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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 Resource name(s) or number(assigned by recorder) 1128 Douglas Avenue

P1. Other Identifier: James R. Murphy Residence
***P2. Location:** ☐Not for Publication ☒Unrestricted ***a. County** San Mateo
***b. USGS 7.5' Quad** San Mateo, Calif. **Date** 1999
***c. Address** 1128 Douglas Avenue **City** Burlingame **Zip** 94010
***e. Other Locational Data:** Assessor's Parcel Number 029-132-180

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

1128 Douglas Avenue is a two-story over raised basement, single-family residence. It is designed in a vernacular style with Shingle-style influence, and is clad in wood shingle and capped with a side gable roof. The 2,382 sq. ft. building occupies an 8,100 sq. ft. lot on the north side of Douglas Avenue between California Drive and Primrose Road. The house was constructed in 1903. It was originally located at 1208 Burlingame Avenue, but was moved to its current location in 1914. The house is sited approximately 20 feet back from the front lot line, and slightly west of lot center to accommodate a driveway at the east perimeter of the lot. A four-unit apartment complex is located at the rear of the lot and abuts the rear of the main house.

The primary façade faces south on Douglas Avenue and is arranged in a largely symmetrical three-bay pattern. The exposed basement is clad in vertical T-111 siding at left, and the remainder of the façade is clad in wood shingle. At center, a short concrete stair framed by low brick walls leads to an entry porch which spans the center and left bays. The primary entrance, a multi-lite glazed wood door, is located at left and is sheltered within the entry porch. The porch is supported by square posts clad in wood shingle, and is enclosed at its west edge by a multi-lite wood sash window. Additional fenestration within the entry porch includes a fixed six-lite wood sash window at center and a multi-lite glazed wood door surrounded by multi-lite casement sidelights and transom at right. The right bay consists of a 40-lite wood sash window (historic photographs reveal that this area was originally an open part of the porch). At the second story, a large central hipped dormer includes four double-hung wood sash windows with ogee lugs. The primary façade terminates with boxed eave overhangs at the roof and at the dormer. (continued)

***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

P5b. Photo: (view and date)
View of primary (south) façade, 5/14/2013

***P6. Date Constructed/Age and Sources:** ☒historic
1903, Assessor's Appraisal Report

***P7. Owner and Address:**
Burlingame Park LLC
8 Vista Lane
Burlingame, CA 94010

***P8. Recorded by:**
Page & Turnbull, Inc.
1000 Sansome Street, Suite 200
San Francisco, CA 94111

***P9. Date Recorded:**
05/14/2013

***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)

The west façade **(Figure 2)** is partially visible from the street and includes a brick chimney stack that extends the full height of the building and is capped by a contemporary aluminum vent. The exposed basement at this façade includes four utility doors and vented windows. Fenestration at this facade includes the multi-lite porch window previously described, and double hung vinyl sash windows flanking the chimney at both the first and second stories. A two-story addition is visible at this façade toward the rear of the house. The addition in built out from the volume of the house, clad in T-111 siding, and includes both double-hung and fixed wood sash windows at the first story and a small porch at the second story with aluminum sash windows and a glazed wood door. The west façade terminates in a flush roofline, except for the second story porch at the rear addition, which terminates in a projecting flat roof.

The east façade **(Figure 3)** faces the driveway and is largely visible from the street. A concrete foundation is visible at the exposed basement. A brick chimney is located toward the rear of the façade which extends beyond the roofline and is capped by a contemporary aluminum vent. First story fenestration at this façade includes a multi-lite wood sash window at left, a shallow angled bay with double-hung wood sash windows at center, and three six-over-one double-hung wood sash windows at the rear. A one story shed roof addition with a fixed multi-lite window is located at the rear of the house. Fenestration at the second story includes five double hung windows (four wood, one vinyl). Ornamentation at the second story includes a raised molding which traces the line of the gable from the front façade.

The north (rear) façade **(Figure 4)** partially abuts the apartment building at the rear of the lot. The first story of the north façade includes a pedestrian entrance at the right, sheltered by a shed roof, and a one-story projecting section at left with a shed roof, and double-hung wood sash windows with ogee lugs. Two windows of the same configuration are located at the second story. The façade terminates with a moderate eave overhang with exposed rafters.

