

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 17 Resource name(s) or number (assigned by recorder) 1457 Bernal 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 Location: ☐ Not for Publication ☒ Unrestricted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 1457 Bernal 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 026-044-060

***P3a. Description:**

1457 Bernal Avenue is a rectangular parcel in Burlingame's Easton Addition neighborhood (**Figure 1**). The property contains a single residence and is situated on the south side of Bernal Avenue, between Adeline and Hillside drives.¹ The subject building is set back from Bernal Avenue behind a lawn but occupies nearly the entire parcel width. The dwelling encompasses a one-story, gable-covered volume that extends from the front lawn to the parcel's rear. Two abutting, hipped-roof extensions project away from the side of the gabled volume, towards the east. The northern hip extension is substantially glazed, enclosing a sunroom that comprises the northeast corner of the residence. The building is expressed in the Craftsman style, communicated through its picturesque massing, shingle-clad front gable, overhanging eaves, exposed beams and rafter ends, square porch columns, and large decorative brackets. The building is clad in weatherboard siding, its gables with wood shingles, and the roof is sheathed in asphalt shingles. Many exterior doors and windows are framed with broad flat wood architraves. The north and east façades are the most publicly visible sides of the building. The west façade is largely obscured by a privacy fence and the south façade overlooks the parcel's rear yard. (See Continuation Sheet, page 2.)

*P3b. Resource Attributes: HP2. Single family property; HP4: Ancillary building (detached garage)

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

P5a. Photo



P5b. Photo: (view and date)

View southwest of the primary (northeast) façade, June 14, 2019.

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

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1908 (Assessor's Office)

***P7. Owner and Address:**

Tim Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

***P8. Recorded by:**

Page & Turnbull, Inc.
170 Maiden Lane
San Francisco, CA 94108

***P9. Date Recorded:**

06/14/2019

***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)

¹ The Burlingame street grid is oblique to the cardinal directions. For the sake of being concise in this report, "north" will refer to parts of the building oriented towards Bernal Avenue, and all other directional references are adjusted accordingly.

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



Figure 1: Aerial photograph of 1457 Bernal Avenue. Approximate boundary of subject property outlined in orange.
Source: Google Maps, 2018. Edited by Page & Turnbull.

The building's primary façade faces north towards Bernal Avenue (**Figure 2**). The façade spans the north end of the gable volume and the sunroom hip extension. Under the gable end, the first floor is divided in half by a recessed porch on the east (left) and a bay window on the west (right) (**Figure 3**). A half-wall balustrade partially encloses the porch, and paired square columns at the east porch corner support the gable above (**Figure 4**). Because the porch is recessed under the gable, its east end is enclosed by the sunroom windows (**Figure 5**). Concrete steps, flanked by stucco-clad bulkheads, rise to the recessed porch toward the front door, a single-leaf, natural-wood door with four square lights piercing the upper half (**Figure 6**). Outside the porch, a shallow bay window is situated in the west (right) half of the first floor under the gable. The bay window contains wood casement sashes with diamond-pattern muntins (**Figure 7**). The gable above the porch and bay window projects slightly beyond the first-floor plane, supported by a broad beam and twelve exposed joists. A square window is centered in the gable, with two diamond-pattern wood casement sashes (**Figure 8**). A miniature balustrade with three joists frames the window from below. The gable profile is articulated by the roof's overhanging eaves and five large decorative brackets. The hipped-roof sunroom extends east from the gable volume (**Figure 9**). The sunroom was originally part of the open porch, and thus has matching paired square columns at the façade's east corner. The sunroom is enclosed with three twelve-light wood sliding sashes.

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Figure 2: North façade.



Figure 3: North end of gable volume.



Figure 4: Recessed porch.



Figure 5: Sunroom windows.



Figure 6: Front entry.

