

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 17 Resource name(s) or number (assigned by recorder) 1556 Cypress Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Mateo
*b. USGS 7.5' Quad San Mateo, Calif. Date 1999
*c. Address 1556 Cypress Avenue City Burlingame Zip 94010
*d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN
*e. Other Locational Data: Assessor's Parcel Number 028-313-030

***P3a. Description:**

1556 Cypress Avenue (APN 028-295-080) is located on rectangular lot, 50 feet wide and 150 feet deep. The subject property is located in the Burlingame Heights subdivision of what is now the Burlingame Park neighborhood, on the west side of Cypress Avenue, between Barroilhet and Central avenues. Completed in 1922 by architect and owner Albert F. Roller, 1556 Cypress Avenue is a one-and-a-half-story wood-frame single-family residence set on a concrete foundation.¹ The primary façade of 1556 Cypress Avenue faces slightly southeast of true east, but for the purposes of this report the facades will be referred to as primary (east), south, rear (west), and north. The simplified Mediterranean Revival style residence features stucco-clad walls and a cross-gabled roof with asphalt shingles tiles. The roof has no eaves and terminates in a molded wood fascia; a metal gutter system runs along the south edge of the roof, as well as sections of the west edge. Solar panels are mounted on the front (east) portion of the south-facing slope of the roof, parallel to the slope of the roof. 1556 Cypress Avenue features an exterior brick chimney at the east end of the south façade, and an interior brick chimney located on the ridge of the roof. The residence has several window types, but the majority are one-over-one, wood-sash, double-hung windows with ogee lugs; these windows will hereafter be referred to as "typical windows."

(See Continuation Sheet, page 2.)

***P3b. Resource Attributes:** HP2. Single Family Residence, HP4. Ancillary Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Photo: (view and date)
Primary façade, July 8, 2019.

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1922 (*Building & Engineering News*, Completion notice October 1922)

*P7. Owner and Address:
Kasey Schuh
1556 Cypress Avenue
Burlingame, CA 94010

*P8. Recorded by:
Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:
July 16, 2019

*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 "Building Contracts, San Mateo County," *Building & Engineering News* (July 22, 1922), 30; and "Completion Notice, San Mateo County," *Building & Engineering News* (October 28, 1922), 32.
DPR 523A

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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update

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

Primary (East) Facade

The primary façade of 1556 Cypress Avenue faces east, fronting Cypress Avenue (**Figure 1**).

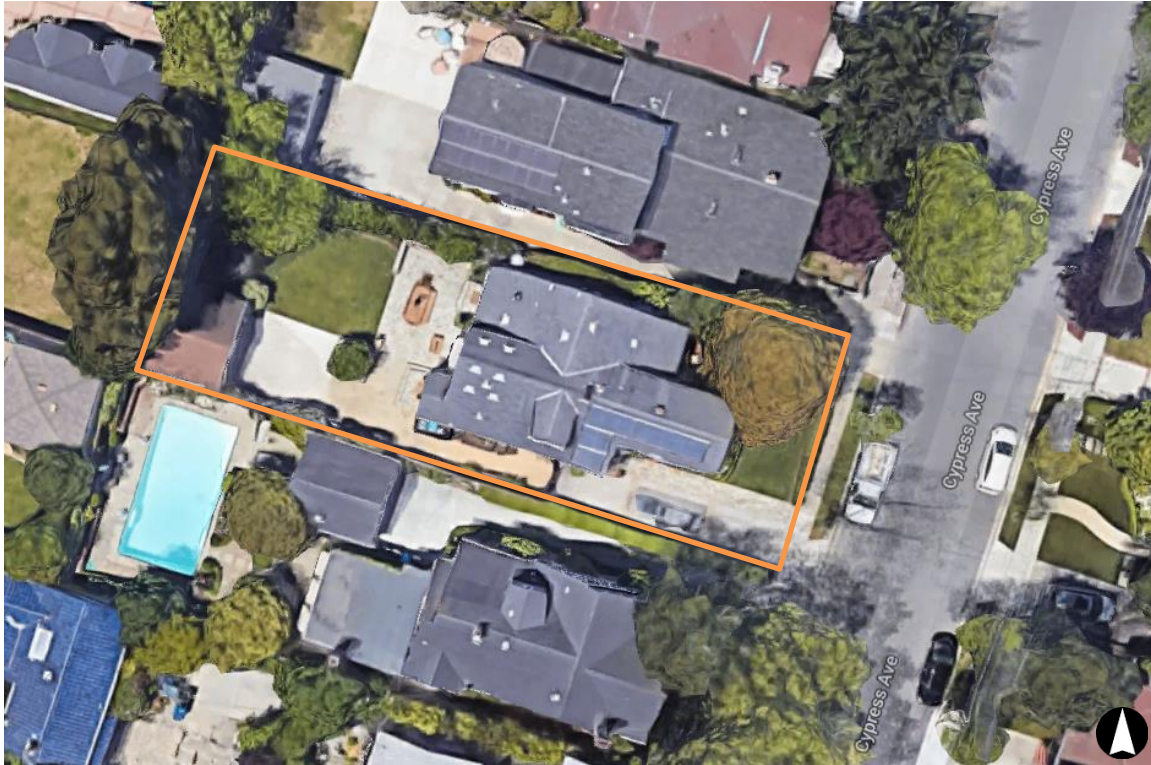


Figure 1. Aerial photograph of 1556 Cypress Avenue. Approximate boundary of subject property outlined in orange.
Source: Google Maps, 2019. Edited by Page & Turnbull.

