

# SECTION 106 REVIEW

3701 HACIENDA STREET  
SAN MATEO, CALIFORNIA

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## I. INTRODUCTION

San Mateo County has received a Department of Health and Human Services, Health Resources and Services Administration (HRSA) Notice of Grant Award to demolish the existing building located at 3701 Hacienda Street (APN: 042-130-040, subject property) in the Hillsdale neighborhood of San Mateo, California and design a new Public Health Laboratory on the site. In September 2009, San Mateo County contracted with Kelley & VerPlanck (KVP) to conduct a historical review under Sections 106 and 110 (a) (2) of the National Historic Preservation Act as amended (16 USC 470h-2); and its implementing regulations 36 CR Parts 60 and 63; Executive Order 11593 (Protection and Enhancement of the Cultural Environment); and Section 110 (b) (4) of the National Environmental Policy Act of 1969 as amended. All work has been undertaken in compliance with the *Secretary of the Interior's Standards for Preservation Planning, Identification and Evaluation* and *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

## II. SECTION 106 REQUIREMENTS

In brief, Section 106 requires the following process of evaluation to be performed for any project involving federal funding or licensing. The required parts of the investigation are listed below. Depending on the results of these steps, the project may be found to have no adverse effect. If an adverse effect is identified, further steps are required:

(a) Determine scope of identification efforts

- (1) Determine and document the area of potential effects.;
- (2) Review existing information on historic properties within the area of potential effects.
- (3) Seek information, as appropriate, from consulting parties, and other individuals and organizations likely to have knowledge of, or concerns with, historic properties in the area
- (4) Gather information from any Indian tribe or Native Hawaiian organization identified pursuant to Sec. 800.3(f)

(b) Identify historic properties, based on the information gathered.

(c) Evaluate historic significance of each property both as an individual resource and as part of any existing or potential historic district.

## III. RESEARCH METHODOLOGY

### A. Determination of APE

Kelley & VerPlanck determined the boundaries of the Area of Potential Effects (APE) in accordance with advice and guidelines obtained from Natalie Lindquist of the California State Office of Historic Preservation. CFR 800.16 (d) states:

Area of potential effects means the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such

properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.

The project site is at the northwest corner of a double-block parcel, bounded by 37<sup>th</sup> and 39<sup>th</sup> avenues and Edison and Hacienda streets. This parcel also contains much larger buildings of the San Mateo Medical Center, separated from the subject building by a large surface parking lot. The entire superblock is surrounded by suburban residential development. Since the project is physically separated from any other buildings by the parking lot, 37<sup>th</sup> Avenue, and Hacienda Street, there is no potential for the undertaking to have a physical effect on nearby buildings. Thus, the APE was established based on lines of sight from surrounding buildings to the proposed project. It includes the subject building and 26 mid 20<sup>th</sup> century single family residences.

### *B. Research*

1. The Northwest Information Center was queried for existing information on historic properties within the area of potential effects, with none being found.

2. Architectural Historian Shannon Ferguson made a site visit to the APE on September 24, 2009. Exteriors of all existing structures were surveyed to determine the salient character-defining features for the two building types encountered within the APE: single-family property and government building. For determining construction dates and ownership history, several repositories were consulted including the San Mateo County Assessor's Office and the City of San Mateo Building Inspections and Permits Department. More widely available sources that were consulted for individual building histories include Sanborn Fire Insurance maps and San Mateo County subdivision maps. For more general information on the history of the City and County of San Mateo, repositories consulted included the San Mateo County History Museum, the San Mateo Public Library, as well as standard secondary sources on the development of the peninsula communities of San Mateo County. A complete bibliography has been compiled and appears at the end of this report.

3. As stated above, the San Mateo County History Museum and the San Mateo Public Library were contacted regarding any knowledge of, or concerns with, historic properties in the area.

No historic properties were identified within the APE by this research.

## **IV. EVALUATION OF APE PROPERTIES**

Each building within the APE was recorded on DPR 523A forms, and evaluated for eligibility for listing on the National Register, the threshold of significance for Section 106. In addition, the entire APE was evaluated as a potential historic district.

### *National Register Criteria*

The *National Register of Historic Places (National Register)* is the nation's most important and comprehensive inventory of known historic resources. The *National Register* is administered by the National Park Service and includes buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state or local level. Typically, resources over 50 years of age are eligible for listing in the *National Register* if they meet any of the criteria. However, resources under 50 years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance" or are contributors to a potential historic district.

*National Register* criteria were used for evaluating resources within the project APE. These criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district or object can be considered eligible for listing in the *National Register*. These are:

**Criterion A (Event)**: Buildings that are associated with events that have made a significant contribution to the broad patterns of our history;

**Criterion B (Person)**: Buildings that are associated with the lives of persons significant in our past;

**Criterion C (Design/Construction)**: Buildings that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master; and

**Criterion D (Information Potential)**: Buildings that have yielded, or may be likely to yield, information important in prehistory or history.

If a resource is identified as potentially eligible for listing in the *National Register*, its historic integrity must then be evaluated. The *National Register* recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. If any eligible resources are identified within the APE, Section 106 requires the possible adverse effects of the undertaking to be assessed.

2. The following sections summarize KVP's findings for the 27 properties within the APE under each criterion.

**CRITERION A (EVENT)***Residential Buildings*

The buildings within the APE, like all buildings, are related to the developmental history of their area. A full context statement regarding the development of San Mateo, the region, and post-World War Two suburban development can be found in Appendix A. As can be seen in context, the residential buildings, 23 of them constructed in three separate small subdivisions by a number of different builders between 1947 and 1952, do not relate significantly to their historical context, neither individually nor as a group. Thus, KVP concludes they are not historically significant under Criterion A.

