

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 14 Resource name(s) or number (assigned by recorder) 1453 Bernal 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 Location: ☐ Not for Publication ☒ Unrestricted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 1453 Bernal 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 026-044-070

*P3a. Description:

1453 Bernal Avenue is a rectangular parcel in Burlingame's Easton Addition neighborhood (**Figure 1**). The property contains a single residence, designed in a vernacular style, and is situated on the south side of Bernal Avenue, between Adeline and Hillside drives.¹ The subject building is set back near the south property line, with a wide lawn and gravel driveway occupying the front of the parcel along Bernal Avenue (**Figure 2**). Privacy hedges and fences delineate the parcel's east and south boundaries. The subject building has a rectangular footprint, oriented east-west, and is composed of two adjoining one-story volumes. The east volume contains a residential unit and the west volume is a garage (**Figure 3 – Figure 4**). The garage is clad in vertical wood siding and has a flat roof, while the residential unit is clad in weatherboard siding and has an asphalt-shingle shed roof, sloping down towards Bernal Avenue. (See Continuation Sheet, page 2.)

*P3b. Resource Attributes: HP2. Single family property; HP4: Ancillary building (detached garage)

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

P5a. Photo



P5b. Photo: (view and date)

View southwest of the primary (northeast) façade, June 14, 2019.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
Garage ca. 1929; Residential unit 1947
(Burlingame building permits and water tap record)

*P7. Owner and Address:

Josh and Lisa Friedman
1453 Bernal Avenue
Burlingame, CA 94010

*P8. Recorded by:

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

*P9. Date Recorded:

06/14/2019

*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)

¹ The Burlingame street grid is oblique to the cardinal directions. For the sake of being concise in this report, "north" will refer to parts of the building oriented towards Bernal Avenue, and all other directional references are adjusted accordingly.

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



Figure 1: Aerial photograph of 1453 Bernal Avenue. Approximate boundary of subject property outlined in orange.
Source: Google Maps, 2018. Edited by Page & Turnbull.

The north (primary) façade of 1453 Bernal Avenue is oriented towards the front lawn and the street. The façade spans the width of the two volumes that comprise the building's mass. A low brick and aggregate patio extends in front of the residential unit. A brick bulkhead extends the width of the residential unit volume and is interrupted by an entrance door near the façade's east (left) corner. The unglazed wood door has six flat panels. West (right) of the door, a large, fixed, twelve-light picture window illuminates the interior. The volume's asphalt-shingle shed roof projects beyond the north façade, creating an overhanging eave. Narrow trellises scale the volume's east and west corners, framing the eaves (**Figure 5 – Figure 6**). The garage extends west (right). The north façade of the garage contains a single sixteen-panel garage door.

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Figure 2: Lawn and driveway in front of 1453 Bernal Avenue.



Figure 3: Residential unit volume.



Figure 4: Garage volume.



Figure 5: East trellis.



Figure 6: West trellis.

The east façade of 1453 Bernal Avenue is comprised of the east end of the building's residential unit volume (**Figure 7**). On the south (left), the façade contains a single-light wood door. A concrete stoop leads to this door. North (right) of this door, a fixed, undivided window is the façade's only other opening. Both the door and the window on the façade are shaded with plastic awnings.

The south façade of 1453 Bernal Avenue runs close to the south property line and a privacy fence (**Figure 8 – Figure 9**). The garage volume contains no fenestration on the south façade, so this half of the façade contains uninterrupted vertical wood siding. East (right) of the garage volume, three vinyl two-light sliding windows are located at the end of the residential unit volume.

The west façade of 1453 Bernal Avenue is comprised of the west end of the building's garage volume. The façade contains no fenestration openings, so therefore has uninterrupted vertical wood siding (**Figure 10**).

The subject property is in the Easton Addition neighborhood, northeast of downtown Burlingame. The neighborhood contains many homes built in Craftsman and revival styles, built primarily in the 1920s and 1930s. Based on a Sanborn Map Company fire insurance map, the block surrounding 1457 Bernal Avenue was largely built out by 1921. The subject building was built in 1948 as an auxiliary building to the 1908 Craftsman residence immediately to the west (right) (**Figure 11**). Many of the block's early twentieth-century detached homes survive today, while some new houses have infilled the last remaining vacant lots or have replaced older houses. The new residential construction was built at the same scale as older houses, however, and does not make the neighborhood less visually cohesive. Houses in the neighborhood are small or mid-sized, detached, and are set back from the street with lawns (**Figure 12 – Figure 13**).

