



A View of the Easton Additions

February 26, 2015

Mary Packard, Burlingame Historical Society

This Burlingame Historical Society project identifies the earliest buildings in Burlingame using the photographs and water records in the Archive's collection, comparing the early images with what is here today. The object of the exercise is intended to create a record of what has happened here over the course of our first 100 years. The project has turned out to be a significantly larger and more complex enterprise than anticipated, and it's still not finished.

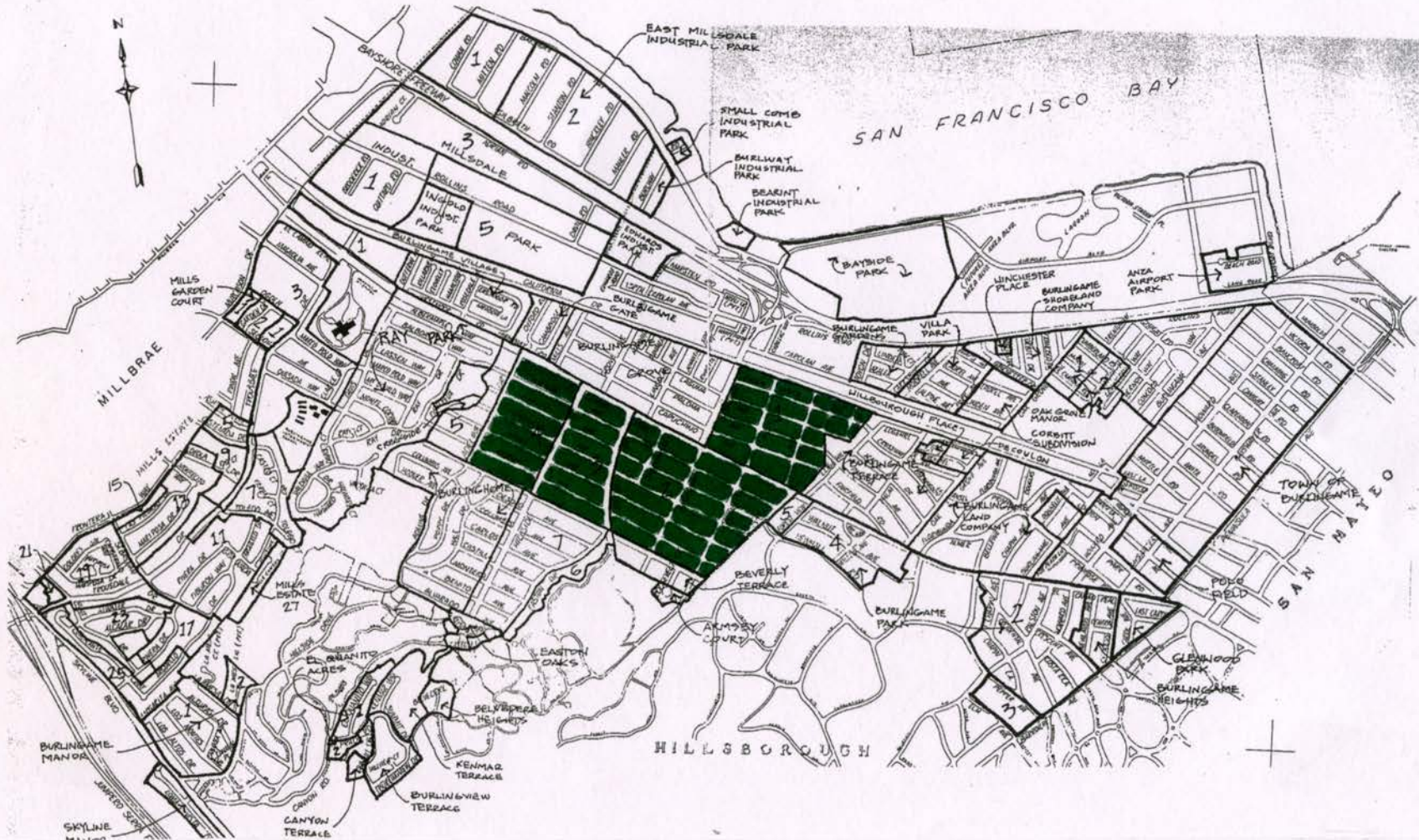
The Burlingame Municipal Water Department began water service to the residents and businesses in Burlingame on September 1, 1913, and so for the purposes of this project, it was decided to include every property where water service began on that date—

A total of 703 properties were found, of which 110 were located in the Easton Additions—a sampling of which are found in this presentation. The black and white photos were taken circa 1912, except where otherwise noted. The color photos were taken circa 2013.

THE AREA OF TONIGHT'S PRESENTATION

Map of Burlingame

with Subdivision Notations by Diane Condon-Wirgler

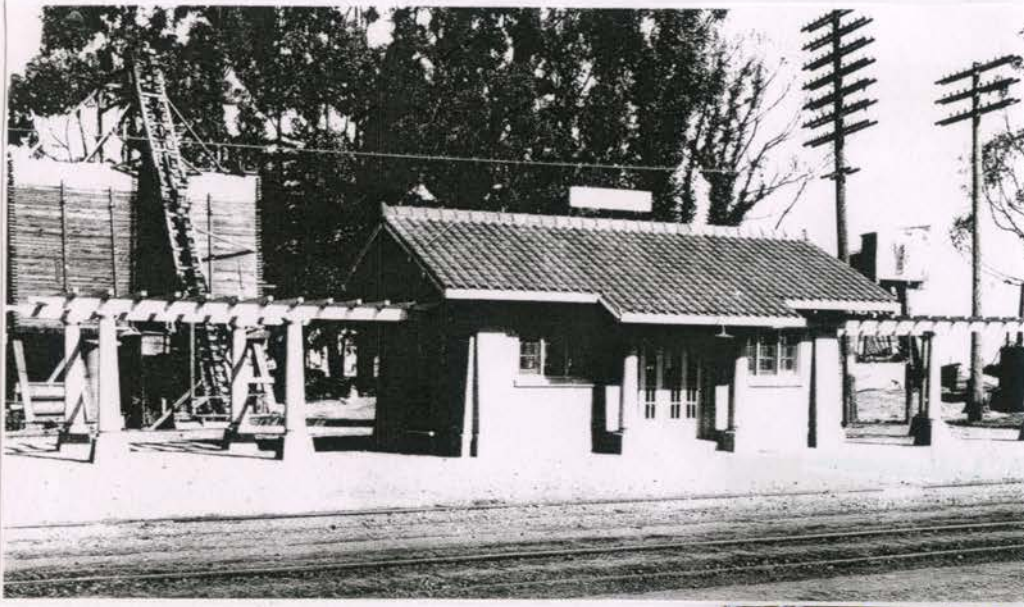


MAP OF EASTON ADDITIONS NO. 1 - 4

The property bounded by Mills Creek on the north and Sanchez Creek on the south was purchased by Ansel Ives Easton in 1860. In 1905, his son, Ansel Mills Easton, began to carve up sections of the estate to create the Easton Additions. The green areas on this map show the parts of the Easton Additions under consideration tonight. Easton Addition No. 1 covers the area from California Drive, called San Mateo Drive until 1925, to El Camino Real and Broadway to a short distance south of Sanchez Avenue. Easton Additions 2, 3 and 4 cover the area from El Camino Real to Vancouver Avenue and Sanchez Avenue to Adeline Drive.

