

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____

Reviewer _____

Date _____

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Resource name(s) or number (assigned by recorder) 1557 Newlands Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Mateo

*b. USGS 7.5' Quad San Mateo, Calif.

Date 2021

*c. Address 1557 Newlands Avenue

City Burlingame

Zip 94010

d. UTM: Zone _____ mE/ _____ mN

*e. Other Locational Data: Assessor's Parcel Number 029-295-220

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) The property at 1557 Newlands Avenue (APN 029-295-220) contains a one-story single-family home with a partially exposed basement at the rear. The building, set back from all property lines, has a rectangular footprint with a projecting front bay and is designed in the Tudor Revival style. The subject building is located south of downtown Burlingame, in the Burlingame Park neighborhood, on the east side of Newlands Avenue between Central and Crescent Avenue (**Figure 1**). The building was originally built by T. J. Broderick in 1925 for owner Edward L. Kinsley. The wood frame building is clad in painted stucco with a steep cross-gable roof and decorative half-timbering in the front gable end. The roof is clad with asphalt shingles, has no overhang, and features a molded wood eave with returns. An exterior brick chimney is located at the south façade. Typical windows on the rear and side façades are non-original, vinyl hung windows in original molded wood frames.

The north half of the primary (west) façade features brick steps flanked by low brick-capped stucco walls leading to an uncovered concrete entrance patio with brick detailing.¹ An original arched divided-lite wood window is located at the north end of the primary facade, next to the arched, partially glazed wood primary entrance door to its south. Both arched openings are surrounded in brick and face the front patio (**Figure 2**). South of the entrance, a projecting bay features an original tripartite wood window (**Figure 3**). The center window has 16 lites and is flanked by two eight lite sashes. The window is surrounded by brick that is arched over the header. Above the window, in the gable end with decorative half-timbering is a rectangular wood vent with fixed louvers.

(Continued on page 2)

*P3b. Resource Attributes: 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 (west) façade,
December 21, 2022.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1925 (original building permit).

*P7. Owner and Address:

Brian Roche and Adele Byford,
1557 Newlands Avenue,
Burlingame CA, 94010.

*P8. Recorded by:

Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

January 19, 2023

*P10. Survey Type: Intensive

*P11. Report Citation: 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)

¹ The primary façade facing Newlands Avenue is oriented slightly northwest of true west, but is referred to in this report as the "west façade."

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***P3a. Description (Continued)**



Figure 1. Location of 1557 Newlands Avenue, subject property outlined in red.
Source: Google Earth, 2023, edited by Page & Turnbull.



Figure 2. Detail view of north half of primary façade, looking east.



Figure 3. View of primary façade of subject building, looking east.

The north façade of the subject building is composed of a one-story-over-basement section at the east (left) and a slightly projecting one-story, gabled section at the west (right) (**Figure 4**). The east portion of the north façade includes, from east (left) to west (right), a typical hung window at the basement level, two typical hung windows at the first story, and a partially glazed wood door and a typical hung window between the basement and first story (**Figure 5**). A non-original metal light fixture is located west of the doorway. A wood stair extends west from the entrance to the ground level.

The one-story-over-exposed-basement section projects from the remainder of the north façade by about three feet. On the east face of the projection is an infilled wood vent at the basement level and a louvered wood vent at the first story. On the north side of the projection at the basement level are two identical vents with wood grills. At the first story on the east side is a set of two typical hung, and on the west side at the first story is a single typical hung window. Centered in the gable end is an arched, louvered wood vent. The gable end of the north façade has a molded wood eave and eave returns.

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Figure 4. Oblique view of the north façade of the subject building, looking southwest.



Figure 5. Detail view of the west half of the north façade, looking southwest.

The rear (east) façade of the subject building features the first story over the fully exposed basement level, and faces the rear yard (**Figure 6**). At the south (left) end of the rear façade basement, is an inward swinging, paired garage door (possibly original). North (right) of the garage door is a narrow, fixed, wood-frame, semi-opaque window. At north end of the basement a wood door with a three-lite glazing at the top, a typical hung window, and a non-original fixture in between (**Figure 7**). The first story features two angled bay windows with pyramid hipped roofs at either end of the rear facade, each with three typical hung windows. A typical hung window is located between the two bay windows, slightly offset to the south. An arched wood vent with louvers is centered in the gable end of east façade which has molded wood eave and eave returns.



Figure 6. View of the rear façade, looking west.



Figure 7. Detail view of the rear, basement entrance, looking west.