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Figure 7: East façade.



Figure 8: Oblique view of south façade, garage volume.

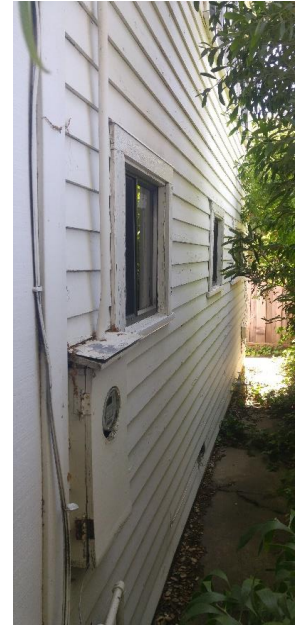


Figure 9: Oblique view of south façade, residential unit volume.



Figure 10: West façade.



Figure 11: 1457 Bernal Avenue, located west (right) of the subject property, built in 1908.



Figure 12: 1452 Bernal Avenue, located across Bernal Avenue from the subject property, built in 1924.



Figure 13: 1449 Bernal Avenue, located east (left) of the subject property, built in 1929.

BUILDING, STRUCTURE, AND OBJECT RECORD

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B1. Historic name: 1453 Bernal Avenue

B2. Common name: 1453 Bernal Avenue

B3. Original Use: Single-Family Residence

B4. Present use: Single-Family Residence

*B5. Architectural Style: Vernacular

*B6. Construction History:

In conducting research for this report, Page & Turnbull staff did not find a construction date for 1453 Bernal Avenue. However, several historic documents, photographs, maps, and building permits suggest when the building was likely built. Though 1453 Bernal Avenue is located on a separate lot, the subject building originally functioned as a garage and accessory building to the neighboring residence, 1457 Bernal Avenue, which was constructed around 1908. In a 1912 photograph, a garage appears adjacent to 1457 Bernal Avenue, in approximately the same location as the subject building (**Figure 14**). According to the photograph, this garage had a mono-pitched roof, sloping east, and was clad with vertical wood siding. This early building also had no garage door. It is unclear if this early garage was later remodeled to assume its current appearance, or if it was demolished and replaced by the existing structure. However, it is most likely the garage stood alone, without an adjoining residential unit. A 1921 fire insurance map, drawn by the Sanborn Map Company, illustrates the garage at 1453 Bernal Avenue with a square footprint, smaller than the existing building and the word "auto" clarifying that its garage use was its only function (**Figure 15**). (See Continuation Sheet, Page 6).

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

*B8. Related Features: None

B9a. Architect: Architect unknown

b. Builder: Builder unknown

*B10. Significance: Theme: Residential Architecture Area: Easton Addition

Period of Significance N/A

Property Type N/A

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 US 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 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 4,107.² (See Continuation Sheet, page 10).

B11. Additional Resource Attributes:

*B12. References: See Continuation Sheet, page 15.

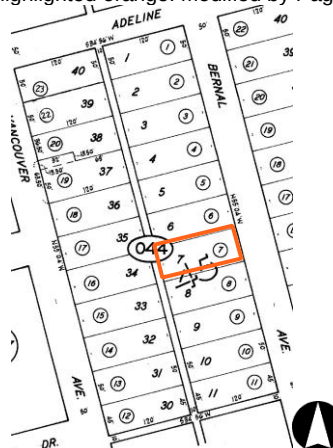
B13. Remarks: None

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

*Date of Evaluation: April 16, 2019

(This space reserved for official comments.)

