

APPENDIX H: HISTORIC ARCHITECTURE EVALUATION REPORT

HISTORIC ARCHITECTURE EVALUATION REPORT

30 Ingold Road, Burlingame,
San Mateo County, California

FOR

Richard Norris
Associate Development Manager
SummerHill Apartment Communities
777 S. California Avenue,
Palo Alto, CA 94304

BY

WARD HILL
CONSULTING ARCHITECTURAL HISTORIAN
3124 Octavia Street # 102
San Francisco, CA 94123

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I. INTRODUCTION AND PROJECT DESCRIPTION

The purpose of this report is to evaluate as a potentially significant historic and architectural resource the building at 30 Ingold Road, Burlingame, California (APN 025-028-048; Figures 1 - 4). Vector Laboratories, Inc. uses the building for offices, scientific laboratories and warehouse/distribution space. The building extant today resulted from Vector Laboratories joining together two earlier 1960s buildings with a new building in 1995. The building's current owner, SummerHill Apartment Communities, proposes to replace the existing building at 30 Ingold Road with a multi-unit residential building.

The following historic evaluation was conducted in accordance with the requirements of the California Environmental Quality Act (CEQA). For purposes of CEQA, a significant historic resource is a resource listed in, or considered eligible for listing in, the California Register of Historical Resources. Any historic resource determined eligible or listed on the National Register of Historic Places is also eligible for listing in the California Register. The building at 30 Ingold Road, Burlingame, California has not been previously individually evaluated under any state, local or federal historic resource criteria.

The conclusion of this report is that the building at 30 Ingold Road is not individually eligible for the California Register because it is not individually significant under Criteria 1, 2, 3 or 4. The building also is not eligible as a contributing resource to a California Register eligible historic district. An historical resource for purposes of CEQA compliance is an historical resource eligible for the California Register. Given that the building is not eligible for the California Register, the demolition of the building would not have a significant effect on historic resources as per CEQA compliance. No mitigation is required.

II. RESEARCH METHODS

Sources consulted for this report prior to fieldwork include the: *Historic Property Data File for San Mateo County* (April 2017), *National Register of Historic Places* (United States Department of Interior 1991 and California Office of Historic Preservation updates to April 2006), *California Inventory of Historic Resources* (CAL/OHP 1976), *California Historical Landmarks* (CAL/OHP 2000), *California Points of Historical Interest* (1992).

Ward Hill, consulting architectural historian, conducted archival research during February-March, 2020. A variety of sources and methods were used in researching this report. Previous technical reports consulted for this report include the *Phase I Environmental Site Assessment Report, Vector Laboratories, 30 Ingold Road, Burlingame, California* (Arcadis, November 8, 2019) and the *Structural Assessment Report, 30 Ingold Road, Burlingame, CA* (Hohbach-Lewin, Inc, December 3, 2019). Archives and libraries consulted included: the City of Burlingame Building Department and the Burlingame Main Library, Burlingame, California. A number of online sources such as *Newspaper Archives.com* (primarily the *San Mateo Times* archives) and *California Digital Newspapers* were also consulted.

III. HISTORICAL OVERVIEW

BURLINGAME HISTORICAL BACKGROUND

Spanish and Mexican Period

Mission San Francisco de Asis (also known as Mission San Francisco Dolores for its location on *Arroyo de los Dolores*) was formally established on October 9, 1776, the 6th of the 21 missions founded in California. During the Spanish period, the project area would have been under the jurisdiction of the missions, which probably ran sheep and cattle in this area during the early 19th century. In 1793, an adobe was built in San Mateo near El Camino Real for an agricultural settlement to serve the missions and the presidio. By 1800, the farming outpost in San Mateo had 200 acres under cultivation and 30 mission-trained Indians tending crops, sheep and cattle (Hynding 1984:22).

Mexico became independent of Spain in 1821 but the missions were not secularized until 1833 to 1835. Under the Spanish, all land was controlled by either the missions or the pueblos. After Mexico seceded from Spain, land grants to private citizens increased significantly, especially following the 1833 act of the Mexican legislature ordering the secularization of the missions. The project area was originally part of *Rancho Buri Buri* (north of approximately Broadway in Burlingame to Daly City) granted to Jose Antonio Sanchez in 1835 (Beck & Haase 1974:30). The Sanchez family built two adobe houses in what is today Millbrae (Hoover & Rensch 2002:400). *Rancho San Mateo* granted in 1845 included most of what is today Burlingame, Hillsborough and San Mateo.

American Period

The Nineteenth Century

In 1848, California became a United States territory as a result of the Treaty of Guadalupe Hidalgo that ended the war with Mexico. California was not formally admitted as a state until 1850. 1848 was also the year of the Gold Rush, bringing a massive influx of immigrants to California from all parts of the world. California's 1848 population of less than 14,000 (exclusive of Indians) increased to 224,000 in four years. With the beginning of the American period, the population explosion resulting from the Gold Rush created a market for a wide range of agricultural products. As more and more gold seekers became discouraged with mining, they turned to farming as a livelihood. Farmers started to raise crops and livestock for sale, not just to be self-sufficient. During the 1850s, San Mateo County had a number of dairies and horse farms. Redwood City was the major population center because it had a port on the Bay. San Mateo County was created in 1856 from the southern part of San Francisco County and enlarged by annexing part of Santa Cruz County in 1868.

