

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 22 Resource name(s) or number (assigned by recorder) 132 Elm 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County San Mateo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 132 Elm 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 028-274-190

***P3a. Description:**

132 Elm Avenue (APN 028-274-190) is located on a rectangular lot of approximately 205-by-100 feet on the east side of Elm Avenue, between Ralston and Barroilhet avenues. The subject property is located in the Burlingame Park neighborhood of the City of Burlingame's Easton Addition. Built in 1937 by architect Chester H. Treichel, 132 Elm Avenue is a one-and-a-half-story-over-basement wood-frame residence set on a concrete foundation. Built in the Tudor Revival style, the residence features stucco-clad walls and a complex, eave-less roof which includes Dutch gable, jerkinhead, and hipped roof elements. The primary façade of 132 Elm Avenue faces slightly southwest of true west, but for the purposes of this report the facades will be referred to as primary (west), north, rear (east), and south. A non-original decorative, brick base wraps around the primary façade and portions of the side facades. 132 Elm Avenue has two chimneys—an exterior brick chimney, which is partially clad in stucco, and an interior stucco-clad chimney. The residence features several window types. The most common window type, hereafter referred to as a "typical window," is a fixed or casement wood frame window with leaded glass divided-lites. Other window types include double-hung wood-sash windows with ogee lugs and replacement aluminum sash windows. The property includes a detached garage, which is likely original, located west of the residence, and a non-original ancillary storage shed and wood gazebo are located northwest of the residence. A non-original kidney-shaped pool and patio are located in the rear yard.

(See Continuation Sheet, page 2.)

*P3b. Resource Attributes: HP2. Single Family Residence, HP4. Ancillary Buildings, HP46. Walls/gate/fences

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

P5a. Photo



P5b. Photo: (view and date)

Oblique view of the primary (west) and south façades, February 5, 2019.

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

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1937 (water tap records)

***P7. Owner and Address:**

Patrick Gilson
132 Elm Avenue
Burlingame, CA 94010

***P8. Recorded by:**

Page & Turnbull, Inc.
417 Montgomery Street, 8th Floor
San Francisco, CA 94104

***P9. Date Recorded:**

March 1, 2019

***P10. Survey Type:**

Intensive

***P11. Report Citation:** 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):**

Primary (West) Facade

The primary (west) façade of 132 Elm Avenue faces west, fronting Elm Avenue (**Figure 1**). Clad in stucco with a decorative brick base, the primary façade features a prominent, projecting bay with a Dutch gable roof (**Figure 2**). The peak of the Dutch gable roof form features air vents, and decorative wood brackets are located at the shallow eaves of the front hipped portion of the roof. The primary entrance of the residence is located to the north of the central projecting bay and is accessed via a brick path and single brick step (**Figure 3**). Located within a portico that is recessed under a flared portion of the roof and supported by wood columns with curved brackets and a carved fascia, the primary entrance door is a cross-panel wood door. The portico features a wood soffit.

South of the primary entrance portico is the projecting one-and-a-half-story volume. At the ground level, the projecting volume features a bay window with an asphalt shingle-clad hipped roof and typical windows in a one-three-one arrangement. The base of the bay window is wrapped in the decorative brick base which extends the length of the façade. Below the hipped roof of the bay window is a non-original metal-frame and fabric awning. A non-original window opening at the upper level includes a tripartite aluminum sash window.



Figure 1. Aerial photograph of 132 Elm Avenue. Approximate boundary of subject property outlined in orange.
Source: Google Maps, 2019. Edited by Page & Turnbull.



Figure 2: Primary (west) façade of 132 Elm Avenue, looking east.



Figure 3. Primary entrance located at the north end of the primary façade, looking east.



Figure 4. Bay window on the projecting volume of the primary façade, looking east.

South Facade

To the south of the projecting volume is a stucco-clad wing wall with a decorative brick base which partially encloses a porch along the south façade. The wing wall features a fixed, wood-frame 15-lite window (**Figure 5**). The south porch is enclosed by a shed roof, supported by the wing wall and a wood column with curved wood brackets, and features a wood soffit (**Figure 6**). Accessing the porch from the south façade are paired partially-glazed wood panel doors. To the east of the partially-enclosed portion of the porch is an exterior brick chimney which is partially clad in stucco, with the upper portion of the brick exposed in a picturesque manner. Irregular flagstone cladding is located at the base of the chimney. East of the chimney is a pair of fixed eight-lite wood sash windows (**Figure 7**). At the west-facing portion of the porch is a partially-glazed wood panel door, with a wood screen door. Above this door, at the upper level is a segmental dormer with a replacement aluminum-sash window. Originally open, this portion of the porch is presently covered by a metal-frame awning covered in canvas and vinyl, and enclosed by a metal railing.



Figure 5. Partially-enclosed porch at the southwest corner of the residence, looking northeast.



Figure 6. Paired doors on south façade accessing the porch, looking northwest.



Figure 7. Non-original fabric and vinyl awning supported by a metal frame, along the open portion of the porch, looking north.

The rear volume of the residence has a hipped roof with a flat top, and a centrally-located small gable-roofed vent (**Figure 8**). The south façade features an oriel window at the lower level with a standing-seam metal roof and typical windows (**Figure 9**). The easternmost upper portion of the façade projects out, supported by stucco clad brackets over paired, fixed eight-lite wood sash windows with wood shutters.



Figure 8. East portion of the south façade (left) and rear façade (right), looking northwest.



Figure 9. Oriel window on the south façade, looking northeast.

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At the upper level of the south façade are two sets of paired, non-original aluminum-sash eight-lite windows (**Figure 10**). On the east end of the upper level south façade is a single non-original six-lite aluminum sash window with wood shutters (**Figure 11**). At the basement level are two three-lite, fixed wood-frame windows.



