



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

Monday, April 27, 2020

7:00 PM

Online

- b. 1536 Howard Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (Jack Chu, Chu Design Associates Inc., applicant and designer; Michael Glynn, property owner) (112 noticed) Staff Contact: Michelle Markiewicz

*All Commissioners have visited the project site. Chair Comaroto noted that she had a conversation with the property owner less than a year ago about the project. Commissioner Sargent noted that he spoke to the neighbor to the left of the property. Commissioner Gaul also noted that he spoke with the neighbor across the street at 1541 Howard Avenue about the project.*

*Planning Manager Hurin, provided an overview of the staff report.*

*Questions of staff:*

- > When this project comes back for action, can we request that half size drawings be provided as opposed to these 11" x 17" size sheets? (Hurin: We can work with the designer to get the proper size plans submitted.)*
- > Not that this project is considered a historic home, isn't this in a district where we are required to have a historical report? (Hurin: Correct. The report was prepared, but may not have been included in your packet. It will be provided to you for the next meeting. The report came back that this property is not eligible for listing in the California or National Register.)*

*Chair Comaroto opened the public hearing.*

*Barry Brown and Jack Chu, represented the applicant.*

*Commission Questions/Comments:*

- > Can you tell us which takes precedence, the rendering or the drawings that we're looking at? There are a number of details that are inconsistent between the two. (Brown: Well, as far as the conceptual design, it's represented with the rendering. In working together with the architect, we're building the design development package to be in sync with each other.)*
- > Some of the comments will then be based on the rendering in comparison to the drawings. One of the things that seem to be inconsistent is the window muntin patterns. There's a range of patterns and styles shown on the front elevation and around the house. Please clarify your intent with those muntin patterns. (Brown: We are looking at using a fiberglass window product that has a variety of different configurations in a black color. As far as the consistency, the design team can work together to come up with a consistent window theme that matches both the conceptual and the design development drawings.)*
- > Is there a landing outside the entry to the mud room? It seems like the mud room is at the same floor level as the entry foyer, but the foyer is five steps above grade, not sure what's happening on the side elevations. (Brown: The finished floor is roughly 18" or so above the grade in the front. There was a slight difference between the front elevation and the rear elevation, but not very much. So you're probably correct, there should be one or two steps off the mud room to meet the finish grade of the driveway there.)*
- > There are a number of drafting inconsistencies that need to be addressed.*
- > What roofing materials are you using, shingle or sheet metal standing seam like what was shown in*



the renderings? (Brown: It's a conceptual rendering. The design is an asphalt shingle roof style.) Is it throughout? (Brown: Yes.)

> Is the horizontal siding going to be a Hardie board or wood? Are you going to do corner board trims as shown in the elevations? (Chu: It will be Hardie board siding with corner boards; the corner boards will be lighter color than the Hardie board siding.)

> Are you proposing cable wire railings at the front and on the rear deck? (Brown: Those are actually a horizontal steel balcony railing, not cable steel. So it will be a metal product throughout.)

> It looks like the front room roof goes up then goes back down and drains into the second floor just past the first chimney. Are you concerned about water or leaves getting trapped there? The applicant should consider that and when the project returns they can come up with an answer. (Brown: Is the concern water dropping from the second story roof onto the first level roof above the living room area? We expect that the final design will include rain gutters at least at the lower level, if not both upper and lower level.) If the ridge is at the middle of the chimney, there's probably three or four feet of sloped roof going back into the building. Usually you're sloping away rather than sloping into. (Hurin: The applicant can take that into consideration as part of your comments.) (Brown: To clarify the comment, you're concerned with the water flowing to the back of the chimney?) Where the circular window is located, there's going to be a V-groove where leaves and water are going to get trapped. (Brown: The design team and the owner can think about reconfiguring that to avoid that type of water entrapment against the building.)

> What is the plate height on the front porch? (Chu: The plate height of the front porch is 9'-5".)

