

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) 121 Pepper Avenue

P1. Other Identifier: _____

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
***a. County** San Mateo
***b. USGS 7.5' Quad** San Mateo, Calif. **Date** 2021
***c. Address** 121 Pepper 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 028-274-210

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

121 Pepper Avenue (APN 028-274-210) is a two-story, single-family residence that was built in 1924. The building was designed by builder Charles H. Hock as a residence for his daughter and her family. The property is located on the west side of Pepper Avenue, between Barroilhet and Ralston avenues.¹ The rectilinear 207-foot by 54-foot parcel contains a residence, a detached garage, pool house, a pool, several mature trees, and a patio area to the west (**Figure 1**). The residence is irregular in plan and is set back from the street behind a curved, paved driveway and is enclosed by hedges and mature trees. A stone fountain is located on a small patch of lawn between the driveway and front (east) brick property wall. 121 Pepper Avenue is a wood-frame building clad in rough finished stucco and brick veneer. The hipped roof is clad in clay tiles with open overhanging eaves and exposed decorative rafter tails. A brick exterior chimney is located at the east end of the north façade of the residence and two interior chimneys are located near on the east and west roof slopes. Built as an approximately H-plan, one-story building with a two-story central pop-up, the second story was enlarged over the same footprint c.1928. In other words, the entire second story does not date to the original 1924 construction. The building also has a large 1989 one-story addition that extends along the majority of the rear (west) façade and a portion of the south facade. The addition matches the style of the 1920s Mediterranean Revival style of the residence with stucco siding and a hipped-on-flat clay tile roof. The residence includes a variety of replacement vinyl windows, including fixed, hung, and casement windows with brick sills.

(Continued on page 2)

***P3b. Resource Attributes:** HP2: Single-Family Residence; HP4: Ancillary Buildings (detached garage and pool house)

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

P5a. Photo



P5b. Photo: (view and date)
View of primary (east) façade,
May 1, 2024.

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
1924 (Building permit application no. 398 on file at Burlingame Building Department)

***P7. Owner and Address:**
Colin Mistele and Katherine Rafanelli
121 Pepper Avenue
Burlingame, CA 94010

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

***P9. Date Recorded:** May 28, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

¹ The property is not oriented to true cardinal directions. For the purposes of this report the northeast façade is referred to as the east façade, the southeast façade as the south façade, and so on.

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***P3a. Description (Continued)**

