

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) 120 Occidental 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 Location: ☐ Not for Publication ☒ Unrestricted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 120 Occidental Avenue

City Burlingame

Zip 94010

\*e. Other Locational Data: Assessor's Parcel Number 028-316-200

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
120 Occidental Avenue is a one-story, single-family residence that was built in 1921 in a Craftsman style for F. Leland Walker and was built by an unknown builder.<sup>1</sup> The building is located in the Burlingame Park neighborhood of Burlingame, in San Mateo County, on an approximately 7,742 square-foot rectangular parcel (APN 028-316-200) along the east side of Occidental Avenue between Howard and Barroilhet avenues (**Figure 1**).

The residence is rectangular in plan and is set back from the street in line with the other houses along Occidental Avenue. The wood-frame building is clad in stucco and sits on a concrete foundation. The gable roof is clad in composite shingles and features deep eaves with wood-paneled soffits. A stuccoed chimney is located on the north slope of the gable roof. Fenestration consists of punched openings and typical windows for the house are one-over-one double-hung wood-sash windows with wood sills. A partially enclosed porch with a projecting gable roof and a cross-gabled porte cochere over the driveway are located along the primary (west) façade. A paved driveway along the south property line provides access to the building's partially enclosed entry porch and primary entrance. This driveway also leads to a rear garden with a freestanding garage building along the south property line, and two additional freestanding buildings – a "summer house" and an ancillary building – along the rear (east) property line (**Figure 2**). Along the primary façade, the building features a gable front with deep eaves supported by decorative wood brackets. A latticed screen provides ventilation under the gable peak. The partially enclosed entry porch projects from the façade and has canted side walls, a front gable, and decorative extended rafter tails under wide eaves with wood-paneled soffits (**Figure 3**).

(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: 120 Occidental Avenue, primary (west) façade, looking east.

**P5b. Photo:** (view and date)  
View of the primary (west) façade,  
May 6, 2020

\*P6. Date Constructed/Age and Sources: ☒ Historic  
October 1921 (original permit)

\*P7. Owner and Address:  
Greg Gambrioli  
2415 Summit Drive  
Hillsborough, CA 94010

\*P8. Recorded by:  
Page & Turnbull, Inc.  
170 Maiden Lane, 5<sup>th</sup> Fl  
San Francisco, CA 94010

\*P9. Date Recorded:  
May 15, 2020

\*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)

<sup>1</sup> Building Permit Records, 120 Occidental Avenue, Burlingame, CA.; see also Burlingame Historical Society, Water Tap Records. DPR 523L



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



Figure 2: Current aerial photograph of 120 Occidental Avenue. Approximate property line shown with dashed orange line. Buildings outlined in solid orange line: 1 delineates the residence, 2 the garage, 3 the ancillary building, and 4 the summer house. Source: Google Maps, 2020. Modified by Page & Turnbull.



Figure 3: Primary façade with partially enclosed entry porch, looking southeast.



Figure 4: Primary façade with garage visible through the porte cochere, looking east.

Both the west- and north-facing façades of the entry porch feature rectangular 12-lite fixed windows, while the south façade of the porch opens to the driveway under a porte cochere extension (Figure 4). The primary entrance to the residence in the porch consists of a partially glazed wood door with bronze hardware in a Craftsman style. It is reached by a single wood step from the tiled porch. A screen door is mounted over this primary entrance door (Figure 5 and Figure 6). The porte cochere features a side-gable roof and square stucco-clad columns with steeply canted sides and stepped capitals. The south side of the porte cochere features a low wall with a painted wood latticed screen mounted between the columns (Figure 7). Fenestration along the primary façade includes a fixed picture window under a seven-lite transom panel at the left (north) end of the façade; a metal awning is installed over the window and transom. Two typical windows are on the right end of the façade, between the primary entrance and where the porte cochere meets the entrance porch.

(See Continuation Sheet, page 3)



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



**Figure 5: Partially enclosed porch, looking north from porte cochere.**



**Figure 6: Primary entrance within front porch. Looking northeast.**



**Figure 7: Lattice screen along porte cochere. Looking south from porch.**

The north façade faces the north property line and features regular fenestration. Windows are arranged from right (west) to left (east) with three evenly spaced typical windows, one narrow partial-height double-hung window, and a pair of typical windows at the east end of the north façade (**Figure 8**). A metal awning is installed over the window at the right (west) end.