*Subject Building*

The subject building is a part of the San Mateo Medical Center, though physically and stylistically separate. A full context statement on the Medical Center as an institution can also be found in Appendix A. Although the original building permit could not be located in either County or Hospital records to confirm the exact date of construction of the subject property, building department correspondence indicates that it was likely constructed in 1952-1953. A letter dated December 12, 1952 addressed to the San Mateo City Manager from the Planning Engineer refers to the receipt of an application for approval of plans and issuance of a building permit for the San Mateo County Home for Dependent Children located at the corner of 37<sup>th</sup> Avenue and Hacienda. The letter goes on to say that excavation has already begun on the site and the San Mateo Building Department is ready to approve the plans upon receipt of approval by the Planning Engineer. A response letter dated December 22, 1952 addressed to the Planning Engineer from the City Manager gives authorization to approve the building permit application for construction. Original drawings for the building were not available. Therefore the architect is unknown. Research conducted at the San Mateo County History Museum did not lead to any information on the building or its occupant, the San Mateo County Home for Dependant Children.

As can be seen in context, the building is not significantly related to the development of the Medical Center and is historically separated from the much newer and architecturally different main buildings. Therefore, KVP concludes it is not historically significant under Criterion A.

**CRITERION B (PERSONS)**

Dr. Harold B. Chope, a graduate of Stanford Medical School and Director, Dept. of Public Health and Welfare for San Mateo County from 1948 to 1970, was a well regarded public health professional who participated in and headed more than 40 local, state, and national committees dealing with the various areas of public health and welfare. During his career, he was the author of more than 28 technical articles and the received the Bronfman Prize in 1963, the nation's highest honor in the field of Public Health. He was awarded the title of Clinical Professor Emeritus, Preventative Medicine in 1969 from Stanford

University, from which he obtained his medical degree in 1931. He was also internationally renowned for innovative total community health care. He was especially recognized for developing the principles for psychiatric treatment in San Mateo County. On his retirement, the main hospital was renamed for him.

Building department correspondence indicates that Dr. Chope was involved in the planning and building of the subject property. A letter dated February 10, 1953 from the Chief Fire Inspector addresses the type of fire escape to be installed on the subject property. The letter goes on to say that the “desire of Doctor Chope is for some means of egress that will retard persons from gaining access to the balcony, the request has been made for a counterbalanced ladder or stairway.”

Although Dr. Chope may be seen as important to the history of public health services in San Mateo county, this building does not appear to be significantly associated with his career and the basis of his importance. Thus, KVP concludes the subject building is not historically significant under Criterion B.

### **CRITERION C (DESIGN/CONSTRUCTION)**

#### *Residential Buildings*

The single family residential buildings in the APE occupy 26 lots situated in three separate suburban subdivisions laid out in 1946, the Charles, Westwood, and Blackburn subdivisions. Created in 1946, around the time David D. Bohannon was developing his adjacent Hillsdale No. 5 and 6 tracts, these tracts were carved out of the former Laurel Creek Farm subdivision, specifically portions of lots 63, 65, 66. Properties are also located on portions of lots 64 and 66 of the Laurel Creek Subdivision

The properties located on north side of 37<sup>th</sup> Avenue, east of Hacienda Street are part of the Westwood subdivision which was subdivided in December 1946 (Figure 3 and Figure 7). Two of the eight homes were owned and constructed in 1947 and 1950 by United Construction Co. of San Francisco. The rest were owned and constructed in 1947 by W.W. Holden of San Mateo and the architect is listed as G.L. O'Brien Jr., a draftsman based in San Mateo. The houses were all originally one-story Ranch-style dwellings and seem to have been constructed in pairs with nearly identical features. It is likely that all eight houses were constructed by a small time real estate developer(s) who later sold them to take advantage of the activity in nearby Hillsdale.

Properties located on north side of 37<sup>th</sup> Avenue west of Hacienda Street are part of the Blackburn subdivision, which was subdivided by Anna M. and Leo A. Blackburn in December 1946 (Figure 4 and Figure 8). Building permits show that these homes were constructed between 1948 and 1952, by various individuals, either the first owners or a building contractor. They were all originally one-story or one-and-a half-stories (also known as split-level) and constructed in the Ranch style, but few share identical features as the properties in the Westwood subdivision, indicating that the properties within the Blackburn

subdivision were developed on a piecemeal basis. In addition to the postwar construction, there were several dwellings constructed prior to World War II. Tract maps indicate that the house located at 3616 Hacienda Street on the corner of 37<sup>th</sup> is located on a portion of lot 65 of the Laurel Creek subdivision and building permits indicate that was constructed in 1920. Sanborn Maps confirm that a dwelling occupied the lot before the rest of the houses in the subdivision were constructed (Figure 8).

Properties located on the west side of Hacienda Street south of 37<sup>th</sup> Avenue occupy a portion of lots 65 and 66 of the earlier Laurel Creek Farm subdivision (Figure 5). Like the Blackburn subdivision, these homes were constructed between 1948 and 1953 by individual persons, often the same people who were recorded as the first owner or a building contractor. Also like the Blackburn subdivision, these homes are all originally one-story or one-and-a-half stories and are designed in the Ranch style but few share identical features. According to building permits, the house located at 3714 Hacienda Street was moved in 1959 to its present site from a site on El Camino Real. With its long, low-pitched gable roof, it appears to be constructed in a style similar to early Rancho dwellings. Building permits indicate that two other properties located at 3712 and 3720 Hacienda were constructed in 1925 and appear to be constructed in the Bungalow style. Two properties located on the west side of Hacienda Street south of Murray court are located in the Charles subdivision (Figure 5). They are also constructed in the Ranch style.

The subject building is also designed in the Ranch style, perhaps in order to relate it to its immediate context, the residential fabric, rather than its institutional context of large scale medical buildings. The choice of style may also have been related to its use as a home for dependent children.

As can be seen, the Ranch style predominates in the APE. A full context statement on the style is contained in Appendix A. The properties within the APE are undistinguished examples of the style, which itself is ubiquitous nationwide. Nor are the two examples of the Bungalow style significant examples of that style. Thus, KVP concludes none are individually eligible for listing in the National Register. Nor do they qualify for listing as a historic district, due to their disparate history of varied builders or designers and insufficient design cohesion. KVP concludes the properties do not qualify for listing, either individually or as an historic district under Criterion C.

