

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 15 Resource name(s) or number (assigned by recorder) 1629 Howard Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County San Mateo
*b. USGS 7.5' Quad San Mateo, Calif. Date 1999
*c. Address 1629 Howard Avenue City Burlingame Zip 94010
*d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN
*e. Other Locational Data: Assessor's Parcel Number 028-316-280

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

1629 Howard Avenue is located on a 50-by-100-foot lot on the south side of Howard Avenue between Occidental and Costa Rica avenues in the Burlingame Park neighborhood. Built in 1919-1920, 1629 Howard Avenue is a 1,600-square-foot one-story-over-basement wood-frame residence in the Craftsman style. The rectilinear-plan building, clad in stucco siding, sits on a concrete foundation and features a side gabled roof. A covered entry porch at the northwest corner of the residence features a cross-gabled roof supported by battered columns. The asphalt shingle-clad roof forms include overhanging eaves with wood soffits, decorative knee braces, and exposed purlin tails with elaborated ends. Exposed rafter tails are visible on the north and south facades. The gable ends of the roof forms have a simple wood fascia. The residence contains an interior chimney clad in stucco located at the northeast end of the building. All windows on the main residence are non-original vinyl-sash windows set in narrow vinyl frames. The property includes a detached garage at the rear southwest corner of the lot, accessed by an asphalt and concrete driveway. The original detached wood-frame garage, built at the same time as the residence, was rebuilt in 1960. The current garage has an L-shaped plan with a front-gabled roof, set on a concrete foundation, and clad in horizontal wood channel siding. All doors and windows on the garage are wood with wood framing.

(See Continuation Sheet, page 2.)

***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 the primary (north) façade,
April 9, 2018.

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
1919-1920 (new construction permit, water tap records)

***P7. Owner and Address:**
Peter & Judith Cittadini
1629 Howard Avenue
Burlingame, CA 94010

***P8. Recorded by:**
Page & Turnbull, Inc.
417 Montgomery Street, 8th Floor San
Francisco, CA 94104

***P9. Date Recorded:**
4/9/2018

***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)

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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 15

Resource Name or # (Assigned by recorder) 1629 Howard Avenue

*Recorded by Page & Turnbull, Inc.

*Date April 9, 2018 ☒ Continuation ☐ Update

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

The primary façade of 1629 Howard Avenue faces north (**Figure 1**).¹ The primary façade includes typical cladding and overhanging eaves with exposed rafter tails. At the east end of the primary façade is a fixed, vinyl-sash picture window with a simulated divided-lite transom (**Figure 2**). Located at the northwest corner of the residence is an entry porch that projects from the primary (north) and west facades. The cross-gabled roof of the entry porch is supported by four battered columns that extend down to the ground level. Wood beams that span the length above the columns have elaborated ends. The area below the gables of porch roof are infilled with stucco cladding and feature decorative wood knee braces. The porch is accessed by a concrete walkway that leads to a set of brick stairs flanked by low, stucco-clad walls with brick caps (**Figure 3**). A non-original metal railing runs up the middle of the staircase. Two short stucco-clad piers flank the staircase at the porch level. Around the perimeter of the porch, between the piers and battered columns, are simple wood railings. The floor of the porch is clad in tile with a brick edge, and the ceiling is clad in stucco. The primary entrance to the building is located on the primary façade, slightly east of the staircase. The primary entry door is a glazed wood door with true divided lites set in a wood frame with a molded surround (**Figure 4**). The entry porch wraps around to the west façade (**Figure 5**).



Figure 1. Aerial photograph of 1629 Howard Avenue. Subject property outlined in orange.
Source: Google Maps, 2018. Edited by Page & Turnbull.

¹ The primary façade of 1629 Howard Avenue faces slightly northwest of true north, but for the purposes of this report the facades will be referred to as primary (north), east, rear (south), and west.

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 15

Resource Name or # (Assigned by recorder) 1629 Howard Avenue

*Recorded by Page & Turnbull, Inc.

*Date April 9, 2018 ☒ Continuation ☐ Update



Figure 2. Primary (north) façade, looking south. The window at the east end of the façade is largely obscured by trees.



Figure 3. Detail of stairway leading to the entry porch on the primary façade, looking southwest.



Figure 4. Primary entry door, located on the primary (north) façade, looking south.



Figure 5. Entry porch, which wraps around to the west façade, looking south.