The four unit apartment complex located at the rear of the lot **(Figure 5)** was constructed in 1952. It is two stories tall, L-shaped in plan, clad in horizontal wood siding and capped with a shallow-pitched cross gable roof. The windows are wood sash.

There are two large trees in the front yard of the property, one redwood and one oak, which may be associated with Jesse N. Murphy, wife the original owner.

The house appears to be in good condition.

Figure 1: 1128 Douglas Avenue, west facade.
(Page & Turnbull, May 2013)

Figure 2: 1128 Douglas Avenue, east facade.
(Page & Turnbull, May 2013)

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

Figure 3: North (rear) facade, partial view.
(Page & Turnbull, May 2013)

Figure 4: Apartment behind subject property.
(Page & Turnbull, May 2013)

Figure 5: Redwood and oak, front yard 1128 Douglas Avenue.
(Page & Turnbull, May 2013.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3CS

***Resource Name or #** 1128 Douglas Avenue

B1. Historic name: The James R. Murphy Residence, 1208 Burlingame Avenue, Burlingame, CA
B2. Common name: 1128 Douglas Avenue
B3. Original Use: Single-Family Residence
B4. Present use: Multi-unit Residence
***B5. Architectural Style:** Vernacular (Shingle-style influence)
***B6. Construction History:** (Construction date, alterations, and date of alterations)
1128 Douglas Avenue was constructed in 1903 and was located at that time at 1208 Burlingame Avenue. The architect and builder are unknown. The house was moved in 1914 to its current location on Douglas Avenue. Additions and alterations with known permit dates include: reroofing (1977), fire repairs (1986), front and side yard fence (1994), and electric service and meter adjustments (1998). Additional alterations with unknown dates include enclosure of the right side of front porch (after 1916), reconfiguration of the primary entrance (after 1916), second story porch construction at west façade (date unknown), and one story shed addition at the rear façade (date unknown).

***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** 1914 **Original Location:** 1208 Burlingame Ave., Burlingame, CA
***B8. Related Features:** Two-story apartment building at the rear of the lot (1952).

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Association with early settlement, Murphy family **Area** Burlingame Land Co. Subdivision
Period of Significance Early settlement, 1885-1915; Murphy family, 1903-1940 **Property Type** Residential
Applicable Criteria 1, 2
(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 first known inhabitants of the San Francisco peninsula were a linguistically and culturally diverse array of indigenous tribes known collectively as the Ohlone. The Ohlone lived in close relation with the tideland resources of the San Francisco Bay, in communities that the Spanish later termed *rancherias* -- small villages of unrelated family groups that collaborated in hunting, fishing, harvesting, and religious practices. Spanish settlement of the California coast began after 1770, and increased European presence on the San Francisco peninsula after the turn of the nineteenth century eventually led to a terminal decline in the area's once dense indigenous population. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) n/a

***B12. References:**

(See Page 9)

B13. Remarks:

***B14. Evaluator:** Page & Turnbull, Inc.
***Date of Evaluation:** May 26, 2013

(This space reserved for official comments.)

Source: San Mateo County Assessor's Office, 2013.
Modified by Page & Turnbull.

B10. Significance (cont'd):

During the era of Spanish control of the San Francisco peninsula, today's Burlingame was utilized as farmland, worked primarily by Ohlone people under the purview of Mission San Francisco de Asis. After Mexican independence from Spain in 1821, the process of secularization of formerly Church-controlled land saw large grants of land made available for purchase to private Mexican citizens.

The City of Burlingame was initially part of Rancho San Mateo, a Mexican-era land grant given by Governor Pio Pico to Cayetano Arena in 1845. Over the next four decades, the lands passed through the hands of several prominent San Francisco businessmen, including William Howard (1848) and William C. Ralston (1856). In 1866, Ralston sold over 1,000 acres to Anson Burlingame, the US Minister to China. Following Burlingame's death in 1870, however, 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 had a far more dramatic impact on the area. Hundreds of San Franciscans who had lost their homes began relocating to Burlingame, which flourished after the disaster with the construction of new residences and businesses.