Figure 10: Two sets of paired, non-original aluminum sash windows at the upper level of the south façade.



Figure 11: Non-original aluminum sash window with wood shutters at the upper east corner of the south façade.

Rear (East) Facade

The rear (east) façade of 132 Elm Avenue features a complex combination of original and non-original volumes and rooflines facing the rear yard and pool (Error! Reference source not found.). The primary, original volume is one-and-a-half-stories and has a hipped roof with a flat top and interior stucco-clad chimney. At the lower level of the primary, original volume are paired, three-over-three wood-sash double-hung windows with ogee lugs (**Figure 13**). A flat-roofed, one-story addition is located at the northeast corner of the residence, projecting east from the primary, original volume. The flat-roofed addition has boxy massing and is clad in stucco. To the east of the primary, original volume, and south of the flat-roofed addition, is a later fully-glazed, metal-frame addition with a shed roof.



Figure 12: Rear (east) façade, looking west. Original, primary volume visible at the left; the flat-roofed, stucco-clad addition is at the right; and the latest, fully-glazed shed-roofed addition is at the center.



Figure 13: Double-hung windows at the lower level, south end of the rear façade, looking west.

An original projecting balcony at the upper level, spanning the length of the rear façade, features a non-original glazed enclosure with two integrated double-casement windows (**Figure 14**). Curved, stucco-clad brackets support the projecting balcony. Within the non-original glazed enclosure are a partially-glazed wood door and two hung wood windows. The fully-glazed shed-roof addition features wide metal mullions and blue-tinted glazing (**Figure 15**). Sliding doors are located on the south- and east-facing sides of the addition, and an awning window is located at the floor level. At the flat-roof, stucco-clad addition is a simulated divided-lite sliding wood window covered by a non-original metal and fabric awning (**Figure 16**).

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Figure 14. Original rear balcony with a non-original glazed enclosure, looking northwest.



Figure 15. Shed-roofed fully-glazed rear addition, looking northwest.



Figure 16. Non-original window and awning at the flat-roofed, stucco-clad addition, looking northwest.

North Façade

The north façade faces a narrow setback between the residence and a tall wood fence along the north property line. At the east end of the north façade is the flat-roofed addition which has no openings and overhanging eaves with exposed rafter tails (**Figure 17**). A projecting bay features a west-facing wood-sash casement window with decorative patterned leaded glass (**Figure 18**).

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Figure 17. North façade of the flat-roofed addition at the northeast corner of the residence, looking west.



Figure 18. Leaded window on the west-facing side of a projecting bay on the north façade, looking east.

The original volume of the residence, at the west end of the north façade, features a jerkinhead roof with an asymmetrical flared eave. At the lower level of the north façade is a three-over-three double-hung wood-sash window with ogee lugs and a fixed wood-sash window with decorative leaded glass (**Figure 19**). At the upper level of the north façade is a fixed wood-sash window with decorative leaded glass and wood shutters, and a small fixed window with leaded glass. The flared eave of the roof extends to the west and the primary entrance portico is located beneath (**Figure 20**). On the north façade turned wood spindles span an opening at the entrance portico.



Figure 19. Partial view of the north façade, looking southwest.



Figure 20. Asymmetrical flared eave at the north façade, looking southeast.

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At the projecting bay west of the entrance portico is a tripartite, fixed wood-sash window with divided-lites and wood shutters (**Figure 21**). Above the entrance portico at the valley of the roofline is an irregular, non-original feature of undetermined purpose (**Figure 22**).



Figure 21. Tripartite, divided-lite wood sash windows at the west end of the north façade.



Figure 22. Ridge of the roofline above the entrance portico.

Site Features

The subject property is enclosed at the west property line by a brick wall and wrought-iron fence with wrought-iron gates at the pedestrian path and driveway (**Figure 23**). The front yard features brick hardscaping and plantings of a variety of trees and shrubs (**Figure 24**). A brick driveway runs along the south edge of the property to a detached garage with a pyramid roof and stucco cladding. The garage roof has shallow overhanging eaves with asphalt shingle cladding (**Figure 25**). The garage features one paneled roll-up door and several typical wood double-hung windows. A metal gate is located at the end of the brick driveway, adjacent the garage (**Figure 26**). Beyond the metal gate to the east is a course-aggregate concrete patio. North of the garage is a kidney-shaped pool and circular spa with brick edging set in a course-aggregate concrete patio (**Figure 27**). The patio steps down to the east, accessing a detached wood-frame pool shed with a hipped roof (**Figure 28**). The pool shed has wood siding and wood shingle roofing with overhanging eaves and exposed rafter tails. East of the pool shed is a flagstone patio with flagstone hardscaping and water feature, and a wood gazebo (**Figure 29**). Another flagstone patio is located immediately adjacent the rear additions of the residence, and features a metal railing, brick grill area, and steps down to the driveway and pool (**Figure 30**).



Figure 23. Brick wall and wrought-iron fence and gates, looking east.

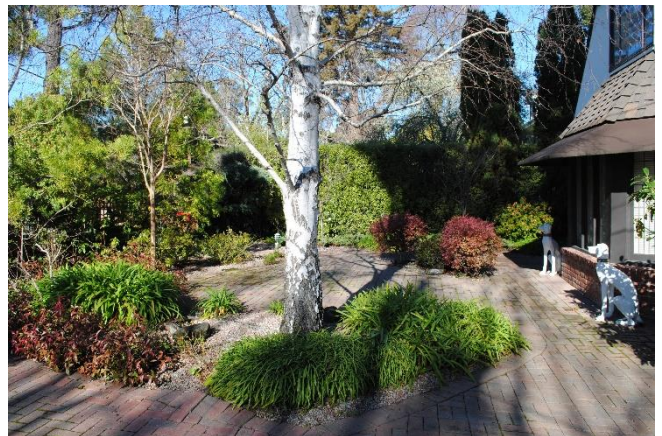


Figure 24. Brick hardscaping at front yard, looking north.