The west façade of the residence faces a driveway that leads to the detached rear garage (**Figure 6**). The west façade contains typical siding and typical overhanging eaves and wood fascia. The entry porch, which is located at the northwest corner of the residence, projects from the west façade (**Figure 7**). The porch includes typical features found on the primary (north) façade such as stucco-clad battered columns, wood railings spanning columns, infilled sections under the gable ends, and overhanging eaves with decorative knee braces. Leading out from the living room onto the porch on the west façade is a set of original double-doors (**Figure 8**). The wood doors are glazed with true divided lites and are set in a wood frame with molded surround.

Exposed purlin tails with elaborated ends and decorative wood knee braces are located beneath the gable end of the primary roof form on the west façade (**Figure 9**). The main gable peak also includes decorative detailing with vertical wood boards. South of the porch, the west façade features an angled bay that extends down to the ground level, capped by an asphalt shingle-clad roof with exposed wood rafter tails. The angled bay contains a fixed picture window with a simulated divided-lite transom flanked by double-hung windows. Above the south end of the angled bay is a small wood vent. South (right) of the angled bay is a pair of two double-hung windows and one larger double-hung window. All double-hung windows on the west façade vinyl-sash and include screens.

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 15

Resource Name or # (Assigned by recorder) 1629 Howard Avenue

*Recorded by Page & Turnbull, Inc.

*Date April 9, 2018 ☒ Continuation ☐ Update



Figure 6. Partial view of the west façade, looking northeast.



Figure 7. Partial view of the porch on the west façade and the driveway leading to the detached rear garage, looking south.



Figure 8. Glazed double-doors located on the west façade, leading to the entry porch.



Figure 9. Decorative detailing, wood knee braces, and exposed purlin tails with elaborated ends under the gable of the west façade.

The rear (south) façade faces a small yard and contains typical cladding and typical overhanging eaves with exposed rafter tails (**Figure 10**). At the west end of the rear façade is a set of glazed, vinyl double-doors set in a wood frame that lead to an elevated wood deck (**Figure 11**). The wood deck is accessed by wood steps and includes a wood railing with wood balusters and clear plastic panels. The area below the elevated deck is enclosed by wood lattice panels. East of the wood deck is a projecting, partial-height volume capped with an asphalt shingle-clad shed roof with a synthetic slab door leading down to the basement of the residence. Above the basement door is a fixed-over-awning window. At the east end of the rear façade is a projecting bay enclosed by an extension of the primary roof form. The projecting bay contains a set of four casement windows with simulated divided lites.

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 15

Resource Name or # (Assigned by recorder) 1629 Howard Avenue

*Recorded by Page & Turnbull, Inc.

*Date April 9, 2018 ☒ Continuation ☐ Update



Figure 10. Rear (south) façade, looking north.



Figure 11. Wood deck at the west end of the rear façade, looking northwest.

The east façade faces a very narrow side setback and the adjacent home at 1625 Howard Avenue (**Figure 12**). The east façade has typical siding, as well as the typical elaborated purlin tails, knee braces, and decorative gable details found on the west façade. From south to north (left to right), the east façade features three double-hung windows and two fixed windows with simulated divided lites. All of the double-hung windows on the east façade include screens. Above the north end of the east façade is an interior chimney clad in stucco (**Figure 13**).



Figure 12. Partial view of east façade, looking south. Subject residence is on the right, and the neighboring home at 1625 Howard Avenue is on the left.



Figure 13. Partial view of the north end of the east façade, looking southwest.

The detached garage is L-shaped in plan with horizontal wood channel siding and features a front-gabled roof with asphalt shingle cladding (**Figure 14**). The north façade of the garage contains a retractable garage door with horizontal wood channel siding and a wood Dutch door on the recessed wing. The east façade of the garage includes a fixed divided-lite wood-sash window set in a wood frame and sill (**Figure 15**). On the north, recessed portion of the east façade of the garage is a fully-glazed wood door with true divided lites (**Figure 16**).

The subject lot contains a grass front lawn with several trees that partially obscure the east side of the primary (north) façade. One Italian cypress tree is located west of the staircase leading to the front porch. The rear yard is enclosed by a wood fence and includes a small grass lawn at the southeast corner (**Figure 17**). Exposed-aggregate concrete surrounds the rear wood deck at the ground level. The side yard on the east side of the residence, enclosed by a wood gate, is narrow, over-grown, and not readily accessible. At the west side yard, a driveway leads to the detached rear garage located at the southwest corner of the lot. A tall

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

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 15

Resource Name or # (Assigned by recorder) 1629 Howard Avenue

*Recorded by Page & Turnbull, Inc.

