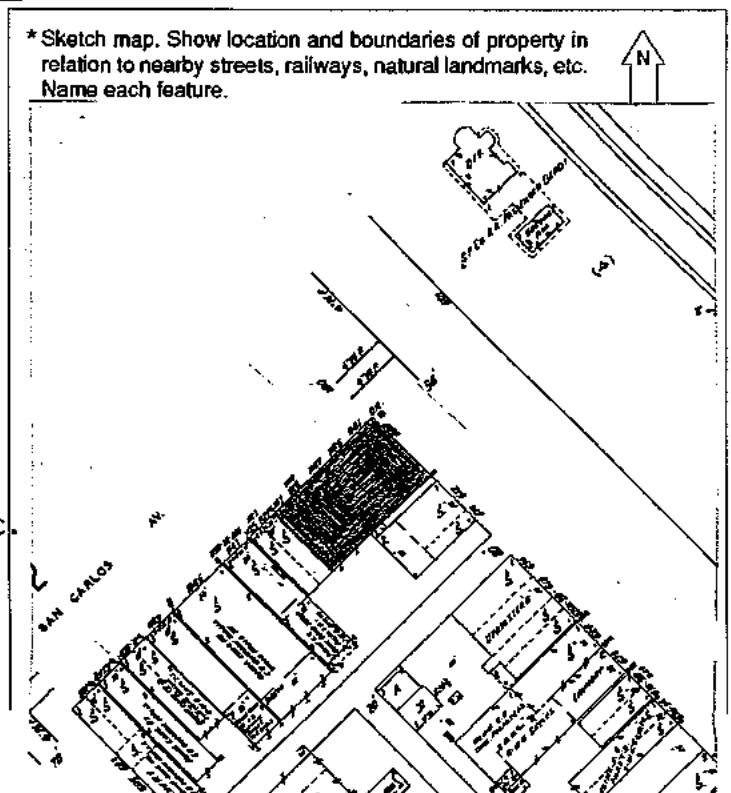
23. Evaluator Kent L. Seavey  
Date of evaluation 6-24-91

24. Survey type C

25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Oakcroft
- \*2. Common or current name Douglas A. Watson Residence
- \*3. Number & street 1557 White Oak Way Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County \_\_\_\_\_
4. UTM zone 10 A 566260/4149700 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 051-391-280 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A one story wood framed residence "U" shaped in plan resting on a concrete foundation. The exterior wall cladding is a rough textured stucco and shiplap redwood siding. The side-gabled roof is low-pitched with a slight upward flare at either end (east & west). Lower wings project off these elevations with additions to the rear. The roof surfaces are covered with composition shingle. A large stuccoed fireplace pierces the roof of the main building block to the rear in the SW quarter. Smaller chimneys of the same design are found in the flanking wings. The central entry with its Craftsman door is reached by a straight run staircase leading to a full length open terrace fronting the building. Fenestration is irregular with paired and banded rows of 1/1 double-hung wood sash and wood casement multi-paned windows. The building is sited well back from the street with a stand of mature redwoods in a well established residential neighborhood.



8. Planning agency City Planning Department

9. Owner & address  
William & Dorothy Crawford  
1557 White Oak Way  
San Carlos, CA 94070

10. Type of ownership Private
11. Present use Residential
12. Zoning R-1
13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942000, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.



**HISTORICAL INFORMATION**

Same Except Turned 180

- \*14. Construction date(s) 1909F Original location Degrees on Site Date moved 1950
15. Alterations & date Wing additions to rear 1918, designed by Mullgardt.
16. Architect Louis C. Mullgardt Builder \_\_\_\_\_
17. Historic attributes (with number from list) (02) Single Family Residence

**SIGNIFICANCE AND EVALUATION**

18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1907-1917 Property type (02) Single Family Residence Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

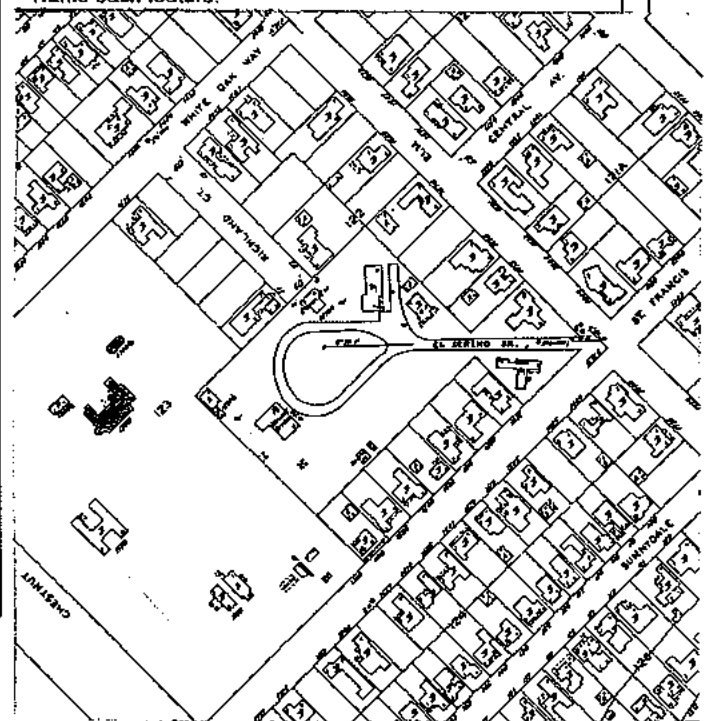
The only example of the residential design of noted California architect Louis Christian Mullgardt in San Carlos. This house is an excellent expression of Mullgardt's fully developed California houses from the period 1908-1912. Rear additions to the flanking wings were designed by Mullgardt in 1918. In 1950 the house was turned 180 degrees to face White Oak Way. It was built for Douglas S. Watson, one of the developers of Daly City, as a summer house. Mullgardt is best known as the architect in charge of the 1915 Panama Pacific International Exposition in San Francisco. He drew inspiration from such diverse sources as the work of Englishman Charles Voysey and the Tibetan Potala. Mullgardt did a series of homes with extensive frontages characterized by bands of casement windows carefully placed and proportioned to the building mass. Much of his work was done in the Berkeley Hills and employed plinths, or raised bases on which rested wide open terraces like that found on the White Oak Way house.

20. Sources Clark, R.J. Louis Christian Mullgardt. 1866-1942, U.C. Press, Pp. 7-10  
Personal Interview with Owner Mary Kay Lee, August 8, 1991  
Sanborn Insurance Map, San Carlos, 1950

21. Applicable National Register criteria 3S
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 6/10/91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Hacienda Garden Apartments
- \* 2. Common or current name Hacienda Garden Apartments
3. Number & street 1315 San Carlos Avenue Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 565280/4150960 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. 050-131-200 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Apartment Buildings If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The Hacienda Gardens Apartment complex occupies the prominent corner of San Carlos Avenue and Elm Street. It fronts on about two-thirds of the SE side of San Carlos between Elm and Walnut Streets and covers about one-fourth of the SW side of Elm Street where it faces City Hall and a city park. The district consists of six one and two story Spanish Eclectic buildings constructed around three sides of a central fountained court. San Carlos Avenue runs on a generally NE/SW axis with views NE through the built-up commercial district to El Camino Real and the National Register listed Southern Pacific Depot. The view SW includes the city park, a combination of older single family residences and densely built-up newer two-story apartment houses. It culminates in a landscaped turn of San Carlos Avenue as it meets and follows Pulgas Creek to the west. The view NW along Elm Street from the steps of City Hall shows the mature landscaping of the Hacienda Gardens that includes a number of conifers in excess of sixty feet in height. These effectively mask an open Safeway parking lot on the NE corner of San Carlos and Elm and compliment the mature

(Continued on Attached)

\*Attach photo envelope here  
Put address and photo date on rear of photo

8. Planning agency City Planning Department

9. Owner & address  
Virginia Klassen  
516 Edgewood Road  
Redwood City, CA 94062

10. Type of ownership Private

11. Present use Commercial/Residential

12. Zoning CR-H

13. Threats Development

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1931F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Possible addition of metal sun shade Building #5 undated
16. Architect \_\_\_\_\_ Builder Robert A. Klassen
17. Historic attributes (with number from list) Apartment Complex

**SIGNIFICANCE AND EVALUATION**

18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1926-1941 Property type Apartment Complex Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

A particularly handsome and intact complex of 14 apartment units built in 1931 by San Carlos City Engineer Robert A. Klassen in the popular Spanish Eclectic style of architecture. While each 2 or 4 unit building has its own individual expression within the design idiom, it is the skillful integration of the structures and their landscape setting around a central fountained court that sets this property apart from all other apartment complexes in San Carlos. This was the first garden court apartment group built in San Carlos and featured such innovative elements as individual entrance garages and refrigerators. Klassen and his partner, George A. Kneese were the leading civil engineers in San Mateo County for many years. Klassen was also city engineer for Belmont and Daly City. Both maintained their residences within the Hacienda Garden Apartments during productive periods of their lives. The apartment complex was constructed along the city's main thoroughfare, adjacent to the town's commercial core with rail transportation

(Continued on attached)

20. Sources Polk Directory For Redwood City, 1932  
Schellens, R.N. Personal Clipping File, SMCHA, items pertaining to San Carlos, Vol. 2, p. 37  
Stanger, F.M. Peninsula Community Book, A.J. Cawston, 1946 pp. 326-327  
Sanborn Map San Carlos, 1950

21. Applicable National Register criteria 3S 3D
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation 7-10-91
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
City & Zip San Mateo, CA 94402  
Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



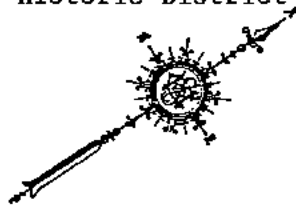
(Continuation of Historic Resource Inventory - Hacienda Garden Apartments)

plantings of city park. The view SW along Elm Street includes the Safeway parking lot and a block of two-story apartment buildings meeting San Carlos Avenue with its Greenbelt of mature landscaping from the city park and the Hacienda Gardens. Two non-contributing structures, an office building and apartment house, occupy the SW corner of San Carlos Avenue and Walnut Street while along Elm Street a nice one story bungalow buffers the district from newer two-story apartment buildings. The Hacienda Gardens Apartment complex was constructed in 1931. All contributing structures are wood frame with stuccoed exteriors and embody the distinctive characteristics of the Spanish Eclectic mode of architecture including multi-paneled carved wood doors, wrought iron window grilles and balconets, a variety of elaborated chimney tops, shaped and recessed window forms and entries, and decorative stucco vents possessing high artistic value. The complex retains to a remarkable degree its integrity as constructed. It conveys a sense of time and space through the survival of many different kinds of features and the survival of the relationships among those features.