> How is the second floor siding configured? Is it 1" x 2" battens over Hardie sheets? It looked just like horizontal lap siding turned vertical. (Brown: It's a traditional board and batten siding where the vertical board is 8", 10", 12" wide and the battens are the 3 1/2" wide vertical pieces that cover the seam between the boards.) Please clarify the size of the battens and how far apart they are when it comes back for review.

> There are inconsistencies between the renderings and the elevations, specifically the exterior sidings. What's the reasoning behind changing the direction of the siding to the board and batten on the upper floor? (Brown: It adds a more contemporary line to what is generally somewhat of a traditional and maybe less interesting building style. You'll see this in many California contemporary styles. It's a mixture of horizontal and vertical to accentuate certain aspects of the massing of the house and to add a bit of variety.) Please clarify and tighten up the differences on the rendering versus the elevations.

> Is there a way that you can bring the chimney up at the family room and make it look like a traditional chimney? (Brown: I believe that's a direct vent.) In my opinion, it looks like it has just been cut off and there's no reason you couldn't bring that chimney up through the eve and direct vent it straight up.

> There's a detail for boxed eave, are the eaves going to be boxed in? (Brown: Yes, it is going to be a boxed eave.) Your elevations are showing rafter tails all around, so that's going to change the look of the house. If you can clean that up, that would be helpful.

> What material would you be using for the driveway? (Brown: We're thinking of a concrete paver that's set in a sand base to allow for some pervious drainage, and to have concrete poured to create a feel of a broken up plaza on the side of the house.) It would be helpful if you specify that in your drawings.

> Would like to clarify something with staff because we're talking about the rendering not matching the plans. Is it correct to assume that unless they're included in the plans with a page number it's not a part of the plans, therefore it's not going to be included in the building permit set and as part of the approved plans? When you're coming back out to verify at the end of the project, that what's been built matches what we approved, you're going to be looking at the plans and not the rendering, right? So what they want to do needs to be on the plan. (Hurin: Yes, that's correct. We need to ensure that the building elevations are correct. The renderings are helpful to visually show what the house will look like in terms of mass and bulk. However, what ultimately gets approved are the building elevations. The renderings should be consistent or should match the building elevations.)

> What is the size of the balcony at the rear of the house? (Chu: That balcony is 4' x 28'.)

> The stone veneer at the left side elevation looks out of place, so maybe you can look at that. (Brown: Are you talking about the stone itself or the pattern?) It is in the middle of the wall and I don't see the purpose of it being there. It looks a little odd.

> You should take a look at your left elevation window sill heights. Your floor plan shows the washer and dryer up against the window. That laundry room window sill height seems very low and might need to be



addressed together with the family room next to it.

- > Is there a flat area in front of the stairwell window with the roof wrapping around? (Brown: There should be a flat area, with a minimum slope.)
- > The second floor plan is missing part of the first floor roof lines.

*Public Comments:*

- > Audrey Gustafson, 1540 Howard Avenue: I would like to request updated drawings and access to the rendering, am specifically concerned with the window alignment.

Chair Comaroto closed the public hearing.

*Commission Discussion/Direction:*

- > This feels like a half-thought building. There are too many things that don't make sense and don't seem right. It starts with the rendering not matching the elevations, the muntins and the siding. Is it vertical? Is it horizontal or does it have battens? Or is it turning on its side? What looked like cable railing felt out of place. Have seen cable railing porches we have approved recently that don't fit, and the cable rails don't fit this kind of architecture. What kind of architecture is this? It has a patina of traditional architecture, but it's not traditional architecture. This is a candidate for a design review consultant for all the many reasons that all of us have pointed out as we have discussed it and asked questions of the applicant.
- > Adding issues are the porch height, resolving the siding and the window issues. The box eave would be a real mistake on a project like this. The exposed rafter tails help with the detailing and the scale on the project. The roof issues need to be resolved. All in all, it's a good candidate for the design review consultant process.
- > Also want to add about the design that the back deck needs to be pulled in on both sides. It's not useable space and it's creating a viewing platform into the neighboring properties which is pretty clear in our design guidelines that it's not encouraged. The rail detail needs to be looked at as well.
- > Regarding the rear balcony, at four feet deep, what is that really doing stretching across the entire back of the house? There's really no place to put furniture on it. The applicant mentioned that it serves as some form of shade for the lower floor, but it's not really tied in well with that multi-panel patio door below. Either that can get its own roof line over it or get some other accentuated feature.
- > Also need to look at the left side elevation. It just seems long, expansive and plain, it needs to be broken up a little bit.