*Date April 9, 2018 ☒ Continuation ☐ Update

wood fence extends from the southwest corner of the main residence to the northeast corner of the garage and includes a swinging gate that leads to the rear yard.



Figure 14. North façade of the detached garage, looking south. Dutch door partially visible to the left.



Figure 15. East façade of the detached garage, looking west.



Figure 16. Fully-glazed door on the north end of the east façade of the garage, looking west.



Figure 17. View of the rear yard, enclosed by a wood fence, from the elevated wood deck, looking southeast.

The surrounding neighborhood of Burlingame Park contains many homes built in Craftsman and revival styles. The neighboring adjacent property to the west is 160 Occidental Avenue, built in 1926, and to the east is 1625 Howard Avenue, built in 1924 (Figure 18). Across the street, at the intersection of Occidental and Howard avenues, is 200 Occidental Avenue, built in 1922 (Figure 19).



Figure 18. 1625 Howard Avenue, built in 1926, is located adjacent the subject property to the east, looking south.



Figure 19. 200 Occidental Avenue, built in 1922, is located across the street from the subject property, looking north.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7 of 15

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 1629 Howard Avenue

B1. Historic name: 1629 Howard Avenue

B2. Common name: 1629 Howard Avenue

B3. Original Use: Single-Family Residence

B4. Present use: Single-Family Residence

*B5. Architectural Style: Craftsman

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

Based on a new construction permit application on file at the Burlingame Community Development Department, construction on 1629 Howard Avenue was initiated in late 1919. The building is known to have been connected to the municipal water system in December 1919. Construction on the building was likely completed in 1920, which was the first year that the home was occupied. Based on the footprint of the main residence as illustrated in the 1921 Sanborn map, which dates to just over a year after completion of the subject property, the building retains its original mass and plan. The 1921 and 1946 Sanborn maps illustrate a small, rectangular plan detached garage. A 1960 permit specifies the "rebuilding" of the garage, which based on visual evidence appears to have included an extension on the north façade of the garage to create an L-plan. Permitted work in the 1970s and 1980s included reroofing and minor plumbing repairs. In 1994, the kitchen and two bathrooms were remodeled, and an interior load-bearing wall was removed between an existing bedroom and sunroom to create a larger master bedroom. During the 1994 remodel, all original wood-sash windows on the residence were replaced with vinyl-sash windows. In 1994, new redwood deck was also constructed at the southwest corner of the residence, accessed by a new door on the south façade. A photograph dating to 1962 indicates a screen door on the primary entry door, which may have been original but has since been removed. The projecting entryway and door to the basement on the rear (south) façade also appear to be a later alteration.

(For table of building permit applications, see Continuation Sheet, page 8.)

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

*B8. Related Features: None

B9a. Architect: Architect unknown

b. Builder: L. A. Kern

*B10. Significance: Theme: N/A Area Burlingame Park

Period of Significance N/A Property Type Single-Family 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 lands that would become the City of Burlingame were initially part of Rancho San Mateo, a Mexican-era land grant given to Cayetano Arena by Governor Pio Pico in 1845. Over the next four decades, the lands passed through the hands of several prominent San Francisco businessmen, including William Howard (purchased 1848) and William C. Ralston (purchased 1856). In 1866, Ralston sold over 1,000 acres to Anson Burlingame, the US Minister to China. Following Burlingame's death in 1870, 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.

(See Continuation Sheet, page 8.)

B11. Additional Resource Attributes: (List attributes and codes)
None

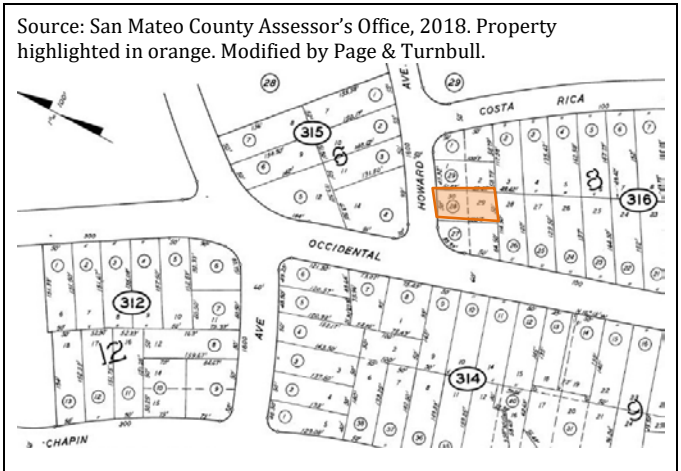
*B12. References: See Continuation Sheet, page 12.

