



CAREY & CO. INC.
ARCHITECTURE

INVENTORY OF HISTORIC RESOURCES Burlingame Downtown Specific Plan

October 6, 2008

INTRODUCTION & METHODOLOGY

The City of Burlingame has engaged Carey & Co. to complete an inventory of historic resources for the Downtown Specific Plan Area. Specifically, Carey & Co. was asked to conduct a comprehensive survey of the Plan Area to determine which structures appear eligible for listing on the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

Beginning with parcel data provided by the City, Carey & Co. conducted a field survey during the summer of 2007 of all parcels (more than 500) in the Plan Area. For each property that appeared to be 50 years old or more, Carey and Co. created a detailed record that summarized building type, construction materials, notable features and evident alterations. Carey and Co. also took a digital photograph of the main façade of each building. These records were then assembled into a single database of parcels.

In conjunction with this field work, Carey & Co. conducted archival research at the Burlingame Public Library and Burlingame Historical Society to develop a general history of the Plan Area and to assess the potential significance of historically prominent buildings within it. Carey & Co. consulted historic Sanborn Fire Insurance Maps, Burlingame City Directories, historical photographs and newspaper articles, and historical references such as the Burlingame Historical Society's *Burlingame: Living Memories* and Constance Lister's 1934 *A History of Burlingame*.

The Draft Inventory of Historic Resources includes:

1. **Historic Context.** Based on previous histories and our own archival research, we have compiled a brief context statement that summarizes the early history of Burlingame and provides a framework for understanding the significance of its historic resources.
2. **List of Historic Resources.** This list includes those structures in the Plan Area that appear to be eligible for either the CRHR or the NRHP. The list includes summary information on each eligible building's primary architectural features and historic significance. Once finalized, this list of properties will serve, for CEQA purposes, as a complete list of historical resources in the Plan Area.

3. **List of Buildings of Interest.** This list includes buildings that do not appear California or National Register-eligible, but that still convey certain aspects of Burlingame's history and architectural heritage. None of these structures should be considered historic resources for purposes of CEQA based on the information in this report.
4. **Parcel Database.** This spreadsheet is the repository of all information that Carey & Co. collected on the buildings in the Plan Area over the course of the field survey. It provides architectural and, where available, historical information on each structure in the Plan Area, including Carey & Co.'s finding of historic significance. This spreadsheet has been submitted as a separate Microsoft Excel file.
5. **Survey Photos.** As part of the field survey, Carey & Co. photographed every building in the survey area, apart from a few structures that were obviously new. These photographs have been submitted separately on three CD-ROMs.
6. **Historic Photos.** While conducting archival research, Carey & Co. accumulated several photographs of historic Burlingame, including both photographs of individual buildings and historic street views. These photographs, most of which were drawn from the collection at the Burlingame Historical Society, have been submitted in digital format on a separate CD-ROM.

SUMMARY OF FINDINGS

Based on archival research (to assess historic significance) and site reconnaissance (to evaluate current condition), 23 structures within the Plan Area appear to be eligible for the CRHR and the NRHP:

- 201 Anita Road
- 1300 Bayswater Avenue
- 1310 Bayswater Avenue
- 1422 Bellevue Avenue
- 1021 Burlingame Avenue
- 1100 Burlingame Avenue
- 1435 Burlingame Avenue
- 1480 Burlingame Avenue
- 220 California Drive (Painted Sign)
- 290 California Drive
- 1427 Chapin Avenue
- 1214 Donnelly Avenue
- 1124 Douglas Avenue
- 1128 Douglas Avenue
- 1132 Douglas Avenue
- 1452 Floribunda Avenue
- 1500 Floribunda Avenue
- 1443 Howard Avenue
- 12 Lorton Avenue
- 283-287 Lorton Avenue
- 1421 Oak Grove Avenue
- 1449 Oak Grove Avenue
- 220 Park Road

These are the structures that, for CEQA purposes, should be considered historic resources. The Burlingame Railroad Station at 290 California Drive, and the Severn Lodge Dairy wall advertisement at 220 California Drive are already listed on the California Register.

In addition, Carey & Co. found 51 structures in the Plan Area that, although not California or National Register-eligible, still convey certain aspects of Burlingame's history and architectural heritage:

- 506 Almer Road
- 514 Almer Road
- 205-207 Anita Road
- 221-223 Anita Road
- 237-241 Anita Road
- 1105 Bayswater Avenue
- 1224 Bellevue Avenue
- 1236 Bellevue Avenue
- 1401 Bellevue Avenue
- 1466 Bellevue Avenue
- 1101-1105 Burlingame Avenue
- 1111 Burlingame Avenue
- 1120 Burlingame Avenue
- 1200-1204 Burlingame Avenue
- 1210 Burlingame Avenue
- 1375 Burlingame Avenue
- 1403 Burlingame Avenue
- 1420 Burlingame Avenue
- 1426 Burlingame Avenue
- 1461-1465 Burlingame Avenue
- 1471-1475 Burlingame Avenue
- 261 California Drive
- 297 California Drive
- 333 California Drive
- 361 California Drive
- 417 California Drive
- 421 California Avenue
- 625 California Drive
- 1101 Douglas Avenue
- 1134 Douglas Avenue
- 1138 Douglas Avenue
- 500 El Camino Real
- 600 El Camino Real
- 1401 Floribunda Avenue
- 25 Highland Avenue
- 27 Highland Avenue
- 107 Highland Avenue
- 908 Howard Avenue
- 936-948 Howard Avenue
- 8 Lorton Avenue
- 35 Lorton Avenue
- 327 Lorton Avenue
- 329 Lorton Avenue
- 1201 Oak Grove
- 2 Park Road
- 49 Park Road
- 241 Park Road
- 249 Primrose Road
- 251-277 Primrose Road
- 337-341 Primrose Road
- 480 Primrose Road

Based on a thorough survey of the Plan Area, these structures are of two main types: (1) commercial buildings on or near Burlingame Avenue that date from the city's founding or shortly thereafter but, due to alteration, do not have sufficient integrity to be California or National Register-eligible; and (2) residential structures from the early part of the twentieth century that, because they are not associated with a significant historical figure, event, or significant architectural design, do not appear California or National Register-eligible. None of these structures should be considered historic resources for purposes of CEQA based on the information in this report.

I. HISTORIC CONTEXT – THE EARLY HISTORY OF BURLINGAME

Pre-History

Indigenous Californians once accounted for the densest and most linguistically and culturally diverse populations in all of the territory that now makes up the continental United States. Approximately 300,000 people who spoke between sixty-four and eighty languages lived within the boundaries of modern-day California. Before the European settlement of Burlingame and the greater San Francisco Bay Area, the region was occupied by many discrete tribes of Native

Americans known collectively as the Ohlone, whom the Spanish referred to as *Costanoans*. The tribe's territory extended along the coast from the mouth of San Francisco Bay in the north to Carmel in the south, and as far as sixty miles inland. The Ohlone are believed to have inhabited the area since 500 AD or earlier.¹

Like most California tribes, the Ohlone were a hunter-gatherer and "basket-maker" society that did not develop a written language or build permanent architecture. They lived in conical-shaped huts made with poles, woven reeds, and grass thatch and depended on acorns and seafood for sustenance. Traveling in *balsas*, a type of canoe made of tule reeds, the Ohlone fished the bay for their main food source: fish, mussels, oysters, and seals. Their diet also included seeds, berries, roots, land mammals, waterfowl, reptiles, and insects. The Ohlone are known to have used bows and arrows, cordage, bone tools, and twined basketry to procure and process their foodstuffs. Though not an agricultural society, the Ohlone managed the production of various plants through controlled burning (a practice that was later halted by the Spanish to the detriment of the local environment).² The Ohlone inhabited a natural environment of grasslands and oak forests in the Burlingame area. They settled in communities that the Spanish later termed *rancherías*, which were small villages of unrelated family groups that collaborated in hunting, harvesting, and religious practices. Ohlone shell mounds were once located along Mills, Easton, Sanchez, and Burlingame Creeks in Burlingame.³

Spanish Period

Indigenous Californians and their ways of life survived virtually intact for nearly two hundred years after Christopher Columbus happened upon the West Indies in 1492 and European powers established Colonial empires in North and South America. With a vast desert in the southeast, formidable mountain ranges along lengthy stretches of the eastern and western borders, and difficult tides and winds to navigate, California's natural landscape deterred Spain, the closest colonial power, to invest much time or energy in this region. The few disastrous explorations of California that Europeans made during the sixteenth and early seventeenth centuries – to find a northwest water passage through the continent, to find gold, or to find a safe harbor – simply reinforced conclusions that settling California presented far more difficulties than it was worth. As historians James Rawls and Walter Bean wrote, California presented little more than "a barren and dangerous coast that a ship sailed past once a year."⁴

In 1765, Visitor-General José de Gálvez, exploited the Spanish crown's desire to expand its wealth in New Spain as well as the crown's fears of the incursion into its lands of other European powers, including England, the Netherlands, and Russia, to embark on his own mission to settle California. He convinced the crown to fund an expedition that would lead to the establishment of missions, a well-established colonial institution that ostensibly served to convert the natives to Christianity and divest them of their indigenous ways, thereby rendering a region more amenable to imperial rule. Missions also included a military unit, or *presidio*, and essentially functioned as towns, or *pueblos*. In 1769 Captain Gaspar de Portolá led three ships and two land contingents on this "Sacred Expedition," and a Franciscan priest named Junípero Serra served as

¹ Richard Levy, "Costanoan," in *California*, ed. R. F. Heizer, Handbook of North American Indians, vol. 8., general ed. W. C. Sturtevant (Washington, DC: Smithsonian Institution, 1978), 485–495.

² Ibid.

³ Beverly Evans, "Historical Background," in *Burlingame Lively Memories: A Pictorial Review*, ed. Beverley L. Evans (Burlingame, CA: The Burlingame Historical Society, 1977), 2.

⁴ James J. Rawls and Walton Bean, *California: An Interpretive History*, 7th ed. (New York: McGraw Hill, 1998), 20-26.

the religious leader. A year later, after many disasters small and large, the Spaniards built a presidio and mission at Monterey Bay, establishing the crown's sovereignty over Alta California.⁵

Civilian settlement of the area came several years later. In 1776, the De Anza Expedition arrived in Monterey. The settlers, lead by Juan Bautista de Anza, consisted of men, women, and children who had traveled from Arizona to populate the new Spanish territory in *Alta* (Upper) California. The majority was peasant-class Spanish citizens, and many were of mixed Spanish, Mexican, and indigenous heritage.⁶ As the first recorded expedition in the location known as Burlingame, the group camped in an area de Anza described as a dry arroyo half a league north from "arroyo San Matheo," or Burlingame Creek.⁷ The site is near the present intersection of Burlingame Avenue and El Camino.⁸

Today's Burlingame is situated between the two strongholds that Spain established to secure the San Francisco Bay against enemy occupation. On June 29, 1776 (five days before the Declaration of Independence was signed in Philadelphia), Junípero Serra founded Mission San Francisco de Asis, popularly known as Mission Dolores, in the area known as San Francisco. A presidio at the southern end of the entrance to the bay and a pueblo named Yerba Buena completed the northern stronghold. Members of the Anza Expedition settled the second stronghold, a pueblo named San José, and thereby established the first civil community in Alta California. Borrowing from the combined resources of the missions in Monterey and San Francisco, Father de la Peña founded Mission Santa Clara de Asís in 1777 in connection with the San José pueblo. The Ohlone in the greater Burlingame Area fell under the purview of Mission Dolores when its missionaries established the San Mateo/Burlingame area as a farm.⁹

Mexican Period

The Mexican Period officially started in 1821, when Mexico declared its independence from Spain; however, the effects of this took a number of years to reach colonial California. Over the next dozen years the Mexican government created laws that secured the transfer of power. The Mexican Colonization Law of 1824 and the Reglamento of 1828, for instance, encouraged civilian settlement in California by creating guidelines for the establishment of land grants.¹⁰ The true shift in power from Spanish to Mexican rule occurred in 1833 with the Secularization Act. This act officially wrested control of mission lands from the Catholic Church and made them available for the private ownership of Mexican citizens. Mission Dolores was secularized in 1834; the land and property at Mission Santa Clara, one of the last missions to undergo secularization, was dispersed in 1836.

The City of Burlingame straddles two ranchos granted to private landowners following the Secularization Act, Rancho San Mateo to the south and the Buri Buri Rancho to the north. A Mexican governor, Pio Pico, granted Rancho San Mateo, an area of land including present-day Burlingame, to his secretary, Cayetano Arenas. Arenas and his father quickly sold the rancho to

⁵ Ibid., 26-35.

⁶ Mary Jo Ignoffo, *Milestones: A History of Mountain View, California*. (Cupertino, CA: California History Center & Foundation, 2002), 22.

⁷ Russ Cohen, "A Brief History of Burlingame: How the City of Burlingame Came to Be..." City of Burlingame, 2007. <http://www.burlingamehistorical.org/page181.htm> (accessed January 11, 2008).

⁸ Constance Lister and Geoffrey A. Currall, eds., *A History of Burlingame: published serially in the San Mateo Times beginning August 25, 1934*. (Burlingame: The Burlingame Historical Society, 1978), 17.

⁹ Cohen, "A Brief History of Burlingame."

¹⁰ Dorothy Krell, ed., *The California Missions* (Menlo Park, CA: Lane Publishing Company, 1989), 172.