The towns on the San Mateo Peninsula did not significantly develop until the railroad was constructed in 1861-1864. The San Francisco & San Jose Railroad was the second railroad constructed in California (the first was between Sacramento and Folsom). The railroad reached Redwood City at the end of September 1863 and began regular service between San Francisco and Mayfield (currently Palo Alto) on October 18, 1863 and to San Jose on January 18, 1864. The new line had sixteen stations on its route, and regular train service began in early 1864. The

existence of this railroad line rapidly became the main factor in the development of the San Francisco peninsula. Both businesses and residences gravitated to areas around the new stations, and new, small town "crossroad communities" were born. The 9-hour stage ride from San Francisco to San Jose was reduced to 1 ¼ hour train ride. The railroad was consolidated into the original Southern Pacific Railroad Company in March 1869.

In 1850, William Howard purchased the 5,000 acre *Rancho San Mateo*. In the 1860, Comstock Lode millionaire William Ralston purchased a large section of William Howard's property. In 1866, Ralston sold 1,200 acres of his purchase to U.S. Ambassador to China Anson Burlingame (the namesake for Burlingame) who had plans to retire on the Peninsula. After Burlingame's death in 1870, the property reverted to Ralston. Ralston had planned a subdivision on the property called Burlingame Park. After Ralston died in 1875, his partner William Sharon tried unsuccessfully to develop the Burlingame property. In the 1870s, William Corbett purchased from Sharon the land that includes much of what is today downtown Burlingame. A breeder of racehorses, Corbett had a home-site and stock farm in the area now occupied by Burlingame High School. Corbett gave several acres to John Donnelly, who built a house on what is now Burlingame Avenue.

Founded in 1893, Burlingame Country Club, whose members were wealthy and socially prominent San Francisco residents, played a significant role in the early development of Burlingame. The Burlingame railroad station, financed by Country Club members, was constructed in 1894 at the dividing line between the Howard and Sharon properties on donated land (Hynding 1984:111). The railroad station - the largest, most spacious in the county - was designed by George Howard, Jr. Architect A. Page Brown designed some early "cottages" for Country Club members. Burlingame Avenue developed initially as a road leading from the train station to the County Club. A post office also opened in Burlingame in 1894. In 1896, the first subdivision in Burlingame opened on the Howard property south of Burlingame Avenue. The land west of downtown Burlingame that includes the Burlingame Country Club and related country houses later incorporated as the town of Hillsborough in 1911.

The construction of the Crystal Springs Dam (creating Crystal Springs Lake) in 1889 by the Spring Valley Water Company, guaranteed a future water supply for the Peninsula. The water supply helped set the stage for growth in the early 20th Century. An 1889 subdivision of part of the Howard estate (north to Poplar Avenue) known as the Western Addition was one of the first successful residential developments in San Mateo (Postel 1994:97). San Mateo became a suburban community for people of more moderate means, rather than just an enclave of large estates. The new residents largely worked in San Francisco, only 35 minutes away by train. San Mateo incorporated in 1894. In 1895, the Howards subdivided San Mateo Heights, a northern expansion of the Western Addition. From 1887 to 1900, San Mateo's population increased from 500 to about 1,800, surpassing Redwood City as the largest city in the county. The entire county had only 12,000 residents.

The Twentieth Century

When the 1906 earthquake occurred, Burlingame was still an unincorporated village of about 200. As a result of the thousands of people fleeing San Francisco for the suburbs after the 1906 earthquake and fire, the populations of both Burlingame and San Mateo increased significantly

between 1906 and 1910. The area experienced the “biggest real estate boom it had ever seen” (Hynding 1984:112). Burlingame’s population increased to over 1,000 in one year; the town incorporated in 1908. A major building, the Bank of Burlingame, was constructed in 1909 on Burlingame Avenue. While the cities on the Peninsula experienced new population, they hardly escaped earthquake damage. Many commercial buildings in downtown San Mateo were severely damaged or destroyed by the earthquake. Although the downtown had to be extensively rebuilt, San Mateo also had many new residents after 1906. A number of new subdivisions had already been available in San Mateo when the earthquake hit. The population of San Mateo more than doubled to 4,400 by 1910.