Over the next two years, the village's population grew from 200 to 1,000. In 1908, Burlingame incorporated as a city, and in 1910 annexed the adjacent town of Easton to the north. The following year, the Burlingame Country Club area was also annexed to the City. By 1920, Burlingame's population had increased to 4,107.

Burlingame Land Company

The Burlingame Land Company was located north of Burlingame Avenue on land now bounded by Bellevue Avenue at the south, Oak Grove Avenue at the north, El Camino Real at the west, and California Drive at the east. The land was originally part of 440 acres owned by William Corbitt, a wealthy Scottish coffee merchant who acquired his land in the early 1870s and was one of the area's first full-time residents.[1] After Corbitt's death in 1898, the land was purchased by F. M. Moody and James Newlands Jr. (nephew of Burlingame landowner Francis Newlands). The land was subdivided in 1905 by civil engineer Davenport Bromfield and marketed by the real estate firm of Lyon and Hoag **(Figures 7 & 8)**. Promotional materials describe the availability of 184 lots with water connections already established for every lot. Building covenants enforced a 25' setback for all properties to ensure a uniformly bucolic feeling.

Settlement of the Burlingame Land Co. subdivision was strongly affected by its location. Although Southern Pacific had established railroad service to Burlingame as early as 1894, transportation between Burlingame and San Francisco improved in frequency and reliability in 1903, when the United Railway Company began to operate electric streetcar service between San Francisco and San Mateo down California Avenue, the eastern perimeter of the Burlingame Land Co. area. Proximity to this convenient service made lots in the new subdivision attractive to buyers. Additionally, the subdivision was located directly north of Burlingame Avenue, one of the earliest settled streets in the town and the site of many town founders' homes. By 1910, however, Burlingame Avenue had become increasingly commercial, and the owners of these homes sought new locations for their homes. The Burlingame Land Co.'s physical proximity to Burlingame Avenue made it a logical choice for these moved homes. Three homes associated with the town's earliest residents, city clerk James Murphy, Dr. A. L. Offield, and train stationmaster George Gates, were moved in the 1910s from their original location on Burlingame Avenue to lots within the Burlingame Land Co. subdivision. These houses were moved to 1128 Douglas Avenue, 1124 Douglas Avenue (1904), and 1214 Donnelly Street (1903), respectively and are all extant at the time of this report, though all three buildings and their immediate settings have been altered to an extent.[2]

1128 Douglas Avenue

The residence at 1128 Douglas Avenue was constructed in 1903 for Mr. and Mrs. James R. Murphy **(Figure 9)**. The house was originally located at 1206 Burlingame Avenue and stood there for ten years before the increasingly commercial nature of the street compelled the Murphys to move their home to its current location in 1914 **(Figures 10 & 11)**. The Murphy family was one of the

[1] "History of Burlingame", Vinther Properties website, http://www.vintherproperties.com/Burlingame_City_Facts.htm.
[2] Joanne Garrison, *Burlingame Centennial, 1908-2008*, (Burlingame, CA: Burlingame Historical Society, 2007).

earliest to settle in Burlingame; according to family history, the Murphy house was the seventh constructed in the unincorporated town.[3]

James Russell Murphy was born in Redwood City in 1871, the son of Jeremiah and Catherine Murphy. His father was a native of Ireland who came to California in 1862 and worked as a foreman on the San Francisco-San Jose rail line. James R. Murphy attended Redwood City High School and worked afterward as a telegraph operator for Southern Pacific. In 1895, Murphy married Jessie E. Nichols, daughter of Benjamin Nichols, a lumber baron and early settler of Santa Cruz, California. By 1900, the Murphys were living in the unincorporated area of San Mateo County that would become Burlingame. Murphy worked as a station agent in Millbrae and Burlingame. By 1910, the Murphys were living in their newly-constructed home on Burlingame Avenue, and James Murphy was employed as the Burlingame City Clerk, in addition to his continued duties as Burlingame station master and as the agent of an express company he had founded, Murphy's Transfer. There were three Murphy children by 1910, including Justina (12), Russell (8) and Robert (5).