The buildings to be reviewed were chosen for one or more of four reasons: to provide a cross-section of some of the architectural styles employed in the early days; to reveal a connection with early residents and major players in Burlingame history; to provide a view of what was and wasn't here in the earliest days; and to reveal some of the steps involved in carrying out the research.

A VIEW OF THE EASTON ADDITIONS
1913 - 2013

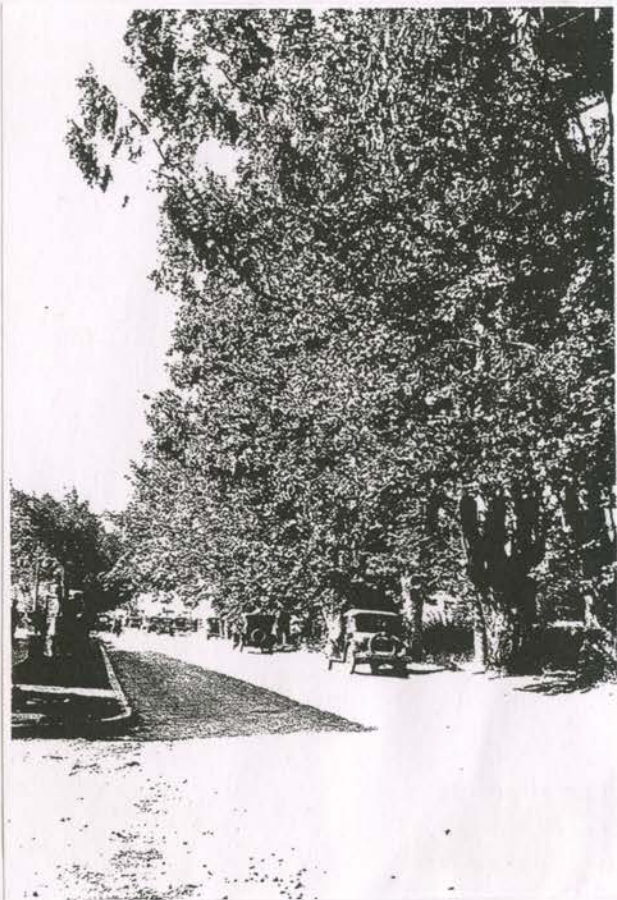


A VIEW OF THE EASTON ADDITIONS - TRAIN STATION

From the days the earliest Europeans came into this area, most travel up and down the Peninsula took place on El Camino Real. However, by the turn of the 20th century, the railroad had largely replaced the horse, and many of the travelers journeying along the Peninsula used the Southern Pacific Railroad. To assist in the development of his community of Easton, Ansel Easton had a small shelter station built along the line close to Broadway around 1907, which was demolished in 1915 when Mr. Easton's arrangement for the building expired. According to a report in the Redwood City Democrat of August 17, 1916, the Southern Pacific Co. was to build a new station by September 30, 1916, at a cost of \$1,393.

The station was originally located on the east side of the tracks, as can be seen in the upper photo. Thanks to the work of the North Burlingame Community Club, the station was moved to the west side of the tracks in 1920. The station was closed in 1989. There have been many alterations to the building over the years to accommodate the installation of several restaurants, from Broadway Joe's in 1975 to Brio in 2008, but the ghost of the original can be seen in the roof line of the building which still stands along the tracks at Broadway.

BROADWAY



BROADWAY

The most well-known segment of North Burlingame is probably the commercial strip of Broadway from the station to El Camino Real, which began life as a residential area. Originally called Buri Buri Avenue, the name was changed to Broadway in 1915 as part of Ordinance 104. As commercial development began, the issue of removing two rows of trees and street-widening arose. The San Mateo County Historical Association has a collection of San Mateo Junior College student monographs from the 1930s and '40s, one of which reported that a committee of the North Burlingame Improvement Club consisting of Mr. Rickard, Mr. Forsythe and Mr. Bradbury petitioned the City to remove the trees in 1912, adding that although their petition was granted, several times the men on the committee were threatened with murder if they went ahead.

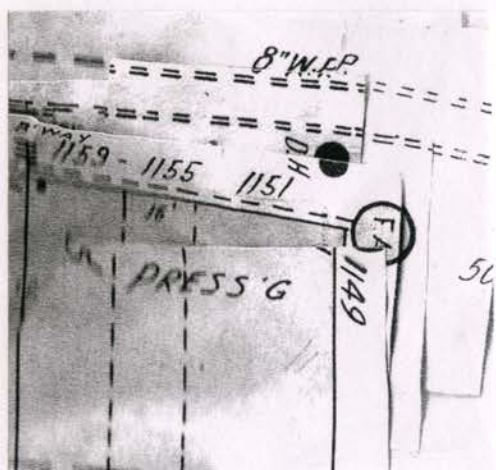
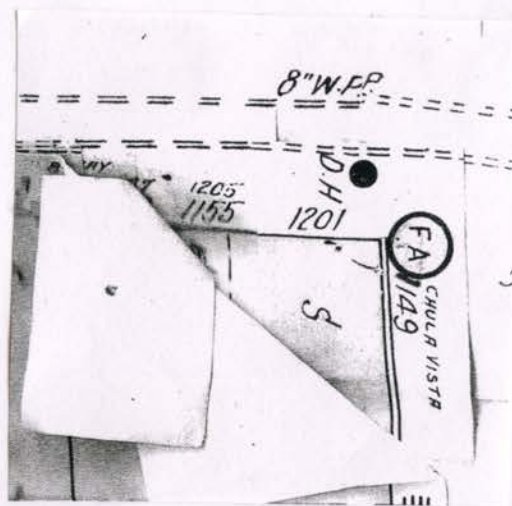
However, the Burlingame Advance reported in December of 1922 that a meeting was held by property owners along Broadway unanimously approving the street widening, acknowledging the need to get City permits to cut down the trees, and appointing a committee of L. E. Aubury, P. E. Lamb, and C. S. Crary, all large landowners on Broadway, to obtain cost estimates for the work.

BROADWAY (Cont.)

However in September of 1924, the project was halted by a lawsuit filed by Mr. Aubury claiming unjust discrimination in the plan. He lost. The plan specified that property owners on the south side of Broadway, including Mr. Aubury, would have to give up 4 ½ foot wide strip of their property along the Broadway frontage, which Judge Beck ruled was “regular and legal but the most outrageous, unjust and inequitable piece of legislation he had ever seen.” Other litigation followed, but the City was determined to proceed regardless of opposition, resulting in the filing of condemnation orders by the City against the property owners so that work could go forward. The work was completed in 1926.

The photo at the far left, copied from one of the aforementioned student monographs, shows Broadway before street widening, tree removal and commercial development took place. It is believed to be looking east on Broadway from a vantage point slightly west of Paloma Avenue. The wide area in the road in the distance to the right is thought to be in front of the Easton Grocery Co. building. According to the Neighborhood News, the lone tree was the last of the original eucalyptus trees to be removed from Broadway. Today, as you can see, we’ve put the trees back, but they’re not eucalyptus.