Source: San Mateo County Assessor-County Clerk-Recorder, 2019.
Property highlighted orange. Modified by Page & Turnbull



² Joanne Garrison, *Burlingame: Centennial 1908-2008* (Burlingame, CA: Burlingame Historical Society, 2007).
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***B6. Construction History (continued):**

A 1929 building permit reveals \$200 of construction work but does not specify the work done. By 1941, however, the garage had expanded with an addition to the east, as evidenced in an aerial photograph. The 1929 building permit may reference the addition of a new garage bay to the existing garage or the wholesale construction of a new garage. Given that the driveway spans the width of the garage building in the 1941 aerial photograph, and that the building was not connected to the municipal water system until 1947, it is most likely that this expanded building functioned only as a garage, without an attached apartment. This building that appears in the 1941 aerial photograph has a different footprint from the existing subject building (**Figure 16** Error! Reference source not found.). Though the 1941 building has a clear central seam between two volumes, the existing building's east volume appears much larger and more flush with the east property line.

A water tap record maintains that the subject building was connected with the municipal water system on August 2, 1947, suggesting the construction of a residential unit (**Figure 17**). The address 1453 Bernal Avenue first appears in the 1948 Burlingame City Directory, confirming that a residential unit was added in 1947. Of the two volumes that encompass the subject building as it stands today, the garage volume appears to have a similar footprint and scale to the garage that appears in the 1941 aerial photograph. It appears that the residential unit was added to the existing garage in 1947.

Building permit applications at the Community Development Department describe further construction on the subject building in the early 1980s. After storm damage, the garage received a new roof, repairs, and a new garage door in 1982.

Building permit applications on file for 1453 Bernal Avenue at the Burlingame Community Development Department are listed below:

Date	Permit #	Architect/Builder/Contractor	Owner Listed	Description
01/31/1929	1541	None listed	Archie Tiddy	None listed. Possibly garage construction.
06/07/1979	Z-796	Rashleger Construction	Henry Gogarty	Bath remodel
06/04/1982	4526	Owner	Henry Gogarty	Garage repairs, new garage door, and new roof.

Observations in June 2019 suggest few unpermitted exterior alterations to the property. Vinyl sliding windows likely replaced older windows on the south façade. The aluminum awnings on the east façade may have been added, though similar awnings had become popular by the late 1940s. Otherwise, the building appears to have changed little since the construction of the residential unit in 1947.

In its current appearance, the building represents two distinct periods of construction: the older garage volume and the 1947 residential unit volume. The garage volume may have been constructed before 1912, as visible in the early photograph, but was likely heavily remodeled or reconstructed in 1929, given the building permit from that year. This work was completed before 1941.

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

Easton Addition Neighborhood

The subject property was constructed in the Easton Addition neighborhood in Burlingame, on land that was formerly part of *Rancho Buri Buri*, a 15,000 acre Mexican-era land grant.³ By about 1859, Darius Ogden (D.O.) Mills and his sister Adeline Mills Easton had purchased the vast majority of land in what is now north Burlingame from the Sanchez family that owned *Rancho Buri Buri*.⁴ Adeline's husband Ansel I. Easton died in 1868, leaving the family's large estate to his son Ansel Mills Easton.⁵ Easton subdivided his families estate beginning in 1905 to create the town of Easton. A portion of Easton's subdivided land was annexed by Burlingame in 1910, known as the Easton Addition. In 1913, Easton established a battery-operated streetcar line that ran from Carmelita Avenue and California Drive up to Hillside Drive and Alvarado as a means of spurring development.⁶ The line closed in 1918 when sales and home development failed to materialize. Easton Drive, designed by National Parks Superintendent Mark Daniels, was called "one of the finest scenic roads in the West" when it was completed around 1914, and terminated at the highest point of Burlingame Hills, providing scenic views that reportedly attracted hundreds of motorists every weekend.⁷

At the beginning of the 1920s, the Easton Addition neighborhood was still sparsely populated, but the mobility provided by private automobiles spurred an explosion in development in the 1920s and 30s.⁸ Several schools, including Hoover Elementary School (1930) opened to serve the growing community. By the close of the 1940s, Easton Addition was nearly fully developed. The former crescent-shaped park at the end of Hillside Drive, encompassed by Hillside Circle and Alvarado Avenue, which marked the

³ "Explore the History of Burlingame," Burlingame Historical Society, accessed June 26, 2019, <https://burlingamehistory.org/history-of-burlingame/>.

⁴ Garrison, *Burlingame*, 30-31.

⁵ Joanne Garrison and Burlingame Historical Society, "Ansel I. Easton and Adeline Easton," Peninsula Royalty: The Founding Families of Burlingame-Hillsborough, accessed October 3, 2018, <https://burlingamefoundingfamilies.wordpress.com/easton-introduction/ansel-i-easton/>.