The south façade is one story at the west (left) half and capped by a gable roof, and one-story-over-exposed basement at the east (right) half (**Figure 8**). Centered on the west portion of the south façade is an external brick chimney, flanked by typical hung windows (**Figure 9**). At the center of the south façade is a recessed porch with no railing, featuring an original nine-lite, paired French door with matching full-length sidelights and a paired screen door (**Figure 10**). Above the recessed porch is an arched wood vent with louvers centered in the gable end. On the east portion of the south façade are two typical hung windows at the basement level. At the first story are three typical hung windows, between the easternmost two is a smaller, narrow original hung wood window (**Figure 11**).

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Figure 8. Oblique view of the south façade, looking northeast.



Figure 9. Detail view of a typical non-original hung vinyl sash window on the south façade, looking north.



Figure 10. Detail view of south façade recessed porch, looking northeast.

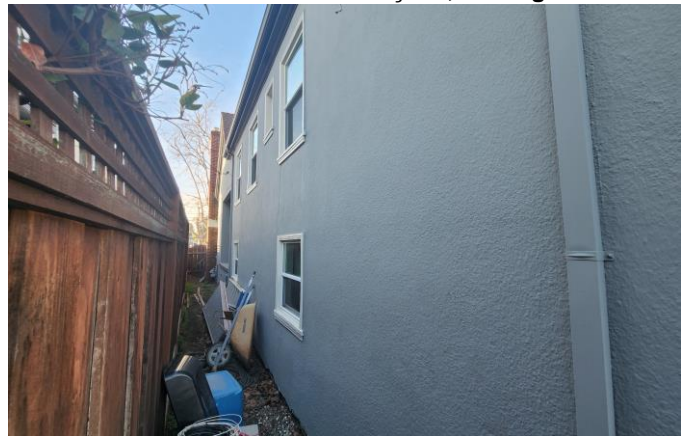


Figure 11. Oblique view of the south façade, looking west.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or # 1557 Newlands Avenue

B1. Historic name: _____

B2. Common name: 1557 Newlands Avenue

B3. Original Use: Single-family residence

B4. Present use: Single-family residence

*B5. Architectural Style: Tudor Revival Style

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

According to building inspection records provided by the City of Burlingame, the subject building was built in 1925 by contractor T. J. Broderick for original owner Edward Kinsley (**Figure 12 and Figure 13**). Since then, it appears that the building has undergone no major exterior alterations and the only building permits describe replacing structural beams and a reroof. **Table 1**, below, details the permits received from the City of Burlingame Building Division.

(Continued on page 6.)

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: T. J. Broderick

*B10. Significance: Theme Residential Development

Area Burlingame Park

Period of Significance N/A Property Type Single-Family Residential Applicable Criteria N/A

Historic Context – City of Burlingame:

The lands that would become the City of Burlingame were initially part of *Rancho San Mateo*, a Mexican-era land grant given to Cayetano Arena by Governor Pio Pico in 1845. Over the next four decades, the lands passed through the hands of several prominent San Francisco businessmen, including William Howard (purchased 1848) and William C. Ralston (purchased 1856). In 1866, Ralston sold over 1,000 acres to Anson Burlingame, the U.S. Minister to China. Following Burlingame's death in 1870, the land reverted to Ralston and eventually to Ralston's business partner, William Sharon. Very little formal development occurred during this period, with most of the land used for dairy and stock farm operations. In 1893, William Sharon's trustee, Francis G. Newlands, proposed the development of the Burlingame Country Club as an exclusive semi-rustic destination for wealthy San Franciscans. A railroad depot was constructed in 1894, concurrent with small-scale subdivisions in the vicinity of Burlingame Avenue.

During this time, El Camino Real acted as a de facto dividing line between large country estates to the west and the small village of Burlingame to the east. The latter developed almost exclusively to serve the needs of wealthy estate owners. Burlingame began to develop in earnest with the arrival of an electric streetcar line between San Mateo and San Francisco in 1903. However, the 1906 Earthquake and Fires had a far more dramatic impact on the area. Hundreds of San Franciscans who had lost their homes began relocating to Burlingame, which boomed with the construction of new residences and businesses. Over the next two years, the village's population grew from 200 to 1,000 people. (Continued on page 8.)

