

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 12 Resource name(s) or number (assigned by recorder) 1536 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 Location:  Not for Publication  Unrestricted \*a. County San Mateo  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 1536 Howard Avenue City Burlingame Zip 94010  
\*e. Other Locational Data: Assessor's Parcel Number 028-291-090

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

1536 Howard Avenue is a one-story, single-family residence that was built in 1957 in a Minimal Traditional style for Rocco and Mary Borg. Original building permits for the building are not on file at the Burlingame Building Department, and therefore it is unknown by whom the building was designed and constructed. 1536 Howard Avenue is located in the Burlingame Park neighborhood on an approximately 7,680 square-foot rectangular parcel (APN 028-291-090) on the west side of Howard Avenue between Crescent Avenue and El Camino Real (Figure 1). The residence is generally rectangular in plan and is set back from the street by approximately 18 feet. At the front of the building is a small front lawn. A paved driveway along the north property line leads to a freestanding garage building and a paved and landscaped rear garden. A freestanding toolshed sits in the southwest corner of the property.

1536 Howard Avenue is a wood-frame building clad primarily in stucco with one section of board-and-batten wood siding and sits on a concrete foundation. Encircling the house around the foundation and within the eaves are ventilation panels. All fenestration consists of black powder coated aluminum sash windows. Along the east façade (facing Howard Avenue), the building features a low hipped roof with shallow eaves.

The east façade of 1536 Howard Avenue is asymmetrical and divided roughly into thirds. The left (south) third projects slightly towards the street and is clad in stucco with a centered three-panel window. The recessed center and right thirds are clad in a board-and-batten wood siding and feature four metal-sash windows.  
(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



Figure 1: 1536 Howard Avenue, east façade, looking west.

P5b. Photo: (view and date)  
View of the front façade,  
December 17, 2019

\*P6. Date Constructed/Age and Sources:  historic  
1957 (Assessors estimate)

\*P7. Owner and Address:  
Michael Glynn  
1536 Howard Avenue  
Burlingame, CA 94010

\*P8. Recorded by:  
Page & Turnbull, Inc.  
170 Maiden Lane, 5<sup>th</sup> Fl  
San Francisco, CA 94108

\*P9. Date Recorded:  
12/30/2019

\*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)

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

The north façade of 1536 Howard Avenue is clad entirely in stucco and features a brick chimney that extends through the eave towards the east side of the façade (**Figure 2**). The primary entrance to the building is recessed just west of the chimney and is reached via four brick steps from the paved driveway to a flush wood door (**Figure 3**). The remainder of the north façade has two groups of windows that have a fixed center panel flanked by casement windows.



**Figure 2: North facade, looking west. Garage visible in background.**



**Figure 3: Primary entrance, located on north facade. Looking southwest.**



**Figure 4: West facade, looking southeast.**

The west (rear) façade contains a small pair of slider windows towards the center of the façade and a group of three windows – one fixed window with two flanking casement windows – to the right (south) side of the façade. This rear façade has a flat aluminum patio roof on metal supports that extends to the rear from beneath the building's eaves. A rear entrance to the building is located partway down the south façade and is accessed via two steps. This entrance features a storm door over a wood- and glass-paneled door (**Figure 4**).



