

## **APPENDIX CUL – CULTURAL RESOURCES REPORT**



March 27, 2017

Florentina Craciun, Project Manager  
**MICHAEL BAKER INTERNATIONAL**  
500 12th Street, Suite 250  
Oakland, CA 94607

**RE: CULTURAL RESOURCES LETTER REPORT FOR THE COMMUNITY CIVIC CAMPUS  
PROJECT, CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA**

Dear Ms. Craciun:

In support of the Community Civic Campus Project (project), Michael Baker International cultural resources staff has conducted an intensive-level cultural resources field survey, records search at the Northwest Information Center (NWIC), and two California Register of Historical Resources (California Register) evaluations. The intent of the field survey, records search, and California Register evaluations was to determine the presence of any historical resources (archaeological and built environment resources) within or adjacent to the west and east project areas (**Attachment 1: Figure 1**) that may be directly impacted by the project.

The purpose of this letter report is to identify the necessary actions required for the City of South San Francisco to comply with the environmental review obligations of the California Environmental Quality Act (CEQA). This report is for public disclosure.

**PROJECT DESCRIPTION**

The project would demolish all buildings in the east project area and construct new community-serving uses. Additionally, the project would demolish a portion of the existing Municipal Services Building in the west project area and construct a new fire station.

**East Project Area**

The project would construct two buildings in the east project area: a joint community center and library, and a building housing the South San Francisco Police Department as well as the City's Information Technology (IT) and Human Resources (HR) staff.

The community center and library would be up to 92,000 square feet in size. The community center and library would contain space for a variety of different uses. Parking would be provided as surface parking and structured parking.

**West Project Area**

A portion of the existing Municipal Services Building would be demolished to allow for the construction of a new 7,250-square-foot fire station. The fire station would be located in the west corner. Interior spaces would include a drive-through bay for fire engines, a turnout and decontamination area, office space, and

living quarters. The building would also include a small patio for employee use. The fire station would be staffed by 7 employees per shift and would include 15 parking spaces.

## **RECORDS SEARCH**

To determine the presence of previously identified cultural resources, Michael Baker staff conducted a records search at the NWIC on February 23, 2017. The records search (File No.:16-1259) was conducted for the east and west project areas with a quarter-mile search radius (**Attachment 2**). The NWIC, as part of the California Historical Resources Information System, California State University, Sacramento, an affiliate of the California Office of Historic Preservation (OHP), is the official state repository of cultural resource records and reports for San Mateo County. As part of the records search, the following federal and state of California inventories were reviewed:

- California Inventory of Historic Resources (OHP 1976).
- California Points of Historical Interest (OHP 1992 and updates).
- California Historical Landmarks (OHP 1996).
- Directory of Properties in the Historic Property Data File (OHP 2012). The directory includes the listings of the National Register of Historic Places (National Register), National Historic Landmarks, California Register, California Historical Landmarks, and California Points of Historical Interest for resources within San Mateo County.

## **Results**

No cultural resources were identified within the east or west project areas. Eight resources were identified within a quarter-mile of the east or west project areas. Summary descriptions of the resources are as follows:

- P-41-000394 – This circa 1930 industrial building was recorded in 1993. It was recommended not eligible for listing in the National Register. It is not listed in the San Mateo County Historic Property Data File (OHP 2012).
- P-41-000883 – This circa 1860 residence located at 1053 Grand Avenue was recorded in 1986. It is listed in the San Mateo County Historic Property Data File as requiring evaluation (OHP 2012).
- P-41-000409/CA-SMA-299 – This shell midden site was originally recorded in 1989. It was identified as a 2-kilometer-long shell midden with traces of shell and fire-altered rock, plus 2 flakes. The site is noted to have been completely disturbed by landfill, planting of exotic species, and urbanization (Rice 1994b).
- P-41-000495/CA-SMA-355 – This Late Period habitation site was discovered during construction and was excavated and recorded in 2000. It consists of very dark grey to black stiff clayey midden containing abundant burnt and unburnt marine shell fragments, burnt and unburnt bone fragment, burnt and fire-cracked rock, charcoal, chert flakes, and fragments of ground stone. Clark (2000) notes that the midden deposits appear to be more than 2 meters thick at auger locations and the site is entirely buried with no surface indications.

- P-41-000384 – This circa 1930 single-family residence located at 114 B Street was determined not eligible for listing in the National Register in 1996 (OHP 2012).
- P-41-000386 – This 1945 Mediterranean revival bungalow located at 136 B Street was determined not eligible for listing in the National Register in 1996 (OHP 2012).
- P-41-000397 – This circa 1930 cottage located at 132 B Street was determined not eligible for listing in the National Register in 1996 (OHP 2012).
- P-41-000398 – This circa 1950 single-family house located at 116 B Street was determined not eligible for listing in the National Register in 1996 (OHP 2012).

Ten cultural resources studies were completed within a quarter-mile radius of the east and west project areas. A list of these reports is provided in **Attachment 2**. No cultural resources studies were identified for the west project area; seven cultural resource studies were identified for the east project area. These are summarized below:

David Chavez

1977 *Cultural Resources Evaluation of the Colma Wastewater Collection System, Town of Colma, San Mateo County, California*. Prepared for Spectrum Northwest and Resources Engineering and Management.

This cultural resources study was conducted to determine the presence of cultural resources along a segment of Colma Creek. The study summarizes the methods and results of a field survey and records search. No cultural resources were identified within the east project area.

Carolynn Rice.

1994a *BART-San Francisco Airport Extension Project: Draft Environmental Impact Report/Supplemental Draft Environmental Impact Statement – Archaeological Survey Report*. Consulting Archaeologist. Prepared for BART/SamTrans Ogden Environmental and Energy Services Company.

This cultural study summarizes the methods and results of a literature search, field survey, and archaeological testing. An augering program was performed on shell midden site P-41-000409/CA-SMA-299. The testing identified no cultural materials.