The Easton family initially developed North Burlingame in the vicinity of the Easton Station (later Broadway station) after the 1906 earthquake. The Broadway business district, first known as Buri Buri Avenue, was platted by the Ansel Easton, who built houses in the vicinity of the business district. The town of Easton was annexed to Burlingame in 1910. As development moved further from the railroad station, Easton built an electric railway line in 1910 that left the Easton station and continued west up Hillside Drive. The annexation of Easton probably led to the creation of Hillsborough. Burlingame Country Club members incorporated Hillsborough in April, 1910, a movement spearheaded to prevent annexation by newly expanding City of Burlingame. The socialites wanted to have their own “exclusive” city. By 1914, Burlingame’s population grew to be almost 3,000. The increasing popularity of the automobile led to El Camino Real becoming the county’s first paved road in 1913.

After World War I, Burlingame had major new developments and buildings during the 1920s. The “Auto Row” on California Drive in Burlingame developed in the 1920s with Ford, Buick, Dodge and Lincoln dealers. Downtown Burlingame was transformed by a number of significant new commercial buildings. The large Lorton & Rehe building (office and retail) was constructed in 1924. The nearby Levy Brothers Department Store was completed in 1925 (Svanevik 1997:64). The 2,000 seat Peninsula Theatre began showing movies in 1926. Two major churches built near downtown Burlingame include St. Paul’s Episcopal Church (1927) and the United Methodist Church (1924). Major public buildings of the 1920s include the new Burlingame High School building of 1923 and the new Burlingame Library (designed in 1929, but not completed until 1931). Burlingame’s population reached 11,170 in 1925.

Growth slowed during the Great Depression in the 1930s, but a number of new developments occurred in nearby San Mateo. The Bay Meadows Racetrack opened in San Mateo in 1934 and the 25th Avenue commercial district, developed by Axel Johnson, opened in 1937. The best-known San Mateo developer of the late 1930s and 1940s was David Bohannon who built low-cost houses for the middle class. In 1937, Bohannon purchased 848 acres, an area almost the size of San Mateo, for the Hillsdale development, planned for 5,000 houses selling for \$5,000 to \$ 6,000. While Hillsdale was primarily developed after World War II, Bohannon played a significant role in building temporary housing in the Bay Area during the war. The demand for housing increased during World War II as workers moved to Burlingame and San Mateo because of its proximity to Mills Field (later San Francisco Airport) and Moffitt Field in Sunnyvale.

The post-World War II boom had a huge impact on San Mateo and Burlingame. As a result of the population increase, traffic congestion and safety concerns, the Bayshore Highway was rebuilt as the Interstate 101 freeway from 1946 to 1950 while the streetcar service to San

Francisco from San Mateo was curtailed in 1948. Ten new businesses opened in the Broadway commercial district in 1946. Construction began in 1952 on the 47-acre Hillsdale Shopping Center, the first regional shopping center on the Peninsula.

Burlingame's population stabilized at about 24,000 in the early 1960s. In 1961, work began on the 19th Avenue Freeway joining Highway 101 to Skyline Drive (later Interstate 280 built in the 1960s). A new campus for the College of San Mateo opened in 1964 near the 19th Avenue Freeway. The BART extension to Millbrae opened in 2003 further tying the Northern Peninsula to regional transportation networks. In recent years, the populations of San Mateo and Burlingame have become older and more ethnically diverse.

HISTORICAL BACKGROUND: 30 INGOLD ROAD, BURLINGAME

Introduction

The Vector Laboratories building extant today at 30 Ingold Road is the result of three distinct periods of construction. The building on the south (Building A, Figure 4, floor plan attached) dating from 1960 was the original building with the address 30 Ingold Road. The original address of the separate building on the north (Building C constructed in 1965 on a separate parcel) was 1701 Rollins Road. Vector Laboratories constructed Building B in 1995 joining together Buildings A and C as the single building extant today at 30 Ingold Road.

30 Ingold Road (1960-1990) (Building A on the attached plan Figure 4)

The building today at 30 Ingold Road occupies four parcels of the original ten parcels platted in February, 1958 as part of the Millsdale Industrial Center (Wilsey & Ham, Engineers 1958). The original parcels have been consolidated into a single parcel today (Assessor's Parcel Number 025-028-048). The first building constructed (the original 30 Ingold Road building) on parcel seven was built for the Phelps Dodge Copper Products company in 1960. The company is listed in the Polk's Burlingame Directory in 1961 with Raymond F. Aube, District Manager. Phelps Dodge had its origin in a copper mining company at the Copper Queen mine formed in 1885. In the 20th century the company grew into an international conglomerate and one of the largest copper companies in the world. A subsidiary called the Phelps Dodge Copper Corporation, manufacturers of copper wire and cable, was formed in 1930.