**Figure 5: South facade, left portion, looking east.**



**Figure 6: South facade, right portion, looking east (toward Howard Avenue).**

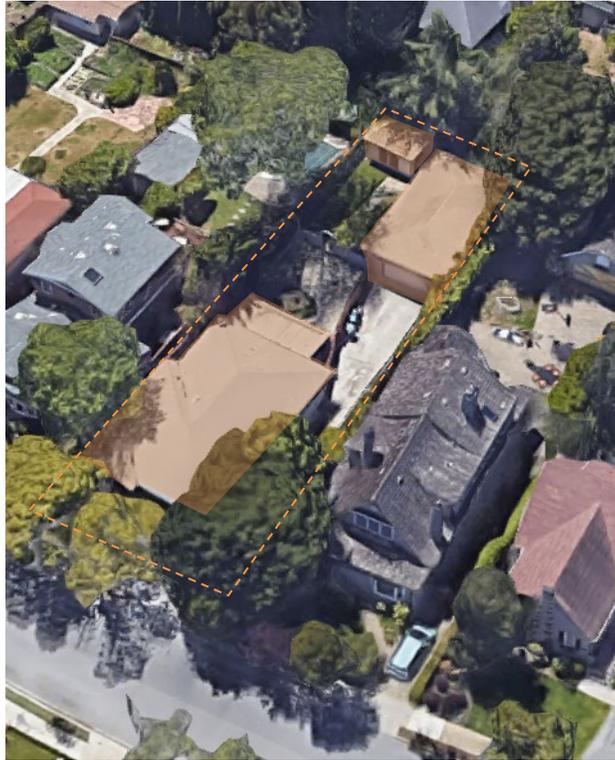


**Figure 7: South facade, right portion, looking west toward rear of property.**

The south façade of 1536 Howard Avenue is separated into two sections. The first section is located to the left of the rear entrance and contains a single pair of slider windows (**Figure 5**). The right portion, which is accessed via a paved path along the south property line, contains two sets of paired slider windows and some utility boxes and electrical wiring (**Figure 6 and Figure 7**). (See Continuation Sheet, page 3)

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

1536 Howard Avenue contains two freestanding ancillary buildings at the rear of the property that consist of a four-car garage located along the northern property line, almost to the rear of the lot, and a toolshed adjacent to the south property line (**Figure 8**).



**Figure 8: Birds-eye view of 1536 Howard Avenue. Lot outlined in dashed line; buildings are shaded yellow. Source: Google Maps 2019; edited by Page & Turnbull.**



**Figure 9: East facade of the garage. Looking west.**



**Figure 10: South facade of the garage. Looking northwest.**



**Figure 11: Rear (west) facade of the garage. Looking northeast.**

The wood frame garage building has wood siding, a low hipped roof, and a concrete foundation. It is approximately 22 feet wide and 40 feet deep. The east façade has a modern roll-up paneled garage door, and the south façade has a number of openings that face towards the garden, including two paired slider windows on the left half of the façade, and a glass- and wood-paneled door and a small double-hung wood sash window to the right of the façade (**Figure 9 and Figure 10**). The north façade abuts the property line fence and is not visible. Siding along the rear façade, as well as the paneling along the eaves, has been removed (**Figure 11**).

(See Continuation Sheet, page 4)

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



**Figure 12: East (left) and north (right) facades of the toolshed. Looking west.**



**Figure 13: North facade of the toolshed. Looking southwest.**

The toolshed is approximately 14 feet wide and 12 feet deep and sits two feet from the south property line. The wood-frame building has a low hipped roof and a concrete foundation. The east façade features vertical wood siding and two full-height four-lite wood frame fixed windows, while the north façade has a single-leaf wood door with multi-lite glass panels. The visible north and south façades have had their siding removed (**Figure 12 and Figure 13**).



**Figure 14: rear garden, looking northwest from the rear of the house.**



**Figure 15: Rear garden, looking southeast from the toolshed.**

The rear garden has paved concrete paths, grass, and a circular planting area. A wall and archway made of concrete masonry units cuts the yard in half in line with the garage's east façade. A wood fence with a gate separates the rear yard from the driveway.

(See Continuation Sheet, page 5)

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

The surrounding neighborhood is exclusively residential, with one- and two-story single-family homes. The properties immediately north and south of the subject property on the west side of Howard Avenue, and across from the subject property along the east side of Howard Avenue, consist of single-family homes clad in stucco, shingles, and asphalt siding with detached garages (see Figure 16 to Figure 18).



