



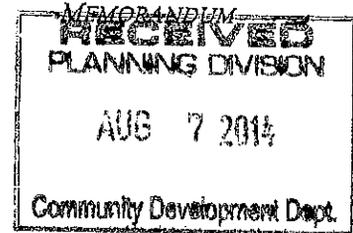
To: City of San Mateo
330 W 20th Avenue
San Mateo, CA 94403

Project: 106-120 Tilton Avenue Historical Evaluation Update - Final

Project #: 00216.102

Date: March 28, 2014

Via: e-mail



Re: 106-120 Tilton Avenue, San Mateo, CA

1. Introduction

This Historical Evaluation Update was prepared at the request of Lorraine Weiss, Contract Senior Planner with the City of San Mateo, in order to update and confirm previous findings related to the properties at 106-120 Tilton Avenue in San Mateo, California. In 2006, ARG completed a Historic Resource Evaluation Report (HRER) for the duplex at 106-110 Tilton Avenue and the twenty-unit apartment building at 120 Tilton Avenue in San Mateo to determine their eligibility as historic resources under the California Environmental Quality Act (CEQA). The HRER found that the properties did not display a level of significance that would qualify them for listing on the California Register of Historical Resources (CRHR); however, the HRER indicated that the properties retained a high level of physical integrity.

The City has requested an update of the 2006 findings in conjunction with proposed new development at the site. The subject properties have been vacant and unattended in recent years, and the purpose of this Historical Evaluation Update is to update the conditions, integrity, and research findings from the 2006 HRER. To complete this Historical Evaluation Update, ARG reviewed the 2006 *Historical Evaluation for 106-110 and 120 Tilton Avenue, San Mateo, California*, and conducted a follow-up site visit on February 5, 2014 to assess current conditions and integrity. Additionally, ARG visited the San Mateo Public Library on March 27, 2014, since the library was closed during preparation of the initial HRE in 2006. ARG reviewed available information in the California Collection at the San Mateo Public Library including local history books and a 1920 (revised 1931) Sanborn map. However, no new information regarding the subject properties or their occupants was found.

Based on our site visit findings and additional research, ARG concludes that while the buildings still retain the level of integrity identified in the 2006 report, the condition of both buildings has deteriorated from lack of use, deferred maintenance, and apparent fire damage. Further, the additional research did not identify any information that would change the significance findings of the original report.

See Appendices for ARG's 2006 HRE report and photographs of the current building conditions.

2. Property Descriptions

The two buildings are located on the south side of Tilton Avenue between North San Mateo Drive and North El Camino Real in the Western Addition neighborhood of San Mateo, California. The following property descriptions from ARG's 2006 report have been updated to reflect the existing conditions observed during the February 5, 2014 site visit.

110 Tilton Avenue

The residence at 110 Tilton Avenue is an example of the Shingle Style housing type. The residence at 110 Tilton Avenue was built around 1905, and remained a single-family residence for approximately forty years. In 1947, the construction of an addition (106 Tilton) created the existing duplex. This one-story building with basement has a compound plan, irregular footprint, and a steeply pitched, cross-gabled roof, covered in composite shingles, with enclosed eaves. The exterior elevations are clad with wood shingles. The window type is similar throughout, comprised of single, paired, and three-part, wood-frame, double-hung sash. A chimney is located on the far northwest corner of the building.

The primary (north) elevation is asymmetrical and divided into two bays. The front porch, located on the east side of the north elevation, spans half the length of the residence and is the dominant visual feature of the main elevation, providing access to the residence's primary entrance. The front entrance, a large, wood, sash door with original hardware, is located on the west end of the porch.¹ Adjacent to the entrance are two, three-part, wood-frame, double-hung sash. A large projecting bay window is located directly west of the porch. The bay window is covered with a partially hipped roof and is comprised of wood-frame, double-hung sash.

The east (side) elevation is divided into two bays. The northeast corner projects from the building and has a single, three-part, wood-frame, double-hung window identical to those on the north elevation. The remainder of this elevation has a bay window with wood-frame, double-hung sash covered with a partially hipped roof.

The west (side) elevation is comprised of a projecting bay window located on the far north end identical to that located on the east (side) elevation. Adjacent to this window is a pair of wood-frame, double-hung, sash windows. The far south end of the elevation projects from the rest of the west elevation. A pair of wood-frame, double-hung sash windows punctuate the north side of this projecting bay.

The south (rear) elevation consists of a shed-roofed bay that projects from a side-gabled portion. The south side of the projecting bay features screen-covered casement windows, while the west side has a projecting shed roof with wooden door. The gabled roof portion contains a set of three double-hung wood windows and a pair of double-hung wood windows.

A separate two-car garage, built in 1925, occupies the rear southeast corner of the lot. The wood-frame garage has a gabled roof covered with composite shingles. The exterior walls and two garage doors are sheathed in drop siding.

¹ The front door is currently boarded up and was not visible on ARG's February 2014 site visit.

106 Tilton Avenue

The small duplex unit, known as 106 Tilton Avenue, was constructed in 1947 as an addition to the single-family residence located at 110 Tilton Avenue. The structure projects from the south end of the west elevation of 110 Tilton Avenue. The addition is one-and-one-half stories in height, with a projecting shed dormer window located on the north-facing gable. The exterior walls are clad with butt edge siding. A series of three, multi-light casement windows punctuates the north façade. The projecting gable has a series of windows identical to those on the first story, except that they are smaller in scale and proportion. A brick chimney is located on the west elevation, which primarily consists of divided-light, metal casement windows.

The south (rear) elevation of 106 Tilton Avenue is comprised of two stories, with a projecting first story. Fenestration consists of divided-light, metal casement windows. An entry porch is located on the east side of the one-story projection.