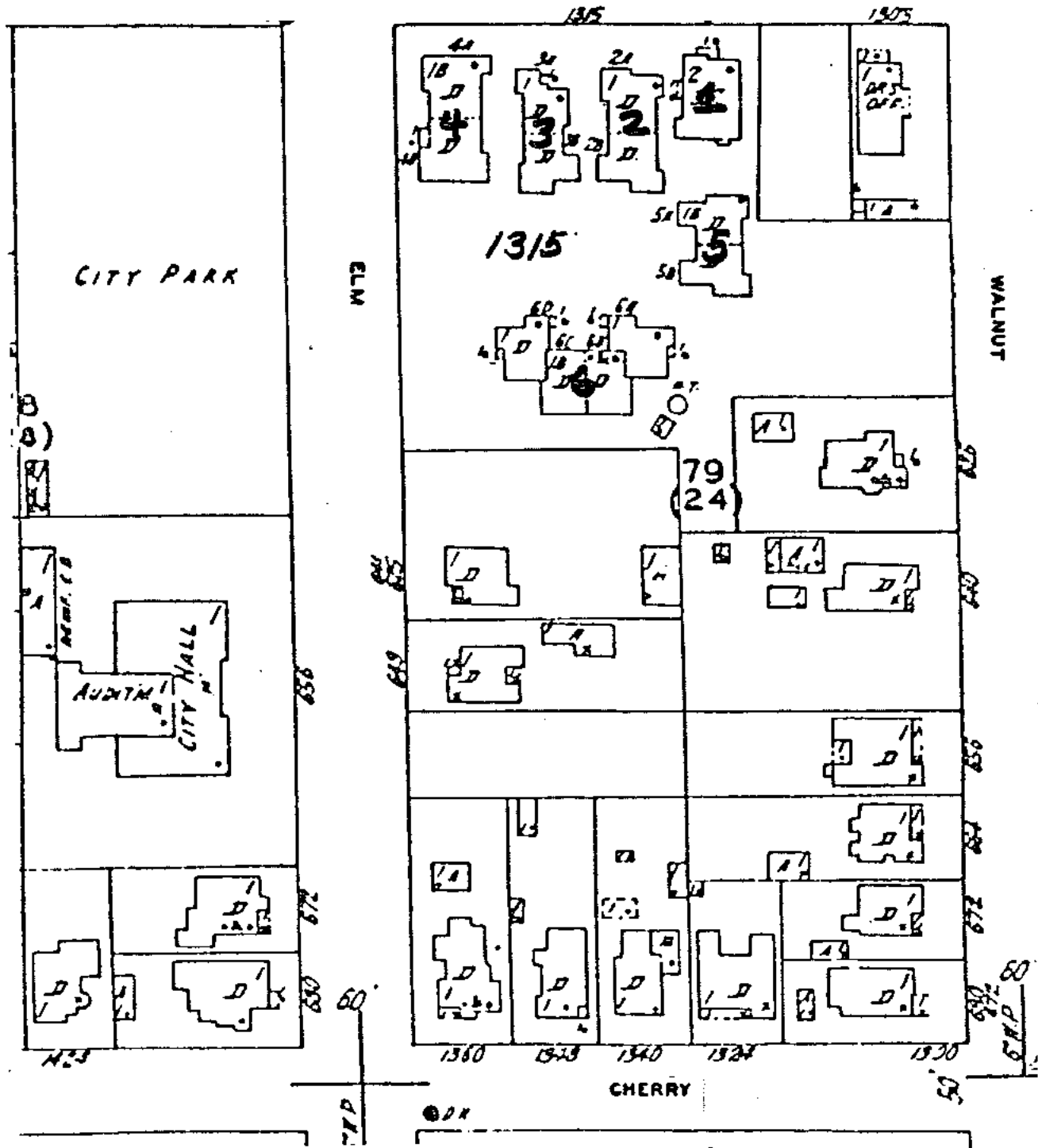
Significance and Evaluation

only two blocks away. It was ideally suited for the suburban commuter of its time and remains so today. Constructed in the depths of the Great Depression it represented a move away from individual home ownership that was typical for San Francisco peninsula communities of the period. The Hacienda Garden Apartment complex retains to a remarkable degree its integrity of location, design, setting, materials, workmanship, and feeling and association with the residential development of San Carlos during a significant period of its growth. It embodies the distinctive characteristics of the Spanish Eclectic style of architecture possessing high artistic values and should yield important information about the growth of the community, qualifying it for inclusion as a district on the National Register of Historic Places at the local level of significance.

Hacienda Gardens  
Historic District



SAN CARLOS AV.





Acacia Gardens, Southwest Side Looking North from City Hall  
Across Elm Street





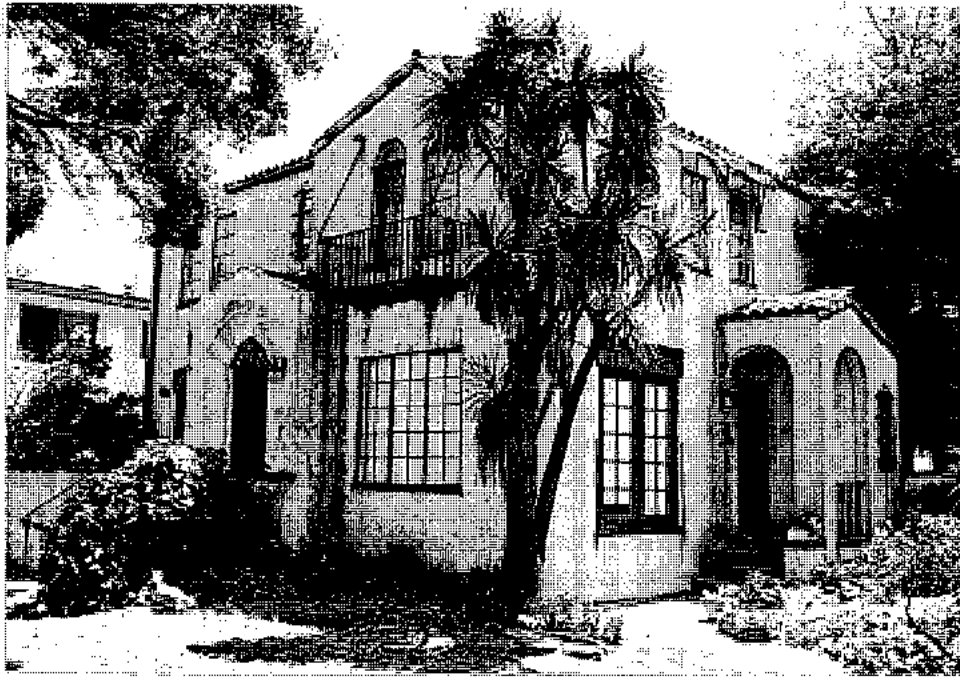
Hacienda Gardens, Northwest Side Looking East Across Intersection  
of Elm and San Carlos







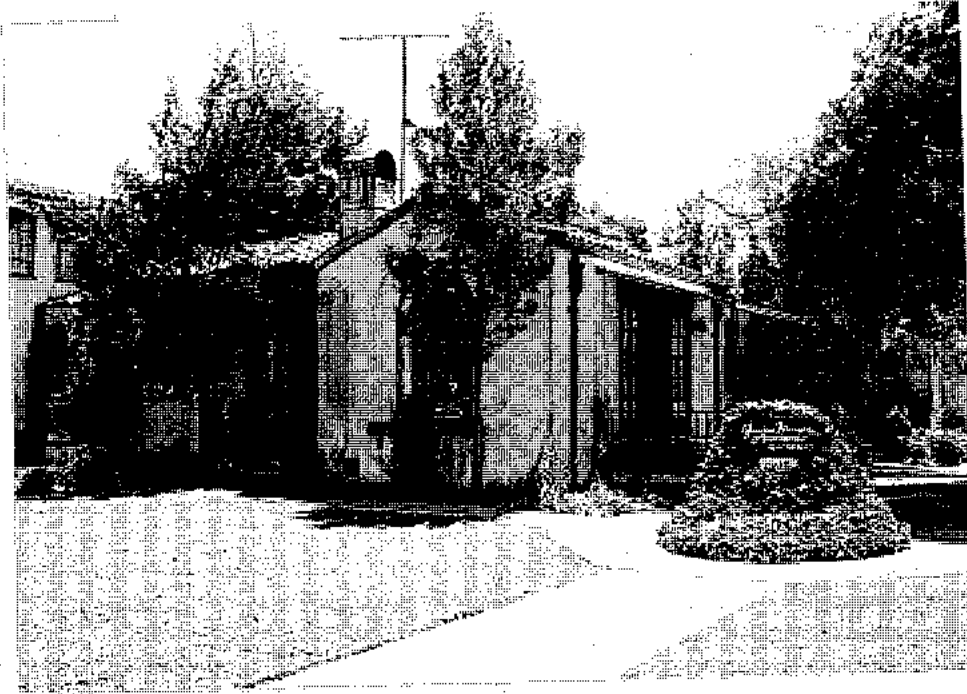




10/565280/4150960

1. 1315 San Carlos Avenue (Building #1) (050-131-200) Construction Date: 1931

A two story wood framed apartment building irregular in plan resting on a concrete foundation. The exterior wall cladding is a smooth stucco. The roof is a combination of intersecting low pitched gables with a Spanish tile covering, and a parapeted flat area capped with tar and gravel. The entries to the two five room apartments in the building are on the NE (facade) elevation characterized by a projecting gabled bay on a raised terrace with a shaped and recessed doorway, and one on the SW (side) elevation that is an open porch with tall roundheaded arches under a gabled roof. Both have ornate wood panelled doors. Fenestration is irregular with a combination of single, paired and banked 2/5 and 2/4 outward opening casement windows, some with roundheaded arches. Paired 2/5 wooden French windows with wide wood lintels appear adjacent to the two entries. Decorative wrought iron is employed throughout as window grilles for balconets and entry details. The copper rain leaders act as decorative elements as well. Some of the original stenciled apartment designators appear on the stuccoed walls in a Spanish script.