**Commissioner Loftis made a motion, seconded by Commissioner Sargent, to refer this application to a design review consultant. The motion carried by the following vote:**

**Aye:** 7 - Sargent, Comaroto, Terrones, Tse, Gaul, Loftis, and Schmid

Date : June 30, 2020

Subject : Mike Glynn Residence and Accessory Dwelling Unit

Address : 1536 Howard Avenue Burlingame, CA 94010

Written Response for Plan Commissioner Comments, Dated April 27, 2020 :

Question of staff :

1. See attached 10 half size sets, I full set and Response to Planning Commission Comments and I PDF of the plans in CD.
2. Historic home issues are been resolved through Planning.

Commission Questions/ Comments :

1. We don't have any color rendering for this project. The Landscape Architect will remove the rendering on his drawings.
2. See all revised windows on sheet A.3- A.7. provide a window and doors schedules on sheet A.8.
3. See landing on sheet A.3, Proposed First floor plan.
4. See all revised floor plan on sheet A.3 and A.4.
5. See elevation sheet on A.5, A.6 and A.7. Roofing materials shall be (Class A) Asphalt Shingle roof through out. The Accessory will have same roofing materials.
6. See elevations callout for the Horizontal Hardie-trim 7.25" width 4/4 Smooth "Arctic White" color boards at all first floor elevation and Board and Baden exterior finish at second floor. See sheet A.5, A.6 and A.7.
7. See 1/2" diameter horizontal railing at second floor balcony off master suite on sheet A.6.
8. See revised second floor plan on sheet A.4. Adding new bathroom next to bedroom #2 resolve the roof drainage issues. Also see sheet A.3, removes the fireplace and chimney at family room at first floor.
9. The porch shall be 9'-0" max. in height.
10. The second floor Board and Baden shall be spacing at 16" on center.
11. We remove the rendering. So, please use elevation on sheet A.5, A.6 and A.7.
12. We took out the fire place in the Family room. See revised drawings on sheet A.3.
13. The eave details shall be open with rafter tails end all around. This will applied on Accessory Dwelling unit .
14. The proposed driveway shall be Stone Paver.
15. No Rendering shall be provided for this project. Please use elevation on sheet A.5, A.6 and A.7.



16. we have down-sized the rear balcony off master suite on second floor.
17. See revised sheet A.6 Left side elevation. I have revised the laundry room windows to match with all bathroom windows.
18. The flat area at the stairwell windows with roof wrapping around shall have minimum slope of  $\frac{1}{2}$ " per foot slope draining away from house.
19. See second floor plan with first floor roof lines on sheet A.4.

Written Response for Public Comments :

My Client, Mr. Mick Glynn already contact the neighbor at [REDACTED].

Written Response for Commission Discussion/ Direction :

This project was refer to Design Review Consultant, Ms. Jeanne Davis and we have resolve all the design related issues :

1. The exterior materials, shall be horizontal 7.25" wide Hardie-Trim smooth board with "Arctic White " color.
2. Lower the first floor plate line from 10'-0" down to 9'-6". This will lower the porch to 9'-0"height.
3. The eave detail will have rafter tails end through out of entire main residence as well as Accessory Dwelling Unit.
4. The rear Balcony off master bedroom will be down size and relocated see sheet A.5 Rear elevation.
5. Revised second floor to break up the mass of long wall. See sheet A.6 for the updated Left side elevation.