120 Tilton Avenue

This twenty-unit, wood-frame, Spanish Style apartment building located at 120 Tilton Avenue was constructed in 1928. This two-story building displays a long rectangular footprint with a flat, sheet metal roof. A street-facing gabled parapet roof, covered with terra cotta tile, is located along the north elevation. The exterior elevations are sheathed in stucco. The primary entrance is recessed along the main (north) elevation and approached by a terra cotta and ceramic tile step. The windows on the building are comprised of metal-frame, sash windows in groupings of one-over-one, paired one-over-one, and Chicago Style. The primary north elevation features two projecting wood balconies.

The north elevation is symmetrical in organization. The entrance is composed of a single, wood-frame glazed door flanked by two sidelights, matching in scale and proportion. A transom is located above both the door and sidelights. The door, sidelights, and transom are covered with ornate metal window grilles. Flanking the entrance are two, metal-frame, Chicago Style windows. The second story has a pair of projecting wood balconies on the west and east ends of the elevation. The parapet roofline projects slightly over the balconies and is supported by wood posts. A pair of wood-frame, multi-light, glazed doors provide access to each balcony. Between the balconies is a single, metal-frame, multi-light window. A narrow, tile-covered shed roof projects over this window.

The west and east elevations are identical. The first and second stories are punctuated by a series of metal-frame, one-over-one, sash windows. The windows are square in form and run in a pattern of paired, single, and Chicago Style, metal-frame, double-hung, sash windows.

The separate garage units, constructed at the same time as the apartment building, are still located on the property. They continue to exhibit their original character-defining features. There are three separate garage structures, with five car stalls each, forming a U-shaped plan. Each building is rectangular in shape with a flat roof. The exterior walls are clad in wood siding. The units are delineated by the garage doors, which are comprised of a pair of wood sash doors. Overall, the garage structures appear to have been neglected and are in need of repair.

3. Summary of the 2006 Historic Resource Evaluation Report

ARG conducted a site visit of the property in July 2006 to assess conditions and integrity of the two buildings, and performed historical research at the San Mateo Community Development Department, Burlingame Public Library, and the San Mateo County Historical Association archives. According to the 2006 evaluation report, 110 Tilton Avenue was initially built as a single-family residence in 1905, followed by the adjacent garage in 1925. The residence was transformed into a duplex in 1947 when 106 Tilton Avenue was added to the west. The twenty-unit apartment building at 120 Tilton Avenue was constructed in 1928.

Based on the buildings' existing conditions and archival information, ARG evaluated the historical significance and integrity of the two properties. ARG concluded that the duplex at 106-110 Tilton Avenue and apartment building at 120 Tilton Avenue were not significant under any of the California Register criteria: Events or Patterns of Events, Important Person(s), Design/Construction, or Information Potential. Both buildings, however, retained a high degree of integrity of location, design, materials, workmanship, and feeling. Because the immediate setting had changed dramatically since the original dates of construction, both subjects exhibited a moderate to low degree of integrity of setting. As neither 106-110 nor 120 Tilton Avenue was found to be historically significant under any California Register criteria, they did not retain integrity of association. The findings summary provided in the 2006 report is as follows:

The 106-110 Tilton Avenue residential duplex and 120 Tilton Avenue apartment building retain a high level of integrity and clearly communicate historic character through location, design, setting, materials, workmanship, and feeling. However, neither of these structures possess historic significance nor are they associated with important persons, events or possess significant architectural features. [They do not meet the level of significance necessary to be eligible for the California Register under any of the four criteria of evaluation.] These buildings therefore do not qualify as resources in accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA).

4. Updated Findings for 106-120 Tilton Avenue

ARG visited the San Mateo Public Library to conduct additional research for this Historical Evaluation Update, since the library was not consulted during preparation of the initial HRE. However, the library did not have any new information regarding the properties or their occupants in its collection. Thus, ARG concludes that the significance findings from the 2006 assessment are still applicable. Per the City's request, this memorandum provides an assessment of existing conditions and integrity of the buildings located at 106-110 Tilton Avenue and 120 Tilton Avenue. (See Appendix A for existing conditions photographs.)

Conditions

106-110 Tilton Avenue

Since ARG's initial investigation in 2006, the condition of the buildings at 106-110 Tilton Avenue has deteriorated. The most notable damage to the residence is visible along the gutters, where many areas

have rusted, bowed, or collapsed completely. There are also indications of wood damage, particularly around the deteriorated gutters. Additionally, shingles are missing from some parts of the exterior, most notably on the south elevation. The wood windows on the 1905 portion appear to be in good condition, with no obvious damage; the metal windows on the 1947 addition, however, exhibit visible rust damage. Overall, the duplex at 106-110 Tilton Avenue is in fair condition.

120 Tilton Avenue

Like its neighbor, the apartment complex at 120 Tilton Avenue has deteriorated since ARG's evaluation in 2006. At some unknown date, a fire caused smoke damage, which is visible at the windows toward the rear of the west elevation.² There is significant bowing and cracking at the base of the building along the west elevation, and to a lesser degree along the east, likely caused by water damage.³ Less severe cracks appear throughout the building's exterior stucco cladding. Many windows and entrances are boarded up, so ARG was unable to assess their condition. Those that are visible, however, appear to be in fair to poor condition. Overall, the apartment building at 120 Tilton Avenue is in poor condition.

Integrity

As part of its 2006 report, ARG evaluated the two buildings for their integrity, concluding that both retained a high degree of integrity of location, design, materials, workmanship, and feeling. Because the immediate setting had changed quite dramatically since the original dates of construction, both subjects retained a moderate to low degree of integrity. Neither building was historically significant under any of the California Register criteria and, thus, retained no integrity of association.