10/565280/4150960

2. 1315 San Carlos Avenue (Building #2) (050-131-200) Construction Date: 1931

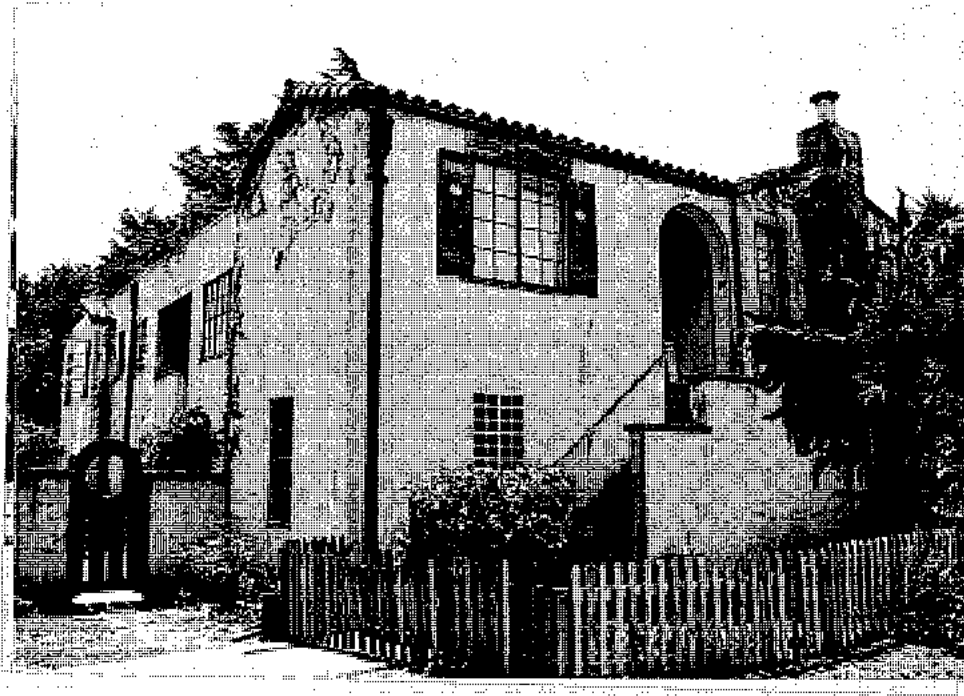
A one story wood framed apartment building irregular in plan resting on a concrete foundation. The exterior wall cladding is a smooth stucco. The roof is cross-gabled and low pitched covered with Spanish tile. Stuccoed chimneys appear on the NE (facade) elevation and at the south corner of this two unit apartment. Principal entrys are recessed with ornate panelled wood doors. Fenestration is irregular with fixed and outward opening metal casement windows, some arched, and multi-paned wood French windows opening onto small raised porches. These porches originally had moveable cloth awnings which were replaced in some instances with corrugated plastic sheets for shade. Handsome patinated copper rain leaders form some of the exterior decoration as do the wrought iron porch railings. This building and its neighbor to the SW (#3) form the main entry corridor from the street to the interior courtyard. A wrought iron gate appears between the flanking eave wall chimneys on these two features with a viewshed showing the central court fountain and the facade of building #6.



10/565280/415096

3. 1315 San Carlos Avenue (Building #3) (050-131-200) Construction Date: 1931

A one story wood framed apartment building irregular in plan resting on a concrete foundation. The exterior wall cladding is smooth stucco. The roof is cross-gabled and low pitched covered with Spanish tile. A single stuccoed eave wall chimney appears at the SE corner of the two unit building. This chimney is part of the courtyard entry described under Building #2. Principal entrys are recessed with ornate panelled wood doors. Fenestration is irregular with fixed and outward opening metal casement windows. There is a multi-paned wood French window opening onto a small courtyard on the NE (side) elevation. Pierced wooden shutters flank the 2/4 paired casement windows that characterize the main gable end of the facade. Round tile vents appear in the gable head here and in a variety of configurations throughout the complex. A low stucco fence with a roundheaded wooden garden door connects building #3 to building #4 to the SW.



10/565280/4150960

4. 1315 San Carlos Avenue (Building #4) (050-131-200) Construction Date: 1931

A two story wood framed apartment building irregular in plan resting on a concrete foundation. The exterior wall cladding is smooth stucco. The cross-gabled low pitched roofs are covered with Spanish tile. Stuccoed end wall chimneys appear at the west and east corners of the building. The first floor contains four individual garages with outward opening vertical flush wood doors. These are found on the SW (side) elevation along Elm Street. The two apartments are on the second floor and are reached by raised staircases with solid railings. The railings are capped with flat tiles. The San Carlos Avenue entry is recessed under a roundheaded arch and the Elm Street access is under an overhanging tiled hood. Both have ornate panelled wood doors. Fenestration is irregular with single, paired and banked 2/3 and 2/4 metal casement windows. Pierced wooden shutters flank the 2/4 paired outward opening casement windows with wood lintel above that characterize the San Carlos Avenue facade. A wrought iron balconet and patinated copper rain leaders further enhance the exterior decor. Some mature shrubbery appears adjacent to the building along the Elm Street elevation.

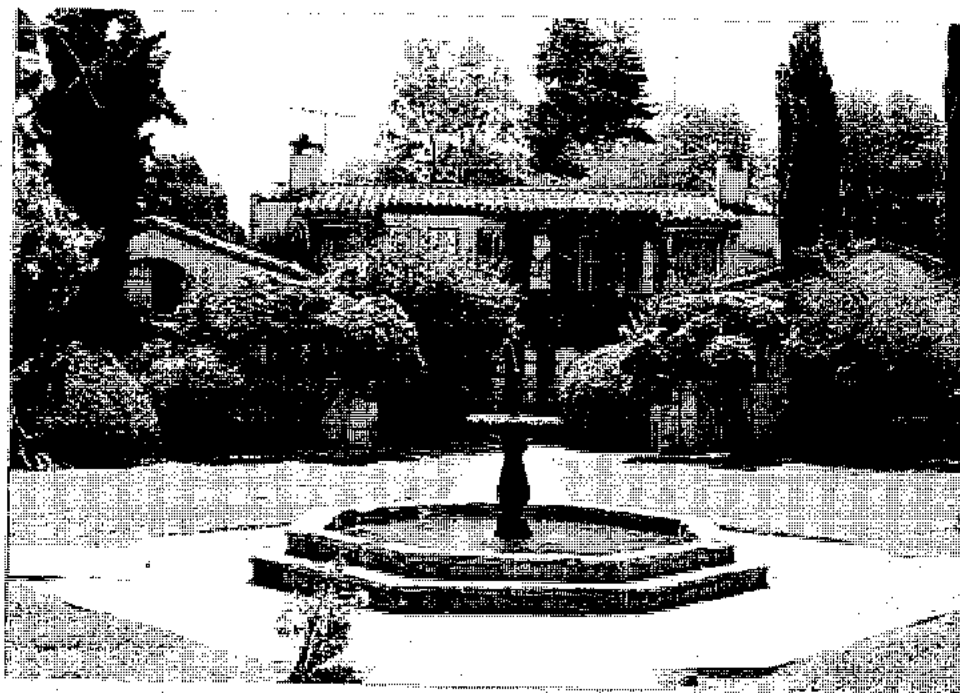




10/565280/4150960

5. 1315 San Carlos Avenue (Building #5) (050-131-200) Construction Date: 1931

A two story wood framed apartment building, irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth stucco. The roof is cross-gabled and low pitched with a covering of Spanish tile. Building #5 encloses the NE side of the central garden complex. Its two units mirror one another with the prominent front (SW) facing gables characterized by large fixed Moorish arched windows. Access is by a set of raised straight run open stairs with solid railings which terminate in what was originally an open porch. A metal awning was added at some point to this feature. Entrys are on the respective side walls of the projecting gables. Fenestration is irregular with a combination of single, paired and fixed outward opening metal casement windows. Mature shrubbery masks the lower floor which houses two parking garages for the apartment. This building is the dominant feature in the viewshed as one enters the garden court from the Elm Street side of the complex.