**Figure 8: Oblique view of north façade, looking southeast. Northern property line is located along the low curb and includes planted area.**

(See Continuation Sheet, page 4)



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

The south façade of 120 Occidental Avenue along the driveway contains regular fenestration. Fenestration and openings from left (west) to right (east) consist of a five-lite horizontal fixed window with a metal awning over a latticed basement vent within a slightly projecting volume, paired small partial-height double-hung windows, paired larger partial-height double-hung windows over a horizontal single-lite cellar window, a wood panel door and screen door (side entrance), and paired typical windows (**Figure 9**). The side entrance with its wood landing is reached by a small flight of wood steps with a metal railing (**Figure 10**).



Figure 9: Oblique view of south façade from within porte cochere. Looking east.



Figure 10: Oblique view of south façade from rear garden. Looking west.

The east (rear) façade features a gable front with a lattice vent under the gable peak. Decorative wood brackets are at the gable peak and either side of the façade (**Figure 11**). Two lattice crawlspace vents are asymmetrically placed. Fenestration is also asymmetrical and consists – from left (south) to right (north) – of a single typical window, two narrow partial-height double-hung windows, and a pair of typical windows.



Figure 11: Rear façade, looking west.



Figure 12: Primary (west) façade of freestanding garage. Looking east.

A freestanding garage, ancillary building, and summer house are located at the rear of the lot, along the south and east property lines. All three buildings are clad in painted rustic-channel siding and feature gable roofs. The garage features a wood roll-up door along its west façade (**Figure 12**). The north and east façades of the garage both contain paneled wood doors with glazing and have no other openings (**Figure 13**). The garage's south façade at the south property line is not visible.

(See Continuation Sheet, page 5)



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



**Figure 13: North façade of garage. Looking south.**



**Figure 14: Ancillary building directly to the east of the garage building. Oblique view, looking southeast.**

Directly to the east (rear) of the garage is a one-room ancillary structure (**Figure 14**). A partially-glazed wood panel door is located on its west façade and a pair of slider windows are located on its north façade. The east façade of this structure consists of an undecorated wall with no openings and is separated from the east property line by a narrow pathway.

The "summer house" is the final freestanding building and is located in the northeast corner of the lot. The west façade of the building features decorative wood brackets (which match those on the residence) under the gable peak and at each end of the roofline (**Figure 15** and **Figure 16**). The west façade contains a grouping of five two-lite fixed wood windows. At the far left (north) is a projecting utility box also clad in wood siding and containing a water heater. The south façade contains a wood entrance door with a screen door and has a metal awning (**Figure 17**). The east façade is not visible.



**Figure 15: West façade of summer house at northeast corner of subject property. Looking east.**



**Figure 16: Oblique view of west façade of summer house. Looking northeast.**



**Figure 17: South façade of summer house. Looking northeast.**

(See Continuation Sheet, page 5)



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

The surrounding neighborhood is exclusively residential, with one- and two-story freestanding single-family homes. The properties immediately north and south of the subject property on the east side of Occidental Avenue, and across from the subject property along the west side of Occidental Avenue, consist of single-family homes primarily clad in stucco; a few nearby houses are clad in brick, shingle, or wood siding. Burlingame Park was largely developed in the first few decades of the twentieth century and the surrounding buildings are representative of the early twentieth-century revival styles that were popular during this period of development. Buildings within the subject block are primarily Craftsman in style but also feature various Revival styles including Tudor and Spanish Colonial. Detached garages are common within Burlingame Park (**see Figure 18 to Figure 21**).



Figure 18: 124 Occidental Avenue, east side of street, just north of the subject property. Looking east.



Figure 19: 118 Occidental Avenue, east side of street, just south of the subject property. Looking east.



Figure 20: 115 Occidental Avenue (left) and 117 Occidental Avenue (right), west side of street, across from the subject property. Looking southwest.



Figure 21: 121 Occidental Avenue, west side of street, across from the subject property. Looking southwest.