After reassessing the two properties, ARG concludes that both the duplex at 106-110 Tilton Avenue and the apartment building at 120 Tilton Avenue retain their integrity of location, design, materials, workmanship, and feeling. Although the properties have deteriorated since the prior evaluation, both retain a considerable amount of original building materials and a number of significant features to convey their original design and configuration.

5. Conclusion

The buildings at 106-120 Tilton Avenue do not qualify as historic resources per the California Environmental Quality Act (CEQA). Though they retain a high level of integrity, they do not display a level of significance that would qualify them for listing on the California Register of Historical Resources. Further, the buildings are in fair to poor condition from lack of use, deferred maintenance, and fire damage.

² ARG was unable to find information regarding the date or cause of the fire.

³ A more in-depth analysis is required to determine the exact cause of the damage.

106-110 Tilton Avenue - Elevations



106-110 Tilton Avenue, north (primary) and east elevations
(Architectural Resources Group, February 2014)



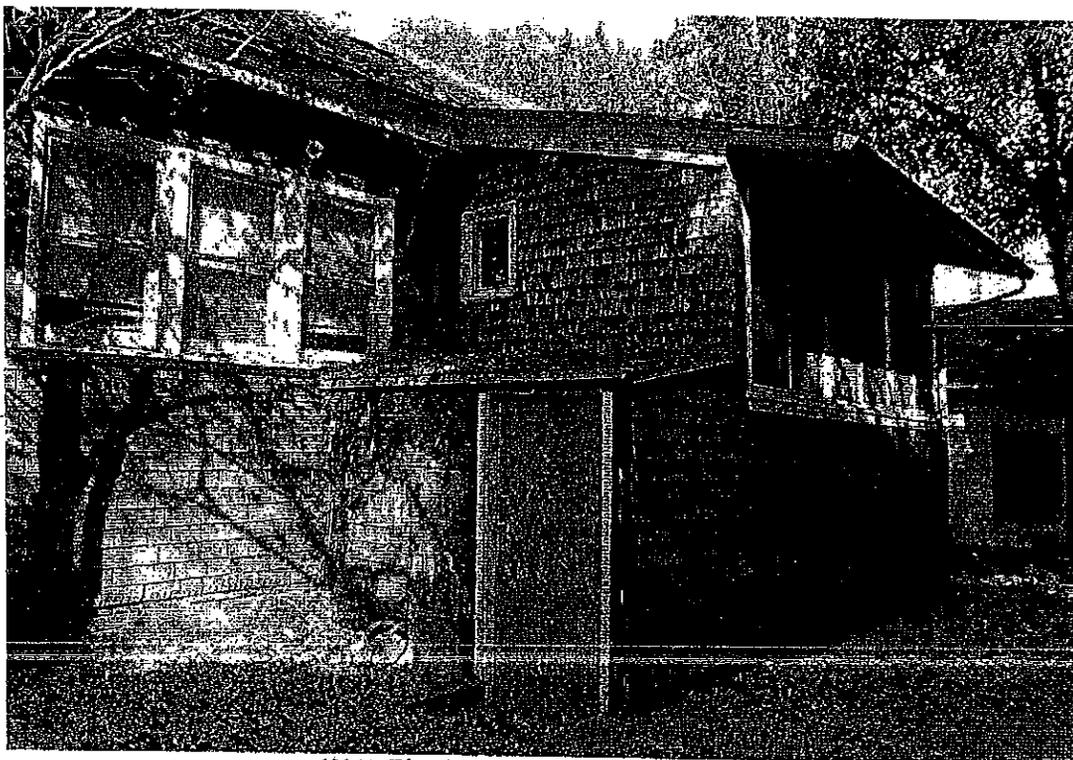
106-110 Tilton Avenue, north elevation
(Architectural Resources Group, February 2014)



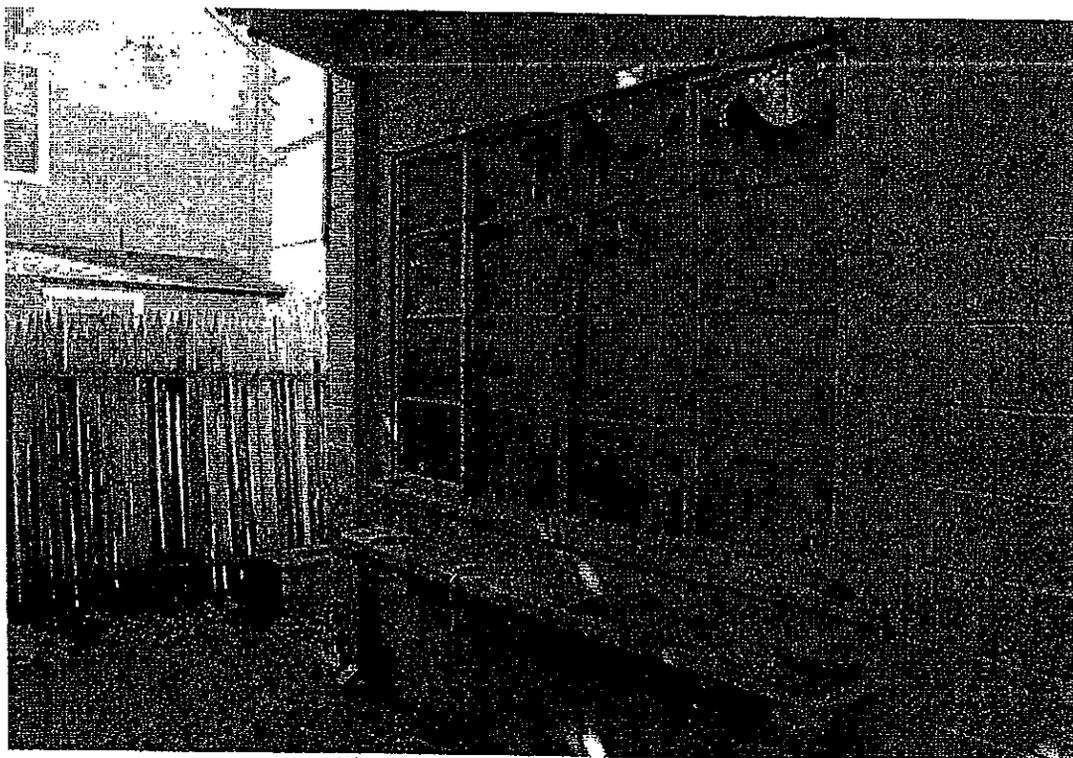
106-110 Tilton Avenue, south elevation, view looking west
(Architectural Resources Group, February 2014)



