

Supporting Historical Resources Information

Archaeological Resource Management

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Ogden Properties MGMT, LLC
311 9th Avenue
San Mateo, CA 94010
C/O: Mr. Victor Lo

June 15, 2021

RE: HISTORIC EVALUATION OF THE PROPERTIES AT 1814 AND 1820 OGDEN
DRIVE IN BURLINGAME

Dear Mr. Lo,

As per your request our firm is submitting the enclosed historical evaluation of the properties at 1814 and 1820 Ogden Drive in the City of Burlingame. Based upon the requirements of the City of Burlingame, a methodology was designed which included the following services:

- a visual description of the structures including general appearance, condition, and architectural style
- photography of the structures
- documentation of property ownership history
- an evaluation of the structures using the criteria of the City of Burlingame, the National Register of Historic Places, and the California Register
- State Historic Resources Evaluation forms (DPR) 523 for the structures

Based upon the results of this investigation, it was determined that the properties at 1814 and 1820 Ogden Drive are not currently listed on the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the City of Burlingame Historical Resources Inventory.

The structures are lacking in architectural merit or historic associations, and do not appear eligible for listing in any of these registers. This evaluation was completed during the COVID-19 related Shelter in Place Order for the County of San Mateo. Certain archival sources were unavailable at this time. However, available sources were sufficient to determine that the subject

properties do not appear to be significant. Thus, it is determined that the structures are not historically significant, and no further recommendations are being made.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Cartier". The signature is fluid and cursive, with the first name "Robert" and last name "Cartier" clearly distinguishable.

Robert Cartier, Ph.D.
Principal Investigator

RC/dj

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 16

Resource Name or # 1814 Ogden Drive

P1. Other Identifier: _____

P2. Location: _____ Not for Publication ☒ Unrestricted *a. County San Mateo

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Montara Mount., CA Date: 2018 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1814 Ogden Drive City: Burlingame, CA Zip: 94010

d. UTM: 10S 5 54 146mE/41 60 770mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 025-121-110

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The structure at 1814 Ogden Drive is a single story concrete commercial building in fair condition. Roughly rectangular in shape, the structure features a flat roof. The broad eaves are boxed and enclosed, cantilevered along all sides except the northern side of the front façade. Painted concrete makes up the majority of the exterior surface. The front façade is partially surfaced with long narrow bricks, and features a reinforced concrete shade screen. The centrally placed entrance door is somewhat recessed, and includes a plate glass door and flanking full windows, with clerestory window lights above. Fenestration throughout the structure is aluminum framed, in a combination of fixed and sliding configurations.

***P3b. Resource Attributes:** (List attributes and codes.) HP06 – 1-3 story commercial

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object District ☐ Element of District ☐ Site ☐ Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)

P5b. Description of Photo: (View, date, accession #)
View of the front facade of 1814 Ogden Drive



***P6. Date Constructed/Age and Sources**

Historic ☒ Prehistoric ☐ Both ☐
Constructed 1959 based on County of San Mateo Appraiser's data.

***P7. Owner and Address:**

Ogden properties MGMT, LLC
311 9th Avenue
San Mateo, CA 94010
Attn: Mr. Victor Lo

***P8. Recorded by:**

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

***P9. Date Recorded:** 6/15/2021

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite Survey Report and other sources, or enter "none.")

none

* Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact
Record ☐ Photographic Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 16

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1814 Ogden Drive

B1. Historic Name: None

B2. Common Name: 1814 Ogden Drive

B3. Original Use: commercial offices

B4. Present Use: commercial offices

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Based upon visual evaluation and available documentation, the structure at 1814 Ogden Drive began construction in 1959 and was completed in 1961. The original building permit was issued December 15, 1958 (B.P. No. K233). An addition was made to the rear of the structure in 1964 (B.P. No. N-7). The handicapped accessible ramp to the rear of the structure appears to be a recent addition. No other significant modifications appear to have been made to the structure.

*B7. Moved? x No Yes Unknown Date: Original Location:

*B8. Related Features:

None

B9a. Architect: unknown

b. Builder: Morris Daley

*B10. Significance: Theme Commerce

Area Burlingame, CA

Period of Significance Post-war

Property Type private commercial

Applicable Criteria N/A

Historical Context

The subject property made up a portion of Rancho Buri Buri, originally granted to Jose Antonio Sanchez by Governor Jose Castro in 1835. By the 1890's the land made up a portion of the 1103 acre estate of D.O. (Darius Odgen) Mills. The property is located within the City of Burlingame, which was founded on a portion of what were formerly the extensive holdings of William C. Ralston. Burlingame began as a small community in the 1890's, and was named for former U.S. Ambassador to China Anson Burlingame. Growing slowly for a few years, residential development expanded rapidly in the years following the 1906 earthquake, and the town was incorporated in 1908. In 1910 Burlingame annexed the neighboring community of Easton.

The Post-WWII era saw another period of rapid expansion for Burlingame. The northernmost area of Burlingame was created with the annexation of the majority of the estate of Darius Odgen Mills in 1954, bounded to the south by Mills Creek and to the north by Murchison Drive, with the remainder of the estate annexed by neighboring Millbrae.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See continuation sheet, Page 8

B13. Remarks:

*B14. Evaluator: Robert R. Cartier

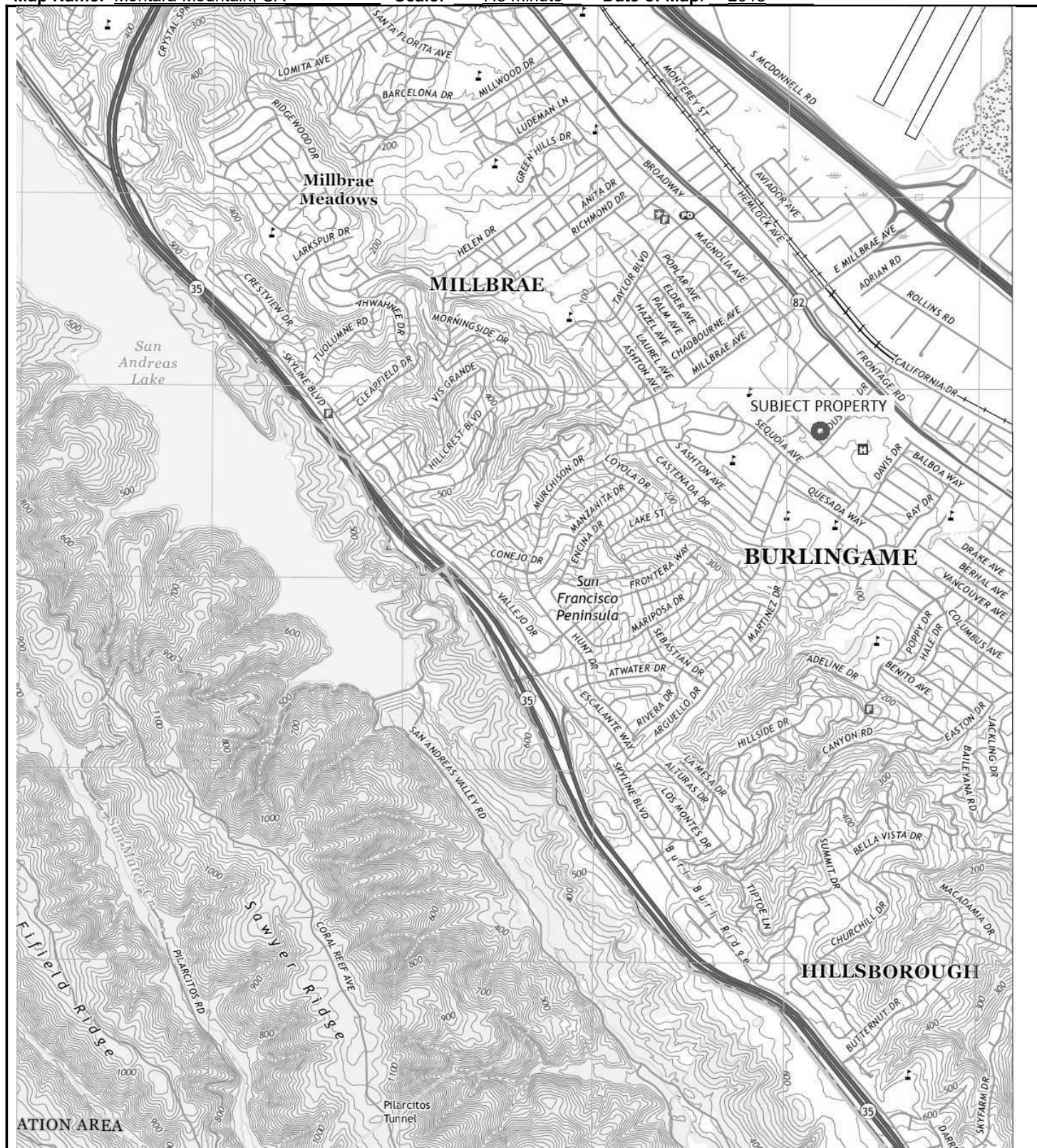
*Date of Evaluation: 6/15/2021

(This space reserved for official comments.)

LOCATION MAP

Page 3 of 16 Resource Name or # (Assigned by recorder) 1814 Ogden Drive

*Map Name: Montara Mountain, CA *Scale: 7.5 minute *Date of Map: 2018



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 16

*Resource Name or # (Assigned by recorder) 1814 Ogden Drive

*Recorded by Archaeological Resource Management

Date 6/15/2021

X **Continuation**

Update

Continued from B10:

This annexation included the current subject area. The subject property is located within a portion of Block 7 as shown on the map "Mills Estate No. 3, Burlingame, San Mateo County, California" filed June 21, 1954 (Book 39 of Maps, Page 13). Odgen Street is named for Darius Ogden Mills. The portion of the annexation west of El Camino Real (which includes the subject property) was rapidly developed, with commercial properties dominating the area east of Ogden Drive, and multifamily residential properties to the west.

By the late 1950's the property was owned by the California Teachers Association, who sold the land to Draper and Phillips on October 30, 1958 (Book 3513, Page 21). Jerry Draper was the owner of J. C. Draper Appliances, who was among the 20 charter members of the Burlingame Chapter of the Rotary Club in 1925 (Burlingame Rotary 2000). On April 26, 1960 the property was sold to Emanuele and Livia F. Podesta (Book 3788, Page 400). Based upon County of San Mateo Appraiser's records, the building was constructed in 1959. The structure was built by Morris Daley, Inc. Construction (San Francisco Chronicle 2009). Originally formed as Daley Brothers Construction in 1949, Morris Daley (Sr.) and his son Morris K. Daley formed a partnership as Morris Daley, Inc. Morris K. Daley took over as president in 1960. Based upon Burlingame City directories (1961, 1963, 1965, 1967, 1971), the structure was occupied by the offices of the Armstrong Cork Company, originally incorporated in Pennsylvania in 1891. In 1975 the structure was leased to Sperry & Hutchinson, distributors of S&H Green Stamps. Sperry and Hutchinson are also listed as the occupants in the Burlingame City Directory (1976). By 1985, ownership of the property had passed to the Podesta's son Ralph Eugene Podesta. The Podesta family retained ownership of the property under the Podesta Family Trust in 2015. The most recent commercial occupant of the property was Novelles Developmental Services, Inc. The property is currently vacant, and was purchased by Ogden Properties MGMT, LLC on March 25, 2020. Thus, although the subject property is associated with the post-war development of commercial properties in the Mills Addition (1954) area of the City of Burlingame, it is a common, rather than exemplary example of development during this period. As described above, the structure was occupied by relatively short term commercial tenants. Thus persons associated with these business would appear to have short-term association with the structure, limiting the structure's potential for association with the lives of persons of historic significance.

Architectural Context

The architectural style known as International Modernism began its early development in Europe during the 1920's, personified by architects such as Walter Gropius, Mies van der Rohe, and Le Corbusier. Often considered the earliest example of International Modernism in California (and the United States) was the Lovell House in Los Angeles, designed by Austrian born architect Richard Neutra in 1928. Although first considered avant-garde, by the 1950s this form of modernism was among the most dominant of architectural styles, particularly for commercial, institutional, and government buildings. International Modernism "...was a sleek, Machine Age style incorporating concrete, steel frames, white stucco, ribbon windows, cubic forms, open floor plans, and structures supported off the ground by pilotis (cylindrical reinforced concrete pillars). The style is characterized by minimal applied ornament; ornamentation is subservient to the design of the function of the building as a whole" (Brown 2010). Constructed in 1959, the subject structure is a late example of this style. Characteristic elements of the International Modernist style embodied by the subject structure include the flat roof, concrete and steel construction, and fixed pane plate glass windows. The massing emphasizes horizontality and rectilinear forms. However, the structure does not appear to be a significant example of this architectural style. Other more significant examples of the International Style in San Mateo County include the Woodmont Apartments in Belmont, White Oaks Elementary School in San Carlos, the Hofmann House in Hillsborough (NR# #91000926), and the San Mateo County Hall of Justice in Redwood City.

City of Burlingame Historic Architectural Resources Inventory.

The October 6, 2008 Inventory of Historic Resources-Burlingame Downtown Specific Plan (Inventory) identifies resources in the city which may be considered historical for purposes of this title. The Inventory was developed based on the National Register of Historic Places Guidelines for determining historical resources. **The criteria in subsection (j) and at least two (2) of the other criteria were utilized to determine the significance of a property.** The criteria utilized in developing the Inventory are detailed below:

- (a) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.
- (b) Structures that help retain the characteristics of the town that was fifty (50) years ago.
- (c) Structures that contribute to the unique urban quality of a downtown.
- (d) Structures contributing to the architectural continuity of the street.
- (e) Structures that are identified with a person or person who significantly contributed to the culture and/or development of the city, state, or nation.
- (f) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.
- (g) Structures that illustrate the development of California locally and regionally.
- (h) Buildings retaining the original integrity of and/or illustrating a given period.
- (i) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.
- (j) Structures that are at least fifty (50) years old or properties that have achieved significance within the past fifty (50) years if they are of exceptional importance.