**Figure 16: West side of Howard Avenue, looking southwest; showing buildings south of the subject building.**



**Figure 17: West side of Howard Avenue, looking west; showing buildings north of the subject building.**



**Figure 18: East side of Howard Avenue, looking northeast, showing buildings opposite of the subject building.**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 6 of 12

\*NRHP Status Code 6Z

\*Resource Name or # 1536 Howard Avenue

- B1. Historic name: 1536 Howard Avenue
- B2. Common name: 1536 Howard Avenue
- B3. Original Use: Single-Family Residence
- B4. Present use: Single-Family Residence

\*B5. Architectural Style: Minimal Traditional

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

No original building permit is on file at the Burlingame Building Department for the building at 1536 Howard Avenue. However, the building was built in 1957 during the ownership of Rocco and Mary Borg. When the Borgs purchased the parcel in 1955, a small cottage and a garage were located at the rear of the lot. By 1959, as seen in a Sanborn Map Company map, the existing building was present along with both the toolshed and garage (**Figure 19 and Figure 20**).

Using aerial photographs and Sanborn Map Company maps it is possible to piece together some of the changes that have been made to the site since the erection of a cottage on this site in 1921 (permit no. 289). Aerials from 1941 and 1956 show a large front lawn with a cottage and garage located at the rear of the property (**Figure 21 and Figure 22**). In 1946, a permit for a new garage was issued and the 1947 aerial appears to confirm that a new, larger garage was built in the location of the existing garage but was smaller in footprint than the existing garage.

(See Continuation Sheet, page 7)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Yes B9a. Architect: Architect unknown b. Builder: Builder Unknown

\*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 9)

B11. Additional Resource Attributes: (List attributes and codes)  
(HP4) – two ancillary buildings – garage and toolshed

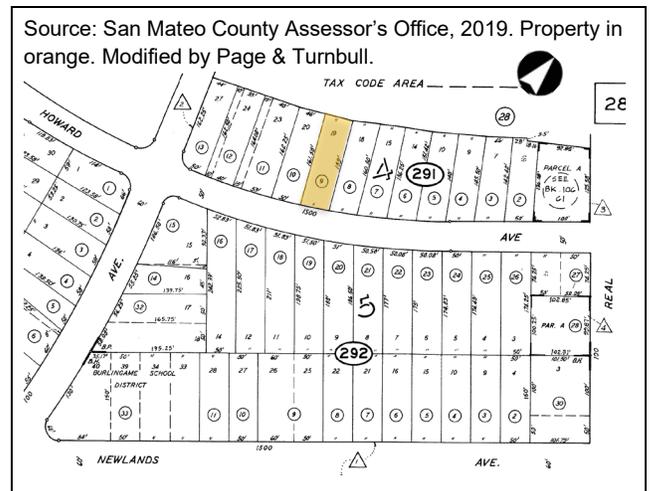
\*B12. References: See Page 12

B13. Remarks: None

\*B14. Evaluator: Barrett Reiter, Page & Turnbull, Inc.

\*Date of Evaluation: December 30, 2019

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 7 of 12

\*Recorded by Page & Turnbull, Inc.

Resource Name or # 1536 Howard Avenue

\*Date December 30, 2019

Continuation

Update

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

The following building permits are on file at the Burlingame Building Department:

Permit #	Date	Owner	Builder/Contractor	Description
289	6/28/1921	W.J. Dessin	None listed	Cottage, \$800
E-839	3/1/1946	Frank Martell	Owner	New Garage, \$500
<b>[subject house built in ca. 1957]</b>				
M-669	6/18/1962	Rocco J. Borg	Owner	Tool Shed, \$200.
Q-968	4/24/1968	Rocco J. Borg	Termi-Kill Inc.	Termite and rot repairs
S-994	2/16/1971	Edgar Howe	Sterling Roofing	Re-roofing
2007	9/2/1980	E. Howe	Nor Cal Patios	Extend patio roof
R08-0024	2/12/2008	Ruth Howe	Peterson & Jenkins Roofing	Expired without final inspection; reroof house

