

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 _____

Page 1 of 14 Resource name(s) or number (assigned by recorder) 1520 Cypress Avenue

P1. Other Identifier: none

***P2. Location:** Not for Publication Unrestricted

***a. County:** San Mateo

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

Date: 1999

c. Address: 1520 Cypress Avenue

City: Burlingame

Zip: 94010

e. Other Locational Data: Assessor's Parcel Number: 028-294-090

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1520 Cypress Avenue is a two story, 1880 sq. ft. residential building located on a 7500 sq. ft. rectangular lot on the west side of Cypress Avenue between Central Avenue and El Camino Real. A detached garage is located towards the rear of the southern boundary of the lot, accessed via a brick and gravel driveway that is lined with mature Japanese Maple trees. A large back yard enclosed by a fence includes a sunken swimming pool.

Built in 1924 in the Colonial Revival style, the residence has a rectangular footprint, stucco cladding, and is capped with an end-gabled roof with a cross gable at the rear. The roof is clad in red asphalt shingles. The residence is set back from the street approximately 25 ft. and the front yard is landscaped. A brick pathway curves through the yard, leading from the driveway to the primary entrance (**Figure 2**). The primary façade is organized into three bays. The primary entry, a paneled wood door, is located at center and accentuated by a pediment which is supported on either side by pilasters with top brackets. The door is surmounted by a fanlight transom (**Figure 3**). The entry is accessed via two rounded red-brick steps. A rectangular window is located at the second story above the entry. The window is a four-over-four, double-hung, wood-sash window with ogee lugs. The window is set within a wood frame with oversized decorative wood shutters. A metal flag stand is affixed to the slanted wood sill. The outside bays of the primary façade (north and south ends) each contain one large window at the first story, and a smaller window at the second story. The windows at the first story are double-hung, multi-lite (12 over 12), wood-sash windows with ogee lugs and angular keystone markers. The sills sit low to the ground and are visibly slanted (**Figure 4**). The windows at the second story are also double hung, multi-lite (8 over 8), wood-sash windows with ogee lugs, but are differentiated with double wood sills and wood shutters. They are situated just below the shallow roof eave. (See continuation sheet for further description)

***P3b. Resource Attributes:** (list attributes and codes) HP2: Single Family Residence

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Garage)



***P5b. Photo:** (view and date)
Primary (east) façade, Page & Turnbull, Inc., image date December 2014.

***P6. Date Constructed/Age and Sources:** historic
1924, Municipal Water Records

***P7. Owner and Address:**
Jeffrey Hessekiel
1520 Cypress Avenue
Burlingame, CA

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

***P9. Date Recorded:**
January 16, 2015

***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)

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

Moving clockwise around the residence, the south façade faces the driveway and features four windows which largely follow the fenestration pattern established on the primary façade. The first story contains two double-hung, multi-lite (12 over 12), wood-sash windows, with slanted sills and angular keystones. The second story contains two double hung, multi-lite (6 over 6), wood-sash windows with double sills, but no shutters. A small rectangular vent is located in the gable end above the fenestration (**Figure 5**). The façade terminates with a flush roofline.

The rear façade faces west and contains a cross gable at the left (north) end. Two separate entrances are located at the rear façade: a single wood door with multi-lite glazing is located at the far right (south) end of the façade, and is accessed directly off the drive-way via two shallow brick steps; paired vinyl doors with multi-lite glazing are located to the left-of-center of the façade (under the cross-gable), connecting the residence to the enclosed rear yard, via a redwood deck that spans the width of the cross-gable (**Figure 6**). A concrete chimney, clad in stucco, projects from the right (south) half of the rear façade. The chimney is approximately four feet wide, and its height extends beyond the height of the residence (**Figures 7 & 8**). The windows at the rear façade are irregularly distributed, but contained within the cross-gable portion. All the windows are double-hung, multi-lite, wood-sash windows with slanted double sills and ogee lugs. The first story contains three windows: one 6-over-9 window and one 6-over-6 window to the left (north) of the paired doors, and a small 4-over-4 window containing textured glass to the right of the paired doors. The second story contains a single 8-over-8 window, and a final 8-over-8 window is located between the two stories, likely at an interior stair landing.

The north façade faces the neighboring driveway and features four windows (**Figure 9**). All of the windows are double-hung, multi-lite, wood sash windows, with slanted sills and ogee lugs. The first story contains two windows: the window at the left (east) features sashes comprised of single rows of four lites, and a keystone matching those at the front and south façades; the right (west) window features 6-over-9 lites. The second story contains two windows which are both configured with 6-over-6 lites. A small rectangular vent is located in the gable end.