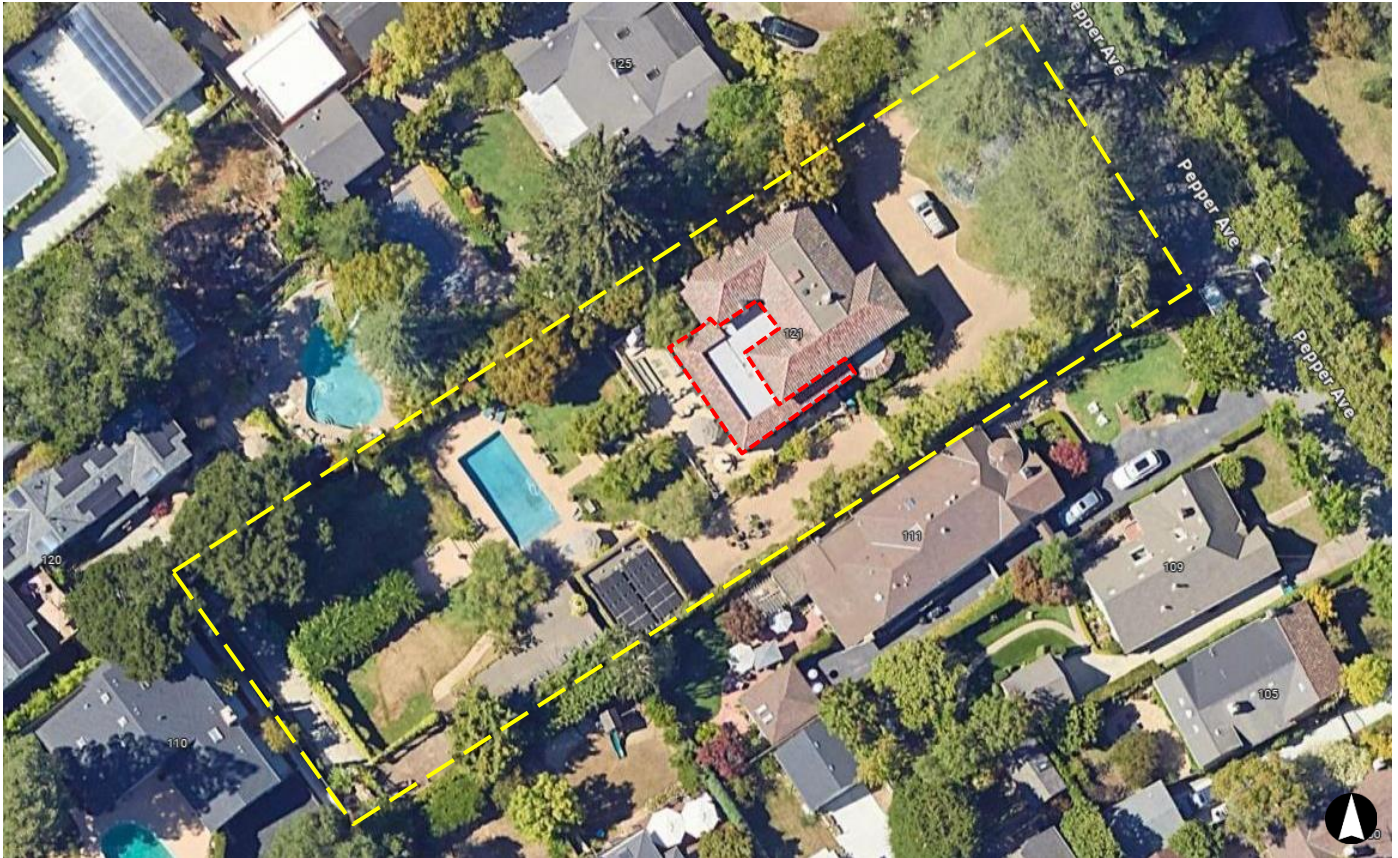


Figure 1. Aerial view of 121 Pepper Avenue. Approximate boundary of the subject parcel shown with a dashed yellow line. 1989 addition outlined in dashed red line. Source: Google Maps, 2024. Edited by Page & Turnbull.

The primary (east) façade has a cross-hipped roof at the projecting two-story bay on the south (left) end of the façade (**Figure 2**). The façade features brick veneer stretching the entirety of the lower half with quoins located on the corners of the south (left) projecting bay and the north (right) corner (**Figure 3**). The entrance stoop is raised and accessed by a set of brick steps that leads to a fully glazed wood door under a gabled entrance portico with clay tiles and wood support brackets (**Figure 4**). The punched windows openings vary between replacement fixed vinyl with transoms on the first floor and single-hung replacement vinyl windows on the second floor. A picture window is located at the first floor of the projecting two story bay and a decorative wrought iron Juliet balcony is located beneath a set of hung windows. A one-story, clay tile hipped-roof bay with closed eaves is located to the north (right) of the primary entrance. A one-story five-sided corner bay clad in brick veneer is located on the north (right) side of the primary entrance with a flat parapet and clay tile coping, projects out from the hipped-roof bay and has replacement vinyl windows.

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***P3a. Description (Continued)**



Figure 2. Primary (east) façade, looking southwest.