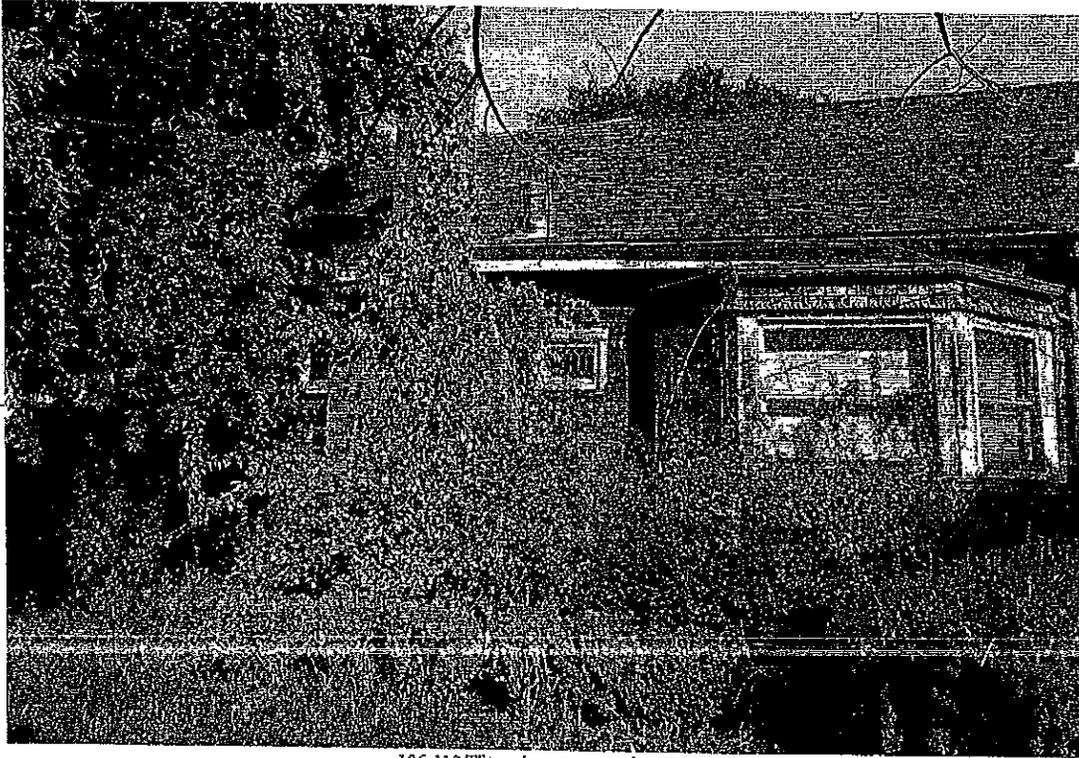
106-110 Tilton Avenue, rear yard and south elevation, view looking west
(Architectural Resources Group, February 2014)



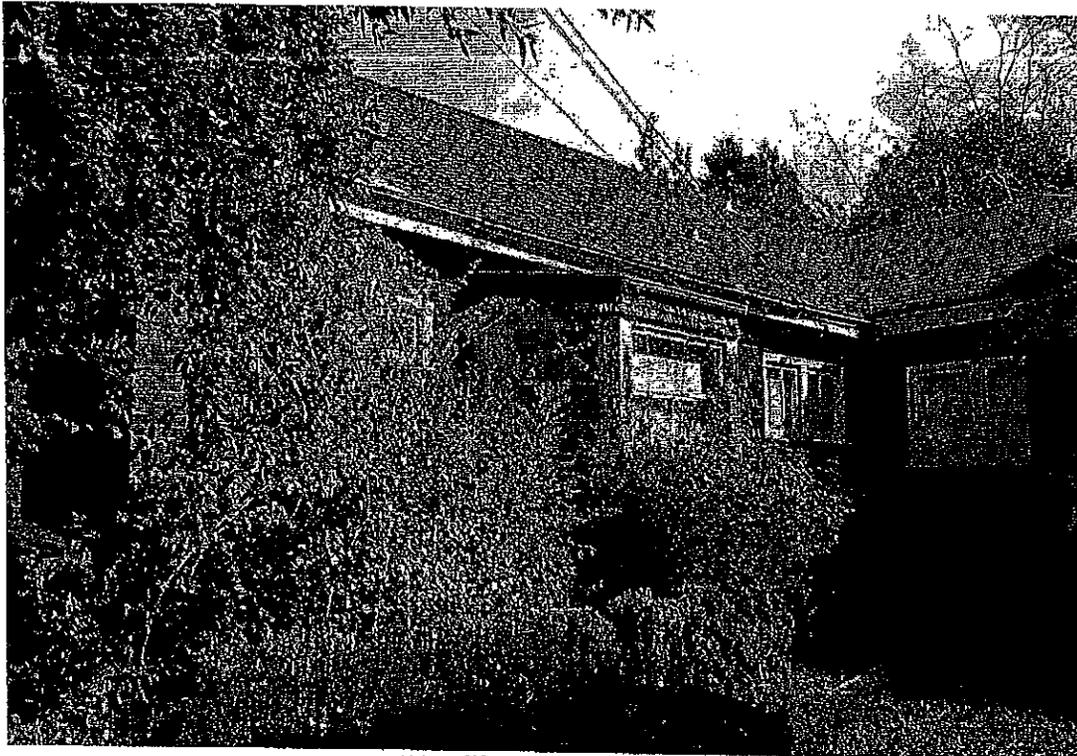
106-110 Tilton Avenue, south elevation, view looking east
(Architectural Resources Group, February 2014)