**DESIGN REVIEW ANALYSIS  
CITY OF BURLINGAME**

June 5, 2020

City of Burlingame  
Planning Division  
501 Primrose Road  
Burlingame, CA 94010

**Project Address:** 1536 Howard Avenue  
**Applicant and Designer:** Jack Chu, Chu Design Associates, Inc.  
**Landscape Designer:** Barry Brown, UDLA  
**Property Owner:** Michael Glynn  
**Planner:** Michelle Markiewicz

Dear Planning Commissioners,

I have received and reviewed the original plans submitted by the Designer, Jack Chu, to the Planning Commission for 1536 Howard Avenue. I listened to the Planning Commission's comments in the meeting video from the April 27, 2020, Study Session. I reviewed the Planning Commission's comments with the Owner, Designers and Planner over zoom in addition to providing feedback on subsequent iterations. The design submitted reflects the following changes in response to Planning Commission feedback:

**REVISIONS TO ORIGINAL DESIGN**

- Reduced first floor plate height from 10'-0" to 9'-6". Note: During the hearing the applicant incorrectly stated that the proposed porch plate height was at 9'-6" when in fact it is an extension of the first floor plate plus the several inches that the finished floor steps down from the house to porch. Typically, the Planning Commission requests a maximum 9'-0" first floor plate height. Given the lack of specific direction and miscommunication around the originally proposed plate height, the applicant is proposing to conform with the 9'-6" plate height mentioned in the hearing.
- Coordinated drawings corrected to show three risers from Porch, Mud Room landing and rear deck to grade. Eliminated cable railing at Porch as not needed where grade change is less than 30 inches.
- Added Upper and Lower Roof Plans on Sheet A.4.
- Massing adjusted on second floor rooms facing street to address drainage concerns around Living Room roof.
- Reduced size of second floor Master Bedroom Balcony to 36 SF.



- Organized architectural elements on rear elevation to improve massing and alignments.
- Massing articulated along left side to break up flat second story wall.
- Added horizontal and vertical siding product notes along with drawing details like corner boards, batten spacing, etc. on the Exterior Elevations.
- Family Room fireplace and chimney eliminated. ADU chimney extended above roof eave similar to proposed Living Room chimney.
- Window/door grids and trim details made consistent throughout house and ADU.
- Laundry Room window sill height coordinated with interior casework.
- Typical eave detail includes exposed rafter tails.
- Drawings coordinated between plans, elevations and schedules to resolve inconsistencies and clarify what is proposed.
- Driveway material proposed as pervious pavers with concrete edge, see Sheet L-1.O.
- Owner has been in communication with the left side neighbors regarding their concerns with windows facing their property. At the time of writing this letter, the Owner is waiting for a response from the neighbors.
- Scalable half-size drawings and Historic Evaluation Report to be provided to Planning Commissioners.

## DESIGN GUIDELINES

### 1. **Compatibility of the architectural style with that of the existing character of the neighborhood**

This project is in Burlingame Park, a historic district comprised of traditional single-family residences of varying styles. This project shares several features in common with other homes in the neighborhood including pitched roof forms, exposed gable ends, and a front porch. The majority of homes in Burlingame Park have either stucco or wood siding with wood trim, wood detailing and asphalt composition shingle roofing. The proposed residence incorporates similar finishes to those listed above.

### 2. **Respect for the parking and garage patterns in the neighborhood**

This neighborhood has mostly detached garages in the rear of the lot, as does the current and proposed residence. No change is proposed to the existing driveway and curb cut location.

### 3. **Architectural style and mass and bulk of structure**

The proposed second story massing is integrated to make the whole house a cohesive design. Gable elements and windows are aligned where possible. There is modulation along each elevation to break up the building mass and create scale appropriate to the residential neighborhood. The mix of materials further breaks up the mass. While the detailing and finishes are in the modern farmhouse style, the massing and forms fit with the various traditional styles present. The Planning Commission typically approves plate heights of 8'-0" over 9'-0". However, a project three houses over at 1548 Howard recently came through the Planning Commission with existing first floor plate heights noted as 9'-6".



**4. Interface of the proposed structure with the structures on adjacent properties**

This residence is located on Howard between Crescent and El Camino. The driveway on the right side creates space with the right side neighbor. The added second floor is weighted towards the middle of the house to respect the left side neighbor. The Owner is working to resolve any concern with the left side neighbor regarding proposed window locations. The deck off the Master Bedroom has been reduced to limit potential for noise intrusion. The roof ridge peak is almost two feet below the maximum height limit.