By 1939 the Phelps Dodge companies had sales of \$75.5 million and 9,000 employees. By 1950 Phelps Dodge was the second largest domestic copper producer, contributing 30 percent of the country's output. The company had subsidiaries all over the world, including South America, Canada, Europe and the Philippines. Phelps Dodge Copper Products occupied the building at 30 Ingold Road for ten years; the Burlingame City Directory lists the building at 30 Ingold Road as vacant in 1971. In 1972, the Burlingame City Directory listed Wilshire Bedding Company, a wholesale mattress producer, at 30 Ingold Road. Founded in 1948 in Sherman Oaks, California, Wilshire Bedding Company sold their mattresses through retail outlets in addition to being a supplier to hotel chains. The company only occupied the 30 Ingold Road building for a few years. In 1976, Hayes & Lugea, Inc., a distributor and wholesaler of floor coverings, occupied the building at 30 Ingold Road according to the 1976 Burlingame City Directory. Hayes & Lugea, Inc. continued to occupy the building into the early 1980s.

The current tenant in the building, Vector Laboratories, purchased 30 Ingold Road in 1985. Founded in 1976, Vector Laboratories is a biotechnology company that develops and manufactures labeling and detection reagents for immunohistochemistry, immunofluorescence and glycobiology. The company serves customers in disease and therapeutics research with tools that help them precisely visualize and study tissues and cells. A privately held company, Vector Laboratories was acquired by San Diego based Maravai Life Sciences in 2016.

1701 Rollins Road (Building C on the attached plan Figure 4)

The original address of the building at the northwest corner of Rollins Road and Ingold Road was 1701 Rollins Road, constructed in 1965 by Abbott Laboratories as a distribution center for their pharmaceutical and consumer products. Construction began in February 1965 on Abbott Laboratories' San Francisco area branch, a 28,200 square-foot building, on a 2-acre site at 1701 Rollins Road. The building, which opened in January, 1966, replaced the company's leased facilities at 60 Union Street, San Francisco. According to a 1965 article in the *San Mateo Times*, the building was constructed of pre-cast concrete panels with a warehouse with loading docks for four trucks and two rail cars; a sales office; an agricultural products manager's office; and an employee lunchroom. The building was designed by the Abbott Engineering Department and Ralph Stoetzel, Inc., Chicago. The contractor was Fruln-Colnon Contracting Co., San Mateo. Abbott Laboratories' San Francisco area branch was a distribution center for more than 500 products including pharmaceuticals, Sucaryl brand non-caloric sweeteners, Pream coffee whitener, animal-health products, and industrial chemicals (*San Mateo Times* February 26, 1965:14). It served northern California and southern Oregon.

The company's first Bay Area branch was established in 1900 in Oakland and subsequently was moved to San Francisco. E. M. Altmann was branch manager and district sales manager. Branch supervisor was J. Neal Hoffmann. Abbott Laboratories had its origins as the Abbott Alkaloidal Company founded in 1888 by Wallace Abbott in Ravenswood, Chicago. The company grew to be an international presence when it opened its first foreign affiliate in London in 1907 followed by branch offices in India, Japan and Europe.

The *San Mateo Times* article indicated that “the San Francisco area branch is one of 22 domestic branches maintained by the company. Abbott has manufacturing plants in 22 nations, active branches or subsidiaries in 16 others, and agents in scores of countries. World-Wide sales in 1BG5 were estimated at about \$236 million” (*San Mateo Times* January 17, 1966:27).

Abbott Laboratories moved out of 1701 Rollins Road building in 1974. In 1975, the Burlingame City Directory lists R & K Distributors, an appliance distributor, at 30 Ingold Road. Incorporated in 1969, R & K Distributors was the sole distributor for KitchenAid household products in the Bay Area. Jack Riggs and E.D. Kenna were the company's chief executives in 1975. KitchenAid is an American home appliance brand owned by Whirlpool Corporation, founded in 1919 by The Hobart Manufacturing Company to produce stand mixers and other kitchen appliances.

Vector Laboratories acquired 1701 Rollins Road in 1990. In 1995, the company constructed the building (identified as Building B on Figure 4) joining 1701 Rollins Road to the original 30 Ingold Road as one building with the address 30 Ingold Road. The architect of Building B was

Philip Henry, San Francisco and Donald Urfert, Associates, Santa Cruz, California were the Civil and Structural Engineers (the revised plans are dated June 14, 1994 on file at the Burlingame Building Department).

IV. FIELD METHODS

Ward Hill (M.A., Architectural History, University of Virginia, 1982) conducted a field survey of the project area on March 3, 2020. Victor Navarro, the Facilities Manager, Vector Laboratories provided access to various areas of the building. During the survey, Mr. Hill physically examined and photographed the exterior and interior of the building to be evaluated. He prepared written descriptions prepared for this report, noting later alterations, based on this survey.

V. DESCRIPTION

Introduction

The Vector Laboratories building at 30 Ingold Road is located at the northwest corner of Ingold Road and Rollins Road. The 3.195 acre rectangular shaped parcel measures approximately 480 feet (along Ingold Road) by 258 feet. Landscaping on the property includes various trimmed shrubs and bushes, flowers and trees in a planted strip surrounding the asphalt paved parking lot adjacent to the east (front) façade of the building. The trees include medium size redwoods and eucalyptus. The landscaping continues to the north façade where there is a row of redwood trees and a lawn adjacent to the sidewalk along Rollins Road. A mid-block driveway from Ingold Road provides vehicle access to the parking lot. A separate driveway provides access to the rear of the building from Rollins Road. The driveway is paved with bands of tinted concrete and natural stone set in concrete. Signs identifying Vector Laboratories are located at the Ingold Road and Rollins Road corner and at the driveway entry on Ingold Road.