The structure at 1814 Ogden Drive is not currently listed on the City of Burlingame Historic Architectural Resources Inventory. In addition, it does not appear eligible for listing in this register. The structure meets criterion (j), as it is over fifty years of age. It also appears to meet criterion (d) as it contributes to the architectural continuity of Ogden Drive, which features many examples of modern architecture dating to the mid-20th Century. Although it is an example of modernist architecture, it is not a notable example of this style, and thus does not appear to meet criterion (f). Thus the structure does not appear to meet the requisite two criteria in addition to criterion (j).

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 1814 Ogden Drive

*Recorded by Archaeological Resource Management

Date 6/15/2021

X Continuation

Update

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 1814 Ogden Drive is not currently listed on the CRHR. In addition, it does not appear to be potentially eligible for listing in this register. The property is not associated with significant historic events, thus it does not appear to be eligible for listing under criterion 1. It is not closely associated with persons of historic significance, thus it does not appear to be eligible for listing under criterion 2. The structure at 1820 Ogden Drive is an example of mid-20th Century architecture, however it is not a notable example of this style. Thus the structure does not appear to be eligible for listing under criterion 3. In addition, the structure does not appear likely to yield important historical information in relation to the City of Burlingame's history or post-war design and construction which are not already captured in the historical record. Thus it does not appear eligible for listing under criterion 4.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder)

1814 Ogden Drive

*Recorded by Archaeological Resource Management

Date 6/15/2021

X Continuation

Update

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

1. location
2. design
3. setting
4. materials
5. workmanship
6. feeling
7. association

The property at 1814 Ogden Drive is not currently listed on the National Register of Historic Places. In addition, the structure does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historical events. Thus it does not appear to be potentially eligible for listing under criterion a. The structure is not associated with persons of historic significance, thus it does not appear to be potentially eligible for listing under criterion b. Although the structure at 1814 Ogden Drive is an example of mid-20th Century modern architecture, it is not a notable example of this style. Thus it does not appear to qualify as potentially eligible under criterion c. The structure does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion d. In addition, the structure has been somewhat modified from its original form.

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

Primary # _____
HRI # _____
Trinomial _____

Page 8 of 16 *Resource Name or # (Assigned by recorder) 1814 Ogden Drive
*Recorded by Archaeological Resource Management Date 6/15/2021 X Continuation Update

Continued from B12:

Appraiser's Office, County of San Mateo

1959 Appraiser's property records for the property at 1814 Ogden Drive.

Brown, M.

2010 San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement.
San Francisco City and County Planning Department.

Burlingame Historical Society

n.d. Explore the History of Burlingame. <https://burlingamehistory.org/history-of-burlingame/>

Burlingame Rotary

2000 Burlingame Rotary 75th Anniversary, 1925-2000. Rotary International Club of Burlingame, California.

Gebhard, D., R. Montgomery, R. Winter, J. Woodbridge and S. Woodbridge

1973 A Guide to Architecture in San Francisco & Northern California. Peregrine Smith, Inc., Santa Barbara.

Hoover, M. et al

1966 *Historic Spots in California*. Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

North American Title Company

2020 Amended preliminary Title Report for 1814 Ogden Drive.

San Francisco Chronicle

2009 Obituary for Morris K. Daley. January 20, 2009.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation.

Whiffen, Marcus

1992 American Architecture since 1780, Revised Edition. The MIT Press, Cambridge Mass.

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

Primary # _____
HRI # _____
Trinomial _____

Page 9 of 16 *Resource Name or # (Assigned by recorder) 1814 Ogden Drive
*Recorded by Archaeological Resource Management Date 6/15/2021 Continuation ☒ Update



Photo 1: View of the front facade of 1814 Ogden Drive.



Photo 2: Detail of the front entry.



Photo 3: View of reinforced concrete screen on front façade.



Photo 4: View of brickwork on the northern side of the front façade.



Photo 5: View of the northern façade.



Photo 6: View along the northern façade showing cantilevered eaves.



Photo 7: View of aluminum framed window on the northern façade.



Photo 8: Detail of eaves at the northwest corner of the structure.

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

Primary # _____
HRI # _____
Trinomial _____

Page 13 of 16

*Resource Name or # (Assigned by recorder)

1814 Ogden Drive

*Recorded by Archaeological Resource Management

Date 6/15/2021

Continuation ☒ Update



Photo 9: View of rear façade showing rear entry and accessible ramp.



Photo 10: Detail of the rear entry.



Photo 11: View along the southern façade from the rear.



Photo 12: View along the southern façade from Ogden Drive.



Photo 13: Aerial Photograph of the Mills Estate, 1943, approximate area of the subject property circled.

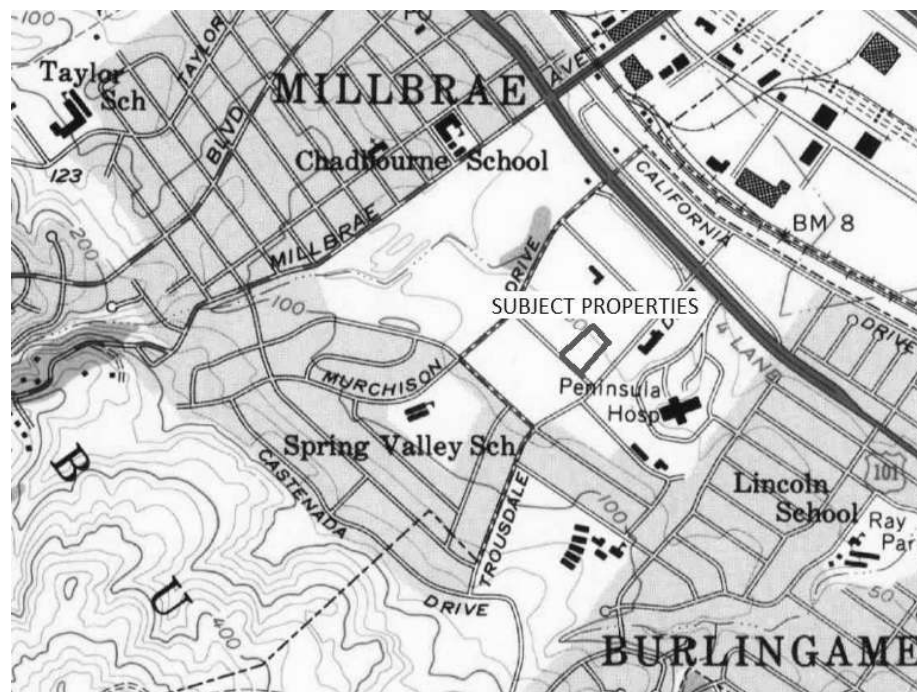


Photo 14: 1961 Topo Map showing the subject property undeveloped.