106-110 Tilton Avenue, west portion (1947 addition) of south elevation
(Architectural Resources Group, February 2014)



106-110 Tilton Avenue, west elevation
(Architectural Resources Group, February 2014)



106-110 Tilton Avenue, west elevation
(Architectural Resources Group, February 2014)



106-110 Tilton Avenue, north elevation of 1947 addition
(Architectural Resources Group, February 2014)

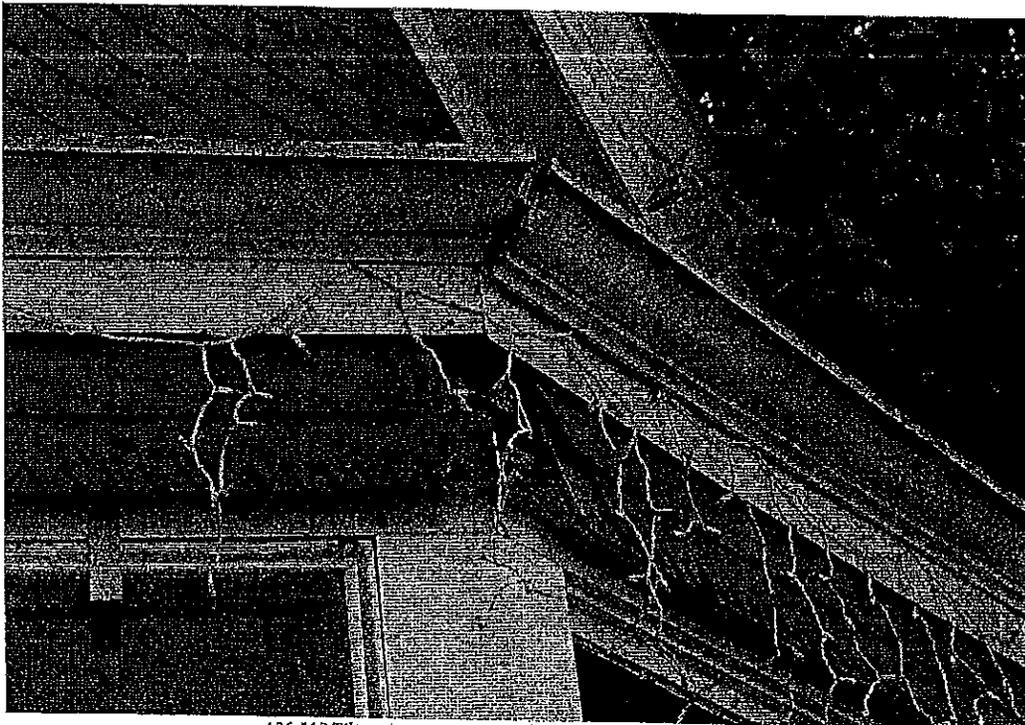


106-110 Tilton Avenue, garage, north elevation
(Architectural Resources Group, February 2014)



106-110 Tilton Avenue, garage, west elevation
(Architectural Resources Group, February 2014)