The primary façade features a prominent, central projecting bay. The projecting bay has a gable roof with typical molded wood fascia and no eaves. A large central round arch window with a grid of wood divided lites is flanked by two smaller round arch wood-sash casement windows with divided lites. Below the three windows is a metal balconette. Above the central arch is an applied plaster crest ornament. The primary entrance to 1556 Cypress Avenue is located in a recessed covered portico, south (left) of the central projecting bay. The primary door is a fully glazed wood door with divided lites that is flanked by sidelites (**Figure 2**). A chain-suspended light fixture is located at the center of the portico. The entrance is accessed via concrete steps with a metal railing, through a round arch porch opening. To the north (right) of the central projecting bay is a brick patio which is accessed via two sets of paired, fully-glazed wood-sash doors with divided lites on each the primary (east) façade and north façade (**Figure 3**).



Figure 2. Primary entry door, which faces south, within the entry portico.



Figure 3. Brick patio at northeast corner of residence, looking southwest.

South Façade

The south façade faces the concrete and dirt driveway. Read from west (left) to east (right), the façade features a bank of two typical windows and two banks of three typical windows (**Figure 4 and Figure 5**). Below the third bank of windows, just above the ground, are three horizontal windows at the unfinished basement level. Above the third bank of windows is a gable roof dormer with a window covered by a roll-down screen (**Figure 6**). Like the main roof form, the dormer has no eaves and a molded wood fascia. East (right) of the dormer is an L-shaped array of solar panels, installed parallel with the roof slope. East (right) of the windows is a round arch opening into the entrance portico, spanned by a metal railing. A stepped, exterior brick chimney is located at the north end of the south façade, on the south-facing side of the front projecting central bay (**Figure 7**). The chimney has metal flashing at the top, and only extends just above the fascia of the roof.



Figure 4. Partial view of south façade, including three banks of typical windows, looking northeast.



Figure 5. Partial view of south façade, looking northeast.



Figure 6. Gable roof dormer on south-facing slope of the residence, looking northeast.



Figure 7. Exterior brick chimney at the east end of the south façade, looking north.

Rear (West) Façade

The rear (west) façade of the subject property faces a rear yard and is organized into three bays (**Figure 8**). The north (left) bay includes paired, fully glazed wood doors with divided lites, accessed via two flagstone steps, flanked by typical windows. The central bay is one-and-a-half stories, capped by a gable roof. At the ground level of the central bay are paired, six-lite wood-sash casement windows covered by a metal and fabric awning, and at the upper level are two eight-lite vinyl-sash casement windows with simulated divided lites. The south (right) bay projects out and is capped by a gable roof. The south bay has a single fully glazed wood door with divided lites and a typical window; on the north side of the projecting bay is one typical window.



Figure 8. Rear (west) façade, looking east.

North Façade

The north façade of the subject property faces a narrow side setback. Described from east (left) to west (right), the ground level of the north façade has two typical windows, two smaller typical windows, and one typical window (**Figure 9**). In the gable end is a vinyl-sash casement window and sidelite, both with simulated divided lites (**Figure 10**).



Figure 9. Partial view of north façade, looking east.



Figure 10. Non-original vinyl-sash window with simulated divided lites at the gable peak on the north façade.

Site Features

The subject property has a front lawn, surrounded by a perimeter of hedges, with flowering bushes in front of the primary (east) façade balconette (**Figure 11**). At the northeast corner of the residence is a brick patio, surrounded by a low brick wall. A driveway runs along the south end of the property; the driveway is concrete with a flagstone walkway up to the entry portico. A wood gate spanning the driveway is located just west of the entry portico, after which point the driveway is dirt.

The rear yard includes a flagstone patio, partly surrounded by low stone walls, and a lawn (**Figure 12**). A detached garage with a gable roof is located at the southwest corner of the property (**Figure 13**). A section of gravel driveway is located in front (east) of the garage, which has overhanging eaves, asphalt shingle roofing, and stucco siding. A single wood canopy garage door is located on the east façade of the garage, and a sliding glass window, which is missing elements of its wood sash, is located on the north façade. At the northwest corner of the property is a prefabricated playhouse and a wood treehouse (**Figure 14**).



Figure 11. Front lawn with perimeter bushes, looking northeast.

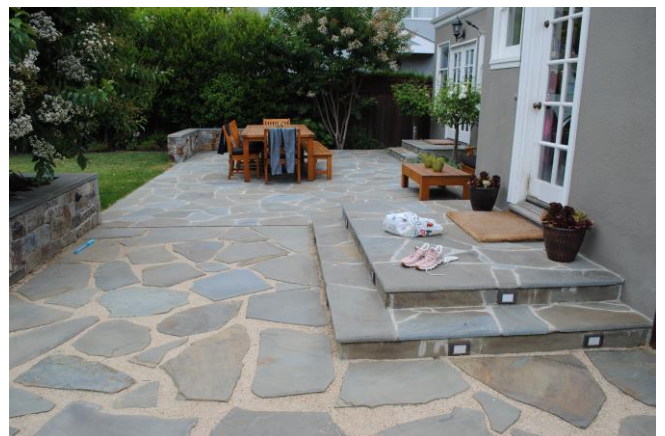


Figure 12. Rear flagstone patio, looking north.

