

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 11 Resource name(s) or number (assigned by recorder) 1132 Douglas Avenue

P1. Other Identifier: Everett J. Savill Residence

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Mateo

***b. USGS 7.5' Quad** San Mateo, Calif.

Date 1999

***c. Address** 1132 Douglas Avenue

City Burlingame

Zip 94010

***e. Other Locational Data:** Assessor's Parcel Number 029-132-190

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1132 Douglas Avenue is single family residence comprising two stories over a partially exposed basement. The Queen Anne-style building is clad primarily in wood shingle and wood horizontal lap siding and is capped with a front gable roof with large shed dormers. The 1,344 sq. ft. building occupies an 8,100 sq. ft. lot on the north side of Douglas Avenue between California Drive and Primrose Road. The house was constructed in 1910 for Everett J. Savill, an early Burlingame resident. The house is sited approximately 20 feet back from the front lot line, and slightly west of lot center to accommodate a driveway at the east perimeter of the lot which leads to a one-car garage at the rear.

The primary façade faces south on Douglas Avenue and is arranged in a three-bay pattern. The exposed basement is clad in T-111 siding. At center, a short brick stair leads to a paneled and glazed wood porch door with a large transom window with corner moldings. Left of the porch door, the porch is enclosed by three large single paned wood frame windows, each with three-lite transom windows. The primary entrance to the house is located within the entry porch; additional porch fenestration includes a single pane wood framed window at left. Right of the porch door, there is a shallow angled bay clad in T-111 siding, which includes a double-hung vinyl sash window at each bay facet.

(See Continuation Sheet)

***P3b. Resource Attributes:** (list attributes and codes) HP2: Single Family Residence

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

P5a. Photo



P5b. Photo: (view and date)

View of primary (south) façade,
5/15/2013

***P6. Date Constructed/Age and Sources:** ☒ historic

1910, Assessor's Appraisal Report

***P7. Owner and Address:**

Burlingame Park LLC

8 Vista Lane

Burlingame, CA 94010

***P8. Recorded by:**

Page & Turnbull, Inc.

1000 Sansome Street, Suite 200

San Francisco, CA 94111

***P9. Date Recorded:**

05/15/2013

***P10. Survey Type:**

Intensive

***P11. Report Citation:** (Cite survey

report and other sources, or enter "none") None

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

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***P3a. Description: (continued)**

The second story of the primary façade is a large shingle-clad gable front, which includes a pair of centrally located double-hung wood sash windows with ogee lugs. Below these windows is a wood window box with faux-rafter tail detailing, and above the windows there is a hipped brow. At the gable peak there is a vented window with embellished wood molding. The gable is flared, and the primary façade terminates with flush eaves.

The east façade (**Figure 2**) faces the driveway and is largely visible from the street. The exposed basement level is clad in T-111 siding, and the first and second stories are clad in narrow wood horizontal lap siding. Fenestration at the first story includes a leaded glass window at left and a pair of double-hung vinyl sash windows with wide wood surrounds at right. The first story terminates with a moderate boxed eave overhang. The wide second story dormer includes a double-hung vinyl sash window with wide wood surrounds, and terminates with a shallow eave overhang. Portions of the dormer are clad in asphalt shingle. A two-story tall furnace ventilation pipe is located at the center of the façade.

The west façade (**Figure 3**) faces an abutting property and is largely not visible from the street. The exposed basement includes three vented windows. Fenestration at the first story includes two 12-lite sliding windows as part of the enclosed entry porch, a contemporary greenhouse window at center, and a pair of double-hung wood sash windows with ogee lugs towards the rear. The first story terminates with a moderate boxed eave overhang. The dormer includes two double-hung wood sash windows with ogee lugs and wide wood surrounds and terminates with a shallow eave overhang. Portions of the dormer are clad in asphalt shingle. A two-story tall furnace ventilation pipe is located at the center of the façade.

The rear (north) façade includes a full-height brick chimney stack at center that rises above the roofline (**Figure 4**). A contemporary wood deck spans the width of the façade and obscures the exposed basement. The first story is clad in wood lap siding and includes a fully-glazed entry door at left and, at right, an enclosed mud room clad in T-111 siding and capped with a hipped roof. The mud room includes a contemporary entry door and several vinyl sash windows. At the second story, which is clad in wood shingle, fenestration includes two double-hung windows—wood sash with ogee lugs at right and vinyl sash at left. The façade terminates with flush eaves.