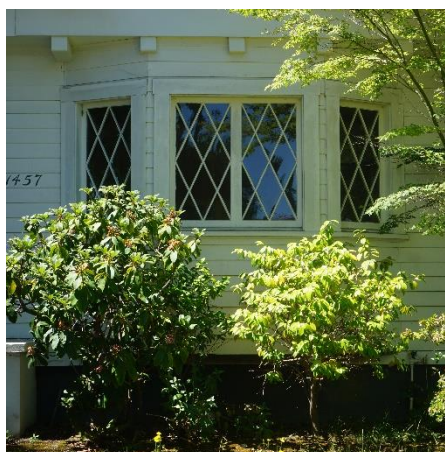


Figure 7: Bay window.



Figure 8: Gable window.



Figure 9: Hipped-roof sunroom.

The subject building's east façade overlooks a lawn and a driveway leading back to the neighboring house (**Figure 10**). The façade spans the ends of the two hipped-roof extensions (**Figure 11**). The south (left) extension is taller and projects out farther than the north (right) extension, which contains the sunroom. The fenestration varies between the ends of the two hipped-roof extensions; while the end of the south extension has two discrete windows, the end of the north extension contains almost continuous glazing. An elongated rectangular window with sliding vinyl sashes is centered in the end of the south extension, and a narrow half-height window is positioned immediately to the right (**Figure 12**). The smaller window has two hung vinyl sashes. Both windows have

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wide wood architraves. The end of the north hipped-roof extension is divided between two spans of windows that illuminate the sunroom inside (**Figure 13**). The left window span has three twelve-light casement sashes and is bounded by the building's characteristic broad architraves. The right window span consists of four twelve-light sliding windows. Two paired square columns mark the end of this window span and the façade's north corner. Between the north and south extensions that form the east façade, a brick chimney rises where the two hipped roofs meet.



Figure 10: Oblique view of east façade from Bernal Avenue.



Figure 11: East façade.



Figure 12: End of south hipped-roof extension.



Figure 13: End of north hipped-roof extension.

Like the north façade, the south façade of 1457 Bernal Avenue spans the end of the gable volume and a hipped-roof extension (**Figure 14 – Figure 15**). The first floor of the south façade is clad in vinyl siding. A covered porch extends across nearly the entire façade (**Figure 16**). The porch is raised several inches above the ground with a brick foundation and an aggregate floor. Four scrolled metal posts support the shallow porch shed roof above. The first floor of the gable volume contains two glazed sliding doors leading onto the porch (**Figure 17**). Centered in the gable above the porch roof, a vinyl two-light sliding window illuminates the upper level. Like the front gable facing Bernal Avenue, the south gable has overhanging eaves. However, this rear gable's eaves are adorned with fewer decorative brackets. The hipped-roof extension continues east (right) from the gable volume (**Figure 18**). On the first floor, this hip extension contains two rectangular aluminum windows. Both windows have fixed divided upper lights and an operable awning sash below.

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Figure 14: South façade.



Figure 15: South façade.



Figure 16: Porch on south façade.



Figure 17: First-floor of gable volume on south façade.



Figure 18: Windows on hipped-roof extension.

The west façade of 1457 Bernal Avenue runs close to the west property line and a privacy fence, so this side of the building is largely obscured from view. The façade can only be obliquely viewed from the northeast and southeast corners of the building (**Figure 19**). Four windows span the length of the façade, all framed with flat architraves. From the north to south (left to right), the façade contains a vinyl two-light sliding window, a half-height vinyl sliding window, and two additional full-size sliding windows.

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The subject property is in the Easton Addition neighborhood, northeast of downtown Burlingame. The neighborhood contains many homes built in Craftsman and revival styles, built primarily in the 1920s and 1930s. Based on a Sanborn Map Company fire insurance map, the block surrounding 1457 Bernal Avenue was largely built out by 1921. Immediately east (left) of the subject property, a studio/garage at 1453 Bernal Avenue was built in 1947, originally as an auxiliary building to the subject residence (**Figure 20**). Many of the block's early twentieth-century detached homes survive today, while some new houses have infilled the last remaining vacant lots or have replaced older houses. This new residential construction was constructed at the same scale as older houses, however, and does not make the neighborhood less visually cohesive. Houses in the neighborhood are small or mid-sized, detached, and are set back from the street with lawns (**Figure 21 – Figure 23**).