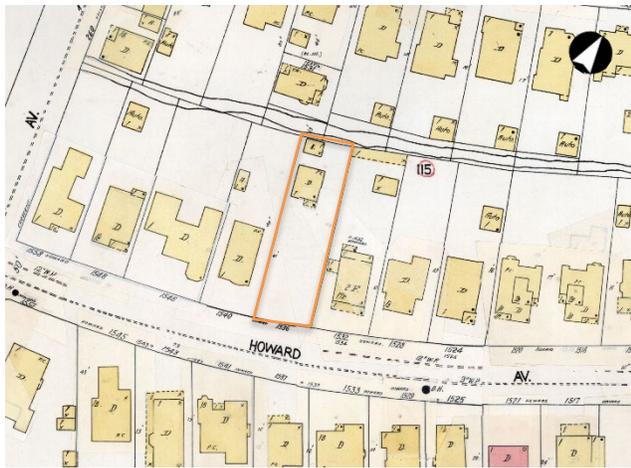


Figure 19: Sanborn Map Co., page 23, revised to 1949, from 1921. Property outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

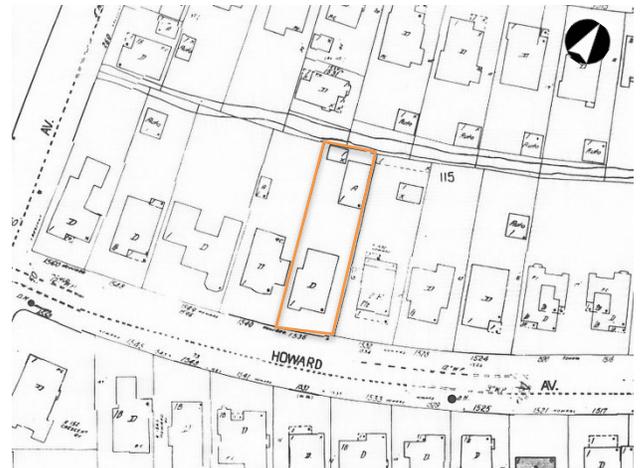


Figure 20: Sanborn Map Co., page 23, revised to 1959, from 1921. Property outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.



Figure 21: 1941 Aerial. Subject parcel outlined in orange. Source: FrameFinder, Flight C-6660, Frame 355. Edited by Page & Turnbull.



Figure 22: 1956 Aerial. Subject parcel outlined in orange. Source: FrameFinder, Flight GS-VLX, Frame 1-41. Edited by Page & Turnbull.



Figure 23: 1965 Aerial. Subject parcel outlined in orange. Source: FrameFinder, Flight CAS-65-130, Frame 1-205. Edited by Page & Turnbull.

(See Continuation Sheet, page 8)

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

A 1965 aerial photograph shows the site much as it exists today and confirms the conditions shown in the 1959 Sanborn Map Company map, with the residence towards the front of the lot and two freestanding buildings towards the rear (**Figure 23**). By the time the 1965 aerial photograph was taken, the 1946 garage building had been expanded to its current footprint. It is unclear whether this garage alteration was undertaken at the same time the house was constructed, or whether it was completed after the construction of the house. In 1962, Rocco Borg appears to have converted the site's 1921 garage building – located directly behind the 1921 cottage in the 1941 aerial – into a toolshed (permit no. M669) (**see Figure 21**).<sup>1</sup>

Since the construction of the subject building few changes have been made. Permitted work includes interior repairs from termite damage and rot in 1968 (permit no. Q-968), the reroofing of the building in 1971 (permit no. S-994), and the addition of the aluminum patio roof along the rear façade in 1980 (permit no. 2007). The roof may have been redone in 2008, but the permit on file expired without a final inspection.<sup>2</sup> Photographs of the building in 1965 and 1968, from Multiple Listing Service (MLS) entries, show that windows along the primary façade have since been replaced (**Figure 24 and Figure 25**).<sup>3</sup> Replacement windows on the left of the primary façade appear to be similar to the original windows, while the larger window arrangement to the right originally consisted of a large fixed center window with partial height casement windows to each side under fixed transoms. Photographs of the subject building's primary façade between 2008 and 2018 show that the original windows had been replaced by 2008, and the existing windows were installed between April 2015 and January 2018.<sup>4</sup> Existing windows on all façades were likely installed following the transfer of ownership from Ruth Howe to Michael Glynn in 2015. Beyond the replacement of the building's original windows, 1536 Howard Avenue remains largely unchanged since its construction in 1957. (See Continuation Sheet, page 9)