Howard & Mellus, a San Francisco based mercantile company, following the Bear Flag Revolt of 1846. William Davis Merry Howard then bought out his partner and gained ownership of the rancho, where he established a dairy farm and retired with his wife.¹¹ Buri Buri Rancho was provisionally granted to Jose Antonio Sanchez, a soldier from Sinaloa, Mexico, in 1835.¹² Sanchez constructed a house along El Camino Real at the current border of Burlingame and Millbrae, and his land extended from San Bruno Mountain in the north to Sanchez Creek in the south.¹³

Just twenty-five years after securing its sovereignty from Spain, Mexico found itself battling to save its territory. War erupted between the United States and Mexico in 1846, largely over the independence of Texas and its border. The United States overran Mexico with troops and won in a decided fashion. The war officially ended on February 2, 1848, with the signing of the Treaty of Guadalupe Hidalgo, which ceded California (and other territories) to the United States and guaranteed that Mexicans residing in the territory at the time of the treaty could continue to reside there and would retain all rights to their property. Even rights to land that belonged to Mexican proprietors who did not reside on it would be “inviolably respected” as long as a contract for that land could be produced.¹⁴ The signers of the treaty did not know, however, that gold had been discovered along the American River nine days earlier.

The Gold Rush and Early Burlingame

United States possession of California territory coincided with the discovery of vast quantities of gold in the foothills of the Sierra Nevada. On January 24, 1848, John Marshall, an employee of a ranch and mill owner named John Sutter, discovered gold on the American River. News of Marshall’s discovery spread like wildfire and soon, as the saying goes, the world rushed in. Half of California’s population descended upon the region between San Francisco and the Sierra foothills, with the former’s population alone growing from fewer than 1,000 people at the opening of 1848 to more than 26,000 by year’s end. Huge waves of migrants from the East Coast and immigrants from Europe, Central and South America, and Asia commenced the following year. These settlers regularly squatted on already claimed land. By 1850, California’s population was sufficiently large that the territory could apply for statehood.

Despite the terms of the Treaty of Guadalupe Hidalgo, Mexican landowners quickly lost their property rights after the Gold Rush. The earliest settlers were ignorant – or disdainful – of the treaty and its protection of Mexican property rights, forcing rightful owners to undertake strenuous and ultimately futile legal battles to prove their claims. The Land Act of 1851 attempted to solve conflicts of land ownership, but it did not enforce the treaty and placed the burden of proof on land owners. Although Mexicans kept paper records, including written contracts and maps, of land grants, their system was not as rationalized as the American parcel system, which divided land systematically into surveyed grids and kept a paper trail of titles. Mexicans relied on natural features as boundaries, and their title records were usually incomplete. These obstacles, combined with language barriers, usually resulted in losses by the Mexicans. Most disputes also took decades to resolve; those Mexicans who did win their legal battles often had to sell the property to pay for the legal fees. The case of the Sanchez family

¹¹ Russ Cohen, “A Brief History of Burlingame.”

¹² Carey & Co., “Historic Resource Evaluation: Burlingame Safeway, Burlingame, California.” Prepared for Environmental Science Associates, October 24, 2001; Russ Cohen, “A Brief History of Burlingame.”

¹³ Russ Cohen, “A Brief History of Burlingame.”

¹⁴ Rawls and Bean, *California*, 85-89; Treaty of Guadalupe Hidalgo, February 2, 1848, Article VIII, <http://www.yale.edu/lawweb/avalon>, accessed August 1, 2007.

illustrates perfectly the impact of the Gold Rush and the Land Act on the Californio ranchos. Following a lengthy and expensive lawsuit, the Sanchez family lost control of their land after it was divided among several landowners. In comparison, the Howards retained their land holdings in Rancho San Mateo after winning their title dispute.¹⁵

Incorporation and Growth

Upon his death in 1856, William Howard bequeathed one-third of his property to his father-in-law, Joseph E. Poett, and the remaining two-thirds to his wife and son. El Camino Real, running north-south, separated the two parcels to the east and west. William C. Ralston, a prominent banker, acquired the Howard's holdings west of El Camino Real.¹⁶ Ralston earned his fortunes in the mining industry, including the discovery of the Comstock Lode in Nevada during the 1860s, and purchased the land. He intended to establish a new suburban development in San Mateo County, which had been incorporated in 1856.¹⁷ Ralston called his personal estate Belmont.

Anson Burlingame, a congressman from Massachusetts and a former United States Minister to China under President Lincoln, visited Ralston in 1866 and purchased over one thousand acres to establish his own villa. In honor of his friend's acquisition, Ralston named the new town site Burlingame and began laying out streets, including Burlingame Avenue. In addition, he recommended that eucalyptus trees be planted along the avenues to serve as a windbreak and to beautify the streets.¹⁸ Eucalyptus trees had first been planted in the Bay Area as early as the 1850s and became a prominent landscape feature by the 1870s.¹⁹ Ralston purchased the land in 1870 following his friend's untimely death.²⁰

The San Francisco and San Jose Railroad formed in 1859, and its chairman, W. T. Gough, soon met with residents of San Mateo County to establish a line servicing the Peninsula. The railroad company gained the right-of-way to construct a railroad line through the San Mateo Rancho, which it completed in 1863.²¹ The Southern Pacific Railroad eventually acquired the peninsula line and maintained a shed at the "Oak Grove Crossing" for passengers boarding at Burlingame.²² A permanent depot was not constructed until 1894.

Following Ralston's death in 1875, Senator William Sharon purchased the property and had town lots surveyed in 1876; however, Burlingame remained sparsely settled until the late 1800s. Early residents of Burlingame included William Corbitt, a coffee importer, and John Donnelly, a carpenter and builder. Corbitt purchased Poett's land east of El Camino Real and established the San Mateo Stock Farm in 1875. Additionally, he constructed a house between Oak Grove and Burlingame Avenues. He then sold 4.5 acres to Donnelly the following year on which Donnelly constructed the city's first small home at the northeast corner of Burlingame Avenue and Primrose Road.²³ Although early residents had already established dairy farms and ranches as

¹⁵ Russ Cohen, "A Brief History of Burlingame.

¹⁶ Lister and Currall, *A History of Burlingame*, 30-1.

¹⁷ Lister and Currall, *A History of Burlingame*, 8; Cohen, "A Short History of Burlingame."

¹⁸ Lister and Currall, *A History of Burlingame*, 4 and 31.

¹⁹ Michael R. Corbett, "Historical and Cultural Resource Survey: East Alameda County." Prepared for Lisa Asche, Planner, Alameda County Community Development Agency, June 17, 2005.

²⁰ Carey & Co., "Burlingame Safeway."

²¹ Lister and Currall, *A History of Burlingame*, 33-4.

²² *Ibid.*, 38.

²³ Evans, "Historical Background," 3.

well as smaller homes, the area still did not have any commercial businesses. Residents traveled to San Mateo or Millbrae to purchase groceries.²⁴

Francis Newland, Sharon's son in-law, inherited his estate upon his death in 1885 and envisioned a new country club to spur growth in Burlingame.²⁵ The Burlingame Country Club was founded in 1893, and membership included the state's wealthiest residents.²⁶ The following year, the club largely funded the construction of Burlingame's landmark railroad station. George H. Howard, son of William Howard, and J. B. Matthews designed the building in a Mission Revival style and incorporated clay roof tiles from the Mission San Antonio de Padua in Jolon and the Mission Dolores Asistencia in San Mateo.²⁷ Burlingame's first post office was also established in 1894.²⁸

Burlingame began to grow at the turn of the century following the establishment of the railroad station and post office. In 1901 the city's first two businesses, a combination bank and post office and a grocery store, opened on Burlingame Square.²⁹ George W. Gates, the city's first station manager and an early postmaster, constructed the drug store and post office on a parcel now adjacent to the Bank of Burlingame on California Drive.³⁰ Despite this growth, Burlingame Avenue remained a tree-lined dirt road. Only gravel paths meant for pedestrian and bicycle use extended from the avenue and led to open fields cultivated with oats, wheat, and beets.³¹

A new streetcar line complementing the service provided by the Southern Pacific Railroad further spurred development in Burlingame. In 1903 the Market Street Railway established Line 40, which ran south from San Francisco through the peninsula and stimulated growth in Burlingame and other cities in San Mateo County. Development radiated out from Burlingame's railroad station, and additional land was surveyed and subdivided. That same year, the Burlingame Land Company hired Davenport Bromfield to survey and plat an area bounded by Oak Grove Avenue to the north, El Camino Real to the west, Burlingame Avenue to the south, and the Southern Pacific Railroad tracks to the east. Two years later, he subdivided the area on behalf of the company, and it became the city's downtown hub.³²

Burlingame sustained little damage during the 1906 earthquake and fires; thus, residents from San Francisco quickly moved south to the town and bought hundreds of city lots. The town's population grew from 200 in 1906 to around 1,000 in 1907 as a result of this new settlement.³³ Additionally, several influential social clubs, including the Burlingame Advancement League and the Burlingame Women's Club, were established. Other civic and religious organizations

²⁴ Lister and Currall, *A History of Burlingame*, 42 and 46.

²⁵ Cohen, "A Brief History of Burlingame."

²⁶ Carey & Co., "Burlingame Safeway."

²⁷ David Gebhard, Eric Sandweiss, and Robert Winter, *The Guide to Architecture in San Francisco and Northern California* (Salt Lake City: Gibbs M. Smith, 1985), 133.

²⁸ Lister and Currall, 49.

²⁹ Cohen, "A Short History of Burlingame."

³⁰ Lister and Currall, *A History of Burlingame*, 51.

³¹ Burlingame Historical Society, "Burlingame Heritage Tour: Downtown" (Burlingame: Burlingame Historical Society, 1976).

³² Robert Bruce Anderson and Thomas Rex Hardy, "1427 Chapin Avenue, Burlingame, California: Historic Resource Evaluation" (Prepared for Baseline Environmental Consulting, November 3, 2005), 4.

³³ Lister and Currall, *A History of Burlingame*, 54; Carey & Co., "Burlingame Safeway."

were also established around this time, including the town's first church, the First Baptist Church, in 1906, the first volunteer fire department in 1907, and the first free library in 1908.³⁴

In 1908 residents voted to incorporate the Town of Burlingame and elected the first board of trustees and supervisors. By 1910, the neighboring town of Easton, on the former Buri Buri Rancho, was annexed to the town as well. That same year, residents living near the Burlingame Country Club incorporated their own town, Hillsborough, in order to preserve their country setting.³⁵ Burlingame's town trustees first met in a vacant building on Burlingame Square but soon moved to Weinberg Hall on Lorton Avenue. The trustees occupied the upper story, and other city officials, such as the tax collector and superintendent of streets, occupied the first story.³⁶ The town retained Charles Peter Weeks, a noted Bay Area architect, to design the two-story brick city hall on Park Road near Burlingame Avenue. City officials moved into the new building after its completion in 1914.³⁷

Burlingame experienced explosive growth following its incorporation in 1908, and its population reached over 4,100 residents by 1920.³⁸ As a result, numerous new businesses were established along Burlingame Avenue, and many new homes were constructed in the surrounding neighborhoods.³⁹ By the mid-1930s, the city boasted of having over 4,000 single-family homes, 83 apartment buildings, 15 duplexes, and over 250 businesses. The town evolved into a mature city with fire and police departments, a new jail, several newspapers, six elementary schools, and one high school. Over fifty civic, religious, and social organizations had been established to serve the 13,000 residents.⁴⁰ Burlingame continued to grow over the twentieth century and currently has a population of approximately 28,000 residents.

Notable Architects

Ernest L. Norberg

Ernest L. Norberg (1890-1979) was Burlingame's most prolific architect and won many awards and citations for his work over the seventy-two years he resided in the city. Norberg moved to Burlingame at age seventeen with his family following the 1906 earthquake and fires in San Francisco. He commuted to San Francisco to attend high school and lived in temporary quarters until his family constructed a home at 605 Howard Avenue in Burlingame. Ernest and his brother John studied architecture and eventually opened an office together first in San Francisco and then in the Bank of Burlingame Building. He designed numerous schools, commercial buildings, residences, and hotels in Burlingame, Hillsdale, and San Mateo. According to a 1930 newspaper article, Norberg's "work could almost be called synonymous with the growth" of Burlingame and San Mateo.⁴¹ He met his wife Perry Hollis Pratt in 1916, and they married the following year. They lived for many years in a house of his own design at 407 Occidental Avenue in Burlingame. Norberg achieved the rank of Lt. Colonel after serving thirty-two years in the Army Corps of Engineers and was known locally as "Colonel Norberg." He was a member of the

³⁴ Lister and Currall, *A History of Burlingame*, 69-70.

³⁵ Cohen, "A Brief History of Burlingame."

³⁶ Lister and Currall, *A History of Burlingame*, 74.

³⁷ *Ibid.*, 116.

³⁸ *Ibid.*, 86.

³⁹ *Ibid.*, 86.

⁴⁰ *Ibid.*, 120-139.

⁴¹ "Norberg Designs Packard's Home," *Burlingame Advance Star*, March 6, 1930.

Park and later Planning Commissions for twenty-two years.⁴² He was named a “Citizen of the Year” in 1976. Ernest Norberg died in 1979 at the age of 89.⁴³

George H. Howard, Jr.

Born in 1864 to George Henry Howard and Agnes Poett-Howard (widow of William Davis Merry Howard), George Henry Howard, Jr., became a prominent architect in Burlingame and Hillsborough. Additionally, he was a founding member of the Burlingame Country Club in 1893 and was elected to the town’s Board of Trustees. He designed over seventy-five buildings during his career most notably in the Tudor/Gothic Revival style.⁴⁴ Additionally, Howard and John McLaren, a noted landscape architect, designed the plans for San Mateo Park, a residential community just south of Burlingame. Their design featured gently winding streets and lush plantings of a wide variety of trees.⁴⁵ After retiring in 1927, he moved to Paris where he died in 1932. His most prominent commission was the Burlingame Train Station, which he designed in 1894 with J. B. Matthews.⁴⁶

II. HISTORIC RESOURCES WITHIN THE PLAN AREA

The Plan Area includes several structures that, based on state and national significance criteria, appear to be eligible for listing on the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP).