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

Primary # _____
HRI # _____
Trinomial _____

Page 16 of 16 *Resource Name or # (Assigned by recorder) 1814 Ogden Drive
*Recorded by Archaeological Resource Management Date 6/15/2021 Continuation ☒ Update

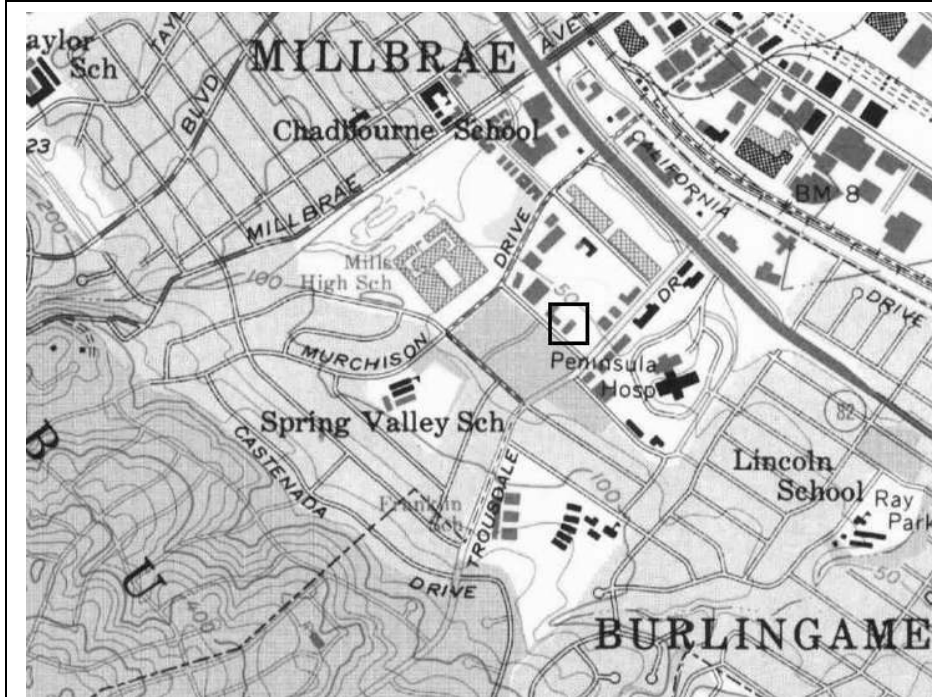


Photo 15: 1969 Topo Map showing the subject property developed.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 22

Resource Name or # 1820 Ogden Drive

P1. Other Identifier: _____

P2. Location: _____ Not for Publication ☒ Unrestricted *a. County San Mateo
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Montara Mount., CA Date: 2018 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1820 Ogden Drive

City: Burlingame, CA

Zip: 94010

d. UTM: 10S 5 54 146mE/41 60 770mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 025-121-120

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The structure at 1820 Ogden Drive is a three story concrete commercial building in fair condition. The structure is a narrow rectangle in shape. A surface level car parking area takes up the majority of the lower level, supported by reinforced concrete pillars. The roof is flat, with a small fourth floor utility area at the rear, and surfaced with tar paper sheeting. Multiple ventilation pipes are clustered along the length of the roof. The front façade is asymmetrical, with sections separated by thin undecorated pilasters.

See Continuation Sheet, Page 4

*P3b. Resource Attributes: (List attributes and codes.) HP06 – 1-3 story commercial

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object District ☐ Element of District ☐ Site ☐ Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)

P5b. Description of Photo: (View, date, accession #)
View of the front facade of 1820 Ogden Drive

*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric ☐ Both ☐
Constructed 1962 based on County of San Mateo Appraiser's data.

*P7. Owner and Address:

Ogden properties MGMT, LLC
311 9th Avenue
San Mateo, CA 94010
Attn: Mr. Victor Lo

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 6/15/2021

*P10. Survey Type: Intensive



*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

none

* Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact
Record ☐ Photographic Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1820 Ogden Drive

B1. Historic Name: None

B2. Common Name: 1820 Ogden Drive

B3. Original Use: commercial offices B4. Present Use: commercial offices

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Based upon visual evaluation and available documentation, the structure at 1820 Ogden Drive was constructed in 1962. The original building permit was issued September 13, 1962 (B.P. No. 7843). No significant modifications appear to have been made to the structure since that time.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown

b. Builder: Congdon Construction Co.

*B10. Significance: Theme Commerce

Area Burlingame, CA

Period of Significance Post-war (1945-1980) Property Type private commercial Applicable Criteria N/A

Historic Context

The subject property made up a portion of Rancho Buri Buri, originally granted to Jose Antonio Sanchez by Governor Jose Castro in 1835. By the 1890's the land made up a portion of the 1103 acre estate of D.O. (Darius Ogden) Mills. The property is located within the City of Burlingame, which was founded on a portion of what were formerly the extensive holdings of William C. Ralston. Burlingame began as a small community in the 1890's, and was named for former U.S. Ambassador to China Anson Burlingame. Growing slowly for a few years, residential development expanded rapidly in the years following the 1906 earthquake, and the town was incorporated in 1908. In 1910 Burlingame annexed the neighboring community of Easton.

The Post-WWII era saw another period of rapid expansion for Burlingame. The northernmost area of Burlingame was created with the annexation of the majority of the estate of Darius Ogden Mills in 1954, bounded to the south by Mills Creek and to the north by Murchison Drive, with the remainder of the estate annexed by neighboring Millbrae.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See continuation sheet, Page 8.

B13. Remarks:

*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 6/15/2021

(This space reserved for official comments.)

LOCATION MAP

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 22

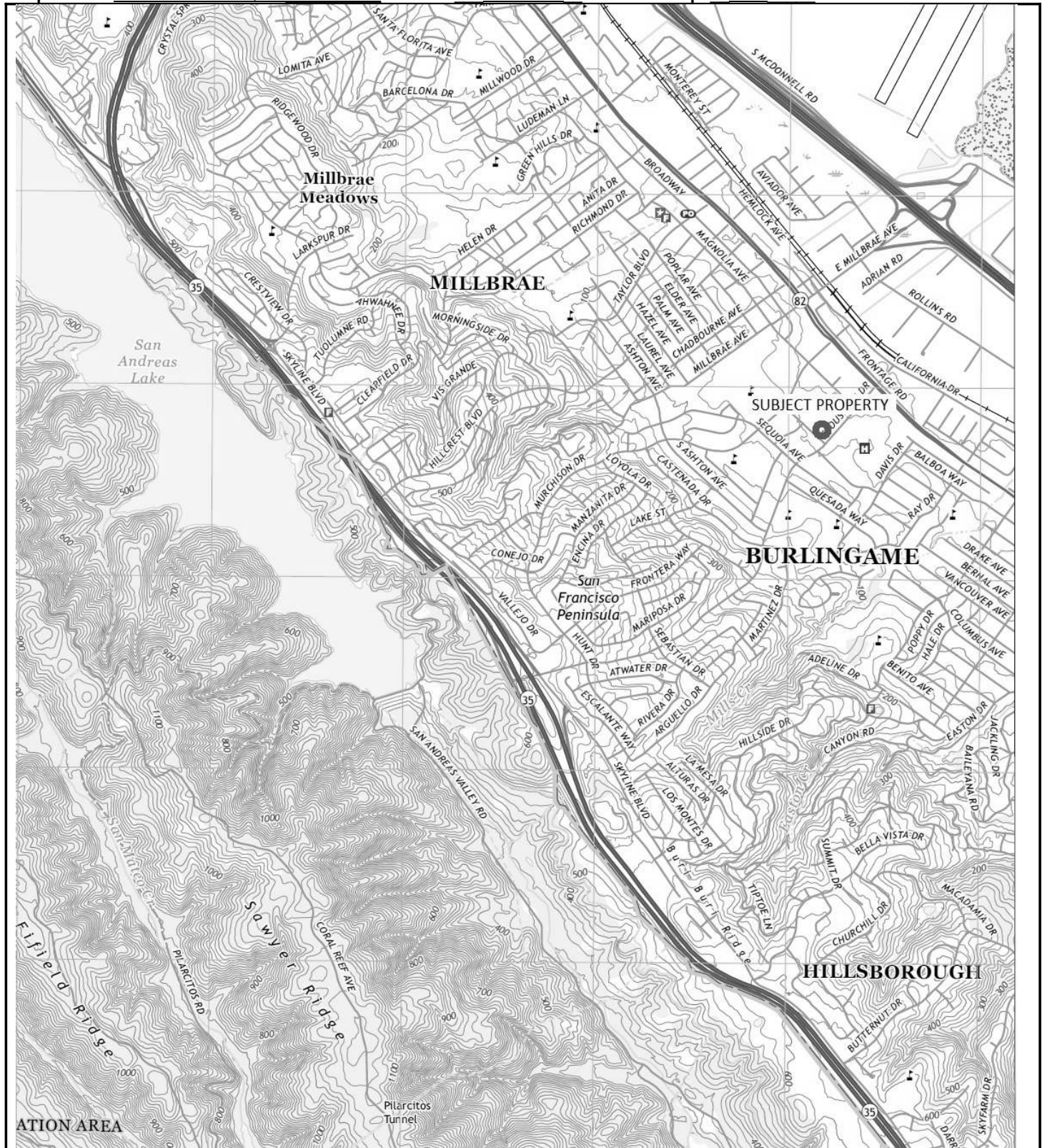
Resource Name or # (Assigned by recorder) _____