Murphy retained the post of City Clerk for the next 30 years, until his death in 1940. According to his obituary, during those 30 years, he also served in a temporary capacity at every city job with the single exception of city attorney, including as an interim mayor.[4] Murphy was active in club life, including establishment of the local Elks chapter, as well as civic promotion, including participation in the League of California Cities. Jessie Murphy was civically active as well, and served as one of the area's first park commissioners. Her lifelong commitment to the planting of trees, specifically redwood trees, was said to be an attempt to right some of the damage her lumber baron father had wrought on the area's landscape **(Figure 12)**.[5] The redwood tree in front of the house at 1128 Douglas Avenue is very likely associated with Jessie Murphy's tree advocacy. For several years in the early 1920s, former Burlingame mayor Gustav MacGregor lived at 1128 Douglas Street with the Murphys. During his tenure as mayor (1912-1913), Macgregor had been active in the drafting and implementation of tree ordinances in Burlingame, which likely spurred his friendship with Jessie Murphy. The tree ordinances implemented by MacGregor continue to contribute to Burlingame's enduring legacy as a city of trees.

At the time of his death in July 1940, James Murphy was regarded as a beloved San Mateo County official, and his casket was carried by Burlingame mayor Edward McDonald and various members of city and county council. Jessie Murphy continued to reside at the house on Douglas Avenue after her husband's death, and oversaw the construction of the apartment buildings at the rear of the family lot in 1951 **(Figures 13 & 14)**. After her death ca. 1960, ownership of the property passed to the Murphy children, Justina and Robert. The home was occupied by Justina Murphy in 1970. In 1985, Robert Murphy sold the property to Elizabeth Stevenson. Stevenson and her husband Larry owned the property through the 1990s. In 2005 the property was owned by Denham LLC. The date of transfer to current ownership occurred on March 28, 2013.

Evaluation (Significance):

1128 Douglas 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), indicating that no record of previous survey or evaluation is on file with the California Office of Historic Preservation (OHP). The City of Burlingame does not currently have a register of historic properties, and therefore the property is not listed locally.

In February 2008, the City of Burlingame engaged Carey & Co. Inc. to complete an inventory of historic resources for the Downtown Specific Plan Area. The purpose of this inventory was to identify properties that appeared eligible for listing on the California Register of Historical Resources and/or the National Register of Historic Places. The inventory included 1128 Douglas Avenue as one of 23 structures that Carey & Co. found would qualify as historic resources for the City of Burlingame and appeared eligible for the California and the National Registers. No register nomination action was taken in response to these 2008 findings.

This evaluation finds that 1128 Douglas Avenue does not appear to meet the threshold for national significance within the local, state, or national context such that it would be eligible for listing in the National Register of Historic Places under any criterion.

Criterion 1 (Events)

1128 Douglas Avenue appears to be individually eligible for listing in the California Register under Criterion 1 (Events) for its association with early settlement patterns in the town of Burlingame. The period of significance for this context is 1885-1915. Constructed in 1903, the house is one of the very oldest extant residential structures in Burlingame, the seventh constructed in the town according to owner family recollection. It was originally located at 1206 Burlingame Avenue, which was where many of the town's earliest middle-class and upper-class families built their homes. The subdivision of the Burlingame Land Co.'s property in 1905, directly to the north of Burlingame Avenue, as well as the increasingly commercial nature of Burlingame Avenue after 1910,

[3] Historic property files, Burlingame Historical Society.
[4] "Jim Murphy, Loved Burlingame Official for 30 Years, Dies," San Mateo County Times (1 July 1940) 1.
[5] Murphy family file, Burlingame Historical Society.

combined to motivate the Murphy family and other homeowners on Burlingame Avenue to relocate their homes. Relocation does not negatively affect this property's eligibility for register inclusion because it was undertaken nearly 100 years ago and undertaken as part of a local development trend for property owners around the same time. Thus, the move itself was associated with a significant aspect of physical development for the city. Additional extant residential structures that were moved from Burlingame Avenue to the Burlingame Land Co. subdivision are rare and include the Dr. A. L. Offield, house (1124 Douglas Avenue) and the George Gates house (1214 Donnell Street). Because the property was one of the first residences constructed in Burlingame and exemplifies an important pattern of development in Burlingame, the property at 1128 Douglas Avenue appears be individually significant for its association with early settlement, and is therefore eligible for listing in the California Register under Criterion 1 (Events).