**Figure 24: 1536 Howard Avenue in 1965. Source: MLS (Multiple Listing Service) entry, Burlingame Historical Society**



**Figure 25: 1536 Howard Avenue in 1968. Source: MLS (Multiple Listing Service) entry, Burlingame Historical Society**

<sup>1</sup> Permit no. M669, Building Permit Records, 1536 Howard Avenue, Burlingame, CA.

<sup>2</sup> Permit no. R08-0024, Building Permit Records, 1536 Howard Avenue, Burlingame, CA.

<sup>3</sup> "1536 Howard Avenue," MLS entry, 1965 and 1968, Source: Burlingame Historical Society.

<sup>4</sup> Google Maps Streetview, 2008-2019.

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

Historic Context – City of Burlingame (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 people. In 1908, Burlingame incorporated as a city, and in 1910, annexed the adjacent town of Easton to the north. The following year, the Burlingame Country Club area was also annexed to the City. By 1920, Burlingame's population had increased to 4,107.

Burlingame 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 in 1870, 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."<sup>5</sup> The land was subdivided, and the streets were laid out in May 1905 by Davenport Bromfield and Antoine Borel. Burlingame Park is located in close proximity to the Burlingame Country Club and the neighborhood was officially annexed to the City of Burlingame in 1911.<sup>6</sup>

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 the County Road (El Camino Real) to the north; Barroilhet Avenue 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 of the twentieth century. The town of Burlingame experienced a residential building boom in the early 1920s and most the residences within the neighborhood were constructed in the 1920s and 1930s.

The existing house at 1536 Howard Avenue was constructed to replace a 1921 cottage on this site which dated to the primary period of development in Burlingame Park. In 1957 the subject house was constructed to enlarge the residential capacity of the lot and illustrates the selective redevelopment that occurred in the decade following World War II. 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 the Craftsman style or various revival styles.

*1536 Howard Avenue – Owner History*

The following table outlines the ownership and occupancy history of 1536 Howard Avenue, compiled from Burlingame and San Mateo city directories, San Mateo County Assessor records, obituaries, Ancestry.com, and other available resources.<sup>7</sup>

Year(s) of Ownership	Name(s) of Owners (known owners in bold)	Occupation
1955 - 1968	<b>Rocco J. Borg</b> <b>Mary Borg</b> Charles E. Borg Paul M. Borg	Mechanic at Hunters Point (SF); retired in 1962 Not listed Mechanic at Hunters Point (SF) United States Navy; Laborer at Hunters Point
1968-2015	<b>Edgar G. Howe</b> <sup>8</sup> <b>Ruth Howe</b>	Parts man Jones-Minto Ford Sales and Kohlenberg Ford Not listed
2015-Present	<b>Michael Glynn</b>	

(See Continuation Sheet, page 10)

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

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

<sup>7</sup> Known owners are those who were specified either in city directories, permits or assessor records as homeowners. City directories did not consistently specify who was a homeowner versus a resident or renter, so it is possible that not all names listed above were homeowners.

<sup>8</sup> Edgar G. Howe passed away in 1994.

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

*1536 Howard Avenue – Owner History (continued)*

Prior to the construction of the subject building, the previous cottage on the site was built for Wilkie J. Dessin, a well-known early resident of Burlingame who lived in Burlingame since 1908.<sup>9</sup> Wilkie J. Dessin operated a garage in Burlingame and joined the Volunteer Fire Department in 1912. He became the volunteer Fire Chief in 1914, transitioned to full-time Fire Chief when the Burlingame Fire Department was officially organized in 1930, and remained in that role until his death in 1942.<sup>10</sup> Dessin lived in the cottage at 1536 Howard Avenue from 1921 until 1924.<sup>11</sup>