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

Page 6 of 17

*Recorded by Page & Turnbull, Inc.

Primary # _____

HRI # _____

Trinomial _____

Resource Name or # (Assigned by recorder) 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update



Figure 13. Detached garage, located at the southwest corner of the property, looking southwest.



Figure 14. Playhouse and treehouse at the northwest corner of the property, looking west.

Neighborhood Setting

The subject property is located on the west side of Cypress Avenue, between Central and Barroilhet avenues, in the Burlingame Heights subdivision within the Burlingame Park neighborhood. The subject block of Burlingame Heights includes several homes from the early twentieth century, often with Craftsman style details, and was largely developed in the 1920s and 1930s with homes of a variety of Revival styles, generally one to two stories in height. The adjacent property at 1560 Cypress Avenue was built in 1926 in a Tudor Revival style (**Figure 15**). 1552 Cypress Avenue, also adjacent to the subject property, was built in 1915 as a stone-clad bungalow with Craftsman style elements, and has a later second-story addition (**Figure 16**). Across the street from the subject property, at 1555 Cypress Avenue, is a two-story house built in 2003 with stylistic references to early twentieth century Shingle and Craftsman architectural styles (**Figure 17**). Also across the street from the subject property is a modest Midcentury Modern residence built in 1951 (**Figure 18**).



Figure 15. 1560 Cypress Avenue, Burlingame, a Tudor Revival style residence built in 1926, adjacent the subject property.



Figure 16. 1552 Cypress Avenue, Burlingame, a residence built in 1915 with Craftsman details, adjacent the subject property.

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

Primary # _____

HRI # _____

Trinomial _____

Page 7 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update



Figure 17. 1552 Cypress Avenue, built in 2003 with references to early twentieth century Shingle and Craftsman styles, across the street from the subject property.



Figure 18. 1561 Cypress Avenue, built in 1951 in a modest Midcentury Modern style, across the street from the subject property.

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

Primary # _____
HRI # _____
Trinomial _____

Page 9 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update

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

An open structure labeled "lattice," also indicated in the 1921 Sanborn fire insurance map, was located where the detached garage is seen on the aerial photograph (**Figure 23 and Figure 24**). Despite this discrepancy on the Sanborn fire insurance maps, based on the fact that a garage is specified in the original 1922 building contract and appears in the 1941 aerial, it appears likely that the garage was part of original construction. A 2000 aerial photograph illustrates a kidney-shaped pool in the rear yard, built in 1975 and later demolished in 2011 (**Figure 25**). A reroofing permit from 1975 appears to indicate that the house originally had wood shingle roofing, which has since been replaced with asphalt shingles. The overall massing and footprint of the residence does not appear to have been significantly altered since the 1940s, as illustrated in the 1941 aerial photograph and 1949 Sanborn fire insurance map.

Building permit applications on file at the Burlingame Community Development Department record the following alterations:

Date	Permit #	Owner	Architect/Builder	Description
7/13/1922	650	A. F. Roller	Owner (architect)	New construction.
9/21/1936	798	D. G. Lynch	C. B. McClain (builder)	Alterations to roof plumbing.
6/4/1969	R 722	E. M. Indahl	Bay Pest Termite Control (contractor)	Termite repair.
7/25/1969	R 825	Richard S. Nedwick	Owner	Kitchen remodel.
6/10/1975	V 420	R. S. Nedwick	Anthony Pools (contractor)	Construction permit for pool.
8/1/1975	V 623	Nedwick	Ace Roofing Co. (contractor)	Roof on house. Remove all layers of asphalt shingles down to wood shingles and cut away. Over existing shingles, install asphalt shingles.
8/11/1980	1898	Richard S. Nedwick	Helios Solar (contractor)	Solar for pool.
11/12/1996	9601851	William T. Bohlken	Simpson Roofing Service (contractor)	Tear off existing and install ½ inch plywood. Install 30# felt and Elk Prestique Plus composition shingles.
4/6/2011	D11-0003	William Schuh and Kathleen Bohaboy	Scott's Demolition (contractor)	Pool demolition.
4/16/2012	E12-0030	Bill Schuh	Rec Solar Inc (contractor)	Solar 2.94 kw.

***B10. Significance (continued):**

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 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. In 1908, Burlingame incorporated as a city, and in 1910, annexed the north adjacent town of Easton. The following year, the Burlingame Country Club area was also annexed to the City. By 1920, Burlingame's population had increased to 4,107.⁴

Burlingame Heights Subdivision

The house at 1556 Cypress Avenue was constructed in the Burlingame Heights subdivision, one of three subdivisions (including Burlingame Park and Glenwood Park) created from lands that were formerly part of *Rancho San Mateo*. These were the earliest residential developments in Burlingame and were subsequently followed by Burlingame Terrace, Burlingame Grove, Burlingame Villa Park, and Easton. Burlingame Heights is a small, three block subdivision bounded by El Camino Real to the north, Cypress Avenue to the east, and Barroihet and Crescent Avenue to the south. The western boundary is formed by the eastern half of the block bounded by El Camino Real, Newlands, Crescent, and Howard avenues.