#### **CRITERION D (INFORMATION)**

The Salsen are known to have had a significant settlement at Laurel Creek, which followed present-day Hillsdale Boulevard. The properties within the APE are not close enough to the former path of Laurel Creek to yield any information potential.

Therefore, the properties within the APE are not eligible for the National Register under Criterion D, either individually or as a historic district.



**CONCLUSION**

The properties within the APE are not eligible for the National Register, either individually or as part of a potential historic district. Thus, the undertaking will not have an adverse effect on historic properties.

## APPENDIX A—HISTORIC CONTEXTS

### DEVELOPMENT OF THE CITY OF SAN MATEO

The first people who lived in the San Mateo area called themselves Salson or Shalshon, the largest of tribes living on the Peninsula between what are now South San Francisco and Belmont. Their range extended from and the Santa Cruz Mountains to San Francisco Bay. They inhabited both sides of San Mateo Creek, the largest all-year freshwater creek on the Peninsula's bayside. During the period of early Spanish exploration and settlement, the largest village was located behind today's Crystal Springs Dam, with other significant settlements located at Laurel Creek and El Camino Real, which later became the Spanish highway that connected San Francisco with the Peninsula and San Jose.

In 1776, Colonel de Anza explored the Peninsula accompanied by Father Pedro Font. Father Font named the creek running through what would later become the town of San Mateo after St. Matthew.<sup>1</sup> Because the creek was wide and deep, Father Font decided that it would be a good place for a mission. The city was established in the early 1790s as a Catholic agricultural outpost serving San Francisco's Mission Dolores.

The present-day City of San Mateo occupies two early Mexican Ranchos: Rancho San Mateo at the north and Rancho de las Pulgas (owned by the widow and heirs of the former governor Luis Arguello) at the south. These Ranchos were granted to various individuals under the Republic of Mexico between 1822 and 1846. When California became a possession of the United States, the claims to land titles were submitted to an appointed Board of Land Commissioners for acceptance or rejection.

By the early 1850s San Mateo was serving the Peninsula as a stage stop on El Camino Real, roughly a third of the way from San Francisco to San Jose. Growth was slow and San Mateo remained a small village until the 1860s when the San Francisco & San Jose Railroad replaced the stage as the main method of transportation between the two cities.

Ground was broken for the San Francisco & San Jose Railroad in May 1861.<sup>2</sup> The railroad paralleled the El Camino Real and is presently the alignment of Caltrain's Peninsula line. With grading well underway in San Mateo County, large property owners along the railroad route, such as C.B. Polhemus who was also the director of the San Francisco & San Jose Railroad, saw their opportunity to market their land for subdivisions that would be convenient to stations along the new line. In September 1862, Polhemus hired William Lewis to plat the town of San Mateo, which was to occupy a portion of his land where the railroad crossed San Mateo Creek.<sup>3</sup> On October 17, 1863, the first train from San Francisco came to San Mateo

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<sup>1</sup> Goodman, Marian, *San Mateo County – Its History*. (Redwood City: Goodman Publishing Company, 1967), 35.

<sup>2</sup> *Ibid.* p. 45

<sup>3</sup> *Ibid.*

arriving in only 37 minutes. Polhemus then put up 176 lots for sale in the vicinity of the railroad stop, creating the future business district of San Mateo.

The regular train schedule allowed wealthy San Franciscans to commute from their workplaces in San Francisco to their country estates, created from the subdivision of the earlier Mexican ranchos. The first of the great country estates on the Peninsula were located in the vicinity of the new town. San Mateo evolved in part to serve the lavish estates, as they required servants and skilled craftsmen to maintain the estates and a huge selection of luxury goods and supplies for the elite residents. The great estates provided jobs for the San Mateo villagers.

In 1889, San Francisco's Spring Valley Water Company built the Crystal Springs Dam, providing San Francisco's first sustainable and reliable source of drinking water. Around the same time, a portion of the former Howard estate, which had once been part of Rancho San Mateo, became available for subdivision. These early subdivisions often had "homestead" and "villa" lots that were attempts by the early subdividers to provide lots for both low- and middle-income groups, respectively. The streets and lots for lower-income residents were usually aligned on a grid plan and located closer to the rail line. Areas subdivided for middle and upper-class people were typically located in the foothills and subdivided into large villa lots with curvilinear streets following the contours of the topography. However, these subdivisions were laid out when only the very wealthy could afford to commute to distant residences. As a result, many lots in these early subdivisions often never sold and the subdivisions consequently failed as business ventures, with only a smattering of houses built among what would remain rural farm and ranchland for several decades hence.

Two large villa subdivisions were created in south San Mateo. Laurel Creek Farm, site of the present APE, was subdivided in 1889. The other, Beresford Park, was subdivided in 1884.. Both subdivisions occupied portions of the former Rancho de las Pulgas. Both subdivisions consisted of large recreational and/or farming lots to the west and small house lots for standard residential use located to the east, closer to the railroad. Although these subdivisions were located on the railroad, they were too distant from the center of the growing town of San Mateo to the north and consequently they did not prosper, remaining in rural usage until after World War II.

Consequently, growth in the town of San Mateo and along much of the Peninsula remained slow throughout the 1890s and for at least two decades after. Other reasons for the lack of suburban settlement included infrequent train service to the Peninsula and high fares, especially in comparison with the transbay ferries that shuttled commuters from the fast-growing cities of Berkeley and Oakland to San Francisco during the same period.

In 1891, construction began on an electric interurban railroad that would run from San Francisco to Colma, a town located just north of San Mateo. Improved access led to the growth of San Mateo, which incorporated in 1894. By 1903, the tracks had been extended to San Mateo, the end of the line. This line is currently the alignment of BART's SFO line. The San Mateo Interurban, as it was called, provided frequent service and low fares to San Francisco, providing impetus to San Mateo's development into a popular suburb for middle income residents. Growing land prices led to the sale and subdivision of several of the former large estates in the vicinity of the town..<sup>4</sup> After the 1906 Earthquake, many San Franciscans who had lost their homes in the resulting fire moved to the city of San Mateo, causing the population to swell.