10/565280/4150960

6. 1315 San Carlos Avenue (Building #6) (050-131-200) Construction Date: 1931

A two story wood framed apartment building irregular in plan resting on a concrete foundation. The exterior wall cladding is smooth stucco. The roof form is side-gabled with lower cross-gables covered with Spanish tile. To the rear (SE) the roof is flat with a narrow tile coping and covered with tar and gravel. Building #6, like Building #5, is a mirror image and contains four living units with four individual garage bays in the first floor to the building's rear along the SW and NE (side) elevations. The NW facing facade is characterized by a band of evenly spaced 2/4 fixed metal casement windows flanked on either side by entrys slightly recessed under shed roofed overhangs extending beyond the main roofline and supported by heavy wooden brackets. All entrys have ornate panelled wood doors similar to those found throughout the complex. Stuccoed chimneys rise from the ridge at either end (SW and NE) of the second story, capped with tile tops. The two lower apartments are characterized by large fixed roundheaded multi-paned metal windows in their prominent front-facing gables. These are reached by open side-approach stairs to entrys similar in design to those of the second floor. Fenestration is a mixture of fixed, paired and banked 2/3 and 2/4 metal casement windows. The units are partially hidden behind a cover of mature shrubbery.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

Ser. No. \_\_\_\_\_  
National Register status \_\_\_\_\_  
Local designation \_\_\_\_\_

1. Historic name \_\_\_\_\_
- \* 2. Common or current name 1000 Block of Elm Street
- \* 3. Number & street \_\_\_\_\_ Cross-corridor \_\_\_\_\_  
City San Carlos Vicinity only \_\_\_\_\_ Zip 94070 County SMA
4. UTM zone 10 A 566030/4150240 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. 94070 Parcel No. \_\_\_\_\_ Other \_\_\_\_\_

DESCRIPTION

6. Property category Residential Primarily Single Family If district, number of documented resources 19
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The 1000 Block of Elm Street consists mostly of one-story Spanish Eclectic and Tudor Revival style residences. Homes at 1017 and 1028 show a transition from the Bungalow to the pictorial styles that characterize the street. Houses at 1030, 1037 and 1041 reflect a move away from the pictorial styles just prior to WWII. The street runs on a northwest/southeast axis with the view towards the northwest screened by mature landscaping along the 900 Block of Elm. To the southeast the view opens up as less landscaping is apparent along the 1100 Block. The 1000 Block is integrated by scale and uniform setbacks planted to lawn with a variety of trees and shrubs. Some trees exist in the grassed strip between the sidewalk and street, planted by individual owners rather than the city. Two-thirds of the houses were constructed between 1926 and 1929. 1015 and 1040 are the only two-story structures; 1015's second story is a sympathetic later addition. Two newer buildings at 1000 and 1033 are compatible with the scale of the neighborhood. All of the houses are stuccoed and have casement type windows unless otherwise noted.

\*Attach photo envelope here  
Put address and photo date on rear of photo

8. Planning agency  
City Planning Department

9. Owner & address  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.



**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1926-1941F Original location Same Date moved \_\_\_\_\_
15. Alterations & date Sympathetic second story addition, 1015 Elm.
16. Architect \_\_\_\_\_ Builder Various
17. Historic attributes (with number from list) (02) Single Family Residences

**SIGNIFICANCE AND EVALUATION**

18. Context for evaluation: Theme Community Development Area San Carlos  
Period 1926-1941F Property type Residential District Context formally developed? Yes

- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This block of the 19 Lyon & Hoag Subdivision is notable for its age, intactness, and overall consistency of Spanish Eclectic and Tudor Revival residential architecture. It represents in microcosm the residential development of San Carlos between its incorporation as a city in 1925 and the outbreak of WWII.

Fred Hugh Drake (1879-1961) was a highly successful real estate promoter hired by the Mercantile Trust Co. in 1917 to develop and sell one hundred acres of land that formerly belonged to the San Carlos Park Syndicate. The property consisted of what is now the community's core. In nine years of tireless effort Drake was able to accomplish what far more powerful and influential entrepreneurs had failed to do since 1888; establish San Carlos as a city. Through Drake's leadership the town's infrastructure was put into place including the completion of a water system, gas, electricity and street paving. He was instrumental in establishing a local school district, fire, lighting and sanitary districts and was a prime mover for incorporation when the population reach 600 in 1925.

(Continued on Attached Sheet)

20. Sources

21. Applicable National Register criteria 4X
22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Kent L. Seavey  
Date of evaluation \_\_\_\_\_
24. Survey type C
25. Survey name San Carlos Historic Resource  
Inventory

- \*26. Year form prepared 1991  
By (name) Kent L. Seavey  
Organization San Mateo County Historical Assoc.  
Address 1700 W. Hillsdale Boulevard  
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Phone (415) 574-6441

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.

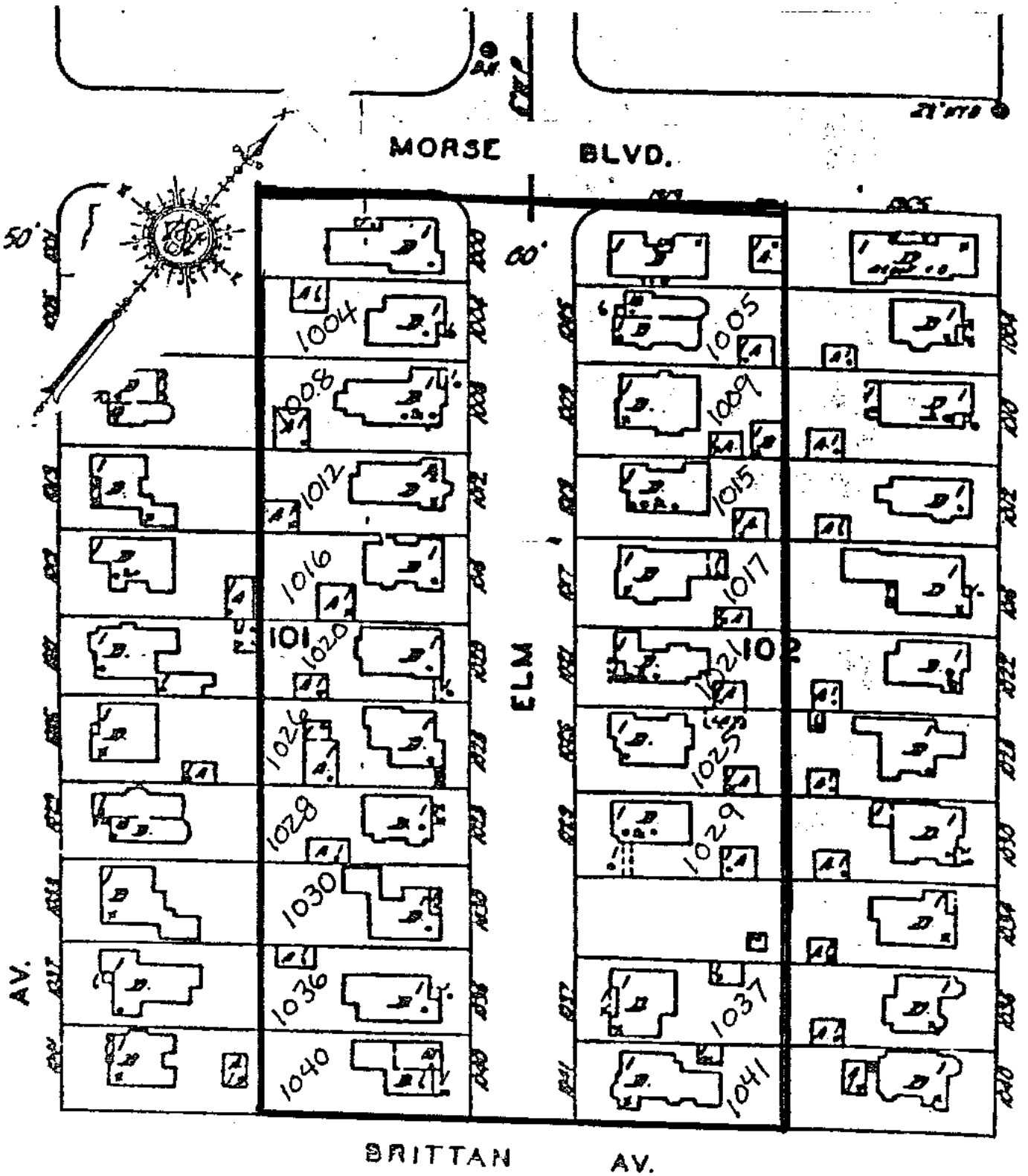


(Continuation of Historic Resource Inventory - 1000 Block of Elm Street)

Significance and Evaluation

The middle-class residences constructed along the 1000 Block of Elm Street built between 1926-1941 are a by-product of Drake's townbuilding, and serve as a reminder of a major period of the community's growth. Their chronological development exhibits the constraints placed on growth by the Great Depression. The building forms found here reflect a series of architectural stylistic transitions in suburban housing during the period of significance, 1926-1941.