Federal Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be “associated with an important historic context.”⁴⁷ The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property 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 represents a significant and distinguishable entity whose components lack individual distinction.

⁴² Martha Rosman, “Colonel and Mrs. Ernest L. Norberg,” in *Burlingame Lively Memories: A Pictorial Review*, ed. Beverley L. Evans (Burlingame, CA: The Burlingame Historical Society, 1977), 12-13.

⁴³ Ibid.

⁴⁴ The Burlingame Historical Society has identified twenty-five of his buildings.

⁴⁵ “San Mateo Park: History.” San Mateo Park. <http://www.sanmateopark.org/History> (accessed January 17, 2008).

⁴⁶ Historic property records, Burlingame Historical Society.

⁴⁷ National Park Service, National Register Bulletin 15, 3.

- D. Property has yielded, or is likely to yield, information important to prehistory or history.⁴⁸

Certain resources are not usually considered for listing in the National Register:

- a. religious properties
- b. moved properties
- c. birthplaces and graves
- d. cemeteries
- e. reconstructed properties
- f. commemorative properties
- g. properties that have achieved significance within the past fifty years

These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations (A-G), in addition to meeting the regular requirements (that is, being eligible under one or more of the four significance criteria and possessing integrity).

Generally, such properties will qualify for the National Register if they fall within the following seven criteria considerations:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁴⁹ While a property's significance relates to its role within a specific historic context, its integrity refers to "a

⁴⁸ National Park Service, National Register Bulletin 16A, 75.

⁴⁹ National Park Service, National Register Bulletin 15, 3.

property's physical features and how they relate to its significance."⁵⁰ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

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.⁵¹

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity is typically only done once historic significance has been established.⁵²

State Criteria

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 context types to be used when establishing the significance of a property for listing on the California Register of Historical Resources 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

⁵⁰ Ibid., 44.

⁵¹ Ibid., 44-45.

⁵² Ibid., 45.

4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.⁵³

Like the NRHP, evaluation for eligibility to the California Register requires an 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 NRHP integrity standards may be eligible for listing on the California Register.⁵⁴

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.⁵⁵

In addition to separate evaluations for eligibility to the California Register, the state will automatically list resources if they are listed or determined eligible for the NRHP through a complete evaluation process.⁵⁶

California Historical Resource Status Codes

The California Historic Resource Status Codes (status codes) are a series of ratings created by the California Office of Historic Preservation (SHPO) to quickly and easily identify the historic status of resources listed in the state's historic properties database. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs reevaluation.

The descriptions below include background information on each eligible building, which is intended to identify each building's primary architectural features and elucidate its historic significance. Once finalized, this list of properties would serve, for CEQA purposes, as a complete list of historical resources in the Plan Area.

201 Anita Road

This one-and-one-half story Folk Victorian house has a rectangular plan and a hipped roof clad in asphalt shingles. Wood horizontal boards clad the building, and vertical wood boards run along the foundation. The house features numerous gabled dormers, a wide eave overhang, and several bay windows. The primary window type is one-over-one, wood-sash, double-hung with lamb's tongues. A gabled entry porch on the northeast façade has wood square supports and patterned wood shingles in the pediment.

⁵³ California Office of Historic Preservation, Technical Assistance Series 6, 1.

⁵⁴ Ibid., 1.

⁵⁵ Ibid., 2.

⁵⁶ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. (California Office of Historic Preservation, Technical Assistance Series 5, 1.)

While Assessor's records list the house's construction date as 1912, the Burlingame Historical Society has identified a chain of title back to 1903, and it may be one of the oldest extant houses in Burlingame. A 1920 city directory lists the occupant as J. M. Vickerson, a contractor and builder.⁵⁷ The house appears to be significant as an older residence dating to the early development of Burlingame before its incorporation. It retains the characteristics of Folk Victorian cottages, including its small scale, wood horizontal cladding, and patterned shingles. Therefore, it appears to be eligible for listing in the California and National Registers under Criterion C/3 as a representative example of an early Folk Victorian style residence in Burlingame that retains a high level of integrity.

1300-1310 Bayswater Avenue (St. Catherine's of Siena Catholic Church and School)

St. Catherine's of Siena Catholic Church and School is located along Bayswater Avenue between Park and Primrose Roads and includes a church, a rectory, and a school building. The Gothic Revival church building has a rectangular plan and a dash coat stucco cladding. Clay tile clads the steeply-pitched, parapeted gable roof. The building's notable features include large Gothic arched windows with tracery, stylized buttresses, and an attached tower with a copper spire. The L-shaped rectory features stucco cladding and a parapeted cross-gable roof clad in clay tile. It contains metal-sash, multi-pane, double-hung windows with drip molding. Additionally, it has several oriel windows and an attached garage. The two-story, U-shaped school building has a symmetrical façade with a central oriel window located above an arched entrance. Wood-sash awning or casement windows at each story flank the entrance and oriel window. The stucco-clad school building's nearly symmetrical northeast elevation contains a similar oriel window and entrance at each end with wood-sash awning windows spanning between them. The building has a parapeted cross-gable roof clad in clay tile except for a two-story addition with a flat roof that projects southwest from the building's rear and wraps around the its northwest wing.

In 1908 Reverend Patrick W. Riordan, Archbishop of San Francisco, appointed Father James A. Grant parish priest of the newly organized St. Catherine's of Siena Catholic Church. The congregation celebrated its first mass on September 14, 1908, and erected its first church in 1909 at Howard Avenue and Park Road. A rectory was constructed two years later. In 1925 the congregation moved to Bayswater Avenue and relocated and expanded the church and rectory buildings at its new site. On September 12, 1938, the church celebrated the opening of a new school designed by architect H. A. Minton and staffed by the Sisters of Mercy. A new rectory was built in 1950, and the old rectory was moved to Peninsula Avenue and later demolished. In 1951 the congregation commissioned architect Martin Rist to design the current Gothic Revival style church, which complements the school building.⁵⁸ In 1959, the school building received a rear addition with a flat roof that served as a convent.⁵⁹ The church complex appears to be eligible for listing in the California and National Registers under Criteria Consideration A and Criteria C/3 as representative examples of Gothic Revival style architecture in Burlingame.

1422 Bellevue Avenue

This six-story, Italian Renaissance style apartment building is located along Bellevue Avenue between Almer Road and Primrose Road. The building has an irregularly shaped plan and a flat roof with a parapet. Clad in stucco on the upper stories and cast stone on the first story, it features cast stone quoining and a cast stone brick motif at the window surrounds of its paired windows. The primary window type is wood-sash, one-over-one, double-hung with additional

⁵⁷ Burlingame Historical Society.

⁵⁸ Historic property files, Burlingame Historical Society.

⁵⁹ George S. Dolim, Letter to William Meeker, City of Burlingame, 15 May 2008.

eight-over-one and four-over-one windows located throughout. The building also has three, five-story oriel windows on the east and west elevations. The upper story features a shield motif above each window. Engaged colonnettes separate each window or paired window and end in a finial at the roofline.

Constructed in 1929, this apartment building was initially known as “The Chateau.” However, a 1930 city directory lists the building as the Marion Apartments.⁶⁰ The building was constructed during a period of explosive growth in Burlingame when several other large-scale apartment buildings were constructed in the neighborhood during the 1930s and 1940s. It retains a high level of integrity, including its fenestration, plan, cast stone features, and plaster motifs at the roofline. Therefore, it appears to be eligible for listing in the California and National Registers under Criterion C/3 as a representative example of an Italian Renaissance style apartment building in Burlingame.

1021 Burlingame Avenue (Packard Showroom)

The former Packard Showroom is a two-story, brick building located at the northeast corner of Burlingame Avenue and East Lane. The building has a roughly rectangular plan and a flat roof with a parapet, which is stepped on the northeast elevation. The building’s two entrances on the northwest and southeast corners feature multi-pane double doors flanked by sidelights. A hopper transom window with a decorative grille and crenellation is located above each door. The building also features large and small pointed arch windows and multi-pane, metal-sash casement windows with thick wood lintels. A stucco-clad octagonal tower situated on the roof’s southwest corner has a clay tile roof and is topped by a steel lattice tower. The building’s interior features include a flagstone floor and a beamed ceiling.⁶¹

Ernest L. Norberg, a prolific architect in Burlingame, designed the building in what he called a “modified Moorish” style. At the time of its construction in 1929, owner Earle C. Anthony billed the building as the largest Packard motor car showroom.⁶² Anthony installed a steel tower on the roof, which originally supported a sign spelling “PACKARD” in large red letters. He intended to broadcast a radio signal from the tower but was never able to do so due to the Depression.⁶³ After the car lost popularity following World War II, the building housed a variety of car dealerships, including the Burlingame Motor Company, the Rector Motor Company, and Lee Oldsmobile.⁶⁴ Therefore, the building appears to be eligible for listing in the California and National Registers under Criterion A/1 for its association with the development of the automobile industry in Burlingame. It also appears to be eligible under Criterion C/3 as an important work of the prolific Burlingame architect Ernest Norberg. The building stands as a landmark with its large pointed arch windows, crenellation, brick cladding, and steel lattice tower.

1100 Burlingame Avenue (Bank of Burlingame/American Trust Company)

The landmark Bank of Burlingame building is located at the southwest corner of California Drive and Burlingame Avenue. The two-story flatiron building has a flat roof with a parapet and

⁶⁰ Burlingame Historical Society.

⁶¹ Paul D. Buchanan, “Rediscovering San Mateo: Uncovering a most intriguing edifice at Burlingame and East,” *San Mateo Daily Journal*, July 16, 2001.

⁶² *Preliminary Historic Inventory, City of Burlingame* (Prepared for Burlingame Planning Commission review, July 26, 1982), 1.

⁶³ Buchanan, “Rediscovering San Mateo.”

⁶⁴ *Preliminary Historic Inventory, City of Burlingame*, 1.

a projecting cornice with brackets and dentils. A cartouche sits at roofline above the former corner entrance. Colusa stone clads the building. The primary window type is wood-sash fixed on the first story and wood-sash, one-over-one, double-hung with lamb's tongues and an asymmetrical upper sash on the second story. Although the corner entrance retains its flanking columns, it has been filled in with windows and the entrance relocated to the east elevation. Pilasters separate the bays on each elevation.

Noted San Francisco-based architect William H. Weeks designed this commercial building around 1908 for the Bank of Burlingame, which had been chartered the previous year as the city's first bank. In addition to the first bank, the building housed the city's first library on the second floor. It became the Mercantile Trust Company in 1926 and the American Trust Company in 1927. The American Trust Company relocated to Primrose Road in 1955 and became a Wells Fargo bank in 1960.⁶⁵ Although it has been modified slightly since its construction, including the replacement of its windows and the conversion of the entrance into a window unit, it still retains its massing, form, cladding, and a number of architectural details. The modifications are largely in keeping with original design, and the architectural rhythm has been maintained. Therefore, the building appears to retain sufficient integrity for listing in the California and National Registers under Criterion A/1 for its role in the early commercial development of Burlingame and under Criterion C/3 as a Classical Revival commercial building in the town's downtown.

1435 Burlingame Avenue (First Interstate Bank)

This two-story Art Deco bank building faces southeast on Burlingame Avenue between Primrose Road and El Camino Real and shares party walls with adjacent buildings. Clad in travertine, the building's symmetrical façade features a large, centrally-located, semicircular awning sheltering a set of double doors flanked by sidelights. A transom runs above the entrance, and a large carved stone relief and tripartite window are located above the awning. Additional windows are four-pane, metal-sash with horizontal muntins and rolled stone lintels. Approximately four-foot tall marble planters extend from the entrance along the façade.

Built in 1936, this building housed the San Francisco Bank's first branch outside of San Francisco. The bank was one of California's oldest banks dealing solely in home financing and claimed to handle most of San Mateo County's business. According to newspaper accounts in 1936, it was "the last word" in banks as evident in its plush interior with marble floors and counters.⁶⁶ Gold leaf covers the ceiling and the interior pilasters. The building also retains its original interior decorative plaster friezes. The bank claimed to have concealed microphones leading from burglar-proof vaults directly to the police station on Lorton Avenue. A metal grill displaying the sign "Burglar Alarm" is still located on the façade above the second story windows. Three Burlingame residents were top employees at the bank: Lorenz H. Hansen, manager; Claude J. Hirschey, assistant manager; and Richard A. Hearst, assistant manager and cashier. The building currently houses a Wells Fargo bank, and the only apparent alteration includes a new sign on the façade.⁶⁷ It remains a distinct example of Art Deco architecture in Burlingame, and as such, appears to be eligible for listing in the California and National Registers under Criterion C/3.

⁶⁵ *Preliminary Historic Inventory, City of Burlingame*, 2.

⁶⁶ *Ibid.*, 2-3.

⁶⁷ *Ibid.*, 2-3.

1480 Burlingame Avenue (Pacific Telephone & Telegraph Company Building)

This four-story commercial building is located at the northwest corner of El Camino Real and Burlingame Avenue. Clad in brick, the building has a slightly irregular plan, a flat roof with a parapet, and a projecting cornice with simple brackets and dentils. A slightly projecting belt course with dentils and a decorative stone motif separates the first two stories. Simple belt courses separate the upper stories. The primary type windows on the first story are wood-sash casement with segmental-arched, brick lentils, and the primary type windows on the upper stories are wood-sash, three-over-three, double-hung with vertical muntins. The second-story windows have a molded lentil and stone spandrel beneath. The third-story windows have an inset stone panel above them. The building also features brick quoins.