B11. Additional Resource Attributes: N/A

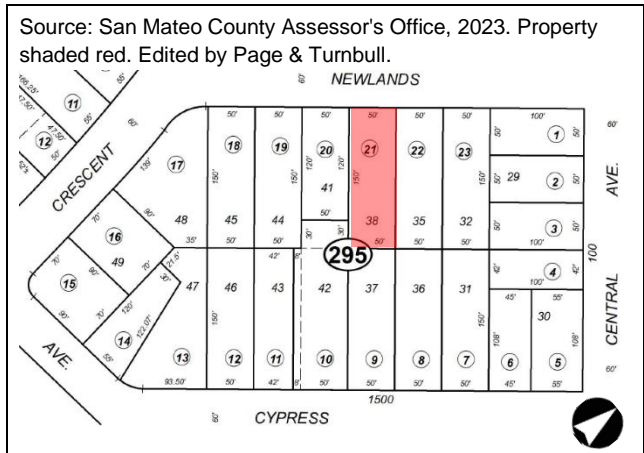
*B12. References: Refer to Continuation Sheet, page 11

B13. Remarks: None

*B14. Evaluator: Walker Shores & Hannah Simonson, Page & Turnbull, Inc.

*Date of Evaluation: January 19, 2023

(This space reserved for official comments.)



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

The following table includes building permits on file for the subject property on file at the City of Burlingame Building Division.

Table 1. Building Permits for 1557 Newlands Avenue				
Permit #	Date	Owner	Architect/Contractor	Description
U-1697	04-01-1974	George Urumov	The Halperin Company	Termite repair, replacing framing, roofing and stucco at rear
R08-0025	02-13-2008	Brian Roche	Not listed	Reroof

Observed alterations not described in permit records include the replacement of almost all original windows on the north, east, and south façades with hung vinyl-sash windows sometime after 1975 (**Figure 14**). Original windows on at least the north façade had smaller upper lites and larger lower lites, while the extant windows have identical upper and lower lites.

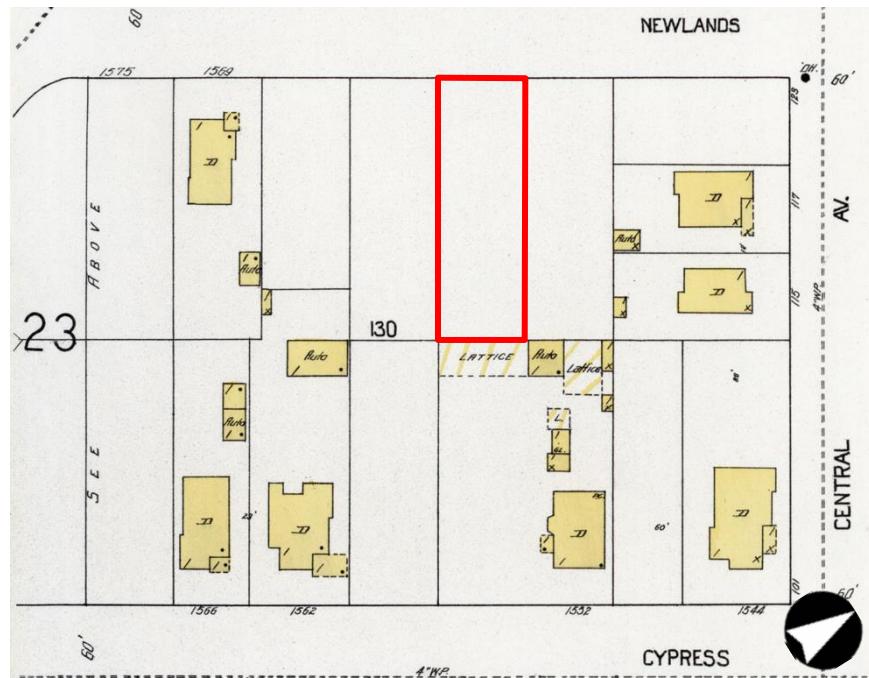


Figure 12. Detail from 1921 Sanborn Insurance Company Map for Burlingame, showing the gradual residential development near the subject parcel in the early 20th century. Approximate future subject parcel outlined red.