1000 Block of Elm Street  
Historic District





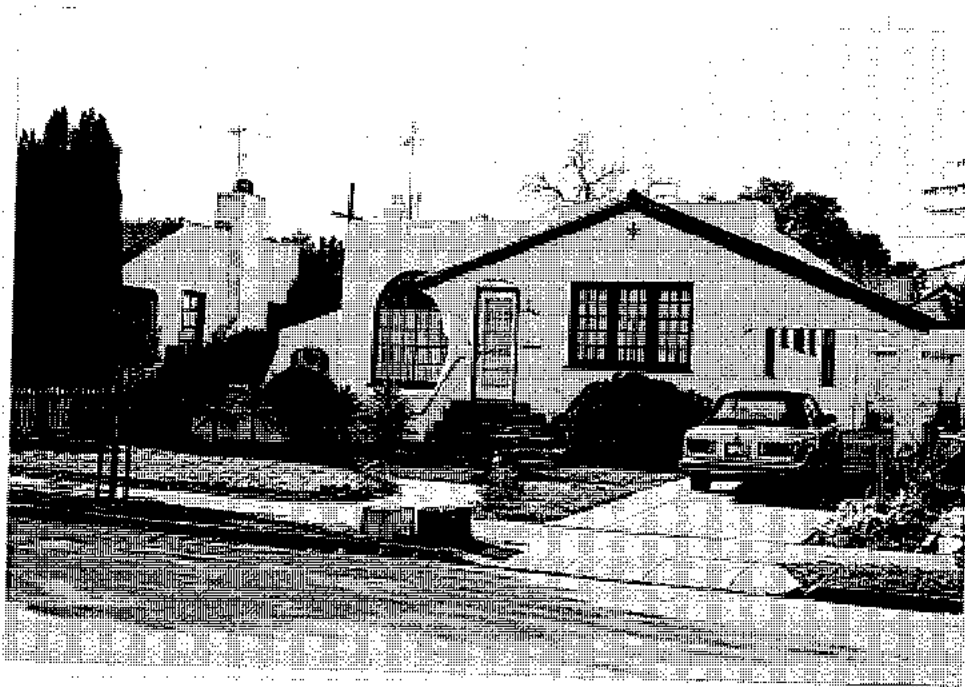












10/566030/4150240

1. 1004 Elm Street (051-351-060) Construction Date: 1926-

A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is rough textured stucco. The flat main roof has a parapet with a narrow coping and is covered with tar and gravel. A lower projecting gable along the NE facing facade is covered with Spanish tile which carries across an arcaded wing wall over the concrete driveway at the NW. The entry at the SE corner of this feature is raised and reached by a set of straight run concrete steps. The 3/5 glazed door is slightly recessed in a roundheaded arch. An open patio behind a low stucco wall is directly SE of the entry. A large multi-paned bay window with roundheaded arch characterizes the main body of the building along this elevation. A smaller tile covered arcaded wing wall extends SE of the main block with segmentally arched wooden garden door. Fenestration is irregular with a combination of 3/5 glazed wood casement windows in banks of three, and 1/1 Double-hung wood sash. A square, flat roofed garage with similar exterior wall cladding is found in the westerly corner of the parcel. Landscaping consists of low shrubbery along the perimeter of the facade behind a grassed lawn. An early owner was Alfred W. Gordon and his wife Barbara.





10/566030/4150240

2. 1005 Elm Street (051-352-030) Construction Date: 1936

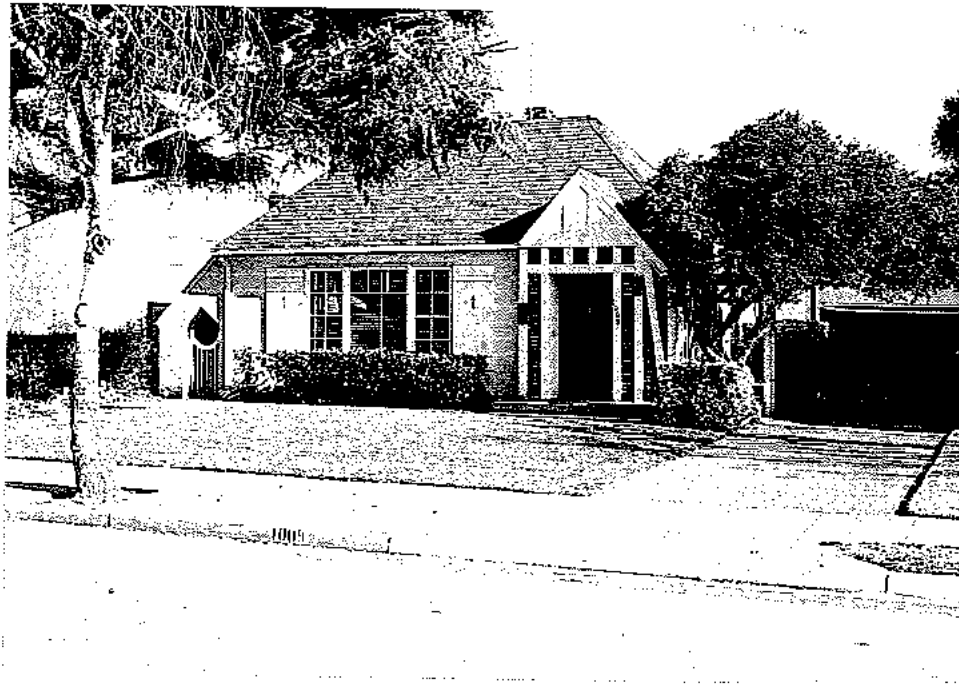
A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth stucco. The low pitched cross-gabled roof is covered in Spanish tile. A tiled shed roof covers the open, raised entry with pointed arches along the NW side of the prominent front facing gable. Fenestration is a combination of 1/3 and 2/3 wooden casement windows, separated by turned wood posts, and 1/1 double-hung wood sash. A square garage with similar exterior wall cladding and a line of Spanish tiles above the door is found in the eastern corner of the parcel. Landscaping consists of low shrubbery along the perimeter of the facade behind a grassed lawn. Low hedges flank the house at the property lines. The builder was D.J. Daly.



10/566/030/4150240

3. 1008 Elm Street (051-351-070) Construction Date: 1928

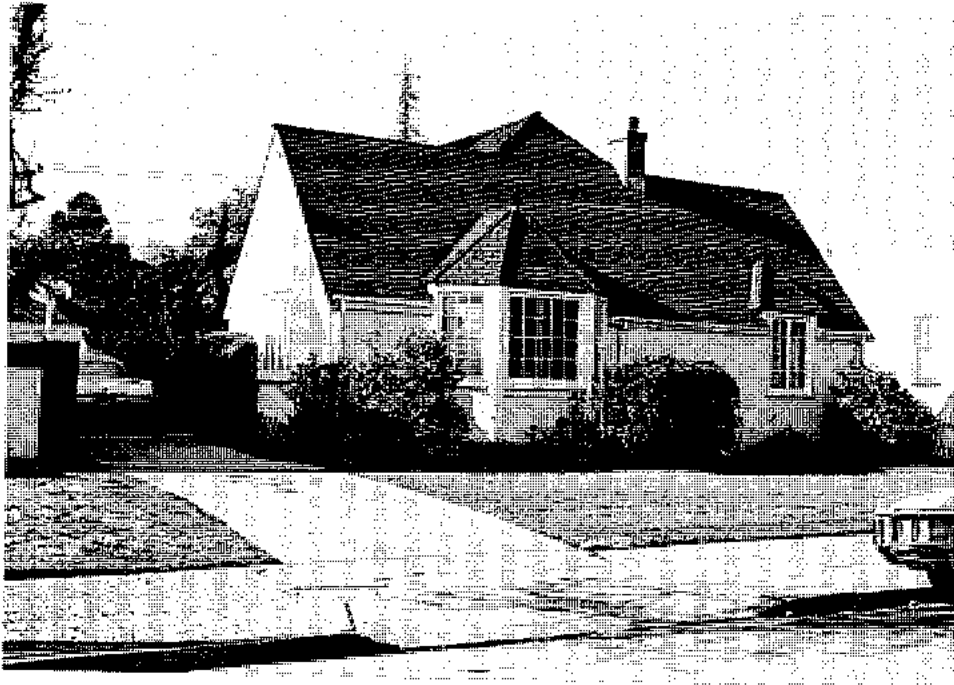
A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a rough textured stucco. The roof is low pitched with a center cross-gable. The main roof plane extends to form the covering for the raised, open porch entry to the NW. The roof is capped with Spanish tile. A flat roof of tar and gravel is found behind the tiled elements. Fenestration is irregular with fixed, paired and banked multi-paned wood casement windows, as well as 1/1/ double-hung wood sash. A square garage with a similar exterior wall cladding is located at the SE corner of the parcel. An offset, segmentally arched wood window is the principal feature of the front facing gable. Landscaping consists of low shrubbery and ornamental trees along the perimeter of the NE facing facade, behind a grassed lawn. An early owner was Arthur C. Jones, an accountant, and his wife Elizabeth. The builder was J. Keppler.



10/566030/4150240

4. 1009 Elm Street (051-352-020) Construction Date: 1928

A one story wood framed residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a textured stucco with wood half-timbering and a veneer of brick nogging in the gabled projecting entry at the NE corner of the facade. The roof is hipped with a lower, steep pitched cross-gabled entry. The roof covering is composition shingle. An interior brick chimney pierces the rear slope of the roof about center on the building. A steep shed-roofed arcaded wing wall projects from the NE corner of the house with a decorative wooden garden gate. Fenestration is a combination of fixed multi-paned casement windows and 1/1 double-hung wood sash. The three-part front window has paired 2/4 lights flanking a larger 3/1 bay. Large pierced batten shutters flank this feature. There is a garage in the easterly corner of the parcel. Landscaping consists of low shrubbery along the perimeter of the facade with one or two ornamental trees behind a grassed lawn. The builder was Hugh MacDonald who constructed at least three other houses along the 1000 Block of Elm. John W. MacDonald was an early owner with his wife Mary MacDonald, a local newspaper editor.



10/566030/4150240

5. 1012 Elm Street (051-361-080) Construction Date: 1936

A one story wood framed residence, somewhat "T" shaped in plan, resting on a concrete foundation. The exterior wall cladding is smooth stucco. The roof form is a steep pitched gable with lower cross-gable. The roof covering is wood shingle. A polygonal bay projects from the street side of the building near the SE corner, with a smaller hipped wall dormer towards the NW. An interior brick chimney pierces the roof ridge at the joining of the lower cross-gable and main roof. It has a simple clay chimney pot typical of the Tudor style. Fenestration is irregular with fixed, paired and banked multi-paned wood casement windows. Entry is from the SE side elevation away from the street. There is a square garage of similar design in the southern corner of the parcel. Landscaping consists of low shrubbery along the perimeter of the NE street facing side elevation, behind a grassed lawn. The architect was J. Morgan Steadman, nephew of Julia Morgan. The builders were D.J. Daly and J.B. Allen, the original owner. Mr. Allen was a civil engineer. The lot was a wedding present from Mrs. Millie, Allen's father.