Constructed around 1925, this building originally housed the Pacific Telephone & Telegraph Company plant.⁶⁸ It appears to be eligible for listing in the California and National Registers under Criterion C/3 as an early large-scale commercial building in Burlingame, and it retains a high level of integrity, including its scale, cladding, fenestration, and cornice.

220 California Drive (Severn Lodge Dairy Wall Advertisement)

The Severn Lodge Dairy Wallscape is a 14-foot by 53-foot painted advertisement. It dates from approximately 1917, when the Severn Lodge Dairy, based in Hillsborough, opened a creamery and distribution plant at 220 California Drive. The wallscape, which was rediscovered in 2000 when the adjacent Regan Building was demolished, was recently restored by the Burlingame Historical Society. It is a State Point of Historical Interest and has been listed in the California Register.

290 California Drive (Railroad Station)

The Burlingame Railroad Station stands on a triangular parcel bounded by railroad tracks to the north, South Lane to the east, California Drive to the south, and North Lane to the west. The Mission Revival station has a complex plan, stucco cladding, and a combination gable roof clad in clay tile and a flat roof lined with clay tile. Additionally, it has shaped parapets at the gable ends and a square tower with a hipped roof clad in clay tile. The tiles were taken from the Mission San Antonio de Padua and the San Mateo Assistencia.⁶⁹ An arcade runs along the north façade and extends west from the building, and an additional arcade with rounded arch openings extends across the south elevation. The building has a variety of window types, including multi-pane, wood-sash casement and wood-sash, three-over-three, double-hung with vertical muntins and lamb's tongues. The eaves overhang exposing thin rafter tails.

The Burlingame Railroad Station is listed as California State Landmark No. 846, and is on the National Register of Historic Places under Criterion C as the first permanent example of the Mission Revival style architecture. Architects George H. Howard, Jr., and J. B. Mathison designed the building for the Southern Pacific Railroad Company and the Burlingame Country Club. The station became the center of Burlingame's early growth after it opened on October 10, 1894. It housed an early post office, the offices of Wells Fargo Express and Western Union, and

⁶⁸ Burlingame Historical Society.

⁶⁹ Donald P. Ringler, "History of Burlingame Avenue, 1857-1920" in *Burlingame Lively Memories, A Pictorial Review*, ed. Burlingame Historical Society (Burlingame, CA: Burlingame Historical Society, 1976), 50.

the Burlingame Women's Club's first meetings.⁷⁰ The railroad station retains a high level of integrity with no apparent alterations except for the addition of an arcade on the north façade.⁷¹

1427 Chapin Avenue (Farrell Residence)

The two-story George Farrell residence faces northwest on Chapin Avenue between Primrose Road and El Camino Real. The building has a T-shaped plan with a hipped roof clad in asphalt shingles. Farrell incorporated several different colors, shapes, and types of brick to create a variety of details and textures throughout the house. Brick types include common brick, clinker brick, molded brick, and circle brick. He also used molded terra cotta ornament. The building's second story is clad in field brick laid in a Flemish Bond, while the first story is clad in a 5-course base of clinker brick.⁷² Brick quoins are located at the corners and around the windows.

The primary window type is wood-sash, one-over-one, double-hung with lamb's tongues. The windows have lintels with masonry jack arches and brick voussoirs.⁷³ Additionally, Farrell incorporated several oval windows, including one located on the second story of the northeast façade and framed by radial bricks.⁷⁴ Other features of the house include a flat-roof porch with brick column supports that extends across the northwest façade's eastern half, a wide eave overhang, and a small brick chimney on the roof.

In 1905 George Farrell, an experienced bricklayer, began constructing the first clinker brick house on the peninsula for his family. After the 1906 earthquake and fires partially destroyed the house, Farrell rebuilt it in 1907 and interlaced heavy wire, S-shaped anchors between each course of bricks to strengthen the walls. The Farrell's daughter, Irene Palamountain, occupied the house until 1964.⁷⁵ In 1968 the adjacent Burlingame Garden Center acquired the building and converted it to retail use. The Garden Center also demolished a garage and rear one-story residence, and constructed a 500-square foot addition on the house's southeast corner.⁷⁶ It appears that this addition has been demolished. A historic resource evaluation prepared in 2005 by Robert Bruce Anderson and Thomas Rex Hardy found the house eligible for listing in the California Register for its "sophisticated composition, artistic expression, and masterful detailing of brickwork rarely found in Burlingame's early residential construction."⁷⁷ It appears eligible for the California and National Registers under Criterion C/3.

1214 Donnelly Avenue (George W. Gates House)

The George W. Gates House faces southeast on Donnelly Avenue between Lorton Avenue and Primrose Road. The Shingle style, two-story house has an L-shaped plan with a one-story portion that curves around the southeast corner and includes a large entry porch with wood column supports and brick patio. The building also has a tower on the south corner and a hipped roof clad in asphalt shingles. Wood shingles clad the building, and the primary window type is wood-sash, one-over-one, double-hung. An exterior, shingle-clad chimney is located on the southwest elevation.

⁷⁰ Preliminary Historic Inventory, City of Burlingame, 1-2.

⁷¹ Donald P. Ringler, "History of Burlingame Avenue," 53.

⁷² Anderson and Hardy, "1427 Chapin Avenue," 9-10.

⁷³ Ibid., 9.

⁷⁴ Ibid.

⁷⁵ Ibid., 2.

⁷⁶ Ibid.

⁷⁷ Ibid.

Born in 1874 in San Francisco, George W. Gates was a pioneer resident of Burlingame. After arriving in Burlingame in 1895, Gates became the town's first postmaster and third stationmaster, and lived with his family in the railroad station's south wing.⁷⁸ Gates commissioned the house in 1902-3 after resigning as stationmaster. Originally located on Burlingame Avenue as one of only three houses, the Gates moved the house to its present location around 1917.⁷⁹ After retiring as both station manager and postmaster, he became a noted business man through his involvement in real estate.⁸⁰

Although the building has been converted from a single-family house into a commercial business, it appears to retain a high level of integrity. Alterations include the shingle-clad chimney and the replacement of some windows on secondary elevations. Like the houses at 1124 and 1128 Douglas Avenue, the Gates House is important as a particularly early example of a Burlingame residence. All three houses were located originally on Burlingame Avenue, but were moved soon after their construction to accommodate the growing central business district. The residence appears to retain sufficient integrity for listing in the California and National Registers under Criterion A/1 for its association with the early residential development of Burlingame and under Criteria B/2 for its association with George W. Gates, an early resident of Burlingame integrally involved in the town's first post office and train station. Because it was so early in the building's history, the building's relocation by Gates does not affect its eligibility for listing in both registers.

1124 Douglas Avenue (A.L. Offield Residence)

The A. L. Offield Residence faces east on Douglas Avenue between California Drive and Primrose Avenue. Square in plan, the two-story residence has wood-shingle cladding and a gable roof clad in asphalt shingles. T1-11 boards run along the foundation. The symmetrical façade has a central entrance with multi-pane, wood double doors flanked by wood-sash, multi-pane sidelights and a four-pane, wood-sash transom. A full-width shed dormer spans the façade and has two groupings of wood-sash, multi-pane casement windows. An exterior brick chimney is located on the south elevation. The parcel also contains a rear, two-story apartment building with an L-shaped plan and a hipped roof.

This house was constructed in 1904 at 1210 Burlingame Avenue, on land belonging to Frederick Gates, father of George W. Gates. The house served as the first home of Dr. Archie L. Offield, the town's first doctor, who came to Burlingame in 1907. In 1914, when Dr. Offield decided to build a commercial block on the property (the Offield Building), this house, along with the Murphy residence (see below), were moved to their present locations on Douglas Avenue.⁸¹ The house may have contained an open-air porch that has since been enclosed with the addition of the double doors. The current owner Larry Stevenson states that the house contains a single offset entry door that once had a doorbell. This door is located behind the double doors in the building's interior.⁸²

The building is significant as a particularly early home in Burlingame with a high level of integrity. The building stands adjacent to 1128 and 1132 Douglas Avenue, which appear to be

⁷⁸ Ringler, "History of Burlingame Avenue," 78.

⁷⁹ Lister and Currall, *A History of Burlingame*, 50; *Preliminary Historic Inventory, City of Burlingame*, 6.

⁸⁰ Ibid.

⁸¹ Ringler, "History of Burlingame Avenue," 76; City of Burlingame, "Burlingame Heritage Tour."

⁸² Larry Stevenson, Letter to the City of Burlingame, no date. Carey & Co. conducted the survey from the public right of way and did not have access to the building's interior or its rear elevation.

California Register-eligible, and the notable residences at 1134 and 1138 Douglas Avenue. The building appears to retain sufficient integrity for listing in the California and National Registers under Criterion A/1 for its association with the early residential development of Burlingame and under Criteria B/2 for its association with Dr. Archie L. Offield, a prominent resident of Burlingame and the town's first doctor. Because it was so early in the building's history, the building's relocation by Dr. Offield does not affect its eligibility for listing in both registers.

1128 Douglas Avenue (James R. Murphy Residence)

The James R. Murphy Residence is a two-story, rectangular-in-plan structure that faces east on Douglas Avenue between California Drive and Primrose Avenue. Wood shingles clad this residence, which has a gable roof clad in rolled asphalt and a rear addition with a shed roof. The primary window type is wood-sash, one-over-one, double-hung with lamb's tongues. The nearly symmetrical façade has a centrally located entrance sheltered by an inset porch and a shed wall dormer with four double-hung windows directly above. The inset porch has square shingle-clad supports and is enclosed on its south elevation by a wood-sash, multi-pane picture window. Two similar picture windows are located on the façade's northern portion and on the north elevation. An exterior brick chimney and a bay window are also located on the north elevation. Similar to 1124 Douglas Avenue, the parcel also contains a rear, two-story apartment building with an L-shaped plan and a hipped roof.

Mr. and Mrs. James R. Murphy commissioned this house in 1903-4 at 1208 Burlingame Avenue as their family home. According to the Murphy family, their house was the seventh constructed in Burlingame.⁸³ "Sunny Jimmy" Murphy was the Millbrae railroad stationmaster and Burlingame's city clerk from 1910 to 1930. He also served as justice of the peace and jailer, managed the water department, and ran his own express company, Murphy's Transfer. Mrs. Murphy served as one of the first park commissioners. The Murphys moved their house to its present site on Douglas Avenue in 1914, when commercial development increased along Burlingame Avenue. The building has undergone subsequent remodeling and expansion, and further archival research would need to be conducted to ascertain the precise extent of the alterations.⁸⁴ Historic photographs do reveal that an open air porch originally spanned the façade. The porch has been partially enclosed at its northern portion. Additionally, a bracketed planter located underneath the façade's dormer window has been removed.⁸⁵

Like 1124 Douglas Avenue, the building is significant as a particularly early home in Burlingame with a high level of integrity. The building stands adjacent to 1124 and 1132 Douglas Avenue, which appear to be California Register-eligible, and the notable residences at 1134 and 1138 Douglas Avenue. The building appears to retain sufficient integrity for listing in the California and National Registers under Criterion A/1 for its association with the early residential development of Burlingame and under Criteria B/2 for its association with James Murphy, a prominent resident of Burlingame involved broadly in many aspects of the town's government following its incorporation in 1908. Because it was so early in the building's history, the building's relocation by James Murphy does not affect its eligibility for listing in both registers.

1132 Douglas Avenue (Everett J. Savill Residence)

The Everett J. Savill Residence is a two-story, rectangular-in-plan building that faces east on Douglas Avenue between California Drive and Primrose Avenue. Asphalt shingles clad the

⁸³ Historic property files, Burlingame Historic Society.

⁸⁴ Ringler, "History of Burlingame Avenue," 75; City of Burlingame, "Burlingame Heritage Tour."

⁸⁵ Historic photographs of 1128 Douglas Avenue, Burlingame Historical Society.

steeply-pitched, front-gable roof, which has slightly flared eaves and a wide eave overhang. A large shed dormer sits on each side of the roof. Horizontal, beveled wood boards clad the first story and dormers, while wood shingles clad the gables. The façade features an enclosed porch on the southern portion with brick steps and a metal railing. A cutaway bay window clad in T1-11 boards sits north of the porch. Wood-sash, one-over-one, double-hung windows with lamb's tongues are located throughout the building except at the bay window and the north elevation. An exterior chimney is located on the west elevation, and T1-11 boards run along the north elevation's foundation.

The Murphy family initially owned this parcel as part of their lot at 1128 Douglas Avenue, but they sold it to the president of the Peninsula Meat Company as a stable yard for the firm's horses and carts. Everett J. Savill, manager of the meat company's Burlingame branch, commissioned the house in 1910.⁸⁶ Historic photographs reveal that the building appears to retain a high level of integrity with some minor alterations. The porch has been enclosed with the addition of windows and a screen door, and the small balconet spanning the façade's second story windows has been replaced. Corner brackets have recently been removed from the bay window, which is now clad in T1-11 boards. T1-11 boards have recently been added along the north elevation's foundation. Wood-sash double-hung windows have recently been replaced at the bay window and the north elevation.⁸⁷

The building is significant as an early home in Burlingame with a high level of integrity. The building stands adjacent to 1124 and 1128 Douglas Avenue, which appear to be California Register-eligible, and the notable residences at 1134 and 1138 Douglas Avenue. The building appears to be eligible for listing in the California and National Registers under Criterion A/1 for its association with the early residential development of Burlingame and under Criteria C/3 as a simple Queen Anne style residence in Burlingame. The steeply-pitched roof, the cutaway bay window, and the inset porch with a simple spindlework frieze are characteristic of this style. The slightly flared eave and wide shed dormers are reminiscent of Tudor Revival style residences.