The Vector Laboratories building extant today at 30 Ingold Road is the result of three distinct periods of construction (see Figure 4). The building on the south (Building A, Figure 4 attached), dating from 1960, was the original building with the address 30 Ingold Road. The original address of the separate building on the north (Building C constructed in 1965 on a separate parcel) was 1701 Rollins Road. Vector Laboratories purchased Building C and constructed Building B in 1995, joining together Buildings A and C as a single building extant today with the address 30 Ingold Road.

Building A

Building A is a square plan, concrete tilt-up construction structure with a concrete foundation. The building has a wood-frame panelized roof with two by four inch purlins and internal steel columns supporting the roof. The original front (east) façade has been rebuilt with large dark tinted windows framed in anodized aluminum. Inside Building A has 25,500 square feet divided primarily into office and laboratory space constructed in the 1990s. The interior has a perimeter hallway with adjacent small offices. Two interior hallways provide access to the laboratories arranged in an east/west orientation in the center of the building.

Building B

Building B is a trapezoidal shaped, concrete tilt-up structure with a heavy timber interior frame. The acute angled glazed east façade functions as the main entrance to the building. The façade angles down on the right and the left from about 33 feet to 16 feet six inches at the main entrance door. A shipping and receiving area is on the west façade. The main entrance door opens into a small reception area. The 17,000 square foot interior is divided into two major spaces: an open cubicle office area on the north and a glazed “conservatory” (an employee lounge area with tables and chairs) planted with various small trees and shrubs on the south. The conservatory has a stone floor with a flanking rock garden and a fish pond. An employee lunch room opens into the conservatory on the north. Building B also includes private offices and laboratory space.

Building C

Structurally, Building C is a braced steel-frame structure with concrete tilt-up exterior panels. The building has a flat tar and gravel roof. The east façade has two large windows adjacent to several solid concrete panels. The north and the east facades have concrete panels with natural stone finish on the exterior. The north and west facades have loading docks and clerestory window at the cornice. The interior has six rows of steel columns spaced 26 feet apart supporting the wood frame roof. The rectangular plan, 23,000 square foot building has an open warehouse space on the west. The eastern half of the interior has offices, shipping department, audit rooms, storage and the building’s mechanical equipment.

VI. EVALUATION

California Register of Historical Resources

In September, 1992, Governor Wilson signed Assembly Bill 2881 which created more specific guidelines for identifying historic resources during the project review process under the California Environmental Quality Act (CEQA):

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources.¹

Consequently, under Public Resources Code Section 21084.1, an historic resource eligible for the California Register would by definition be an historic resource for purposes of CEQA compliance. The Final Guidelines for nominating resources to the California Register were published January 1, 1998. Under the regulations, a number of historic resources are automatically eligible or presumed to be eligible for the California Register if they have been listed under various national, state, or local historic resource criteria. An historic resource listed in or determined eligible for the National Register is by definition also eligible for the California

1. California State Assembly, Assembly Bill 2881, Frazee, 1992. An Act to Amend Sections 5020.1, 5020.4, 5020.5, 5024.6 and 21084 of, and to add Sections 5020.7, 5024.1, and 21084.1 to, the Public Resources Code, relating to historic resources.

Register. An historic resource listed in a local historic resources inventory is presumed to be historically or culturally significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant (CEQA Guidelines Section 15064.5(a)(2)).

The California Register regulations define "integrity" as ". . . the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance," that is, it must retain enough of its historic character or appearance to be recognizable as an historical resource. The "period of significance" has to date from fifty years ago or more, except for resources of a higher level or "exceptional significance" that are less than fifty years old. Following the National Register integrity criteria, California Register regulations specify that integrity is a quality that applies to historic resources in seven ways: location, design, setting, materials, workmanship, feeling, and association. A property usually must retain most of these qualities to possess integrity. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

In order for a resource to be eligible for the California Register, it must satisfy all of the following three criteria (A, B, & C):

A. A property must be significant at the local, state or national level, under one or more of the following four "Criteria of Significance" (these are essentially the same as National Register criteria with more emphasis on California history):

1. the resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
2. the resource is associated with the lives of persons important to the nation or to California's past.
3. the resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. the resource has the potential to yield information important to the prehistory or history of the state or the nation (this criteria applies primarily to archaeological sites).

B. the resource retains historic integrity (defined below); and,

C. it is 50 years old or older (except for rare cases of structures of exceptional significance).

Historic Integrity

Overall the two buildings over 50 years extant today at 30 Ingold Road retain a low level of historic integrity. Both the interior and the exterior of Building A have been substantially remodeled since the mid-1990s. The main façade on the east has been totally rebuilt in recent years. The interior offices and the laboratories all date from the 1990s remodeling or later.

