



April 3, 2018

Mills Park Plaza
San Bruno, California

HISTORIC RESOURCE EVALUATION

INTRODUCTION

A proposed project at the Mills Park Plaza in San Bruno, California, will have potential impacts on buildings over 50 years old. The developer has requested that Carey & Co., a TreanorHL Company (Carey & Co.) evaluate the property's potential for listing in the California Register of Historical Resources (CRHR) through the preparation of this report.

METHODOLOGY

Carey & Co. conducted a site visit on November 1, 2017 and on March 30, 2018 to evaluate the existing conditions, historic features, and architectural significance of the buildings within the Mills Park Plaza. Additional research was completed including consultation of available building permits, the San Mateo Public Libraries, Sanborn Fire Insurance maps, and local newspaper indexes, as well as online resources.

SUMMARY OF FINDINGS

The project site features commercial buildings on multiple parcels.¹ In addition to the commercial structures, surface parking lots occupy the areas of the project site. The following properties within and adjacent to the project site are over 50 years old:

- 601-611 El Camino Real (pre-1946)
- 675 El Camino Real (1950)
- 715 El Camino Real (1948)
- 751 Camino Plaza (1956)
- 701-725 Camino Plaza and 730-738 Kains Avenue (circa 1950)
- 711-731 Kains Avenue (circa 1950)
- 751-777 Kains Avenue (circa 1950)

Research found that no recorded historical resources have been previously identified within the project site. 799 El Camino Real (1985) within the project site does not possess enough age to be considered historically important as the structure is not 50 years old.

Upon completion of the survey and archival work, Carey & Co. determined none of the buildings within the project site are potential historic resources. Each building was assessed for potential

¹ The project area includes the following parcels: APNs 020-072-320, 020-072-030, 020-072-040, 020-072-050, 020-072-060, 020-072-070, 020-075-110, 020-075-100, 020-075-090, 020-075-080, 020-076-160, 020-076-260, 020-076-250, 020-076-220, 020-076-230, 020-076-240, 020-076-130, 020-076-120, 020-076-110, 020-076-100, 020-076-090, 020-096-080, 020-096-070, 020-096-060 and 020-096-050.

historic eligibility for listing in the CRHR; none were found to possess sufficient historical significance for listing.

PROJECT AREA DESCRIPTION

Located in San Bruno, on the west side of El Camino Real, the commercial buildings that are considered Mills Park Plaza, sit on four irregular, narrow shaped blocks. Two roads bisect the site – Camino Plaza and Kains Avenue. The surrounding area features commercial structures along and across El Camino Real to the east, and residential neighborhoods to the west.



Figure 1. Aerial view of the site, the approximate boundaries of the project area outlined in red.
Edited from Google Earth, retrieved November 3, 2017.

SITE HISTORY

Prior to the commercial development by the G. W. Williams Co., the site was vacant. By the 1940s, commercial and residential development on the west side of El Camino Real was underway. In the late 1940s the G. W. Williams Co. began to construct buildings in the Mills Park Plaza area. The majority of the buildings were constructed in the project area by 1956 and in the following decade the El Camino Real was widened.²

² 1946, 1956 and 1968 aerials, Historic Aerials by NETROnline, <https://www.historicaerials.com> (accessed November 16, 2017).

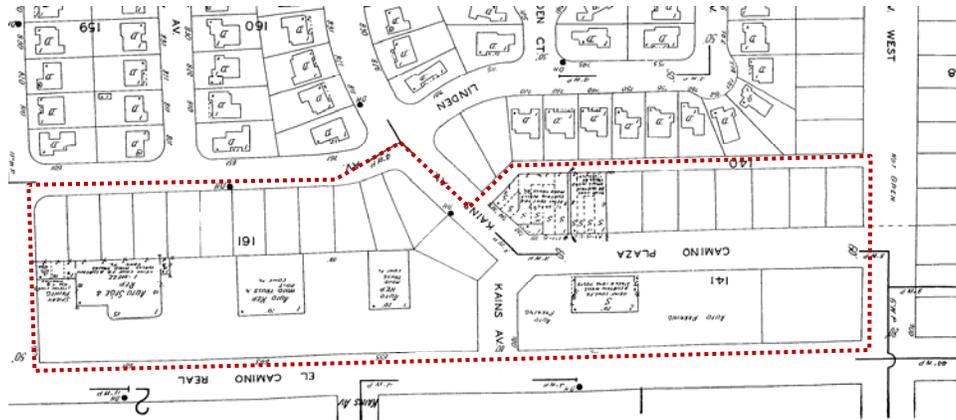


Figure 2. 1949 Sanborn map, the approximate boundaries of the project area outlined in red.