1452 Floribunda Avenue

1500 Floribunda Avenue

The apartment buildings at 1452 and 1500 Floribunda Avenue stand adjacent to each other, just north of the intersection of Floribunda and Almer Road. 1452 Floribunda is larger of the two buildings and is located east of 1500 Floribunda. Both feature elements of French Eclectic style architecture, and they appear to have been built in conjunction, along with two nearly identical apartment buildings located just northwest at 1421 Oak Grove Avenue.

The apartment building at 1452 Floribunda has a rectangular plan and a flat roof with a false-mansard roof on the front portion clad in asphalt shingles and with finials at its corners, which gives the impression that the entire building has a mansard roof. Dentils run along the cornice. The building is clad in smooth stucco with parallel horizontal incised lines at the first story and has two shallow projections at the corners with stucco quoins. The primary window type is wood-sash, four-over-four, double-hung with lamb's tongues. Wood-sash, two-over-two, double-hung with lamb's tongues flank the central window on the projections. The façade has three centrally located, arched, louvered vents on the roof and a garage entrance at the first story with a stucco shield motif directly above.

⁸⁶ Ringler, "History of Burlingame Avenue," 76; City of Burlingame, "Burlingame Heritage Tour."

⁸⁷ Historic photographs of 1132 Douglas Avenue, Burlingame Historical Society.

Smaller in size, 1500 Floribunda Avenue has an L-shaped plan and a similar combination flat and mansard roof with finials. It also has a similar cladding, dentils along the cornice, and arched, louvered vents. However, the façade is arranged with two setbacks instead of with shallow projections. It has a similar window type, although with wood, louvered shutters on the second and third stories. It does not have garage at first story.

These apartment buildings, along with the two apartment buildings located adjacent but facing Oak Grove Avenue, are an impressive grouping of residential buildings and retain a high level of integrity. Built in 1940, these buildings were constructed during a period of tremendous growth in Burlingame when its population was increasing rapidly. The buildings appear to be eligible for listing in the California and National Registers under Criterion C/3 as representative examples of large-scale, French Eclectic style apartment buildings in Burlingame.

1443 Howard Avenue (First Methodist Church)

The United Methodist Church stands at the northeast corner of El Camino Real and Howard Avenue. The Spanish Eclectic style building has a complex plan and a smooth stucco cladding. A wood louvered cupola with a cross sits atop the central octagonal crossing. Three wings extend from this and have gable roofs clad in clay tile. Wood-sash, rounded arch windows are located throughout the building, and large rose windows are located above the entrance on the façade and on the southwest elevation. The façade has three entrances, which consist of wood, paneled double doors with a rounded arch transom window set in a deep entryway with engaged spiral colonettes. A similar entrance is located around the corner on the southwest elevation. A corbelled scallop motif runs along the cornice. A two-story addition with a flat roof extends northeast and southeast from the church building. A small school with a rectangular plan, stucco cladding, a flat roof, and wood-sash windows stands southeast of the church.

Established in 1908, the First Methodist Church initially occupied a Mission Revival building at the corner of Burlingame Avenue and Primrose Road. In 1915 the church enlarged the building to accommodate a growing congregation. By 1923, it had grown too large for the site and decided to move the church building to a new location at the corner of Howard Avenue and El Camino Real. In 1925 the church commissioned architect Rollin S. Tuttle to design a new church building and William Leadley, a contractor in San Mateo, to build it.⁸⁸ Based on archival research, it appears that the 1908 church was demolished to make room for the existing building. The church complex appears to be eligible for listing in the California and National Registers under Criteria Consideration A for religious properties and Criterion C/3. The church complex stands as a representative example of Spanish Eclectic style in Burlingame, as evident in its clay tile-clad roof, stucco cladding, and the arched entryways.

12 Lorton Avenue

This two-story, Craftsman style residence faces southwest on Lorton Avenue between Bayswater and Peninsula Avenues. The steeply-pitched, front-gable roof is clad in wood shingles and features wood brackets and a wide eave overhang. Two large gabled dormers sit on each side of the roof. Wood shingles clad the rectangular-in-plan building. The primary window type is wood-sash casement. Three wood louvered vents sheltered by a small awning are located in the gable peak. A centrally located, tripartite window and a leaded glass transom with diamond-shaped panes are located below the vents. The façade also features a front entry porch with wood square column supports. The stairway and entrance on the northwest elevation were most likely

⁸⁸ Adell Meacham, "Seventeen Churches in Burlingame" in *Burlingame Lively Memories: A Pictorial Review*, ed. Beverley L. Evans (Burlingame, CA: Burlingame Historical Society, 1977), 41.

added when the single-family residence was converted into a duplex. The parcel also contains two rear residential buildings that are both rectangular in plan with gable roofs.

Constructed in 1909, the house dates to Burlingame's incorporation. A 1925 city directory lists the house as the residence of Kate D. Moynihan.⁸⁹ Originally a single-family house, it has been converted to a duplex. However, the building appears to retain a high level of integrity, including its plan, massing, cladding, and fenestration, and is an important early example of a Burlingame residence. Therefore, it appears to be eligible for listing in the California and National Registers under Criterion C/3 as a significant example of Craftsman style architecture in Burlingame.

283-287 Lorton Avenue (Burlingame Hotel)

The Burlingame Hotel sits at the south corner of Burlingame and Lorton Avenues. The three-story, reinforced concrete commercial building has a rectangular plan, a flat roof, and a projecting cornice with brackets and dentils. The façade has three stucco shields along the cornice. The first story has large, metal-sash, fixed storefront windows with arched transom windows, while the upper stories have wood-sash, one-over-one, double-hung windows with lamb's tongues. These windows are paired on the façade's four central bays and on the northeast and southeast elevations. The central third-story windows on the façade and northeast elevation are set in a rounded arch frame with a console bracket and are separated by a slender pilaster.

In 1911, Burlingame businessmen Frederick D. Lorton and John Rehe purchased this corner lot and later demolished the buildings in 1925.⁹⁰ They commissioned Ernest L. Norberg, a prolific architect in Burlingame, to design the Burlingame Hotel and the Rehe Building, located next door at 1207-9 Burlingame Avenue. The Burlingame Hotel was completed within a year (with the aid of a large steam shovel that was reportedly the first of its kind used on the Peninsula), and has remained one of the largest buildings in downtown Burlingame. According to the Burlingame Historical Society, the metal "Hotel" sign on the northeast elevation is original to the building. Along with the Burlingame Hotel, which was considered a first-class hotel, the structure houses several small stores. The Blue Bird Drug Company (later called Avenue Pharmacy) occupied the building from 1926 until the mid-1970s. The La Piñata restaurant occupied the ground floor from 1973 to 2002, and Sephora, a cosmetics retail store, currently occupies the store.⁹¹ The building appears to be eligible for listing in the California and National Registers under Criterion C/3 as an important example of noted Burlingame architect Ernest L. Norberg's larger buildings and as an early commercial building with Italianate detailing, including the brackets and dentils at the cornice, the arched windows, and the quoins. The building appears to retain a high level of integrity, including its plan, fenestration, quoins and detailing at the cornice. The first story has been modified in some areas. The cladding and windows at the Sephora storefront have been replaced, and the arched windows on the northeast elevation have been filled in.

1421 Oak Grove Avenue

The apartment buildings at 1421 Oak Grove Avenue stand adjacent to each other facing Oak Grove Avenue, between Ansel Road and El Camino Real, and have a narrow addition connecting them in the middle. They appear to have been built in conjunction with two very similar apartment buildings located just southeast at 1452 and 1500 Floribunda Avenue.

⁸⁹ Burlingame Historical Society.

⁹⁰ Ringler, "History of Burlingame Avenue," 83.

⁹¹ Historic property files, Burlingame Historic Society.

The apartment buildings are nearly identical to the building addressed as 1452 Floribunda Avenue and feature elements of French Eclectic style architecture. They have rectangular plans and flat roofs with a false-mansard roof on the front portion clad in asphalt shingles and with finials at its corners. This gives the impression that the entire building has a mansard roof. Dentils run along the cornice. The buildings are clad in smooth stucco and have two shallow projections at the corners with stucco quoins. The primary window type is wood-sash, four-over-four, double-hung with lamb's tongues. Wood-sash, two-over-two, double-hung with lamb's tongues flank the central window on the projections. The façade has three centrally located, arched, louvered vents on the roof and a garage entrance at the first story with a stucco shield motif directly above.

These apartment buildings, along with the two apartment buildings located adjacent but facing Floribunda Avenue, are an impressive grouping of residential buildings and retain a high level of integrity. Built in 1940, these buildings were constructed during a period of tremendous growth in Burlingame when its population was increasing rapidly. The buildings appear to be eligible for listing in the California and National Registers under Criterion C/3 as representative examples of large-scale, French Eclectic style apartment buildings in Burlingame.

1449 Oak Grove Avenue (First Church of Christ, Scientist)

The First Church of Christ, Scientist stands just south of the intersection of Oak Grove Avenue and Acadia Drive. The building has a complex plan and consists of a central church with shorter, one-story additions extending to the northeast and southwest. The church has a cross-gable roof clad in red clay tile, while the additions have hipped roofs clad in clay tile. Stucco clads the building throughout. The central church has a deep entry porch that projects northwest. The porch has a central arch and paired columns with Corinthian capitals. It shelters three sets of wood, paneled double doors, and a pediment sits atop the central doors. Two square towers with quoins and clay tile-clad hipped roofs flank the entry porch. The church façade's cornice features brackets and dentils and a cross-shaped window in the gable centered above the porch. Overall, the building has a variety of window types, including wood-sash, three-over-three, double-hung with vertical muntins and vinyl casement.

In 1910 three families founded Burlingame's First Church of Christ, Scientist and began holding meetings in their homes. They later held services in the old Masonic Hall on Burlingame Avenue. In 1915 the church incorporated, and in 1917 it built a new church on Oak Grove Avenue. In 1926 this building was moved to an adjacent lot and used as a Sunday school after the current church was constructed.⁹² W. H. Newman and Walter C. Falch, architects based in San Francisco, designed the building.⁹³ The congregation constructed a new Sunday school building in 1956.⁹⁴ The buildings appear to be eligible for listing in the California and National Registers under Criteria Consideration A and Criterion C/3 as a distinct blend of Spanish Eclectic elements, including the stucco cladding and clay tile-clad roof, and Classical Revival style elements, including the arched entry porch supported by Corinthian columns, the pediment above the entrance, and the decorative panels.

220 Park Road (United States Post Office)

The United States Post Office in Burlingame sits on a rectangular parcel bounded by Lorton Avenue to the northeast and Park Road to the southwest. The painted concrete building has a

⁹² Meacham, "Seventeen Churches in Burlingame," 42.

⁹³ Lister and Currall, *A History of Burlingame*, 50.

⁹⁴ Meacham, "Seventeen Churches in Burlingame," 42.

rectangular plan and a flat roof with a parapet. Two wings with clay tile-clad shed roofs extend northeast and southwest from the building. Entrances with metal double doors and a transom containing a decorative metal eagle are located adjacent to each wing. A large relief of a woman sits above each entrance. A garage addition constructed of CMUs with three bays and a flat roof extends northwest from the post office. The primary window type is metal-sash awning windows arranged in two vertical rows of five or six windows. A small relief depicting an eagle is located under each window on the northeast and southwest façades.

Burlingame's post office was constructed in 1941 under the direction of the Federal Works Administration. Supervising architect Louis A. Simon, who had been appointed to the position in 1934, and consulting architect Ulysses Floyd Rible oversaw the building's design.⁹⁵ From 1934 to 1939, the Office of the Supervising Architect of the Treasury, which had been established in 1853, designed all Federal buildings, including post offices. Although the Treasury Department reversed this policy in 1939 and began selecting private architects through regional competitions for certain projects, the supervising architect continued to oversee the design of many post offices. In 1939 the Office of the Supervising Architect was also transferred to the Federal Works Agency, although its function remained essentially the same. Around this time, federally-designed buildings were designed in a greater stylistic range than the dominant Beaux-Arts classicism. Instead of displaying national trends, post office buildings began to reflect regional characteristics. The Burlingame Post office's stucco cladding and clay tile roof reflect the Spanish Eclectic style then popular in California. The building also incorporates Art Deco elements, including the stylized reliefs found throughout its exterior. Simon incorporated less decoration than previous supervising architects and tended to use Art Deco-inspired motifs.⁹⁶ Despite the addition of the garage, the building appears to retain a high level of integrity, including its plan, cladding, fenestration, and plaster motifs. Burlingame's post office appears to be eligible for listing in the California and National Registers under Criterion C/3 as a distinct example of Art Deco style architecture and representing a transition toward a broader stylistic range, including Art Deco, in the design of federal post offices starting in 1934 under Louis Simon.

III. BUILDINGS OF INTEREST WITHIN THE PLAN AREA

This list includes buildings that do not appear California or National Register-eligible, but that still convey certain aspects of Burlingame's history and architectural heritage. Based on a thorough survey of the Plan Area, these structures are of two main types: (1) commercial buildings on or near Burlingame Avenue that date from the city's founding or shortly thereafter but, due to alteration, do not have sufficient integrity to be California or National Register-eligible; and (2) residential structures from the early part of the twentieth century that, because they are not associated with a significant historical figure, event, or significant architectural design, do not appear California or National Register-eligible.