**5. Landscaping and its proportion to mass and bulk of structural components.**

Drought tolerant grasses and a new magnolia tree are proposed in the front yard to relate to the modern farmhouse style house. Three new crape myrtle trees and a privet hedge are proposed for screening along the left side shared fence in the rear yard.

**SUMMARY**

I think further discussion is needed around the proposed first floor plate height and confirmation that the left side windows have been resolved with the neighbors. Aside from those open items, it is my opinion that the new design meets the requirements of the design guidelines.

The Applicant should also be commended for their willingness to make changes and work within the design review process.

Sincerely,

Jeanne Davis





# PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: [PLANNINGDEPT@BURLINGAME.ORG](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

1536 Howard Ave  
PROJECT ADDRESS

028-291-090  
ASSESSOR'S PARCEL # (APN)

R-1  
ZONING

## PROJECT DESCRIPTION

NEW TWO STORY MAIN RESIDENCE WITH DETACHED GARAGE  
AND ACCESSORY DWELLING UNIT

APPLICANT INFORMATION

Michael G. Lynn  
PROPERTY OWNER NAME ☐ APPLICANT?

1536 Howard Ave Burlingame  
ADDRESS

Jack Chu  
ARCHITECT/DESIGNER ☒ APPLICANT?

[REDACTED]  
E-MAIL

650-345-9286 x100  
PHONE

55 WEST 43RD AVE SAN MATEO, CA 94403  
ADDRESS

22684  
BURLINGAME BUSINESS LICENSE #

jackchu21@yahoo.com  
E-MAIL

\*FOR PROJECT REFUNDS\* - Please provide an address to which to all refund checks will be mailed to:

[REDACTED]  
NAME

[REDACTED]  
ADDRESS

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

[REDACTED]  
APPLICANT (PROPERTY OWNER)

8/27/19  
DATE

I AM AWARE AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING DIVISION

[REDACTED]  
PROPERTY OWNER

AGL 8/27/19  
DATE

## AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION [REDACTED] (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

## APPLICATION TYPE

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> ACCESSORY DWELLING UNIT (ADU) | <input type="checkbox"/> VARIANCE (VAR)  |
| <input type="checkbox"/> CONDITIONAL USE PERMIT (CUP)             | <input type="checkbox"/> WIRELESS        |
| <input checked="" type="checkbox"/> DESIGN REVIEW (DSR)           | <input type="checkbox"/> FENCE EXCEPTION |
| <input type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT        | <input type="checkbox"/> OTHER: _____    |
| <input type="checkbox"/> MINOR MODIFICATION                       |  |
| <input type="checkbox"/> SPECIAL PERMIT (SP)                      |  |

DATE RECEIVED:

RECEIVED

AUG 27 2019

CITY OF BURLINGAME  
PLANNING DIV

STAFF USE ONLY

## RESOLUTION APPROVING CATEGORICAL EXEMPTION AND DESIGN REVIEW

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for Design Review for a new two-story single family dwelling at 1536 Howard Avenue, zoned R-1, Michael Glynn, property owner, APN: 028-291-090;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on July 13, 2020, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA Section 15303 (a), which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review. In urbanized areas, up to three single-family residences may be constructed or converted under this exception, is hereby approved.
2. Said Design Review is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

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Chairperson

I, \_\_\_\_\_, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 13th day of July, 2020 by the following vote:

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Secretary



## EXHIBIT "A"

Conditions of Approval for Categorical Exemption & Design Review

**1536 Howard Avenue**

Effective **July 23, 2020**

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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 1, 2020, sheets A.0 through L1.0;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the first or second floors, or garage which would include adding or enlarging a dormer (s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director; that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
5. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
6. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
7. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
8. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

### **THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:**

10. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design

## EXHIBIT "A"

Conditions of Approval for Categorical Exemption & Design Review

**1536 Howard Avenue**

Effective **July 23, 2020**

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professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;

12. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
13. prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
14. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
15. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been build according to the approved Planning and Building plans.