G. W. Williams – Developer

G. W. Williams began his development career by collaborating with Frank Burrows, a contractor. The pair first built a small “village” of homes in Burlingame, California during the Depression. The development featured modest Tudor style homes. An advertisement for the homes proclaimed:

22 Homes for Sale, Five and Six room English Homes, Close to transportation, schools and churches. In Willborough Place, a small restricted tract where quality and attractiveness will prevail, prices are in keeping with the times. These are the largest ‘dollar value’ ever offered in Burlingame Home Construction. 5 rm. homes \$5,950-\$6,150 and 6 rm. homes \$6,300-\$6,500.³

By 1946, Williams was on his own and had established the G. W. Williams Co. which continued to focus development efforts in residential subdivisions in the Bay Area and the Sacramento region. During this period the corporation began branching out into commercial developments including properties in San Bruno and South San Francisco. Soon the G. W. Williams Co.’s portfolio expanded to include light industrial properties in the San Carlos area. Currently, the company holds properties in three western states – California, Washington, and Arizona.⁴

HISTORIC CONTEXT

The following section on San Bruno’s history is taken from Carey & Co.’s report (November 2011) titled *Historic Architectural Resources Technical Report for the Regional Groundwater Storage Recovery Project, San Mateo County, California*:⁵

For decades, a single building defined San Bruno. In 1849, a man by the last name of Thorpe opened a 12-foot by 12-foot cabin along with stables at what is now the intersection of San Mateo Avenue and El Camino Real. Named 14 Mile House for its

³ Burlingame Historical Society, “Origin of Street names (and other tidbits) – Burlingame and Hillsborough (compiled 2012),”

<https://burlingamehistory.org/history-of-burlingame/origin-of-street-names-and-other-tidbits-burlingame-and-hillsborough-compiled-2012/> (accessed November 16, 2017).

⁴ G. W. Williams Co., “About Us,” <https://www.gwwilliams.com/90-years> (accessed November 16, 2017).

⁵ Carey & Co., Inc., *Historic Architectural Resources Technical Report for the Regional Groundwater Storage Recovery Project, San Mateo County, California*, November 2011.

proximity to Mission Dolores in San Francisco, it served as a way station for peninsula travelers. J. Gamble became proprietor in 1871. His decision to hire an ex-slave from Virginia named Thomas Rolle as the station's cook proved to be good business; "Uncle Tom's" cooking rendered the place a destination, not just a convenient stopping point. In 1875, the ex-slave purchased the business and officially named it "Uncle Tom's Cabin." The restaurant remained an important landmark – the first location on the peninsula to have a telephone, the host of many illustrious figures, and the place where San Bruno residents celebrated their town's incorporation in 1914. In 1949, one hundred years after it first opened, Uncle Tom's Cabin closed and was torn down, replaced by a Safeway.

Agriculture was the most common economy in San Bruno, particularly dairy farming. The largest of these farms was more than 3,000 acres and owned by Richard Sneath. By 1900 his Jersey Farms operation was already one of the largest in the state. Then, in 1906, he joined forces with John Daly, of San Mateo Dairy, to form Dairy Delivery Company, which Borden Milk later absorbed. In the 1930s, the United States Army acquired 140 acres of Richard Sneath's dairy farm to create the Golden Gate National Cemetery.