Criterion 2 (Persons)
1128 Douglas Avenue also appears to be individually eligible for listing in the California Register under Criterion 2 (Persons) due to its association with James R. and Jessie N. Murphy. The period of significance for this association is 1903-1940, the period in which both Murphys were alive, contributing actively to the city, and living in the house. James R. Murphy was living in the Burlingame area by 1900 and serving as the town's station master. By 1910 he was county clerk, a position he retained through to his death in 1940. His contributions to Burlingame government and civic life were varied and well documented, and he died a beloved town son in 1940. Jessie Murphy was also active in Burlingame government and civic life, serving as park commissioner and acting as a lifelong advocate for trees, a subject integral to Burlingame's civic identity as the "City of Trees." Both James and Jessie Murphy lived the majority of their lives in their house in Burlingame and raised three children there. The Murphys' role in the development of Burlingame as well as their long association with the property meet the threshold for significance for listing in the listing in the California Register under Criterion 2 (Persons).

Criterion 3 (Architecture)
1128 Douglas Avenue does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture) because the building does not embody the distinctive characteristics of a type, period, or method of construction. The building is vernacular in style and displays little in the way of distinctive features or detailing. The architect and builder are unknown and thus cannot be considered masters in this evaluation. Therefore, the property is not individually significant for its architectural merit and does not appear eligible for register inclusion under Criterion C/3.

Criterion 4 (Information Potential)
This property was not assessed for its potential to yield information important in prehistory or history, per National Register and California Register Criterion D/4 (Information Potential). This Criterion is typically reserved for archeological resources. The analysis of the house at 1128 Douglas Avenue for eligibility under California Register Criterion 4 (Information Potential) is beyond the scope of this report.

Evaluation (Integrity):
1128 Douglas Avenue was constructed in 1903 at 1206 Burlingame Avenue and was moved to its current location in 1914. The building retains integrity of location because its tenure at its original location was 11 years, and its tenure at its current location has been 99 years. Integrity of setting is fair because the surrounding residential neighborhood has shifted from an area characterized by single family homes to one that is increasingly characterized by larger multi-unit apartment buildings and condominiums. However, a few other homes from this era of early settlement are extant in the area, including 1124 Douglas Avenue (the Dr. A. L. Offield house), 1214 Donnelly Avenue (the George W. Gates house), and 1132 Douglas Avenue (the Everett J. Savill house), which bolsters integrity of setting.

With regard to integrity of design, materials, and workmanship, integrity in relation to the Early Settlement period of significance (1895-1915) has been somewhat compromised due to alterations to the primary façade, including the enclosure of part of the front porch and the reconfiguration of openings at the primary facade. However, careful examination of historic photographs indicates that between 1905 and 1916, the western facade of the front porch was enclosed by multi-lite windows, and a multi-lite window or multi-lite doors was located at the eastern portion of the porch **(Figure 9 & 11).** Although the date of the enclosure of the eastern portion of the porch is unknown, photographs taken ca. 1920 of the Murphys on their front porch show the north façade of the front porch enclosed, and the multi-lite doors at the northern portion of the porch in place **(Figure 12)**. Visual inspection of the porch enclosure, which includes a multi-lite wood sash door, sidelights, and transom windows, places the enclosure prior to 1940. The date of fenestration changes at the remainder of the porch are unknown, but the door at the south and the central window are both wood multi-lite, and appear to match in configuration the doors at the northern part of the porch. Therefore, integrity of design, materials and workmanship in relation to the association with the Murphy Family period of significance (1903-1940) remains high because the majority of porch and fenestration changes appear to have taken place during this period. Larger alterations to the rear are not easily visible from the street and do not compromise overall integrity of design, materials, and workmanship.