Laurence H. Shoup, Mark Brack, Nancy Fee, and Bruno Giberti

1994 *Historic Architectural Survey Technical Report*. Archaeological/Historical Consultants. Prepared for BART/SamTrans Ogden Environmental and Energy Services.

This cultural resources study identified built environment resources. Seventy-four individual properties and one historic district were evaluated for inclusion in the National Register. Four resources were determined eligible. None of the resources are located within the east or west project areas or within a quarter-mile of the east or west project areas.

Matthew R. Clark

2008 *Section 106 Compliance for the South San Francisco Wet Weather Program: Phase II Archaeological Monitoring Report*. Holman & Associates. Prepared for City of South San Francisco, Department of Public Works.

This report summarized the methods and results of archaeological monitoring in six separate locations in the City of South San Francisco. One of the locations was located within the boundaries of the shell midden site P-41-000409/CA-SMA-299. No cultural materials were identified within any of the six locations due to extensive urbanization such as construction and removal of various railroads and streetcar lines, as well as channelization and rechannelization of Colma Creek.

Randy Wiberg

2011 *Memorandum: Cultural Resources Surveys for the Crystal Springs Pipeline No. 2 Replacement Project (Construction Deviations Supplement)*. Holman & Associates. Prepared for San Francisco Public Utilities Commission.

This memo presents the methods and results of a records search and archaeological survey of three locations including a portion of the east project area. No evidence of prehistoric or historic-era cultural materials was observed.

Allen G. Pastron and Michelle Touton

2011 *Historic Context and Archaeological Survey Report for the Regional Groundwater Storage and Recovery Project Area, San Mateo County, California*. Archeo-Tec. Prepared for Winzler & Kelly.

This study summarized the methods and results of a records search, literature review, and field survey in a portion of the project area. No archaeological resources were identified, and the authors theorized that shell midden site P-41-000409/CA-SMA-299 had been destroyed.

Sunshine Psota

2015 *Historic Property Survey Report for the South San Francisco Grand Blvd. Project: El Camino Real (SR82) from Chestnut Avenue to Arroyo Drive*.

This cultural study summarized the methods and results of a records search, field survey, and Native American consultation. No cultural resources were identified within the east project area.

## **HISTORICAL MAP REVIEW**

Michael Baker reviewed historical maps for archaeological, ethnographic, historical, and environmental information about the west and east project areas and their vicinities to determine the presence of cultural resources. This review included:

- Township 3 South, Range 5 West Mount Diablo Meridian (BLM 1868)
- *San Mateo, Calif.*, 1:62,500 scale topographic quadrangle (USGS 1896)
- *San Mateo, Calif.*, 1:62,500 scale topographic quadrangle (USGS 1915)
- *San Mateo, Calif.*, 1:62,500 scale topographic quadrangle (USGS 1939)
- Single Frame Aerial Photo ID: 1CP0000020125 (USGS 1946)
- *San Francisco South, Calif.* 7.5-minute topographic quadrangle (USGS 1947)
- *San Francisco South, Calif.* 7.5-minute topographic quadrangle (USGS 1950)
- Single Frame Aerial Photo ID: 1VLX000010094 (USGS 1956a)
- *San Francisco South, Calif.*, 7.5-minute topographic quadrangle (USGS 1956b)
- Single Frame Aerial Photo ID: 1VBZJ00010109 (USGS 1968)
- Single Frame Aerial Photo ID: 1SFB000090024 (USGS 1974)

## **Results**

The east and west project areas were within Rancho Buri Buri in 1868. The Southern Pacific Railroad-Monterey Line was depicted within the east project area by 1896, and by 1915, both the Southern Pacific Railroad and United Interurban Electric Railroad ran through the east project area. From at least 1896 to 1915 the east project area appears to have been part of Baden Station, though no buildings are depicted within the east project area. The railroads were located within the east project area until circa 1990. The Pet Club building, located at 1 Chestnut Avenue, is first depicted in area maps and aerial photographs in 1956. (BLM 1868; USGS 1896, 1915, 1939, 1946, 1947, 1950, 1956a, 1956b, 1968, 1974; Google Earth 2017)

The west project area remained undeveloped until circa 1946 when a Quonset hut is first depicted within the west project area. The purpose of the Quonset hut is unknown. By 1956, the project area appears industrial with various buildings, structures, and machinery. By 1968, the west project area had been redeveloped. The area adjacent to the west project area had been developed for commercial uses, and a small building (not extant) was located at the southwest corner of the west project area; a majority of the west project area remained empty. By 1974, the South San Francisco Municipal Services Building at 33 Arroyo Drive is depicted in aerial photographs. (USGS 1896, 1915, 1939, 1946, 1947, 1950, 1956a, 1956b, 1968, 1974)

## NATIVE AMERICAN CONSULTATION

No tribes have requested consultation with the City in accordance with Assembly Bill 52. No Native American consultation was conducted in support of the project.

## FIELD SURVEY

Michael Baker Senior Cultural Resources Manager Nichole Jordan Davis conducted a cultural resources field survey of the east and west project areas on February 27, 2017. The entire east and west project areas were accessible during the survey. Ground visibility within the east project area varied from 0 to 100 percent. The areas of 100 percent visibility were recently tilled and were surveyed using 10-meter transects. Areas that had not been tilled had 0 percent ground visibility and were surveyed using 20-meter transects. Ground visibility in the west project area was 0 percent because the area was fully paved.

No archaeological deposits were observed. Two built environment resources were observed and documented with photographs.

## BUILT ENVIRONMENT EVALUATIONS

Two resources were evaluated for the California Register. See **Attachment 3** for the DPR forms with full evaluations.

Resource Name	APN	Resource Type	Eligible for California Register	Historical Resource for CEQA?
1 Chestnut Avenue	011-322-030	Commercial	No	No
33 Arroyo Drive	010-400-270	Municipal	No	No



## RECOMMENDATIONS AND MITIGATION MEASURES

Based on the results of this study, the project does not have the potential to impact known cultural resources. Archaeological sensitivity in the west project area is low; however, sensitivity for encountering prehistoric and historic period archaeological resources is very high in the east project area and mitigation measures are recommended.