Horse racing also attracted San Franciscans and peninsula residents to San Bruno. In 1871 Custodio Silva de Valdez opened the largest and most successful horse ranching operation on the peninsula. A byproduct of his ranch was the construction of Tanforan Race Track in 1889. Named after Mexican rancher Torbirio Tanforan, it became notorious for racing scandals and was forced to close down in 1912 when betting was made illegal. Tanforan played a role in aviation history when Louis Palhaun piloted the first flight in San Mateo County from Tanforan in 1910. A few years later, Lincoln Beachey raced his plane against an automobile at Tanforan. He created great excitement whenever he clipped the plane's wings on the ground while rounding bends and nearly decapitated the automobile driver. Twice the racetrack served wartime activities. During World War I it was a military training post, and during World War II, Tanforan was transformed into a temporary internment camp for 8,000 of the Japanese Americans who were evacuated from the Pacific Coast under Executive Order 9066. Horse stables became homes, and 170 hastily constructed wooden barracks filled the interior field. Meanwhile, directly across El Camino Real, the United States Army was building Golden Gate National Cemetery for military veterans. Soon after the Tanforan Assembly Center closed, the race track again hosted horse races. The old grandstand burned down in 1964, ending the race track's run, and a shopping center has since been constructed.

Similar to what occurred in South San Francisco's development, San Bruno became a popular spot for suburban growth. It was easily accessed by rail after 1902 and developers began to purchase tracts of land next to the new rail lines. These tracts were further subdivided into smaller lots and sold for residential use. After the 1906 earthquake people left the destroyed city and found refuge in the suburbs. In 1914 San Bruno was incorporated as a city and a push for better infrastructure began.

By the 1920s San Bruno was becoming a suburban city for the working people. The housing boom was spurred by the affordability of mass transit in and out of the city for commuters. Land in the suburbs was abundant and the low cost wood-framing

technology allowed development to occur quickly and cheaply. The dream of owning a home in the country became a reality for much of the working class. By the 1940s numerous developers had subdivision projects underway in the area. During this postwar expansion subdivisions departed from the prewar standard grid layout to the more modern layouts with cul-de-sacs and curving streets.

Like the rest of the San Francisco peninsula, San Bruno's history changed significantly during the postwar period. Its farmlands turned into suburban tract housing and its population boomed. Indeed, during the 1950s, the population increased by 130 percent. This pace slowed to about 25 percent during the 1960s. While single-family housing tracts dominated development through the 1960s, multi-unit complexes were developed during the 1970s.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES - SIGNIFICANCE EVALUATION

Regulatory Framework

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.⁶

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.⁷

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.⁸

⁶ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

⁷ Ibid.

⁸ Ibid., 2.

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.⁹

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."¹⁰ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."¹¹ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:¹²

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.¹³

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

Evaluation

600-611 El Camino Real

Constructed pre-1946, the primary building is a two-story, modern commercial style which is irregular in plan. The reinforced concrete structure has stucco cladding and a rolled asphalt-clad flat roof with a simple parapet. The large storefront windows are steel-sash. A cloth awning shelters the street facing windows and double entry door. To the south a single-story, attached, stucco-clad section of the building exhibits a large steel-sash storefront. Further south, another

⁹ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

¹⁰ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

¹¹ *Ibid.*, 44.

¹² *Ibid.*, 1.

¹³ *Ibid.*, 44-45.

attached single-story section of the structure has three loading bays featuring large roll-up doors. Large multi-lite windows and additional roll-up doors are located around the building. Notable features include the curves at the northeast and southeast corners of two-story section. Wood trusses and a concrete floor are found within the building.

A detached one-story, metal, garage-like structure features one stucco-clad wall on the north side. This wall also has a stepped parapet. The building has metal siding and metal roofing. Alterations to the primary commercial building include signage replacement, an awning addition and minor interior alterations.

The overall condition of the commercial property is good.



Figures 3 and 4. 601-611 El Camino Real, the north façade (left) and the east (front) façade (right) of the primary structure.



Figures 5 and 6. 601-611 El Camino Real, the north and east façades of the secondary structure on the site.

A 1946 aerial photograph shows a building on the site. The primary structure on the site has the same footprint as it does today. By 1952, Smallcomb Motor Co. owned the building and operated a Chevrolet used car lot on the property. Minor interior alterations were made over the next few years. In 1955, a new one-story steel structure for auto repair and paint was constructed north of the existing building. Fairway Chevrolet occupied the property in 1962. By 1968, ownership had changed, and Turner Ford Co. now ran its operations on the site. Before becoming San Bruno Ford in 1989, the structures had limited upgrades including a new roof and minor interior alterations. Subsequent alterations to the exteriors and interiors of the two

buildings have been minor.¹⁴ Currently a furniture store operates out of the larger building, while a used car dealership makes use of the smaller structure and parking lot.