From 1933 to 1941, during the Great Depression, what little development occurred was concentrated in inner locations, filling in vacant land along major transportation routes. The most notable growth in San Mateo occurred after World War II, with the re-subdivision of earlier failed tracts, like Laurel Creek Farm.

Demand for housing in the area grew significantly after World War II. The growing population was increased by an influx of war workers, along with soldiers returning home from overseas. The veterans could take advantage of GI and FHA loans to purchase new homes in the region's growing suburbs, like San Mateo. With the risk absorbed by taxpayers, banks suddenly found it profitable to loan money to Americans traditionally shut out of the housing market. Suburban residential developers and builders stepped up to fill the demand, aware that they could reap huge profits from this untapped market.<sup>5</sup>

And so the suburban revolution began. The so-called "merchant builders," including the Levitt Brothers of New York, Frank Sharp of Houston, and Louis Boyar of Los Angeles, bought tracts of agricultural land outside American cities and began building homes. Opening in 1946, Frank Sharp's 4,000-home Oak Forest subdivision on Houston's northwest side was the first major postwar subdivision. William Levitt's better-known 5,000-home Levittown subdivision opened in Hempstead, New York in 1950.<sup>6</sup> Both were soon dwarfed by Louis Boyar's 17,000-home Lakewood subdivision built on bean fields between Los Angeles and Long Beach.

#### *APE Subdivisions*

The Charles, Westwood, and Blackburn subdivisions on which the properties in the APE are located were laid out in 1946, around the same time as Hillsdale Unit Nos. 5 and 6. Building permits reveal that most of the homes in the APE were valued between \$7,000-\$15,000. Homes in Bohannon's Hillsdale No. 5 and 6 sold for upwards of \$20,000.<sup>7</sup> All the homes in both the APE subdivisions and in Hillsdale No. 5 and 6

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<sup>4</sup> San Mateo History, P. 83.

<sup>5</sup> J. John Palen, *The Suburbs* (New York: McGraw Hill, 1995), 58.

<sup>6</sup> Peter G. Rowe, *Making a Middle Landscape* (Cambridge, MA: The MIT Press, 1991), 20.

<sup>7</sup> San Mateo History, 233.

were constructed in the same postwar Ranch style. Although not constructed by Bohannon, the subdivisions in the APE resemble nearby Hillsdale even though they were built by individual home owners or small-time contractors. The buyers of these homes likely saw them as an affordable and attractive alternative to Hillsdale.

#### **HISTORIC CONTEXT--DAVID D. BOHANNON**

In the San Mateo area and Northern California, David D. Bohannon was one of the pioneers in the application of mass-production techniques to housing. Hillsdale, a well-known postwar tract by David Bohannon<sup>8</sup> was laid out west of the highway on the former Murray Ranch, adjacent the the APE. Over the course of his career, Bohannon is estimated to have built over 26,000 houses in more than 100 different communities in California, making him one of the nation's major postwar housing developers. In San Mateo County, Bohannon was one of the first developers to take advantage of the Federal Housing Administration's loan guarantees. In 1940, he began construction on Hillsdale, which is located adjacent to the properties in the APE. Hillsdale was to become one of his largest projects in the City of San Mateo. Bohannon had negotiated with Burleigh H. Murray, one of the original pioneer families, to purchase 848 acres of his lands, equivalent to a significant percentage of the entire City of San Mateo.<sup>9</sup> The scope of the Hillsdale project was unprecedented in the Bay Area.

In 1947, Bohannon began construction on Hillsdale Units No. 5 and 6, which are adjacent to the Westwood subdivision in which eight of the building in the APE are located. Bohannon also replaced the railroad station. A station had been located there for many years, first called Laurel Creek station and at the time known as Beresford or Bay Meadows. Bohannon offered Southern Pacific a new, Colonial Revival style station to be built at his expense in exchange for calling the station Hillsdale. The station was opened in 1941 and was only a few minutes walk from the residential development. At that time 38 trains a day stopped at the Hillsdale Station.<sup>10</sup> By 1952, Hillsdale had become a city within a city, housing approximately 5,000 families, with its own shopping center (Hillsdale Shopping Center), library, railroad station, schools, and recreation facilities.

#### **HISTORIC CONTEXT—THE SAN MATEO MEDICAL CENTER**

The Medical Center, of which the subject building forms a part, was originally founded in 1876 and known as the San Mateo Community Hospital and Poor Farm and located on Polhemus Road. In 1918 the Director of the California State Department of Health declared that the buildings the hospital occupied had outlived their usefulness. Subsequently, the present site of 21 acres was purchased from Keyron &

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<sup>8</sup> Bohannon was a major and influential developer of the San Mateo and peninsula area. He is not responsible for any of the buildings in the APE.

<sup>9</sup> San Mateo History, 212.

<sup>10</sup> Ibid.

Margaret O'Grady for \$1000 an acre in 1918.<sup>11</sup> At that time, only a few shacks were located on the site, constructed to shelter those who had lost their homes in the 1906 Earthquake and Fire. The property is located in the former Laurel Creek Farm subdivision which was laid out in 1889 (Figure 2). The subdivision consisted of large "garden lots" to the west for small farms and small house lots for standard residential use located to the east closer to the railroad.

The Laurel Creek Farm subdivision map shows lots laid out on streets in a grid pattern. Based on examination of current street maps, it is believed that Harper became 37<sup>th</sup> Street, Murray Avenue became Hacienda Street, Harrison became 39<sup>th</sup> Street, and Elm Avenue became Edison Street. The six lots bounded by those streets became the site of the Medical Center in 1918. In 1923, an 89 bed hospital unit designed by San Mateo architect William H. Toepke was opened. The hospital building was constructed by Barrett and Hilp at a cost of \$160,000.<sup>12</sup> The building was enlarged and remodeled in 1930 and 1952. In 1956 it was enlarged to hold 600 beds.