Figure 19: West façade.



Figure 20: 1453 Bernal Avenue, located east (left) of the subject property, built in 1947.



Figure 21: 1452 Bernal Avenue, located across Bernal Avenue from the subject property, built in 1924.

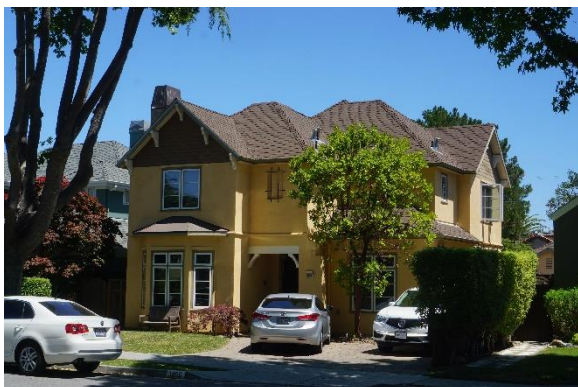


Figure 22: 1456 Bernal Avenue, located across Bernal Avenue from the subject property, built in 2007.



Figure 23: 1449 Bernal Avenue, located east (left) of the subject property, built in 1929.

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B1. Historic name: 1457 Bernal Avenue

B2. Common name: 1457 Bernal Avenue

B3. Original Use: Single-Family Residence

B4. Present use: Single-Family Residence

*B5. Architectural Style: Craftsman

*B6. Construction History:

The San Mateo County Assessor has identified 1908 as the year of construction for the subject building. A ca. 1912 sales brochure for the Easton Addition development included photographs of two completed buildings, including the house at 1457 Bernal Avenue (Figure 24). As illustrated in the historic photograph, the house bears great resemblance to its present-day form. Several noteworthy subsequent changes are evident, however. An open porch used to occupy the northeast corner of the house, east (left) of the front entrance, where the sunroom now exists. Four windows once occupied the section of the north façade visible in the photograph. Finally, a small porch is seen behind a corner on the north façade, in the footprint of the present south hipped-roof extension on the north façade. (See Continuation Sheet, page 8).

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

*B8. Related Features: None

B9a. Architect: Architect unknown

b. Builder: Builder unknown

*B10. Significance: Theme: Residential Architecture Area: Easton Addition

Period of Significance 1918 Property Type Single-family residence

Applicable Criteria 1 (Events) and 3 (Architecture)

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. 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. (See Continuation Sheet, page 10).

B11. Additional Resource Attributes:

*B12. References: See Continuation Sheet, page 15.

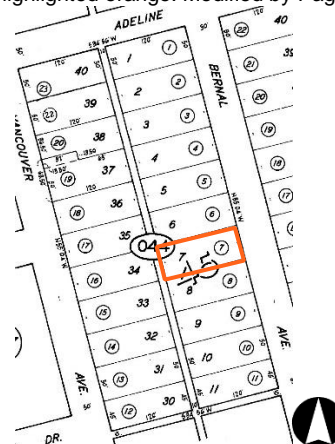
B13. Remarks: None

*B14. Evaluator: Robert Watkins, Page & Turnbull, Inc.

*Date of Evaluation: June 14, 2019

(This space reserved for official comments.)

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



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

The 1912 photograph also depicts an adjacent garage. This garage building was likely constructed around the time of the residence. This garage, with a leased residential unit, was owned and used by the residents of the subject property until 2018, when the parcel was subdivided into two properties. The garage is addressed 1453 Bernal Avenue.

The subject building next appears in the historical record in 1921, when the property was illustrated in a 1921 fire insurance map, produced by the Sanborn Map Company (**Figure 25**). According to the map, the house still had an open porch at its northeast corner and a porch on the north façade as late as 1921. Also in the 1921 map, a small porch was situated on the south façade, smaller than the present-day porch that extends the length of the façade.