⁶ Garrison, *Burlingame*, 40-41.

⁷ "Auto Men Building Peninsula Homes," *San Francisco Chronicle*, September 26, 1914.

⁸ Garrison, *Burlingame*, 48.

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termination point of Easton's failed streetcar line was also developed with residences by the 1940s. A brick pergola installed in the at intersection of Alvarado Avenue and Hillside Drive as a streetcar stop is still extant, although now surrounded by homes.

1543 Cypress Avenue

Owner and Occupant History

A garage at 1453 Bernal Avenue was originally constructed before 1912 for original owners William F. and Loriana Toothaker. The garage served their adjacent residence at 1457 Bernal Avenue. The garage was then owned and expanded by subsequent owners of 1457 Bernal Avenue, Archie D. and Ethel Tiddy. It was not until 1947 that the building grew to encompass a residential unit, first occupied by Redick D. and Teresa Tiddy, the son and daughter-in-law of the owners of 1457 Bernal Avenue. It appears that once the residential unit was added, the building continued to be owned by the owners of 1457 Bernal Avenue, who leased the unit to various tenants. Redick Tiddy, born c. 1922, grew up in the neighboring house and received a degree in Business Administration from the University of California, Berkeley.⁹ He served in the U.S. Army during World War II and later worked as an accountant for Arabian Oil Company. Teresa Tiddy grew up in Los Angeles and attended the University of California, Los Angeles before receiving her degree from the University of California, Berkeley.¹⁰ The Tiddy household occupied the residential unit at 1453 Bernal Avenue until the birth of their son, Jack Tiddy, in 1950.¹¹

Following the Tiddys' departure, George E. and Mayme Toel occupied the subject building for three years, between 1952 and 1955. George Toel was born around 1896 in Missouri but appears to have moved to San Francisco by 1900, according to Census Records from that year. By 1952, when he is first listed in the Burlingame City Directory, he is listed as a painter. Mayme Toel was born in 1904 and later married George. Few references were found to the Toels in local newspapers.

The building's longest-residing tenant was Anna Munro Duperu, who lived at 1453 Bernal Avenue between 1956 and 1972. Anna was born around 1885 in California and married Redick Duperu. As early as 1913, the couple lived at 1464 Vancouver Avenue, a block away from the subject building in Burlingame's Easton Addition. Following Redick's death in 1929, Anna continued to occupy the house on Vancouver Avenue but was hired by the owner of 1457 Bernal Avenue, Archie Tiddy, as a bookkeeper in his grocery store. In 1956, she moved into the residential unit attached to the garage, where she lived until her death in 1972.

Little information was found about the subsequent tenant, Steven Meyer, who lived at 1453 Bernal Avenue for a single year in 1973. Following their marriage, Phillip and Jill Lighty lived in the residential unit for three years, between 1974 and 1977. During this time, Philip worked for a Guatemalan imports company. Lee Ann Hess and Ronald Noyes were the next occupants of the building, as listed in Burlingame city directories. Finally, Jim Gogarty was listed as an occupant of 1453 Bernal Avenue between 1984 and 1988. Gogarty is the son of Henry and Winifred Gogarty, owners of the subject building and 1457 Bernal Avenue between 1965 and 2018.

The following tables outline the ownership and occupancy histories of 1453 Bernal Avenue, compiled from Burlingame city directories, Ancestry.com, and City of Burlingame Ownership Cards on file at the Burlingame Historical Society:

Years of Ownership ¹²	Owners	Occupation (if listed)
c. 1910 – c. 1923	William F. Toothaker Loriana Toothaker	Hydraulic Engineer <i>Not listed</i>
1918 – c. 1963	Archie D. Tiddy Ethel Tiddy	Grocer (Tiddy Bros.) <i>Not listed</i>
1965 - 2018	Henry A. Gogarty Winifred Gogarty	West Coast Manager – Irish Tourist Board <i>Not listed</i>

Years of Occupation ¹³	Tenants	Occupation (if listed)
1947 – 1950	Redick D Tiddy	Accountant (Arabian Oil Co.)