#### **HISTORIC CONTEXT—THE RANCH STYLE**

The 26 single-family properties located within the APE are constructed in the Ranch style (as are Bohannon's homes). Although the subject property is not a single family property, it has the same characteristic features as a Ranch style house.

Known as American Ranch, Western Ranch, or California Rambler, Ranch style houses can now be found in nearly every part of the United States. The Ranch style became the dominant style throughout the United States during the decades of the '40s, '50s, and '60s. After World War II, simple, economical Ranch style houses were mass-produced to meet the housing needs of returning soldiers and their families. The Ranch home was the ultimate symbol of the postwar American dream: a safe, affordable home promising efficiency and casual living.

Ranch style houses are typically one-story with an L or U-shaped plan and feature low pitched gable or hipped roofs with a moderate or wide eave overhang, large windows, and an attached garage. The exteriors are typically clad in natural, locally found materials, such as wood siding, stone or brick. The interior features a simple, open floor plan and sliding glass doors that provide direct access to the patio from the living area

The Ranch style is loosely based on early Spanish Colonial precedents of the American Southwest, modified by influences borrowed from Craftsman or Bungalow styles and Prairie modernism pioneered by Frank Lloyd Wright in the early 20th century. Architect Cliff May is credited with building the first Ranch

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<sup>11</sup> "Fortieth Anniversary," *I.V.*, Vol. III, No. 9, September 1963, p. 1 (*I.V.* was a San Mateo County General Hospital Newsletter)

<sup>12</sup> *Ibid.*

style house in San Diego in 1932. His modern homes epitomize the indoor-outdoor lifestyle, fusing the open plan/open living philosophy with the traditional ranch house. His long, low designs managed to be both modern and traditional, celebrating a casually elegant, indoor-outdoor lifestyle, and drawing inspiration from California's Spanish Mexican ranchos while embracing the latest technological gadgetry. With their low profile, large carports and garages, patios, and expansive horizontality, May's modern ranch houses became synonymous with the nascent California lifestyle and were enthusiastically promoted by the popular Sunset magazine throughout the United States.

In the 1950s almost any one-story, close-to-the-ground, rambling house was called a California Ranch house. With its open kitchen/living area, the Ranch house was specifically geared to casual entertaining. Another key selling point was the desirable indoor/outdoor living promised by the one-story layout, which featured glass doors, picture windows, and terraces and patios secluded in a rear yard. Having the ability to move freely about the house, without steps, into large private porches and patios from almost every room was living the "good life". Gone was the street-oriented Victorian front porch; that was replaced by a private rear one. The garage also became an integral part of the house design. The popularity of "rambling" ranch houses was made possible by the country's increasing dependence on the automobile which in turn, created the suburb. Because land was cheap, homebuyers were able to buy larger lots. Larger lots meant bigger homes so the sprawling house, or the Ranch style, was born.

Although Ranch style homes are traditionally one-story, a variation of the Ranch style, the Split Level or Raised Ranch rose to popularity during the 1950s. This multi-story modification retained the horizontal lines and low-pitched roof of the Ranch house, but added another story in such a way as to create three floor levels of interior space.

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San Mateo Department of Building Inspection, Plans and Building Permits.