1151 BROADWAY
Originally 1201 BROADWAY

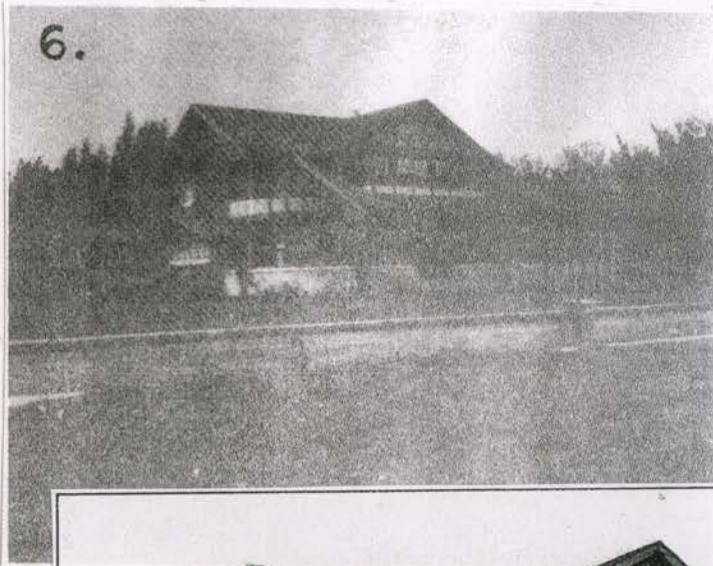


1151 BROADWAY – Originally 1201 BROADWAY

In late 1906 or early 1907, the Easton Grocery Co. building was built at 1201 Broadway and in 1913 began to receive water service. However, during the research, questions arose regarding the actual location of the building, since the lot and block information indicated it was located at the southwest corner of Chula Vista and Broadway, but that address is 1151 Broadway.

Thanks to the Sanborn Map, shown here, we were able to peel back the top layers of revisions to determine that what is now 1151 was originally 1201. Over the years the building has been significantly altered at ground level, housing various businesses, including the U.S. Post Office, but, since the roof and eave details of the original building are identical with those on the current building at that site, it can probably be considered to be the earliest survivor in North Burlingame.

1201 BROADWAY
Originally 1145 LAGUNA AVENUE



1201 BROADWAY – Originally 1145 LAGUNA AVENUE

According to the Water Department records, the next address on Broadway to receive water delivery in 1913 was 1201 Broadway. This caused some confusion since 1201 Broadway had already been identified as the Easton Grocery Co. building at Broadway and Chula Vista. However, a check of the lot and block information revealed that this 1201 Broadway address existed at the southwest corner of Broadway and Laguna. According to the Sanborn map, this property was originally 1145 Laguna, which was the address of Mr. and Mrs. Aubury. The Neighborhood News carried a picture of the Aubury house (shown at the upper left) with the caption, “The L.E. Aubury’s on Laguna,” but as you see the quality was very poor. However, it was good enough to lead to a real estate brochure which provided a much better image (shown at the lower left).

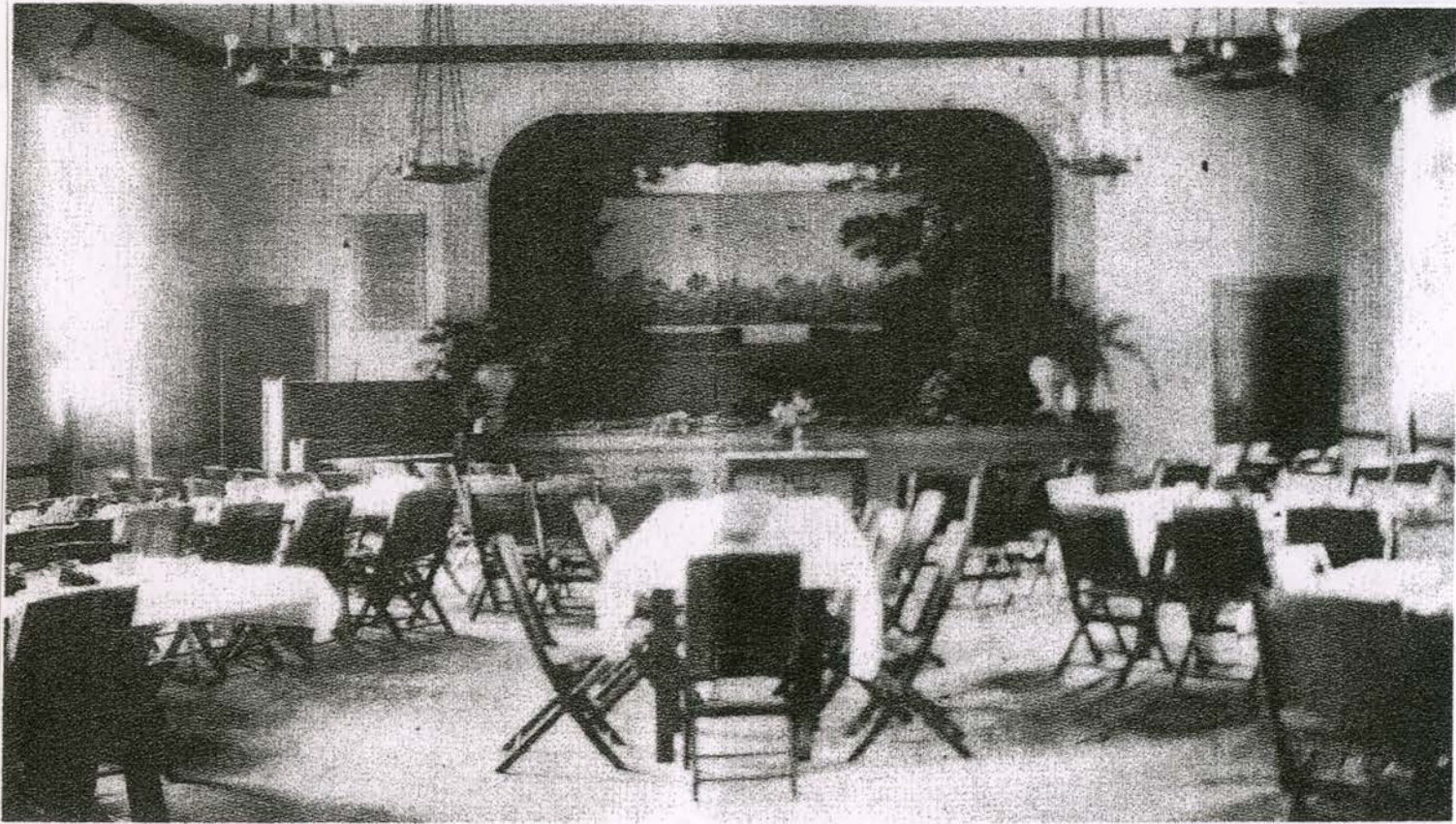
One of the student monographs revealed that Mr. and Mrs. Aubury had built their house at the southwest corner of Broadway and Laguna in 1907, and according to the property ownership records, the Auburys actually owned the first four lots along Laguna from the southwest corner at Broadway. They eventually moved their house from the corner lot to the fourth lot, selling the first three lots in 1931, and in 1932, a Purity Store opened at 1201 Broadway. The original site of the Aubury house is now the home of Village Host Pizza, which has been a neighborhood fixture since the late 1960s. Unfortunately, the Aubury house is no longer with us, nor is the 1145 Laguna address.