10/566030/4150240

6. 1015 Elm Street (051-352-010) Construction Date: 1928

A two story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth stucco. The original roof form was a low pitched cross-gable. A sympathetic two story addition to the rear is capped by a hipped roof with lower cross-gable. All roof surfaces are covered with Spanish tile. The prominent SW front facing gable is characterized by a large fixed roundheaded arched window with a nice muntin detail. The entry is just SE of this feature and is reached by open straight run concrete steps. It is recessed under a shaped mission arch. A new eave wall chimney is found on the NW side elevation of the original one story structure. Fenestration is irregular with fixed, casement, awning and 1/1/ double-hung wood sash. There is a garage with a similar exterior wall cladding in the easterly corner of the parcel. Landscaping consists of low shrubbery and one or two ornamental trees behind a grassed lawn. The original builder was G. Miester who constructed at least two other houses along the 1000 Block of Elm. O'Day L. Cheny, a salesman and his wife Lucille were early owners.



10/566030/4150240

7. 1016 Elm Street (051-345-080) Construction Date: 1929

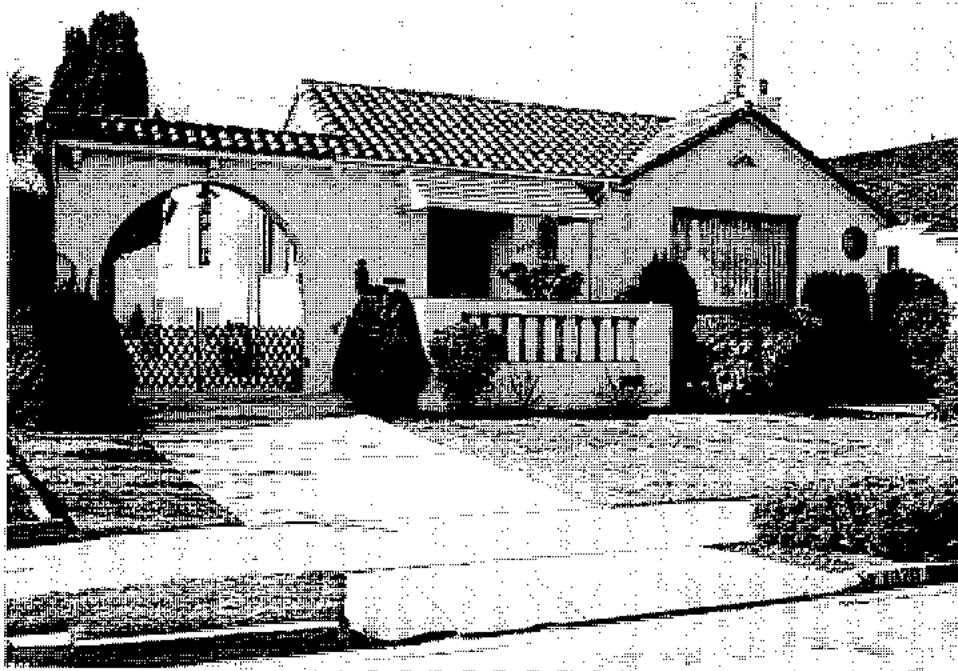
A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth stucco. The steeply pitched hipped main roof has lower cross-gables. It is covered with wood shingle. A stuccoed eave wall chimney rises along the NW side wall. The entry is recessed behind a steeply pitched and slightly projecting gable with eaves of different height. An unusual feature is a wall dormer in the same NE facade elevation as the entry. Fenestration is irregular with multi-paned fixed and outward opening wood casement windows. A garage with similar exterior wall cladding is located in the southern corner of the parcel. Landscaping consists of a grassed lawn. The builder of this Tudor house was Hugh MacDonald. Harold E. Miller, an S.P. Brakeman, and his wife, Jessie, are listed as early residents.



10/566030/4150240

8. 1017 Elm Street (051-346-070) Construction Date: 1927

A one-and-one-half story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is rough textured stucco. The end gabled roof has a lower partial width porch extending from the main block of the house on the SE side of the SW facing facade. The roof covering is composition shingle. Fenestration is irregular with fixed and outward opening multi-paned wood sash banded in threes and fours. Stylistically, the building is related to the Craftsman tradition without the wide overhanging eaves so typical of the form. A garage is found toward the rear of the property on the SE side. Landscaping consists of low shrubbery along the perimeter of the facade with some ornamental trees behind a grassed lawn. A wood trellis overhangs the concrete driveway with climbing vines. The builder was E.C. Doyle. Oscar G. Lynch, a mechanic, and his wife Marie are listed as occupants in 1931-32.



10/566030/4150240

9. 1020 Elm Street (051-345-090) Construction Date: 1927

A one story wood framed residence, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is rough textured stucco. The low pitched cross-gable roof is covered with Spanish tile. This tile extends as a parapet across the concrete driveway on the SE side of the building. It is part of a roundheaded arcaded wing wall with small corbels beneath the parapet. This feature is an interesting preview of the attached garage. The main block of the house behind the gable is flat roofed with a slight parapet and covered with tar and gravel. A much smaller arcaded wing-wall is found at the NW corner with an open bulls eye window above a wooden roundheaded garden gate below.

The entry is off a raised open porch with stuccoed balusters in the porch rail. The door is recessed beneath a metal awning. Fenestration includes a large fixed front picture window and wood multi-paned casement windows as well as 1/1 double-hung wood sash. A modern cinderblock garage is found in the southern corner of the parcel.

Landscaping consists of low shrubbery along the perimeter of the facade behind a grassed lawn. Carpenter Hugh MacDonald is listed as occupant in 1931-32 suggesting he might have been the builder.

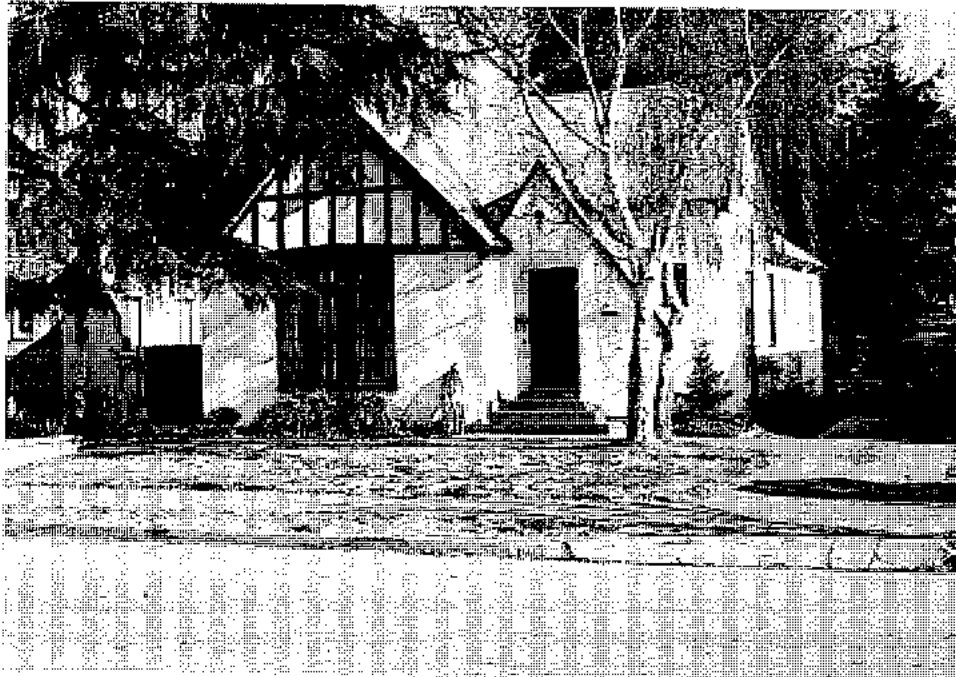




10/566030/4150240

10. 1021 Elm Street (051-346-060) Construction Date: 1928

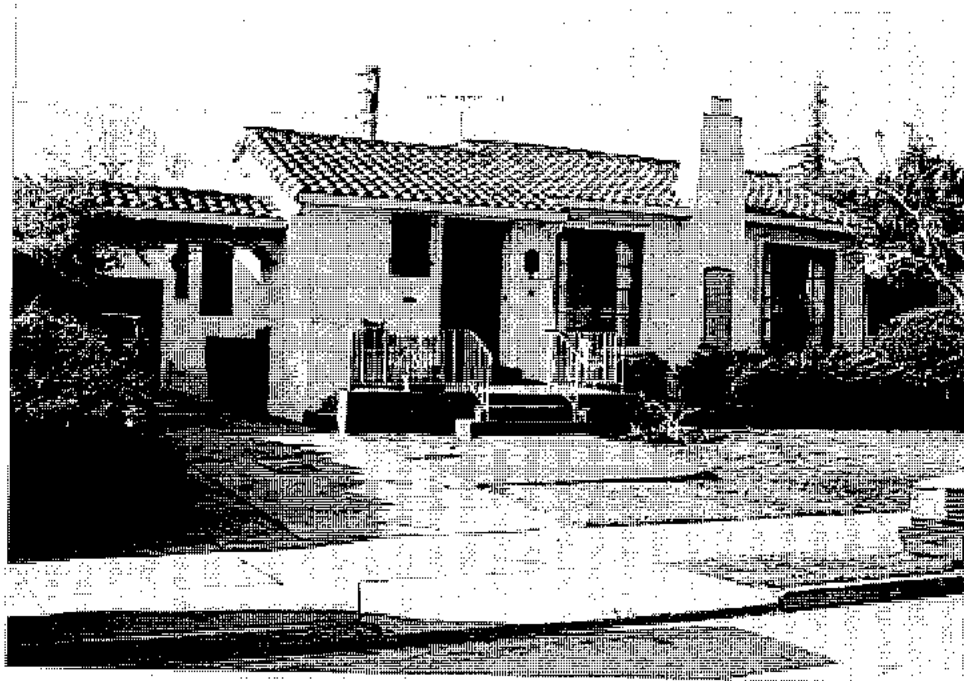
A one story wood framed residence, "L" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a rough textured stucco. The roof forms include a cross-gabled main block with lower shed roofed open porch above the entry to the SE. The rear of the house has a slightly parapeted flat roof covered with tar and gravel. The gable and shed roofs are covered with Spanish tile. The shed roofed porch is raised and supported by two wood posts. A brick veneer covers the base of the porch and runs the full length of the SW facing facade. A stuccoed eave wall chimney appears along the NW side elevation. The feeling of the house is that of old Mexico. Fenestration is irregular with a fixed three part picture window as the character defining feature of the main building block. An aluminium awning above may be a later addition. Small multi-paned casement type and 1/1 double hung wood sash is also present. A flat roofed garage with a similar wall cladding is found in the eastern corner of the parcel. Landscaping consists of a grassed lawn. The builder was G. Miester.