*Archives*

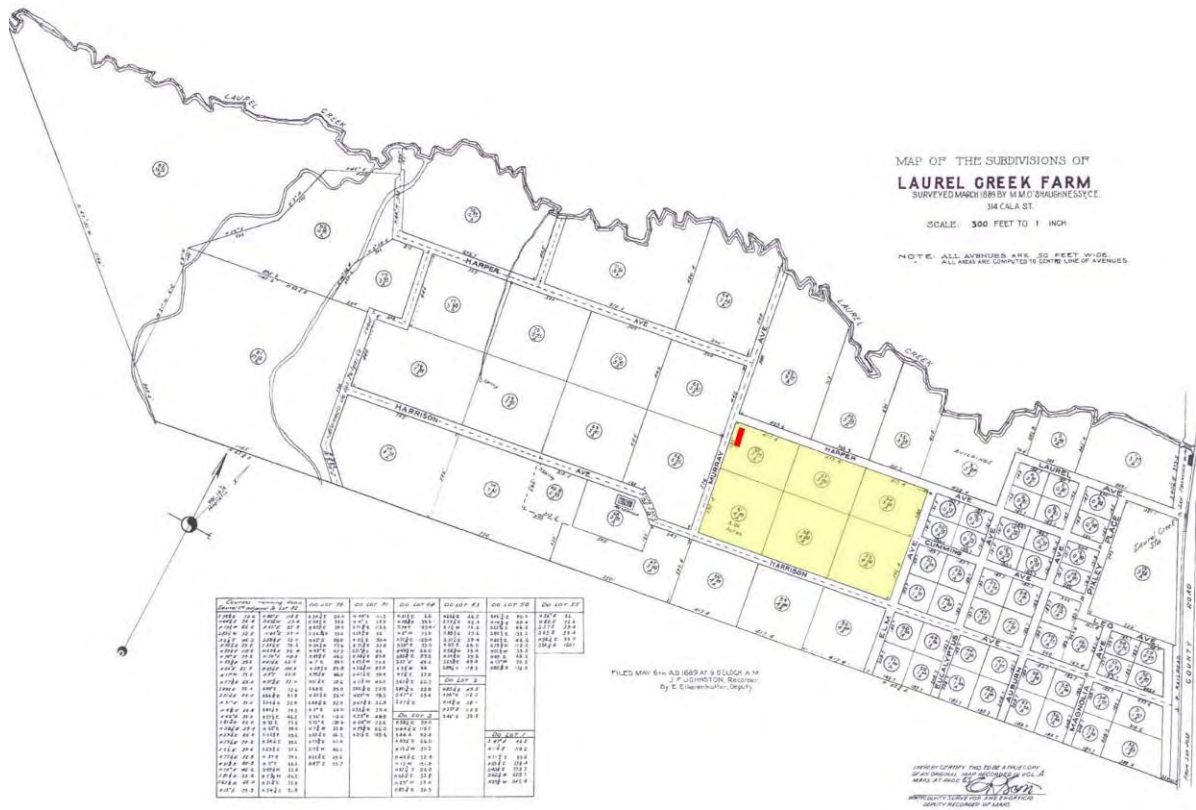
San Mateo County History Museum

APPENDIX B—MAPS



**Figure 1.** Area of Potential Effects (APE), San Mateo Public Health Laboratory project, Section 106 Review.

Subdivision Maps



**Figure 2.** Laurel Creek Farm subdivision map, 1886. Site of San Mateo County Medical Center is shaded in yellow. Red shaded rectangle indicates approximate location of 3701 Hacienda Street (subject property). Remaining properties in the APE are located on portions on lots 63, 65 and 66 to the west and north of the Medical Center site.

Subdivision Maps (continued)



**Figure 3.** Westwood subdivision, 1946. Properties located in the APE are shaded in red. Note that David D. Bohannon’s land and the Hillsdale subdivision is located to the north of the Westwood subdivision.



Subdivision Maps (continued)

The undersigned hereby certify that they are the owners of certain acreage covered by, or interest in the land subdivided as shown on this map and that they hereby consent to the preparation and recording of this map and definite for public use. Public Utilities Easements and that certain strip marked Parcel X as shown upon said map within said subdivision.

*W.D. Soule* *W.D. Soule*

San Mateo Mutual Building and Loan Association, a Corporation  
By \_\_\_\_\_  
By \_\_\_\_\_  
Fidelity Title Guaranty Company, a California Corporation, Trustee  
President \_\_\_\_\_ Secretary \_\_\_\_\_  
CORPORATION OF AMERICA, a California Corporation, Trustee  
By \_\_\_\_\_  
By \_\_\_\_\_  
Bank of America National Trust and Savings Association, a National Banking Association  
By \_\_\_\_\_  
By \_\_\_\_\_  
State of MISSISSIPPI ) ss  
County of ST. LOUIS )  
On this 25 day of March, 1946, before me, a Notary Public in and for the County of ST. LOUIS, State of \_\_\_\_\_, State of \_\_\_\_\_, residing therein, duly commissioned and sworn, personally appeared W.D. Soule and W.D. Soule, his wife, known to me to be the persons whose names are subscribed to the within instrument and their names being known to me, and advised my official seal the day and year in this certificate first above written.  
My Commission Expires August 24, 1948

State of California ) ss  
County of San Mateo )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 1946, before me, a Notary Public in and for the County of San Mateo, State of California, residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be \_\_\_\_\_ and \_\_\_\_\_ respectively, of the Corporation of America, a California Corporation, and \_\_\_\_\_ and \_\_\_\_\_ known to me to be \_\_\_\_\_ and \_\_\_\_\_ respectively, of the Fidelity Title Guaranty Company, a California Corporation, and \_\_\_\_\_ of the Bank of America National Trust and Savings Association, a National Banking Association, the corporation and association that executed the within instrument and also known to me to be the persons who executed the same on behalf of the corporation and association therein named and acknowledged to me that such corporation and association executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
My Commission Expires \_\_\_\_\_  
Notary Public in and for the County of San Mateo, State of California.

State of California ) ss  
County of San Mateo )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 1946, before me, a Notary Public in and for the County of San Mateo, State of California, residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be \_\_\_\_\_ and \_\_\_\_\_ respectively, of the San Mateo Mutual Building and Loan Association, a Corporation, the corporation that executed the within instrument and also known to me to be the persons who executed the same on behalf of the corporation named therein and acknowledged to me that such corporation executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
My Commission Expires \_\_\_\_\_  
Notary Public in and for the County of San Mateo, State of California.

I, W.D. Soule, hereby certify that I am a registered Civil Engineer of the State of California, that this map represents a survey made under my supervision during the month of December, 1946, that the survey is true and complete as shown, that all of the monuments shown therein actually exist and their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced and that the bearings of the lines shown on the map are true and correct as shown on the map. I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
Dated: Feb. 17, 1947  
*W.D. Soule*  
Registered Civil Engineer No. 4470

I hereby certify that I have examined the within final map that the subdivision shown thereon is substantially the same as it appeared on the tentative map filed, and any proposed alterations, that all provisions of the Map Act of 1937 and any local ordinances applicable to the same at the time of the filing of the map have been complied with and that I am satisfied that said map is correct.  
Dated: Sept. 3, 1947  
*Arthur D. Sullivan*  
City Engineer of the City of San Mateo

I hereby certify that the City Council of the City of San Mateo, at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 1946, approved the map shown hereon, authorized its recording and accepted on behalf of the public as Public Utilities Easements and property of land shown and designated upon said map as being offered for dedication for public use in conformity with the terms of said offer of dedication.  
Dated: September 6, 1947  
*William D. Sullivan*  
City Clerk of the City of San Mateo

This is to certify that the within map was duly approved by the City Planning Commission at its regular meeting held \_\_\_\_\_, 1946.  
City Planning Commission of the City of San Mateo  
By \_\_\_\_\_ Chairman By \_\_\_\_\_ Secretary

File No. 22552-3  
Accepted for record and filed in Volume 28 of official maps of page \_\_\_\_\_ records of San Mateo County this 25 day of March, 1946, at 11:25 AM.  
County Recorder of the County of San Mateo

State of California ) ss  
County of San Mateo )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 1946, before me, a Notary Public in and for the County of San Mateo, State of California, residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be \_\_\_\_\_ and \_\_\_\_\_ respectively, of the Fidelity Title Guaranty Company, a California Corporation, the corporation that executed the within instrument and also known to me to be the persons who executed the same on behalf of the corporation named therein and acknowledged to me that such corporation executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
My Commission Expires \_\_\_\_\_  
Notary Public in and for the County of San Mateo, State of California.