1820 Ogden Drive

*Map Name: Montara Mountain, CA

*Scale: 7.5 minute

*Date of Map: 2018



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 1820 Ogden Drive

*Recorded by Archaeological Resource Management

Date 6/15/2021

X Continuation

Update

Continued from P3a:

The southeastern corner of the front façade features a decorative freestanding pillar supported by bracing at each story. This pillar is surfaced with a exposed aggregate. Fenestration throughout the structure is aluminum framed, in a mixture of fixed and sliding configurations. Windows along the northern and southern facades are separated by double sets of very narrow pilasters.

Continued from B10:

This annexation included the current subject area. The subject property is located within a portion of Block 7 as shown on the map "Mills Estate No. 3, Burlingame, San Mateo County, California" filed June 21, 1954 (Book 39 of Maps, Page 13). Ogden Street is named for Darius Ogden Mills. The portion of the annexation west of El Camino Real (which includes the subject property) was rapidly developed, with commercial properties dominating the area east of Ogden Drive, and multifamily residential properties to the west.

At the time of the structure's construction in 1962, the property was owned by Gordon. W. and Inge. P. Cummins. The structure was built as a warehouse and offices for the firm of Koch and Cummins (San Mateo County Appraiser's property records). The structure has housed a wide range of varied businesses throughout its existence. The Burlingame City Directory for 1963 lists tenants including Mells Associates Insurance, Underwriters Research Bureau, and office space for Cabot Corporation Chemical Manufacturing. By 1965 a broader range of tenants is listed including sales offices for American Bosch Arm Corporation, Fritzche Brothers, Inc. essential oils, Clear Fir Sales Co. Lumber Wholesalers, Hills Brother's Coffee Co., Continental Can Co., Cys'Co Sales Co., Lily-Tulip Cup Corp., John L. Perkins Co., Markel Service, Inc. Insurance, Bunker Ramo Corp, and Ohio State Life Insurance. Mells Associates and Cabot Corp also remained present. Tenants throughout the remainder of the 1960's and 1970's consisted of similar companies (see Photos 13-16), with the insurance, manufacturing, and medical sectors predominating. By the 1990's the property was owned by Eighty One Properties (San Mateo County Assessor Commercial –Industrial Property Valuation 1991). In 2005 the property was owned by PRLAP, Inc. On June 8th of that year the property was sold to Jerry Warren, PhD, and Susan Fullermann, MD. The property is currently occupied by Burlingame Family Health and multiple independent medical practitioners, and owned by Ogden Properties MGMT, LLC, who purchased the property on March 25, 2020. Thus, although the subject property is associated with the post-war development of commercial properties in the Mills Addition (1954) area of the City of Burlingame, it is a common, rather than exemplary example of development during this period. As described above, the structure was occupied by a large number of relatively short term commercial tenants. Thus persons associated with these business would appear to have short-term association with the structure, limiting the structure's potential for association with with the lives of persons of historic significance.

Architectural Context

The architectural style known as International Modernism began its early development in Europe during the 1920's, personified by architects such as Walter Gropius, Mies van der Rohe, and Le Corbusier. Often considered the earliest example of International Modernism in California (and the United States) was the Lovell House in Los Angeles, designed by Austrian born architect Richard Neutra in 1928. Although first considered avant-garde, by the 1950s this form of modernism was among the most dominant of architectural styles, particularly for commercial, institutional, and government buildings. International Modernism "...was a sleek, Machine Age style incorporating concrete, steel frames, white stucco, ribbon windows, cubic forms, open floor plans, and structures supported off the ground by pilotis (cylindrical reinforced concrete pillars). The style is characterized by minimal applied ornament; ornamentation is subservient to the design of the function of the building as a whole" (Brown 2010). Constructed in 1962, the subject structure is a late example of this style. Characteristic elements of the International Modernist style embodied by the subject structure include the flat roof, concrete and steel construction, extensive use of ribbon windows, and the rear portion of the structure being supported above the parking area by reinforced concrete pillars. The massing emphasizes horizontality and rectilinear forms. However, the structure does not appear to be a significant example of this architectural style. Other more significant examples of the International Style in San Mateo County include the Woodmont Apartments in Belmont, White Oaks Elementary School in San Carlos, the Hofmann House in Hillsborough (NR# #91000926), and the San Mateo County Hall of Justice in Redwood City.

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City of Burlingame Historic Architectural Resources Inventory.

The October 6, 2008 Inventory of Historic Resources-Burlingame Downtown Specific Plan (Inventory) identifies resources in the city which may be considered historical for purposes of this title. The Inventory was developed based on the National Register of Historic Places Guidelines for determining historical resources. **The criteria in subsection (j) and at least two (2) of the other criteria were utilized to determine the significance of a property.** The criteria utilized in developing the Inventory are detailed below:

- (a) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.
- (b) Structures that help retain the characteristics of the town that was fifty (50) years ago.
- (c) Structures that contribute to the unique urban quality of a downtown.
- (d) Structures contributing to the architectural continuity of the street.
- (e) Structures that are identified with a person or person who significantly contributed to the culture and/or development of the city, state, or nation.
- (f) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.
- (g) Structures that illustrate the development of California locally and regionally.
- (h) Buildings retaining the original integrity of and/or illustrating a given period.
- (i) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.
- (j) Structures that are at least fifty (50) years old or properties that have achieved significance within the past fifty (50) years if they are of exceptional importance.