THE NORTH BURLINGAME COMMUNITY CLUB

The Aubury house was especially significant, not only because of Mr. Aubury's activity regarding the widening of Broadway, but because in October of 1919, Mrs. Aubury became the first president of the North Burlingame Community Club, which later became the North Burlingame Woman's Club, and in the early days of the Club's existence, members met at the Auburys' house. The North Burlingame Community Club was extremely active and progressive. In addition to having the Broadway train station moved, it passed a resolution to keep businesses off El Camino and was instrumental in the placing of benches along El Camino for the use of people riding the buses. It also campaigned to clean up vacant lots and to preserve trees in the area. It was among the first of these civic organizations to encourage the immediate construction of the Bayshore Highway in 1922, and it was the first to endorse construction of the Bay Bridge.

As the Club grew and its activities expanded, the members decided they needed their own club house, and so, following numerous fund-raisers, land was purchased, and the club house built for \$8,182.

NORTH BURLINGAME COMMUNITY CLUB



THE NORTH BURLINGAME COMMUNITY CLUB (INTERIOR VIEW)

It opened with great fanfare on September 23, 1927. Local newspapers and the Neighborhood News reported the event, saying that the Club members were delighted with their new home which consisted of a reception hall, board room, an auditorium seating 800 people, a large stage with dressing room, and a kitchen. The building could be rented for dramatic and social affairs and for children's classes. The Neighborhood News also provided this interior view of the building. You might not recognize the building from this image, since it has changed greatly over the years.

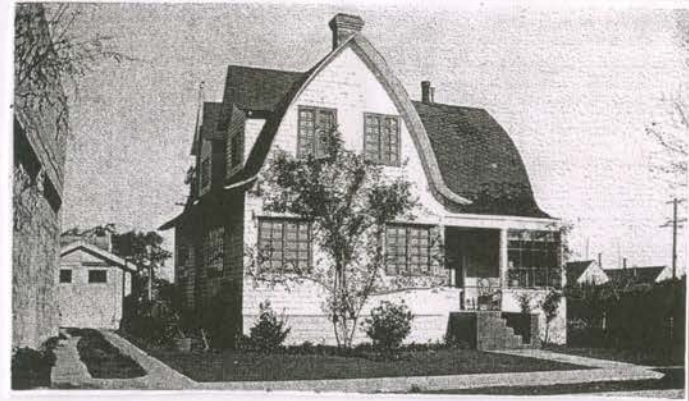
EASTON BRANCH OF THE BURLINGAME PUBLIC LIBRARY



EASTON BRANCH OF THE BURLINGAME PUBLIC LIBRARY

But you might recognize it from the exterior. It is now the Easton Branch of the Burlingame Public Library. The building was leased by the Library from 1942 until 1947, for \$75 a month, after which it was purchased by the Library Board of Trustees for an additional \$3,500. It has served as the Easton Branch Library since 1943.

1233 – 1241 BROADWAY
Originally 1148 PALOMA AVENUE



1233-1241 BROADWAY – Originally 1148 PALOMA AVENUE

The next address on Broadway listed on the Water Department cards was 1233-1241, but the card also listed an address of 1148 Paloma Avenue, which the Sanborn maps indicated occupied the first two lots on the southeast corner of Paloma Avenue and Broadway. According to one of the student monographs, Mr. Hardy owned this property, which adjoined the Auburys'. It also states that Mr. Hardy sold to Dr. Billings, who sold in turn to Mr. Bradbury, and that Mr. Bradbury sold the property to Mrs. Magrath, who occupied the house originally owned by Mr. Hardy. The City Directory for 1928 listed Mrs. Magrath as the resident at 1148 Paloma, and a property ownership card for Mrs. Magrath indicated her ownership of the first three lots on that corner.

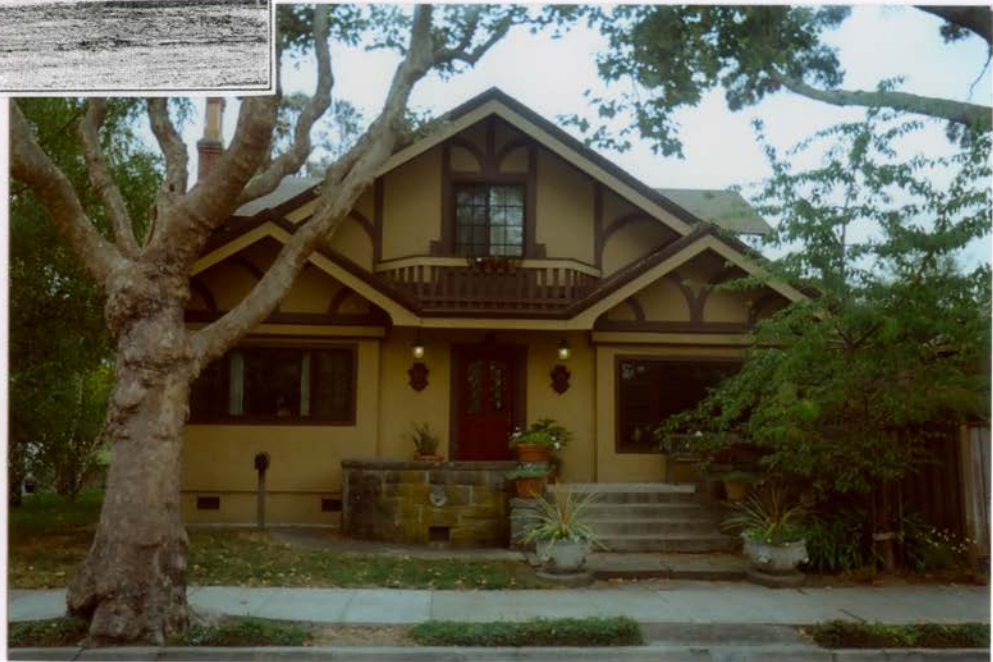
The Rickard Building came to occupy the eastern half of the first two lots. One of the student monographs stated that Mr. Rickard purchased the building, which was originally on the Hardy land, in 1921 and moved his Palace Dyeing and Cleaning business into the eastern-most store of the building in the spring of 1922. However, in his 1945 interview, Mr. Rickard recalled that following discussions with his builder, James K. Dousett, he had actually built the facility in 1922 to house the cleaning business he had started in San Francisco in 1921, providing space for two other businesses as well. To make life even more interesting, the Water Department card indicates that the Rickard Building was built in 1929.

1233-1241 BROADWAY – Originally 1148 PALOMA AVENUE (Cont.)