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Figure 25. Pyramid-roofed detached garage, looking southeast.



Figure 26. Course-aggregate concrete patio behind detached garage, looking west.



Figure 27. Kidney-shaped pool and circular spa with brick edging, looking east.



Figure 28. Pool shed, east of the pool, looking northeast.



Figure 29. Wood gazebo and water feature at the east end of the property, looking northeast.

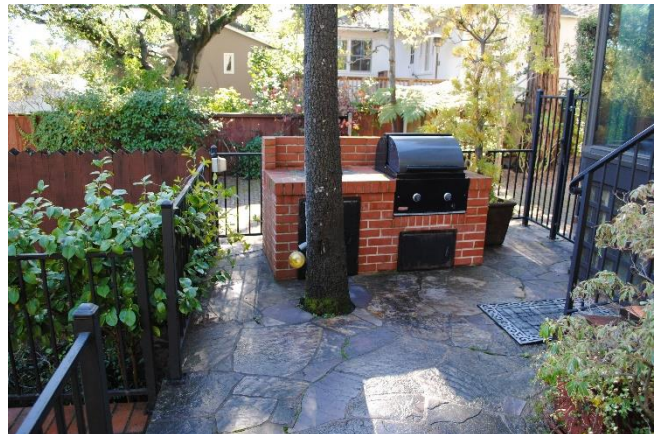


Figure 30. Flagstone patio east of the rear additions, looking south.

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Neighborhood Setting

The subject property is located on the east side of Elm Avenue in the Burlingame Park neighborhood. Elm Avenue is the on the border of Burlingame and the adjacent town of Hillsborough. Nearby properties on the east side of Elm Avenue, in Burlingame, are typically developed on narrow, deep lots. Whereas properties on the west side of Elm Avenue, in Hillsborough, tend to feature larger lots and wider setbacks. The subject block of Burlingame Park was largely developed by the late 1940s with homes of a variety of Revival and Minimal Traditional styles, and has since been fully developed. The adjacent property at 128 Elm Avenue was built in 1939 and is a modest-sized Minimal Traditional style residence (**Figure 31**). A much larger home, built in 1912 on a sprawling corner lot, is located across the street from the subject property at 1910 Parkside Avenue in Hillsborough (**Figure 32**). Adjacent the subject property to the north, is a Colonial Revival style home at 146 Elm Avenue, built in 1924 (**Figure 33**). Just further north is a pair of Dutch Colonial Revival style homes at 148 and 152 Elm Avenue, which were built in 1906 and 1907, respectively (**Figure 34**).



Figure 31. 128 Elm Avenue, Burlingame, a Minimal Traditional style residence built in 1939.



Figure 32. 1910 Parkside Avenue, Hillsborough, across the street from the subject property, built in 1912.



Figure 33. 146 Elm Avenue, Burlingame, a Colonial Revival style home built in 1924, adjacent the subject property.



Figure 34. Dutch Colonial style homes in Burlingame at 152 Elm Avenue (left), built in 1907, and 148 Elm Avenue (right), built in 1906.

BUILDING, STRUCTURE, AND OBJECT RECORD

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B1. Historic name: N/A

B2. Common name: 132 Elm Avenue

B3. Original Use: Single-Family Residence

B4. Present use: Single-Family Residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History:

No original construction permit application for 132 Elm Avenue (APN 028-274-190) is on file at the Burlingame Community Development Department (**Figure 35**). However, based on a water tap record dated February 2, 1937, it appears that the residence was constructed in 1937 when it was connected to the municipal water system (**Figure 36**).¹ This date is consistent with other primary source information, including the fact that original owner and occupants, Thomas and Marie Dick were listed in the 1938 city directory as residing at 132 Elm Avenue, and ownership records on file at the Burlingame Historical Society indicate that the Dicks purchased the subject property in 1937. Research did not uncover the construction date of the detached garage, but it is depicted in 1941 aerial photograph, which, combined with visual evidence of design and materials, suggests that it is likely original. The 1941 aerial photograph of Burlingame illustrates the irregular-plan residence set back from the street and a pyramid-roof detached garage located behind the home (**Figure 37**). The 1949 Sanborn fire insurance map, the oldest available map depicting the subject property, shows the one-and-a-half-story irregular-plan building with a front projecting volume and bay window (**Figure 38**).² A 1958 photograph from an MLS real estate listing shows the residence as a stucco-clad Tudor Revival style building with wood shingle roofing and a partially stucco-clad brick chimney (**Figure 39**). A partially-open porch at the front, south side of the home shown in the 1958 photograph is not illustrated on the 1949 Sanborn map, indicating that it is likely an addition dating to the 1950s. Also shown in the photograph are the original bay window and a dormer window, which may be original.

(See Continuation Sheet, page 12.)

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

*B8. Related Features: Detached garage; ancillary storage building; pool.

B9a. Architect: Chester H. Treichel

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture Area Burlingame Park

Period of Significance 1937 Property Type Single-Family Residential Applicable Criteria C/3, but no 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.

(See Continuation Sheet, page 12.)

B11. Additional Resource Attributes:

(HP4) – detached garage; (HP4) – ancillary building.

*B12. References: See Continuation Sheet, page 18.

