

# THE RECORD

## Dedicated Donut Detectives . . .



**Royal Donut Shop Site c. 1906**

Researchers are curious cats. While pursuing one question, another question arises -- and, before long the whole ball of yarn starts unraveling. As President Pfaff mentions in her letter on page 4, the following story began as a simple question regarding a former

occupant of the Royal Donut shop. The story contains an important lesson for our time on the need for well-surveyed, accurate descriptions in real estate conveyances. It also raises the question of what can or should be done when private actions threaten the common good.

### **The History of the Royal Donut Shop on Burlingame Square**

*by Lee Livingston.* Today's Royal Donut building on North Lane was probably constructed in 1911; it replaced Frederick D. Lorton's real estate office building, shown above, an "old west" structure that dated from about 1906. Soon after Burlingame incorporated, the young town sued Lorton because his building encroached upon North Lane, which was then a dusty, dirt path. The city claimed that the former owner of the land, horse breeder William Corbitt, had donated North Lane and other land around the train station for city use. Lorton claimed that North Lane was included in a 25-foot wide strip of property (adjacent to the railroad tracks and north of the station) that Lorton had purchased from Corbitt's estate in 1906. Lorton (as well as two other defendants) lost the lawsuit that established Burlingame Square as being publicly owned and he was ordered to remove the original structure so that the city could grade and pave the streets. *continued on page 3 . . .*

### **NEXT QUARTERLY MEETING:**

**Sun. Nov. 14th**

**"Bats, Bunts and Backstops"**

**Presented by John Ward**

**2-4 p.m.**

**Lane Room in Library  
*more on page 3 . . .***



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**NEW ACQUISITIONS.....AS OF OCTOBER 1, 2010**

Thanks to **Pam Roberts**, courtesy of Russ Cohen for six framed and matted Burlingame related vintage prints from 1898-1923 that decorated the Griffiths Real Estate & Insurance office, 1221 Burlingame Ave.; to **Judy Barton** for a digital image of a 1907 Bromfield map of Burlingame, Hillsborough and San Mateo; **Russ Cohen** for 7 copies of 'Skyline' magazines, 1952, Chinese advertisement about Burlingame Hillsborough History Museum, c.2006, 3 autographed copies of Hyatt Theater programs, 1971, 2 license plate frames from Burlingame Ford and Mike Harvey Honda and three youth Burlingame baseball caps c.1968; to **Bobbi Benson** for "Hillsborough, California" by Sonya Knudsen, 2010 and a signed copy of "Bay Area Beauty-The Artistry of Harold G. Stoner, Architect," by Jacqueline Proctor & Joyce Hendrickson, 2010; **Vivien Cuneo** for a *Burlingame Advance* featuring "Invasion Battle On," from July 10, 1943; to **Dorothy Withers**, courtesy of Louise Lingaas Wade for photos related to San Mateo-Burlingame Transit Co. people and events, bus photographs. Ray Withers founded the company; **Rosalie McCloud** for numerous 4x6" color photographs of the Hillsborough Centennial Celebration, May 5, 2010; **Ron Bulatoff** for a Daily Journal article of Pacific City by Darold Fredricks, July 12, 2010, and a copy of a Hillsborough Centennial Magazine, June 20, 2010; **Dolly and John Musey** for an Official Board of Realtors map, incl. San Mateo and Burlingame, c.1962; **Jeff Fine** for a box of misc. unidentified photos and ephemera; **Paul J. Constantino** for "Burlingameisms" and "Hillsboroughisms," lingo he has recorded unique to these cities; **Joe Gurkoff** for his mounted original photograph of the Chevron Station, 260 El Camino Real, 2003; **Caroline Serrato** for misc. membership booklets of various local organizations, including the Bombay Bicycle Riding Club, 1107 Howard, and a fully decorated Vietnam U.S. uniform; **Barbara Mendelson** for a Hillsborough Bicentennial pin; **Gary Kaiser** for BHS "Student Prints", 1931-'32; **Joe Baylock** for original ice cream and soda fountain accessories from Towles Fountain, 1401 Burlingame Ave; to **James Carey** for 2 printed rubber jar openers with ads for Rupert Taylor and Kent Atwater; **Nancy di Cicco** material about the McCreery estate on Forest View Ave. and **Safeway Inc.** for a set of illuminated letters from the 1970s, 1450 Howard Ave.