A 1941 aerial photograph of the property reveals that the small north-façade porch had been replaced with a hipped-roof extension, which is still extant (**Figure 26**). At the same time that this addition was constructed, the open porch at the building's northeast corner may have also been enclosed into the present-day sunroom with wood sliding-sash windows. Still, the south porch did not extend the length of the façade in 1941, as it does today. The extant, full-length porch was constructed by 1965, when it first clearly appears in an aerial photograph (**Figure 29**).

Building permit applications at the Community Development Department describe further construction on the subject building's exterior beginning in the 1970s. Roof repairs occurred in 1974 and new composite shingles were also installed on the roof in 1995. A 1986 permit describes the installation of steel siding on the front façade, but wood weatherboards remain in place, so this work likely never occurred.

Building permit applications on file for 1453 Bernal Avenue at the Burlingame Community Development Department are listed below:

Date	Permit #	Architect/Builder/Contractor	Owner Listed	Description
11/19/1973	U-1432	Not listed	Henry A. Gogarty	Kitchen remodel
01/08/1974	U-1514	Sterling Roofing	Henry A. Gogarty	Roof repairs
04/17/1979	Z-630	Modern Exteriors	Henry A. Gogarty	Install steel siding on front façade (<i>likely never occurred</i>)
11/10/1986	1912	Larry's Plumbing	Henry A. Gogarty	Install water heater
04/03/1995	9501430	Central Roofing Co.	Henry A. Gogarty	Install new composite shingles on house roof
03/01/2006	P06-0044	Just Water Heaters	Winifred Gogarty	Replace 40-gallon water heater

Observations from the June 2019 site visit suggest several unpermitted exterior alterations to the property, some mentioned above. Unpermitted alterations include the enclosure of the open porch at the northeast corner into a sunroom, the addition of the hipped-roof extension on the north façade, and the construction of a new porch on the south façade. An additional unpermitted alteration is the replacement of the four north-façade windows visible in the 1912 photograph with three casement windows.

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

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 4,107.²

Easton Addition Neighborhood

The subject property was constructed in the Easton Addition neighborhood in Burlingame, on land that was formerly part of *Rancho Buri Buri*, a 15,000 acre Mexican-era land grant.³ By about 1859, Darius Ogden (D.O.) Mills and his sister Adeline Mills Easton had purchased the vast majority of land in what is now north Burlingame from the Sanchez family that owned *Rancho Buri Buri*.⁴ Adeline's husband Ansel I. Easton died in 1868, leaving the family's large estate to his son Ansel Mills Easton.⁵ Easton subdivided his families estate beginning in 1905 to create the town of Easton. A portion of Easton's subdivided land was annexed by Burlingame in 1910, known as the Easton Addition. In 1913, Easton established a battery-operated streetcar line that ran from

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

³ "Explore the History of Burlingame," Burlingame Historical Society, accessed June 26, 2019, <https://burlingamehistory.org/history-of-burlingame/>.

⁴ Garrison, *Burlingame*, 30-31.

⁵ Joanne Garrison and Burlingame Historical Society, "Ansel I. Easton and Adeline Easton," Peninsula Royalty: The Founding Families of Burlingame-Hillsborough, accessed October 3, 2018, <https://burlingamefoundingfamilies.wordpress.com/easton-introduction/ansel-i-easton/>.

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Carmelita Avenue and California Drive up to Hillside Drive and Alvarado as a means of spurring development.⁶ The line closed in 1918 when sales and home development failed to materialize. Easton Drive, designed by National Parks Superintendent Mark Daniels, was called "one of the finest scenic roads in the West" when it was completed around 1914, and terminated at the highest point of Burlingame Hills, providing scenic views that reportedly attracted hundreds of motorists every weekend.⁷

At the beginning of the 1920s, the Easton Addition neighborhood was still sparsely populated, but the mobility provided by private automobiles spurred an explosion in development in the 1920s and 30s.⁸ Several schools, including Hoover Elementary School (1930) opened to serve the growing community. By the close of the 1940s, Easton Addition was nearly fully developed. The former crescent-shaped park at the end of Hillside Drive, encompassed by Hillside Circle and Alvarado Avenue, which marked the termination point of Easton's failed streetcar line was also developed with residences by the 1940s. A brick pergola installed as a streetcar stop at the intersection of Alvarado Avenue and Hillside Drive stop is still extant, although now surrounded by homes.