A one story cinder-block garage with a wood overhead vehicular door and a paneled wood pedestrian door is located in the northeast corner of the backyard. The garage was constructed in 1952.

The house appears to be in good condition.



Figure 1: 1132 Douglas Avenue, east façade.
(Page & Turnbull, May 2013.)



Figure 2: 1132 Douglas Avenue, west façade.
(Page & Turnbull, May 2013.)

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Figure 3: 1132 Douglas Avenue, north (rear) facade.
(Page & Turnbull, May 2013.)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # 1132 Douglas Avenue

B1. Historic name: Everett J. Savill Residence
B2. Common name: 1132 Douglas Avenue
B3. Original Use: Single-Family Residence
B4. Present use: Single-Family Residence
*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
1132 Douglas Avenue was constructed in 1910; the original architect and builder are unknown. Additions and alterations with known permit dates include: reroofing (1984), removal and replacement of seven windows (2008). Additions and alterations with unknown permit dates include: enclosure of the front entry porch (prior to 1980), recladding of bay at primary façade (estimated 1985).

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

Original Location: _____

*B8. Related Features: none

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Association with early settlement _____ Area Burlingame Land Co. subdivision
Period of Significance Early settlement, 1885-1915 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Historic Context:

City of Burlingame

The first known inhabitants of the San Francisco peninsula were a linguistically and culturally diverse array of indigenous tribes known collectively as the Ohlone. The Ohlone lived in close relation with the tideland resources of the San Francisco Bay, in communities that the Spanish later termed *rancherías* -- small villages of unrelated family groups that collaborated in hunting, fishing, harvesting, and religious practices. Spanish settlement of the California coast began after 1770, and increased European presence on the San Francisco peninsula after the turn of the nineteenth century eventually led to a terminal decline in the area's once dense indigenous population. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

(See Page 9)

B13. Remarks:

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: May 15, 2013

(This space reserved for official comments.)

Source: San Mateo County Assessor's Office, 2013.
Modified by Page & Turnbull.



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During the era of Spanish control of the San Francisco peninsula, today's Burlingame was utilized as farmland, worked primarily by Ohlone people under the purview of Mission San Francisco de Asis. After Mexican independence from Spain in 1821, the process of secularization of formerly Church-controlled land saw large grants of land made available for purchase to private Mexican citizens.

The City of Burlingame was initially part of Rancho San Mateo, a Mexican-era land grant given by Governor Pio Pico to Cayetano Arena in 1845. Over the next four decades, the lands passed through the hands of several prominent San Francisco businessmen, including William Howard (1848) and William C. Ralston (1856). In 1866, Ralston sold over 1,000 acres to Anson Burlingame, the US Minister to China. Following Burlingame's death in 1870, however, the land reverted to Ralston, and eventually to Ralston's business partner, William Sharon. Very little formal development occurred during this period, with most of the land used for dairy and stock farm operations.

In 1893, William Sharon's trustee, Francis G. Newlands, proposed the development of the Burlingame Country Club as an exclusive semi-rustic destination for wealthy San Franciscans. A railroad depot was constructed in 1894, concurrent with small-scale subdivisions in the vicinity of Burlingame Avenue. During this time, El Camino Real acted as a de facto dividing line between large country estates to the west and the small village of Burlingame to the east. The latter developed almost exclusively to serve the needs of the wealthy estate owners.

Burlingame began to develop in earnest with the arrival of an electric streetcar line between San Mateo and San Francisco in 1903. However, the 1906 Earthquake had a far more dramatic impact on the area. Hundreds of San Franciscans who had lost their homes began relocating to Burlingame, which flourished after the disaster with the construction of new residences and businesses. Over the next two years, the village's population grew from 200 to 1,000. In 1908, Burlingame incorporated as a city, and in 1910 annexed the adjacent town of Easton to the north. The following year, the Burlingame Country Club area was also annexed to the City. By 1920, Burlingame's population had increased to 4,107.