- MM-1** If deposits of prehistoric or historical materials are encountered during project construction in the west project area, it is recommended that all work within 50 feet be halted until an archaeologist can evaluate the findings and make recommendations. Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash, and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials might include wood, stone, or concrete footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, metal, glass, ceramics, and other refuse.
- MM-2** Preconstruction Meeting: An archaeologist meeting the Secretary of the Interior's Standards for Archeology shall conduct a preconstruction meeting for all construction workers that will be disturbing the ground at the east project area. The preconstruction meeting shall cover archaeological and tribal cultural resources sensitivity, safety, and next steps if a resource is identified.
- MM-3** Construction Monitoring: An archaeologist meeting the Secretary of the Interior's Standards for Archeology shall monitor all ground disturbance within the east project area. If an archaeological resource is identified, the archaeologist will assess the find and evaluate if eligible for inclusion in the California Register of Historical Resources, if applicable.
- MM-4** Any human remains encountered during project ground-disturbing activities shall be treated in accordance with California Health and Safety Code Section 7050.5.

**PREPARERS' QUALIFICATIONS**

Michael Baker Architectural Historian Margo Nayyar completed the NWIC records search and resource evaluations, and co-authored this letter report. Ms. Nayyar has a master of arts in public history from California State University, Sacramento, and a bachelor of arts in history from University of California, Santa Cruz. She has five years of cultural resource management experience throughout California. She meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history.

Michael Baker Senior Cultural Resources Manager Nichole Jordan Davis, RPA #989208, conducted the field survey and co-authored this letter report. Ms. Davis has a master of arts in applied anthropology from California State University, East Bay, and 13 years of experience in California archaeology and history. She meets the Secretary of the Interior's Professional Qualifications Standards for archaeology and history.

Sincerely,

  
Nichole Jordan Davis, RPA  
Senior Cultural Resources Manager

  
Margo Nayyar  
Architectural Historian

**Attachments**

Attachment 1 – Figures

Figure 1 – Project Location

Attachment 2 – NWIC Records Search Invoice (Results are confidential)

Attachment 3 – DPR Forms

## REFERENCES CITED

- BLM (Bureau of Land Management). 1868. *Township 3 South, Range 5 West Mount Diablo Meridian*. Electronic resource, [https://gloreCORDS.blm.gov/details/survey/default.aspx?dm\\_id=380834&sid=msrje5bb.yy3&surveyDetailsTabIndex=1](https://gloreCORDS.blm.gov/details/survey/default.aspx?dm_id=380834&sid=msrje5bb.yy3&surveyDetailsTabIndex=1), accessed multiple.
- Chavez, David. 1977. *Cultural Resources Evaluation of the Colma Wastewater Collection System, Town of Colma, San Mateo County, California*. Prepared for Spectrum Northwest and Resources Engineering and Management. On file at the Northwest Information Center.
- Clark, Matthew R. 2000. DPR Form for P-41-000495/CA-SMA-355. On file at the Northwest Information Center.
- \_\_\_\_\_. 2008. *Section 106 Compliance for the South San Francisco Wet Weather Program: Phase II Archaeological Monitoring Report*. Holman & Associates. Prepared for City of South San Francisco, Department of Public Works.
- Google Earth. 2017. Contemporary and historic aerial views of the east and west project areas. Electronic resource, [www.maps.google.com](http://www.maps.google.com), accessed multiple.
- OHP (California Office of Historic Preservation)
- 1976 California Inventory of Historic Resources. California Department of Parks and Recreation, Sacramento.
  - 1992 California Points of Historical Interest. California Department of Parks and Recreation, Sacramento.
  - 1996 California Historical Landmarks. California Department of Parks and Recreation, Sacramento.
  - 2012 Directory of Properties in the Historic Property Data File, April 5, 2012. California Department of Parks and Recreation, Sacramento.
- Pastron, Allen G. and Michelle Touton. 2011. *Historic Context and Archaeological Survey Report for the Regional Groundwater Storage and Recovery Project Area, San Mateo County, California*. Archeo-Tec. Prepared for Winzler & Kelly.
- Psota, Sunshine. 2015. *Historic Property Survey Report for the South San Francisco Grand Blvd. Project: El Camino Real (SR82) from Chestnut Avenue to Arroyo Drive*.
- Rice,Carolynn. 1994a. *BART-San Francisco Airport Extension Project: Draft Environmental Impact Report/Supplemental Draft Environmental Impact Statement – Archaeological Survey Report*. Consulting Archaeologist. Prepared for BART/SamTrans Ogden Environmental and Energy Services Company. On file at the Northwest Information Center.
- \_\_\_\_\_. 1994b. Archaeological Site Record for P-41-000409/CA-SMA-299. On file at the Northwest Information Center.
- Shoup, Laurence H., Mark Brack, Nancy Fee, and Bruno Giberti. 1994. *Historic Architectural Survey*

*Technical Report.* Archaeological/Historical Consultants. Prepared for BART/SamTrans Ogden Environmental and Energy Services. On file at the Northwest Information Center.

USGS (United States Geological Survey). 1896. *San Mateo, Calif.*, 1:62,500 scale topographic quadrangle.

\_\_\_\_\_. 1915. *San Mateo, Calif.*, 1:62,500 scale topographic quadrangle.

\_\_\_\_\_. 1939. *San Mateo, Calif.*, 1:62,500 scale topographic quadrangle.

\_\_\_\_\_. 1946. Aerial Single Frame Photo ID: 1CP0000020125. Earth Resources Observation and Science. Sioux Falls, South Dakota. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

\_\_\_\_\_. 1947. *San Francisco South, Calif.* 7.5-minute topographic quadrangle.

\_\_\_\_\_. 1950. *San Francisco South, Calif.* 7.5-minute topographic quadrangle.