10/566030/4150240

11. 1025 Elm Street (051-346-050) Construction Date: 1929

A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a slightly textured stucco. The main roof is cross-gabled and covered with composition shingle. The prominent street facing (SW) gable is characterized by half-timbering in the gable head above a bank of three multi-paned wooden casement windows. The entry is adjacent to this feature on the SE. It is recessed under a segmental arch in a gabled porch reached by straight run brick steps. Fenestration is irregular with a combination of wooden fixed, casement and 6/1 double-hung sash. A garage is found in the southern corner of the parcel. Landscaping around this nice example of Tudor style consists of ornamental trees set in a grassed lawn. The builder was G. Miester.



10/566030/4150240

12. 1026 Elm Street (051-345-100) Construction Date: 1927

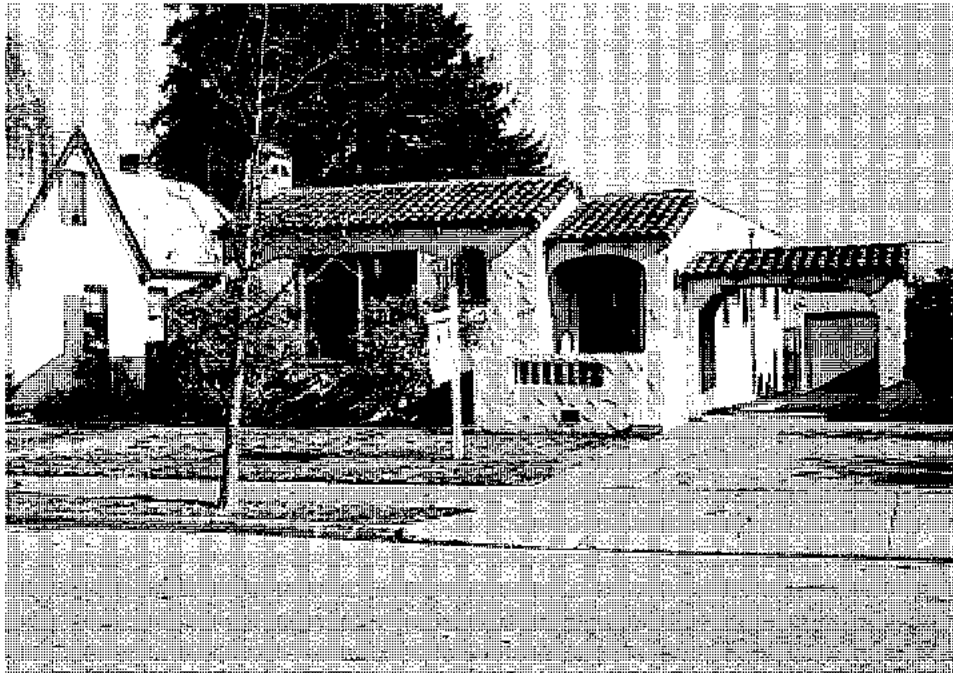
A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a slightly textured stucco. A tapered stucco eave wall chimney toward the NW along the NE facing facade has a large decorative panel of green Spanish tile. A side gabled roof covered with Spanish tile becomes flat to the rear, with a tar and gravel coating. A lower tiled parapet supported by stucco bracket extends SE of the main block of the house covering the concrete driveway. A raised and open concrete porch with wrought iron railing and straight run stair reaches the recessed entry. Two large 2/4 outward opening paired wood casement windows flank the chimney described above. Other fenestration is irregular and principally of wood casement type. A small high window appears immediately SE of the entry and has a decorative wrought iron grille. A garage of similar building materials appears in the southerly corner of the parcel. Landscaping for this Spanish Eclectic home consists of low shrubbery along the perimeter of the facade behind a grassed lawn. The builder was Hugh MacDonald. Clerk Walter T. Hennessey was an early owner.



10/566030/4150240

13. 1028 Elm Street (051-345-110) Construction Date: 1926

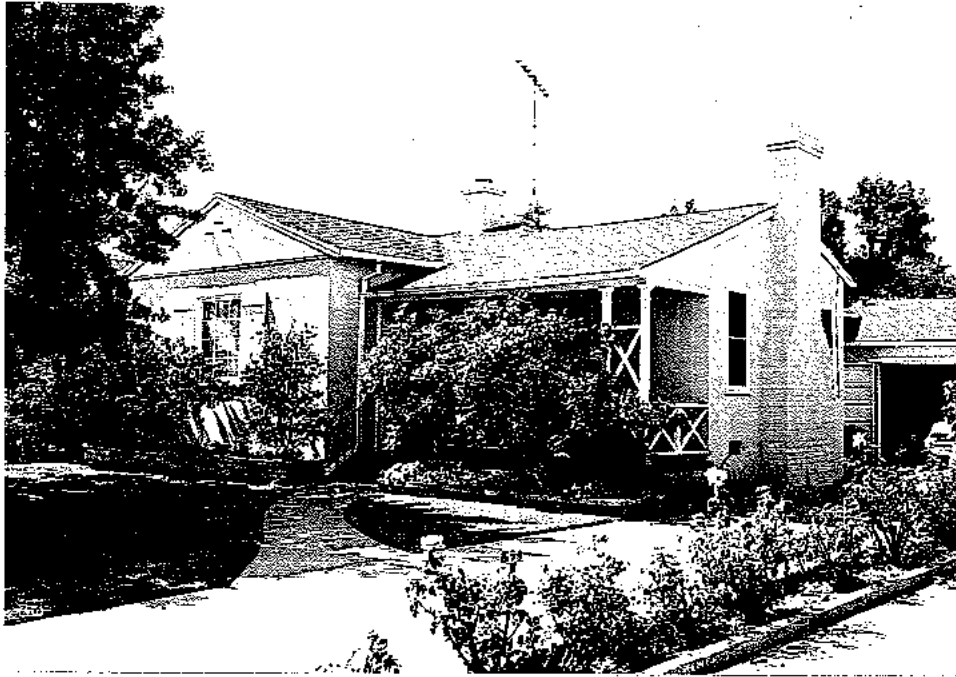
A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth stucco. The side-gabled roof has a lower centered cross-gable that forms the open porch entry for this nice example of the Bungalow style. All roof covering is composition shingle. The low pitched roof has wide unenclosed overhanging eaves with exposed rafter tails. A brick eave wall chimney pierces the roof along the NW side wall. Fenestration consists of Craftsman style windows with paired and three part examples flanking the main NE facing entry. Landscaping includes a low hedge around the front perimeter of the property with some shrubbery in a grassed lawn behind.



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14. 1029 Elm Street (051-346-040) Construction Date: 1929

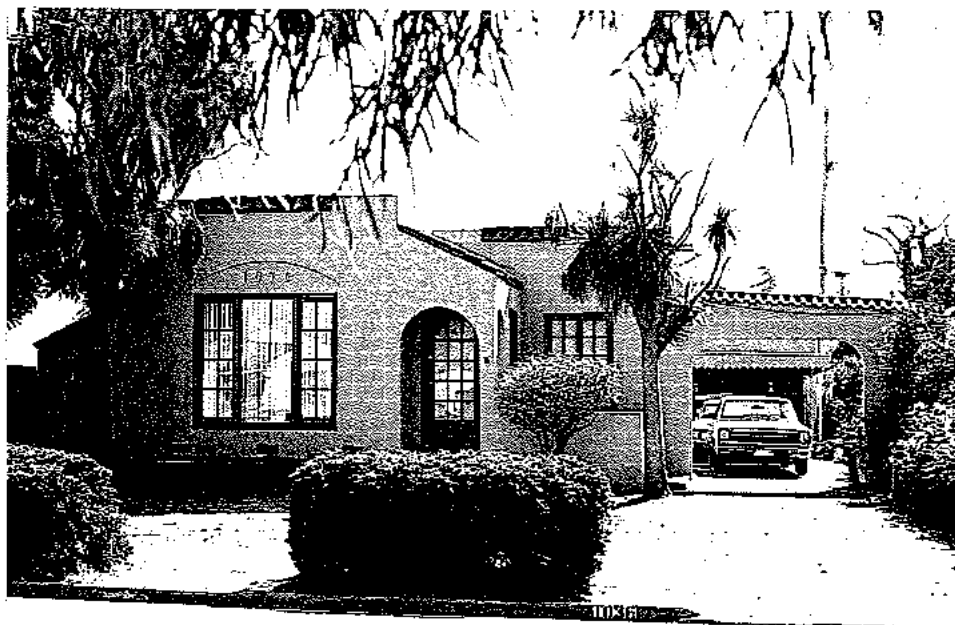
A one story wood framed residence basically, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a rough textured stucco. The roof is side-gabled with a lower shed type over the recessed entry at the SE corner of the SW facing facade. The roof covering along this elevation is Spanish tile. A flat roof covers the bulk of the main building block with a tar and gravel coating. A lower arcaded wing wall with tile cap extends from the entry across the concrete driveway. There is a roundheaded open arch in the stuccoed roof support for this feature. Small wooden brackets along the eave line of the facade add charm to the Spanish Eclectic character of this house. The raised open porch with side approach steps has wooden balusters in a low stucco rail. A stuccoed end wall chimney with tiled top appears along the NW side elevation. A small arcaded wing wall with tile cap appears at the NW corner of this elevation. Fenestration is irregular with a pair of large fixed rectangular multi-paned windows characterizing the facade, with a small high roundheaded window with wrought iron grille adjacent to the SE. 1/1 double-hung wood sash is found along the side elevations. A garage of similar construction materials is found in the easterly corner of the parcel. Landscaping consists of some shrubbery along the perimeter of the facade behind a grassed lawn. The builder was Hugh MacDonald. Carpenter George Witbeck and his wife Mabel were early owners.