B13. Remarks: None

*B14. Evaluator: Hannah Simonson, Page & Turnbull, Inc.

*Date of Evaluation: April 9, 2017

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 8 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9,2018 ☒ Continuation ☐ Update

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

Primary # _____
HRI # _____
Trinomial _____

Page 9 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9, 2018 ☒ Continuation ☐ Update

***B6. Construction History (continued):**

Building permit applications on file at the Burlingame Community Development Department reveal the following alterations and updates:

| Date | Permit # | Owner | Description |
|------------|----------|-----------------|---|
| 10/18/1919 | 25 | | New construction permit: 1629 Howard Avenue, south side 50 east of Occidental, Block 8. L. A. Kern. |
| 9/1/1960 | 933 | Fisher | Rebuilding garage. |
| 5/16/1979 | 2722 | Zina G. Baskett | Remove old roofing asphalt shingles and reroof. |
| 8/27/1980 | 1987 | Zina G. Baskett | Plumbing permit. |
| 9/14/1989 | 8818 | Zina G. Baskett | Replace hot water heater. |
| 10/18/1994 | 9404779 | Zina G. Baskett | Remodel kitchen and two bathrooms with electrical service upgrade and replacement of all windows; remove load-bearing wall between bedroom 2 and sunroom to create master bedroom; new redwood deck; add French doors at breakfast nook to exit on to new deck. |
| 12/8/1994 | 9405058 | Zina G. Baskett | Reroof. |
| 12/21/1994 | 9405128 | Zina G. Baskett | Revision to approved plans prior to final inspection – new header at bedroom 2/sunroom window. |
| 12/22/1994 | 9405141 | Zina G. Baskett | New wood deck, 120 sq. ft. and new doors to deck. |

***B10. Significance (continued):**

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 and fires had a far more dramatic impact on the area. Hundreds of San Franciscans who had lost their homes began relocating to Burlingame, which boomed 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 north adjacent town of Easton. 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 Park Neighborhood

The subject property was constructed in the Burlingame Park neighborhood, one of three subdivisions (including Burlingame Heights and Glenwood Park) created from lands that were part of the San Mateo Rancho. William C. Ralston, having reacquired the property following Burlingame's death, began to develop plans for a residential park in this area as early as 1873. Initially, Ralston hired William Hammond Hall to draw up a plan for an exclusive residential development to be called Burlingame Park.

Hall's early plan was never realized, but work began on the residential development in the 1890s under Francis Newlands. Newlands commissioned Hall's cousin, Richard Pindell Hammond, Jr., to draw up a new plan for the subdivision. The plan "centered on a communal country club and featured winding tree-lined roads, ample lots, and polo fields for the residents."² The land was subdivided, and the streets were laid out in May 1905 by Davenport Bromfield and Antoine Borel. The residential neighborhood is located in close proximity to the Burlingame Country Club and the neighborhood was officially annexed to the City of Burlingame in 1911.³

Burlingame Park, Burlingame Heights, and Glenwood Park were the earliest planned residential developments in Burlingame and were subsequently followed by Burlingame Terrace, Burlingame Grove, Burlingame Villa Park, and Easton. Burlingame Park is bounded by County Road to the north; Burlingame Park, Crescent, and Barroilhet avenues to the east; Pepper Avenue to the south; and Bellevue Avenue to the west. Sanborn Fire Insurance Company maps indicate that Burlingame Park developed over a period of about 50 years. Modest residences were constructed within the subdivision in the early years. The town of Burlingame experienced a residential building boom in the early 1920s and most of the residences within the neighborhood were constructed in the 1920s and 1930s. Thus, 1629 Howard Avenue, completed in 1920, was among the earlier properties to be constructed in the neighborhood. Today, the neighborhood represents the progressive development of the subdivision from the time it was first laid out in 1905, through the early twentieth century building boom, to the present day. In terms of architecture, most of the homes in the neighborhood are some variation of Craftsman or various revival styles (often altered).