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # 120 Occidental Avenue

B1. Historic name: 120 Occidental Avenue

B2. Common name: 120 Occidental Avenue

B3. Original Use: Single-Family Residence

B4. Present use: Single-Family Residence

\*B5. Architectural Style: Craftsman

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

As recorded in the original building permit on file at the Burlingame Building Department, 120 Occidental Avenue was originally constructed in 1921 for F. Leland Walker, and was built by an unknown builder; no architect is listed on the building permit.<sup>2</sup> The building has remained largely unchanged since its construction in 1921.

(See Continuation Sheet, page 8)

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

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

\*B10. Significance: Theme N/A Area Burlingame Park, Burlingame  
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 U.S. Minister to China.

Following Burlingame's death in 1870, the land reverted to Ralston and eventually to Ralston's business partner, William Sharon. Very little formal development occurred during this period, with most of the land used for dairy and stock farm operations. In 1893, William Sharon's trustee, Francis G. Newlands, proposed the development of the Burlingame Country Club as an exclusive semi-rustic destination for wealthy San Franciscans. A railroad depot was constructed in 1894, concurrent with small-scale subdivisions in the vicinity of Burlingame Avenue.

During this time, El Camino Real acted as a de facto dividing line between large country estates to the west and the small village of Burlingame to the east. The latter developed almost exclusively to serve the needs of the wealthy estate owners. 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. (See Continuation Sheet, page 9)

B11. Additional Resource Attributes: (List attributes and codes)  
(HP4) — one freestanding garage and two rear buildings

\*B12. References: See Page 13

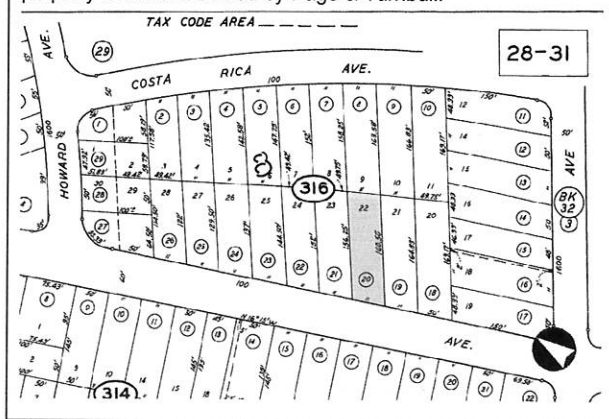
B13. Remarks: None

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

\*Date of Evaluation: May 15, 2020

(This space reserved for official comments.)

Source: San Mateo County Assessor's Office, 2020. Subject property shaded. Modified by Page & Turnbull.



<sup>2</sup> Permit no. 366. Building Permit Records, 120 Occidental Avenue, Burlingame, California.  
DPR 523B (9/2013)



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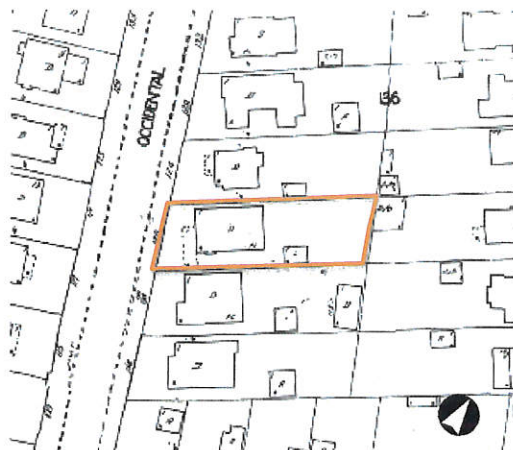
**\*B6. Construction History (continued):**

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

Permit #	Date	Owner	Builder/Contractor	Description
366	10/21/1921	F. Leland Walker		\$4500
4679	10/22/1987	William Ward	Dittmann Plumbing Inc.	Repair leaky gas line
9210919	8/12/1992	William R. and E. A. Ward Trust	Mid Peninsula Roofing	Tear off existing shingle roof and re-roof with composite shingles
9211247	9/30/1992	William R. and E. A. Ward Trust	Earthquake Readiness	Voluntary Seismic Upgrade & Foundation Repair

Known changes to the building at 120 Occidental Avenue include reroofing and a voluntary seismic upgrade, both in 1992. Other changes to the building, not documented through permits, include the addition of metal awnings over some windows and the construction of two freestanding ancillary buildings at the rear of the property.