The single story garage has a rectangular footprint, gabled roof, and is clad in stucco at its primary (east) façade and wood siding elsewhere. The garage is located at the southern portion of the lot and faces east towards Cypress Avenue. The primary (east) facade includes a wood-paneled, operable garage door (**Figure 10**). There is no fenestration at the north or south facades of the garage. A small, double hung, wood-sash window is located at the center of the rear (west) façade of the garage. A storage lean-to has been constructed at the rear of the garage, with siding comprised of trellises (**Figure 11**).

The front and rear yards are heavily landscaped, containing no lawns, but mulched mounds with low lying shrubs such as azalea and rosemary, and several mature trees from mid-size manzanitas to large-size firs. The rear yard is enclosed by fencing on the north and south sides, and oversized evergreen shrubs at the rear. It is bisected by a gravel path, leading from the rear deck to the swimming pool area at the rear of the lot (**Figures 12 and 13**). Both the residence and the garage appear to be in good condition.



Figure 1. Primary (east) façade, looking southwest on Cypress Ave. Page & Turnbull, December 2014.



Figure 2. View of front yard and brick walkway, looking northwest from Cypress Avenue. Page & Turnbull, December 2014.



Figure 3. Detail of primary entrance on east facade. Page & Turnbull, December 2014.



Figure 4. Detail of window on east facade. Page & Turnbull, December 2014.



Figure 5. South facade with detached garage in background, looking west from Cypress Avenue. Page & Turnbull, December 2014.



Figure 6. West (rear) façade, showing one of the two rear entries and the chimney at right (partially obscured by trees). Page & Turnbull, December 2014.



Figure 7. Detail of chimney at rear façade, looking southeast towards driveway. Page & Turnbull, December 2014.



Figure 8. Alternate view of chimney from garage/driveway, showing third entry to the house. Page & Turnbull, December 2014.



Figure 9. North façade and roof line, with primary façade partially visible at left, looking southwest from Cypress Avenue. Page & Turnbull, December 2014.



Figure 10. Garage, east (primary) façade, with fenced rear yard at right. Page & Turnbull, December 2014.



Figure 11. Garage, north façade showing lean-to at rear, looking south from rear yard. Page & Turnbull, December 2014.



Figure 12. View of rear yard from rear deck looking west, garage at left. Page & Turnbull, December 2014.



Figure 13. Detail of pool at west end of the lot, looking west from rear yard. Page & Turnbull, December 2014.

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: none
B2. Common name: 1520 Cypress Avenue
B3. Original Use: Single Family Residence **B4. Present use:** Single Family Residence

***B5. Architectural Style:** Colonial Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1924 (Municipal Water Tap Records and Permit #720). Permitted alterations include: "Termite Repair", 06/27/1973 (permit # illegible); construction of rear fence, 07/23/1974 (permit #U-2068); Fences-Gates- Latches permit for unspecified work, and Pool Ordinance permit, 05/16/1978 (permit #Y-501); Swimming pool installation, 05/19/1978 (permit #Y-573); Interior improvements, 09/11/1978 (permit #983); reroofing, 08/09/1984 (permit #8502); Repairs to chimney, 08/18/1988 (permit #5292); Reinforce and anchor foundation, 03/30/1995 (permit #9501425); Replace patio doors with white vinyl doors, 06/19/2006 (permit #B06-0239).

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

***B8. Related Features:** Garage at southwest portion of the lot.

B9a. Architect: unknown **b. Builder:** Allen & Co. 168 Sutter Street, San Francisco

***B10. Significance:** **Theme** Residential Architecture **Area** Burlingame Heights
Period of Significance N/A **Property Type** Residential **Applicable Criteria** N/A

(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 lands that would become the City of Burlingame were 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.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**
(See continuation sheet)

B13. Remarks:

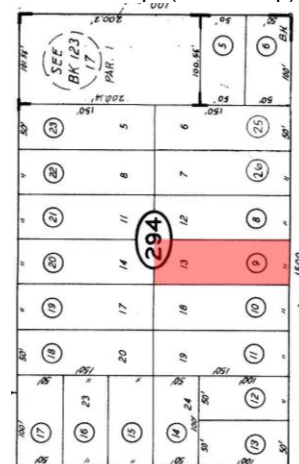
***B14. Evaluator:** Page & Turnbull, Inc.