In 1955, the subject property – which contained the 1921 cottage, a 1921 garage building (now the toolshed), and a larger 1946 garage – was purchased by Rocco J. and Mary Borg. As the original 1957 building permit for the subject building is not on file at the Burlingame building department it is unclear whether an architect or builder was listed in conjunction with 1536 Howard Avenue. The Borgs appear to have rented out the rear cottage in 1955 and 1956, as several names appear in relation to the property in these years. Once the subject building was completed Rocco J. and Mary Borg lived at 1536 Howard Avenue from at least 1958 through 1967. For much of this time at least two of their three sons also lived in the house. Both Rocco and Mary were originally from Malta; they immigrated in 1921 and 1926, respectively.<sup>12</sup> Rocco became a pipefitter at the Hunters Point Naval Shipyard in 1940; a position he would keep until his retirement in 1962.<sup>13</sup> Rocco and Mary's oldest sons, Charles and Paul, also worked at the Hunters Point shipyard in the 1950s and 1960s while they lived with their parents at the subject property.<sup>14</sup> The last listing for the Borg family at this address in city directories is in 1967, and the house was listed for sale in 1968.<sup>15</sup>

In 1968 Edgar and Ruth Howe purchased 1536 Howard Avenue. Edgar G. Howe was an automobile parts man for Ford. In 1964, Edgar Howe was mentioned as being a graduate of the parts merchandising course at the San Francisco Ford Marketing Institute at Burlingame.<sup>16</sup> While Edgar passed away in 1994, Ruth Howe continued to reside at the property until 2015, when the property was sold to its current owner, Michael Glynn.

*1536 Howard Avenue – Minimal Traditional Style*

The Minimal Traditional style was popular from about 1935 to 1950 and became a common style used during the residential building boom of the post-World War II period. Descriptions of the style stress simplicity with its “simple composition, simple roof lines, and simple variations and materials” that “gives the small house the appearance of maximum size.”<sup>17</sup> Some common features of Minimal Traditional style houses include a simple, compact massing with low hipped rooflines, shallow eaves, and stucco or wood wall claddings, sometimes used in combination, as well as an overall lack of ornamentation.<sup>18</sup> 1536 Howard Avenue is a late example of the Minimal Traditional style, which saw its primary period end in the late 1940s as the Ranch style “in the 1950s and 1960s became by far the most popular house style built throughout the country.”<sup>19</sup> However, in its simplicity, lack of decoration, and compact massing, the subject building demonstrates a number of the features of the Minimal Traditional style. Although 1536 Howard Avenue demonstrates a number of these features, it remains a late example of the style and is not a significant representation of the style in Burlingame or California.

(See Continuation Sheet, page 11)

<sup>9</sup> Permit no. 289, Building Permit Records, 1536 Howard Avenue, Burlingame, CA

<sup>10</sup> “Wilkie Dessin, Burlingame Fire Chief, Dies,” *The San Mateo Times*, January 7, 1942, 1.

<sup>11</sup> Burlingame City Directories, 1921-1925.

<sup>12</sup> 1940 United States Federal Census.

<sup>13</sup> “Rocco J. Borg,” *The San Mateo Times*, February 21, 1975, 32.

<sup>14</sup> Burlingame City Directories, 1958-1967.

<sup>15</sup> “Open Sunday 2 to 4,” *The San Mateo Times*, March 30, 1968, 22.

<sup>16</sup> “5,000 Study with Ford at Burlingame.” *The San Mateo Times*, September 22, 1964, 24.

<sup>17</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, 2<sup>nd</sup> ed., (New York: Alfred A. Knopf, 2013), 588.

<sup>18</sup> Architectural Resources Group, “Architectural Style Guide: Minimal Traditional,” prepared for the City of Anaheim Planning and Building Department, July 2019, <https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional>

<sup>19</sup> McAlester, 602.

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

**Evaluation:**

The property at 1536 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 a previous survey or evaluation is on file, affiliated with the State of California Office of Historic Preservation (OHP). The City of Burlingame does not currently have a register of historic properties beyond the Downtown Specific Plan area, and, therefore, the property is not listed locally.