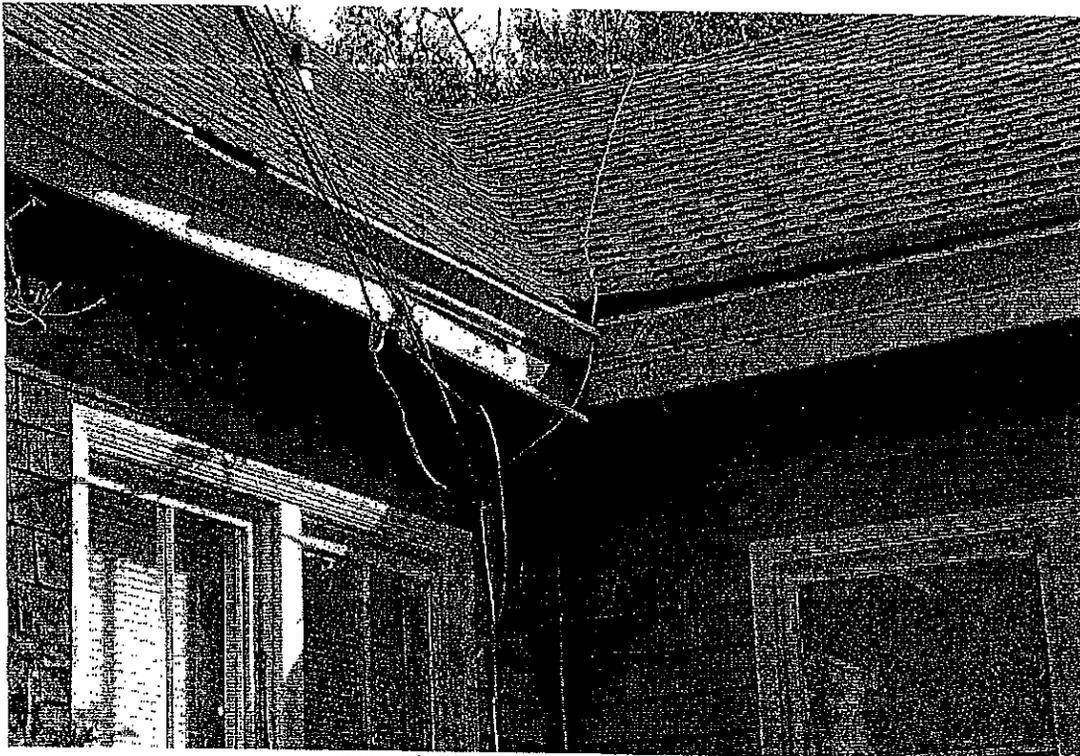
106-110 Tilton Avenue - Details



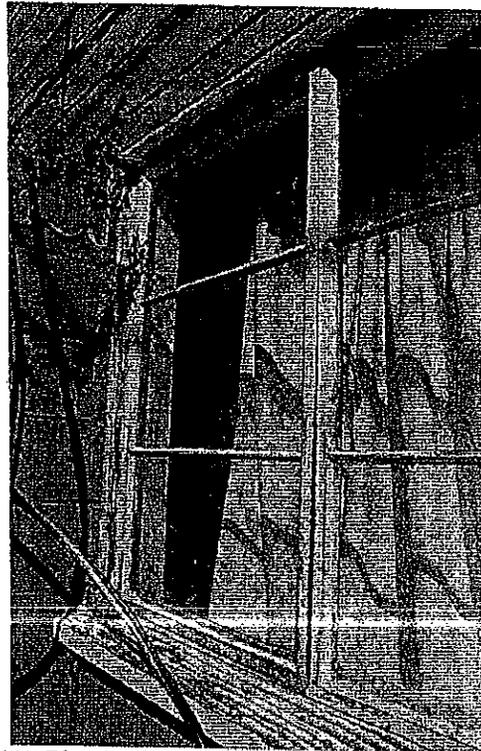
106-110 Tilton Avenue, gutter and wood damage, north elevation
(Architectural Resources Group, February 2014)



106-110 Tilton Avenue, gutter damage and wood deterioration, north elevation porch
(Architectural Resources Group, February 2014)



106-110 Tilton Avenue, gutter damage, north elevation
(Architectural Resources Group, February 2014)

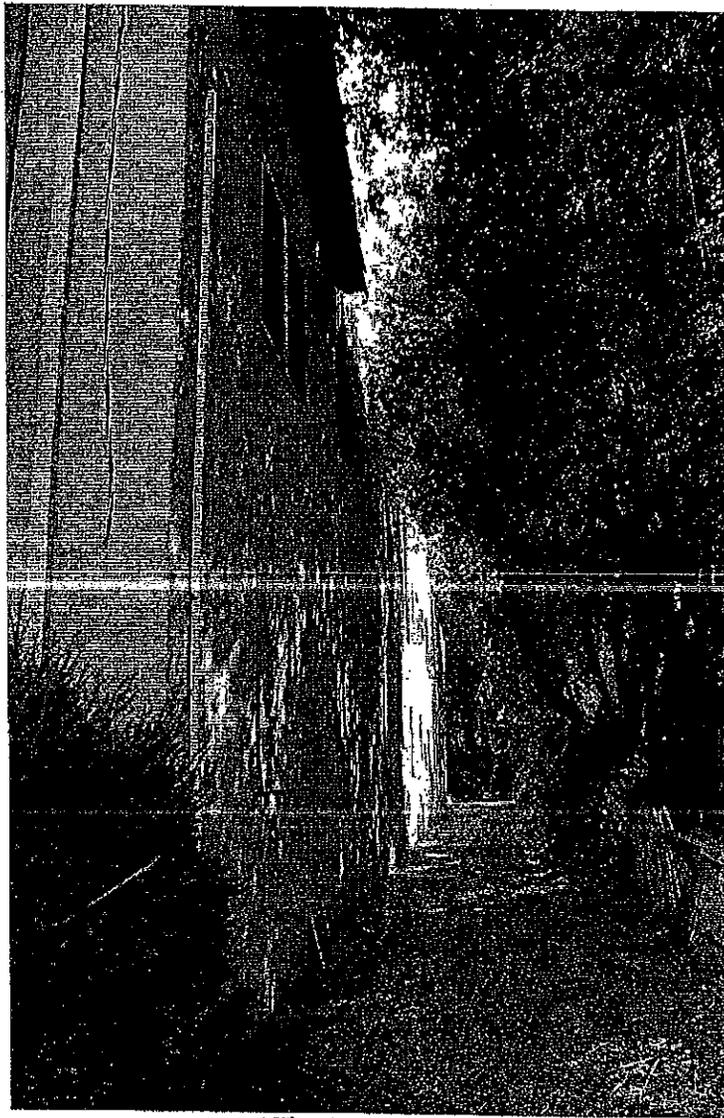


106-110 Tilton Avenue, rusted steel casement window, west elevation
(Architectural Resources Group, February 2014)



106-110 Tilton Avenue, north elevation of 1947 addition, second story windows
(Architectural Resources Group, February 2014)