1457 Bernal Avenue

Owner and Occupant History

1457 Bernal Avenue was constructed sometime between 1907 and 1910 for original owners William F. Toothaker and Loriania Toothaker. William was born in 1844 in Maine and served in the U.S. Civil War.⁹ He later moved to San Francisco to work as a hydraulic engineer and became involved with a San Francisco post of the Grand Army of the Republic.¹⁰ Loriania was born around 1839 in Vermont.¹¹ The Toothakers moved to San Francisco by 1868, where they first appeared in San Francisco city directories, and continued to reside there until at least 1907. The Toothakers moved to the subject property when it was constructed in 1908.

At the time of the subject building's construction, the Toothakers had an adult daughter, Ethel (born c. 1888), who lived with her parents. By 1918, Ethel had married local grocer Archie Dewar Tiddy (born c. 1888). Archie Tiddy was raised in San Francisco and graduated from San Francisco Polytechnic High School in 1906.¹² Along with his brother, Frank, Archie Tiddy owned and operated Tiddy Bros., a prominent Burlingame grocery store that was located in several downtown locations. The newlywed Archie and Ethel Tiddy remained living with the elder Toothakers in the subject house. After William Toothaker died in 1923, Archie and Ethel Tiddy retained ownership of the building and raised their four children there: William F. Tiddy (born c. 1915), Alice Tiddy (born c. 1917), Douglas Tiddy (born c. 1919), and Redick D. Tiddy (born c. 1922). Archie and Ethel Tiddy continued to reside in the subject building, while their children moved out as they grew older. In 1947, Redick Tiddy moved into the newly constructed residential unit in the Tiddy's garage (now a separate parcel, addressed 1453 Bernal Avenue). Archie Tiddy died in 1958 and Ethel Tiddy continued to reside in the house until around 1963.

Beginning in 1965, Henry A. and Winifred Gogarty resided in the subject building. Henry (Harry) was born in Ireland and immigrated to Boston in 1949, eventually making his way to the West Coast.¹³ Harry worked as the West Coast Manager for the Irish Tourist Board, encouraging and coordinating travel between California and Ireland. Winifred was also born in Ireland, in 1922, and later moved to the United States in 1959. The Gogarty couple continued to live in the subject house until their respective deaths: Harry in 2009 and Winifred in 2018.

The following table outlines the ownership and occupancy history of 1457 Bernal 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 ¹⁴	Owners and Tenants (known owners in bold)	Occupation (if listed)
c. 1910 – c. 1923	William F. Toothaker Loriania Toothaker	Hydraulic Engineer <i>Not listed</i>
1918 – c. 1963	Archie D. Tiddy Ethel Tiddy William F. Tiddy Alice Tiddy Douglas Tiddy Redick D. Tiddy	Grocer (Tiddy Bros.) <i>Not listed</i> Clerk (Tiddy Bros.) Student Law Student Student

⁶ Garrison, *Burlingame*, 40-41.

⁷ "Auto Men Building Peninsula Homes," *San Francisco Chronicle*, September 26, 1914.

⁸ Garrison, *Burlingame*, 48.

⁹ 1910 U.S. Census.

¹⁰ "Grand Army Post Installs New Officers," *San Francisco Examiner*, January 7, 1904.

¹¹ 1910 U.S. Census.

¹² "Diplomas Ready for Graduates," *San Francisco Call*, December 20, 1906.

¹³ Harry Gogarty Obituary. *San Francisco Chronicle*, April 14, 2009.

¹⁴ Note that length of ownership or occupation may extend beyond the listed dates. However, for the purpose of this table, only the known years of ownership or occupation are included.