⁴ Joanne Garrison, *Burlingame: Centennial 1908-2008* (Burlingame, CA: Burlingame Historical Society, 2007).

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

Primary # _____
HRI # _____
Trinomial _____

Page 10 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update

On May 18, 1905, the land that would become Burlingame Heights was purchased from the Occidental Land & Improvement Company by Antoine Borel. Within a month, Borel had hired surveyor D. Brofield to subdivide the land and lay out a street grid, and the resulting subdivision map was filed with the San Mateo County Recorder's Office on June 3, 1905. Sanborn Map Company fire insurance maps indicate that within the first five years of its creation, Burlingame Heights had begun to develop as a residential area primarily composed of small cottages. At this time, approximately 25 percent of the lots had been developed, many with houses featuring Craftsman style designs. By 1921, the neighborhood was approximately 50 percent developed, including four houses on the western side of Cypress Avenue between Barroilhet and Central avenues.

The town of Burlingame experienced a residential building boom beginning in the early 1920s, and the majority of the residences in Burlingame Heights were completed over the following decade—typically in one of a variety of revival styles—including the subject property at 1556 Cypress Avenue. The neighborhood also grew denser with the construction of several apartment buildings and flats, mostly concentrated on the north side of the block near El Camino Real. Generally speaking, most of the Burlingame Heights subdivision appears to have been built out prior to World War II, as only two empty lots remain visible on the 1949 Sanborn map. The Burlingame Heights subdivision is located within what is now known as the Burlingame Park neighborhood, named after an adjacent early subdivision.

1556 Cypress Avenue

Owner and Occupant History

The first owners and occupants of 1556 Cypress Avenue were Albert F. Roller and his wife, Clara Roller.⁵ Albert F. Roller, an architect, designed the residence at 1556 Cypress Avenue; Roller's professional career is discussed in greater detail in a later section. The Rollers divorced in 1935 and sold the property to Daniel G. Lynch, a manufacturing agent, and his wife, Mildred.⁶ The Lynchs resided at the property until 1942, when they sold it to Norman A. Indahl and his wife, Eleanora. In addition to their two sons, the Indahls lived with Eleanora's parents, Ellis and Marie Tyrrell, until their deaths in 1944 and 1943 respectively.⁷ Norman A. Indahl, who was born in Philadelphia and educated at University of Pennsylvania, began his career at Shell Oil Company as a yardman in 1938.⁸ He rose through the ranks, worked in sales and marketing at the company, before becoming the office supervisor at Shell's San Francisco district office in Millbrae, a position that he held until his retirement in 1962. In 1969, several years after Norman's retirement, the Indahls sold the property to Richard S. Nedwick, a paint contractor, and his wife, Susan M. Nedwick, née Kleinert. The Nedwicks listed the residence for sale in 1989, and are listed as residing at the property in Haines Criss-Cross directories until 1990.⁹ In 1994, William T. Bohlken and Kathy Adams purchased the property and resided there until 2011, when they sold to the current owners, William Schuh and Kasey Bohaboy Schuh.

The following table outlines the ownership and occupancy history of 1556 Cypress Avenue, compiled from Burlingame city directories, San Mateo County Assessor-County Clerk-Recorder Grantor-Grantee Index available online, building permit applications on file at the Burlingame Building Division, Ancestry.com, and City of Burlingame Ownership Cards on file at the Burlingame Historical Society:

Years of Ownership/Occupation	Occupant(s) (known owners in bold)	Occupation
1922 – 1935	Albert F. Roller Clara Roller Mary Widman	Architect <i>Not listed</i> Maid
1935 – 1942	Daniel G. Lynch Mildred Lynch	Manufacturing agent <i>Not listed</i>
1942 - 1969	Norman A. Indahl Eleanora Indahl Ellis Tyrrell (d. 1944) Marie Tyrrell (d.1943)	Salesman, Shell Oil Company <i>Not listed</i> Accountant <i>Not listed</i>
1969 – 1994	Richard S. Nedwick Susan M. Nedwick	Paint Contractor <i>Not listed</i>
1991 – 1993	<i>No listing</i>	<i>Not listed</i>

⁵ Clara Roller's name appears to have been misprinted in a 1935 San Francisco Examiner article as "Claire"; see "Architect's Wife Seeks Divorce," *San Francisco Examiner*, April 28, 1935, 17. She is listed as Clara in the 1920 United States Federal Census and multiple city directories in both San Francisco and Burlingame.

⁶ "Architect's Wife Seeks Divorce," *San Francisco Examiner*, April 28, 1935, 17.

⁷ 1940 United States Federal Census, accessed via Ancestry.com; "Ellis Tyrrell," obituary, *The Times*, January 17, 1944; and U.S. Find A Grave Index, 1600s-Current, accessed via Ancestry.com

⁸ "Shell Employee [sic.] Retires," *The Times*, May 7, 1962, 10.