120 Tilton Avenue - Elevations



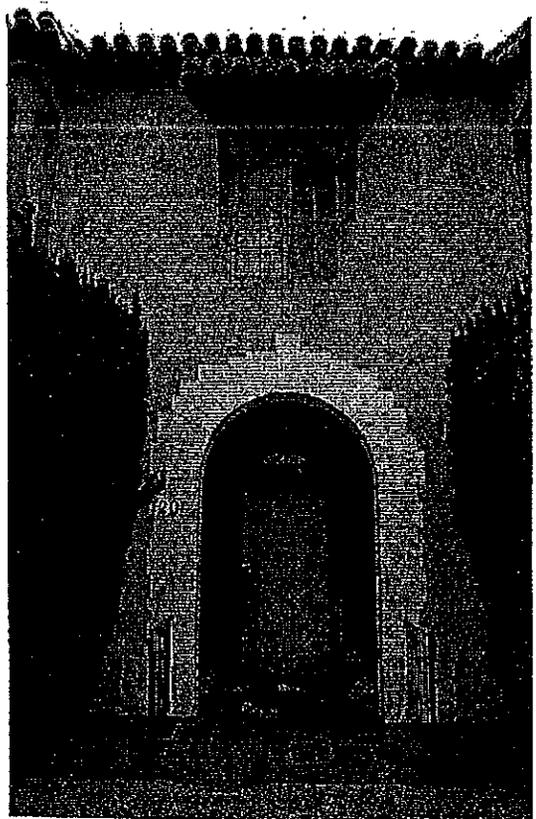
120 Tilton Avenue, west elevation
(Architectural Resources Group, February 2014)



120 Tilton Avenue, north (primary) elevation, west balcony
(Architectural Resources Group, February 2014)



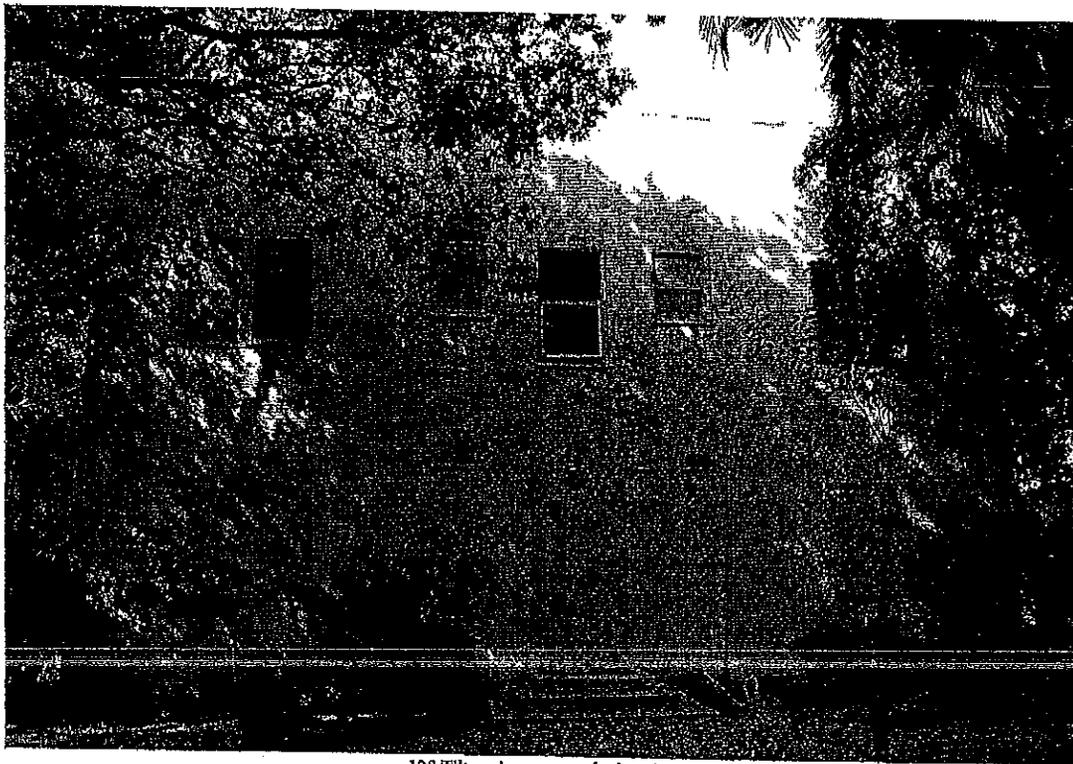
120 Tilton Avenue, north elevation, east balcony
(Architectural Resources Group, February 2014)