# CITY OF BURLINGAME

City Hall – 501 Primrose Road  
Burlingame, California 94010-3997



## COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division  
PH: (650) 558-7250  
FAX: (650) 696-3790

## PUBLIC HEARING NOTICE

The City of Burlingame Planning Commission announces the following public hearing on  
**Monday, July 13, 2020 at 7:00 P.M.**

**Project Location:** 1536 Howard Avenue, zoned R-1 (APN: 028-291-090)

**Description:** Application for Design Review for a new, two-story single family dwelling and detached garage.

Pursuant to the CDC's social distancing guidelines which discourage large public gatherings, the Planning Commission meeting will be held via Zoom, a teleconference platform (see below for access details). The Council Chambers will not be open to the public for the July 13, 2020 Burlingame Planning Commission meeting.

### To access the meeting by computer:

Go to [www.zoom.us/join](http://www.zoom.us/join)  
Meeting ID: 846 2316 9257  
Password: 116435

### To access the meeting by phone:

Dial 1-669-900-6833  
Meeting ID: 846 2316 9257  
Password: 116435

Members of the public may provide written comments by email to [publiccomment@burlingame.org](mailto:publiccomment@burlingame.org). Comments submitted during the meeting will be read aloud by staff for the record.

### Questions/Comments

If you have any questions about the proposed project or would like to schedule an appointment to view a hard copy of the application and plans, please contact Michelle Markiewicz, staff planner for the project, at [mmarkiewicz@burlingame.org](mailto:mmarkiewicz@burlingame.org) or (650) 558-7255. Written comments on the project may also be emailed to the staff planner prior to the public hearing. We encourage you to review the proposed plans for this project online now at [www.burlingame.org/planningcommission/agenda](http://www.burlingame.org/planningcommission/agenda).

### Agenda and Staff Reports

The City of Burlingame will publish the meeting agenda at 5 p.m. on Thursday, July 9, 2020. The agenda will be available online at [www.burlingame.org/planningcommission/agenda](http://www.burlingame.org/planningcommission/agenda) and will contain the staff report, related documents, and proposed plans for this application. The agenda will also be posted at City Hall, 501 Primrose Road, Burlingame, CA. A hardcopy of the staff report and related documents may be obtained upon request to the staff planner (see contact information above).

*(please refer to other side)*

## PUBLIC HEARING NOTICE

### **Accessibility**

In compliance with the Americans with Disabilities Act, individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the Planning Division at [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or (650) 558-7250, by 10:00 a.m. on Monday, July 13, 2020. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the City at or prior to the public hearing.