\_\_\_\_\_. 1956a. Aerial Single Frame Photo ID: 1VLX000010094. Earth Resources Observation and Science. Sioux Falls, South Dakota. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

\_\_\_\_\_. 1956b. *San Francisco South, Calif.*, 7.5-minute topographic quadrangle.

\_\_\_\_\_. 1968. Aerial Single Frame Photo ID: 1VBZJ00010109. Earth Resources Observation and Science. Sioux Falls, South Dakota. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

\_\_\_\_\_. 1974. Aerial Single Frame Photo ID: 1SFB000090024. Earth Resources Observation and Science. Sioux Falls, South Dakota. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

Wiberg, Randy. 2011. *Memorandum: Cultural Resources Surveys for the Crystal Springs Pipeline No. 2 Replacement Project (Construction Deviations Supplement)*. Holman & Associates. Prepared for San Francisco Public Utilities Commission.

## **ATTACHMENT 1 – FIGURE**





**Figure 1**  
Project Location



## **ATTACHMENT 2 –NWIC RECORDS SEARCH INVOICE**

# CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLATA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
150 Professional Center Drive, Suite E  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
http://www.sonoma.edu/nwic

## NWIC Billing Worksheet

IC File Number: 16-1259

Client Name: Margo Nayyar

Phone: (916) 231-2236

Affiliation: Michael Baker International (formerly PMC)

Email: Margo.Nayyar@mbakerintl.com

Proj Name/Number: South San Francisco Civic Center

Date Request Rec'd: 2/23/2017

Date of Response: 2/23/2017

Check In: 10:00:00 AM Check Out: 11:00:00 AM

Check In: Check Out:

In-person Time:

Hour(s): 1.00 \$ 100.00

Staff Time:

Hour(s): \$ 0.00

Shape Files:

Number: \$ 0.00

Custom Map Features:

Number: \$ 0.00

Digital Database Record:

Number of Row(s): \$ 0.00

Quads:

Number: \$ 0.00

Address-mapped Flat Fee:

\$ 0.00

Hard Copy (Xerox/Computer) Pages:

Page(s): 18 \$ 2.70

Labor Charge:

Hour(s): 1 \$ 40.00

PDF Pages:

Page(s): 862 \$ 129.30

PDF Flat Fee:

\$ 25.00

Other: CHRIS Data Request

\$ 0.00

Subtotal \$ 297.00

Multi-Day Start:

Multi-Day End:

\$ 0.00

Rapid response surcharge of 50% of total cost:

\$ 0.00

Emergency Response surcharge of 100% of total cost

\$ 0.00

Total: \$ 297.00

Information Center Staff:

Ashlee Cabral

Sonoma State University Customer ID:

0001002419

Sonoma State University Invoice No.:

CHRIS Access and Use Agreement No.:

377

**\*\*This is not an invoice. Sonoma State University will send separate invoice.\*\***



## **ATTACHMENT 3 – DPR FORMS**

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5

\*Resource Name or #: 33 Arroyo Drive

**P1. Other Identifier:** South San Francisco Municipal Building

**\*P2. Location:** ☒ Unrestricted

**\*a. County** San Mateo **and**

**\*b. USGS 7.5' Quad** *San Francisco South, Calif.* **Date** 1995 **T** 3S; **R** 5W; Buri Buri Land Grant M.D.B.M

c. Address 33 Arroyo Drive City South San Francisco Zip 94080

d. UTM: Zone 10S, 549694 mE/ 4167754 mN

Se. Other Locational Data: APN 010-400-270

**\*P3a. Description:**

The property located at 33 Arroyo Drive was originally built in 1969 as a retail facility. It was purchased and remodeled in 1979 by the City of South San Francisco. This 120,000-square-foot building displays a concrete slab foundation, rectangular ground plan, concrete and stucco wall cladding, and a flat roof. The building houses a ground floor partial basement parking garage, and a fire department, police department, offices, City Hall chambers, and multi-purpose community rooms on the second floor. The 1979 remodel included adding the gabled main entry with tower, and other Spanish tile and brick embellishments (USGS 1974; Biggs Cardosa Associates 2017).

**\*P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

**\*P4. Resources Present:** ☒ Building

**P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)**



**P5b. Description of Photo:**

Photograph 1: View northeast of 33 Arroyo Drive. Depicting renovated exterior. Taken February 23, 2017.

**P6. Date Constructed/Age and Source:**

☒ Historic

1969 (USGS 1968, 1974; Biggs Cardosa Associates 2017)

**\*P7. Owner and Address:**

City of South San Francisco  
P.O. Box 711  
South San Francisco, CA 94083

**\*P8. Recorded by:**

Nichole Jordan Davis  
Michael Baker International  
2729 Prospect Park Drive, #220  
Rancho Cordova, CA 95670

**\*P9. Date Recorded:**

February 23, 2017

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:**

Nayyar, Margo, and Nichole Jordan Davis. 2017. "Confidential Cultural Resources Letter Report For The Community Civic Campus Project, City Of South San Francisco, San Mateo County, California." Michael Baker International: Rancho Cordova, CA.

**\*Attachments:** ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # 33 Arroyo Drive

- B1. Historic Name: N/A  
B2. Common Name: South San Francisco Municipal Building  
B3. Original Use: Commercial  
B4. Present Use: Municipal  
\*B5. Architectural Style: Contemporary with Mediterranean-style influences  
\*B6. Construction History:

33 Arroyo Drive was built in 1969 and displays the following alterations:

1. Replacement stucco wall cladding dating to circa 1979
2. Added gabled entry and tower in 1979
3. Added gable over secondary entries in 1979
4. Replacement windows and doors in 1979

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Commercial Development

Area: South San Francisco

Period of Significance 1969

Property Type Municipal

Applicable Criteria N/A

The property at 33 Arroyo Drive does not appear eligible for listing in the California Register of Historic Places (California Register) under any criteria, either individually or as a contributor to a historic district due to lack of integrity and association with a historic context.