**BLACKBURN SUBDIVISION**  
SUBDIVISION OF PORTIONS OF LOTS 65 & 70  
LAUREL CREEK FARM  
SAN MATEO, CALIF.  
W.D. SOULE CO. CIVIL ENGINEERS  
SCALE 1"=100' DECEMBER 1946

Figure 4. Blackburn subdivision, 1946. Properties located in the APE are shaded in red.

Subdivision Maps (continued)

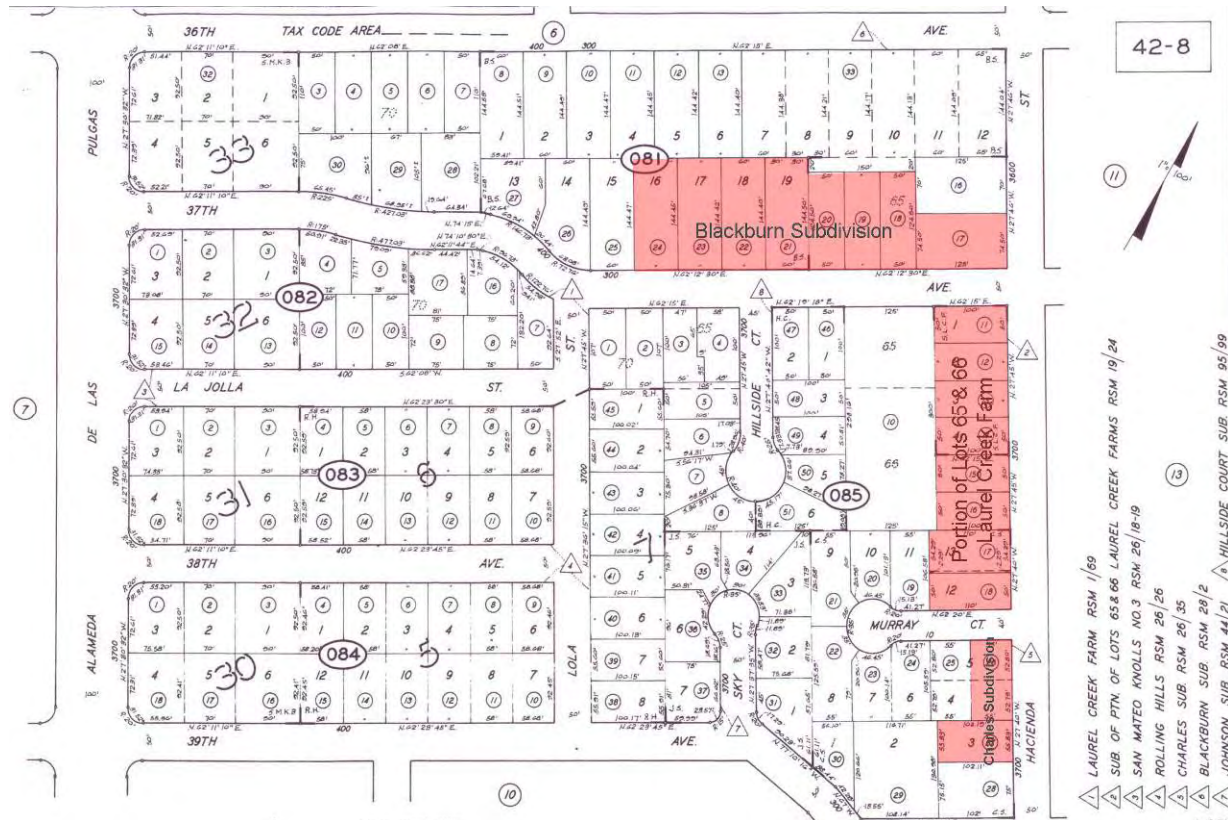


Figure 5. Tract map showing the Blackburn subdivision, Portions of lot 65 and 66 of Laurel Creek Farm subdivision and the Charles Subdivision. Properties located in the APE are shaded in red.