The student monographs reveal that Mrs. Magrath later moved her house further south on Paloma, to the third of the three lots she owned, where the address was changed from 1148 to 1144 Paloma. After moving her house, she sold the west end of the first two lots, and the Peninsula Stores built on the corner in 1929. However, the City Directories show that the Peninsula Stores did not exist at this corner until 1932. City Directories also indicate that the street number of the house was not changed to 1144 until 1936, although the records of the Water Department indicate that water service was connected at 1144 Paloma in 1928. Mrs. Magrath lived in the house until 1940.

As you can tell from this mass of conflicting information, accurately attributing exact dates for any of this activity is extremely difficult, but the sequence of events can be fairly well substantiated by these photos. The photo in the upper right is taken from one of the student monographs; the photo in the upper left is of the Rickard Building taken prior to publication of the February 4, 1933 Neighborhood News; and the photo in the lower right is a recent photo of the Rickard Building. The early photo of the Rickard Building was taken prior to moving the house. It may be difficult to see, but just peeking around the side of the Rickard Building is the corner of the roof of that house, so that it appears that the Rickard Building is in the backyard of the house. The photo of the house was taken after it was moved, since the back of the Peninsula Stores building on the corner of Broadway and Paloma can be seen at the left of that picture. The Rickard Building is still with us, but unfortunately the 1148 and 1144 Paloma addresses have now vanished, and so has the house.

1601 BROADWAY



1601 BROADWAY

If we had continued west along Broadway across El Camino in 1913, the first house we would have encountered was at 1601 Broadway at Balboa. The first resident connected with this house was Thomas Bradbury, which may account for the house being known today by some in the community as the Bradbury house. The house has remained remarkably intact, although, as you can see, the front door has been moved from the right side of the building to the center and some alterations were made above the new location of the front door. In her publication, "A History of Burlingame," Constance Lister states that Mr. Bradbury was born in England in 1862, and studied architecture. Following the 1906 earthquake, he spent two years working on the reconstruction of Stanford University before coming to Burlingame.

Thomas and Helen Bradbury's address was listed in the City Directory at Broadway and Balboa as early as 1912. It is possible that Thomas Bradbury actually designed and built this house, since his occupation was listed as a builder in the 1914 Directory. Constance Lister also states that Mr. Bradbury took a great interest in the preservation of the beautiful shade trees that line practically all the City's streets, which would seem to be in conflict with the report that he was one of the three men risking life and limb in the effort to remove the trees on Broadway. In 1916, he was the president of the Park Commission and promised that no eucalyptus trees would be cut on Burlingame Avenue without the consent of the Board of Trustees. By 1920, he was listed as a Burlingame realtor, whose office was situated on Broadway east of El Camino at 1305. The Bradburys continued to live here until 1930.

1859 BROADWAY



1859 BROADWAY

The house at 1859 Broadway is one which few people would probably recognize as being more than 100 years old. It is architecturally very clean lined, avoiding any of the ornamentation of the late Victorians which were in vogue just a short time earlier. The house is clearly recognizable from its early photographs, although the pergola at the front door has been removed, the second story porch at the rear has been glassed in, shutters have been added and it has been painted white rather than remaining a natural shingle color. Although the house is much as it was, the landscape, as you can see, has changed dramatically. Mr. Horace B. Chase, a broker working in San Francisco, his wife, Minnie, and Miss Ysabel Chase were the earliest residents to be identified in the City Directories, living here from at least 1918 through 1922. The house was vacant in 1924.

1241 BERNAL AVENUE



1241 BERNAL AVENUE

While the house at 1241 Bernal appears largely unchanged, the property on which it sits has undergone significant alteration. Originally situated on a triple lot, the garden to the south of the house was cut off from the remainder of the property and a new house built next to the original in 1961. In addition, a picket fence was added and the garage, which was originally situated at the rear of the property in the southwest corner, was moved up to the street on the north side of the house. The change in the landscape is clearly evident. The first residents to be identified here were Mr. Charles F. Baker and his wife Clara, and Miss Gertrude Baker, who were listed here in 1920. Mr. Baker was a manager in San Francisco, and Gertrude Baker was a music teacher. In 1922, Mr. Baker's employment changed to Railroad Commissary. He lived here until 1934, having retired in 1933. His wife, or probably his widow, Clara continued to live here until 1936. Gertrude moved out of the house to 1233 Cortez in 1929, moving back to 1241 Bernal two years later. She continued to live here until 1938.

1315 BERNAL AVENUE



1315 BERNAL AVENUE

Each of the next three houses on Bernal was built at the top of its very own hill. The first is at 1315 Bernal, where, other than a coat of paint and some plants, the exterior of the house appears to be virtually identical to the original version. The first resident identified at this address was Walter W. Dole, a hardware dealer, in 1912. Mr. Dole continued to live here through 1918, when Harold M. Prescott, a traffic engineer, took up residence.

John Enoch Pond and his wife, Wynn, occupied the house from 1922 through 1933. The listing of Mr. Pond's employment information in the City Directories is fascinating, since he was listed as "retired" in 1922, as a salesman at Allen & Co. in 1924, working for Gordon C. Hess, real estate insurance loans and notary in 1925, self-employed in real estate and as a notary public at 241 Park Road in 1926, and as an engineer in 1928. In 1930, Mrs. Pond was no longer listed, but in 1931 Mr. Pond was listed as a Commander in the U.S. Navy, in 1932 as a miner, and back in the U.S. Navy in 1933, his final listing in the Directory.

1357 BERNAL AVENUE



1357 BERNAL AVENUE

The house at 1357 Bernal is included in this presentation, in part because of what it reveals about the area in the very early days. With its appearance of total isolation in this photo, it is hard to believe that the nearest house is only half a block away. With the exception of a coat of paint and some landscaping, the house does appear to have remained almost completely unchanged over the years. The growth of the street tree clearly demonstrates the passage of time. The first residents identified at this house in 1920 were V. Albert Grisell, a captain in the U.S. Army, his wife, Emily, and Lynn A. Grisell.

By 1922, Percy T. Willey, working in manufacturing in San Francisco, and his wife, Harriet, had taken up residence. Mr. Willey worked at a variety of jobs over the years, including salesman, insurance broker, bookkeeper, auditor, and by 1954, he was the manager of operations for the California Jockey Club. In 1928, the Willeys' son Percy T., Jr. was a salesman still living with his parents, but by 1931 he was an agent for MetLife, married to Agnes and living at 1124 El Camino. In 1933, the Willeys' son, Robert was living with his parents and working as a chauffeur for Levy Bros., and by 1937 he was a salesman with Union Oil. Mrs. Willey was active in the North Burlingame Community Club. She put the house on the market in 1956.