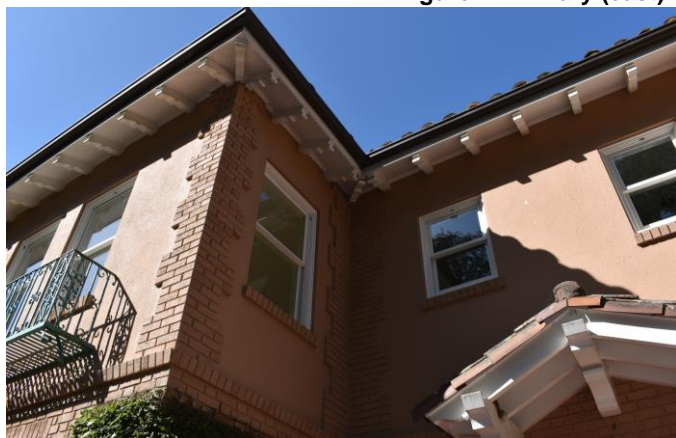


Figure 3. Brick quoins, looking south.



Figure 4. Entry door with roof-only portico, looking southwest.

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

The north façade features brick veneer extending the first floor. At the east (left) end of the north façade, the aforementioned five-sided angled corner bay wraps around from the primary façade; this angled bay has brick veneer and replacement vinyl windows and transoms (**Figure 5**). West (right) of the angled corner bay is an exterior brick chimney and a projecting bay with a shed roof, a fixed replacement vinyl window with a transom, and brick lintel (**Figure 6 and Figure 7** Error! Reference source not found.). Located west (right) of the westernmost bay is a single-hung vinyl window and a glass block window with an original four pane wood window in the sub-basement (**Figure 8**). Other window openings along the first and second story include punched openings with replacement hung vinyl windows and brick sills.



Figure 5. Five-sided angle bay at northeast corner with vinyl windows, looking south.



Figure 6. Projecting bay with fixed vinyl window and transom, looking south.



Figure 7. Exterior brick chimney, looking south.



Figure 8. Sub-basement wood window, looking south.

The rear (west) façade includes the original two-story portion of the residence which forms a U-shape at the rear, as well as the 1989 one-story addition which extends the southern (right) two-thirds of the rear façade. The north (left) end of the rear façade features a two-story angled bay with brick veneer at the first story and stucco cladding at the second story (**Figure 9 and Figure 10**). The first floor of the angled bay has a fully glazed door flanked by replacement vinyl hung windows and the second floor bay has three replacement vinyl hung windows. The rear 1989 addition, styled to mimic the 1920s Mediterranean Revival style of the house, has a hipped-on-flat roof with clay tiles and carved wood brackets. Clad in stucco, the typical openings at the addition are arched openings with fully glazed double doors with semi-circular transoms. One arched doorway is located on the north-facing side of the addition, and five doors are located along the west-facing side (**Figure 11**). The south end of the second-floor west façade, set back behind the projecting addition, has two replacement vinyl hung windows set in typical punched openings with brick sills (**Figure 12**). There are two typical punched openings with brick sills and replacement vinyl hung windows in the central west-facing portion of the second story, and one typical punched opening on each the north-facing and south-facing walls created by the U-shape of the second story; a stucco-clad exterior chimney extends above the addition and along the second story of the south-facing wall. Brick quoining is located at the second story of the southwest corner. All doorways at the rear façade open onto a non-original patio, constructed along with the 1989 addition, which is described in greater detail below.

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



Figure 9. North bay of the rear façade, looking east.



Figure 10. Second story of the north bay (left) and 1989 addition (right) at the rear façade, looking up and east.



Figure 11. Rear (west) façade of the 1989 addition, looking northeast.



Figure 12. South end of the rear façade, looking east.

The south façade faces the driveway, and the one-story 1989 addition extends from the rear façade along most of the south façade, terminating at an original one-story multi-sided semi-circular projecting bay window (**Figure 13**). The 1989 addition features, from left (west) to right (east), a fully glazed double door with a semi-circle transom; two sets of paired casement windows in punched openings, a partially glazed door with a rectangular transom; and a pair of casement windows in a punched opening (**Figure 14**). The multi-sided bay window at the east (right) end of the south façade has five fixed vinyl windows with transoms beneath a hexagonal hipped roof with clay tiles (**Figure 15**). The second-floor features six, single-hung vinyl replacement windows in punched openings with brick sills. Brick quoins are located on the second floor and brick veneer continues along the first floor of the eastern (right) portion of the façade until it reaches the multi-sided bay window.