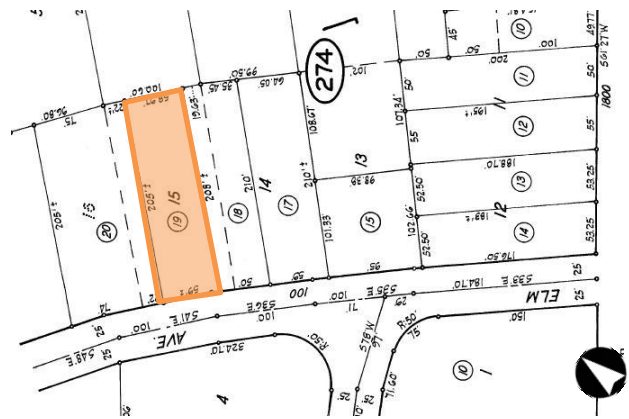
B13. Remarks: None

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

*Date of Evaluation: March 1, 2019

(This space reserved for official comments.)

Source: San Mateo County Assessor-County Clerk-Recorder, 2019.
Property highlighted in orange. Modified by Page & Turnbull.



¹ Water Tap Record. 132 Elm Avenue, Burlingame, CA. February 2, 1937. Burlingame Historical Society.

² Sanborn Map Company, Fire Insurance Map for City of Burlingame, 1949, Sheet 24.

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

The only building permit applications on file at the Burlingame Community Development Department are related to the demolition of a previous pool, which was built at an unknown date after the 1950s, and the construction of a new pool in 1997. A 2000 aerial photograph shows the new pool, which is extant today, and rear additions to the residence which were constructed at unknown dates after 1949 (**Figure 40**). The stucco-clad, flat-roof rear addition at the northeast corner of the residence appears to have been constructed at an earlier date than the fully-glazed, shed-roof addition to the south, which appears to date from the 1970s or 1980s. An ancillary pool shed located to the east of the pool was constructed at an unknown date prior to 1997.³

Other alterations not indicated in available permits include the construction of a new window opening on the primary façade above the bay window; recladding the roof in asphalt shingles; the glazed enclosure of the upper level balcony; the replacement of several original windows with aluminum sash windows; the installation of metal-frame fabric awnings over the front bay window and the open porch at the south façade. The 1941 aerial photograph illustrates a simple grass front lawn, which was replaced with hardscaped brick patio at an unknown date. Based on the 1958 photograph, the addition of the decorative brick base at the primary façade and entry portico is not original. The brick base, brick patio, brick driveway, and brick front wall all match, which appears to indicate that these non-original features were added at the same time. As noted previously, available Sanborn maps also appear to indicate that the wing wall and the roof over the south patio are non-original. The course-aggregate and flagstone patios and hardscaping in the rear yard are also later alterations, which appear to have been altered several times when first and second pools were constructed.

Building permit applications on file at the Burlingame Community Development Department record the following alterations:

Date	Permit #	Owner	Description
4/3/1997	9700538	Margaret Tolomei	Demo existing swimming pool and deck from site and backfill and compact excavation.
4/3/1997	9700539	Margaret Tolomei	Construction of swimming pool, 495 square feet.
11/5/1997	9701799	Margaret Tolomei	Construction of new pool by Lifetime Pools Inc. and Natural Design.

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

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 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 4,107.⁴

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 *Rancho San Mateo*. 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."⁵ 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 1911.⁶

³ An "existing shed" is noted in building permit application no. 9701799, dated November 5, 1997, and appears to refer to the shed east of the pool.

⁴ Joanne Garrison, *Burlingame: Centennial 1908-2008* (Burlingame, CA: Burlingame Historical Society, 2007).

⁵ Gray Brechin, *Imperial San Francisco* (Berkeley, CA: University of California Press, 1999), 94.

⁶ Diane Condon-Wirgler, "Burlingame Park, Burlingame Heights, Glenwood Park," (Burlingame, CA: Burlingame Historical Society, ca. 2004).

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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. 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.

132 Elm Avenue

Owner and Occupant History

Thomas "Tom" E. and Marie R. Dick purchased the property at 132 Elm Avenue in the Burlingame Park neighborhood in 1937, and the property was connected to the municipal water system on February 2, 1937.⁷ The couple hired architect Chester H. Treichel to design their home which was completed in the same year.⁸ Tom Dick was born in Kansas in 1886 and served in World War I as a private first class in the United States Army.⁹ In 1927 at the age of 40, Tom married his wife, Marie (1896-1989).¹⁰ Tom and Marie Dick moved to Burlingame in 1929, where Tom worked as the manager of the wholesale division at Hale Bros Department Store for 35 years.¹¹ Tom Dick died in 1958, and Marie sold the property to Adeline W. Hoffmann in the same year. Hoffmann, born in California in 1884, did not have a known profession at the time she purchased the subject property, and was the widow of Albert Hoffmann, a photo engraver of German ancestry who died in 1943.¹² Adeline Hoffmann owned and lived at 132 Elm Avenue until it was purchased by Edward E. and Margaret Tolomei in 1964, several months before Hoffmann's death in January 1965.¹³

Edward Tolomei died unexpectedly in 1964, the same year that the couple had purchased the house, and Margaret Tolomei continued to raise their three children. Edward Tolomei, an Italian immigrant, lived in San Francisco prior to moving to Burlingame with his family in the early 1960s. Tolomei was the owner of Lefty O'Doul's, also known as Lefty's, a bar in San Francisco (located at 209 Powell Street at the time) that had previously been owned by the famed local baseball player, Lefty O'Doul.¹⁴ Margaret Tolomei, born in 1928, took over ownership and management of the bar after her husband's death.¹⁵ Tolomei and her family were robbed at their home at 132 Elm Avenue in 1967 by two armed robbers who stole \$2,150 in cash that Tolomei had brought home from the bar, and her \$7,300 car.¹⁶ Margaret Tolomei lived at 132 Elm Avenue until her death in late 2018 or early 2019, at which point the home was held in trust before being sold to Patrick Gilson in January 2019.¹⁷