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15. 1030 Elm Street (051-345-120) Construction Date: 1938

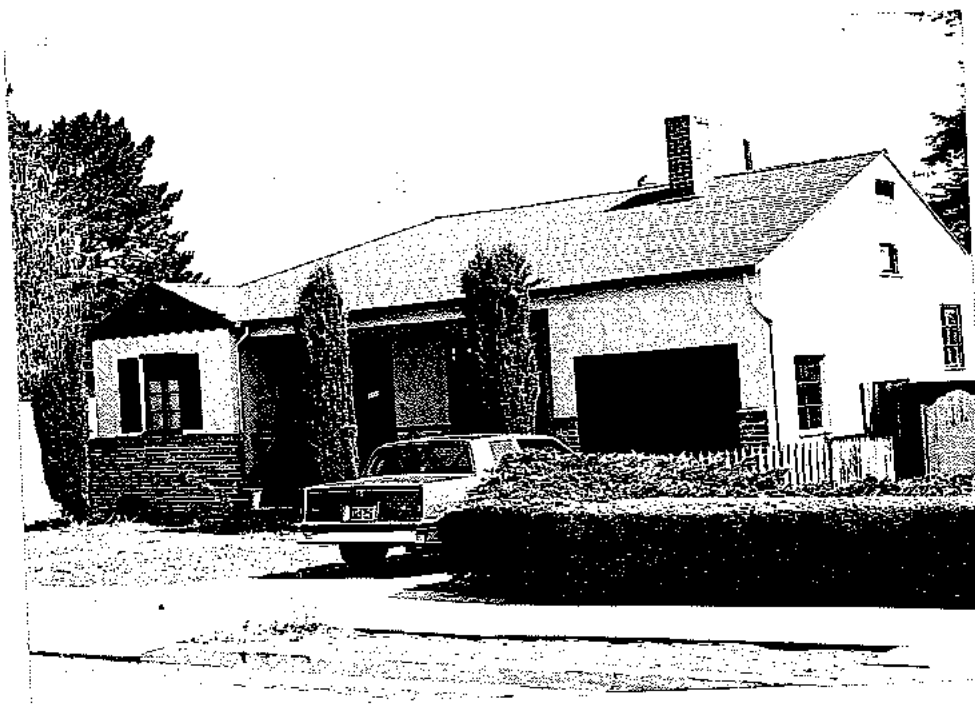
A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a slightly textured stucco with vertical wood veneer on the building envelope along the street facing partial-width front porch. The roof is cross-gabled and covered with composition shingle. A brick end wall chimney is found centered in the ridgeline of the NW side elevation. An interior brick chimney pierces the ridgeline at about the juncture of the cross-gables. The prominent NE front facing gable is characterized by vertical flush wood boards in the gable head with a scallop edge at their base, with a 3/4 fixed wood window flanked by pierced wood plank shutters below. The shed roof of the raised partial-width front porch is supported by a pilaster and paired wood posts with simple capitals. The porch railing has a series of X shaped braces. Fenestration is a combination of fixed multi-paned wood sash and 4/1 double-hung sash. An attached garage is found to the rear on the NW side. Landscaping for this minimal traditional house includes shrubbery along the perimeter of the facade and some ornamental trees set in a grassed lawn. The builder was Luther Gentry who used pattern book plans to construct the house for S.W. Hagmeyer. Mr. Haymeyer, then a sales representative for the Papco Roofing Co., still owns the homes.



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16. 1036 Elm Street (051-345-130) Construction Date: 1926

A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth stucco. The flat roof has tiled parapets and a tiled shed roof over the arched entry. An arcaded wing wall extends NW of the house over the driveway. It is capped with tile as well. A second arcaded wing wall extends from the NE corner of the structure. Fenestration is irregular with fixed and outward opening multi-paned wood casement windows. A garage constructed of similar building materials is found in the westerly corner of the parcel. Landscaping consists of low hedges along the front and side of the property with a few ornamental trees in a grassed yard. The building was constructed by G. Gaulies. A salesman, Daniel K. Dugan, occupied the residence in 1931-32.



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17. 1037 Elm Street (051-346-020) Construction Date: 1939

A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth stucco. A four foot veneer of used brick is found along part of the facade. The house is side-gabled with a lower projecting gable at the NW end of the SW facing facade. The roof covering is composition shingle. This minimal traditional home is the first on the 1000 Block of Elm to incorporate the garage as part of the building envelope. A red brick interior chimney pierces the roof slope toward the SE. The entry is recessed in a partial open porch with the roof overhang supported by the side wall of the projecting gable and the garage wall. A low wooden railing with X bracing runs across the porch. Fenestration is a combination of metal casement windows and 1/1 double hung wood sash. Landscaping includes a few ornamental trees set in a grassed lawn. The builder was H.J. Johnson.





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18. 1040 Elm Street (051-345-140) Construction Date: 1941

A two story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth stucco. The roof forms on the two story main block include a Spanish tiled cross-gable at the NE facing facade with a parapeted flat roof behind covered with tar and gravel. The one story entry wing to the SE has a hipped roof with Spanish tile hiding a flat roof behind, again with tar and gravel coating. The tiled portion of the one story roof forms an open partial porch supported by a large wood beam on square wood posts. A low X braced rail runs between posts. Fenestration is irregular with a combination of fixed four light windows and 2/2 double-hung wood sash, all with horizontal muntins. Located on a corner lot, a modern carport sits in the NW corner of the parcel, approached off Brittan Avenue. Landscaping consists of low shrubbery along the Elm Street elevation with some ornamental trees and large mature trees along the Brittan Avenue elevation. The house was constructed by August DeZordo.



10/566030/4150240

19. 1041 Elm Street (051-346-010) Construction Date: 1939

A one story wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth stucco. The roof form is one of intersecting low pitched gables covered with composition shingle. The long axis of the house runs NE along Brittan Avenue. The facade faces SW onto Elm Street. The entry is recessed between a lower end gable and projecting side-gable with angled bay. A slight shed roof overhangs the doorway. Fenestration is a combination of fixed and double-hung wood sash with horizontal muntins, the first appearance of this window form on the street. A stuccoed end wall chimney is found centered in the ridgeline on the SE side elevation. A second angled bay is found toward the easterly end of the SE elevation. An attached garage is adjacent to this feature, approached from Brittan Avenue. Landscaping consists of low hedges and shrubbery on the Elm Street elevation and ornamental trees along the Brittan Avenue elevation. The minimal traditional house was built by S.H. Kappeler.

**1000 Block of Elm Street  
Historic District**

<u>Address</u>	<u>Owner</u>
1004 Elm Street	Richard S. Mills 1004 Elm Street San Carlos, CA 94070
1005 Elm Street	Henrietta A. Stone 1005 Elm Street San Carlos CA 94070
1008 Elm Street	Julia Frias 1008 Elm Street San Carlos, CA 94070
1009 Elm Street	Edward E. and Olga M. Canty 1009 Elm Street San Carlos, CA 94070
1012 Elm Street	Millie C. Allen 1012 Elm Street San Carlos, CA 94070
1015 Elm Street	John W. and Susan G. Willis 1015 Elm Street San Carlos, CA 94070
1016 Elm Street	George A. Fox, Jr. 1016 Elm Street San Carlos, CA 94070
1017 Elm Street	Frederick E. and M.D. Burgess, Trustees 1017 Elm Street San Carlos, CA 94070
1020 Elm Street	Sophie G. Delgado 1020 Elm Street San Carlos, CA 94070
1021 Elm Street	Frank A. and P. S. Rodriguez 1021 Elm Street San Carlos, CA 94070
1025 Elm Street	George J. and Patricia I. Bernier 1025 Elm Street San Carlos, CA 94070
1026 Elm Street	Florence M. Copple 1026 Elm Street San Carlos, CA 94070

**1000 Block of Elm Street  
Historic District  
(cont.)**

<u>Address</u>	<u>Owner</u>
1028 Elm Street	Catherine T. Elder 1028 Elm Street San Carlos, CA 94050
1029 Elm Street	Steven and Barbara A. Mendell 1029 Elm Street San Carlos, CA 94070
1030 Elm Street	Wells Fargo Bank, Trustee P. O. Box 63700 San Francisco, CA 94163
1036 Elm Street	George D. and Marianne E. Paul 1388 Woodland Avenue San Carlos, CA 94070
1037 Elm Street	Tim Estes P. O. Box 282442 San Francisco, CA 94128
1040 Elm Street	Hilda G. Herrero 1040 Elm Street San Carlos, CA 94070
1041 Elm Street	Rena Tamborini 1041 Elm Street San Carlos, CA 94070