120 Tilton Avenue, north elevation, main entrance and second story window
(Architectural Resources Group, February 2014)



120 Tilton Avenue, east elevation
(Architectural Resources Group, February 2014)

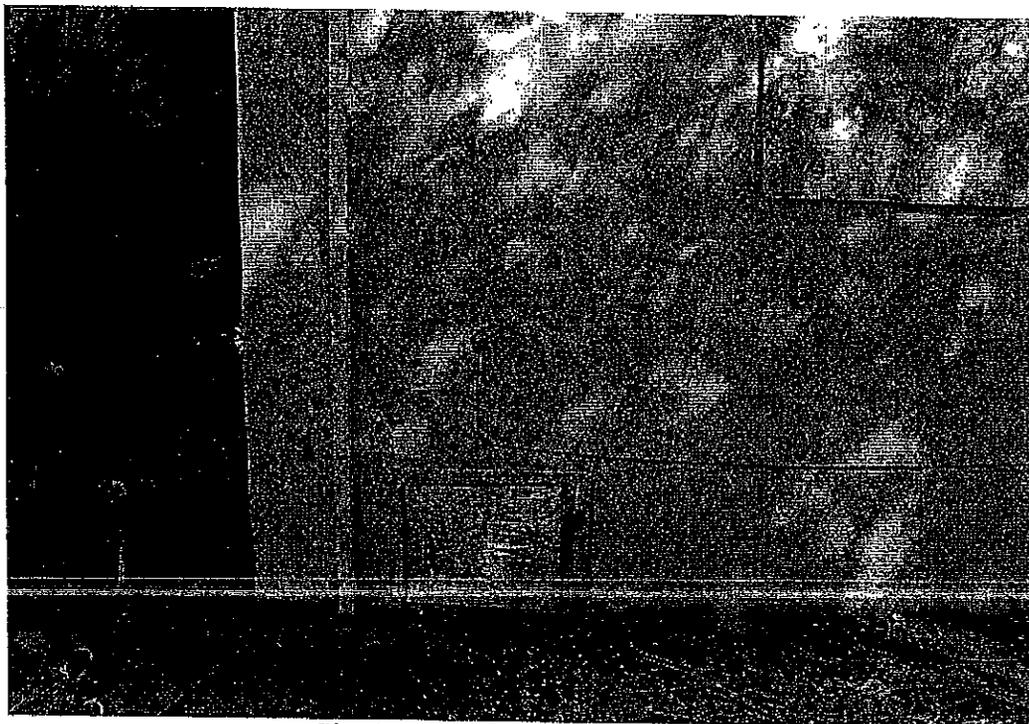


120 Tilton Avenue, south elevation
(Architectural Resources Group, February 2014)



120 Tilton Avenue, garages, at southwest portion of lot
(Architectural Resources Group, February 2014)

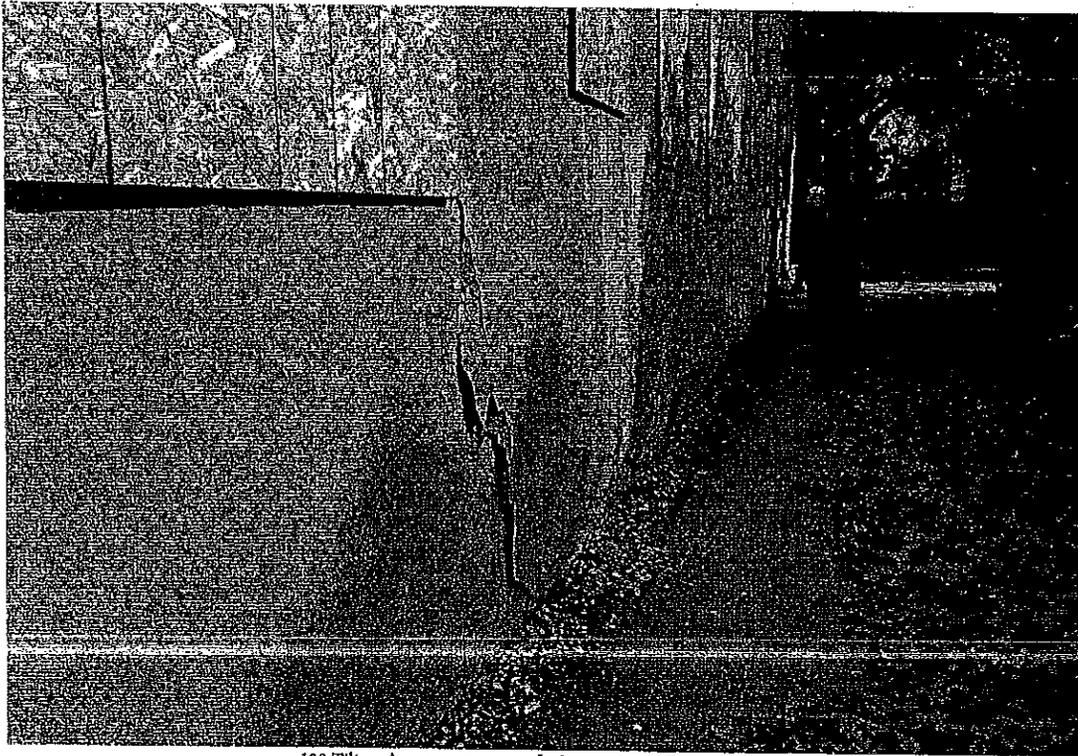
120 Tilton Avenue - Details



120 Tilton Avenue, example of stucco damage, west elevation
(Architectural Resources Group, February 2014)



120 Tilton Avenue, fire damage, west elevation
(Architectural Resources Group, February 2014)



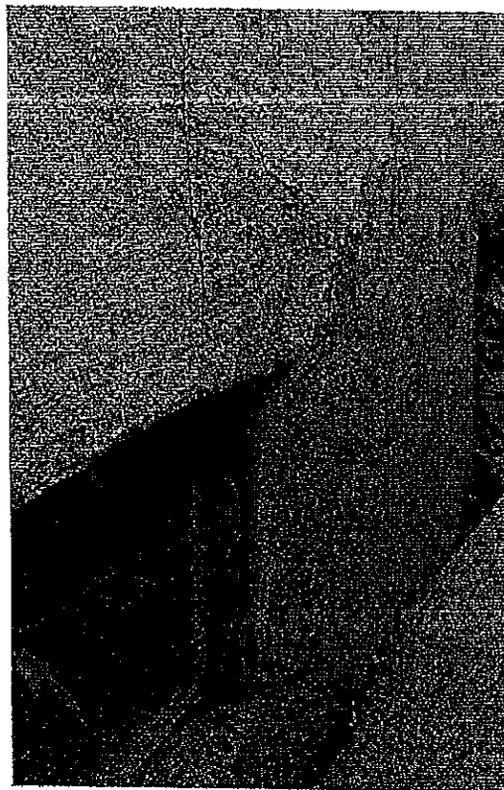
120 Tilton Avenue, severe cracks in exterior wall, west elevation
(Architectural Resources Group, February 2014)



120 Tilton Avenue, bowed wall, impact damage, and severe cracking of stucco cladding, west elevation
(Architectural Resources Group, February 2014)



120 Tilton Avenue, cracked stucco cladding, west elevation
(Architectural Resources Group, February 2014)



120 Tilton Avenue, bowing of exterior wall and cracks in stucco cladding, east elevation
(Architectural Resources Group, February 2014)



120 Tilton Avenue, section of removed stucco, east elevation
(Architectural Resources Group, February 2014)