Development in South San Francisco during the 1950s and 1960s included housing and schools mostly along El Camino Real. Development, however, was primarily tied to industry including steel mills, meat-packing plants, and paint factories. During this time, heavy industry began diminishing in favor of light industry and distributing firms, such as firms that could use the nearby San Francisco Airport as a distribution point. Noted key developments in the city's history included: Industrial Acres Business Park (1953), Airport Industrial Park (1957), Utah Construction Co. (1958–1961), Starlite and Lindenville Industrial Park (1958), and the Person, Swanson, and Bothin Industrial tracts (late 1950s). By 1958, South San Francisco had 170 industrial plants including Stuart Manufacturing, Sun Tub Corp, See's Candies, and Ray Winther Co. Popular commercial stores included Anchor Drug, Poletti Realty, Plaza Furniture, Ben Franklin Store, and F.D. Minucciani, all of which were located on Grand Avenue (South San Francisco 2017a).

The construction boom of the 1940s and 1950s tremendously expanded the population of South San Francisco. City population doubled in the 1950s to approximately 38,000 by 1960, which contributed to a shortage of schools. Schools during the time have been identified as historically important to the community's development. Further notable development in the city during the 1960s included Oyster Point Marina (1962), Kaiser Hospital on El Camino Real (1966), radio and television transmittal facilities, and the City library (1967) (City of South San Francisco 2017b).

B11. Additional Resource Attributes: N/A

\*B12. References: See continuation sheet.

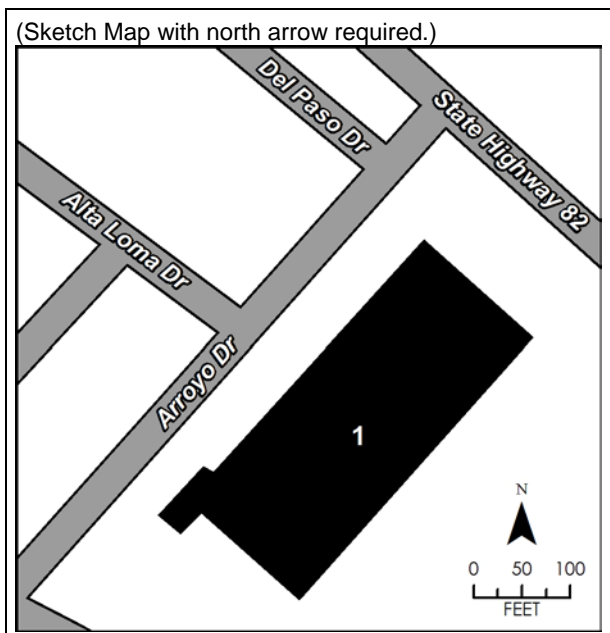
B13. Remarks: N/A

\*B14. Evaluator:

Margo Nayyar, Architectural Historian  
Michael Baker International  
2729 Prospect Park Drive, #220  
Rancho Cordova, CA 95670

\*Date of Evaluation: February 28, 2017

(This space reserved for official comments.)





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

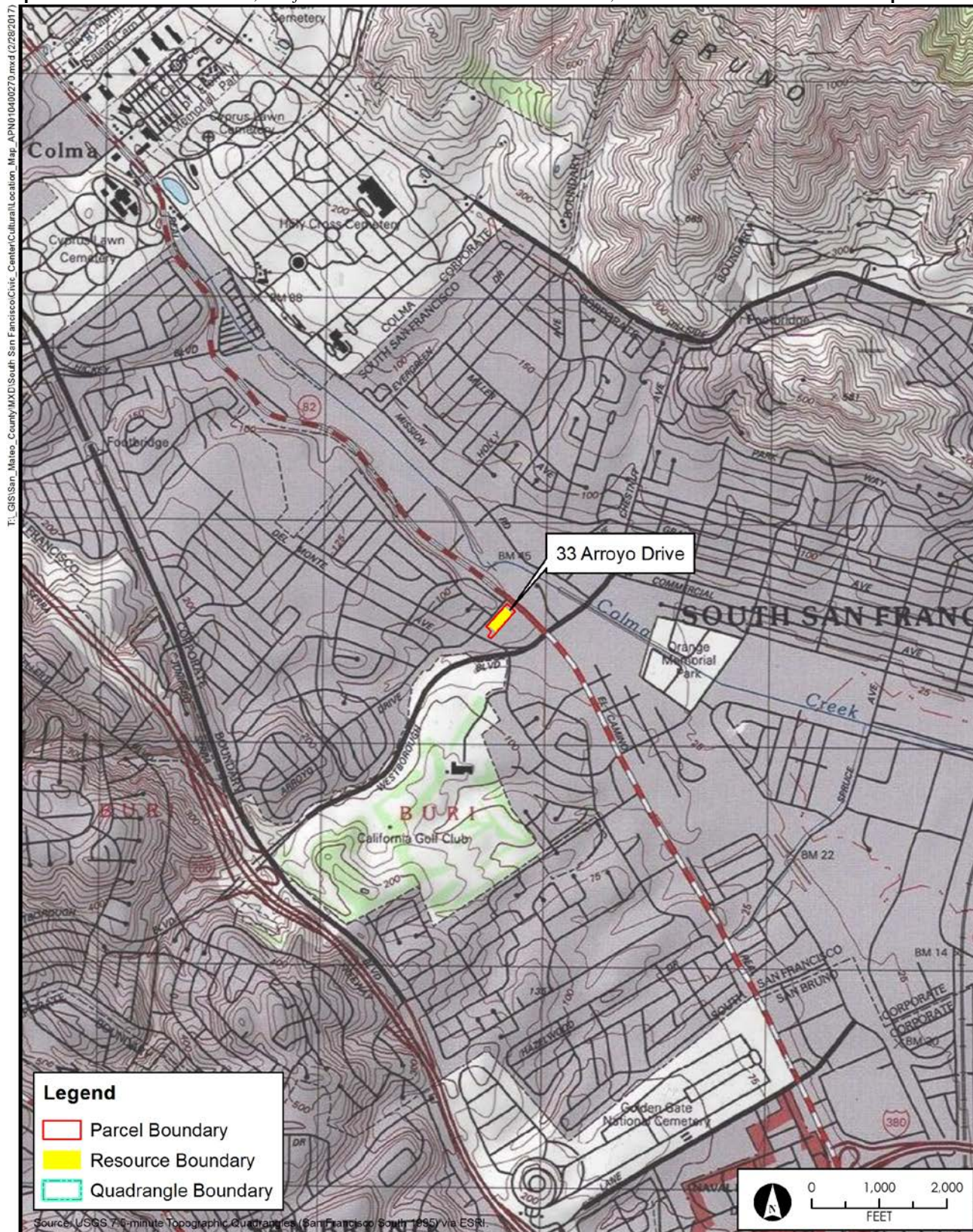
Page 3 of 5

\*Resource Name or # 33 Arroyo Drive

\*Map Name: San Francisco South, Calif.