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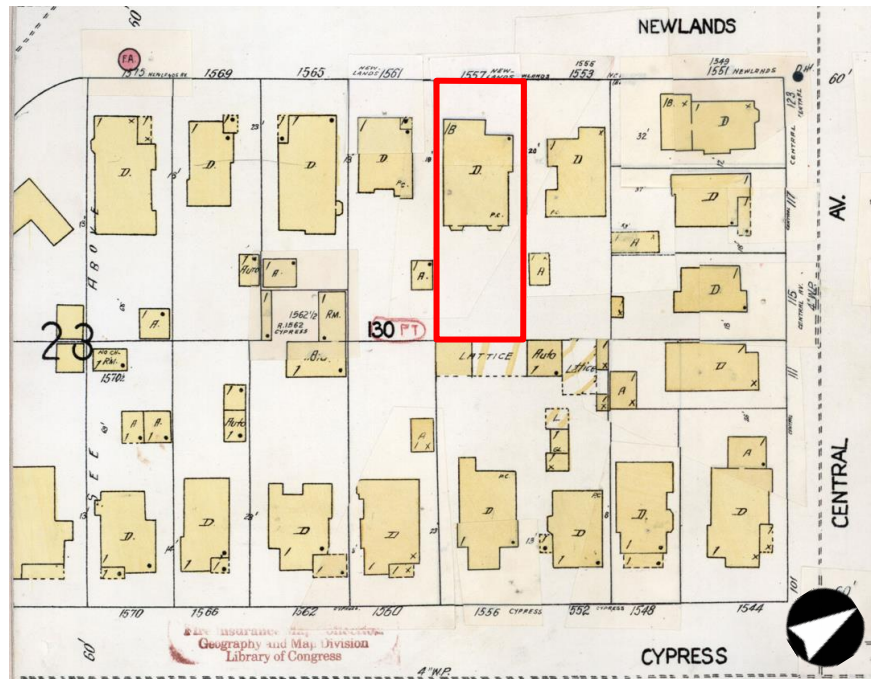


Figure 13. Detail from 1949 Sanborn Insurance Company Map for Berkeley, showing the near complete residential development near the subject parcel in the mid-20th century. Subject parcel outlined red.



Figure 14. 1557 Newlands Avenue, circa 1975. Note the original hung windows on the north façade, at the red arrow, have smaller upper and larger lower lites whereas the extant hung windows have identical upper and lower lites.

Source: Burlingame Historical Society.

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***B10. Significance:**

Historic Context (continued)

Burlingame Park Neighborhood

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. By 1920, Burlingame's population had increased to 4,107.

The subject property was constructed in the Burlingame Park neighborhood, one of three subdivisions (including Burlingame Heights and Glenwood Park) created from lands that were part of Rancho San Mateo. William C. Ralston, having reacquired the property following Burlingame's death in 1870, began to develop plans for a residential park in this area as early as 1873. Initially, Ralston hired William Hammond Hall to draw up a plan for an exclusive residential development to be called Burlingame Park.

Hall's early plan was never realized, but work began on the residential development in the 1890s under Francis Newlands. Newlands commissioned Hall's cousin, Richard Pindell Hammond, Jr., to draw up a new plan for the subdivision. The plan "centered on a communal country club and featured winding tree-lined roads, ample lots, and polo fields for the residents."² The land was subdivided, and the streets were laid out in May 1905 by Davenport Bromfield and Antoine Borel. Burlingame Park is located in close proximity to the Burlingame Country Club and the neighborhood was officially annexed to the City of Burlingame in 1911.³

Burlingame Park, Burlingame Heights, and Glenwood Park were the earliest planned residential developments in Burlingame and were subsequently followed by Burlingame Terrace, Burlingame Grove, Burlingame Villa Park, and Easton. Burlingame Park is bounded by the County Road (El Camino Real) to the north; Cypress Avenue to the east; Barroilhet Avenue to the south; and Elm, Pepper, Bellevue avenues to the west. Sanborn Map Company fire insurance maps indicate that Burlingame Park developed over a period of about 50 years, with modest residences constructed in the early years of the twentieth century, and the neighborhood was nearly completely built out in the 1940s (**Figure 12 and Figure 13**). The town of Burlingame experienced a residential building boom in the early 1920s and most of the residences within the neighborhood were constructed in the 1920s and 1930s.

1557 Newlands Avenue was constructed in the 1920s, during the primary period of development of Burlingame Park. By the time the 1959 Sanborn Map Company map was produced, nearly all of the approximately 250 lots in Burlingame Park were developed. Today, the neighborhood represents the continuous development of the subdivision from the time it was first laid out in 1905, through the early twentieth century building boom, to the present day. In terms of architecture, most of the residences in the neighborhood are some variation of the Craftsman, Colonial Revival, or various revival styles, although a number of recent developments have been undertaken, and many of the early houses have been renovated or replaced with new construction.