The structure at 1820 Ogden Drive is not currently listed on the City of Burlingame Historic Architectural Resources Inventory. In addition, it does not appear eligible for listing in this register. The structure meets criterion (j), as it is over fifty years of age. It also appears to meet criterion (d) as it contributes to the architectural continuity of Ogden Drive, which features many examples of modern architecture dating to the mid-20th Century. Although it is an example of modernist architecture, it is not a notable example of this style, and thus does not appear to meet criterion (f). Thus the structure does not appear to meet the requisite two criteria in addition to criterion (j).

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California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 1820 Ogden Drive is not currently listed on the CRHR. In addition, it does not appear to be potentially eligible for listing in this register. The property is not associated with significant historic events, thus it does not appear to be eligible for listing under criterion 1. It is not closely associated with persons of historic significance, thus it does not appear to be eligible for listing under criterion 2. The structure at 1820 Ogden Drive is an example of mid-20th Century architecture, however it is not a notable example of this style. Thus the structure does not appear to be eligible for listing under criterion 3. In addition, the structure does not appear likely to yield important historical information in relation to the City of Burlingame's history or post-war design and construction which are not already captured in the historical record. Thus it does not appear eligible for listing under criterion 4.

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National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

1. location
2. design
3. setting
4. materials
5. workmanship
6. feeling
7. association

The property at 1820 Ogden Drive is not currently listed on the National Register of Historic Places. In addition, the structure does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historical events. Thus it does not appear to be potentially eligible for listing under criterion a. The structure is not associated with persons of historic significance, thus it does not appear to be potentially eligible for listing under criterion b. Although the structure at 1820 Ogden Drive is an example of mid-20th Century modern architecture, it is not a notable example of this style. Thus it does not appear to qualify as potentially eligible under criterion c. The structure does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion d. In addition, the structure has been somewhat modified from its original form.

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Appraiser's Office, County of San Mateo

1962 Appraiser's property records for the property at 1820 Ogden Drive.

Assessor's Office, County of San Mateo

1991 Commercial-Industrial Property Valuation for 1820 Ogden Drive.

Brown, M.

2010 San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement.
San Francisco City and County Planning Department.

Burlingame Historical Society

n.d. Explore the History of Burlingame. <https://burlingamehistory.org/history-of-burlingame/>

Gebhard, D., R. Montgomery, R. Winter, J. Woodbridge and S. Woodbridge

1973 A Guide to Architecture in San Francisco & Northern California. Peregrine Smith, Inc., Santa Barbara.

Hoover, M. et al

1966 *Historic Spots in California*. Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

North American Title Company

2020 Amended preliminary Title Report for 1820 Ogden Drive.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation.

Whiffen, Marcus

1992 American Architecture since 1780, Revised Edition. The MIT Press, Cambridge Mass.

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Photo 1: View of the front facade of 1820 Ogden Drive.



Photo 2: View of the upper portion of the front façade, note column.

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Photo 3: View of the front and north façade from across Ogden Drive.



Photo 4: View of full length windows on front façade.

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Photo 5: Detail of the front entry doors.



Photo 6: View of lower portion of the front façade, note awning.

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Photo 7: View of surface level parking beneath the structure.



Photo 8: View along the northern façade of the structure.



Photo 9: Detail of aluminum framed windows on the northern façade.



Photo 10: View of the rear entry in parking area.

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Photo 11: View of the rear façade of the structure.



Photo 12: Oblique view of the rear façade.

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Photo 11: View along the southern façade from the rear.

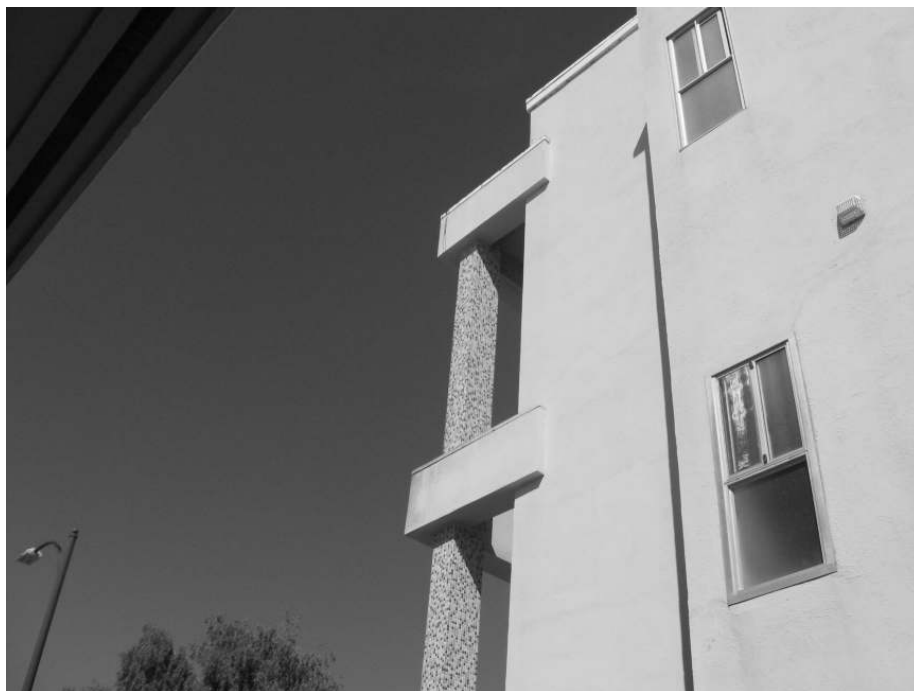


Photo 12: Detail of the decorative column from the south.

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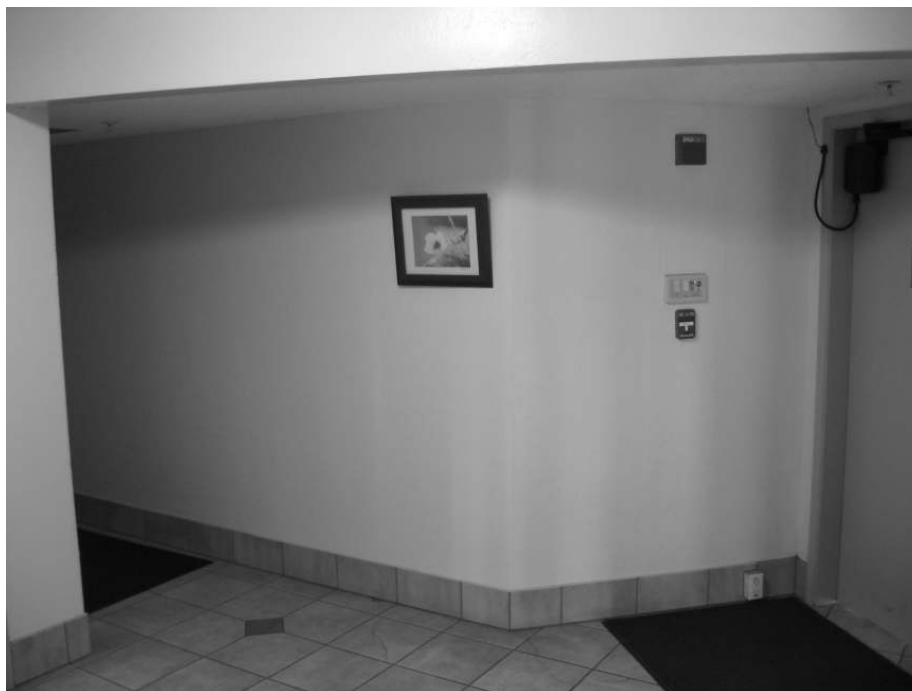


Photo 11: Interior view of surface level entry area.