Burlingame Land Company

The Burlingame Land Company was located north of Burlingame Avenue on land now bounded by Bellevue Avenue at the south, Oak Grove Avenue at the north, El Camino Real at the west, and California Drive at the east. The land was originally part of 440 acres owned by William Corbitt, a wealthy Scottish coffee merchant who acquired his land in the early 1870s and was one of the area's first full-time residents.¹ After Corbitt's death in 1898, the land was purchased by F. M. Moody and James Newlands Jr. (nephew of Burlingame landowner Francis Newlands). The land was subdivided in 1905 by civil engineer Davenport Bromfield and marketed by the real estate firm of Lyon and Hoag (**Figures 5 & 6**). Promotional materials describe the availability of 184 lots with water connections already established for every lot. Building covenants enforced a 25' setback for all properties to ensure a uniformly bucolic feeling.

Settlement of the Burlingame Land Co. subdivision was strongly affected by its location. Although Southern Pacific had established railroad service to Burlingame as early as 1894, transportation between Burlingame and San Francisco improved in frequency and reliability in 1903, when the United Railway Company began to operate electric streetcar service between San Francisco and San Mateo down California Avenue, the eastern perimeter of the Burlingame Land Co. area. Proximity to this convenient service made lots in the new subdivision attractive to buyers. Additionally, the subdivision was located directly north of Burlingame Avenue, one of the earliest settled streets in the town and the site of many town founders' homes. By 1910, however, Burlingame Avenue had become increasingly commercial, and the owners of these homes sought new locations for their homes. The Burlingame Land Co.'s physical proximity to Burlingame Avenue made it a logical choice for these moved homes. Three homes associated with the town's earliest residents, city clerk James Murphy, Dr. A. L. Offield, and train stationmaster George Gates, were moved in the 1910s from their original location on Burlingame Avenue to lots within the Burlingame Land Co. subdivision. These houses were moved to 1128 Douglas Avenue, 1124 Douglas Avenue, and 1214 Donnelly Street, respectively.² There they joined the neighborhood's earliest residents, among whom was Everett J. Savill.

1132 Douglas Avenue

The house at 1132 Douglas Avenue was constructed in 1910 for Everett J. Savill, an Iowa native who was raised by a butcher and became a butcher himself. Born in 1882, Everett Savill was living by 1900 in Oakland and working as a clerk in a market. By 1909, he had married his wife Esther and opened a butcher shop in Burlingame, where he cut meat and Esther worked as the bookkeeper. In 1910, Savill commissioned the construction of the Queen Anne cottage at 1132 Douglas Avenue. According to the recollection of Savill's son Marvin Joe Savill, the Savill house was the third house on Douglas Avenue; the first was built for sales agent Steven Doyle, the second for wholesaler Eugene Bannerot (neither extant), and the fourth was James R. Murphy's house,

¹ "History of Burlingame", Vinther Properties website, http://www.vintherproperties.com/Burlingame_City_Facts.htm.

² Joanne Garrison, *Burlingame Centennial, 1908-2008*, (Burlingame, CA: Burlingame Historical Society, 2007).

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B10. Significance (cont'd):

moved to Douglas Avenue from 1206 Burlingame Avenue in 1914.⁵

The 1910 United States Federal Census recorded a small crowd living in the new Savill house. In addition to Everett and Esther, there were also two female servants living in the house, three male laborers, and Everett and Esther's young son Marvin Joe Savill. Marvin (who went by Joe) spent his entire life in residence at the house on Douglas Avenue and retained ownership of the property until his death in 1999.

When Everett Savill moved in to his new home, the lot was wider and included an ancillary building that may have been a carriage house (**Figures 7 & 11**). By 1921, the carriage was labeled as an auto garage on Sanborn maps. The adjacent lot was owned by James R. Murphy, San Mateo county clerk and Burlingame's station master.

In 1918, Savill was the manager of the Burlingame Meat Market, located at 1108 Burlingame Avenue. Joe Savill worked as a cutter in his father's market for most of his young life, followed by several years in the U. S. Army, after which he returned to the house on Douglas Avenue and was employed as a meat cutter. Everett Savill owned and operated the Burlingame Meat Market until his retirement in 1945.