601-611 El Camino Real does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria. Constructed in pre-1946, the primary building was part of the commercial development along El Camino Real. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1. No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible under Criterion 2. The building appears to be of common construction and materials with no notable or special attributes. Both buildings on the site are not associated with a master architect or builder. Neither structure is architecturally significant in any other respect. Therefore, 601-611 El Camino Real does not appear eligible for listing under Criterion 3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

675 El Camino Real

Constructed in 1950, this one-story commercial building is square in plan. Brick clads the portion of the structure facing El Camino Real, while stucco clads the other half. A standing seam metal faux Mansard roof projection surrounds the building and hides the flat roof that covers the majority of it. Two glazed aluminum doors flanked by large, aluminum-sash display windows face El Camino Real. Large fixed aluminum-sash windows are present on two other façades. Other features include a wide overhang sheltering half the structure and the boxed eave detail that surrounds the entire building. Exterior alterations include infill of a garage door on the Kains Avenue elevation and window replacement. A second building on the site is one-story high with a flat roof and CMU (concrete masonry unit) walls punctured by a variety of garage doors and aluminum windows. The overall condition of both buildings is good.

The G. W. Williams Co. owned the land and developed the site for commercial use in the 1950s. Originally built to house Kramer's Restaurant, the simple structure at 675 El Camino Real has been altered numerous times as the occupants have changed. By 1973, Turner Motor's used the building as a vehicle showroom and later San Bruno Ford used the structure in a similar fashion.¹⁵ Today the structure is vacant. In 1977 the company hired architect Heywood P. Mansergh to design updates for the Mills Park buildings. The alterations included installation of a mansard roof, window replacement and storefront modifications.¹⁶

¹⁴ City of San Bruno, "Public Access – Permits," <http://etrakit.sanbrunocable.com/publicaccess/> (accessed March 30, 2018).

¹⁵ City of San Bruno, "Public Access – Permits," <http://etrakit.sanbrunocable.com/publicaccess/> (accessed November 7, 2017).

¹⁶ City of San Bruno, "Public Access – Permits."



Figures 7 and 8. 675 El Camino Real, the north façade (left) and the east (front) façade (right).

675 El Camino Real does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria. Constructed in 1950, the building was part of the commercial development along El Camino Real. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1. No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2. Significantly altered in 1977, the building's lack of original design elements and simple commercial design fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. Developed by G. W. Williams Co. in the 1950s, the building fails to be the work of a master, or architecturally significant in any other respect. Based in the Bay Area, the developer was active in San Bruno and South San Francisco during this period but does not appear particularly significant or influential. Therefore, 675 El Camino Real does not appear eligible for listing under Criterion 3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

715 El Camino Real

This two-story commercial building has a rectangular plan and is partially constructed into the sloping site. The building has stucco cladding and a built-up flat roof. The building's storefront facing El Camino Real features a repetitive pattern of aluminum display windows. The upper story features metal-sash nine-lite windows with two operable casements. The main entrance angled at the southeast corner, facing El Camino Real, features a full-height aluminum storefront with a single glazed aluminum door. A variety of doors punctuate other façades including flush double doors, a storefront with single glazed door and glazed double doors. Other features include wide overhangs clad in wood boards, stucco panels facing Camino Plaza, recessed entries at the second story, round metal columns, metal railings, vertical louvered screen at the second floor, and signage with the building's address. Exterior alterations to the building include replacement doors and signage, and a small single-story addition to the north. The overall condition of the building is good.



Figures 9 and 10. 715 El Camino Real, the west façade (left) and the east façade (right).