Photo 12: View of lobby area and elevator, 1st floor.

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Photo 11: View of stairs from entry to 1st floor.



Photo 12: View along the central corridor between offices.

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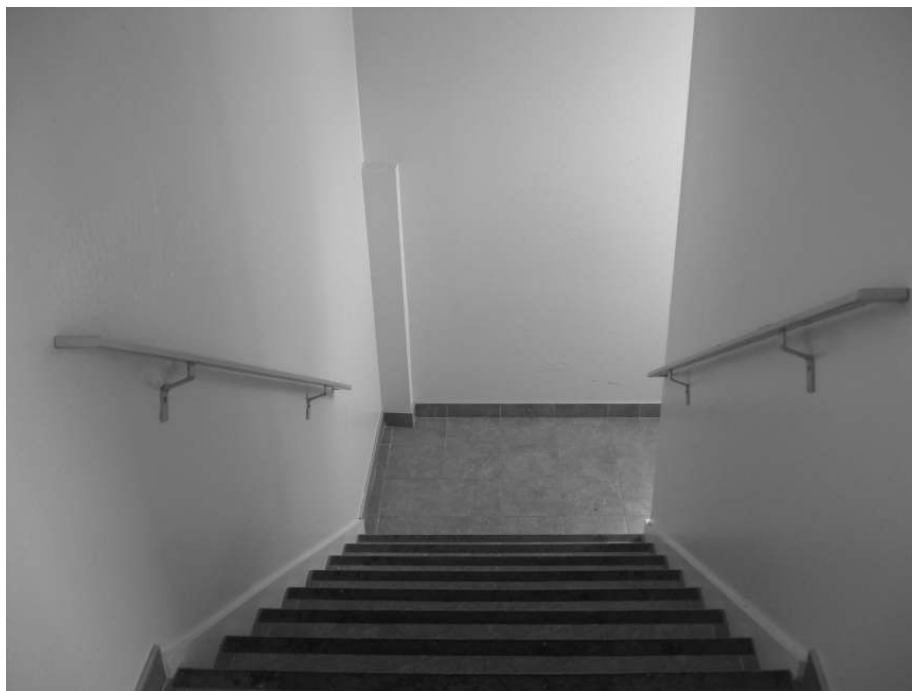


Photo 11: View of rear stairwell, facing down from second story.



Photo 12: View of a medical office waiting room.

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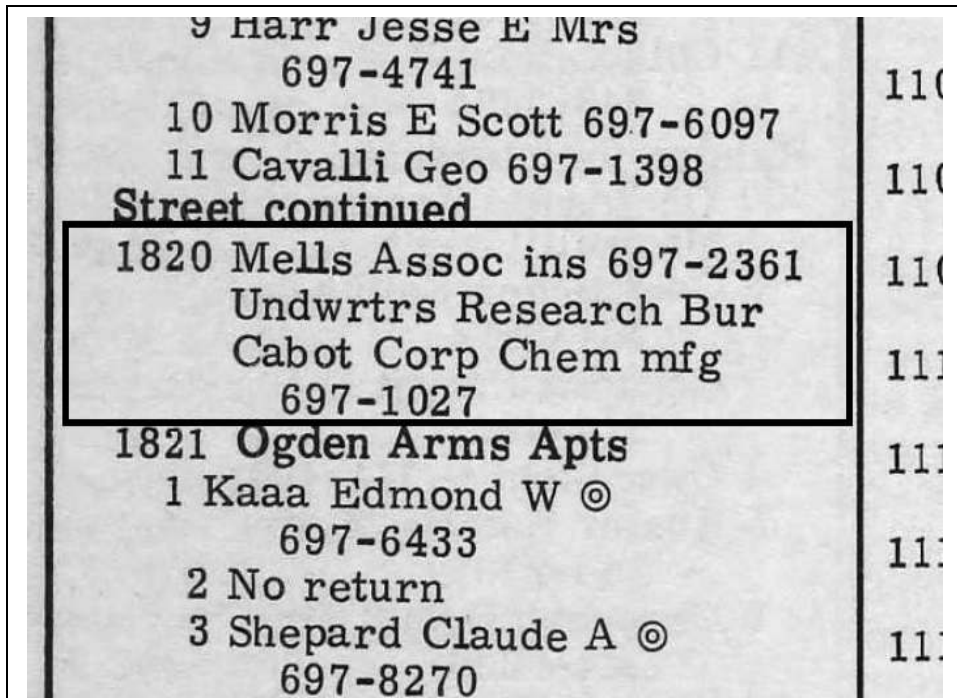


Photo 13: 1963 Burlingame City Directory listing for 1820 Ogden Dr.

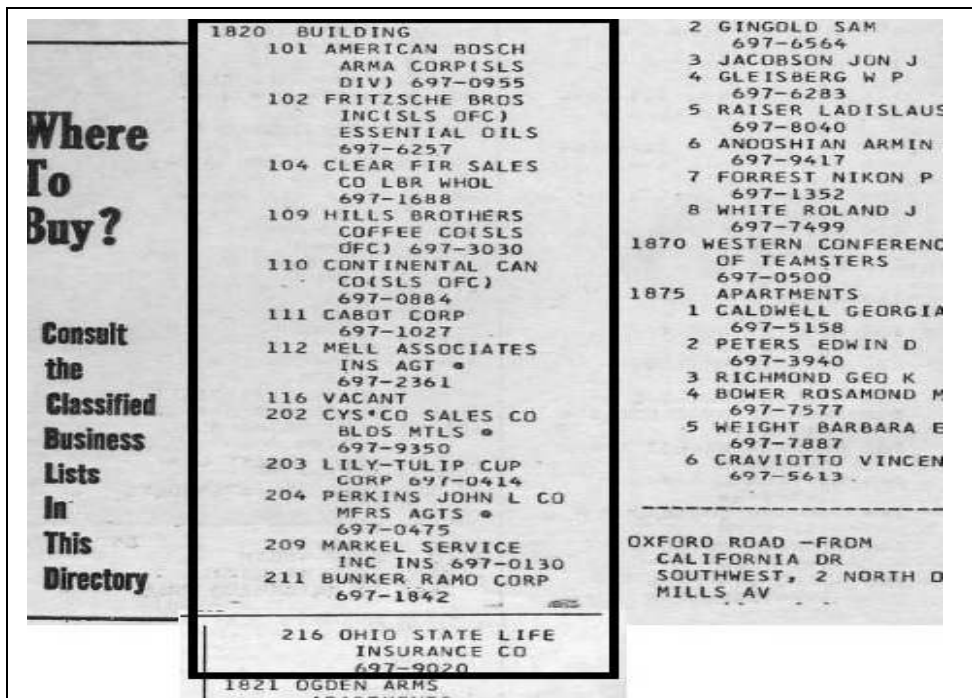


Photo 14: 1965 Burlingame City Directory listing for 1820 Ogden Dr.