Everett Savill passed away in November 1947 after a long illness. At his time of death, he was regarded as a Burlingame pioneer.⁶ He was an active member of the Holy Name Society of St. Catherine's Church in Burlingame, Woodmen of the World, and an honorary member of the Peninsula Meat Dealers Association. After his death, his wife Esther continued to live in the house on Douglas Avenue, joined by her son Joe. Esther Savill died in 1972, after which Joe occupied the house. After Joe Savill died in 1999, ownership of the property passed through several hands in the 2000s. This included the following: James Paul Laumond (1999), Manoocheha Javaherian (2003), Denham LLC (2004), Burlingame Land Ventures LLC (2007), and Burlingame Park LLC (2011).

Evaluation (Significance):

The house at 1132 Douglas Avenue is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The building does not appear in the California Historical Resources Information System (CHRIS), indicating that no record of previous survey or evaluation is on file with the California Office of Historic Preservation (OHP). The City of Burlingame does not currently have a register of historic properties, and therefore the property is not listed locally.

In February 2008, the City of Burlingame engaged Carey & Co. Inc. to complete an inventory of historic resources for the Downtown Specific Plan Area. The purpose of this inventory was to identify properties that appeared eligible for listing on the California Register of Historical Resources or the National Register of Historic Places. The inventory included 1132 Douglas Avenue as one of 23 structures that Carey & Co. found would qualify as historic resources for the City of Burlingame and appeared eligible for the California and/or the National registers. No register nomination action was taken in response to these 2008 findings. Alterations have been made to the primary façade of the house since it was surveyed for the 2008 inventory.

Criterion A/1 (Events)

Constructed in 1910, 1132 Douglas Avenue does not appear to be individually eligible for listing in the National or California Registers under Criterion A/1 (Events) for association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The house was built relatively early in Burlingame's suburban development, but was one of a number of buildings constructed by the early 1910s, as evidenced by the 1913 Sanborn Map (**Figure 8**). The house does convey contextual significance in association with the development of the Burlingame Land Co. subdivision, but it does not appear significant or influential in the development of the neighborhood. Therefore, 1132 Douglas Avenue does not appear to be individually eligible for listing under Criterion A/1 (Events).

Criterion B/2 (Persons)

1132 Douglas Avenue does not appear to be individually eligible for listing in the National or California Register under Criterion B/2 (Persons). The property is associated with its long-time owner and occupant Everett J. Savill. Although Savill is remembered as an early resident of Burlingame, his contributions to the history of Burlingame do not meet the threshold of significance for register inclusion. Esther and Marvin Joe Savill similarly do not garner significance for the property. Therefore the property is not eligible for

⁵ Property file, 1132 Douglas Avenue, Burlingame Historical Society.

⁶ "Everett J. Savill Obituary", *San Mateo Times*, November 6, 1947.

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register inclusion under Criterion B/2.

Criterion C/3 (Architecture)

1132 Douglas Avenue does not appear to be individually eligible for listing in the National or California Registers under Criterion C/3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. The Queen Anne-style building is relatively well preserved and had undergone moderate alterations, but displays little in the way of characteristic period style or detailing. It is a modest example of the style and does not appear to be an influential or noteworthy example of residential construction in the neighborhood. The architect and builder are unknown and cannot be considered masters. Therefore, the property is not individually significant for its architectural merit and does not appear eligible for register inclusion under Criterion C/3.

Criterion D/4 (Information Potential)

This property was not assessed for its potential to yield information important in prehistory or history, per National Register and California Register Criterion D/4 (Information Potential). This Criterion is typically reserved for archeological resources. The analysis of the house at 1132 Douglas Avenue for eligibility under Criterion D/4 (Information Potential) is beyond the scope of this report.

Evaluation (Integrity):

The house at 1132 Douglas Avenue stands where it was originally constructed and therefore retains integrity of location. Integrity of setting is has been compromised to an extent because the surrounding residential neighborhood has shifted from an area characterized by single family homes to one that is increasingly characterized by larger multi-unit apartment buildings and condominiums. A few other homes from this era of early settlement area extant in the area, including 1124 and 1128 Douglas Avenue, which bolsters integrity of setting. The building retains overall integrity of design, though integrity of materials and workmanship has been somewhat compromised due to the use of replacement materials at the windows and angled bay. The building retains integrity of feeling and association because the house continues its use as a single family residence. Overall, the building retains integrity.