A 1946 Sanborn Map Company map shows only the main residence and the garage on the property (**Figure 22**). However, two rear structures are known to have been on the property as early as 1928, when Earl and Claire Pyro listed the property for rent. The rental listing describes the house as a "Modern six room, basement, centrally located at 120 Occidental Ave, west of highway; large lot, beautiful garden, gold fish pool, *summer house; garage with child's play house attached*; coal Arcota heating system; partly furnished if desired [*italics added*]." The building at the northeast corner, the summer house, remains extant. The "child's play house," which was attached to the garage, is visible in a 1941 aerial photograph and has a different footprint than the existing ancillary structure (**Figure 23**). Additionally, the garage and ancillary structure are not attached today; therefore, the playhouse was likely demolished sometime after 1941 and replaced with the existing freestanding building at the southeast corner of the property. Due to the poor quality of aerial photographs, tree coverage, and the presence of additional rear structures on adjacent properties, the date that the playhouse was removed and the existing freestanding building was constructed remains unknown.



**Figure 22:** Sanborn Map Co., page 25, revised to 1946. Property outlined in orange. Edited by Page & Turnbull.



**Figure 23:** 1941 aerial photograph, subject property outlined in orange. Source: UC Santa Barbara Framefinder. Edited by Page & Turnbull.

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

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.



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

Burlingame Park Neighborhood (continued)

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>3</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>4</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.

120 Occidental Avenue was constructed during the primary period of development in Burlingame Park, and by the time the 1946 Sanborn Map Company map was produced, nearly all of the approximately 250 lots in Burlingame Park were developed (**see Figure 22**). 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 from the early twentieth century.

120 Occidental Avenue — Owner and Occupant History

The following table outlines the ownership and occupancy history of 120 Occidental Avenue, compiled from Burlingame city directories, San Mateo County Assessor records, obituaries, Ancestry.com, and other available resources.

Years of Ownership	Known Owners and Occupants (known owners in bold)	Occupation
1921–1925	<b>F. Leland Walker</b> (non-occupant)	Draftsman at Western Union Telephone Company
1925–ca. 1929	<b>Earl A Pyrro</b> <b>Claire A. Pyrro</b> Earl Austin Pyrro, Jr.	Traffic Manager at Libby-McNeal & Libby (Fruit Packers) Housewife
ca. 1929–1948	<b>Earl A. Pyrro</b> <sup>5</sup> <b>Ethel J. Pyrro</b> Earl Austin, Pyrro Jr. Ruby Pyrro (1947–1948)	Traffic Manager at Libby-McNeal & Libby (Fruit Packers) Housewife Mechanic (Not listed)
1948–1952	<b>Frank H. Vivian</b> <b>Marie P. Vivian</b>	Sales engineer
1952–2020 <sup>6</sup>	<b>Dr. William R. Ward</b> <b>Mrs. Elizabeth A Ward</b> <sup>7</sup>	Professor of music at San Francisco State University

120 Occidental Avenue was built for F. Leland Walker in 1921. At the time, Walker lived with his wife Joyce in San Francisco and was employed as a draftsman (and occasionally listed as an architect) for the Western Union Telephone Company.<sup>8</sup> F. Leland Walker and Joyce Walker continued to reside in San Francisco until at least 1923; thus, it appears that Walker developed the property at 120 Occidental Avenue speculatively. No records indicate whether Walker designed the building.

(See Continuation Sheet, page 10)

<sup>3</sup> Gray Brechin, *Imperial San Francisco* (Berkeley, CA: University of California Press, 1999), 94.

<sup>4</sup> Diane Condon-Wirgler, "Burlingame Park, Burlingame Heights, Glenwood Park" (Burlingame, CA: Burlingame Historical Society, ca. 2004).

<sup>5</sup> Earl died in 1944.

<sup>6</sup> "Bicentennial Songs Show Wit, History," *The Times*, (December 10, 1975), 21–22. 1952 date also comes from this article.

<sup>7</sup> "Elizabeth (Betty) Adam Ward," *MercuryNews.com*, (January 2020), <https://www.legacy.com/obituaries/mercurynews/obituary.aspx?n=elizabeth-ward-betty-adam&pid=195238602>. William Ward died in 1999 and Elizabeth Ward died in early 2020.

<sup>8</sup> San Francisco City Directory, 1920.