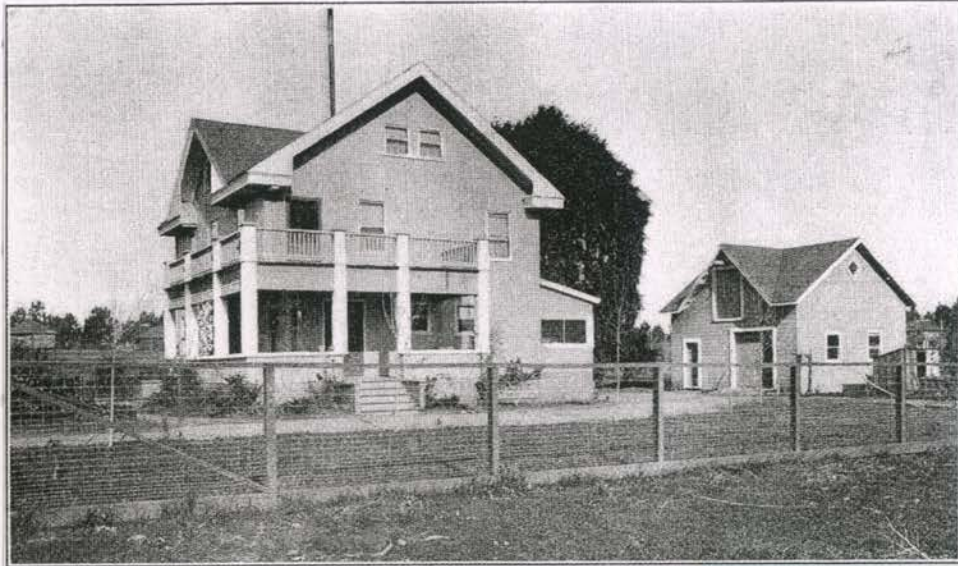
1457 BERNAL AVENUE



1457 BERNAL AVENUE

This house, too, has changed very little from its earliest incarnation. The porch at the left front has been glassed in and a very major evergreen tree has grown in the front yard, but the house has retained its early character remarkably well. This was originally the home of William F. Toothaker, a hydraulic engineer and his family, which was in residence by the time of the 1910 census. The Toothakers' daughter, Ethel, married Archie Tiddy of Tiddy Bros. grocery store fame. Over the years, from 1912 until the mid-1940s the store was situated in several locations in the area near the corner of Lorton and Burlingame Avenue, including the ground floor space of the Masonic Hall building located on Burlingame Avenue midway between California Drive and Lorton. Ethel and Archie moved into the Bernal Avenue house following their marriage and raised their children here. Archie lived here until his death in 1960 and Ethel continued to live here until 1963.

1112 DRAKE AVENUE



1112 DRAKE AVENUE

Early City Directories list this house at 1100, not 1112, Drake. It was situated on a double lot which was later cut in two and a new house built at the corner of Carmelita which became 1100. It has been included in this presentation, in part, because of the very interesting out-building on the property. It appears as if the upper area of the building is the entrance to a hay loft, which then leads to the question: Did the original owners of this house have a horse and buggy instead of a car? We don't know the answer, but it is an interesting point to ponder. We have found no other evidence of horse-powered transportation in Easton so far, other than Ernie Rickard's 1945 interview in which he states that local store deliveries were made by horse and buggy as late as his arrival here in 1921.* The porch on the south side of the building has been enclosed, or eliminated and the wall of the house extended, but the Drake Avenue frontage appears largely unchanged. Henry Weiss, a manufacturer, lived here with Miss Angela Weiss in 1920, and with Miss Celia Weiss in 1922.

1249 DRAKE AVENUE



1249 DRAKE AVENUE

The search for early images of the house at 1249 Drake led to our address files, where a real estate multiple-listing photo from 1959 (upper right) was found, showing the front and south side of the house. Since a street view of the south side is now obscured by the trees along the property line, the windows in the 1959 photo made it possible to identify the image of the back of the house and the surrounding garden (upper left) taken from an early real estate brochure. This is significant since this was the house of Dr. E. N. Torello, who, in addition to being a doctor, was something of a horticulturalist and was highly respected for his efforts to save the trees in Burlingame. A group of his neighbors actually had a plaque fixed on a eucalyptus tree that he saved on the corner of Drake and Easton Drive, which bears the legend, "Dedicated to the memory of Dr. E. N. Torello, a lover of nature, his friends, 1931." Unfortunately, the plaque is no longer in place, but the tree remains. The Torello family occupied this house from at least 1912 to 1944.

1137 CABRILLO AVENUE



1137 CABRILLO AVENUE

Another house, chosen for its distinctive architecture is the house at 1137 Cabrillo, which shows very little change from its original appearance, although once again, more abundant vegetation obscures the south side of the building. City Directories reveal that Albert Johnson, auditor, Miss Anna Johnson, music teacher, and E. A. Johnson, salesman, were residents in 1918. In 1920, Albert Johnson, accountant, and his wife, Margaret, along with Eric and Mrs. Osia Johnson lived here. Years later, in 1976, Robert P. Smith, a teacher at Mills High School, and his wife, Sandra, were the residents of this house when The San Mateo-Burlingame Board of Realtors selected it as the front garden winner of their annual competition. Sandra Smith, acknowledged to be one of the West Coast's outstanding wildlife artists, also had her studio here.

1201 CABRILLO AVENUE



1201 CABRILLO AVENUE

The house at 1201 Cabrillo has survived remarkably intact despite there having been at least two fairly major fires here, one in 1986 and one in 2010. As a result, it has lost its eyebrow, but otherwise has retained much of its original character. Myron G. McClinton, a printer in San Francisco, and his wife were residents here from 1912. Their daughter, Ruth, and son, Ralph, were students in the early 1920s. Mr. McClinton served as a Trustee of the City following incorporation and as Mayor in 1924 and '25. In 1923, Mr. McClinton filed a police report declaring he had been chased by some men he had encountered on the highway around 11:00 p.m. They followed him home and he thought they might be hold-up men. Apparently, they were not, and no charges were filed. Mr. McClinton lived here until 1939, and Mrs. McClinton, who was active in the North Burlingame Community Club, continued to live here until 1952.

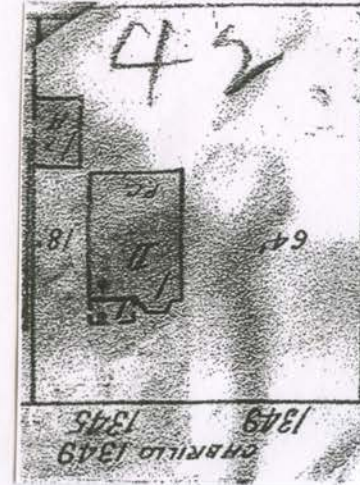
1249 CABRILLO AVENUE



1249 CABRILLO AVENUE

According to the Tax Assessor's office, this house was built in 1907 and neighborhood gossip indicated that it was originally built for a sea captain, perhaps because the railings along the roof on the north and south sides of the house are reminiscent of the widow's walk generally associated with the homes of seafarers. It is possible that it was built for a sea captain who never took up residence, or who failed to acknowledge the fact to the City Directory employees, but no information confirming this report has been found.** The first resident to be identified at this address was Ernest R. Patterson, a department manager in San Francisco, who lived here at least as early as 1920, although in 1918, he was a resident of San Mateo. The large structure at the back of the property may originally have been used to support some agricultural activity but it is designated as a garage on the Sanborn map. As you can see, significant alterations have been made to the house in recent years, but the ghost of the original is still faintly visible.