Figure 13. Oblique view of the south side façade, looking northeast.



Figure 14. South façade of the 1989 addition, looking north.



Figure 15. Projecting six-sided bay at the south façade, looking north.

The backyard is expansive and includes two lawns to the east and west of a pool with a flagstone patio (**Figure 16**). An allee of six trees flank a flagstone path with a fountain which leads from the rear patio to the pool. The lawn to the west of the pool is bisected by a path with a wood pergola covered in wisteria (**Figure 17**). South of the pool is the original detached garage, which is clad in rough stucco and has a flat roof, brick base, and three tilt up wood doors (**Figure 18 and Figure 19**). Clay tile coping is located along the parapet of the garage and on a pent awning above the garage doors. The adjacent stucco-clad, L-shaped pool house has a flat roof and fixed vinyl windows (**Figure 20**). A raised patio with an outdoor fireplace was added during the rear addition, wraps around the rear and south sides of the addition, and is partially enclosed with stone balustrades (**Figure 21**). Other than the garage, none of the rear yard landscape features date to the 1920s construction.

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Figure 16. Pool, view to north.



Figure 17. Westernmost lawn with wisteria-covered pergola, looking southwest.



Figure 18. North façade of the detached rear garage, view to south.



Figure 19. East façade of the detached garage, view to west.



Figure 20. Pool house, view to southeast.



Figure 21. Rear raised patio, view to north.

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The surrounding neighborhood is residential with one- and two-story free-standing single-family homes. Burlingame Park was primarily developed in the first few decades of the twentieth century, and the surrounding buildings are generally representative of the early twentieth-century revival styles that were popular during this period of development. The single-family residences immediately surrounding the subject properties include Craftsman, Tudor Revival, and Colonial Revival homes, as well as homes that have been modified with large additions or to new architectural styles. Detached garages are common within Burlingame Park (Figure 22 - Figure 25).



Figure 22. 124 Pepper Avenue, built in 1931, in the Tudor Revival style.



Figure 23. 124 Pepper Avenue, built in 1931, in the Tudor Revival style.



Figure 24. 125 Pepper Avenue, built in 1920.



Figure 25. Looking southeast on Pepper Avenue.

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*Resource Name or # 121 Pepper Avenue

B1. Historic name: 121 Pepper Avenue

B2. Common name: 121 Pepper Avenue

B3. Original Use: Single-family residence

B4. Present use: Single-family residence

*B5. Architectural Style: Mediterranean Revival

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

As recorded in the original building permit on file at the Burlingame Building Department, 121 Pepper Avenue was originally constructed in 1924 by builder Charles H. Hock for his daughter, Helen Ayer and her family.² Based on available Sanborn maps, this original building was a one-story wood-frame building with brick veneer, an approximately H-shaped plan, and a central two-story pop-up. 121 Pepper Avenue was expanded with the construction of a second story addition c. 1928 by owners Edgar and Helene Ayer; as a result of this addition the entire exterior second story of the residence does not date to the original 1924 construction. In 1974, a tennis court was added to the rear (west) section of the parcel by owner Philip Caulfield. The subject property was altered through a major rear addition and patio in 1989 by owners, Robert and Penelope Rosselli. The addition substantially altered the original floor plan and removed original materials. By the 1990s, the tennis court had been removed and a pool constructed in the rear yard. (See Continuation Sheet, page 9)

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

*B8. Related Features: Detached garage, pool house, pool

B9a. Architect: _____ b. Builder: Charles H. Hock

*B10. Significance: Theme Residential Development Area Burlingame Park
Period of Significance N/A Property Type Single-Family Residential Applicable Criteria N/A

Historic Context – City of Burlingame:

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

(Continued on page 14.)

B11. Additional Resource Attributes: N/A

*B12. References: Refer to Continuation Sheet, page 17

B13. Remarks: None

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

*Date of Evaluation: May 28, 2024

(This space reserved for official comments.)

Source: San Mateo County Assessor's Office, 2024. Property shaded red. Edited by Page & Turnbull.