⁹ "Classified Marketplace," *San Francisco Examiner*, August 6, 1989. 1556 Cypress Avenue is not listed in the Haines Criss-Cross Directories from 1991 to 1993, which may indicate that the Nedwicks had moved to a different residence while their house remained on the market.

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

Primary # _____
HRI # _____
Trinomial _____

Page 11 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update

Years of Ownership/Occupation	Occupant(s) (known owners in bold)	Occupation
1994 – 2011	William T. Bohlken Kathy Adams	<i>Not listed</i> <i>Not listed</i>
2011 – present	William Schuh Kasey Bohaboy Schuh	<i>Not listed</i> <i>Not listed</i>

Albert F. Roller (Architect)

Albert F. Roller (1891-1981), was born in San Francisco and attended Lowell High School.¹⁰ Roller did not receive a college degree, but worked as a draftsman and received an official license from the California State Board of Architecture in 1926.¹¹ Roller worked for several Bay Area architecture firms, including Coxhead & Coxhead in 1910; Ward & Blohme in 1911 and 1914 to 1915; and M.G. West Co., Bank Planning Division, from 1915 to 1926. Additionally, Roller worked for the firm Ripley & Davis in Honolulu, Hawaii from 1911 to 1914.¹² Roller married his wife, Clara, in 1915, and lived in San Francisco before building a home for his family of four children at 1556 Cypress Avenue in Burlingame (subject property) in 1922.¹³ Roller and his wife Clara lived in Burlingame until 1935, when they divorced. Roller moved back to San Francisco and later remarried a woman named Dorothy Brandt.¹⁴

Roller is credited with a number of high-profile commercial and institutional projects in the Bay Area, and proved adaptable to changing trends in architectural design, from the revival styles of the 1920s and 1930s to modernist styles such as the International Style in the post-World War II period. Notable projects include Oak Hill Mausoleum in San Jose (1929) and the following projects in San Francisco: Sommer and Kaufmann shoe store at 838 Market Street with interiors by Kem Weber (1930, since demolished); the National Broadcasting Company (NBC) Radio City Building at 420 Taylor Street (1940; later Supergraphic murals by Barbara Stauffacher Solomon since removed), Nob Hill Masonic Building, 1111 California Street (1958); Bethlehem Steel Building, 100 California Street, with Welton Becket (1959); Automobile Association Inter-Insurance Bureau (AAA Building), 155 Hayes Street (1959); the Federal Building at 450 Golden Gate Avenue with John Carl Warnecke and Stone, Marraccini & Patterson (1959); and the Scottish Rite Temple San Francisco, 2850 19th Avenue, with Millard Sheets (1963) (**Figure 26 - Figure 29**).¹⁵ Roller also designed the Sunnydale public housing development in Visitation Valley (1941) with Roland Stringham. Roller continued to work on plans for CSAA Insurance Group (formerly California State Automobile Association), until his death in 1981.¹⁶

Significance Evaluation:

The property at 1556 Cypress 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 is not listed in the California Office of Historic Preservation (OHP) Historic Property Data File for San Mateo County, indicating that no record of previous survey or evaluation is on file with OHP. The most recent update to the Historic Property Data File for San Mateo County was in April 2012. The City of Burlingame does not currently have a register of historic properties beyond the Downtown Specific Plan Draft Inventory of Historic Resources, on which the subject property is not listed, and therefore the property is not listed locally.¹⁷

Criterion A/1 (Events)

1556 Cypress Avenue does not appear to be individually eligible for listing in the National Register under Criterion A or in the California Register under Criterion 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 residence was completed in 1922, during a period of rapid development in Burlingame Heights in the 1920s and 1930s; however, the subject property does not stand out as an early or unique individual example within the broad context of residential development in Burlingame or Burlingame Heights. No significant historical events are known to have taken place at the subject property. The property does not appear to rise to a level of significance necessary to be individually eligible for the National Register or California Register under Criterion A/1.

¹⁰ Kelley & VerPlanck, Department of Parks and Recreation (DPR) 523 B Forms, 155 Hayes Street, May 1, 2010, accessed July 1, 2019, via San Francisco Planning Information Map, <http://propertymap.sfplanning.org/>.

¹¹ "Granted Certificates," *The Architect & Engineer* (February 1926), 121.

¹² Mary Brown, *San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement* (prepared for San Francisco Planning Department, January 12, 2011), 261-2.

¹³ "Architect's Wife Seeks Divorce," *San Francisco Examiner*, April 28, 1935, 17.

¹⁴ "Architect's Wife Seeks Divorce," *San Francisco Examiner*, April 28, 1935, 17; 1940 United States Federal Census, via Ancestry.com

¹⁵ Brown, *San Francisco Modern Architecture and Landscape Design*, 261-2; Kelley & VerPlanck, Department of Parks and Recreation (DPR) 523 B Forms, 155 Hayes Street, May 1, 2010; and Christopher Long, *Kem Weber: Designer and Architect* (New Haven: Yale University Press, 2014), 254.

¹⁶ Kelley & VerPlanck, Department of Parks and Recreation (DPR) 523 B Forms, 155 Hayes Street, May 1, 2010.

¹⁷ Carey & Company, "Inventory of Historic Resources: Burlingame Downtown Specific Plan," October 6, 2008.