Based on a photograph of the exterior of Building C published in the *San Mateo Times* in 1966 (see Figure 5), the front (east) façade of this building also has been completely rebuilt. The façade originally had doors and windows and now it is largely a solid concrete wall. The stone aggregate panels on the east and north facades of Building C may be part of the original construction. The western half of the interior retains the original open warehouse space. The other half of the interior has been subdivided to meet the needs of the current tenant.

The Four Criteria of Significance

Criterion 1: The resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local and regional history.

Archival research did not indicate that the building at 30 Ingold Road has significant associations with local themes or cultural patterns of significance such as industrial development in the post World War II period in the Burlingame area. The buildings are not significant in the histories of the companies who occupied them. Building A was one of many distribution centers constructed by Phelps-Dodge and not significant in the history of the company. Building C was a typical distribution center for Abbott Laboratories thus it also is not a significant building in the history of the company. Thus 30 Ingold Road is not significant under California Register Criterion 1.

Criterion 2: The resource is associated with the lives of persons important to the nation or to California's past.

Historic research did not identify any significant figures in local history associated with the building at 30 Ingold Road. Buildings A and C (both over 50 years old) have been occupied by a variety of different companies. The people associated with these businesses are not significant figures in Burlingame history. Thus the building is not significant under California Register Criterion 2.

Criterion 3: The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The building at 30 Ingold Road is not an exceptional or distinguished example of office/research/warehouse commercial architecture in the Burlingame area, thus it is not eligible under California Register Criterion 3.

Criterion 4: The resource has the potential to yield information important to the prehistory or history of the state or the nation.

Criterion 4 applies primarily to archaeological sites. The 1960s buildings in the project area were built using standard concrete tilt-up and steel frame construction techniques common during the 20th century. The buildings would not yield information important to history or prehistory thus they are not eligible under Criterion 4.

Conclusion

The building at 30 Ingold Road has not been previously individually evaluated under any state, local or federal historic resource criteria.

The conclusion of this report is that the building at 30 Ingold Road, Burlingame, California is not eligible for the California Register of Historical Resources because it is not individually, nor as part of an historic district, significant under Criteria 1, 2, 3 or 4. The two earliest buildings (Buildings A and C) incorporated into the current structure also do not retain their historic integrity. An historical resource for purposes of CEQA compliance is an historical resource eligible for the California Register. Given that the building at 30 Ingold Road is not eligible for the California Register, the demolition of the building will not result in a significant adverse effect under the California Environmental Quality Act. No mitigation is required.