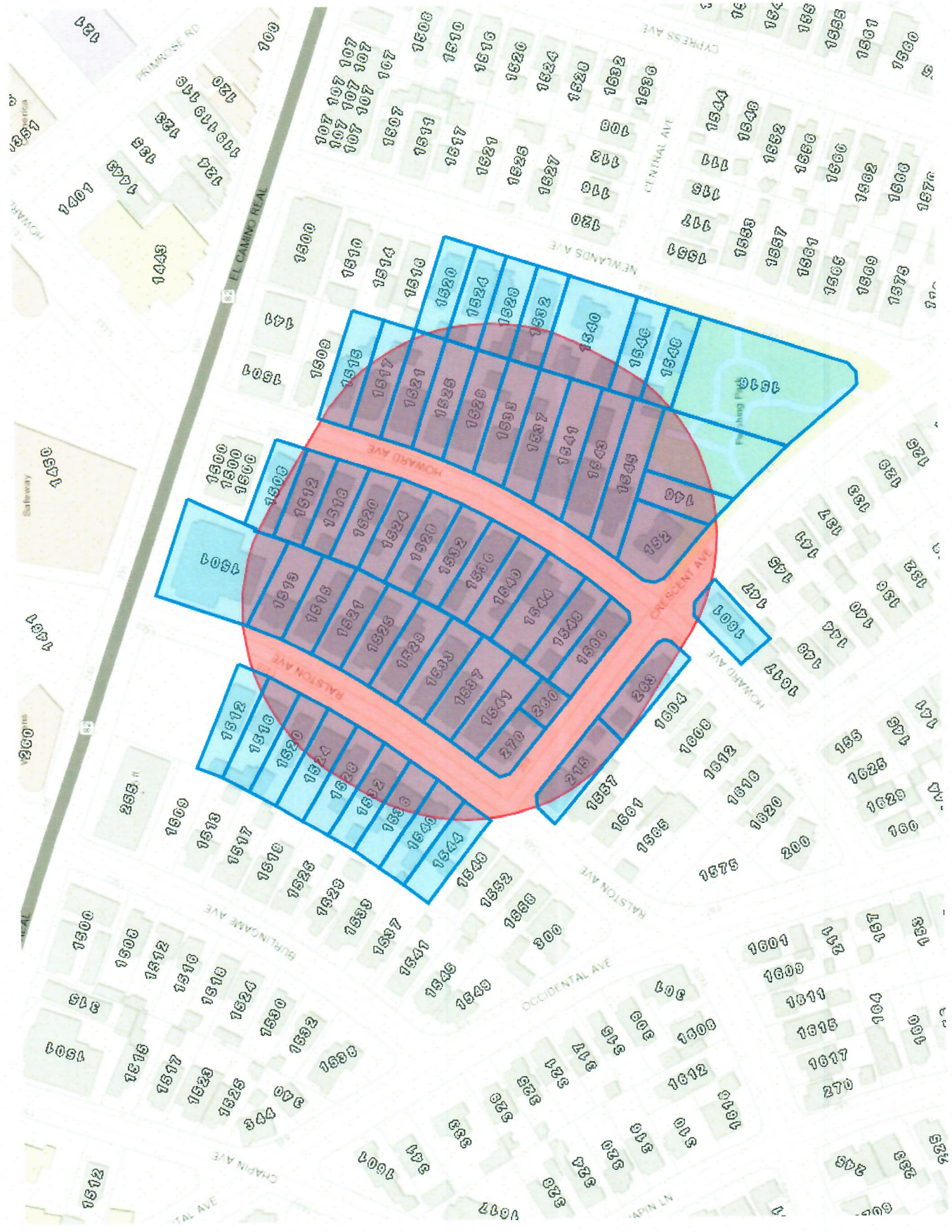
Property owners who receive this notice are responsible for informing their tenants about the notice.

Kevin Gardiner, AICP  
Community Development Director

Mailed: July 2, 2020



1536 Howard Avenue  
300' noticing  
APN #: 028.291.090





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 \_\_\_\_\_

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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)



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\*Date December 30, 2019 ☒ Continuation ☐ Update

**\*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)



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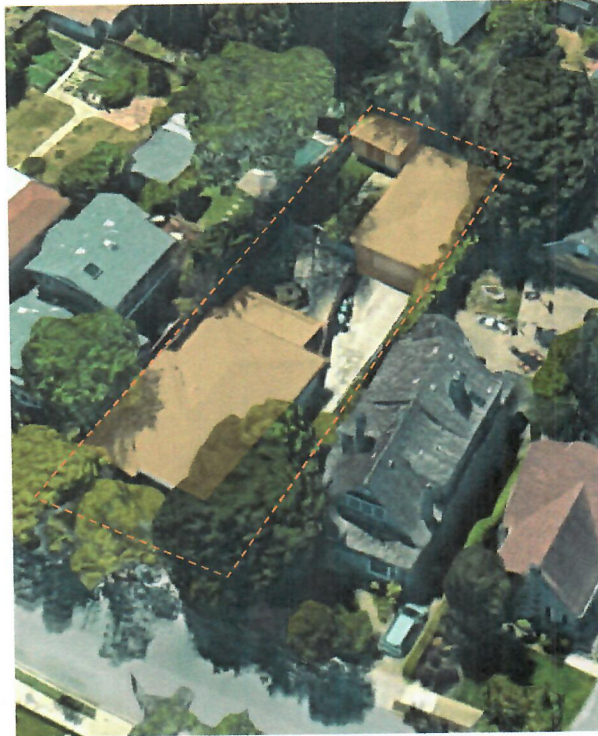
\*Recorded by Page & Turnbull, Inc.