The following table outlines the ownership and occupancy history of 132 Elm Avenue, compiled from Burlingame city directories, San Mateo County Assessor records, Ancestry.com, and City of Burlingame Ownership Cards on file at the Burlingame Historical Society:

Years of Ownership/Occupation	Occupant(s) (known owners in bold)	Occupation (if listed)
1937 – 1958	Thomas "Tom" E. & Marie R. Dick	Department Manager, Hale Bros Department Store
ca.1947 – 1949	Marie B. Rogg (mother of Marie R. Dick) ¹⁸	Unknown
1958 – 1964	Adeline W. Hoffmann	Unknown
1964	Edward E. Tolomei Margaret L. Tolomei	Owner, Lefty's Cocktail Bar
1964 – 2019	Margaret L. Tolomei Margaret L. Tolomei Trust	Owner, Lefty's Cocktail Bar
January 2019 – present	132 Elm Ave LLC Patrick Gilson	Owner, Gilson Development

⁷ Water Tap Record. 132 Elm Avenue, Burlingame, CA. February 2, 1937. Burlingame Historical Society.

⁸ Burlingame Historical Society records.

⁹ U.S. National Cemetery Interment Control Forms, 1928-1962, accessed via Ancestry.com.

¹⁰ 1930 United States Federal Census, accessed via Ancestry.com.

¹¹ "Thomas E. Dick," obituary, *The Times*, January 23, 1958.

¹² 1930 United States Federal Census, accessed via Ancestry.com.

¹³ U.S., Find A Grave Index, 1600s-current, accessed via Ancestry.com.

¹⁴ "Edward E. Tolomei," obituary, *The Times*, December 4, 1964; also Harry Borba, "Seal Audit 'Leak' May Bar Kyne," *San Francisco Examiner*, September 20, 1951.

¹⁵ "Woman Bar Boss Beaten, Robbed," *San Francisco Examiner*, December 18, 1967.

¹⁶ George Golding, "Gunmen Tape 4 in Home," *The Times*, December 18, 1967.

¹⁷ Affidavit of Death, Margaret L Tolomei, Document Number 2019-006377, Recorded January 1, 2019, San Mateo County Assessor-County Clerk-Recorder's Office Grantor-Grantee Index.

¹⁸ "Marie B. Rogg," obituary, *The Times*, February 23, 1949.

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Tudor Revival Style

At the beginning of the 20th century, the United States saw rapid developments in industry and the economy that led to an unprecedented quality and increased pace of life for most Americans.¹⁹ These advances also prompted a keen nostalgia for the perceived virtues of the past, "traditional" architecture, and handcrafted construction, and catapulted into popularity the Arts & Crafts movement and architectural styles such as the Colonial, Italian Renaissance, Georgian, and Tudor revival styles. The Tudor Revival style first appeared in the U.S. in the 1880s, but it did not come into vogue until the 20th century. The style initially developed as an expression of patriotism, elitism, and practicality.²⁰ It served as a link with the colonial past of the U.S. and provided Anglo-Americans a way to distinguish themselves from the contemporary waves of immigrants. "The half-timber houses of England...were conceived and wrought out by our own progenitors; they are our architectural heritage, our homesteads, and hold an important place in our building history," wrote architect and author Allen W. Jackson in 1912.²¹ In addition to its association with heritage, the style's costly materials and handcrafted details suggested the prosperity and aristocracy of medieval England. Finally, the asymmetrical designs of Tudor homes had a practical dimension. Rambling floor plans allowed for adaptation to uneven sites, garage additions, and the orientation of rooms to capture views. For consumers who wanted to flaunt American roots and wealth in large homes with modern amenities, the Tudor Revival style was a compelling choice.

The Tudor Revival style appeared on some more modest houses from 1900 to 1920, but the style's distinctive steeply pitched roofs, cross gables, tall narrow windows, large clustered chimney stacks, and decorative half-timbering were not widespread until after World War I.²² At that time, new masonry veneering techniques allowed the brick and stone exteriors of English prototypes to be imitated at a lower cost that made Tudor Revival houses available to the mass market and second in popularity only to the Colonial Revival style in the growing middle-class suburbs. The 1920s was the heyday of the Tudor Revival style, as large-scale developers looked to provide the impression of permanence and prosperity. In 1929, Popular Mechanics advocated for Colonial Revival houses with an argument that also applied to other revival styles: "Styles in houses come and go like styles in cars...It pays to build in a style as liquid in public approval as a Liberty bond at a bank." The Tudor Revival style infrequently appeared in the 1930s, as the Depression quashed architectural embellishments, but it was revived in modified form in the 1970s and 1980s. Although most commonly used for residential buildings, the Tudor Revival style can also be found on civic and institutional buildings. In San Francisco, several school buildings in the 1920s were constructed in the Tudor Revival style, including Argonne and Parkside elementary schools and the Francis Scott Key Annex. Engine Company No. 31 fire station at 1088 Green Street, built in 1908, is another excellent example of Tudor Revival style applied to a civic building in San Francisco.

Character-defining features of Tudor Revival Style buildings can include, but are not limited to: a steeply pitched gable roof, tall narrow windows, massive chimney, a front and/or entry porch with a round or Tudor arch opening, decorative half-timbering, flared eaves, and/or oriel bay windows.