² Gray Brechin, *Imperial San Francisco* (Berkeley, CA: University of California Press, 1999), 94.

³ Diane Condon-Wirgler, "Burlingame Park, Burlingame Heights, Glenwood Park," (Burlingame, CA: Burlingame Historical Society, ca. 2004).

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 10 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9,2018 ☒ Continuation ☐ Update

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

Primary # _____
HRI # _____
Trinomial _____

Page 11 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9, 2018 ☒ Continuation ☐ Update

1629 Howard Avenue

An original building permit application on file at the City of Burlingame's Community Development Department for 1629 Howard Street is dated October 18, 1919 and specifies a cost of \$5,000 and the name L. A. Kern. Although the permit does not specify whether L. A. Kern is the owner and/or builder of the property, a residential builder by the name of L. A. Kern was active in San Francisco and Marin counties in the early twentieth century, and was likely the builder of 1629 Howard Avenue.⁴ 1629 Howard Avenue was connected to the municipal water system in December 1919 (**Figure 20**). Originally Block 8 of Burlingame Park Subdivision No. 2 featured approximately 50-foot-wide lots fronting Costa Rica and Occidental avenues (**Figure 21**). In the late 1910s, the two northwestern-most lots were reconfigured to front Howard Avenue; by the early 1920s, the two northeastern-most lots were also reconfigured to front Howard Avenue. Construction on 1629 Howard Avenue appears to have been completed in 1920. The first occupants listed are in the 1920 Burlingame City Directory as Hermon J. Prickett, an insurance salesman, and his wife Elizabeth. The earliest Sanborn map of the property dates to March 1921 and shows the one-story residence with a covered porch at the northwest corner and a detached one-story automobile garage at the rear southwest corner of the property (**Figure 22**). Based on the footprints of the main residence in the 1921 Sanborn map, which depicts the property just over a year after original construction, the mass and footprint of the house have remained relatively unchanged over time, except for a small projecting bay enclosing a door to the basement on the rear facade. The subject property is also depicted on the 1949 Sanborn map, which shows the same building footprint at 1629 Howard Avenue, and the surrounding neighborhood fully developed (**Figure 23**). Permits indicate that the garage was "rebuilt" in 1960 in roughly the same location as the original garage structure.

The earliest historic photograph of the Craftsman-style residence found during research dates to March 1962 (**Figure 24**). The photograph shows that the primary entry door once included a screen door and that the original wood-sash windows on the primary façade had a similar configuration to the replacement vinyl-sash windows that are extant today. A photograph dated June 1974 illustrates the rebuilt detached rear garage (**Figure 25**). In the historic photographs, the front yard contains a grass lawn with bushes along the north façade of the residence. Two Italian cypress trees flanking the stairway to the entry porch, which appear to have been recently planted in the 1962 photograph, are much taller in the later 1974 photograph.

Owner and Occupant History

Research has identified Hermon J. and Elizabeth T. Prickett as the original occupants of 1629 Howard Avenue. Alfred W. Stickney, a mining engineer, and his wife Harriet, subsequently purchased the subject property in 1925 and resided in the home until 1930, and rented the home out to tenants until 1942. Later owners and occupants typically lived at the subject property for a relatively short period of time – at times as brief as one year. By 1979, the subject property was purchased by Zina G. Baskett. Little information was uncovered about Baskett who appears to have rented out the home to various tenants, including to Karen Baba who applied for a permit to run her floral and gardening business, Plant Decor, out of 1629 Howard Avenue in 1990.⁵ The current owners of 1629 Howard Avenue purchased the property from Baskett in 2012.

The following table outlines the ownership and occupancy history of 1629 Howard Avenue, compiled from Burlingame city directories, Ancestry.com, and City of Burlingame Ownership Cards on file at the Burlingame Historical Society:

| Years of Ownership/Occupation ⁶ | Name(s) of Owners (known owners in bold) and Tenants | Occupation (if listed) |
|--|--|---|
| 1920 – 1924 | Hermon J. and Elizabeth Prickett | Insurance |
| 1925 – 1942 | Alfred W. and Harriet A. Stickney | Mining Engineer |
| 1931 | Carl W. & Milliard Schmidt | El Servitor |
| 1932 | Daniel & Edith Harington | Salesman |
| 1933 | Vacant | |
| 1934 | J. T. and Katherine Ryan | Salesman |
| 1935 | Vacant | |
| 1936 – 1940 | Jacob and Frances Treager | Chemical Manufacturing |
| 1941 – 1946 | Joseph M. & Nelle Crotty | District Credit Manager at Graybar Electric Co. |
| 1947 – 1949 | Hamilton H. & Geraldine (Jerry) V. Hatfield | Real Estate |