⁹ "Vows Solemnized in Impressive Ceremony Followed by Reception," Wilmington, CA: *Wilmington Daily Press Journal*, September 18, 1947.

¹⁰ Ibid.

¹¹ "Son Born to Redick Tiddys," Wilmington, CA: *Wilmington Daily Press Journal*, April 7, 1950.

¹² Note that length of ownership or occupation may extend beyond the listed dates. However, for the purpose of this table, only the known years of ownership or occupation are included.

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Years of Occupation ¹³	Tenants	Occupation (if listed)
	Teresa Tiddy	<i>Not listed</i>
1952 – 1955	George E. Toel Mayme Toel	Painter <i>Not listed</i>
1956 – 1972	Anna M. Duperu	Retired Bookkeeper (Tiddy Bros. Grocery)
1973	Steven Meyer	<i>Not listed</i>
1974 – 1977	Phillip Lighty Jill Lighty	Lighty Guatemalan Imports <i>Not listed</i>
1981 – 1983	Lee Ann Hess Ronald Noyes	<i>Not listed</i> <i>Not listed</i>
1984-1988	Jim Gogarty	<i>Not listed</i>

Evaluation:

The property at 1453 Bernal 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) as of 2012, 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 beyond the Downtown Specific Plan Draft Inventory of Historic Resources (on which the subject property is not listed). Therefore, the property is not listed locally.¹⁴

Criterion A/1 (Events)

1457 Bernal Avenue does not appear to be individually eligible for listing in the National Register under Criterion A or 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. 1453 Bernal Avenue was likely either constructed or heavily remodeled from an early garage in 1929. The garage functioned as an auxiliary building to the neighboring house, 1457 Bernal Avenue, and in 1947, owners Archie and Ethel Tiddy expanded the subject building with a residential unit, which they rented out. 1457 Bernal Avenue was not the earliest on the subject block, nor does its construction appear to be related to subsequent significant patterns of development in the area. Thus, the property does not appear to rise to a level of significance necessary to be individually eligible for the National Register under Criterion A or California Register under Criterion 1.

Criterion B/2 (Persons)

1543 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). Since its construction, the property was owned by three couples: William and Loriana Toothaker, Archie and Ethel Tiddy, and Henry and Winifred Gogarty, all of whom owned and resided in the neighboring house, addressed 1457 Bernal Avenue. In 1947, Archie and Ethel Tiddy expanded the subject building with a residential unit addition, first occupied by their son, Redick, and his wife Teresa. Tenants of 1453 Bernal Avenue tended to stay for three years or less. The longest resident, Anna M. Duperu, resided in the residential unit for sixteen years. She had previously resided on a neighboring street and worked as a bookkeeper for Archie Tiddy, her future landlord. Anna and additional owners and occupants do not appear to have made contributions to local, state, or national history such that the subject property would be found significant under Criterion B/2. Therefore, research indicates that 1543 Cypress Avenue does not appear to be individually eligible for listing in the National Register under Criterion B or California Register under Criterion 2.

Criterion C/3 (Architecture)

1453 Bernal Avenue does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The garage and residential unit at 1453 Bernal Avenue were built in two construction phases by an unknown architect/builder; thus, 1453 Bernal Avenue cannot be considered the work of a master architect. The garage was either built anew or heavily remodeled around 1929 and later expanded with a residential unit in 1947. The building and surrounding landscape do not appear to embody the distinctive characteristics of any particular style and can be best categorized as vernacular. The building does not possess a high level of artistry that would be necessary to determine the building as significant for its architecture. Furthermore, the subject building was built in a different period and embodies a different style from the neighboring house it used to be associated with, 1457 Bernal Avenue. Therefore, research indicates that 1453 Bernal Avenue does not appear to be individually eligible for listing in the National Register under Criterion C or California Register under Criterion 2.

¹⁴ Carey & Company, "Inventory of Historic Resources: Burlingame Downtown Specific Plan," October 6, 2008.

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Criterion D/4 (Information Potential)

The subject property does not appear to be individually eligible under Criterion D/4 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.