***Date of Evaluation:** December 19, 2014

DPR 523B (1/95)

(This space reserved for official comments.)

Location Map: (north is up)



*Required information

Source: San Mateo County Assessor's Office, 2014; edited by Page & Turnbull.

B10. Significance (cont'd):

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

Burlingame Heights Neighborhood

The house at 1520 Cypress Avenue was constructed in the Burlingame Heights neighborhood, one of three subdivisions (including Burlingame Park and Glenwood Park) created from lands that were formerly part of the San Mateo Rancho. 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 Barroiht 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.

On May 18, 1905, the land that would become Burlingame Heights was purchased from the Occidental Land & Improvement Company by developer 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. Circa 1913, 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, although the western side of Cypress Avenue included only one residence addressed as 1528 Cypress Avenue (extant).

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. During this period, buildings designed with Mission and Spanish Colonial Revival influences—most frequently evidenced by the use of shaped rooflines, stucco facades, and red clay tile accents—became immensely popular in California. 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 neighborhood appears to have been built out prior to World War II, as only two empty lots remain visible on the 1949 Sanborn map.

1520 Cypress Avenue

The house at 1520 Cypress Avenue was constructed in 1924, during a time of rapid development within the neighborhood 19 years after it was first platted. Municipal records indicate that water was connected to the property and turned on August 18, 1924. The first owners were William and Lottie Feary and the builder was Allen & Co, a firm based out of in San Francisco (Original Building Permit on file with Burlingame Building Dept). William and Lottie Feary lived at the site with their daughters, Katherine and Helen. Mr. Feary sold building materials, while his wife worked in the home. He spent some time as a defense contractor during World War II, but returned to sales after the war. Mr. Feary passed away in 1958. His widow continued to live at the house until 1974, resulting in just over 50 years of residency at 1520 Cypress Avenue. She passed away just three years later, in 1977.

It appears as though no major alterations were made to the residence during Mrs. Feary's residency. No permits were filed with the city during her tenure at the address, except for the original building permit in 1924. However, there is some indication that the second story of the home may have been added during the 1930s or 1940s. The 1921 Sanborn Fire Insurance Company Map on file with the Burlingame Historical Society predates the construction of the property by three years, but a piece of tissue overlaid (pasted) into the book at a later date labels the residence at 1520 Cypress Avenue as a 1 ½ story building. That tissue overlay was later updated to show the residence as 2 stories. It is possible the first notation was a mistake. No evidence was seen during the December 19th site visit to indicate that the building was built up from its original construction, as all of the windows appear to be original to the 1924 construction, nor are there any building permits on file that suggest the construction of a second story. However, the early 1 ½ story notation is worth calling out as a possibility in describing the history of the property. The house is shown as 2 stories in the 1949 Sanborn Fire Insurance Company Map.

No original plans for 1520 Cypress Avenue are on file with the Burlingame Planning Department. Allen & Co. was a residential development firm that purchased and developed several tracts of land in the Sea Cliff neighborhood of San Francisco in the 1910s and 1920s. The firm eventually came to be known for purchasing the Belvedere Land Co. in Marin County and facilitating the early development of the town of Belvedere in the 1930s. Overtime, Allen & Co cultivated a reputation for the development of "restricted" or elite subdivisions throughout the bay area, but little is known about their involvement in the development of Burlingame Heights beyond the construction of 1520 Cypress Avenue.

A history of known permits for alterations begins in 1973, the year in which ownership of 1520 Cypress Avenue changed hands for the first time. A City Property Owner Card indicates that the property was purchased on July 3rd, 1973 by Richard R. Zambon. It appears as though Mr. Zambon bought the property as an investment. He worked as a bank manager for Eureka Federal Savings in San Carlos for many years, and eventually sold the subject property in 1995 having never lived there. Only one tenant is listed at the property in city directories during that time: a woman by the name of Tara West, about whom very little information was

uncovered. Alterations to the property undertaken during Mr. Zambon's ownership included the installation of a rear fence and the swimming pool in the rear yard during the 1970s, and a new roof and chimney stabilization during the 1980s.

In 1995, Barbara Feduska purchased the property from Mr. Zambon. A permit was filed that same year to reinforce the foundation of the residence. Mrs. Feduska is still listed as the owner on a building permit to replace the rear paired doors filed in 2006. The current owner, Jeffrey Hessekiel, purchased the property on June 30, of 2014. Both Mrs. Feduska and Mr. Hessekiel resided onsite.