⁴ Building contracts given to L. A. Kern appear in various Bay Area newspapers during the early twentieth century; examples include, "Building Contracts," *San Francisco Call*, May 17, 1902; "Building Contracts," *San Francisco Call*, May 24, 1913; and "Documents Filed in the Recorder's Office," *Marin County Tocsin*, May 6, 1916.

⁵ Application for Home Occupation dated May 10, 1990, City of Burlingame, Community Development Department, permit files for 1629 Howard Avenue.

⁶ Years of ownership and occupation are approximate based on Burlingame city directories, public records available through Ancestry.com, and City of Burlingame Ownership Cards on file at the Burlingame Historical Society. These records do not always specify the exact date of purchase or occupation. For the purpose of this table, only the known years of ownership or occupation are included.

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

Primary # _____
HRI # _____
Trinomial _____

Page 12 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9, 2018 ☒ Continuation ☐ Update

| Years of Ownership/Occupation ⁶ | Name(s) of Owners (known owners in bold) and Tenants | Occupation (if listed) |
|--|--|---|
| 1950 – 1952 | Richard E. & Norma Ruberg | Cab Driver |
| 1953 – 1960 | Robert V. & Jean Ohlson | Farmers Insurance Group |
| 1960 – 1962 | Harland R. & Winnie E. Fisher | District Manager, Farmers Insurance Group |
| 1962 – 1973 | Gerald A. & Yvonne Leever | Inspector at United Air Lines, later a Manager at Ultek |
| 1973 – 1974 | Lillian R. Ware | |
| 1974 – 2012 | Zina G. Baskett & Douglas S. Baskett | Unknown; World Affairs Council ⁷ |
| 1975 | Michael Gibson | |
| 1976 – 1980 | Meleane Tuitarake | Retired |
| 1990 | Karen Baba | Florist/Gardening |
| 2012 – present | Peter & Judith Cittadini | |

Evaluation:

The property at 1629 Howard 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) as of 2012, 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 beyond the Downtown Specific Plan Draft Inventory of Historic Resources, on which the subject property is not listed, and therefore the property is not listed locally.⁸

Criterion A/1 (Events)

1629 Howard Avenue does not appear to be individually eligible for listing in the National Register under Criterion A or in the California Register under Criterion 1 (Events) for its association with any 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 residence was constructed in 1919-1920, during a major wave of development of the Burlingame Park subdivision. However, the property does not retain a particularly representative association with this context as an integral property in the neighborhood's development; it was one of many built during the 1920s in the subdivision. The property may be eligible as a contributor to an historic district, but the evaluation of a potential district is outside the scope of this report. The property does not appear to rise to a level of significance necessary to be individually eligible for the National Register or California Register under Criterion A/1.

Criterion B/2 (Persons)

1629 Howard Avenue does not appear to be individually eligible for listing in the National Register under Criterion B or the California Register under Criterion 2 (Persons). The longest owner, Zina G. Baskett, does not appear to have ever resided at the subject property, but is known to have lived at 1124 Bernal Avenue in Burlingame. Zina Baskett's profession is unknown and her husband, Douglas Sebree Baskett, appears to have worked for the World Affairs Council, a non-profit, non-partisan organization engaged in international affairs. No additional information was found about Zina or Douglass that would indicate significant contributions to the local community or their professions, especially in association with this property. The second longest owner was Alfred W. Stickney, who worked as a mining engineer, and his wife Harriet. The Stickneys owned the subject property at 1629 Howard Avenue from 1925 to 1942, but only occupied the residence for approximately six years. Although Stickney worked in mining engineering for several decades, little additional information was discovered that indicated significant contributions to the local community or broader history of the trade. The property was owned and occupied by a variety of working-class and middle-class residents, many of whom only resided in the home for only a few years. Research does not indicate that any former owners and occupants rose to a level of significance at the local, state, or national level such that the property would be individually eligible for listing under Criterion B/2.