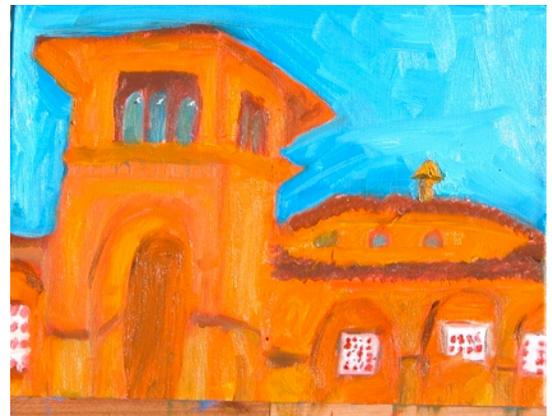
**DID YOU KNOW?** (OUR ANNUAL "PAINT BURLINGAME" AWARDS PRIZES!)

On August 29th, artists of all ages participated in our 3rd annual "Paint Burlingame!" Artists painted *en plein air* throughout the day and then met at the train station where prizes were awarded, the art was offered for sale to the public and a reception for the artists was held.

Congratulations to Michael Chamberlain who won "Best in Show" for his oil portrait of the Broadway Grill, shown at right. Michael's daughter, Alyssa won Best of Show for children 12 and under (unfortunately no photo). At far right, is the second place childrens' category, a cheery



orange train station against a blue sky painted by Hanna Yagoinitser.



**THANKS to SPONSORS:** Art Attack!; Burlingame Buzz (Raziel Ungar); SM Daily Journal; Jodi Campion with Alain Pinel; Donoughe Design; Giclee Prints by Dennis Mayer; Rosalie McCloud, Realtor; Recology; The Studio Shop. **Thanks also to our subcommittee:** Russ Cohen, Joe Gurkoff, Janet Martin and Nancy Call Torres.

**BATS, BUNTS AND BACKSTOPS SUNDAY, NOV. 14**

**Our next quarterly meeting** on Sunday November 14th, will feature John Ward, long-time Burlingame resident who has created a website on old time baseball in northern California called [goodoldsandlotdays.com](http://goodoldsandlotdays.com). Using images and memorabilia from his website, John will take us back in time to the turn of the last century when non-professional/semi-pro/sandlot baseball was played in cities and towns through the state. John's presentation will focus on baseball played at Washington Park, beginning with the early



days of the Burlingame B's team through the final chapter of the Burlingame Braves. Over the past two years, hundreds of people, including former players, widows and offspring, along with history museums and libraries, have contributed to John's site, which John considers to be a work in progress. Team photos, souvenir programs and other memorabilia are just part of the 1,000 images collected on the site. John is a former baseball player and manager of town teams in San Carlos.

**Join John Ward and us for this exciting presentation from 2-4 p.m. in the Lane Room of the library.**

**In Memoriam:**

- Charles Bolt
- Jose Campos
- Claire Constantino
- Gail Mary Galligan
- Jean L. Silveira

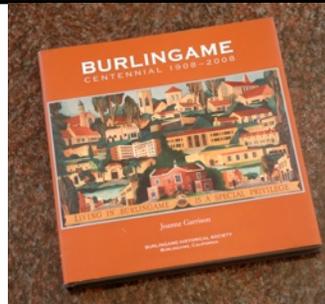
**Proposal to increase dues will be voted on at Nov. meeting. See details below.**

**Welcome New Members**

- Michelle M. Beaulaurier - Individual
- Maureen Byrne - Individual
- Gigi Anthony - Life
- Joan S. Lane - Life
- Kirsten McCarthy - Life