Conclusion

1132 Douglas Avenue does not appear to be individually eligible for listing in the California Register under Criterion A/1. The California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning that it was "found ineligible for National Register, California Register or Local designation through survey evaluation."

This conclusion does not address whether the building would qualify as a contributor to a potential historic district. A cursory inspection of the surrounding area reveals a moderate concentration of early twentieth-century residences that warrant further study. Additional research and evaluation of Burlingame Land Co. subdivision as a whole would need to be done to verify the neighborhood's eligibility as a historic district.

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***B12. References:**

- Brechin, Gray. *Imperial San Francisco*. Berkeley, CA: University of California Press, 1999.
- Building Permit Records, 1132 Douglas Avenue, Burlingame, CA
- Burlingame City Directories.
- Burlingame Historical Society files.
- Burlingame Planning Department, Property file: 1132 Douglas Avenue.
- Burlingame Property Owner Cards, Burlingame Historical Society.
- Carey & Company. "Draft Inventory of Historic Resources: Burlingame Downtown Specific Plan." February 19, 2008.
- Condon-Wirgler, Diane. "Burlingame Park, Burlingame Heights, Glenwood Park." Burlingame, CA: Burlingame Historical Society, ca. 2004.
- Evans, Beverley L., ed. *Burlingame: Lively Memories- a Pictorial View*. Burlingame, CA: Burlingame Historical Society, 1977.
- Garrison, Joanne. *Burlingame: Centennial 1908-2008*. Burlingame, CA: Burlingame Historical Society, 2007.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2003.
- Online Archive of California, "Loomis (Francis B.) Papers."
- Parcel History, San Mateo County Hall of Records, Redwood City.
- "Preliminary Historic Resources Inventory: City of Burlingame." July 26, 1982.
- United States Federal Census records: 1900, 1910, 1920, 1930.
- San Mateo County Assessor Records.
- Sanborn Fire Insurance Company maps: 1921, 1949.

Historic Maps and Photographs:

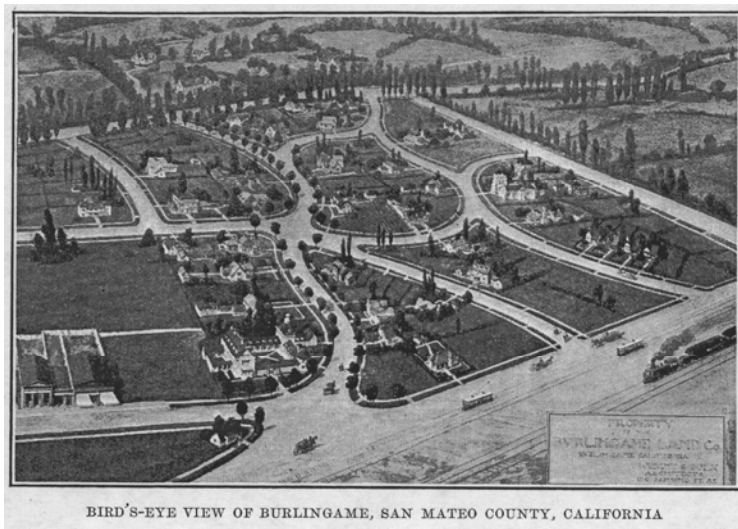


Figure 5: Illustration of Burlingame Land Co. subdivision, ca. 1905, from Lyon & Hoag promotional brochure.
Source: Burlingame Historical Society.

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Figure 6. Burlingame Land Co. Subdivision Map, 1905.
Subject property located on larger lot, highlighted; map edited by author.



Figure 7: Men in front of the Burlingame Meat market, ca 1915. Source: Burlingame Historical Society.



Figure 8. 1913 Sanborn Fire Insurance Company map of the subject block with 1132 Douglas Avenue highlighted in red; edited by author. Savill barn is located on adjacent property to the east.



Figure 9. 1921 Sanborn Fire Insurance Company map of the subject block with 1132 Douglas Avenue highlighted in red; edited by author.



Figure 10. 1949 Sanborn Fire Insurance Company map of the subject block with 1132 Douglas Avenue highlighted in red; edited by author.

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Figure 11: 1132 Douglas Avenue, ca. 1910.
Source: Burlingame Historical Society.



Figure 12: 1132 Douglas Avenue, 1980.
Source: Burlingame Historical Society.