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

*120 Occidental Avenue — Owner and Occupant History (continued)*

In 1925, 120 Occidental Avenue was purchased by Earl Austin Pyrro and his wife Claire Adele Pyrro.<sup>9</sup> By 1927, it appears that they were undergoing a separation.<sup>10</sup> The Pyrros, and their young son Earl Austin Pyrro, Jr., remained listed in city directories at this address through at least 1929, but listed the property for rent in 1928.

Earl Pyrro, Sr. kept the house following his divorce and was remarried by 1933 to Ethel J. Pyrro. Earl predeceased Ethel in 1944. She continued to live at 120 Occidental Avenue until 1948. Her stepson, Earl Austin Pyrro Jr. and his wife Ruby briefly lived with Ethel at 120 Occidental Avenue.<sup>11</sup>

In 1948, Frank H. and Marie Pelissier Vivian purchased the property.<sup>12</sup> Frank Vivian was a sales engineer and both he and his wife were born in Michigan circa 1910. They were married in 1935 in Michigan, where they resided through at least 1940.<sup>13</sup> They had four children and lived at 120 Occidental Avenue until 1952.<sup>14</sup>

In 1952, the subject building was purchased by Dr. William R. Ward and his wife Elizabeth "Betty" A. Ward. The Wards resided at the subject property for the rest of their lives; William Ward died in 1999, and Betty Ward died in early 2020. William Ward was a professor of music at San Francisco State University. He published a two-volume collection on popular American songs and wrote a song, "A Vision of the World," that was composed for the 10<sup>th</sup> anniversary celebration of the founding of the United Nations (San Francisco, June 1953).<sup>15</sup>

At the time of Elizabeth Ward's death in early 2020, the current owner purchased the property.

*Design of 120 Occidental Avenue*

120 Occidental Avenue was built in 1921 in the Craftsman style and remains largely unaltered today. The Craftsman style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular Greene & Greene.<sup>16</sup> The Craftsman style was utilized predominantly in residential properties and was dominant from the 1900s to the 1930s. *Craftsman* magazine, published in America from 1901 to 1917, helped to disseminate the ideas associated with the style in North America, such as anti-industrialism and emphasis on handcrafted products. The Craftsman style became popular in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Additional influences included Japanese architecture, Swiss chalets, and the indoor/outdoor traditions of the Spanish and Mexican homes of the region.<sup>17</sup>

Elaborate one-off homes of the wealthy, such as the Gamble House in Pasadena, represent high style examples, while rows of more modest bungalows are found throughout California. Craftsman bungalows are typically characterized by low-pitched gabled roofs with wide, unenclosed eave overhangs; decorative beams or braces; exposed rafter tails; tapered square columns or pedestals; and extending porch elements.<sup>18</sup> Small-scale, wood-framed Craftsman bungalows could be constructed easily and affordably, which contributed to their popularity in the Bay Area following the 1906 earthquake. They were often available as kit houses or plans in pattern books during the 1890s through 1910s.

120 Occidental Avenue illustrates these Craftsman style features with its decorative wood brackets, nested front gables, canted porch walls and canted columns, and the mingling of interior and exterior space with the building's partially enclosed entry porch and porte cochere. The Craftsman style was particularly popular in the Burlingame Park neighborhood in the 1920s and a number of these one- and two-story Craftsman style bungalows are seen throughout the neighborhood.

(See Continuation Sheet, page 11)

<sup>9</sup> "Bright Future for Peninsula is Prediction," *Daily News Leader* [San Mateo County], (December 18, 1925). Article lists property transfer between F.L. Walker and E.A. Pyrro.

<sup>10</sup> "Daily Record of Real Estate Transfers," *San Mateo Times*, (October 5, 1927), 6. Claire Pyrro transferred her partial ownership of the residence to her husband at this time.

<sup>11</sup> Burlingame, San Mateo Directory, 1947-1948.

<sup>12</sup> Burlingame Historical Society, Property ownership cards, "Frank and Marie P. Vivian."

<sup>13</sup> "Certificate of Marriage," December 28, 1935, Michigan Marriage Records. Accessed via Ancestry.com; United States Federal Census, 1940.; "Frank H. Vivian," *Newspapers.com Obituary Index* (February 25, 1995).

<sup>14</sup> Burlingame City Directories.

<sup>15</sup> Biographical records for William R. Ward, Burlingame Historical Society.