Note: For purposes of CEQA, this list should not be considered a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code.

⁹⁵ United States Postal Service, Western Regional Office, "U. S. Post Offices in California, 1900-1941, Thematic Resources," National Register of Historic Places Nomination Form, Jan 11, 1985.

⁹⁶ Ibid.

506 Almer Road

Constructed in 1904, this three-story apartment building with garages at the first story retains a high level of integrity, including its fenestration and plaster rosette and shield motifs. This building appears to be of local interest as an early apartment building dating to the turn of the century before the city's incorporation. Based on archival research, however, it does not appear to be associated with a significant event or person or possess a level of architectural distinction to be eligible for listing in the California or National Registers.

514 Almer Road

This two-story, Shingle style house constructed in 1907 dates to the city's incorporation. A 1920 City directory lists the occupant as C. J. Wellman, a manager of Bradstreets in San Francisco.⁹⁷ Although it retains its wood shingle cladding, steeply pitched roof, and polygonal wall dormer, the building's windows have been replaced, and therefore it does not appear to retain sufficient integrity for listing in the California or National Registers.

205-207 Anita Road

Constructed in 1911, this small, one-story Spanish Eclectic style duplex has large, pointed arch picture windows and entry doors on the façade, stucco cladding, and a clay tile clad roof. The building appears to be of local interest for its distinct architectural features, but does not appear to be associated with a sufficiently significant person, event, or architectural style to be eligible for listing in the California or National Registers.

221-223 Anita Road

This 1917 bungalow's façade features a partial-width front porch with round column supports, a hipped dormer window, and wood bevel cladding. It appears to be of local interest as one of several bungalows dating to the early twentieth century in Burlingame. Due to the replacement of select windows, however, it does not appear to retain sufficient integrity to be eligible for the California or National Registers.

237-241 Anita Road

Constructed in 1913, this Shingle-style house has a steeply-pitched, front-gable roof and continuous wood shingle cladding. Additionally, it retains its original fenestration, including the wood-sash, one-over-one, double-hung windows with lamb's tongues. While the building is of local interest as an early twentieth century home in Burlingame, it does not appear to be associated with a sufficiently significant person or event, or appear to be a sufficiently representative example of the Shingle style to be eligible for listing in the California or National Registers.

1105 Bayswater Avenue

This two-story apartment building constructed in 1905 features decorative label molds with a flower motif above the first-story windows and a scalloped trim at the cornice. Although it retains these decorative features along with its original fenestration, the building does not appear to possess a sufficient level of architectural significance for listing in the California or National Registers. Additionally, initial archival research did not reveal an association with a significant person or event.

⁹⁷ Burlingame Historical Society.

1224 Bellevue Avenue

This two-story, stucco-clad apartment building was constructed in 1921. The symmetrical façade features a full-width clay tile-clad awning and wood-sash, double-hung windows with lamb's tongues and distinctive craftsman muntins in the upper sash. The building is of local interest, because it dates to a period of tremendous growth in Burlingame. The town's population had grown to 4,100 residents by 1920 prompting the need for additional housing. However, the building does not appear to be associated with a specific person or event significant in Burlingame's history or to possess exemplary architectural features. Therefore, it does not appear to be eligible for listing in the California or the National Register.

1236 Bellevue Avenue

Constructed in 1912, this two-story, shingle-clad apartment building's has an entry porch with a slightly flared eave and brick square supports. Additionally, it has a wide eave overhang with thin exposed rafter tails and wood, louvered shutters on the façade. The building reflects Burlingame's rich architectural heritage of apartment buildings, but does not appear to be associated with a significant event or person, nor does it possess enough architectural distinction to be eligible for the California or National Registers.

1401 Bellevue Avenue

This Spanish Eclectic style house constructed in 1922 has a flat roof with a shaped parapet and stucco cladding. The enclosed entry porch has a distinctive clay tile-clad awning with brackets and large multi-pane, wood-sash picture windows with curved corners. Although it possesses these characteristics of Spanish Eclectic style buildings and retains a high level of integrity, it does not appear to be a significant example of this style. Furthermore, initial archival research did not reveal an association with a significant event or person, and as such, it does not appear to be eligible for the California or National Registers.

1466 Bellevue Avenue

Wood, multi-pane French doors dominate the symmetrical façade of this 1928 three-story apartment building. Engaged colonnettes separate paired, rounded arch windows on the first story, and a plaster shield motif is located in the gables. This apartment building appears to be of local interest as an early apartment building dating to a period of tremendous growth in Burlingame during the 1920s and for retaining a high level of integrity, including its fenestration, cladding, and plan. However, it does not appear to be associated with a significant person or event or possess architectural distinction to be eligible for the California or National Registers.

1101-1105 Burlingame Avenue (Hatch Building)

The commercial building at 1101-1105 Burlingame Avenue stands at the corner of Burlingame Avenue and California Drive. The three-story building designed by noted architect Ernest L. Norberg was constructed around 1929 and replaced an earlier wood-frame Hatch Building. Although this significant building retains its original fenestration and the shield and garland motif on the upper stories, its first story has been extensively altered, including the installation of new storefront windows. Therefore, it does not appear to possess sufficient integrity for listing in the California or National Registers.

1111 Burlingame Avenue

The commercial building at 1111 Burlingame Avenue stands at the southwest corner of Burlingame Avenue and Hatch Lane. The stucco-clad building has a combination flat and gable roof clad in clay tile. This building was designed by architect J. J. Foley and constructed in 1912

as the first post office building in Burlingame. (The Gates Building at 303 California Drive, which previously housed the post office, was constructed initially as a store.⁹⁸) Joseph C. Beard became the postmaster that year.⁹⁹ The post office remained here until 1918, when it was moved around the corner to the one of the Hatch Buildings on Lorton Avenue.¹⁰⁰ According to city directories, U.S. Laundry occupied the building in 1920, followed by Davis & Clifton Real Estate in 1926. The building's interior features several Depression-era murals of Yellowstone National Park.¹⁰¹ Its storefront windows have been altered extensively and a Roman brick veneer applied below them. Based on the significant alterations to the storefront, the building does not appear to retain sufficient integrity for listing in the California or National Registers.

1120 Burlingame Avenue (Masonic Hall)

This four-story commercial building stands near the center of the block and features a projecting cornice with dentils. Large arched windows dominate the façade on the upper stories, while the first two stories have been significantly altered. The adjacent building at 1110 Burlingame has a narrow, two-story addition on the roof that attempts to echo the historic features of this building. Architect Thomas Smith designed the building at 1120 Burlingame Avenue to house the Mason's Hall circa 1908-9. Burlingame's first tall building was used for meetings of Masons and later by the Burlingame Lodge of Oddfellows (I.O.O.F.). Tiddy Brothers Grocery Store was located on the street level in the building's early years; Burlingame High School dances took place upstairs in the 1930s. In 1974, under the design of architect J. Carson Bowler, the structure was developed into an arcade of approximately 25 shops, offices and boutiques. Due to significant alterations, including the removal of transom windows above the first-story storefront windows and a shallow balcony with a balustrade on the third story's southern most window, the building does not appear to retain sufficient integrity for listing in the California or National Registers.

1200-1204 Burlingame Avenue (Kirkbride Building/Miller Drug)

This two-story, Mission Revival style commercial building features a shaped parapet with a shield motif and a full-width, bracketed awning clad in clay tile across each façade. While the upper story appears to retain a high level of integrity, the first story has been altered extensively, including its cladding, windows, and corner entrance.

In 1912, Charles M. Kirkbride, San Mateo's first city attorney in 1895, commissioned architects W.H. Toepke and Havens to design the first Mission Revival style commercial building following the construction of the railroad depot in 1894. The building replaced a one-story, wood-frame structure on the site and was expanded to the north in the 1920s.¹⁰² Harvey L. Miller founded the Miller Drug Company in 1906 and relocated his company from a building on California Drive across from the depot to the Kirkbride building in 1913.¹⁰³ The Miller Drug Company occupied the building from 1913 to 1976. The building appears to be of local interest as an early Mission Revival style building and an important commercial building in the development of Burlingame's downtown. However, it does not appear to retain sufficient integrity for listing in the California or National Registers due to significant modifications to the first story, including replacement storefront windows.

⁹⁸ Ringler, "History of Burlingame Avenue," 66; Historic property files, Burlingame Historical Society.

⁹⁹ Lister and Currall, *A History of Burlingame*, 132.

¹⁰⁰ John Henry "Harry" Hatch, a noted Burlingame pioneer, constructed at least six buildings, several of which are referred to as the Hatch Building. Ringler, "History of Burlingame Avenue," 57.

¹⁰¹ Ringler, "History of Burlingame Avenue," 66; Historic property files, Burlingame Historical Society.

¹⁰² Ringler, "History of Burlingame Avenue," 73-5.

¹⁰³ Burlingame Historical Society, "Burlingame Heritage Tour."

1210 Burlingame Avenue (A.L. Offield Building)

Designed by noted architect Ernest L. Norberg and constructed in 1914, the two-story A.L. Offield Building has a distinctive projecting cornice with four large consoles. A.L. Offield, Burlingame's first doctor, was also the medical superintendent of the San Mateo County Community Hospital and a member of the Burlingame Country Club.¹⁰⁴ While the building retains original features on the second story, the first story has been extensively altered, including replacement of the storefront windows and entrances and the addition of a full-width awning. Therefore, it does not appear to retain sufficient integrity for listing in the California or National Registers.

1375 Burlingame Avenue (Levy Bros. Department Store)

The Levy Bros. Department Store sits prominently at the east corner of Burlingame Avenue and Primrose Road. Ernest L. and John E. Norberg designed the two-story building around 1925 when the Levy Bros. expanded from San Mateo to Burlingame. The façade features three high arches supported by columns with Corinthian capitals at the entrance. Large arched windows behind the columns repeat the motif. John J. Donovan, A.I.A., in writing about the work of Ernest L. and John E. Norberg in *The Architect and Engineer*, Sept., 1928, stated, "The Levy Bros. store building shows thought and study; it indicates an honest effort to depart from the hackneyed easy-to-do store front city department store building. It is a little unusual in that it is inviting to the shopper, to the owner who occupies it the larger part of the day, to the employee who cannot fail to regard it as something better than a place to drudge all day long, and it must be regarded by the people of its city as an achievement exemplifying civic pride on the part of the owners and their respect for the good taste and patronage of their customers."¹⁰⁵ Although the building retains its hipped roof clad in clay tile and the front arcade, it has been extensively altered at the façade's first story and rear elevation. Therefore, it does not appear to retain sufficient integrity for listing in the California or National Registers.

1403 Burlingame Avenue (Piggly Wiggly Store)

This storefront is part of a larger building (1401-1411 Burlingame Avenue) constructed in 1925. This section remains fairly intact while the remainder of the building has been extensively altered. Most notably, 1403 Burlingame Avenue retains the wood-sash transom windows running above the storefront windows, the shield motif at the cornice, and other raised panels. However, the cartouche at each corner has been removed, and the storefront windows and entrances have been altered. This building housed a Piggly Wiggly store in the 1930s. Piggly Wiggly stores were the first on the West Coast to carry frozen foods and the first stores west of the Mississippi to have self-service groceries.¹⁰⁶ This building appears to be of local interest, since it retains a high level of exterior details in comparison to the adjacent building units. However, it has been altered slightly, including the removal of the corner cartouches and the alteration of the storefront windows, and does not appear to retain sufficient integrity to convey its historic significance. Therefore, it does not appear to be eligible for listing in the California or National Registers.

1420 Burlingame Avenue (Montgomery Ward & Co. Store)

Four wood-sash, sixteen-over-sixteen, double-hung windows dominate the upper story of this Colonial Revival commercial building. A bracketed hood caps the windows, and a wood

¹⁰⁴ Ringler, "History of Burlingame Avenue," 76.

¹⁰⁵ John J. Donovan, "Recent Work of Ernest L. and John E. Norberg" (*Architect and Engineer* 94, no. 3 (September 1928), 35-41.

¹⁰⁶ Historic property files, Burlingame Historical Society.

balustrade runs beneath it. A gabled dormer sits above each window, and large dentils run along the cornice. This building, constructed in 1938, originally housed a Montgomery Ward & Co. department store. Its first story has been extensively altered, although the upper portion retains a number of significant features.¹⁰⁷ The building appears to be of local interest as a large Colonial Revival commercial building. However, it has been extensively modified at the first story and no longer retains sufficient integrity for listing in the California Register or the National Register.

1426 Burlingame Avenue

This Tudor Revival commercial building has a large, central hipped wall dormer with decorative half-timbering and an oriel window on the façade. A smaller, octagonal dormer flanks this central massing. Brick veneer clads the building's lower portion. This building was long the home of Robert W. Gates of Burlingame, a clothing store. Robert W. Gates, son of George W. Gates, was born in the house now located at 1214 Donnelly Avenue and established his first clothing store in 1921. He commissioned this building in 1941. This building, with its large windows on the façade, brick cladding, and height, stands as a distinct structure along Burlingame's downtown avenue. However, its first story has been altered significantly, and it does not appear to be associated with a significant event or person or possess a level of architectural significance for listing in the California or National Registers.

1461-1465 Burlingame Avenue

This Spanish Eclectic style commercial building has a flat roof with a parapet. A wide awning clad in clay tile runs across the entire façade at the roofline. Three tripartite windows flanked on each side by engaged spiral colonnettes are located below. According to Assessor's records, this building was constructed in 1927.¹⁰⁸ While the building retains significant features on the upper story, its first story has been altered, including the addition of brick veneer. Therefore, it does not appear to retain sufficient integrity for listing in the California or National Registers.