\*Scale: 1:24,000

\*Date of map: 1995





Page 4 of 5

\*Resource Name or # 33 Arroyo Drive

\*Recorded by: Nichole Jordan Davis, Michael Baker International

\*Date: February 23, 2017

☒ Continuation

**\*B10. Significance:**

The property at 33 Arroyo Drive does not appear to be associated with the important industrial and municipal developments of South San Francisco during the 1960s.

**California Register Evaluation**

**Criterion 1** – The property at 33 Arroyo Drive was a commercial building which was renovated for City municipal use. Neither commercial nor municipal development in South San Francisco has been identified as an important event in local, state, or national history. Research did not indicate the property is associated with an event that has made a significant contribution to the broad patterns of history. As such, the property does not appear eligible under California Register Criterion 1.

**Criterion 2** – Research provided no evidence indicating that the property is associated with individuals who have made significant contributions to local, state, or national history. As such, the property does not appear to be associated with any historically important individuals and does not appear eligible under California Register Criterion 2.

**Criterion 3** – The 1969 building was remodeled to a contemporary style with Mediterranean-style influences. As such, the building does not embody a distinctive type, period, or method of construction; does not represent the work of a master architect or designer; and is not a superior example of an architectural style. Therefore, the building does not appear eligible under California Register Criterion 3.

**Criterion 4** – The property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to subjects such as mid-century commercial buildings. Therefore, the property does not appear eligible for listing under California Register Criterion 4.

Lastly, the property lacks integrity of design, materials, workmanship, and feeling due to the 1979 remodel from a commercial building to City municipal building. The property maintains integrity of setting and location because the property is located at its original built location in an urban area of South San Francisco; however, the property lacks association with a historic context.

In conclusion, the property at 33 Arroyo Drive does not appear eligible for listing in the California Register under Criteria 1, 2, 3, or 4 either individually or as a contributor to a historic district due to a lack of integrity and association with a historic context. The property was evaluated in accordance with Section 15064.5(a)(2)–(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Resources Code, and it does not appear to be a historical resource for the purposes of CEQA.

**\*B12. References (continued):**

Biggs Cardosa Associates, Inc. 2017. "Municipal Services Building – South San Francisco, Ca." Electronic resource, <http://www.biggs cardosa.com/home/index.php/civic-public/municipal-services-building>, accessed February 28, 2017.

South San Francisco, City of. 2017a. "Life in the 1950s." Electronic document, <http://www.ssf.net/DocumentCenter/View/14855>, accessed February 27, 2017.

\_\_\_\_\_. 2017b. "Life in the 1960s." Electronic document, <http://www.ssf.net/documentcenter/view/14856>, accessed February 28, 2017.

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\_\_\_\_\_. 1974. Aerial Single Frame Photo ID: 1SFB000090024. Earth Resources Observation and Science. Sioux Falls, South Dakota. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

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\*Resource Name or # 33 Arroyo Drive

\*Recorded by: Nichole Jordan Davis, Michael Baker International

\*Date: February 23, 2017

☒ Continuation

**P5a. Photographs (continued):**



Photograph 2. View southwest of northwest and northeast elevations.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

\*Resource Name or #: 1 Chestnut Avenue

**P1. Other Identifier:** Pet Club

**\*P2. Location:** ☒ Unrestricted

**\*a. County** San Mateo **and**

**\*b. USGS 7.5' Quad** *San Francisco South, Calif.* **Date** 1995 **T** 3S; **R** 5W; Buri Buri Land Grant M.D.B.M

c. Address 1 Chestnut Avenue City South San Francisco Zip 94080

d. UTM: Zone 10S, 549967 mE/ 4167828 mN

Se. Other Locational Data: APN 011-322-030

**\*P3a. Description:**

The property at 1 Chestnut Avenue consists of a 27,360-square-foot, single-story, commercial building. The building includes a concrete slab foundation, rectangular ground plan, and cement and stucco wall cladding. Replacement storefront windows and doors line the southeast façade. Replacement garage bay doors and service doors line the northeast, northwest, and southwest elevations. The building, originally built in 1956, has been severely altered from its original design. Originally the building maintained a smaller footprint. The southwest corner of the building was constructed circa 1972, and another addition extending along the southeast façade was constructed circa 1985. Lastly, the building underwent interior and exterior renovations between 2008 and 2013. (USGS 1956, 1968, 1974; Everything South City 2013)

**\*P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

**\*P4. Resources Present:** ☒ Building

**P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)**



**P5b. Description of Photo:**

Photograph 1: View northeast of southwest corner of building. Taken February 23, 2017.

**P6. Date Constructed/Age and Source:**

☒ Historic  
1956 (Parcel Quest 2017)

**\*P7. Owner and Address:**

City of South San Francisco  
400 Grand Avenue  
South San Francisco, CA 94080

**\*P8. Recorded by:**

Nichole Jordan Davis  
Michael Baker International  
2729 Prospect Park Drive, #220  
Rancho Cordova, CA 95670

**\*P9. Date Recorded:**

February 23, 2017

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:**

Nayyar, Margo, and Nichole Jordan Davis. 2017. "Confidential Cultural Resources Letter Report For The Community Civic Campus Project, City Of South San Francisco, San Mateo County, California." Michael Baker International: Rancho Cordova, CA.