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Years of Ownership/Occupation ¹⁴	Owners and Tenants (known owners in bold)	Occupation (if listed)
1965 - 2018	Henry A. Gogarty Winifred Gogarty	West Coast Manager – Irish Tourist Board <i>Not listed</i>

Craftsman Style

The Craftsman style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular Frank Lloyd Wright and Greene & Greene¹⁵. The Craftsman style was utilized predominantly in residential properties and was dominant from the 1900s to the 1930s. The Craftsman magazine, published in America from 1901 to 1917, helped to disseminate the ideas associated with the style in North America, such as anti-industrialism and emphasis on handcrafted products. The Craftsman style took off in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Additional influences included Japanese architecture, Swiss chalets, and the indoor/outdoor traditions of the Spanish and Mexican homes of the region.¹⁶

Elaborate one-off homes of the wealthy, such as the Gamble House in Pasadena, represent high style examples while rows of more modest bungalows are found throughout California. Craftsman bungalows are typically characterized by low-pitched gabled roofs with wide, unenclosed eave overhangs; decorative beams or braces; exposed rafter tails; tapered square columns or pedestals; and extending porch elements.¹⁷ Small-scale, wood-framed Craftsman bungalows could be constructed easily and affordably, which contributed to their popularity in the Bay Area following the 1906 earthquake.

Significance Evaluation:

The property at 1457 Bernal 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). Therefore, the property is not listed locally.¹⁸

Criterion A/1 (Events)

1457 Bernal Avenue does appear to be individually eligible for listing in the California Register under Criterion 1 (Events). The building was constructed in 1908, soon after the development of Easton Addition began. The building represents a rare dwelling from the neighborhood's first phase of growth; even by 1921, most of the surrounding parcels remained undeveloped. 1457 Bernal Avenue and a handful of other buildings were situated among numerous empty properties. The neighborhood's developers even used an image of 1457 Bernal Avenue in a promotional brochure for the Easton Addition. The neighborhood appears to have mostly built out only by the late 1930s, after a second and more extensive phase of development. Therefore, the subject building is significant as an exceptional example of early residential development in Burlingame's Easton Addition. While the property appears eligible for the California Register under Criterion 1, it does not rise to a level of significance for it to be eligible for the National Register under Criterion A. The period of significance would be 1908, the year of the building's construction.

Criterion B/2 (Persons)

1457 Bernal 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 owners, William and Loriana Toothaker, resided at 1457 Bernal Avenue until 1923. William Toothaker was a hydraulic engineer but research did not identify major projects to which he contributed. The subsequent owners, Archie and Ethel Tiddy, occupied the house until 1963. Archie Tiddy was a local grocer and owned a well-respected grocery store in downtown Burlingame. Though Archie Tiddy was admired as a successful local proprietor, research does not indicate that the subject building is particularly representative of his life or work. The building's most recent occupants were Harry and Winifred Gogarty. Harry was the West Coast Manager of the Irish Tourist Board and is abundantly mentioned in local newspapers for his work in the 1960s and 1970s. However, his work with the Irish Tourist Board does not appear to be associated with 1457 Bernal Avenue to the extent that it would be considered significant under Criterion B/2. Therefore, the building does not appear to be individually eligible for listing in the National Register under Criterion B or California Register under Criterion 2.

¹⁵ Virginia Savage McAlester, "Craftsman: 1905 – 1930," in *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 568, 578.

¹⁶ Rodney Douglas Parker, "The California Bungalow and the Tyrolean Chalet: The Ill-Fated Life of an American Vernacular," *Journal of American Culture* 15, vol. 4 (1992): 1.

¹⁷ McAlester, 568, 578.

¹⁸ Carey & Company, "Inventory of Historic Resources: Burlingame Downtown Specific Plan," October 6, 2008.