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Wilsey & Ham, Engineers

1958 Subdivision map for the Ingold-Millsdale Industrial Center. On file at the San Mateo County Recorder's office.

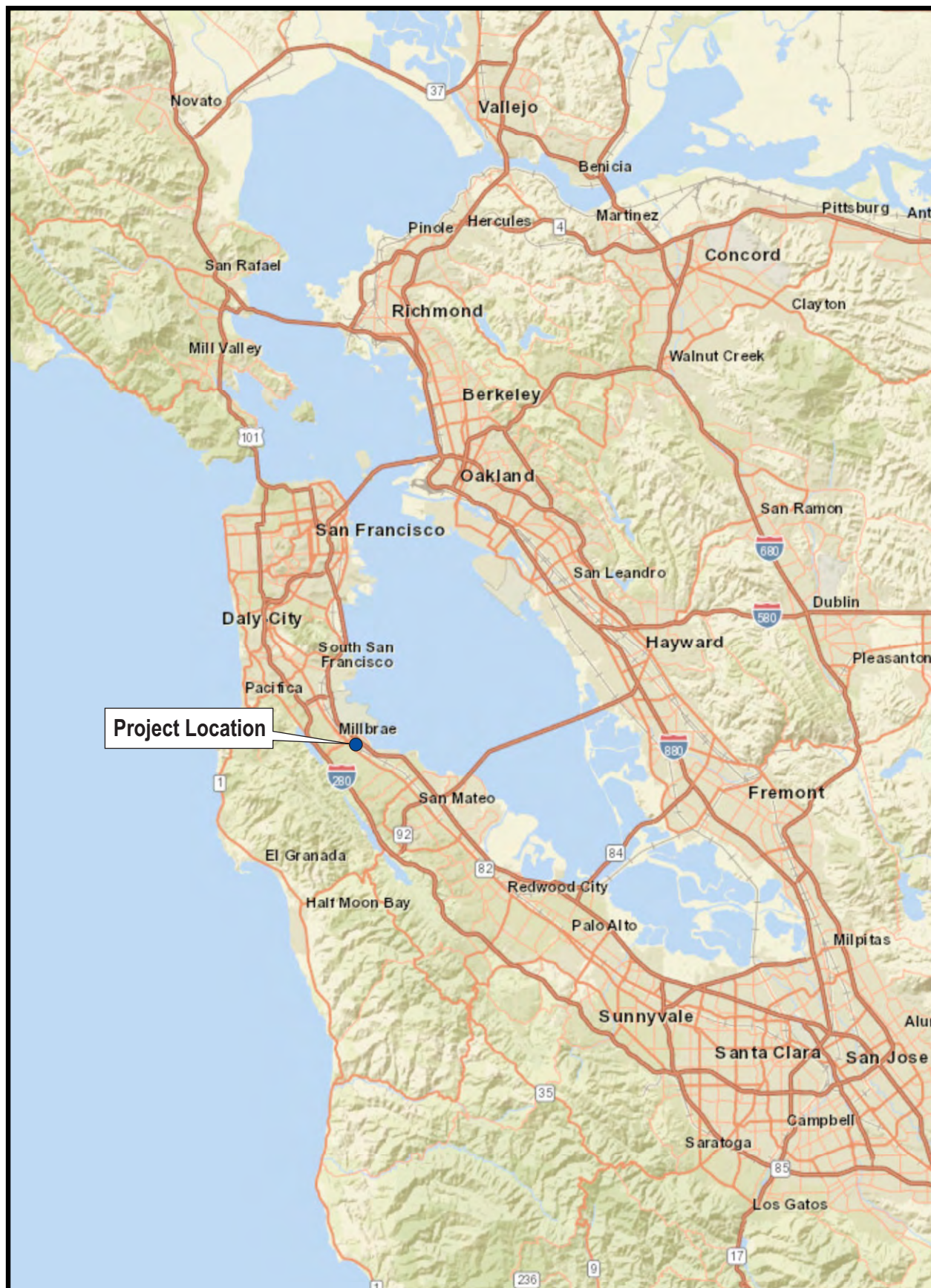
VIII. PREPARERS QUALIFICATIONS

Ward Hill has been active in architectural history and historic building restoration since 1979. He holds a Master's of Architectural History (University of Virginia, 1982). In his work as an architectural historian, Mr. Hill has completed over two hundred historic architecture reports under Section 106 of the National Historic Preservation Act and the California Environmental Quality Act (CEQA). He co-wrote with Mitch Postel, Executive Director, San Mateo County Historical Association, the San Mateo County section of *An Architectural Guidebook to San Francisco and the Bay Area* (Gibbs Smith, Publisher, 2007).

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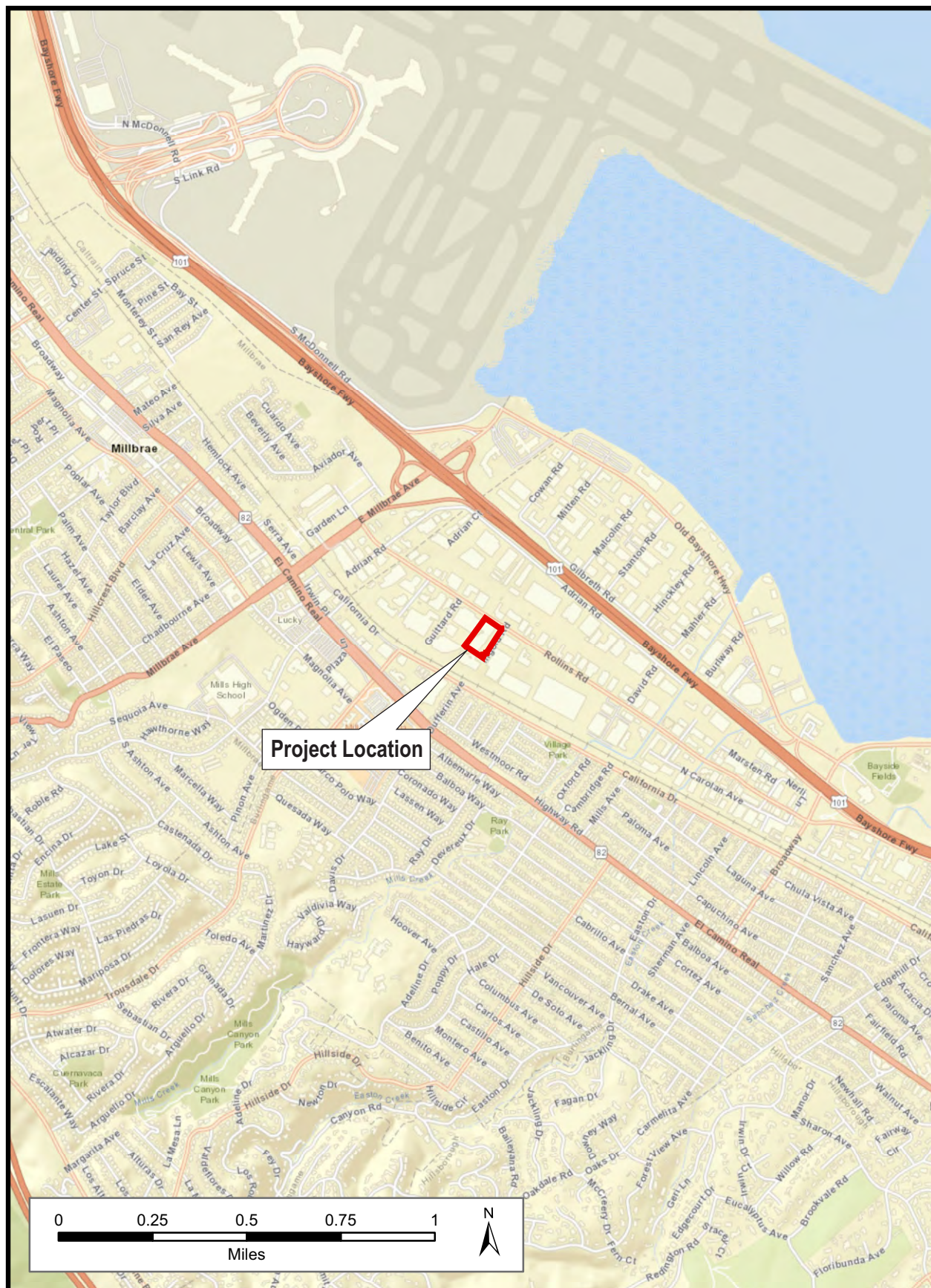