**\*Attachments:** ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

\*NRHP Status Code 6Z

\*Resource Name or # 1 Chestnut Avenue

- B1. Historic Name: Unknown  
B2. Common Name: N/A  
B3. Original Use: Commercial  
B4. Present Use: Commercial  
\*B5. Architectural Style: None  
\*B6. Construction History:

1 Chestnut Avenue was built in 1956 and displays the following alterations:

1. Southwest corner room addition circa 1972
2. Southeast façade addition circa 1985
3. Interior and exterior renovations between 2008–2013

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Commercial Development

Area: South San Francisco

Period of Significance 1956

Property Type Commercial

Applicable Criteria N/A

The property at 1 Chestnut Avenue does not appear eligible for listing in the California Register of Historical Resources (California Register) under any criteria, either individually or as a contributor to a historic district due to lack of associated with a historic context and integrity.

Development in South San Francisco during the mid-twentieth century included housing and schools mostly along El Camino Real. Development, however, was primarily tied to industry including steel mills, meat-packing plants, and paint factories. During this time heavy industry began diminishing in favor of light industry and distributing firms, such as firms that could use the nearby San Francisco Airport as a distribution point. Noted key developments in the city's history included: Industrial Acres Business Park (1953), Airport Industrial Park (1957), Utah Construction Co. (1958-1961), Starlite and Lindenville Industrial Park (1958), and the Person, Swanson, and Bothin Industrial tracts (late 1950s). By 1958, South San Francisco had 170 industrial plants including Stuart Manufacturing, Sun Tub Corp, See's Candies, and Ray Winther Co. Popular commercial stores included Anchor Drug, Poletti Realty, Plaza Furniture, Ben Franklin Store, and F.D. Minucciani, all of which were located on Grand Avenue (South San Francisco 2017). The property at 1 Chestnut Avenue does not appear to be associated with the important industrial development of South San Francisco during this time.

The property at 1 Chestnut Avenue was first developed in 1956 as a commercial building. Research did not identify what business was located at the property during this time; however, by 1974, the property was used as a used car sales lot known as South City Mazda (San Mateo Times 1974). It is now in use as a pet store known as Pet Club.

B11. Additional Resource Attributes: N/A

\*B12. References: See continuation sheet.

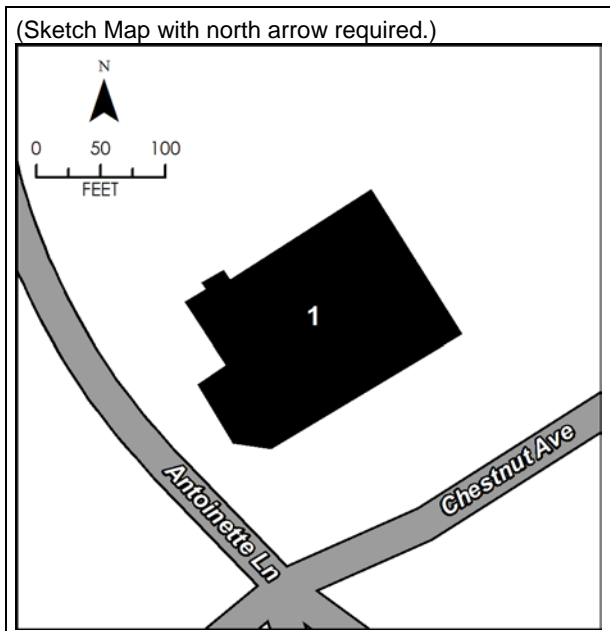
B13. Remarks: N/A

\*B14. Evaluator:

Margo Nayyar, Architectural Historian  
Michael Baker International  
2729 Prospect Park Drive, #220  
Rancho Cordova, CA 95670

\*Date of Evaluation: February 28, 2017

(This space reserved for official comments.)