A 1948 advertisement for Mills Park identifies the building as being under construction. Additionally, the structure would house a supermarket on the ground floor with offices above on the second floor.¹⁷ This building was likely the first constructed by developer G. W. Williams Co. in the Mills Park location. Over the years, many interior and exterior alterations to the building have occurred, but the most significant was the addition of a storage room, to the north, in 1951 shortly after the structure was completed. Many businesses have occupied the building over the years including a supermarket, insurance offices, Nevada Bob's Golf, Domino's Pizza, Kelly Moore Paints and many others.¹⁸

715 El Camino Real does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria. Constructed ca. 1948, the building was likely the first structure in Mills Park and part of the larger commercial development along El Camino Real; however, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1. No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2. The building's commercial design with Midcentury modern influences fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. Developed by G. W. Williams Co. in the late 1940s, the building fails to be the work of a master, or architecturally significant in any other respect. Based in the Bay Area, the developer was active in in San Bruno and South San Francisco during this period but does not appear particularly significant or influential. Therefore, 715 El Camino Real does not appear eligible for listing under Criterion 3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

799 El Camino Real

Constructed in 1985, this one-story commercial building is rectangular in plan. The building has stucco cladding, and a wood shingle Mansard roof. Built into the sloping site the southern and western elevations are only partially visible featuring no openings. Glazed aluminum fixed windows and aluminum slider windows face El Camino Real. Glazed double doors permit access to the structure. Fixed aluminum-windows also penetrate the north façade. Cloth awnings top the windows on the east and north sides of the structure. Exterior alterations to the building

¹⁷ "Mills Park Office Space," *The Times*, December 27, 1948, page 6.

¹⁸ City of San Bruno, "Public Access – Permits."

include replacement awnings, windows, doors, and signage. The overall condition of the building is good.



Figure 11. 799 El Camino Real, the east façade.

Architect Julius F. Castelan is credited with the design of 799 El Camino Real. Built to house a flower shop, the structure only recently (circa 2015) was converted to a restaurant.¹⁹

In general, buildings less than 50 years old can be considered historic resources only if they constitute an exceptional achievement in architecture or engineering, or are of otherwise exceptional importance. This structure is not architecturally exceptional, and thus cannot be considered historic resources at this time.

751 Camino Plaza

This one-story commercial building, built in 1956, is rectangular in plan. This stucco-clad building has a standing seam, metal, faux Mansard roof projection, facing Camino Plaza and a flat roof at the back portion. Openings feature large aluminum storefronts and aluminum entry doors. Brick detailing flanks each aluminum assembly. The other façades have fixed aluminum windows, multi-lite windows with security grilles and flush doors. At the south elevation, the building features a canopy with round metal columns and a concrete platform. Exterior alterations to the building includes window replacement, infilling of doors and windows, and the installation of security bars at some doors and windows. The overall condition of the building is good.

Built as a United States Post Office, the structure has since been converted to other uses. By 1977, a home furnishing business operated out of the building and later an electronics business occupied the space. Today, the structure houses a gym and offices. Credited with the design of the building is the architectural firm of Sharps & Brown Architects.²⁰ W. G. Williams Co. commissioned the structure to further develop the Mills Park area. In 1977 architect Heywood P. Mansergh designed updates for the Mills Park buildings at the request of the G. W. Williams Co. The alterations included a mansard roof, windows and storefront modifications.²¹

¹⁹ City of San Bruno, "Public Access – Permits."

²⁰ City of San Bruno, "Public Access – Permits."

²¹ City of San Bruno, "Public Access – Permits."



Figure 12. 751 Camino Plaza.

751 Camino Plaza does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria. Constructed in 1956, the building was associated with the residential and commercial development along El Camino Real and in San Bruno—but not in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1. No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2. Altered in 1977, the building’s lack of original design elements and simple commercial design fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. Designed by Sharps & Brown Architects, the building fails to be the work of a master, or architecturally significant in any other respect. Therefore, 751 Camino Plaza does not appear eligible for listing under Criterion 3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

701-725 Camino Plaza and 730-738 Kains Avenue

Constructed circa 1950, this one-story commercial building is irregular in plan. Constructed in three parts 738 Kains Avenue to 730 Kains Avenue and 701 Camino Plaza features flat roof, while 705 to 719 Camino Plaza has a bowed roof, as does 721 to 730 Camino Plaza. However, at the street façades a faux Mansard roof structure has been constructed and is clad in standing seam metal. The building has stucco cladding with a running-bond brick base on the street façades and board-formed concrete on the other sides. The aluminum storefronts facing Camino Plaza and Kains Avenue have large display windows with glazed aluminum doors. These storefronts weave in and out from the face of the building. The storefront at the intersection of the two streets feature angled glazing. Exterior alterations to the building include replacement of some windows, infill of doors and windows, and installation of security bars on the doors and windows. The overall condition of the building is good.