Sanborn Maps

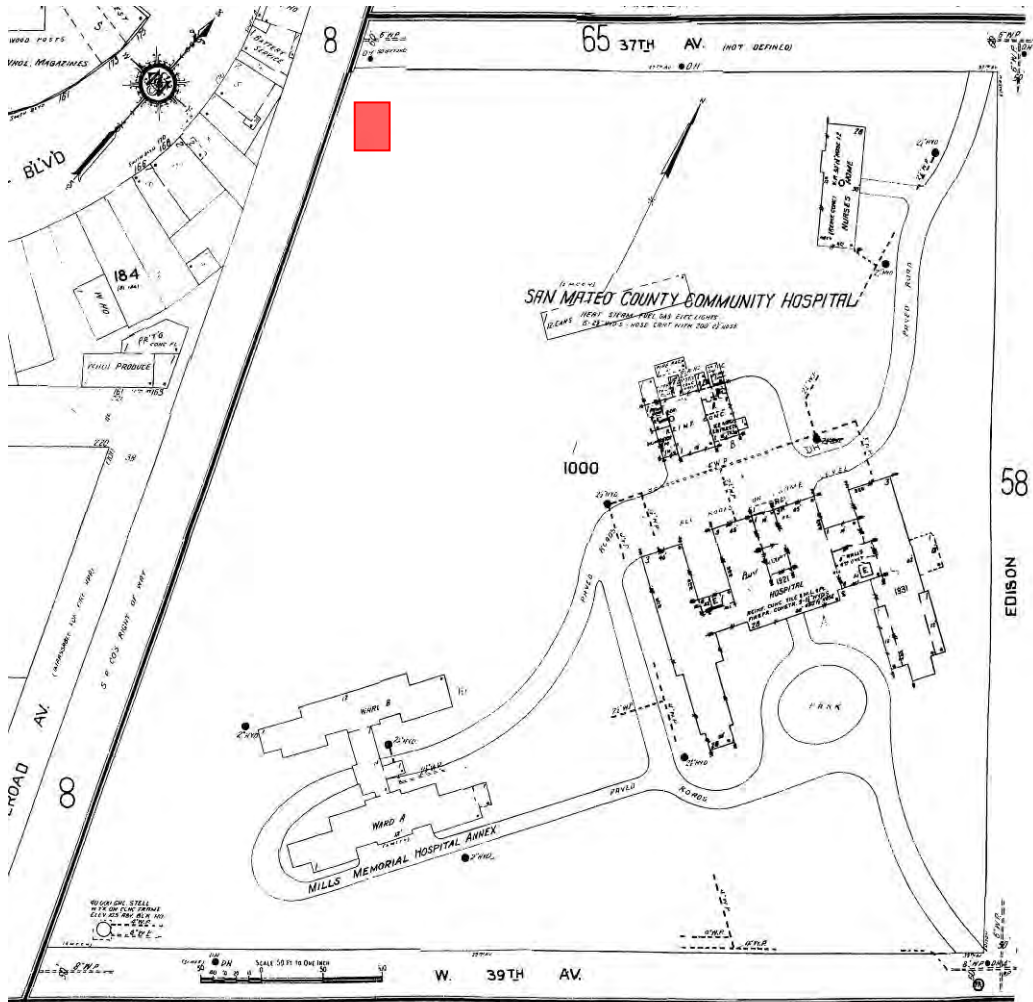


Figure 6. Sanborn Map, May 1920-February 1950 showing the San Mateo Medical Center. Red shaded rectangle shows approximate location of 3701 Hacienda Street.



Sanborn Maps (continued)

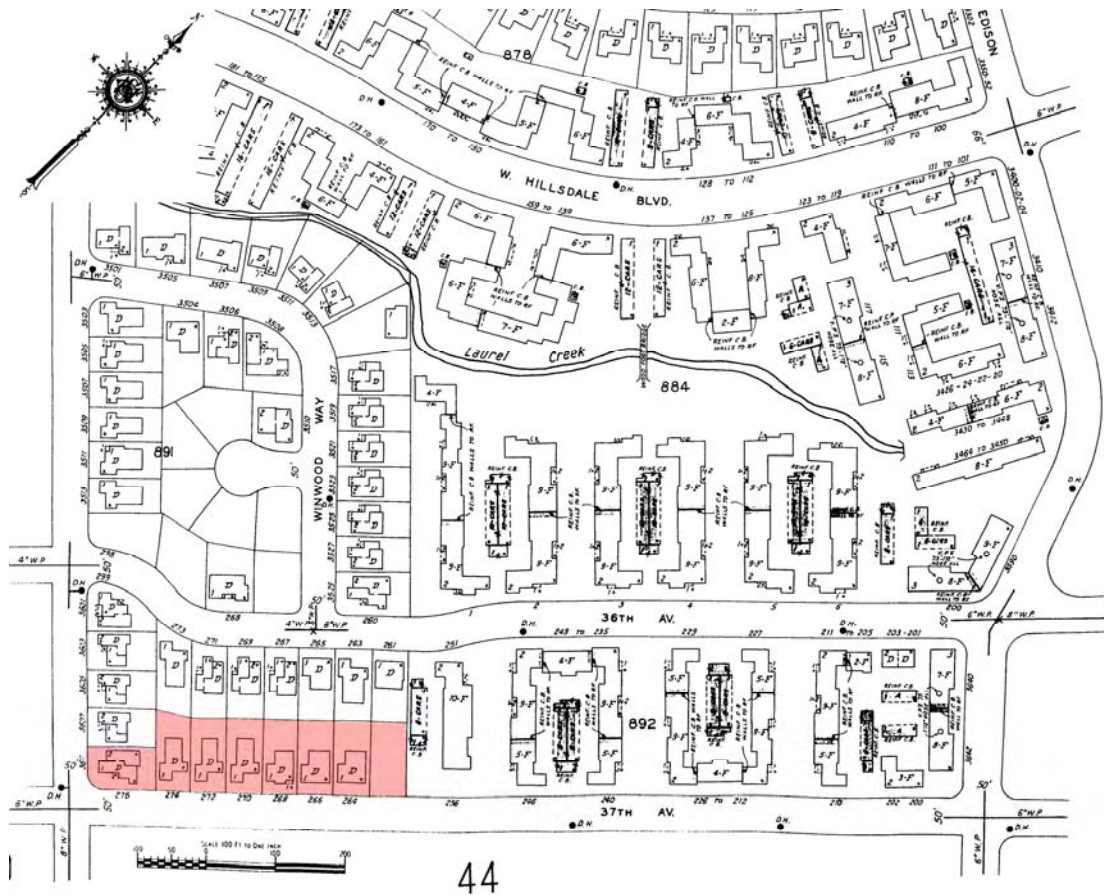


Figure 7. Sanborn Map, May 1920-February 1950. APE properties located in the Westwood subdivision are shaded in red. Sanborn Map for remaining APE properties could not be found.



Sanborn Maps (continued)



**Figure 8.** Sanborn Map, May 1920-February 1950. APE properties located in the Blackburn subdivision are shaded in red. Sanborn Map for remaining APE properties in the Charles subdivision could not be found.

**APPENDIX C—PHOTOGRAPHS***Historic*

**Figure 9.** Aerial view of the Medical Center site, c. 1950s. 3701 Hacienda is circled in red. Note that nearly all of the properties in the APE have already been constructed.

*Current Photographs*



**Figure 10.** Detail of main entrance of 3701 Hacienda Street, view east.



**Figure 11.** East facade of 3701 Hacienda Street, view west.





**Figure 12.** North and west facades of 3701 Hacienda Street, view southeast.



**Figure 13.** View of the Medical Center buildings and adjacent parking lot, looking southeast.



**Figure 14.** View of Hacienda Street from 37<sup>th</sup> Avenue, looking southwest.



**Figure 15.** View of 37<sup>th</sup> Avenue, looking northeast.



**Figure 16.** View of 37<sup>th</sup> Avenue, looking east. The Medical Center parking lot is on the left.