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

Primary # _____
HRI # _____
Trinomial _____

Page 12 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update

Criterion B/2 (Persons)

1556 Cypress Avenue does not appear to be individually eligible for listing in the National Register under Criterion B or the California Register under Criterion 2 (Persons). Albert F. Roller designed the residence at 1556 Cypress Avenue, in addition to being an original owner and occupant of 1556 Cypress Avenue, along with his wife, Clara. Roller was a notable local architect based in San Francisco at the time, but came into greater prominence in the 1940s to 1960s. Roller did not conduct his architectural practice out of the residence in 1556 Cypress Avenue, but rather maintained an office in San Francisco, and the couple divorced in 1935, at which point Albert Roller moved back to San Francisco. Thus, Roller's professional accomplishments are closer associated with his architectural office. The architectural merits of the subject property are discussed below under Criterion C/3.

The subsequent owners, Daniel G. Lynch, a manufacturing agent, and his wife, Mildred, resided at 1556 Cypress Avenue from 1935 to 1942; little information was uncovered about the Lynches, who do not appear to have had a significant impact on local, state, or national history. Norman Indahl and his family purchased the property in 1942, and resided in the home until 1969. Indahl worked at Shell Oil Company from 1938 until his retirement in 1962, working his way up the company ladder from a yardman to the office supervisor at Shell's San Francisco district office in Millbrae. Indahl's career trajectory and company loyalty were commonplace in the mid-twentieth century, and Indahl does not appear to have had a significant impact on the Shell Oil Company, or local, state, or national history. Richard S. Nedwick, a paint contractor, and his wife, Susan, owned and occupied 1556 Cypress Avenue from 1969 to at least 1990, but little information was uncovered about the Nedwicks beyond their professional titles, and they do not appear to have had a significant impact on local, state, or national history. Likewise, little information was uncovered during the course of research about subsequent owners and occupants—William T. Bohlken and Kathy Adams, and William and Kasey Bohaboy Schuh—and sufficient time has not passed to adequately understand their potential historical significance, if any exists. Therefore, research indicates that 1556 Cypress Avenue does not appear to be individually eligible for listing under Criterion B/2 (Persons).

Criterion C/3 (Architecture)

1556 Cypress Avenue does not appear to be individually eligible for listing in the National Register under Criterion C or the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. The residence has several features that are indicative of the Mediterranean Revival Style, including stucco cladding, arched wood windows, an arched portico, a balconette, and ornamental plaster crest—however, the building lacks more elaborate architectural features and details that would be typical of a full expression of the style, and does not possess high artistic value. The residence is, therefore, best described as a simplified Mediterranean Revival style residence. Designed and built by Albert F. Roller in 1922, the style was one of several revival styles that were popular in Burlingame and throughout California at the time. While Roller proved his competence in revival style architecture, most notably with the Oak Hill Mausoleum (1929) in San Jose, he is best known for his Modernist institutional and commercial buildings from the 1940s to 1960s—which represents the most prolific and acclaimed period of his career. Aside from a multi-family public housing project in San Francisco's Visitation Valley neighborhood, Roller is not known to have worked on many residential projects and is best known for his work in various Modernist styles. While Roller has been identified as a local master architect, the subject property is not representative of his best work. The property may be eligible as a contributor to an historic district, but the evaluation of a potential district is outside the scope of this report. Therefore, the property does not appear eligible for individual listing under Criterion 3/C.

Criterion D/4 (Information Potential)

1556 Cypress Avenue does not appear to be individually eligible for listing in the National Register under Criterion D or the California Register under Criterion 4 (Information Potential) as a building that has the potential to provide information important to the prehistory or history of the City of Burlingame, state, or nation. It does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Page & Turnbull's 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.

Integrity Evaluation:

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."¹⁸

As the subject building does not appear to be significant under any of the above listed criteria, detailed analysis of its historic integrity is not included.¹⁹

¹⁸ California Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001) 11.

¹⁹ National Park Service, *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, revised 2002).

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

Primary # _____
HRI # _____
Trinomial _____

Page 13 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update

Conclusion

The single-family residence at 1556 Cypress Avenue was completed in 1922 within the Burlingame Heights subdivision, built by original owner and architect Albert F. Roller in a simplified expression of the Mediterranean Revival style. No significant events are associated with the property, nor do any owners or occupants appear to have contributed to history in a significant way such that the residence would be considered significant in association. The residence is not a particularly strong representation of the Mediterranean Revival architectural style in Burlingame and therefore is not considered individually significant for its design or construction. Although associated with a local master architect, the building does not represent Albert F. Roller's portfolio of work, as he was best known for his institutional and commercial buildings in various Modernist styles, primarily from the 1940s to 1960s. As such, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning that it was "Found ineligible for NR, CR or Local designation through survey evaluation."²⁰

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 high concentration of early twentieth-century residences that may warrant further study. Additional research and evaluation of the Burlingame Park neighborhood and surrounding neighborhoods as a whole would need to be conducted to verify the neighborhood's eligibility as a historic district.

²⁰ California Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin No. 8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory* (Sacramento: California Office of State Publishing, November 2004), 5.