1345 or 1349 CABRILLO AVENUE



1345 or 1349 CABRILLO AVENUE

If you were to stand today on the east side of Cabrillo about the middle of the 1300 block and look across the street, you would find the two houses shown here standing next door to each other, one at 1345 and the other at 1349. You don't need to know a great deal about architectural styles to know that the house at 1345 is from the very early 20th century, bearing some traces of the Victorian style that preceded it, and the house at 1349 represents the mid-20th century, but the Water Department cards indicated that water was turned on at 1349 in 1913 and at 1345 in 1939. Did that mean that the older house was originally built on the lot at 1349 and was then moved to the other lot? A study of the Sanborn Map revealed that these two lots originally formed one property, and that the entire property was numbered 1349. Later, the lots were individually numbered 1345 and 1349, but continued to exist as a single property.

The original house was built on the lot that became 1345, but continued to use the 1349 address until 1939, when the newer house was built. The first resident to be identified at this address was Mr. William F. Cordes in 1912. At that time, he was an assistant secretary to the Board of Trade. In 1920, his wife, Josephine Mary, was also included in the Directory listing. In January of 1920, the Advance ran a notice for Mr. Cordes advertising the sale of 45 white leghorn pullets, an incubator, and brooder, which might indicate that the lot at 1349 was used originally for some small scale agricultural activity. The final Directory listing for Mr. and Mrs. Cordes at this address was in 1924, but Mrs. Cordes continued to be listed here until 1926.

1104 CORTEZ AVENUE



1104 CORTEZ AVENUE

The exterior appearance of this house looks to be largely unchanged over the years, although the growth of the trees makes it difficult to see all of the detail. The porch appears to have been enclosed, and it also looks as if the structural detail over the upper story window has been replaced by a larger, attached, awning. The first resident listed at this address was C. M. Miall, a manager in San Francisco in 1914. By 1918, Mrs. C. M. Miall was also listed, and Mr. Miall was the bookkeeper with the Burlingame Country Club. According to the U.S. Census, Cuthbert and Louise Miall were husband and wife in 1910 and divorced in 1920. She got the house. The house was apparently rented, to the family of Dr. L. L. Jones in 1920, and to William C. Morgan, a photo engraver in 1933. However, the remainder of the time until 1940, Louise, who was an artist widely known as a miniaturist and portrait artist, was in residence. From 1924 to '29, Anthony Fiori, another artist, lived here with her, being joined by his wife, Rose, in 1927.

1268 CORTEZ AVENUE



1268 CORTEZ AVENUE

One of the student monographs stated that Ansel Easton gave the 12,375 square foot parcel for this house to a Mr. Hess in an attempt to promote sales in the area. Mr. Easton's thinking apparently was that by having someone build one house here, others would be persuaded to do the same. In 1918, A. Frank Hess, clerk, and Gordon Hess, clerk, were listed in the Directory at this address. According to Constance Lister, A. Frank Hess was a pioneer railroad man, beginning his career with the Baltimore & Ohio line, and organizing the board of the Southern Pacific Railroad during his 25 years' employment here. By 1920, A. Frank Hess, secretary with the Board of Pensions in San Francisco, and his wife, Elizabeth, his daughter, Miss E. Beatrice Hess, and his son, Gordon C. Hess, an employee of PG&E, and his wife, Mary, all resided in this house. By 1922, only Gordon C. and Mary Hess remained.

1268 CORTEZ AVENUE (Cont.)

In 1924, Gordon Hess was the manager of the Burlingame Realty & Finance Corp. located at 235 Highland. Additional information in Constance Lister's publication indicated Gordon C. Hess had a brilliant World War I record. He was a Lieutenant in the Ninety-first Division and saw action in the Argonne and other major battles during the war, being decorated with the Belgian Croix-de-Guerre for bravery. He completed his education at Stanford University, and was one of the City Trustees elected following the incorporation of the City of Burlingame, actually serving as Mayor in 1926.

In recent years, a significant addition was constructed to the north side of the house, where the orchard is shown in the early photo, but the main block has remained relatively unchanged, with the exception of the reduction in the size of the roof overhang, the alteration of the front porch area and the addition of the shutters.

1331 BALBOA AVENUE

BEAUTIFUL TWO-STORY HOME

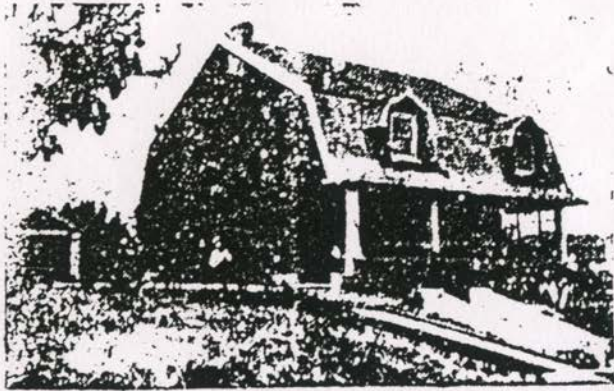
TO BE SOLD AT

AUCTION

1331 Balboa Avenue (Burlingame)

Saturday, November 24th, at 11:00 A. M.

Sale Held on Premises Rain or Shine



LOT 50 x 100

A well-built 8-room, 3-bedroom home, sleeping porch, den, large living room with fireplace, dining room. Woodwork is in redwood. Large beautiful lawn, shrubbery, and a number of fruit trees. It is a desirable home and well located - 1/2 minutes from San Francisco, one and a half blocks south of North Burlingame Gates, and one block west of Highway. Come out and look it over. If you can't attend the auction the day of the sale, mail us your bid. Only a little cash is needed. Open for inspection any time.

Directions to reach property by auto. Take Highway from San Francisco to Easton Drive, Burlingame, turn to right, one block to Balboa. By train from San Francisco. Take Interurban San Mateo car, get off at Broadway Station, Burlingame.

C. H. O'CONNOR & SON

AUCTIONEERS

212 Easton Building. Lakeside 8493 (Oakland)
Sell your property at auction if you want action and cash.



1331 BALBOA AVENUE

The house at 1331 Balboa provided the earliest advertised sale of an actual house that we have been able to find. The advertisement came from the November 23, 1923 Burlingame Advance. The print is rather small and the quality of the reprint rather poor, but it reads as follows:

Beautiful Two Story Home

To be sold at AUCTION

1331 Balboa Avenue (Burlingame)

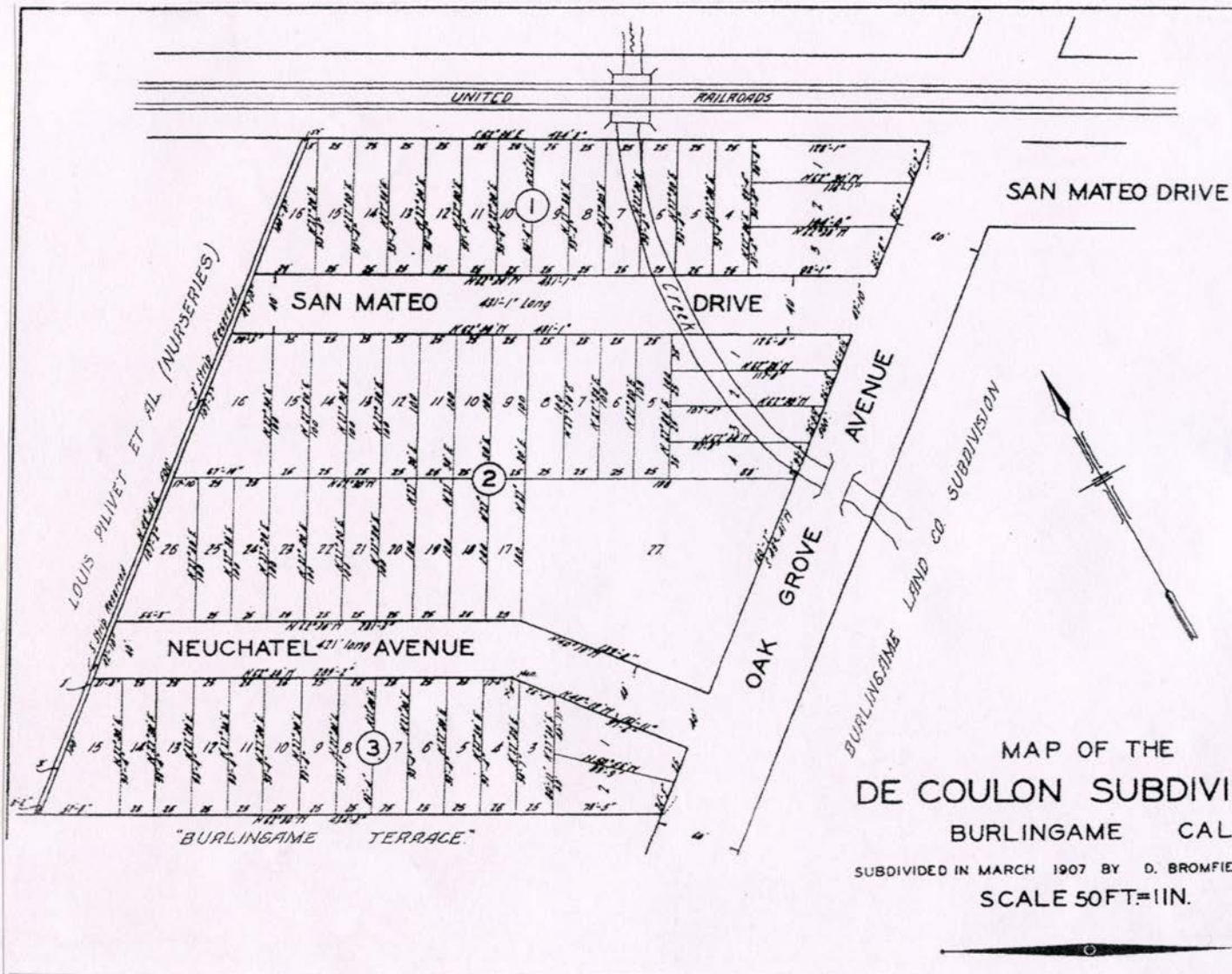
Saturday, November 24th, at 11:00 a.m.

Sale held on premises rain or shine

A well-built 8-room, 3 bedroom home, sleeping porch, den, large living room, with fireplace, dining room, woodwork in redwood. Garage, beautiful lawn, shrubbery, and a number of fruit trees. It is a desirable home and well located 26 minutes from San Francisco, one and a half blocks south of North Burlingame Gates, and one block west of Highway. Come out and look it over. If you can't attend the auction the day of the sale, mail us your bid. Only a little cash is needed. Open for inspection any time. Sell your property at auction if you want action and cash.

The first residents to be identified at this home were Frank S. and Margaret Becker in 1920. Mr. Becker was a naturalization examiner, and they continued to live there through 1922. In 1924, Edward P. Windsor, a photographer, and his wife Gertrude were residents, quite possibly having purchased the property at the auction in 1923, and they continued to own the property until 1945.

DE COULON SUBDIVISION



MAP OF THE
DE COULON SUBDIVISION
BURLINGAME CAL.
SUBDIVIDED IN MARCH 1907 BY D. BROMFIELD C. E.
SCALE 50 FT. = 1 IN.

DE COULON SUBDIVISION MAP

As research for this project progressed south through town, the de Coulon subdivision, situated at the northwest corner of Oak Grove and California Drive, provided an interesting connection with North Burlingame and the Easton Additions. This map was obtained only recently, and upon reviewing it, we discovered that San Mateo Drive did not exist where California Drive is today. It was known to some that San Mateo Drive had once stopped at Oak Grove, but the Easton Addition No. 1 map which showed San Mateo Drive well north of Oak Grove by 1905 led to the assumption that the street had been completed up to the vicinity of Sanchez Avenue prior to the creation of that subdivision. This map, which was made in 1907, indicates that this was not the case. It seemed very strange that the street existed to the north and south, but not within this subdivision, but we have a picture confirming it.

OAK GROVE AVENUE and SAN MATEO DRIVE



5981. San Mateo Drive looking N.W. toward Oak Grove Station, A.R. 54, 1-11-18.

OAK GROVE AVENUE AND SAN MATEO DRIVE

The photographer clearly is standing in the middle of San Mateo Drive looking toward Oak Grove, and there, where San Mateo Drive should be are some trees and a water tower, and the photograph was taken in 1918. Researches through a collection of microfilm uncovered Ordinance 157, approving payment of \$3,250 to Mr. de Coulon and \$2,500 to Mr. C. S. Crary to secure the necessary right of way to complete San Mateo Drive through this section of Burlingame. The ordinance was passed in 1923 with the acknowledgement that the City did not have the money to pay this amount, so payment would be delayed until after the taxes were collected in 1924. And so it took the City of Burlingame two decades from the date that Ansel Easton designated San Mateo Drive as the eastern boundary of his Easton Addition No. 1 to clear the blockage of this vital artery connecting the Easton Additions with the rest of Burlingame.

NOTES:

Following the meeting, two gentlemen provided additional information regarding comments made during the presentation.

*1112 DRAKE AVENUE

It was indicated that no evidence could be found of horse-powered transportation, other than Mr. Rickard's account. One of the gentlemen (unidentified) informed me after the Historical Society presentation that his brother had worked as a delivery boy for one of the businesses on Broadway and had made his deliveries by horse and buggy in 1918.

**1249 CABRILLO AVENUE

Reference was made to a rumor that this house had been built for a sea captain, but could find no confirmation of that story. The second gentleman, John Basye, who owned the house from about 1966 to 1969, informed us that a bar pilot had lived in the house in the 1960s, he thought the name was John Diggins, and that the neighbors always referred to Mr. Diggins as "The Captain." In checking the City Directories, it was learned that a bar pilot named John T. Diggs and his wife Myrtle occupied the house from at least 1942 to 1965, so although it would appear that the house was not built for a sea captain, the rumor, which was relayed to the Archives in the 1970s, about a sea captain's involvement with this house would seem to have some basis in fact. Mr. Diggs apparently made such an impact on the neighborhood that the house was still called "The Captain's House" by some neighbors in 2015, half a century after his departure. A few days after the meeting, Mr. Basye informed the Society that during his ownership, retaining walls were built along Easton Creek which runs through the property, the driveway was split with the neighbor at 1245 Cabrillo and a carport built, the screened porch on the south side of the house was enclosed, and a room was built over the porch on the north side of the house.