Architect: Chester H. Treichel

Chester Herbert Treichel (1895-1981) was born in 1895 in Portland, Oregon to German parents and married his wife, Helen Venore Oakley, at the age of 26.²³ Treichel served in World War I in the army.²⁴ According to the 1940 United States Federal Census, Treichel had no formal education beyond high school. However, Treichel moved to Oakland, California and was working as a self-employed architect by the 1920s.²⁵ In 1945, Treichel became a member of the American Institute of Architects (AIA).²⁶ An archive of Treichel's work does not exist, so a complete list of his projects is not available. Notices and articles about Treichel's work, often accompanied by photographs or illustrations, appeared frequently in the trade publication *Architect and Engineer*, and newspapers such as the *Oakland Tribune* and *The Times* (San Mateo, CA), throughout the 1930s and 1940s.²⁷ Treichel appears to have been primarily engaged in residential design, building several apartment buildings in the early 1930s and numerous houses throughout the Bay Area, including in Oakland, Berkeley, Moraga, Orinda, San Francisco, Los Altos, and Burlingame. Typical of construction during the Great Depression, Treichel's early apartment buildings were modest in detail, with limited Tudor Revival or Mediterranean Revival style elements as seen in 441 Merritt Avenue (1930) and 3764 Stauffer Avenue (1930), both in Oakland.²⁸ Treichel's single family homes ranged from modest, affordable Minimal Traditional style homes, such as 1832 Melvin Road in Oakland, to more elaborate Monterey Colonial, Tudor Revival, and Early California Ranch style homes (**Figure 41 and Figure**

¹⁹ Carole Rifkind, *A Field Guide to American Architecture* (New York: Plume Books, 1980), 98.

²⁰ Lee Goff, *Tudor Style: Tudor Revival Houses in American from 1890 to the Present* (New York: Universe Publishing, 2002), 10-11.

²¹ Ibid.

²² Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 385.

²³ 1930 United States Federal Census, accessed via Ancestry.com; Idaho, Marriage Records, 1863-1967, accessed via Ancestry.com.

²⁴ U.S., Department of Veteran Affairs BIRLS Death File, 1850-2010, accessed via Ancestry.com.

²⁵ 1930 United States Federal Census, accessed via Ancestry.com; and "Alta Vista Apartments Open Today," *Oakland Tribune*, July 27, 1930.

²⁶ AIA Historical Directory of American Architects, accessed February 13, 2019, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/38015342/ahd1045394>.

²⁷ "A Group of Small Homes Designed By Chester H. Treichel, Architect," *Architect and Engineer* (February 1946), 14-15.

²⁸ "Alta Vista Apartments Open Today," *Oakland Tribune*, July 27, 1930; and "Nelson Bros. To Open New Apartment," *Oakland Tribune*, December 7, 1930.

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42).²⁹ In a 1937 article about an "English style" home in Moraga Estates designed by Treichel, the architect was described as a "widely known local architect," and several announcements in 1936 and 1937 issues of *Architect and Engineer* proclaimed how busy Treichel's office was.³⁰ Less is known about Treichel's work in the 1950s and later, as he either slowed production, retired, or did not receive as much publicity. Outside of his career, Treichel was active in the Oakland Aahmes Temple, a Shriner temple, and served as potentate (club president) in the 1950s.³¹ Treichel died in Oakland in 1981.³²

Significance Evaluation:

The property at 132 Elm 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 is not included in the 2012 California Historical Resources Information System (CHRIS) directory of properties in the historic property data file, 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.³³

Criterion A/1 (Events)

132 Elm 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 1937, toward the end of a period of rapid development in Burlingame Park in the 1920s and 1930s. The subject property does not stand out as an early or unique individual example within the broad context of residential development in Burlingame or Burlingame Park. No significant historical events are known to have taken place at the subject property. 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)

132 Elm 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 original owner and occupant of 132 Elm Avenue, Thomas Dick worked as a wholesale department manager for a local department store, and does not appear to have had a significant impact on local, state, or national history or any significant impact within his professional field. Little information was uncovered about the subsequent owner, Adeline Hoffmann, whose profession, if any, is unknown. The longest-term owner and occupant, Margaret Tolomei resided at the subject property from 1964 to 2018 and in the 1960s, was the owner of a popular San Francisco bar, Lefty O'Doul's, which had been previously owned by a famous baseball player of the same name. The significance of the bar itself is best associated with the bar's physical location in San Francisco. Tolomei herself does not appear to have had a significant impact on local, state, or national history such that 132 Elm Avenue could be found to be individually eligible under Criterion B/2. Therefore, research indicates that 132 Elm Avenue does not appear to be individually eligible for listing under Criterion B/2 (Persons).

Criterion C/3 (Architecture)

132 Elm Avenue does appear to be individually eligible for listing in the National Register under Criterion C and the California Register under Criterion 3 (Architecture) as a good example of a Tudor Revival style residence designed by a prominent Bay Area architect, Chester Herbert Treichel. As originally designed, the residence embodies the distinctive characteristics of the Tudor Revival style with features such as asymmetrical massing; jerkinhead and Dutch gable roof forms; wood-sash casement windows with divide-lites or leaded glass; bay and oriel windows; an exterior partially-stuccoed brick chimney; overhanging second-story massing supported by curved stucco-clad brackets; and a recessed entry portico. More modest than some more elaborated examples of Tudor Revival style residences found throughout the Bay Area during the period, including 1872 Brentwood Road in Oakland which was also designed by Treichel, the residence still represents a good example of the style in Burlingame. The period of significance for the residence is 1937, the year of construction. As such, the residence appears to be individually eligible for the National Register under Criterion C and the California Register under Criterion 3 (Architecture). A detailed discussion of the integrity of 132 Elm Avenue is provided below.