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1820 Building
Rooms
101 Fluid Power Systems (Div Of Ambac
Ind Inc) 697-3048
102 Fritzsche Dodge & Olcott essential
oils 697-6257
104 Freeman Adjustment Bureau
109 Channing Co Inc security inv
697-7181
110 Viable Systems Planning Institute
692-3672
111 Cabot Corp chemicals 697-1027
112 Mills Estate Realty 692-2292
116 Slosberg Robt I pub acct 697-3420
202 Pacific Accounting Service data
processing serv 692-3124
203 Benefit Plans Administrators ins
consultant 692-2703
204 Vacant
206 C & R Sales Co whse meats
697-3207
208 Sherr J B Co
209 Maroevich Insurance 697-7293
212 General Motors Corp (Mtr Holding
Div) 697-0232
213 Guardwell Agency The 697-0277
216 Goldstein Herbert S pyschiatrist
697-2050
1821 Ogden Arms Apartments

Photo 15: 1971 Burlingame City Directory listing for 1820 Ogden Dr.

101 Curry Gordon W phys 697-5940
101 Carney Thos R phys 697-5940
101 Doyle Owen P phys 697-5940
101 Hershey Wm N phys 697-5940
101 Hogan Edw J Jr phys 691-5940
101 Kopecky Frank A phys 697-5940
101 Price Wm T phys 697-5940
101 Upsher Michael S phys 697-5940
102 Vacant
104 Freeman Adjustment Bureau real est
broker 692-2204
109 Income Protection Service security
inv
110 Trans Global Ins Corp 697-1166
111 Marley Cooling Tower (Ofc)
112 Mills Estate Realty 692-2292
113 Marley Cooling Tower Co mfg
697-6612
115 Marley Cooling Tower Co (Ofc)
116 Slosberg Robt I acct 697-3420
202 Preventi-Med Consultants Inc (Ofc)
203 Benefit Plans Administrators ins
consultant 692-2703
204 Vacant
206 Ernst Henry Ins Agcy 692-4368
208 Maxon Corp ind burner sls 697-3972
209 Preventi-Med Consultants Inc (Ofc)
212 General Motors Corp (Mtrs Holding
Div) 697-0232
213 Vacant
216 Goldstein Herbert S psychiatrist
697-2050
STREET CONTINUED
1821 Ogden Arms Apartments
1 Cevene Fred W 697-5348

Photo 16: 1976 Burlingame City Directory listing for 1820 Ogden Dr.



Photo 17: Aerial Photograph of the Mills Estate, 1943, approximate area of the subject property circled.

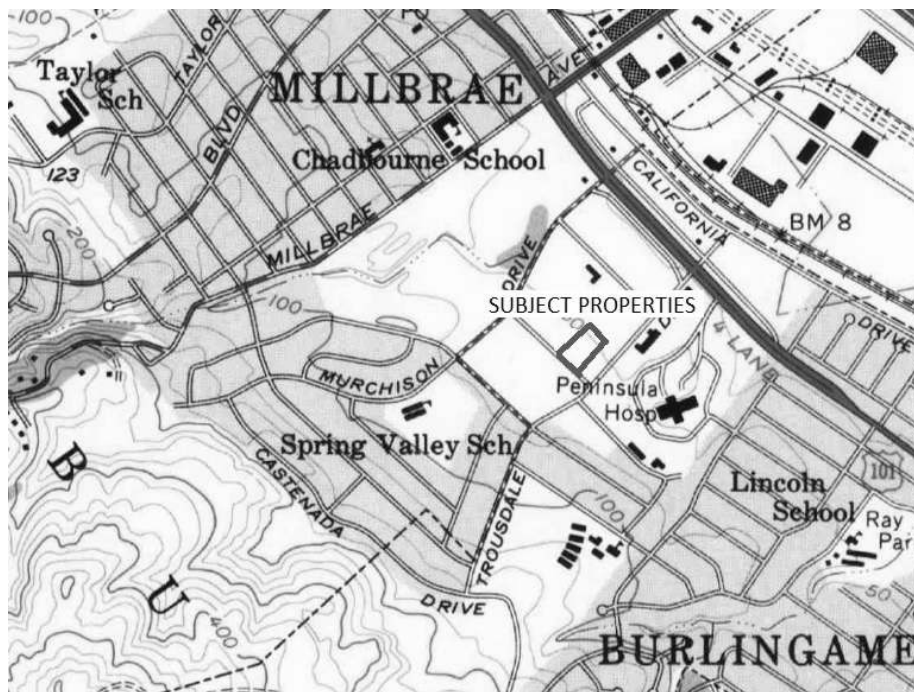


Photo 18: 1961 Topo Map showing the subject property undeveloped.

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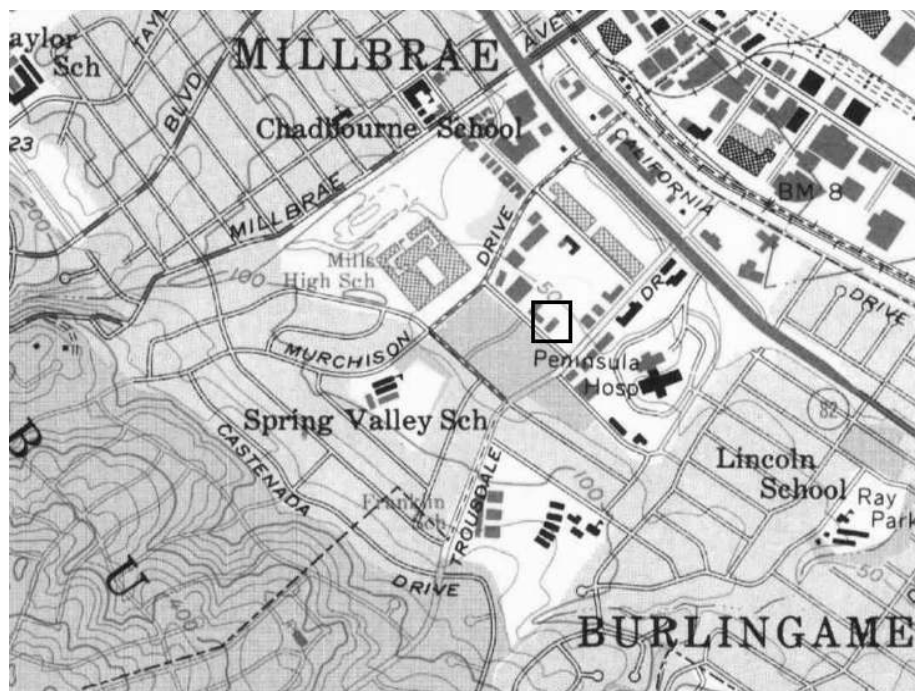


Photo 19: 1969 Topo Map showing the subject property developed.