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Criterion C/3 (Architecture)

1457 Bernal Avenue does appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The residence at 1457 Bernal was built in 1908 by an unknown architect/builder; thus, 1456 Bernal Avenue cannot be considered the work of a master architect. However, the Craftsman-style building does possess high artistic value and reflects key Craftsman features including its picturesque massing, a front-facing gabled roof, overhanging eaves, exposed wooden structural elements (rafters and joists), decorative brackets, four-panel front door, recessed front porch, square columns, and diamond-pattern windows. The building represents an older and more elaborate architecture than many of the neighboring residences, which were constructed as modest Tudor Revival and Mediterranean Revival houses in the 1920s and 1930s. 1457 Bernal Avenue is an early and sensitively designed example of a middle-class Craftsman residence, with abundant architectural elaborations. While the property appears eligible for listing in the California Register under Criterion 3, it does not rise to a level of significance such that it would appear eligible for the National Register under Criterion C. The period of significance would be 1908, the year of the building's construction.

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 Fremont, 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 & 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.

Character-Defining Features

The character-defining features of 1457 Bernal Avenue date to the building's construction in 1908 and include:

- Siting with primary frontage along Bernal Avenue
- One-and-a-half-story massing, with front-facing gable volume and abutting hipped-roof extension
- Wood clapboard siding with shingle-clad gables
- Primary entrance ensemble, with recessed front porch with paired wood posts and four-light front door
- Bay window with diamond-pattern sashes
- Gable window with diamond-pattern sashes and miniature balustrade on primary facade
- Overhanging eaves with decorative brackets
- Exposed wood structural elements, including rafter tails, joists, and beams

Evaluation (integrity):

1457 Bernal Avenue remains at its original 1908 location and continues to be situated within a residential setting in the Easton Addition neighborhood. The building's design has been altered to an extent – the original porch that encompassed the northeast corner was enclosed, perhaps in the late 1930s or early 1940s; a second, hipped-roof extension was added on the north façade before 1941; and the rear porch was expanded by 1965. These alterations do not prevent the house from communicating its Craftsman design. The hipped-roof extension is situated away from the street and does not overwhelm the original building mass. The rear porch is not visible from the street. Though the original northeast portion of the front porch is now enclosed, it resembles purpose-built sunrooms on other Craftsman houses, a not-uncommon feature. The sliding window sashes integrate well with the materials and design of other windows on the house. Therefore, the building's original Craftsman design is clearly reflected. The building retains several original wood-frame windows, particularly at the primary façade. The building also retains its wood-weatherboard siding, shingle-clad gables, front porch, overhanging eaves, decorative brackets, and exposed structural elements. Particularly of note, the house still has its original four-light front door, which clearly expresses the Craftsman design intent. Original materials enable the subject building to exhibit period workmanship. The subject building retains integrity of feeling and association as an early twentieth-century suburban single-family residence designed in the Craftsman style with high artistic value. Later additions at the rear of the building do not detract from the dwelling's design nor perceptions of its historic residential function. Overall, the subject property at 1457 Bernal Avenue retains integrity of location, setting, design, materials, workmanship, feeling, and association.

Conclusion

The residence at 1457 Bernal Avenue is individually eligible for the California Register under Criterion 1 (Events) and 3 (Architecture). The subject building does not rise to a level of significance necessary for individual listing on the National Register. The house was constructed in 1908 in the early years of Easton Addition's development and was designed/built by an unknown architect/builder. Alterations to the building have not impaired the building's historic integrity and the building's Craftsman design remains intact. The California Historical Resource Status Code (CHRSC) of "3CS" have been assigned to the property, meaning that 1457 Bernal Avenue appears eligible for the California Register as an individual property through survey evaluation.¹⁹

¹⁹ 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), 4.

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This conclusion does not address whether the property would qualify as a contributor to a potential historic district. A cursory inspection of the surrounding area of the Easton Addition reveals a high concentration of early-twentieth-century residences that warrant further study. However, additional research and evaluation of the East Addition neighborhood as a whole would need to be conducted to verify the neighborhood's eligibility as a historic district.

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Water Tap Record. 1457 Bernal Avenue, Burlingame, CA (September 1, 1913).

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Historic Maps and Material:



Figure 24: Ca. 1912 photograph of 1457 Bernal Avenue. Source: Burlingame Historical Society.