<sup>16</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 568, 578.

<sup>17</sup> Rodney Douglas Parker, "The California Bungalow and the Tyrolean Chalet: The Ill-Fated Life of an American Vernacular," *Journal of American Culture* vol.15, no. 4 (1992): 1.

<sup>18</sup> McAlester, 568, 578.



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

**Evaluation:**

The property at 120 Occidental 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.

*Criterion A/1 (Events)*

120 Occidental 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 1921 during a major wave of development of the Burlingame Park subdivision. However, the property does not retain a particularly representative association with this context as an integral property in the 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.

*Criterion B/2 (Persons)*

120 Occidental 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 building's first owner, F. Leland Walker, appears to have developed the property speculatively and is not known to have lived at the subject property with his family. The first owner-occupants of the property were Earl and Claire Pyrro from 1925 to circa 1929, and then Earl Pyrro and his second wife Ethel Pyrro, from at least 1933 until 1948. Earl Pyrro was a traffic manager for a local fruit packing company. Archival research did not uncover any additional information about Pyrro's civic and professional life or accomplishments. The longest residents of 120 Occidental Avenue were Dr. William and Elizabeth Ward, who purchased the property in 1952 and lived at this location until their respective deaths, William in 1994 and Elizabeth in 2020. Dr. Ward was a professor of music and musical history at San Francisco State University and published a two-volume collection on popular American songs through the bicentennial. While successful in their chosen careers, none of the owners or occupants of 120 Occidental Avenue appear to have made a significant impact on local, state, or national history such that 120 Occidental Avenue could be found to be individually eligible under Criteria B/2. Therefore, 120 Occidental Avenue does not appear to be eligible for listing under Criteria B/2.

*Criterion C/3 (Architecture)*

120 Occidental Avenue does not appear to be individually eligible for listing in the National Register under Criterion C or the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. Designed in the Craftsman style, 120 Occidental Avenue demonstrates a number of the popular elements of the style including its gable-front form with a projecting front gabled partially enclosed entrance porch, and its decorative features including wood brackets, latticed vents, canted porch walls, and geometric canted columns. 120 Occidental Avenue remains largely unchanged, and a recognizable example of the Craftsman style but is a modest example of a Craftsman bungalow and is not a particularly notable example. Additionally, the building is not known to have been designed or constructed by a master architect or builder. Therefore, 120 Occidental Avenue does not appear to rise to a level of individual significance under Criterion C/3. The property may be eligible as a contributor to an historic district, but the evaluation of a potential district is outside the scope of this report.

*Criterion D/4 (Information Potential)*

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 120 Occidental Avenue for eligibility under Criterion D/4 is also beyond the scope of this report.

(See Continuation Sheet, page 12)



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**CONTINUATION SHEET**

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HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Recorded by Page & Turnbull, Inc.

Resource Name or # 120 Occidental Avenue

\*Date May 15, 2020

☒ Continuation ☐ Update

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

**Conclusion**

The residence at 120 Occidental Avenue was constructed in 1921 during the major wave of development in the subdivision of Burlingame Park. The building remains representative of the Craftsman style of residential architecture, with its gable-front form with wide eaves and wood paneled soffits, its decorative features including wood brackets and rafter tails, canted side walls, and geometric canted columns, as well as its incorporation of a partially enclosed porch that blurs the differentiation of interior and exterior spaces. While largely unaltered, the building does not embody the work of a master or possess high artistic style to such a degree that it would be individually eligible for the California or National Registers. No significant events have been found to be associated with the property. F. Leland Walker, the original owner, is not known to have resided at the subject property and appear to have developed the home speculatively. Subsequent owners and occupants have not been found to have made a significant impact on local, state, or national history in association with 120 Occidental Avenue. 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>19</sup>

As mentioned, this conclusion does not address whether the building would qualify as a contributor to a potential historic district. A cursory inspection of the surrounding area reveals a high concentration of early-twentieth-century residences that warrant further study. Additional research and evaluation of Burlingame Park and surrounding neighborhoods as a whole would need to be done to verify the neighborhood's eligibility as a historic district.

<sup>19</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.



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**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Recorded by Page & Turnbull, Inc.

Resource Name or # 120 Occidental Avenue

\*Date May 15, 2020

☒ Continuation

☐ Update

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