² Build permits applications on file at the Burlingame Building Department.

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

Consistent with the 1924 year of construction, the residence at 121 Pepper Avenue does not appear on the Sanborn Map Company's 1921 fire insurance map, but it does appear on the 1946 and 1949 maps, as well as an undated interim update to the 1921 map (**Figure 26 and Figure 27**).³ The rear detached garage was likely constructed at the time of the primary residence or soon after, as it is shown on the undated c. late 1920s Sanborn map update.

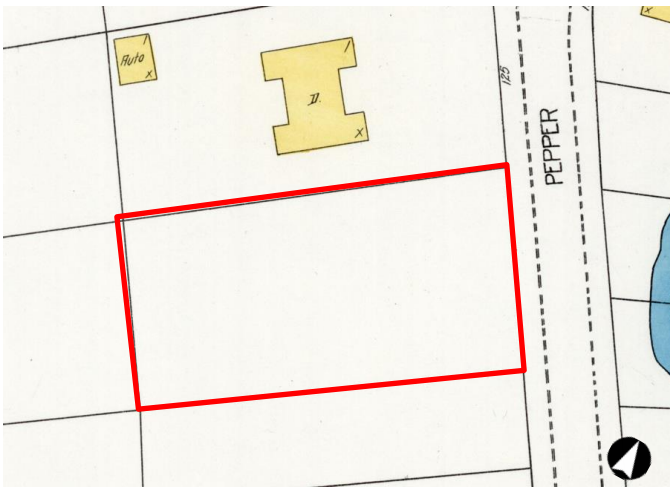


Figure 26. 1921 Sanborn Map Co., Sheet 24. The subject property is indicated by red outline. Source: San Francisco Public Library. Edited by Page & Turnbull.

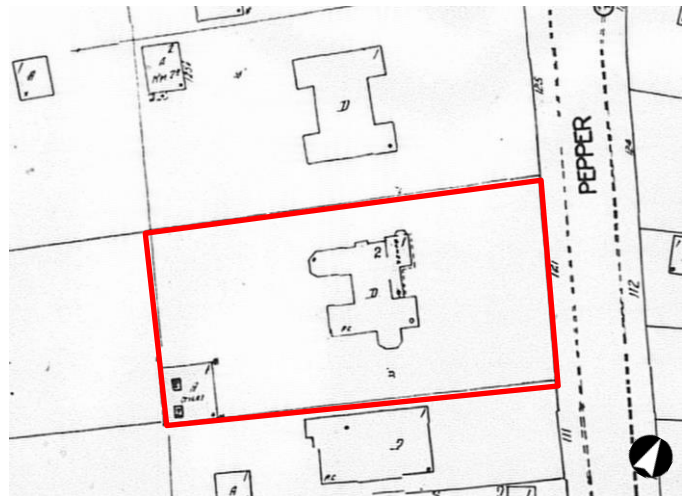


Figure 27. 1946 Sanborn Map Co., Sheet 24. The subject property is indicated by red outline. Source: San Francisco Public Library. Edited by Page & Turnbull.