Evaluation (integrity):

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 existed during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."¹⁵

As 1453 Bernal Avenue does not appear to be individually significant under any of the above listed criteria, detailed analysis of its historic integrity is not included.¹⁶

Conclusion

The garage and attached residential unit at 1453 Bernal Avenue was completed in 1947 within the Easton Addition neighborhood, built by an unknown builder. The building does not appear to embody the distinctive characteristics of any particular style and can best be categorized as vernacular. No significant events are associated with the property, nor do any owners or occupants appear to have contributed to history in a significant way. 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."¹⁷

This conclusion does not address whether the property would qualify as a contributor to a potential historic district. A cursory inspection of the surrounding area of the Easton Addition reveals a high concentration of early-twentieth-century residences that warrant further study. However, additional research and evaluation of the Easton Addition neighborhood as a whole would need to be conducted to verify the neighborhood's eligibility as a historic district.

¹⁵ 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.

¹⁶ 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).

¹⁷ 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.

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***B12. References:**

Burlingame Community Development Department, Building Permit Records, 1453 Bernal Avenue, Burlingame, CA.

Burlingame City Directories, 1920-1980. Available at the Burlingame Public Library.

Burlingame Historical Society, City of Burlingame Ownership Cards.

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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Parker, Rodney Douglas. "The California Bungalow and the Tyrolean Chalet: The Ill-Fated Life of an American Vernacular." *Journal of American Culture* 15. Vol. 4 (1992)

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— Property Maps Portal. Accessed June 2019,
http://maps.smcgov.org/GE_4_4_0_Html5Viewer_2_5_0_public/?viewer=raster.

Sanborn Map Company. *Insurance Maps of Burlingame, San Mateo County, California*. March 1921 - November 1949. Available through the San Francisco Public Library and Burlingame Historical Society.

University of Santa Barbara Library, Special Research Collections. Aerial Photography FrameFinder.
<https://www.library.ucsb.edu/src/airphotos/aerial-photography-information>.

Water Tap Record. 1543 Cypress Avenue, Burlingame, CA (September 1, 1913).

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Historic Maps and Material:

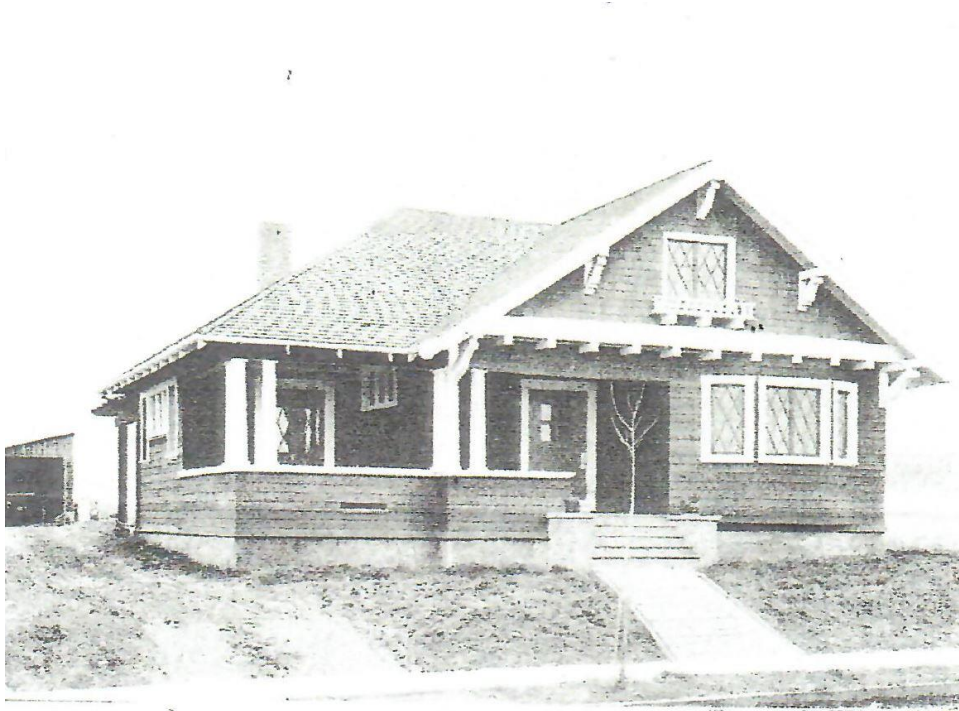


Figure 14: Ca. 1912 photograph of 1457 Bernal Avenue. 1453 Bernal Avenue visible at far right. Source: Burlingame Historical Society.