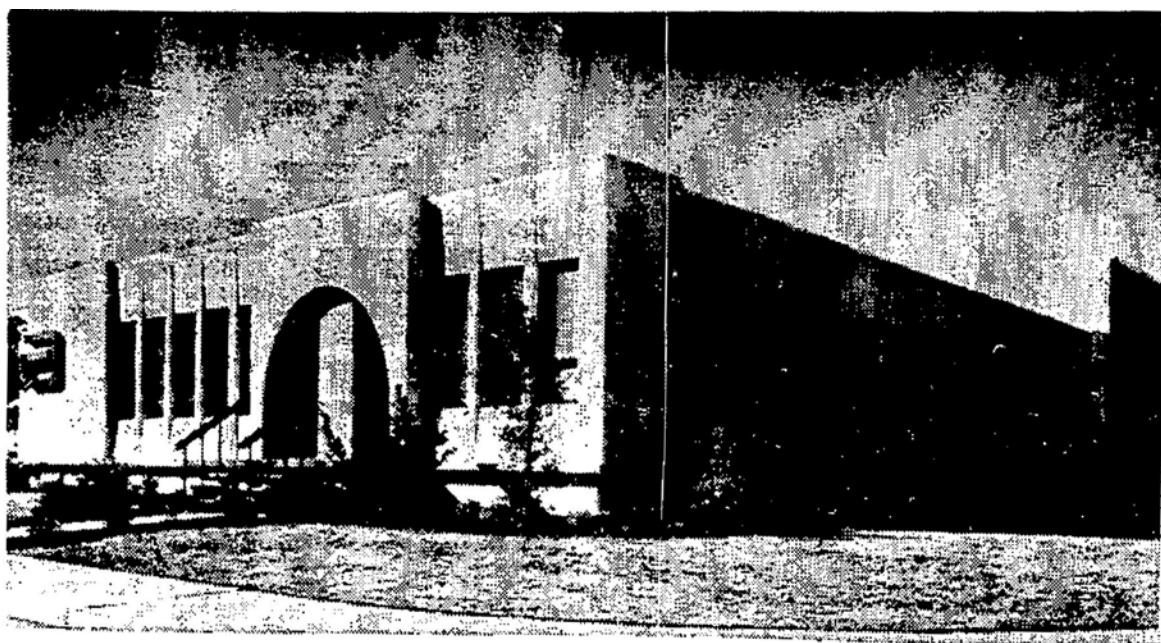
Figure 2: Project Location (ESRI World Street Map)



Figure 3: 30 Ingold Road – Aerial View



Figure 4: 30 Ingold Road – Floor Plan with Building Breakdown (Hohbach-Lewin Inc.:2019)



Abbott Laboratories' new San Francisco area branch, at 1701 Rollins Road, Burlingame, which was formally opened Friday.

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Photo 1: 30 Ingold Road – front façade and driveway, view from the southeast



Photo 2: 30 Ingold Road – view from the east at Ingold Road and Rollins Road



Photo 3: 30 Ingold Road, Building A – front façade, view from the southeast



Photo 4: 30 Ingold Road, Building A – view from the southwest



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Photo 8: 30 Ingold Road, Building C – rear façade, view from the west



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Photo 10: 30 Ingold Road, Building A – interior



Photo 11: 30 Ingold Road, Building A – interior



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Photo 13: 30 Ingold Road, Building B – interior



Photo 14: 30 Ingold Road, Building C – interior



Photo 15: 30 Ingold Road, Building C – interior