Criterion C/3 (Architecture)

1629 Howard Avenue does not appear to be individually eligible for listing in the National Register under Criterion C or the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. The residence retains its original footprint and massing but has been re-clad with asphalt shingle roofing and all original wood-sash windows have been replaced with vinyl-sash replacements. The detached garage has been entirely rebuilt and expanded. The residence features typical Craftsman style elements, including its gable roof with overhanging eaves, front entry porch with battered columns, exposed rafter tails and elaborated purlin tails, and decorative knee braces; however, the

⁷ "Douglass Baskett," Radaris, accessed April 30, 2018. <https://radaris.com/p/Douglas/Baskett/>.

⁸ Carey & Company, "Inventory of Historic Resources: Burlingame Downtown Specific Plan," October 6, 2008.

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

Primary # _____
HRI # _____
Trinomial _____

Page 13 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9, 2018 ☒ Continuation ☐ Update

residence does not appear to be a particularly strong representation of the Craftsman style, especially in the Burlingame Park neighborhood, such that it would rise to a level of individual significance. The original building permit application includes the name L. A. Kern, who was likely the builder of the 1629 Howard Avenue. Active in modest residential construction around San Francisco and Marin, Kern cannot be said to be a master builder. The property may be eligible as a contributor to an historic district, but the evaluation of a potential district is outside the scope of this report. Therefore, the property does not appear eligible for listing under Criterion C/3.

Criterion D/4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When National Register Criterion D/California Register Criterion 4 (Information Potential) does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. The analysis of the property at 1629 Howard Avenue for eligibility under Criterion D/4 is beyond the scope of this report.

As the subject property does not appear to be significant under Criteria A/1, B/2, or C/3, a detailed analysis of its historic integrity is not included.

Conclusion

The residence at 1629 Howard Avenue was constructed in 1919-1920 within the Burlingame Park neighborhood, which was annexed by the City of Burlingame in 1911. The residence retains its original form, massing, and its modest Craftsman-style decorative details such as elaborated purlin tails and wood knee braces. However, all of the original wood-sash windows have been replaced with vinyl-sash windows and the original detached rear garage has been rebuilt. The building is not a strong representation of the Craftsman architectural style in Burlingame such that it would be considered individually significant. No significant events are associated with the property, nor do any owners or occupants appear to have contributed to history in a significant way. As such, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning that it was "Found ineligible for NR, CR or Local designation through survey evaluation."⁹

As mentioned, 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 high concentration of early-twentieth-century residences that warrant further study. Additional research and evaluation of Burlingame Park and surrounding neighborhoods as a whole would need to be conducted to verify the neighborhood's eligibility as a historic district.

⁹ California State Office of Historic Preservation, Department of Parks and Recreation, "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory" (Sacramento, November 2004), 5.

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

Primary # _____
HRI # _____
Trinomial _____

Page 14 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9, 2018 ☒ Continuation ☐ Update

***B12. References:**

Ancestry.com.

Brechin, Gray. *Imperial San Francisco*. Berkeley, CA: University of California Press, 1999.

Burlingame Community Development Department, Building Permit Records, 1629 Howard Avenue, Burlingame, CA.

Burlingame City Directories, 1920-1980. Available at the Burlingame Public Library.

Burlingame Historical Society, City of Burlingame Ownership Cards.

California State Office of Historic Preservation Department of Parks and Recreation. "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory." Sacramento, November 2004.

Carey & Company. "Inventory of Historic Resources: Burlingame Downtown Specific Plan." October 6, 2008.

Condon-Wirgler, Diane. "Burlingame Park, Burlingame Heights, Glenwood Park." Burlingame, CA: Burlingame Historical Society, ca. 2004.

"Douglass Baskett." Radaris. Accessed April 30, 2018. <https://radaris.com/p/Douglas/Baskett/>.

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

Marin County Toscin.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2003.

"Preliminary Historic Resources Inventory: City of Burlingame." Reviewed by the Planning Commission. July 26, 1982.

San Francisco Call.

San Mateo County Assessor Grantor-Grantee Index.

San Mateo County Property Maps Portal.

Sanborn Fire Insurance Company maps: Dated March 1921 and March 1921 - November 1949. Available at the San Francisco Public Library.

Water Tap Record. 1629 Howard Avenue, Burlingame, CA. December 1919.