Figures 13 and 14. 730-738 Kains Avenue (left) and 701-725 Camino Plaza (right).

G. W. Williams Co. developed the site circa 1950, building commercial units. The multi-unit structure housed various businesses over the years and has been altered. The units have functioned as a dry cleaner, restaurants, pizzeria, a coin operated laundry, a barber shop, offices, a truck rental, a bank, a beauty salon and electronics store over the years. Today a mix of businesses occupy the structure.²² The most significant alterations to the structure took place during the 1977 exterior remodel and included roof, windows and storefront modifications.²³

701-725 Camino Plaza does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria. Although the building was associated with the residential and commercial development along El Camino Real and in San Bruno in the 1950s, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1. No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2. The building's simple commercial design fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. Developed by G. W. Williams Co. in the 1950s, the building fails to be the work of a master, or architecturally significant in any other respect. Based in the Bay Area, the developer was active in in San Bruno and South San Francisco during this period but does not appear particularly significant or influential. Therefore, 701-725 Camino Plaza does not appear eligible for listing under Criterion 3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

711-731 Kains Avenue

This one-story commercial building is irregular in plan. Vertical wood clads the façade facing Kains Avenue while stucco clads the others. The roof features a standing seam, metal, faux Mansard roof projection at front portion and a flat roof at the rear. A variety of storefronts are visible including wood-sash and aluminum-sash. Fixed aluminum windows and sliding aluminum windows pierce the other façades. The notable feature of the building is the original extant wood-sash storefront. Exterior alterations to the building include window and door replacement. The overall condition of the building is good.

²² City of San Bruno, "Public Access – Permits."

²³ City of San Bruno, "Public Access – Permits."



Figure 15. 711-731 Kains Avenue.

Constructed circa 1950, the commercial office structure houses two businesses. In the 1980s a dental office operated out of the building. Today, an optometrist's office is located in part of the building, while half the structure remains vacant. Like the other buildings in the area this structure underwent an extensive exterior remodel in 1977 with modifications occurring to the roof and windows.²⁴

711-731 Kains Avenue does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria. Constructed circa 1950, the building was part of the residential and commercial development along El Camino Real and in San Bruno. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1. No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2. Significantly altered in 1977, the building's commercial design fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. The building fails to be the work of a master, or architecturally significant in any other respect. Therefore, 711-731 Kains Avenue does not appear eligible for listing under Criterion 3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

751-777 Kains Avenue

Constructed circa 1950, this one-story commercial building wedge-shaped in plan with a flat built-up roof. The structure is clad in vertical wood siding with a stack-bond brick base on the façade Kains Avenue, while stucco clads the other sides. The commercial storefronts feature aluminum display windows and glazed aluminum doors. Fixed and sliding aluminum windows, fixed and hopper wood windows with security bars, and flush wood doors penetrate the other façades. Other features include a wide overhang at Kains Avenue and the deep boxed eave detail. Alterations to the building include door and window replacement and adding security screens at doors. Boxed hedges and other shrubs are located between the building and street. The overall condition of the building is good.

²⁴ City of San Bruno, "Public Access – Permits."



Figure 16. 751-777 Kains Avenue.

Like the other buildings in the Mills Park area 751-777 Kains Avenue was constructed to house several commercial units. Over the years a realty business, a title company, salons and a shoe repair have operated from the structure.²⁵

751-777 Kains Avenue does not appear eligible for listing on the CRHR, as it does not appear to be eligible under any of the established criteria. Constructed circa 1950, the building was part of the residential and commercial development along El Camino Real and in San Bruno—but not in an individually significant way. Therefore, it does not appear to be eligible under Criterion 1. No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion 2. The building’s utilitarian commercial design fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. The building fails to be the work of a master, or architecturally significant in any other respect. Therefore, 751-777 Kains Avenue does not appear eligible for listing under Criterion 3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

CONCLUSION

The buildings within Mills Park Plaza do not appear eligible for listing in the California Register of Historical Resources. No historic events are associated with the property. While the company who developed the site is known in the area, the firm is not particularly significant. The buildings also fail to be a distinctive example of a style, the work of a master, or architecturally significant in any other respect.

²⁵ City of San Bruno, “Public Access – Permits.”

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