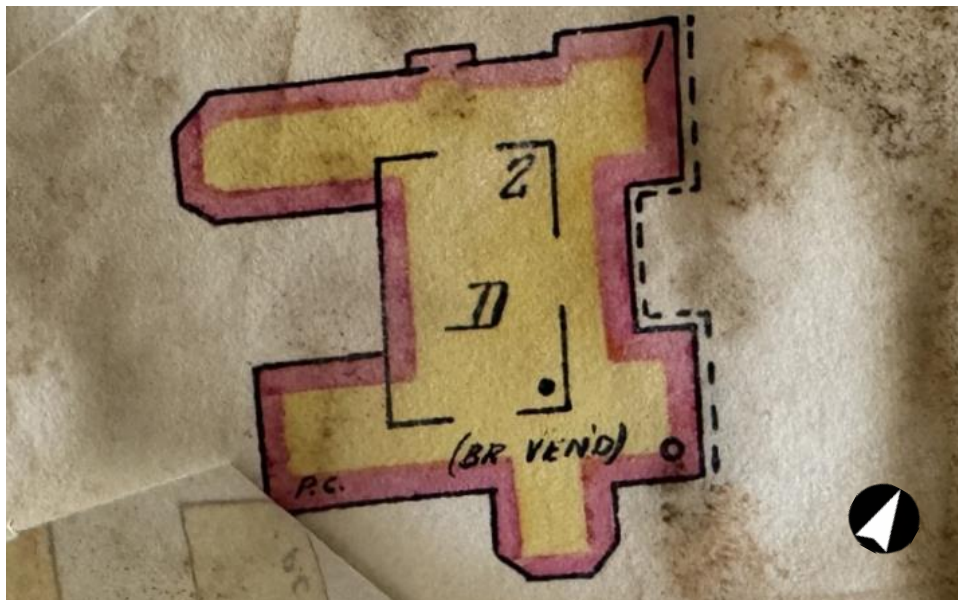


Figure 28. Sanborn Map Co., Sheet 24, updated unknown date between 1921 and 1946. This map also shows the detached rear garage. Source: Burlingame Historical Society. Edited by Page & Turnbull.

³ Sanborn maps were occasionally updated with small pieces of paper pasted over various portions of a sheet. The Burlingame Historical Society was able to peel back one of these pasted layers to reveal another interim update that was made at some point after the original issuance of the 1921 Sanborn map.

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

The undated c. late 1920s Sanborn map depicts the original configuration of the subject residence as a one-story wood-frame building with an irregular, approximately H-shaped, footprint with a central two-story pop-up and brick veneer on all facades (**Figure 28**). However, while the footprint of the building remained mostly the same, the massing and design of the residence was substantially altered by the 1940s, based on Sanborn maps and aerial photographs (**Figure 29 and Figure 30**). Sanborn maps from the 1940s indicate that the second story of the residence was expanded out to cover most of the building footprint, except for a front one-story portion; as a result, all the second-story facades of the building are non-original. A building permit from 1928 indicates a second story addition, which was likely for this second story expansion. The 1928 permit lists the builder for the addition as the “same” as owner Helen Ayer, indicating that her father, who built the original residence, may also have been involved in the expansion; however, no archival documentation has been able to confirm this. The expansion of the second story significantly altered the massing and roofline of the residence, as well as the design and composition of all the facades. The multi-sided projecting corner bay window at the northeast corner of the building was also added as part of the building expansion. The resulting building was a two-story Mediterranean Revival style residence with a cross-hipped roof.

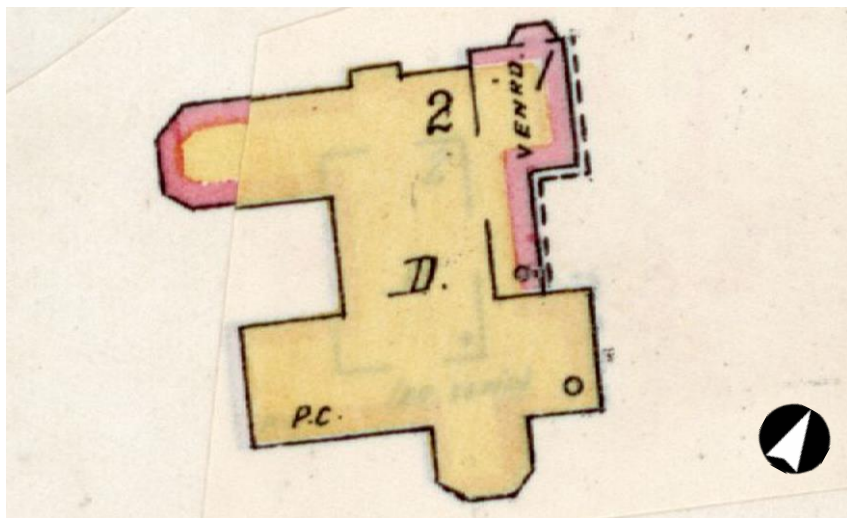


Figure 29. 1949 Sanborn Map Co., Sheet 24.
Source: Burlingame Historical Society. Edited by Page & Turnbull.