1536 Howard Avenue does not appear to be individually eligible for listing in the National Register under Criterion A or 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 house was constructed in 1957, replacing an earlier 1921 cottage on this site, at a time when the Burlingame Park subdivision had largely been developed. It is not an integral property in the history of the area's development. The property does not rise to the level of significance necessary to be individually eligible for the National Register or California Register. Therefore, it does not appear to be eligible for listing under Criterion A/1.

1536 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 subject building was built in 1957 by property owners Rocco J. and Mary Borg. They resided at this property until at least 1967 and sold the property in 1968. Rocco and Mary Borg were both immigrants from Malta, who came to the United States in the 1920s. Rocco and his two sons, Charles and Paul, worked at the Hunters Point Naval Shipyard. The next owner-residents of 1536 Howard Avenue were Edgar and Ruth Howe. Edgar Howe was involved in automobile parts merchandizing for Ford for much of his career. Edgar lived at the subject property until his death in 1994, and Ruth continued to live at the property until it was sold in 2015. Archival research did not find that these individuals made a significant impact on local, state, or national history such that 1536 Howard Avenue could be found to be individually eligible under Criteria B/2. Therefore, 1536 Howard Avenue does not appear to be individually eligible for listing under Criteria B/2.

1536 Howard Avenue does not appear to be individually eligible for listing in the National Register Criterion C or the California Register Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. Designed in a late version of the Minimal Traditional style, nothing is known about the architect or builder of 1536 Howard Avenue. 1536 Howard Avenue demonstrates a number of the common elements of residential architecture of the 1950s, however, the building is not a particularly notable example of 1950s residential architecture. Therefore, 1536 Howard Avenue does not appear to rise to a level of individual significance under Criterion C/3.

This property was not assessed for its potential to yield information important in prehistory or history, per National Register Criterion D or California Register Criterion 4 (Information Potential). This Criterion is typically reserved for archeological resources. The analysis of the residence at 1536 Howard Avenue for eligibility under Criterion D/4 is also beyond the scope of this report.

**Conclusion**

1536 Howard Avenue was constructed in 1957 in a late Minimal Traditional style after the primary period of development of Burlingame Park, and replaced a 1921 cottage on this site. No significant events are associated with the property. From 1957 until 2015, the building was owned and occupied by only two families, the Borg family and the Howe family. None of the residents have been found to be significant in association with 1536 Howard Avenue. Finally, the building does not embody the work of a master, exemplify an architectural style or building type, or possess high artistic style to such a degree that it would be individually eligible. As such, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the building, meaning that it was "Found ineligible for NR, CR or Local designation through survey evaluation."<sup>20</sup>

<sup>20</sup> 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.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 12 of 12

\*Recorded by Page & Turnbull, Inc.

Resource Name or # 1536 Howard Avenue

\*Date December 30, 2019  Continuation  Update

**\*B12. References:**

"5,000 Study with Ford at Burlingame." *The San Mateo Times*, September 22, 1964, 24.

Ancestry.com.

Architectural Resources Group, "Architectural Style Guide: Minimal Traditional," prepared for the City of Anaheim Planning and Building Department, July 2019, <https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional>

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

Building Permit Records, 1536 Howard Avenue, Burlingame, CA.

Burlingame City Directories, 1923-present.

Burlingame Historical Society, Multiple Listing Service, property records.

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. "Draft Inventory of Historic Resources: Burlingame Downtown Specific Plan." February 19, 2008.

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

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

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

"Open Sunday 2 to 4," *The San Mateo Times*, March 30, 1968, 22.

"Preliminary Historic Resources Inventory: City of Burlingame." July 26, 1982.

"Rocco J. Borg," *The San Mateo Times*, February 21, 1975, 32.

Sanborn Map Company, maps. Burlingame. 1921, 1946, 1949, 1959.

United States Federal Census, 1940, Accessed via Ancestry.com

"Wilkie Dessin, Burlingame Fire Chief, Dies," *The San Mateo Times*, January 7, 1942, 1.