1138 Douglas Avenue retains integrity of feeling and association because the house retains its original use as a residence. The redwood tree at the front of the property, very likely planted by Jessie Murphy, confirms the property's association with the Murphy family.

Overall, integrity is sufficient to convey the property's significance in association with early Burlingame development and James and Jessie Murphy.

Conclusion

1128 Douglas Avenue appears to be individually eligible for listing in the California Register under Criteria 1 and 2. The California Historical Resource Status Code (CHRSC) of **"3CS"** has been assigned to the property, meaning that it was "found eligible for California Register as an individual property through survey evaluation."

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 moderate concentration of early twentieth-century residences that warrant further study. Additional research and evaluation of the Burlingame Land Co. subdivision as a whole would need to be done to verify the neighborhood's eligibility as a historic district.

***B12. References:**

- Brechin, Gray. *Imperial San Francisco*. Berkeley, CA: University of California Press, 1999.
- Building Permit Records, 1128 Douglas Avenue, Burlingame, CA
- Burlingame City Directories.
- Burlingame Historical Society files.
- Burlingame Planning Department, Property file: 1128 Douglas Avenue.
- Burlingame Property Owner Cards, Burlingame Historical Society.
- Carey & Company. "Draft Inventory of Historic Resources: Burlingame Downtown Specific Plan." February 19, 2008.
- Condon-Wirgler, Diane. "Burlingame Park, Burlingame Heights, Glenwood Park." Burlingame, CA: Burlingame Historical Society, ca. 2004.
- Evans, Beverley L., ed. *Burlingame: Lively Memories- a Pictorial View*. Burlingame, CA: Burlingame Historical Society, 1977.
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- "Jim Murphy, Loved Burlingame Official for 30 Years, Dies," San Mateo County Times (1 July 1940) 1.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2003.
- Online Archive of California, "Loomis (Francis B.) Papers."
- Parcel History, San Mateo County Hall of Records, Redwood City.
- "Preliminary Historic Resources Inventory: City of Burlingame." July 26, 1982.
- United States Federal Census records: 1900, 1910, 1920, 1930.
- San Mateo County Assessor Records.
- Sanborn Fire Insurance Company maps: 1921, 1949.

Historic Maps and Photographs:

Figure 7: Illustration of Burlingame Land Co. subdivision, ca. 1905, from Lyon & Hoag promotional brochure. Source: Burlingame Historical Society.

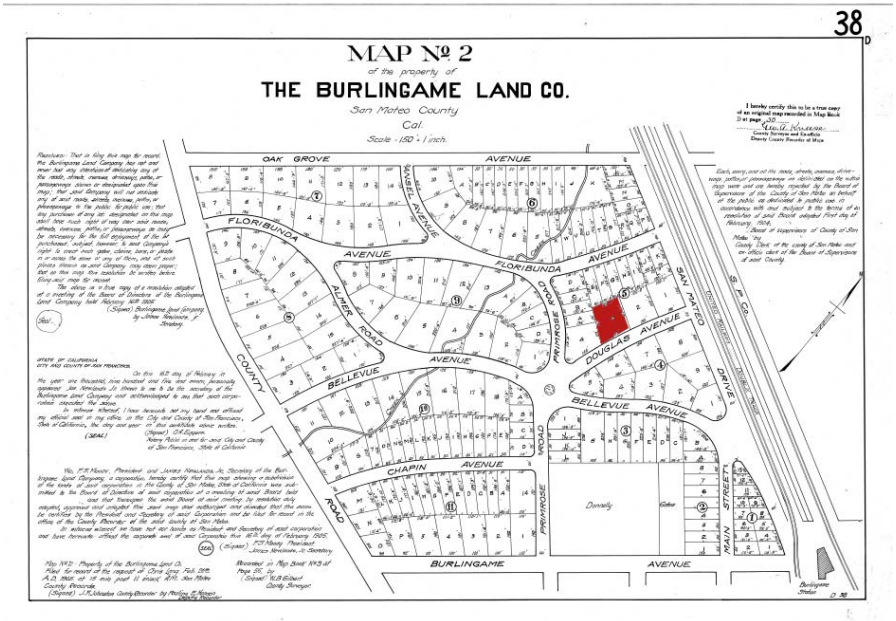

Figure 8: Burlingame Land Co. Subdivision Map, 1905. Subject property located on what was originally a larger lot, highlighted; map edited by author.