**Royal Donut Shop story continued . . .** During this same period (1907-1910), Lorton was threatening to chop down the grove of eucalyptus trees that lined the train tracks north of his office. (John McLaren, chief landscaper for the Howard's *El Cerrito* estate and later superintendent of Golden Gate Park, planted the trees in the 1880s as a windbreak). To prevent the destruction of the eucalyptus trees, Henry Scott, a "hill" person and capitalist, purchased the grove. In November 1910, soon after Lorton was ordered to remove his real estate office from North Lane, the tree grove was sold to the Town of Burlingame for \$1, except for the southernmost 60 feet of land -- the lot for the future site of the Royal Donut shop. Included in the deed was the proviso for continuous care, "for a public park for the recreation of the people." Now, some 100 years later, the eucalyptus trees continue to prosper, and since 1980 have been known as the Jules L. Francard Grove, a city park. The current Royal Donut building, which was erected in 1911, hosted the Burlingame Realty Co. until 1957. After that time, it has played host to Flings #5, Hasty Tasty, Unele Grizzley's, Varsity Fountain, Depot Lunch, Confectionary & Cigars, Medley Electric Works, with no fewer than 16 different addresses!

**NOTICE REGARDING RECOMMENDED INCREASE IN MEMBERSHIP DUES:** At our November quarterly meeting, the board will ask membership to approve suggested dues of \$20/yr student or senior; \$35/yr for individual; \$250 lifetime; \$1,000 benefactor lifetime. Business memberships will be \$100/yr sole proprietorship; \$250/yr corporation and \$1,000 benefactor lifetime.



**Remember: Our book makes a great gift at the holidays . . . or anytime!**  
**ONE DAY ONLY SALE - Dec. 5th** at museum: get a signed copy and save **15%!**

Burlingame Historical Society  
P.O. Box 144  
Burlingame, Ca 94011  
[www.burlingamehistorical.org](http://www.burlingamehistorical.org)  
650-340-9960

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## Calendar

### Quarterly Meeting:

**Bats, Bunts & Backstops: Nov 14**

Presented by John Ward, 2-4 p.m. in the Lane Room of the main library.

### Museum Open:

**1st Sunday of each month, 1-4 p.m.** November 7, December 5, January 2, February 6

**Remember our book in your gift lists!** Purchase yours at the museum on **DECEMBER 5th and have it personalized and autographed and SAVE 15% (on that day only).**

*Please remember us in your will!*

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THE BURLINGAME HISTORICAL SOCIETY

FALL 2010, ISSUE # 124

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## President's Message



Several months ago we began a very routine archive search involving a 1960s era restaurant, "Hasty Tasty," that everyone remembered, but that didn't seem to exist in any city directories or photos from the era. It didn't take long for this perplexing mystery to evolve into a thick binder of material on the litigious beginnings of Burlingame Square, the near demise of the Francard Eucalyptus Grove (along the train tracks) at the turn of the last century, and the numerous incarnations of what is now known as "Royal Donut." What became affectionately known as the "More Donuts" project was spearheaded

by one of our many talented volunteers who spent countless hours knitting the disparate pieces together when nothing seemed to fit. Research is what enriches our organization and ourselves. Volunteers typically process well over 100 telephone and web inquiries annually, including occasional requests from out of state and country. I'd like to take this opportunity to thank every one of our volunteers, including each of the Board members, for having contributed their valuable time this year to all aspects of our organization. This year, our volunteers have contributed well over 1,000 hours. We simply could not accomplish all that we do, nor would we have nearly as much fun, without their devotion.

*Jennifer Pfaff*

### Current Officers 2010:

President - Jennifer Pfaff  
VP - Technology & Membership  
Diane Condon-Wirgler  
VP - Museum  
Russ Cohen  
Treasurer - Cathy Baylock  
Secretary - Rosalie McCloud  
Living Histories -  
Cathy Foxhoven  
Special Projects -  
Bobbi Benson  
Corresponding Secretary -  
Mary Packard