Tudor Revival Style

The Tudor Revival style first appeared in the United States in the 1880s, but it did not come into vogue until the twentieth century. The style initially developed as an expression of patriotism, elitism, and practicality.⁴ It served as a link with the colonial past of the United States and provided Anglo-Americans a way to distinguish themselves from the contemporary waves of immigrants. "The half-timber houses of England [...] were conceived and wrought out by our own progenitors; they are our architectural heritage, our homesteads, and hold an important place in our building history," wrote architect and author Allen W. Jackson in 1912.⁵ In addition to its association with heritage, the style's costly materials and handcrafted details suggested the prosperity and aristocracy of medieval England. Finally, the asymmetrical designs of Tudor homes had a practical dimension—rambling floor plans allowed for adaptation to uneven sites, garage additions, and the orientation of rooms to capture views. For consumers who wanted to flaunt American roots and wealth in large homes with modern amenities, the Tudor Revival style was a compelling choice.

The Tudor Revival style appeared on some more modest houses from 1900 to 1920, but the style's distinctive steeply pitched roofs, cross gables, tall narrow windows, large clustered chimney stacks, and decorative half-timbering were not widespread until after World War I.⁶ At that time, new masonry veneering techniques allowed the brick and stone exteriors of English prototypes to be imitated at a lower cost that made Tudor Revival style houses available to the mass market and second in popularity only to the Colonial Revival style in the growing middle-class suburbs. The 1920s was the heyday of the Tudor Revival style, as large-scale developers looked to provide the impression of permanence and prosperity. Nationally the Tudor Revival style infrequently appeared in the 1930s as the Depression quashed architectural embellishments, but continued throughout the decade in California and the Bay Area. It was revived in modified form in the 1970s and 1980s in some suburban tract developments.

1557 Newlands Avenue utilizes the Tudor Revival style through its steeply pitched cross-gabled roof, decorative half-timbering, tall windows at the primary façade, arched window and door openings, and arched attic vents.

² Gray Brechin, *Imperial San Francisco* (Berkeley, CA: University of California Press, 1999), 94.

³ Diane Condon-Wirgler, "Burlingame Park, Burlingame Heights, Glenwood Park" (Burlingame, CA: Burlingame Historical Society, ca. 2004).

⁴ Lee Goff, *Tudor Style: Tudor Revival Houses in America from 1890 to the Present* (New York: Universe Publishing, 2002), 10-11.

⁵ Lee Goff, *Tudor Style*, 26.

⁶ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 455.

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1557 Newlands Avenue – Ownership & Occupancy History

1557 Newlands Avenue was originally built for Edward L. and Mary F. Kinsley in 1925. Edward Kinsley was the owner and operator of the Peninsula Meat Company and Peninsula Public Market based in San Mateo, which also had a location in Burlingame.⁷ He lived at the subject property with his family until his death in 1931, after which his family continued living at the subject property until 1944. The property was then sold to Gabis Urimov, a San Francisco resident who rented the subject property to various tenants. Upon Urimov's death, ownership of the residence was transferred to his daughter Sally A. Spehar, who continued renting out the property. Upon Spehar's death in 2003, the residence was sold to the current owners and occupants, Brian Roche and Adele Byford.

The following table outlines the ownership and occupancy history of 1557 Newlands Avenue, compiled from water tap and ownership index records on file at the Burlingame Historical Society, Burlingame city directories, building permits, Ancestry.com, and other available resources.

Table 2. Ownership and Occupancy History at 1557 Newlands Avenue		
Years	Known Occupants (known owners in bold)	Occupation (if listed)
1925-1931	Edward L. Kinsley Mary F. Kinsley Edward M. Kinsley Marie C. Kinsley	Meat products company president Not listed Salesman, Carpenter Stenographer
1931-1944	Mary F. Kinsley Edward M. Kinsley Marie C. Kinsley	Not listed Salesman, carpenter Stenographer
1945-1985	Gabis Urimov	Not listed
1945-1950	Phillip H. Welch Nell T. Welch Ruth Pollock	Glassworker Not listed Retired teacher
1954	William B. Day	Not listed
1958	Gus Pierce Barbara Pierce	Painter Not listed
1985-2003	Sally A. Spehar Daniel P. Donovan	Not listed Not listed
1986-1995	Charles Egolf Marya Egolf Marie Egolf	Not listed Not listed Not listed
2003-Present	Brian Roche, Adele Byford	Not listed Not listed

Builder: T. J. Broderick

Thomas J. Broderick (1881 – 1952) was born in County Kerr, Ireland, and moved to Burlingame by 1915. He was a prolific building contractor in San Mateo County, and built many homes in Burlingame, San Mateo, and Millbrae between 1920 and 1950. His company was also responsible for moving Burlingame's St. Catherine's Catholic Church from Howard Avenue to Bayswater Avenue in 1926. In addition to his work as a contractor he also served two terms as the chairman of the county Democrat Central Committee from 1932 to 1940, and was one of the delegates to the national convention where Franklin D. Roosevelt was first nominated for president.⁸ While on the county committee, he served as the county campaign manager for Roosevelt.