\*Date December 30, 2019

☒ Continuation ☐ Update

**\*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)



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**\*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)



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Resource Name or # (Assigned by recorder) 1536 Howard Avenue

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**\*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

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\*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

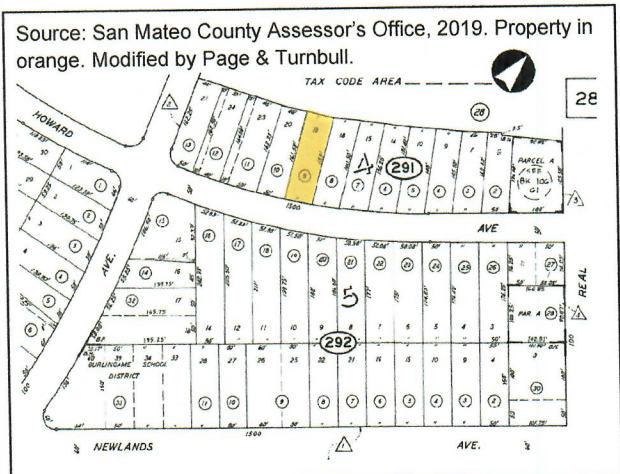
\*B12. References: See Page 12

B13. Remarks: None

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

\*Date of Evaluation: December 30, 2019

(This space reserved for official comments.)





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**\*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

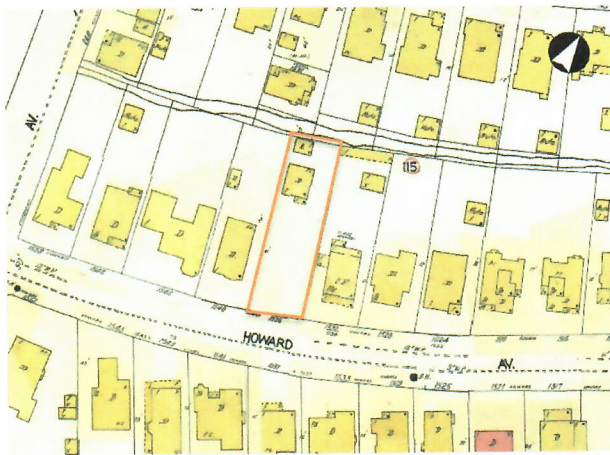


Figure 19: Sanborn Map Co., page 23, revised to 1949, from 1921. Property outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

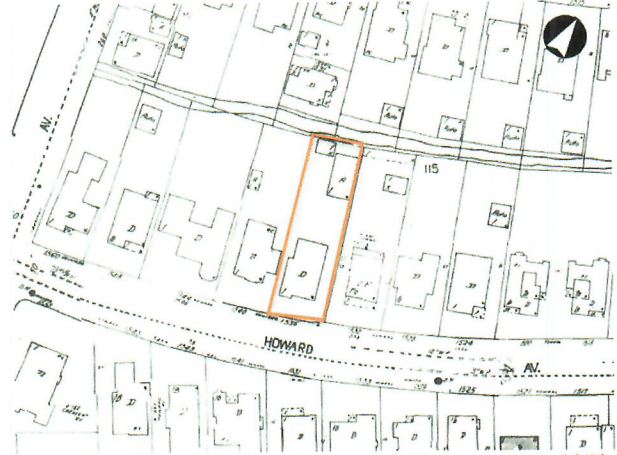


Figure 20: Sanborn Map Co., page 23, revised to 1959, from 1921. Property outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.



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)



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**\*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.



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**\*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<sup>8</sup></b> <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.



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**\*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.



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**\*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 \_\_\_\_\_

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\*Recorded by Page & Turnbull, Inc.

Resource Name or # 1536 Howard Avenue

\*Date December 30, 2019 ☒ Continuation ☐ Update

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