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

Primary # _____
HRI # _____
Trinomial _____

Page 14 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update

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

Primary # _____
HRI # _____
Trinomial _____

Page 15 of 17
*Recorded by Page & Turnbull, Inc.

Resource Name or # 1556 Cypress Avenue
*Date July 16, 2019 ☒ Continuation ☐ Update

Historic Maps and Drawings:

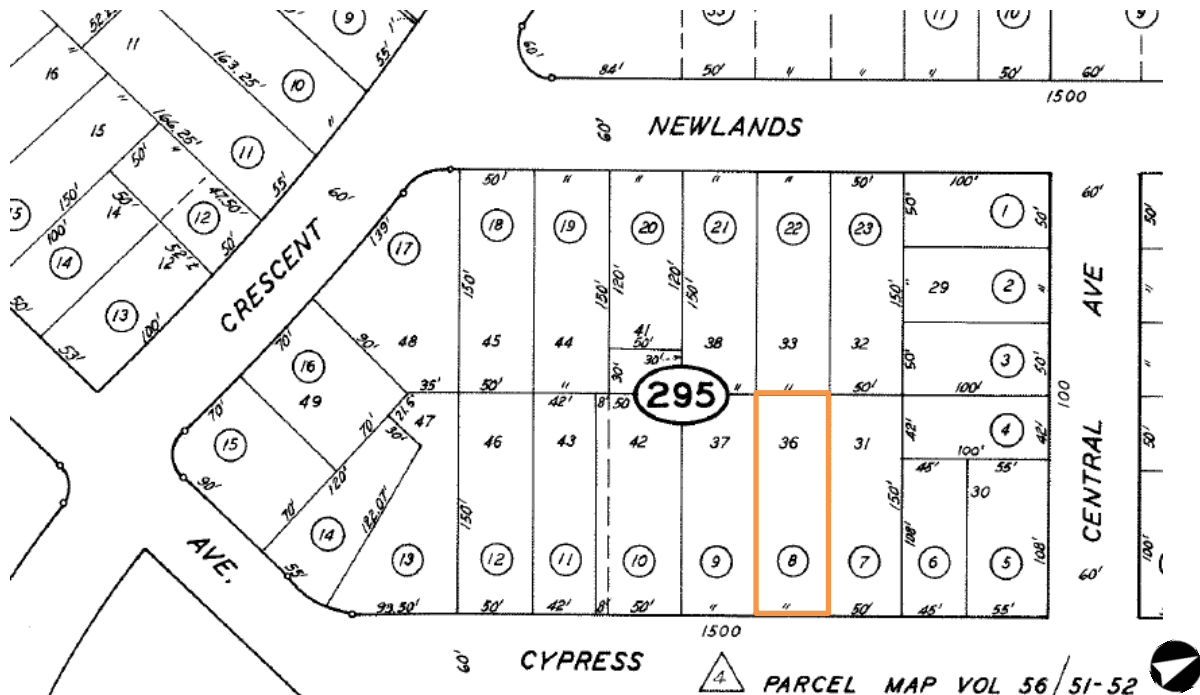


Figure 19. Assessor's Map, County of San Mateo, Calif., Burlingame Park. Subject property outlined in orange. Source: San Mateo County Assessor-County Clerk-Recorder Property Maps Portal. Edited by Page & Turnbull.

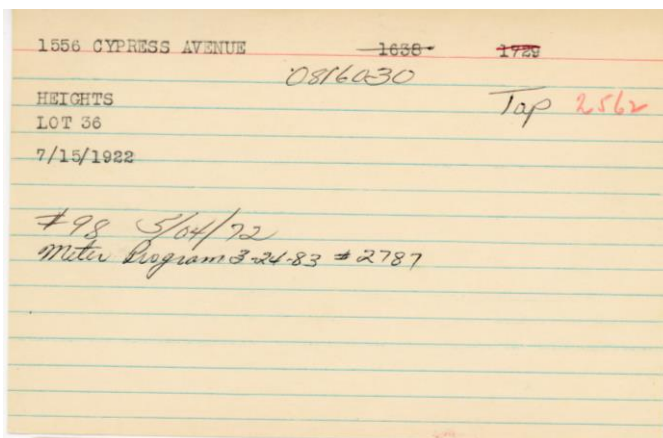


Figure 20. Water tap record for 1556 Cypress Avenue. Source: Burlingame Historical Society.

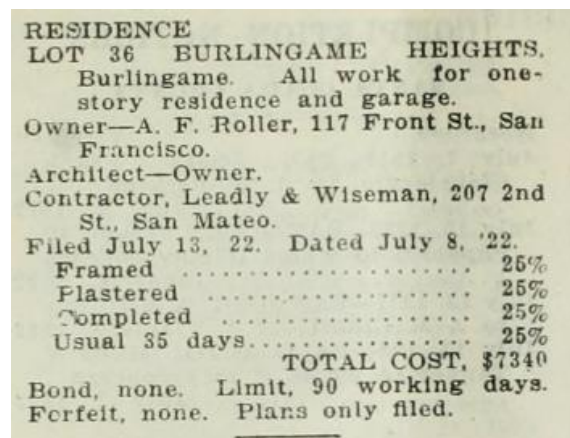


Figure 21. Building contract notice listing architect and owner Albert F. Roller for Lot 36 in Burlingame Heights, 1556 Cypress Avenue. Source: "Building Contracts, San Mateo County," Building & Engineering News (July 22, 1922), 30.