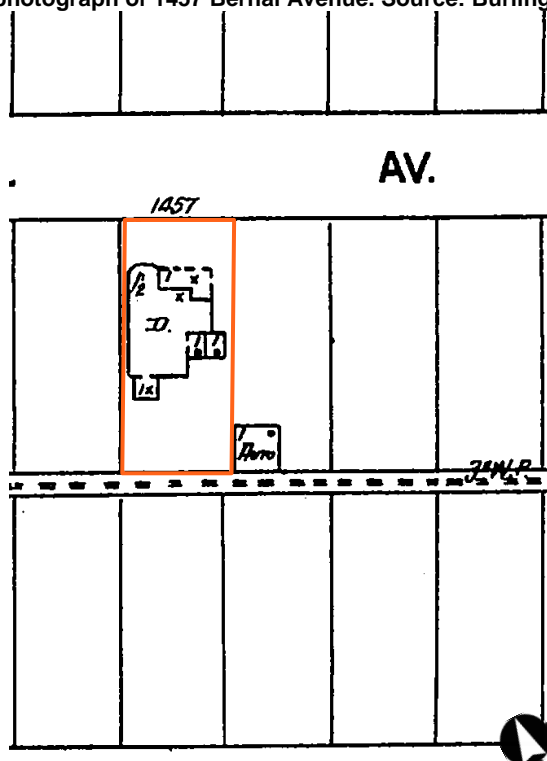


Figure 25: March 1921 Sanborn Map Company fire insurance map. Subject property boundary highlighted orange. Source: San Francisco Public Library. Edited by Page & Turnbull.



Figure 26: 1941 aerial photograph of 1457 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight C-6660, Frame 275, Fairchild Aerial Surveys, March 22, 1941. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

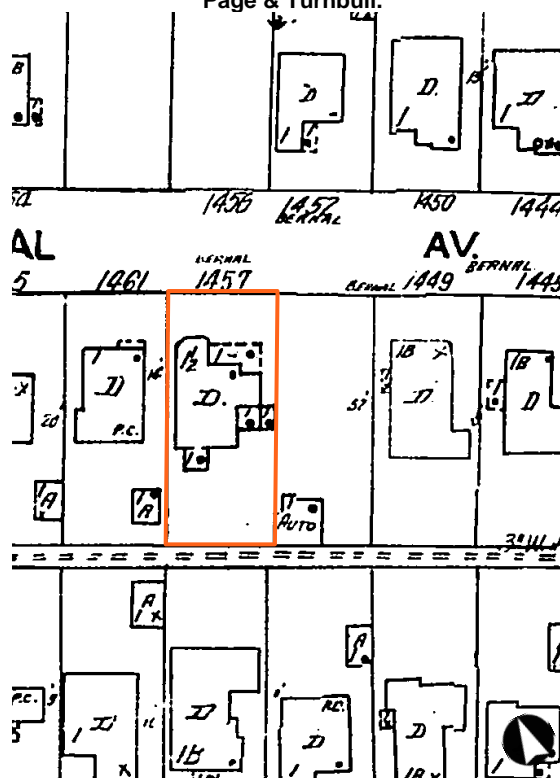


Figure 27: March 1921 - November 1949 Sanborn Map Company fire insurance map. Subject property boundary highlighted orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

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Figure 28: 1956 aerial photograph of 1457 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight GS-VLX, Frame 1-59, Clyde Sunderland, 1956. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.



Figure 29: 1965 aerial photograph of 1457 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight CAS-65-130, Frame 1-126, Cartwright Aerial Surveys, 1965. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

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Figure 30: 1999 aerial photograph of 1457 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight HM-2000-USA, Frame 1123-69, Hauts-Monts, Inc., 1955. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

1457 BERNAL AVENUE ~~33-42~~ ⁵¹⁷²
976
17331880
EASTON
LOT 6, Blk 45
9/1/1913
#434 7/06/72
Meter program 7-5-84 5628

Figure 31: Water tap record for 1453 Bernal Avenue, dated September 1, 1913. In Burlingame, a 1913 water card indicates the house was likely built before then. Source: Burlingame Historical Society.