Criterion D/4 (Information Potential)

The subject property does not appear to be individually eligible under Criterion D/4 as a building that has the potential to provide information important to the prehistory or history of the City of Palo Alto, state, or nation. It does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Page &

²⁹ Kurt Lavenson, "Oakmore Highlands History," Oakmore Homes Association, accessed February 13, 2019, <http://oakmorehomes.com/oakmore-highlands-history/>; "Today's Home – It's Design and Floor Plan," *Oakland Tribune*, October 27, 1935; "Exhibition Homes Open," *Oakland Tribune*, March 8, 1936; "In The Tradition of Early California," *Oakland Tribune*, June 5, 1938; and "Beautiful Home in Farm House Style," *The Times*, February 11, 1939.

³⁰ "Doctor Plans To Build Homes In Moraga," *Oakland Tribune*, February 7, 1937; "Has Much Work," *Architect and Engineer* (April 1936), 55; and "Chester Treichel Busy," *Architect and Engineer* (September 1937), 58.

³¹ "California---We'll Be Back," *Oakland Tribune*, May 17, 1955.

³² California Death Index, 1940-1997, accessed via Ancestry.com.

³³ Carey & Company, "Inventory of Historic Resources: Burlingame Downtown Specific Plan," October 6, 2008.

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Turnbull's evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Integrity Evaluation:

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."³⁴ Based on the definitions of the seven aspects of integrity, the property at 132 Elm Avenue retains integrity of location and setting, but lacks integrity of design, materials, workmanship, feeling, and association.³⁵

The residence at 132 Elm Avenue retains integrity of location because the subject building has not been moved, and remains in its historic location on the site. It retains integrity of setting as the surrounding neighborhood continues to be a residential neighborhood characterized by single-family homes. The subject property does not retain integrity of design, materials, or workmanship due to extensive alterations and additions. No building permits related to the main residence are on file at the Burlingame Community Development Department or San Mateo County Building Department; however, analysis of Sanborn maps, historic photographs and aerial photographs, and visual inspection indicate that major alterations have occurred over the course of several decades. Highly visible alterations have included the replacement of wood shingle roofing with asphalt shingles and the insertion of a large new window opening with incompatible aluminum sash sliding windows at the upper level of the most prominent bay of the front façade. A metal frame and fabric awning has also been installed over the bay window on the primary façade and over the south porch; these awnings are removable, but presently detract from the overall design of the residence. A number of windows have been replaced with aluminum sash windows, including the dormer window at the primary façade and several windows on the south façade which are visible from the street. The decorative brick base at the primary façade is not original, installed at an unknown date after 1958, and creates a false sense of historical design and detracts from the original simplicity of the façade composition designed by Treichel. Furthermore, the brick wall and fence at the front property line, brick front patio hardscaping, and brick driveway are all non-original features which replaced a simple grass front lawn. The wing wall and shed roof addition covering a portion of the south porch were constructed in the 1950s, and alter the form and massing of the residence at the primary façade and contribute to a false sense of historical design.

Two large additions have been constructed at the rear of the house. The first addition, a one-story, flat-roofed addition at the northeast corner of the residence, is low in scale and features stucco cladding which matches the original residence. The later addition is a shed-roof, full-glazed addition which is one-story in height, but the roofline extends up to the upper level of the original residence. The addition obscures a large portion of the rear façade, and the now-enclosed portion of the rear façade has been extensively altered with new materials and openings. The upper level balcony along the rear façade has also been fully enclosed with a glazing system. Based on the style and material of the enclosed balcony and shed-roof addition, the alterations appear to date to the late twentieth century and are distinctly modern in style and incompatible with the historic Tudor Revival style residence. Although not visible from the public right-of-way, these additions have resulted in a loss of historic materials and have altered the form and massing of the residence, and contribute to the cumulative alterations of the subject property.

Due to the cumulative additions and alterations, the subject property is unable to convey its significance for association with Tudor Revival style architecture through its materials, workmanship, or design. The alterations during various eras have also obscured the sense of a particular period of time and the original design by architect Chester Herbert Treichel, resulting in a loss of integrity of feeling and association with Tudor Revival style architecture from the 1930s.

While the subject property retains integrity of location and setting, the additions and alterations to the buildings and surrounding landscaping has cumulatively diminished the integrity of design, materials, workmanship, feeling, and association, resulting in the property's loss of overall historic integrity.

Conclusion

The residence at 132 Elm Avenue was constructed in 1937 within the Burlingame Park neighborhood and designed by local Bay Area architect, Chester Herbert Treichel. No significant events are associated with the property, nor do any owners or occupants appear to have contributed to history in a significant way. The residence, as designed by Treichel, represented a good example of the Tudor Revival style which was popular in Burlingame, and nationally, in the 1920s and 1930s. As such, the residence appears to be eligible for the National Register or California Register under Criterion C/3 (Architecture). However, numerous alterations and additions have resulted in a cumulative lack of historic integrity and the subject property's subsequent inability to

³⁴ California Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001) 11.

³⁵ National Park Service, *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, revised 2002).

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convey its significance. Therefore, 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."³⁶

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 may 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.

³⁶ California Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin No. 8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory* (Sacramento: California Office of State Publishing, November 2004), 5.

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Historic Maps and Drawings:



Figure 35. Assessor's Map, County of San Mateo, Calif., Burlingame Hills. Subject property outlined in orange. Source: San Mateo County Assessor-County Clerk-Recorder Property Maps Portal. Edited by Page & Turnbull.