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

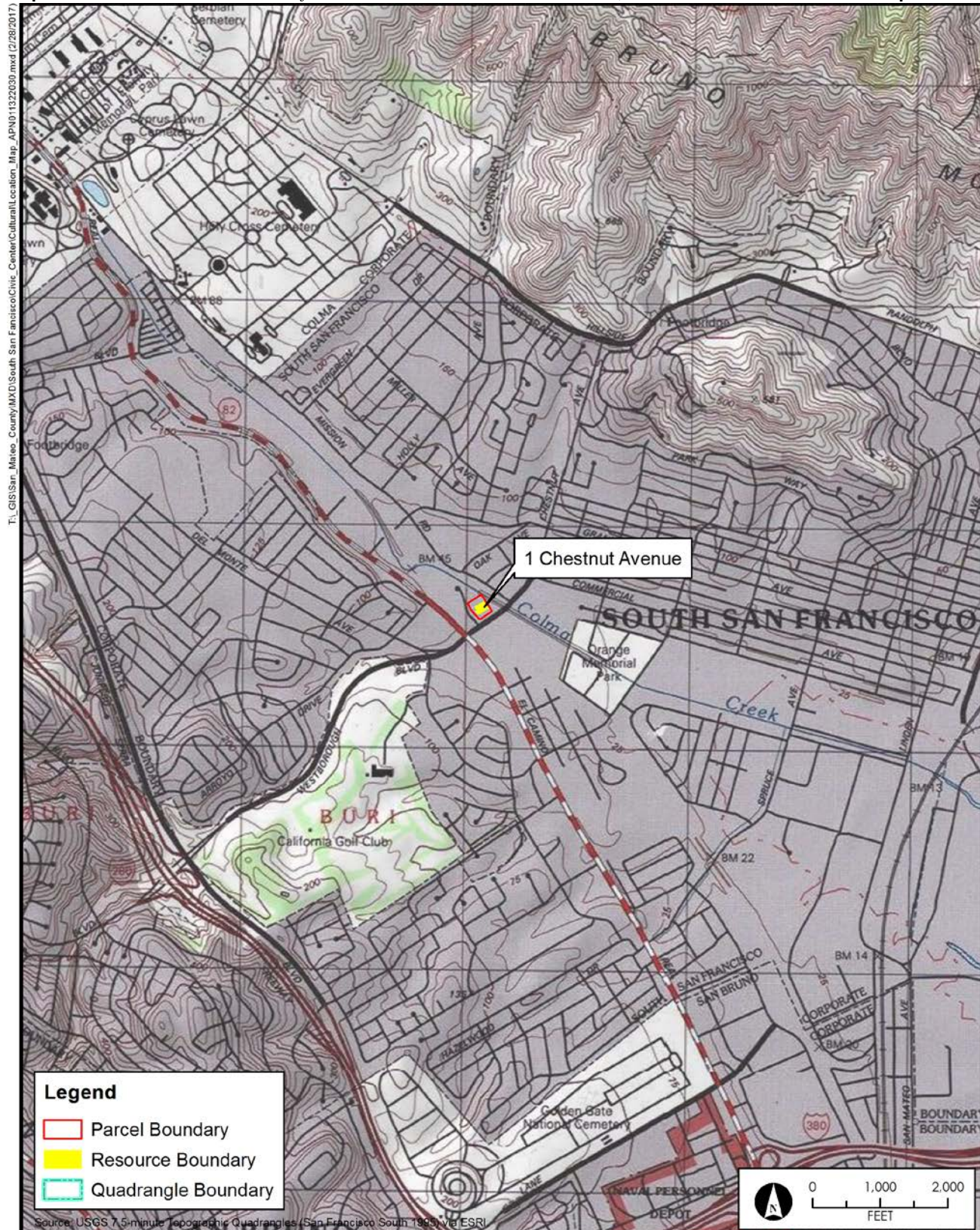
Page 3 of 6

\*Resource Name or # 1 Chestnut Avenue

\*Map Name: San Francisco South, Calif.

\*Scale: 1:24,000

\*Date of map: 1995





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary#  
HRI #  
Trinomial

Page 4 of 6

\*Resource Name or # 1 Chestnut Avenue

\*Recorded by: Nichole Jordan Davis, Michael Baker International

\*Date: February 23, 2017

☒ Continuation

**\*B10. Significance:**

Architecturally, the business no longer displays a specific architectural style due to two extensive building additions circa 1972 and 1985, and a recent interior and exterior renovation between 2008–2013. No historic property owner information could be identified.

**California Register Evaluation**

**Criterion 1** – The property at 1 Chestnut Avenue is a commercial property in South San Francisco. Research did not indicate the property is associated with an event that has made a significant contribution to the broad patterns of local, state, or national history. As such, the property does not appear eligible under California Register Criterion 1.

**Criterion 2** – Research provided no evidence indicating that the property is associated with individuals who have made significant contributions to local, state, or national history. As such, the property does not appear to be associated with any historically important individuals and does not appear eligible under California Register Criterion 2.

**Criterion 3** – The 1956 commercial building lacks an architectural style due to severe alterations to its original design. As such, the building does not embody a distinctive type, period, or method of construction; does not represent the work of a master architect or designer; and is not a superior example of an architectural style. Therefore, the building does not appear eligible under California Register Criterion 3.

**Criterion 4** – The property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to subjects such as mid-century commercial buildings. Therefore, the property does not appear eligible for listing under California Register Criterion 4.

Lastly, the building lacks integrity of design, materials, workmanship, and feeling due to severe alterations. The property maintains integrity of setting and location because the building is located at its original built location in an urban area of South San Francisco; however, the property lacks association with a historic context.

In conclusion, the property at 1 Chestnut Avenue does not appear eligible for listing in the California Register under Criterion 1, 2, 3, or 4 either individually or as a contributor to a historic district due to a lack of association with a historic context and lack of integrity. The property was evaluated in accordance with Section 15064.5(a)(2)–(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Resources Code, and it does not appear to be a historical resource for the purposes of CEQA.

**\*B12. References (continued):**

Ancestry.com. 2017. U.S. City Directories – South San Francisco and San Mateo County. Electronic resource, <https://www.ancestry.com/>, accessed multiple.

Everything South City.com. 2013. “Pet Club reopens at new Chestnut location.” Electronic document, <http://www.everythingsouthcity.com/pet-club-reopens-at-the-new-chestnut-location/>, accessed February 27, 2017.

Parcel Quest. 2017. San Mateo County Assessor Data for APN 011-322-030. Electronic database, <https://pqweb.parcelquest.com/#home>, accessed multiple.

San Mateo Times. June 24, 1974. Electronic resource, <https://www.newspapers.com/newspage/39059097/>, accessed February 27, 2017.

South San Francisco, City of. 2017. “Life in the 1950s.” Electronic document, <http://www.ssf.net/DocumentCenter/View/14855>, accessed February 27, 2017.

USGS (US Geological Survey). 1956. Aerial Single Frame Photo ID: 1VLX000010094. Earth Resources Observation and Science. Sioux Falls, South Dakota. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

\_\_\_\_\_. 1968. Aerial Single Frame Photo ID: 1VBZJ00010109. Earth Resources Observation and Science. Sioux Falls, South Dakota. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

\_\_\_\_\_. 1974. Aerial Single Frame Photo ID: 1SFB000090024. Earth Resources Observation and Science. Sioux Falls, South Dakota. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

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\*Resource Name or # 1 Chestnut Avenue

\*Recorded by: Nichole Jordan Davis, Michael Baker International

\*Date: February 23, 2017

☒ Continuation

\*P5a. Photographs (continued):



Photograph 2. View north of southeast façade.



Photograph 3. View southwest of north and east elevation.

Page 6 of 6

\*Resource Name or # 1 Chestnut Avenue

\*Recorded by: Nichole Jordan Davis, Michael Baker International

\*Date: February 23, 2017

☒ Continuation

\*P5a. Photographs (continued):



Photograph 4. View southeast of west elevation.