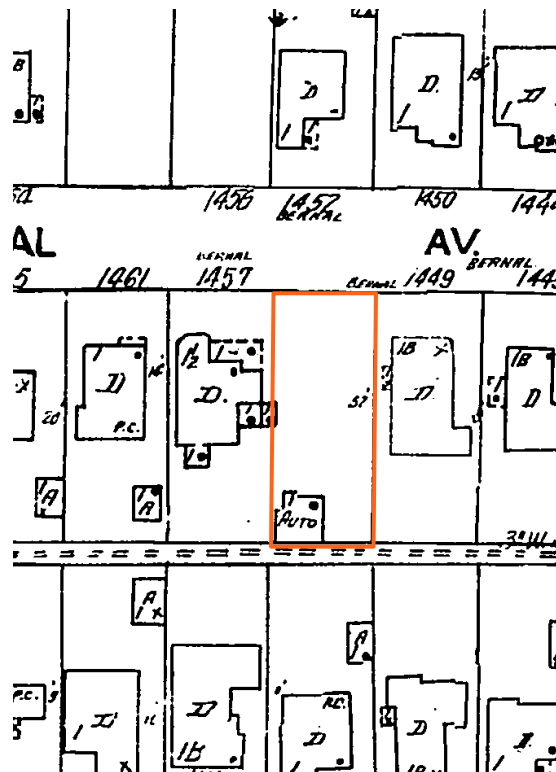


Figure 15: March 1921 Sanborn Map Company fire insurance map. Subject property boundary highlighted orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

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Figure 16: 1941 aerial photograph of 1453 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight C-6660, Frame 275, Fairchild Aerial Surveys, March 22, 1941. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

1453 BERNAL AVENUE TAP ⁵¹⁷⁸ ~~5756~~ ³³⁻⁵²
17331920

EASTON
Lot 7, Block 45
August 2, 1947
Set 4/6/48 #782
6715 9/15/72
Meter program 7-584 5626

Figure 17: Water tap record for 1453 Bernal Avenue, dated August 2, 1947. Source: Burlingame Historical Society.

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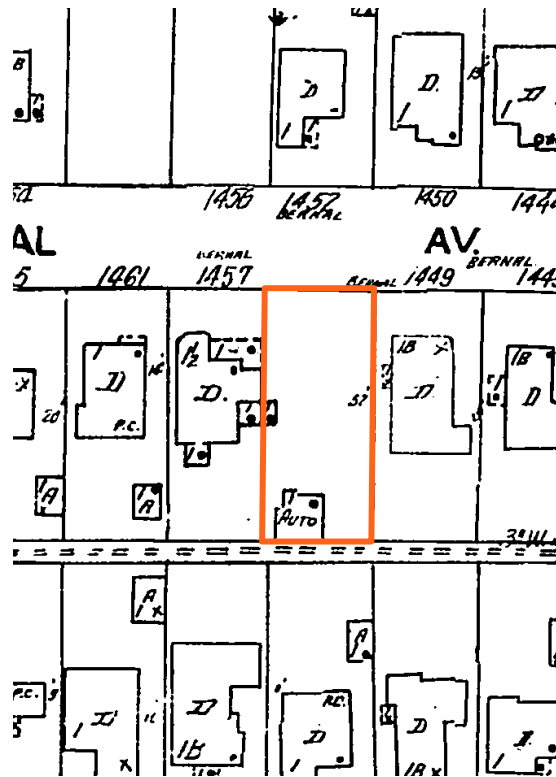


Figure 18: March 1921 - November 1949 Sanborn Map Company fire insurance map. Subject property boundary highlighted orange. Source: San Francisco Public Library. Edited by Page & Turnbull.



Figure 19: 1956 aerial photograph of 1453 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight GS-VLX, Frame 1-59, Clyde Sunderland, 1956. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

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Figure 20: 1965 aerial photograph of 1453 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight CAS-65-130, Frame 1-126, Cartwright Aerial Surveys, 1965. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.



Figure 21: 1999 aerial photograph of 1453 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight HM-2000-USA, Frame 1123-69, Hauts-Monts, Inc., 1995. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.