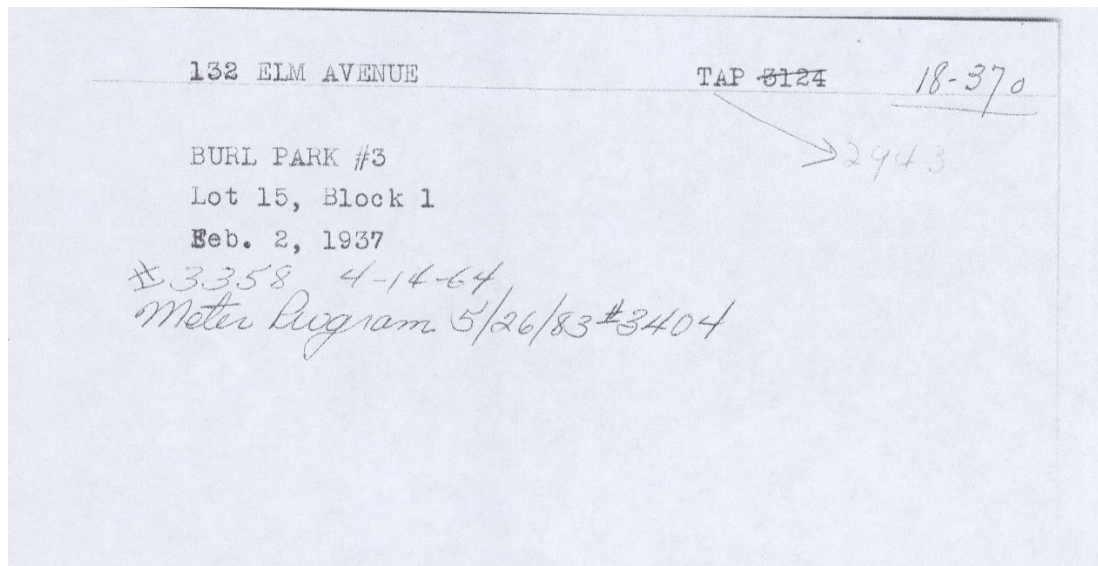


Figure 36. Water tap record for 132 Elm Avenue. Source: Burlingame Historical Society.

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Figure 37. 132 Elm Avenue, aerial view (1941). Approximate current subject property boundary outlined in orange.
Source: Aerial photograph of Burlingame, Fairchild Aerial Surveys, Flight C-6660, Frame 275, March 23, 1941.



Figure 38. 1949 Sanborn fire insurance map. Approximate current subject property boundary indicated by orange line.
Source: San Francisco Public Library. Edited by Page & Turnbull.

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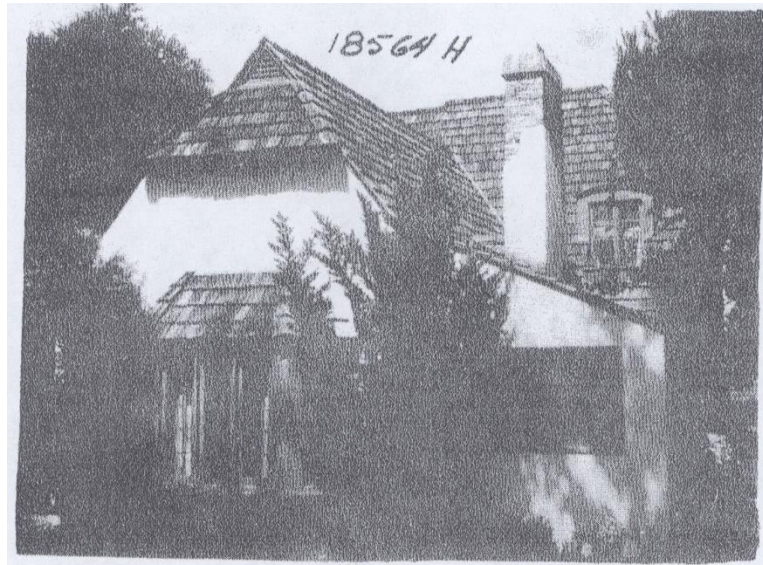


Figure 39. 132 Elm Avenue, 1958 MLS Listing. Source: Burlingame Historical Society.



Figure 40. 132 Elm Avenue, aerial view (2000). Approximate current subject property boundary outlined in orange. Source: Aerial photograph of Burlingame, Hauts-Monts, Inc., Flight HM-2000-USA, Frame 112-391, January 1, 2000.



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Figure 41. 1872 Brentwood Road, built in 1936 by architect Chester Treichel in the Oakmore Highlands neighborhood of Oakland. Source: EBRDMLS/Edificionado,

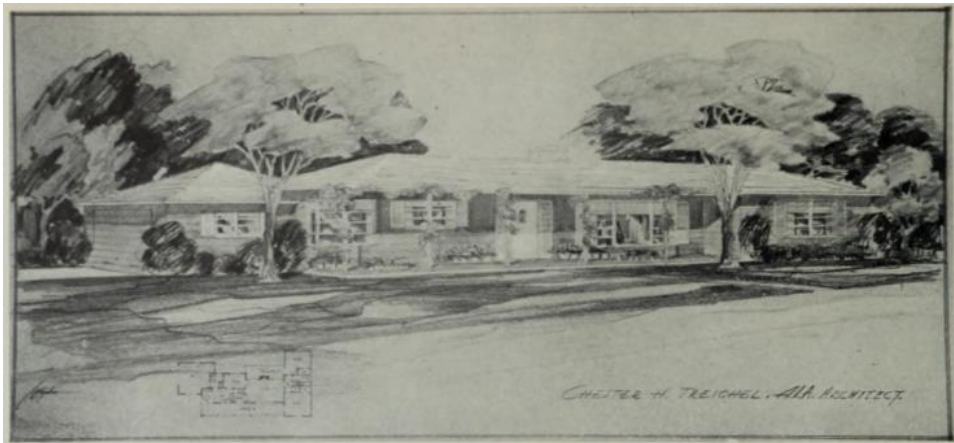


Figure 42. Rendering of an Early California Ranch style home by Chester Treichel published in *Architect and Engineer*. Source: "A Group of Small Homes Designed By Chester H. Treichel, Architect," *Architect and Engineer* (February 1946), 14.