Figure 22. 1556 Cypress Avenue, aerial view (1941). Approximate current subject property boundary outlined in orange.
Source: Aerial photograph of Burlingame, Fairchild Aerial Surveys, Flight C-6660, Frame 275, March 23, 1941.

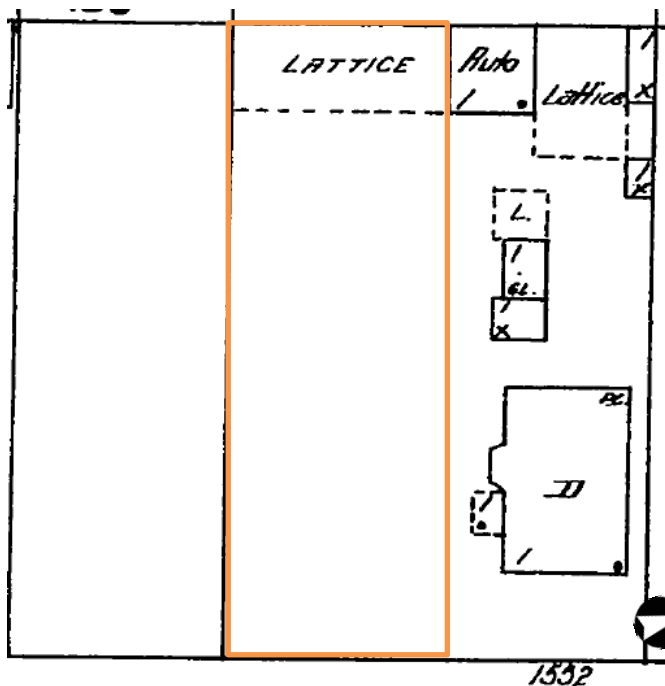


Figure 23. 1921 Sanborn fire insurance map. Approximate current subject property boundary indicated by orange line.
Source: San Francisco Public Library. Edited by Page & Turnbull.

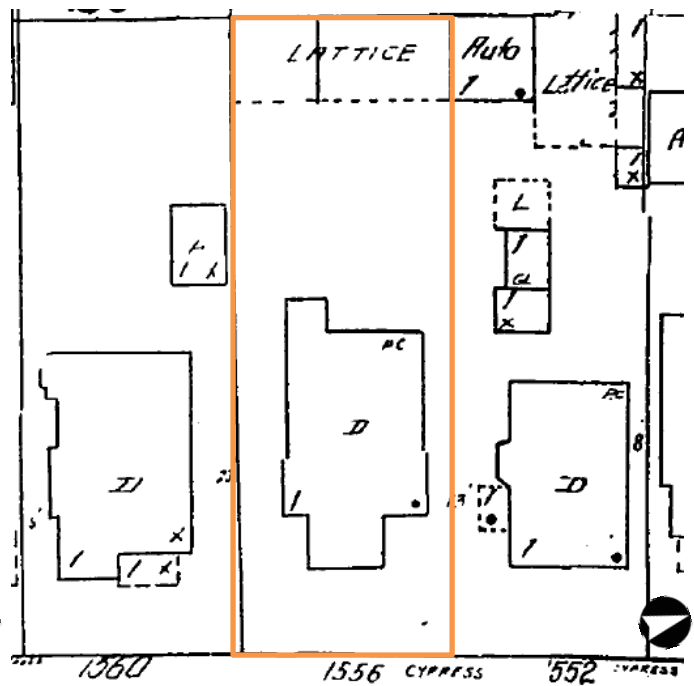


Figure 24. 1949 Sanborn fire insurance map. Approximate current subject property boundary indicated by orange line.
Source: San Francisco Public Library. Edited by Page & Turnbull.

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

Primary # _____
HRI # _____
Trinomial _____

Page 17 of 17

*Recorded by Page & Turnbull, Inc.

Resource Name or # 1556 Cypress Avenue

*Date July 16, 2019 ☒ Continuation ☐ Update



Figure 25. 1556 Cypress Avenue, aerial view (2000). Approximate current subject property boundary outlined in orange.
Source: Aerial photograph of Burlingame, Hauts-Monts Inc., Flight HM-2000-USA, Frame 1121-391, June 25, 2000.



Figure 26. 1970s postcard of Oak Hill Mausoleum in San Jose, designed by Albert Roller, built in 1929.
Source: Picclick.com.



Figure 27. National Broadcasting Company (NBC) Radio City Building at 420 Taylor Street, San Francisco, designed by Albert Roller, built in 1940. Source: Bayarearadio.org.



Figure 28. Bethlehem Steel Building, 100 California Street, San Francisco, designed by Albert Roller and Welton Becket, built in 1959 (date of photograph unknown). Source: Rofo.com.



Figure 29. Scottish Rite Masonic Center, 2850 19th Avenue, San Francisco, designed by Albert Roller with Millard Sheets, built in 1963.
Source: Scottish Rite Masonic Center, <http://www.sfscottishrite.com/>.