Evaluation (Significance):

The house at 1520 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 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.

Constructed in 1924, the house at 1520 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under Criterion A/1 (Events) for its association with 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 house does convey contextual significance as a single-family residence associated with the development of Burlingame Heights, but it is not among the oldest homes in the neighborhood. Rather, it appears to be one of many residences constructed during the 1920s-1930s building boom in this area, and is not individually significant within this historic context. Therefore, the property does not appear to be individually eligible for listing under Criterion A/1.

The house at 1520 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under Criterion B/2 (Persons). Research has not revealed any association with persons significant in local, state or national history. The house's original owners were William and Lottie Feary. While their long term residency at the property is noteworthy, neither person appears to have made any significant or lasting contribution to local, state, or national history. Likewise, the subsequent owners and tenants, Richard Zambon, Tara West, and Barbara Feduska, do not appear to have made significant or lasting contributions to local, state, or national history.

The house at 1520 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under Criterion C/3 (Architecture) as a building that exemplifies the distinctive characteristics of a type, period, or method of construction. The building was constructed in the Colonial Revival architectural style, including a symmetrical façade with a central accentuated entry, a side-gabled roof, and double-hung, multi-lite windows, and retains a high level of integrity. However, design of the home is not distinctive among the other residences in the neighborhood, nor is it a prominent example of the Colonial Revival oeuvre. No architect is known, and the builder, Allen & Co., is not considered a master builder. In sum, the property is not individually significant for its architectural merit and does not appear eligible for listing in under Criterion C/3.

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 1520 Cypress Avenue for eligibility under California Register Criterion 4 (Information Potential) is beyond the scope of this report.

Evaluation (Integrity):

The house at 1520 Cypress Avenue retains a high degree of integrity. 1520 Cypress Avenue retains integrity of location, as it is situated on its original lot; it also retains integrity of setting, as the Burlingame Heights neighborhood is still comprised of early 20th century, single family homes with landscaped yards and detached garages; the residence also retains integrity of materials and workmanship, as the house has sustained very few alterations since its original construction, excepting a new roof and the replacement of doors at the rear; it also retains integrity of association as an owner-occupied single family home.

1520 Cypress Avenue's integrity of feeling has been slightly compromised by contemporary landscaping and the installation of a swimming pool at the rear, which gives the house a modern feel. The house appears to retain integrity of design, as it maintains the Colonial Revival style in which it was originally built, though if the second story was added at a later date, as indicated might be the case by the pasted overlay in the 1921 Sanborn Fire Insurance Co. Map on file with the local historical society, then the original design would have been modified and the integrity of Design would be compromised.

Overall, the house at 1520 Cypress Avenue is able to convey its essential historic character as an early twentieth-century residence and therefore retains historic integrity.

Conclusion

1520 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under any criteria. The California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to 1520 Cypress Avenue, meaning that it was DPR 523L

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*Date January 16, 2015 Continuation Update

“found ineligible for National Register, California Register or Local designation through survey evaluation.” This designation is based on the property’s lack of individual significance under the California Register eligibility criteria.

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 warrant further study. Additional research and evaluation of Burlingame Heights as a whole would need to be done to verify the neighborhood’s eligibility as a historic district.

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Historic Images:



1949 Sanborn Fire Insurance Map showing the footprints of 1520 Cypress Ave and garage. Subject lot outline in red. Source: San Francisco Public Library.

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***B12. References:**

- Brechin, Gray. *Imperial San Francisco*. Berkeley, CA: University of California Press, 1999.
- Burlingame City Directories.
- Burlingame Historical Society File for 1520 Cypress Avenue.
- Building Permit Records, 1520 Cypress Avenue, Burlingame, CA
- California Death Index Records.
- California Voter Registration Records.
- Condon-Wirgler, Diane. "Burlingame Park, Burlingame Heights, Glenwood Park." Burlingame, CA: Burlingame Historical Society, circa 2004.
- Garrison, Joanne. *Burlingame: Centennial 1908-2008*. Burlingame, CA: Burlingame Historical Society, 2007.
- San Francisco Planning Department, Discretionary Review Report for 865 El Camino del Mar, 2013.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2003.
- United States Federal Census records: 1930, 1940
- Sanborn Fire Insurance Company maps: 1921 (in possession by the Burlingame Historical Society), 1949.