Figure 9: 1128 Douglas Street, ca. 1905, prior to move, located on Burlingame Avenue. Source: Burlingame Historical Society.

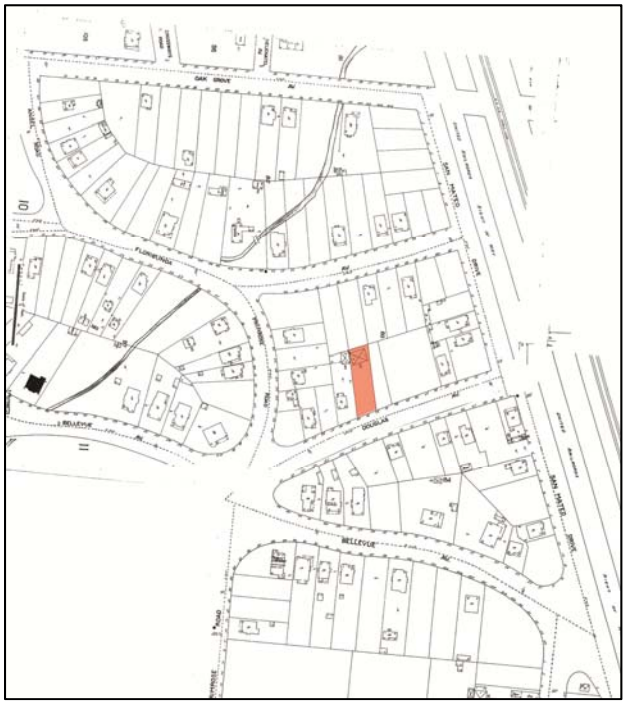

Figure 10: 1913 Sanborn Fire Insurance Company map of the subject block with 1128 Douglas Avenue lot (building not yet moved) highlighted in red; edited by author.

Figure 6: 1128 Douglas Street, 1916, after it was moved (address visible).
Source: Burlingame Historical Society.

Figure 12: James R. and Jessie Murphy on their porch, 1128 Douglas Street, undated (ca. 1920).
Source: Burlingame Historical Society.

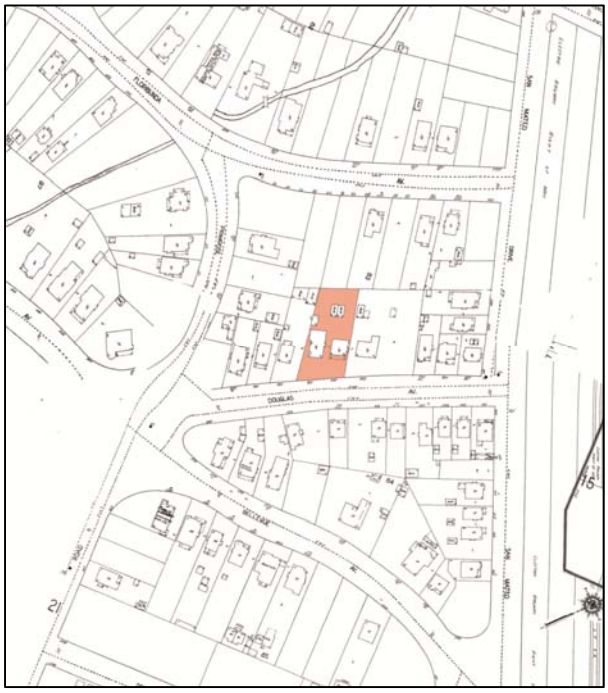

Figure 13: 1921 Sanborn Fire Insurance Company map of the subject block with 1128 Douglas Avenue highlighted in red (subject lot larger in size); edited by author.

Figure 14: 1949 Sanborn Fire Insurance Company map of the subject block with 1128 Douglas Avenue outlined in red (subject lot larger in size); edited by author.