1471-1475 Burlingame Avenue

This Egyptian Revival style, two-story commercial building retains its distinctive columns with palm leaf capitals flanking the central entrance. The building also has an Egyptian cavetto cornice with a vertical leaf pattern. A similar cavetto and a panel with a sun disk motif are located above the entrance. The building's stucco cladding has been incised to resemble stonework. John W. Rutherdale constructed the building in 1923 during a second wave of Egyptian Revival architecture in the United States.¹⁰⁹ Tutankhamen's tomb had been discovered in 1922 and captured the public's imagination. Although the building retains a number of distinctive elements of this revival style, the first-story has been remodeled significantly. Although this building is of local interest as a distinct Egyptian Revival building in Burlingame, it does not appear to retain sufficient integrity for listing in the California or National Registers.

261 California Drive (Burlingame Photoplay Theater)

Architect J. J. Foley designed this building, also known as Roy's Photoplay, in 1913. George Roy leased the building from owner J. H. Hatch for use as a 460-seat movie theater. The theater opened on March 15, 1913 and featured five nickelodeon films. The Roy closed in 1918.¹¹⁰ Currently a nightclub, the building retains a full-width ribbon window that spans the façade

¹⁰⁷ Historic property files, Burlingame Historical Society.

¹⁰⁸ Burlingame Historical Society.

¹⁰⁹ Tom Carey, "A Not So Hidden Treasure on Burlingame Avenue," *The Record* (Burlingame Historical Society Newsletter), May 2001.

¹¹⁰ Historic property files, Burlingame Historical Society.

above the entrance. Although this building is of local interest as an early theater designed by the local architect J. J. Foley, it does not appear to retain sufficient integrity to convey its historic significance. Therefore, it does not appear to be eligible for listing in the California or National Registers.

297 California Drive (Greyhound Depot)

The former Greyhound Depot sits on a small triangular parcel of land bounded by California Drive, Highland Avenue, and Howard Avenue. Constructed in 1939, this small Spanish Eclectic style building has a hipped roof clad in clay tile, stucco cladding, and a large, arched entrance. Greyhound Lines surrendered the lease in 1990 due to bankruptcy. In 1993 the building underwent a renovation that included sealing doors, adding replacement casement windows, adding a kitchenette and bathroom (with disabled accessibility), and refinishing the building's exterior stucco.¹¹¹ Despite this renovation, the building retains its original character and is of local interest in the development of public transportation in Burlingame. However, the building does not appear to possess a specific association with a significant person or event or possess a level of architectural significance sufficient for listing in the California or National Registers.

333 California Drive (Peninsula Motor Company/Dessin Garage)

This brick commercial building has a flat roof with a stepped parapet. The façade has a wide entrance with wood double doors and multi-pane sidelights and transom. Three large multi-pane, metal-sash windows are located above. The symmetrical northeast elevation also has a wide entrance with a large arched transom window above. The arch motif is repeated in the flanking windows. A historic photograph taken in 1943 reveals that stucco originally clad the building. Additionally, four small bracketed awnings clad in clay tile hung from the roofline, and clay tile lined the parapet peak.

H. G. Mansfield erected Burlingame's first garage, the Peninsula Motor Company, at 321 California Drive in 1911. The building originally faced Lorton Avenue and extended northwest only halfway in the lot. The following year, Wilkie J. Dessin took over the business and expanded the building to California Drive in 1913. Calwell and Wisnom designed the expansion. Wilkie and his brother Harry Dessin constructed the addition currently addressed as 333 California Drive around 1920. Wilkie Dessin became Burlingame Fire Chief in 1915, a position he held for many years.¹¹² It became the Auto Body and Paint Shop in 1976, and the Steelhead Brewing Company currently occupies the building. This building appears to be of local interest as an early building associated with Burlingame's automobile industry. However, it does not retain its original cladding or exterior detailing, such as the clay tile-clad awnings, and as such, does not retain sufficient integrity to be eligible for listing in the California or National Registers.

361 California Drive

This one-story commercial building constructed in 1924 occupies a prominent corner lot at the intersection of California Drive and Lorton Avenue. It features a wide brick frieze with raised decorative plaster panels. A former automobile showroom, this building had a wide transom window with clipped corners located above each storefront window. The transom windows are currently covered, and the storefront windows and entrances have been significantly altered. This building is of local interest as an early automobile showroom in Burlingame. However, it

¹¹¹ Historic property files, Burlingame Historical Society.

¹¹² Ringler, "History of Burlingame Avenue," 60-1.

does not appear to retain sufficient integrity for listing in the California or National Registers due to the storefront alterations.

417 California Drive

Wood shingles predominantly clad this single-family house constructed in 1917, although wood bevel siding clads the façade. The house also has a steeply-pitched, side-gable roof with slightly flared eave and a prominent dormer with two windows on the façade. It retains its wood-sash, double-hung windows. This building appears to be of local interest as an early home in Burlingame with a sufficient level of integrity. However, it does not appear to be associated with a significant event or person or possess a level of architectural distinction sufficient for listing in the California or National Registers.

421 California Avenue

Constructed in 1924, this Spanish Eclectic style apartment building has stucco cladding with brick veneer rising to the window sills and a narrow arched entry porch. Clay tiles line the roof edge and clad shallow hoods above the second story windows. The primary window type is multi-pane, wood-sash casement. The building appears to retain a high level of integrity, although the brick veneer on the main façade is not original, and is of local interest as an apartment building constructed during a population boom in Burlingame. However, it does not appear to be associated with a significant event or person or possess a level of architectural distinction sufficient for listing in the California or National Registers.

625 California Drive

The one-story, Craftsman bungalows at 625 California Drive and 1201 Oak Grove stand adjacent to each other along Oak Grove Avenue. Wood shingles clad both buildings, which also have wide eave overhangs, knee brackets, thin exposed rafter tails, and wood-sash windows. Although almost identical in design, 625 California Drive is slightly larger than its neighbor. Both buildings date from 1914. The buildings appear to be of local significance as examples of bungalows with a high level of integrity in Burlingame. However, they do not appear to be sufficiently significant examples of this architectural style to be eligible for listing in the California or National Registers. Additionally, they do not appear to be associated with a significant event or person in local, state, or National history.

1101 Douglas Avenue

Formerly a single-family residence, this building has an asymmetrical gable roof, a wide eave overhang with knee brackets, and tail-cut vergeboards. An enclosed, gabled porch dominates the façade. Although city directories indicate this house was built around 1920, it may have been constructed earlier. A 1932 Assessor's report estimates the buildings age as twenty-two years, or as being built in 1910.¹¹³ Although the building stands as a distinct Craftsman bungalow in Burlingame, it does not appear to be a significant example of this architectural style for listing in the California or National Register. Additionally, it does not appear to be associated with a significant event or person in local, state, or National history.

1134 Douglas Avenue

Constructed in 1910, this shingle-clad residence has a full-width porch with thick, square, brick-clad supports and a pyramidal hipped lantern with four wood-sash, one-over-one, double-hung windows on each side. The building stands adjacent to 1124, 1128 and 1132 Douglas Avenue, which appear to be California Register-eligible, and 1138 Douglas Avenue, another notable

¹¹³ Burlingame Historical Society.

building. City directories list R. F. Allan, the owner of the Burlingame Dry Goods Company, as the occupant from 1918 to 1922.¹¹⁴ This building appears to be of local interest as one of five adjacent homes constructed around the time of Burlingame's incorporation in 1908. However, it does not appear to be associated with a significant person or event or possess a level of architectural significance sufficient for listing in the California or National Registers.

1138 Douglas Avenue

This one-story bungalow has a wide eave overhang with projecting purlins and an enclosed, gabled entry porch with wood-sash, multi-pane windows. Clad in wood shingles, the building appears to retain its original wood-sash, double-hung windows with asymmetrical upper sashes. Constructed in 1914, it stands adjacent to 1124, 1128 and 1132 Douglas Avenue, which appear to be California Register-eligible, and 1134 Douglas Avenue, another notable building. According to city directories, this was the home of Walter M. and Ida High in the 1920s. Walter sold cars at a dealership at 1301 Howard.¹¹⁵ This building appears to be of local interest as one of five adjacent homes constructed around the time of Burlingame's incorporation in 1908. However, it does not appear to be associated with a significant person or event or possess a level of architectural significance sufficient for listing in the California or National Registers.

500 El Camino Real

This early Modern style apartment building, among the first in Burlingame, is a two-story structure raised on concrete piers forming a parking lot underneath. Ribbon windows consisting of large metal-sash fixed or awning units run across the entire façade. The building, constructed in 1958, appears to retain its original "Viking" sign and ornamental wall sculpture. This building appears to be of local interest as an early Modern style apartment building in Burlingame, and retains a high level of integrity, including its fenestration, cladding, and ground level parking. However, it does not appear to be associated with a significant person or event or possess a level of architectural significance sufficient for listing in the California or National Registers.

600 El Camino Real

This three-story, stucco-clad apartment building was constructed just after World War II in 1947. The building retains its fenestration, including wood-sash, double-hung, four-over-four and two-over-two windows with horizontal muntins. The building appears to be of local interest as a post-war apartment building. However, it does not appear to be associated with a significant person or event or possess a level of architectural significance sufficient for listing in the California or National Registers.

1401 Floribunda Avenue

This three-story, Neoclassical apartment building has a central, two-story entry porch, dentils along the cornice, and a roof-line balustrade. The first story windows are set in an arched trim with a semi-circular scalloped relief and a prominent keystone. Constructed in 1929, the building was formerly known as the Aloise Apartments, for its first manager, Mrs. Aloise McPhee.¹¹⁶ The building is of local interest as a large apartment building constructed during a period of tremendous growth in Burlingame. However, it does not appear to be associated with a significant person or event or possess a level of architectural significance sufficient for listing in the California or National Registers.

¹¹⁴ Burlingame Historical Society.

¹¹⁵ Burlingame Historical Society.

¹¹⁶ Burlingame Historical Society.

25 Highland Avenue

Constructed in 1910, this two-story Folk Victorian residence has a wood-sash window flanked by Ionic pilasters and a cartouche in the front gable. Horizontal wood bevel boards clad the house, which is similar in scale and style to the house at 27 Highland Avenue. A 1922 city directory lists J. B. Meehan as the occupant.¹¹⁷ This building is of local interest as an early Folk Victorian home in Burlingame, dating to the town's incorporation, and for possessing a high level of integrity. However, it does not appear to be associated with a significant event or person or possess sufficient architectural distinction to be eligible for listing in the California or National Registers.

27 Highland Avenue

This Folk Victorian cottage was constructed in 1906 and is similar to its neighbor at 25 Highland Avenue. An entry porch with simple wood column supports occupies the façade's southern portion, while a bay window occupies the northern half. The façade also has a small, hipped dormer and a large gable over the dormer window with a decorative bargeboard. A 1930 city directory lists J. A. Davidson as the occupant.¹¹⁸ This building is of local interest as an early Folk Victorian home in Burlingame, dating to the town's incorporation, and for possessing a high level of integrity. However, it does not appear to be associated with a significant event or person or possess sufficient architectural distinction to be eligible for listing in the California or National Registers.

107 Highland Avenue

This small bungalow has a hipped roof with a wide eave overhang and thin exposed rafter tails. Clad in wood bevel siding, the building has a small inset porch with wood column supports. Constructed in 1912, the bungalow appears to retain a high level of integrity, assuming the windows are original. They were covered during the survey. It appears to be of local interest as one of several bungalows dating to the early twentieth century in Burlingame. However, it does not appear to be a distinguished example of bungalow style architecture, nor does it appear to be associated with a significant event or person. Therefore, it does not appear to be eligible for listing in the California or National Registers.

908 Howard Avenue

This large Craftsman residence was constructed in 1920 and features a wide eave overhang with thick brackets and exposed rafter tails. Wood shingles clad the house, which has a large entry porch with tapered supports on brick piers. Although the building stands as a residence in Burlingame dating to the early twentieth century, it does not appear to be a significant example of Craftsman style architectural or to be associated with a significant person or event. As such, it does not appear to be eligible for listing in the California or National Register.

936-948 Howard Avenue

This two-story commercial building stands at the corner of Howard Avenue and Myrtle Road. Clad in wood, horizontal boards, the building has a rectangular plan and a flat roof. The double-hung windows set in a wood trim appear to be non-historic. According to Assessor's records, this building was constructed around 1906 for Dorothy Boring. Her husband ran a grocery store for several decades, and the building is the longest continually-operating grocery in Burlingame. This building appears to be of local interest as an early commercial structure in Burlingame. However, it does not appear to be associated with a significant person, event, or architectural

¹¹⁷ Burlingame Historical Society.

¹¹⁸ Burlingame Historical Society.

style and does not appear to retain sufficient integrity for listing in the California or National Registers.

8 Lorton Avenue

Constructed in 1912, the façade of this large, single-family house has a full-width porch with wood column supports and a dominant gabled dormer. Wood shingles clad the building, which has paired, wood-sash, multi-pane windows. A detached garage stands behind the house. A 1920 city directory lists Willard V. and Ella M. Van Doren as the occupants. This building appears to be of local interest as an early home in Burlingame dating to the early twentieth century with a moderate level of integrity. However, it does not appear to be associated with a significant person, event, or architectural style and does not appear to retain sufficient integrity for listing in the California or National Registers.