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

Primary # _____
HRI # _____
Trinomial _____

Page 15 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9, 2018

☒ Continuation ☐ Update

Historic Maps and Drawings:

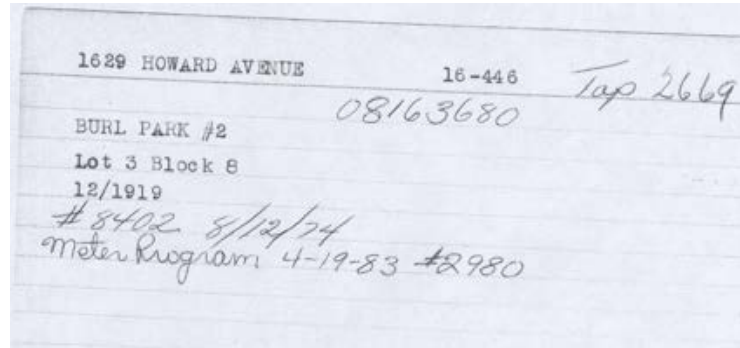


Figure 20. Water tap record for 1629 Howard Avenue. Source: Burlingame Historical Society.



Figure 21. 1905 Map of Subdivision No. 2 of Burlingame Park. Subdivided by D. Bromfield in September 1905. Original Lots 29 and 30 of Block 8 were later reconfigured to create two lots fronting Howard Avenue. Subject property outlined in orange. Source: San Mateo County Property Maps Portal. Edited by Page & Turnbull.

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

Primary # _____
HRI # _____
Trinomial _____

Page 16 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9, 2018

☒ Continuation

☐ Update



Figure 22. 1921 Sanborn Fire Insurance Company Map. Subject property outlined in orange.
Source: San Francisco Public Library. Edited by Page & Turnbull.

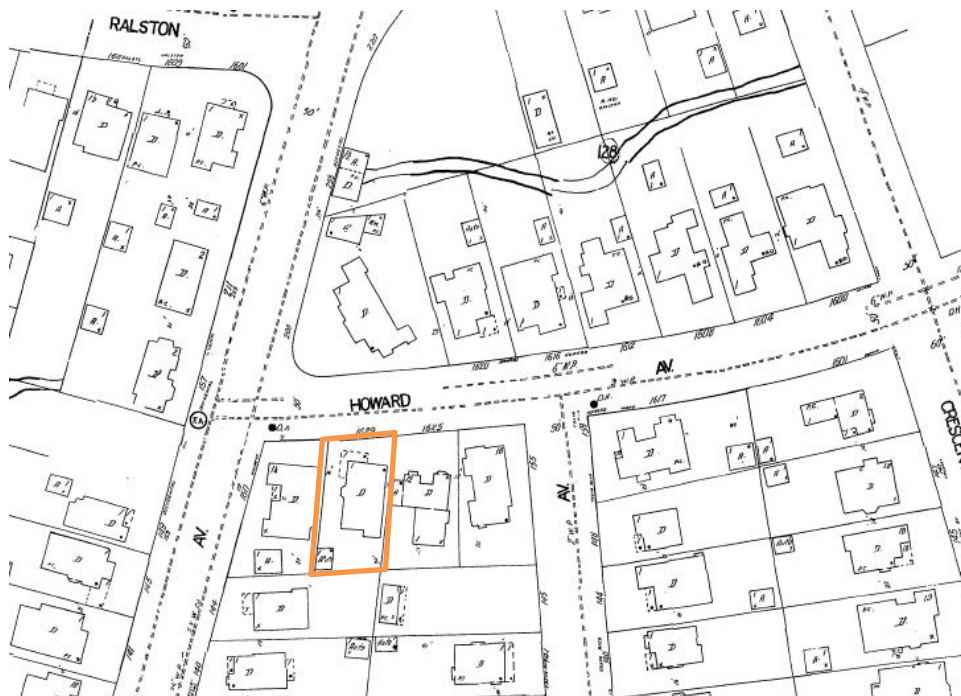


Figure 23. 1949 Sanborn Fire Insurance Company Map. Subject property outlined in orange.
Source: San Francisco Public Library. Edited by Page & Turnbull.

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

Primary # _____
HRI # _____
Trinomial _____

Page 17 of 15

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1629 Howard Avenue

*Date April 9, 2018 ☒ Continuation ☐ Update



Figure 24. 1629 Howard Avenue, primary façade (March 1962).
Source: Burlingame Historical Society.



Figure 25. 1629 Howard Avenue, primary façade with detached rear garage visible (June 1974).
Source: Burlingame Historical Society.