Evaluation

The property at 1557 Newlands Avenue is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The property is not listed in the most recent published version of the California Historical Resources Information System (CHRIS) Built Environment Resource Directory (BERD) for San Mateo County, dated 2020, indicating that no record of a previous survey or evaluation affiliated with the State of California Office of Historic Preservation (OHP) is on file. The City of Burlingame has a Historic Register that was created in 2020; 1557 Newlands Avenue is not listed on the local Historic Register.

In order for a property to be considered eligible for the National Register of Historic Places (National Register) and/or the California Register of Historical Resources (California Register), the property must possess historic significance and retain integrity to convey that significance.

⁷ "Peninsula Public Market," *The San Mateo Times*, August 30, 1929, 4.

⁸ "Tom Broderick, Pioneer, Dies," *The Times*, July 23, 1952, 3.

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Criterion A/1 (Events)

1557 Newlands Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion A/1 (Events) for its association with any events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The subject building was constructed as a single-family home, during a time when residential development of this part of Burlingame was ongoing for many years, and the residence is not individually or uniquely representative with the residential development of Burlingame Park. No significant events are known to have taken place at the subject building that would allow the building to rise to the level of significance necessary to be individually eligible for the National Register and/or California Register under Criterion A/1.

Criterion B/2 (Persons)

1557 Newlands Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion B/2 (Persons) as a property associated with the life of a person important to local, state, or national history. The subject building was built for owner Edward Kinsley as a single-family home. Edward Kinsley was a relatively prominent county businessman in the meat industry and was an early resident of Burlingame. However, neither Kinsley nor any other resident or owner of the subject property appear to have made a significant impact on local, state, or national history such that the building could be found significant under Criterion B/2.

Criterion C/3 (Architecture)

1557 Newlands Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. Completed in 1925, the residence was built by a local builder, T. J. Broderick, but no known architect is associated with the design. While active in the area during this period, building numerous residences, Broderick would not be considered a master builder and the building does not possess high artistic merit. While the original design is largely intact, the building is a modest expression of the Tudor Revival style and lacks the features and ornaments of more elaborate buildings in the style such as clustered chimney stacks, more prominent half-timbering, wood single roofing, leaded glass windows, or other decorative architectural features. This residence does not stand out as distinctive amongst the many Tudor Revival style residences built in the region during this period. As such, the property does not rise to the level of significance for individual eligibility for listing in the National Register and/or California Register under Criterion C/3.

Criterion D/4 (Information Potential)

The property at 1557 Newlands Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion D/4 (Informational Potential) as a building or property that has the potential to provide information important to the prehistory or history of the City of Burlingame, state, or nation. The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The subject property does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Conclusion

The single-family home at 1557 Newlands Avenue, Burlingame, California, was built by T. J. Broderick in 1925 for owner Edward Kinsley. The building was used by the Kinsleys as a private residence until 1944, when it was purchased by Gabis Urumov and used as a rental property. He and his daughter used the subject building as a rental property until 2003, when it was bought by the current owners and occupants. This evaluation is based on a site visit and analysis of available documentation pertaining to the subject building's ownership and occupant history, chronology of construction and alterations, and architectural characteristics.

The property at 1557 Newlands Avenue does not appear to be individually eligible for listing in the National Register of Historic Places or California Register of Historical Resources under any criteria. As such, California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."⁹

This conclusion does not address whether 1557 Newlands Avenue would qualify as a contributor to a potential historic district. Additional research and evaluation of Burlingame Park and its surrounding neighborhoods would need to be done to assess the neighborhood's eligibility as a historic district.

⁹ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

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***B12. References:**

Brechin, Gray. *Imperial San Francisco*. Berkeley, CA: University of California Press, 1999.

California State Office of Historic Preservation Department of Parks and Recreation. Built Environment Resource Directory (BERD), San Mateo County, updated March 2020.

_____. *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

Condon-Wirgler, Diane. "Burlingame Park, Burlingame Heights, Glenwood Park." Burlingame, CA: Burlingame Historical Society, ca. 2004.

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