35 Lorton Avenue

This Dutch Colonial Revival residence has a gambrel roof with a slightly flared eave. The façade has an inset entry flanked by a cutaway bay window to the south. The primary window type is wood-sash, one-over-one, double-hung with lamb's tongues. The first-story windows have a smaller upper sash. The house was constructed in 1907 and occupied by E. F. Anderson, a carpenter, in 1920. This building stands as a distinct example of Dutch Colonial Revival architecture in Burlingame dating to around the town's incorporation in 1908. However, it does not appear to be a significant example of the architectural style or to be associated with a sufficiently significant person or event for listing in the California or National Registers.

327 Lorton Avenue (Dodge Brothers Motor Cars Showroom)

The building sits at the west corner of Lorton and Donnelly Avenues. Clad in stucco, the showroom has a flat roof with a parapet, fluted pilasters, and a garland motif at the corners. Full-width awnings shelter large wood-sash windows and window boxes, which are all recent additions. Built around 1909, Wilkie J. and Harry Dessin acquired this building in 1915 to house a Dodge Brothers Motor Cars Showroom. It was used as an auto showroom for many years.¹¹⁹ A two-story, stucco-clad apartment building with a commercial space at the first story stands adjacent to the showroom along Donnelly Avenue and shares the same parcel. Further research would need to be conducted to ascertain its relationship to the showroom. Although the building appears to be locally significant as an early automobile showroom in Burlingame, it does not appear to retain sufficient integrity, including the replacement of the large storefront windows, to convey its historic significance.

329 Lorton Avenue (Dodge Brothers Motor Cars Annex)

Located northwest of the showroom along Lorton Avenue, the annex is a one-story, brick building with a flat roof and stepped parapet. The marble cornice features an egg and dart motif. A segmental arched lintel with a marble keystone is located above the central entrance and flanking windows. The Dessin brothers constructed this annex around 1920.¹²⁰ Although this building appears to be of local interest for its contribution to the history of Burlingame's automobile industry, it does not appear retain sufficient integrity for listing in the California Register or the National Register due to the alteration of the storefront windows and entrances.

¹¹⁹ *Preliminary Historic Inventory, City of Burlingame*, 6; Ringler, "History of Burlingame Avenue," 60-1.

¹²⁰ Ringler, "History of Burlingame Avenue," 60-1.

1201 Oak Grove

The one-story, Craftsman bungalows at 625 California Drive and 1201 Oak Grove stand adjacent to each other along Oak Grove Avenue. Wood shingles clad both buildings, which also have wide eave overhangs, knee brackets, thin exposed rafter tails, and wood-sash windows. Although almost identical in design, 1201 Oak Grove is slightly smaller than its neighbor. Both buildings date from 1914. The buildings appear to be of local significance as examples of bungalows with a high level of integrity in Burlingame. However, they do not appear to be sufficiently significant examples of this architectural style to be eligible for listing in the California or National Registers. Additionally, they do not appear to be associated with a significant event or person in local, state, or National history.

2 Park Road

Constructed in 1948, this large, two-story Neoclassical commercial building has a full-height entry porch with Doric columns and a pediment. The building also has stucco cladding, quoins, and dentils at the cornice and pediment. The building, designed by Richard Bates, was featured in *Western Architect & Engineer* in April 1948. This building is of local interest as a large Neoclassical style building in Burlingame that retains a high level of integrity. However, it does not appear to be associated with a significant event or person or possess a level of architectural significance sufficient for listing in the California or National Registers.

49 Park Road

Constructed in 1907, this small bungalow has a hipped roof and horizontal, wood cladding. The inset porch has turned spindle supports and a metal railing. It appears to retain its original wood-sash, one-over-one, double-hung windows with lamb's tongues and louvered shutters. Joe Savill, son of Everett J. Savill (see 1132 Douglas Avenue), was born at this house on November 12, 1907. This building later became the office of Harry Francis Davis, Burlingame's first real estate broker and developer. Davis was largely responsible for adding Ray Park, Burlingame Hills, Skyline Manor, and Burlingame Manor to the city. Although the building appears to retain some integrity, the extensive modifications to the front porch prevent it from being eligible for the California or National Registers.

241 Park Road (Burlingame Woman's Club)

Constructed in 1913, the Burlingame Women's Club is set back from the street and fronted by a small lawn with plantings and a concrete pathway leading to the building. Its modern façade was added in the 1950s and has a stucco cladding with incised lines forming a regular grid on the eastern half and a Roman brick veneer on the western half. A flat roofed entry porch with metal supports shelters metal-sash double doors on this portion. An exterior stucco-clad chimney is also located on this façade.

The Burlingame Woman's Club was organized on May 31, 1907, and held its first meetings at the railroad station. The women were interested in making "village improvements," and focused on passing anti-liquor laws in Burlingame and constructing a safety station for passengers boarding trains running to and from San Francisco. The club then met in the Baptist Sunday School tent and in each other's homes until the clubhouse was constructed in 1913. The Craftsman structure was clad with wood shingles and featured a wide eave overhang, exposed rafter tails, a wood pergola, and a small gabled dormer on the façade. The current façade was added in the 1950s, and the exterior brick chimney appears to be all that remains from the original façade.¹²¹ Although the building appears to be of local interest for its association with the Burlingame

¹²¹ Preliminary Historic Inventory, *City of Burlingame*, 9.

Women's Club, an early organization in Burlingame, it does not appear to retain sufficient integrity for listing in the California or National Registers.

249 Primrose Avenue (American Trust Company)

The former American Trust Company building is a two-story, flat-roofed structure constructed of reinforced concrete, brick veneer, and a wide aluminum trim.¹²² Rectangular-in-plan, the primarily one-story building has a two-story portion that projects northwest at its rear. Designed in the International Style, the building's façade is characterized by the interchange of volumes and planes.

The American Trust Company, a bank based in San Francisco, commissioned the building in 1955 for its Burlingame branch.¹²³ The architecture firm of Stone, Mulloy, Marricini & Patterson designed the structure, and local contractors, Morris Daley & Sons, constructed it. The bank moved into its new offices that year, and five years later merged with Wells Fargo Bank to form Wells Fargo Bank American Trust Company. The company later changed its name to Wells Fargo Bank.¹²⁴ In 1976, Wells Fargo Bank celebrated its sixty-ninth anniversary of its Burlingame office.¹²⁵ The building currently stands vacant under the ownership of Safeway, Inc. The building appears to be of local interest as a Modern style building in Burlingame. However, it does not appear to be associated with a significant event or person or possess a level of architectural significance sufficient for listing in the California or National Registers.

251-277 Primrose Road

Constructed in 1937, this one-story commercial building has a gable roof clad in slate shingles at the front and a flat roof at the rear. The façade has a brick veneer cladding around the wood-sash storefront windows and two large gables with a broken pediment. The building also features clay tiles cladding the roof slope on the façade. This building appears to be of local interest as an early commercial building housing a variety of retail stores constructed during a period of tremendous growth in Burlingame and retains a good level of integrity. However, it does not appear to be associated with a significant event or person or possess a level of architectural significance sufficient for listing in the California or National Registers.

337-341 Primrose Road

This two-story commercial building constructed in 1928 retains a good level of integrity despite the extensive alterations at the first-story. The wood-sash, double-hung windows on the second story and the wood-sash, nine-pane awning windows running above the storefront windows appear to be original. Although the building retains a high level of integrity on the second story, the storefront modifications preclude the building from being eligible for the California or National Registers.

480 Primrose Road (Burlingame Public Library)

A bank building housed Burlingame's first library in 1908. However, the library quickly outgrew this space and the library board sought city funds to construct a new building at the corner of Primrose Road and Bellevue Avenue.¹²⁶ In 1930 voters finally approved a bond of \$65,000 to

¹²² "Bank to Open New Building Tomorrow." *Advance-Star*. December 2, 1955.

¹²³ "Announcing the Opening of the New Burlingame Office of American Trust Company," Open House Preview Announcement, 1955, and the County of San Mateo Assessor's Office.

¹²⁴ Historic property files, Burlingame Historical Society.

¹²⁵ Wells Fargo Ad, 1976.

¹²⁶ Lister and Currell, *A History of Burlingame*, 97.

construct a new library building. Noted Burlingame architect Ernest L. Norberg designed the Mission Revival style building, which featured stucco and tile cladding on the exterior and high ceilings with heavy wood beams and wood trim throughout the interior. Norberg regarded this as one of his favorite buildings and also designed the 1959 and 1971 additions, which nearly doubled the building's floor space.¹²⁷ The library was extensively remodeled in 1996. During the renovation, the central tower was raised, and the floor area was again expanded. Only portions of the reference and children's wings, including the roof and truss work, remain from the original building. Despite the extensive alterations, the library retains its inherent characteristics, including its stucco cladding, clay tile roof, and arched windows. Although this building stands as a local landmark in Burlingame's downtown, the library lacks sufficient integrity to be eligible for listing in the California or National Registers.

BIBLIOGRAPHY

- Anderson, Robert Bruce, and Thomas Rex Hardy. "1427 Chapin Avenue, Burlingame, California: Historic Resource Evaluation." Prepared for Baseline Environmental Consulting, November 3, 2005.
- Buchanan, Paul D. "Rediscovering San Mateo: Uncovering a most intriguing edifice at Burlingame and East." *San Mateo Daily Journal*, July 16, 2001.
- Burlingame Historical Society, biography files, historic property profiles, city directories, and photography collection.
- Burlingame Historical Society. "Burlingame Heritage Tour: Downtown." Burlingame: Burlingame Historical Society, 1976.
- Burlingame Historical Society website, "A Short History of Burlingame," <http://www.burlingamehistorical.org/page181.htm> (accessed January 11, 2008).
- California Office of Historic Preservation. *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.
- California Office of Historic Preservation. *California Register and National Register: A Comparison*, Technical Assistance Series 6. Sacramento, CA: California Department of Parks and Recreation, 2001.
- California Office of Historic Preservation. *User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory*, Technical Assistance Bulletin 8. Sacramento, CA: California Department of Parks and Recreation, 2004.
- Carey & Co. "Historic Resource Evaluation: Burlingame Safeway, Burlingame, California." Prepared for Environmental Science Associates, October 24, 2001.
- Carey, Tom. "A Not So Hidden Treasure on Burlingame Avenue." *The Record*. Burlingame Historical Society Newsletter, May 2001.

¹²⁷ Preliminary Historic Inventory, City of Burlingame, 9.

- Cohen, Russ. "A Brief History of Burlingame: How the City of Burlingame Came to Be..." City of Burlingame, 2007. <http://www.burlingame.org/Index.aspx?page=884> (accessed January 11, 2008).
- Corbett, Michael R. "Historical and Cultural Resource Survey: East Alameda County." Prepared for Lisa Asche, Planner, Alameda County Community Development Agency, June 17, 2005.
- Dolim, George S. Letter to William Meeker, City of Burlingame. 15 May 2008.
- Donovan, John J. "Recent Work of Ernest L. and John E. Norberg." *Architect and Engineer* 94, no. 3 (September 1928): 35-41.
- Evans, Beverley Louise. "Burlingame: Evolution of a Suburban Landscape." Master Thesis, San Francisco State University, May 1976.
- Evans, Beverley Louise, ed. *Burlingame Lively Memories: A Pictorial Review*. Burlingame, CA: Burlingame Historical Society, 1977.
- Gebhard, David, Eric Sandweiss, and Robert Winter, *The Guide to Architecture in San Francisco and Northern California* (Salt Lake City: Gibbs M. Smith, 1985), 133.
- Ignoffo, Mary Jo. *Milestones: A History of Mountain View, California*. Cupertino, CA: California History Center & Foundation, 2002.
- Krell, Dorothy, ed. *The California Missions*. Menlo Park, CA: Lane Publishing Company, 1989.
- Levy, Richard. "Costanoan." In *California*. ed. R. F. Heizer. Handbook of North American Indians, vol. 8. general ed. W. C. Sturtevant. Washington, DC: Smithsonian Institution, 1978.
- Lister, Constance and Geoffrey A. Currall, eds. *A History of Burlingame: published serially in the San Mateo Times beginning August 25, 1934*. Burlingame: The Burlingame Historical Society, 1978.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2005.
- National Park Service. *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15. Washington, DC: United States Department of the Interior, 1997.
- National Park Service. *How to Complete the National Register Registration Form*, National Register Bulletin 16A. Washington, DC: United States Department of the Interior, 1997.
- "Norberg Designs Packard's Home," *Burlingame Advance Star*, March 6, 1930.
- Preliminary Historic Inventory, City of Burlingame*. Prepared for Burlingame Planning Commission review, July 26, 1982.

Rawls, James J., and Walton Bean. *California: An Interpretive History*, 7th ed. New York: McGraw-Hill, 1998.

“San Mateo Park: History.” San Mateo Park. <http://www.sanmateopark.org/History> (accessed January 17, 2008).

Sanborn Fire Insurance Company Maps, 1921-1957.

Stanger, Frank Merriman. “From Suburb to City. . . 50 Years . . . in Burlingame.” *La Peninsula, Journal of the San Mateo County Historical Association* (May 1958).

Svanevik, Michael, and Shirley Burgett. *Burlingame: City of Trees*. San Francisco: Boutique & Villager and Custom & Limited Editions, 1997.

Treaty of Guadalupe Hidalgo, February 2, 1848, Article VIII, <http://www.yale.edu/lawweb/avalon>, accessed August 1, 2007.

Williams, Robert Luther. “Eighty Years of Subdivision Design: An Historical Evaluation of Land Planning Techniques in San Mateo County, California.” Master Thesis, University of California, Berkeley, 1966.

United States Federal Census, 1930. <http://www.ancestry.com> (accessed January 17, 2008).

United States Postal Service, Western Regional Office. “U. S. Post Offices in California, 1900-1941, Thematic Resources.” National Register of Historic Places Nomination Form. Jan 11, 1985.