Figure 30. 1941 aerial of the subject property. The approximate boundary of the current 121 Pepper Avenue property is indicated with a yellow dashed line. The formal quadrant landscape to the west (left) was also owned by Helen Ayer, the original owner of 121 Pepper Avenue. Flight C-6660, Frame 355. Source: UC Santa Barbara FrameFinder. Edited by Page & Turnbull.

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

A c.1930s Thomas Bros. map indicates that original owner Helen Ayer also owned the property behind 121 Peper Avenue, fronting Elm Avenue (**Figure 31**). About half of the lot fronting Elm Avenue was later sold and a house built at 110 Elm Avenue in 1952, and the rear half was combined into the existing parcel at 121 Pepper Avenue. Ayer appears to have been interested landscape or horticulture, as a 1941 aerial photograph indicates that there were several areas of formal and informal landscape plantings in the rear yard (**Figure 30**). None of this rear landscaping remains.

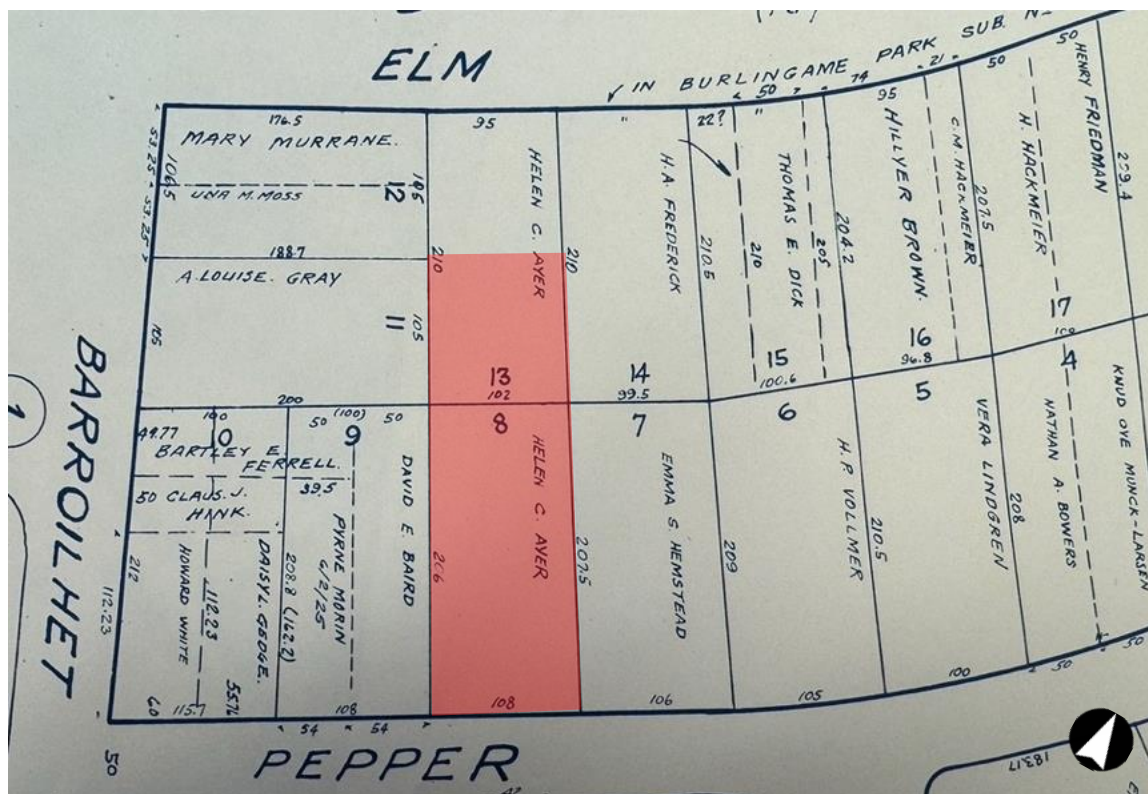


Figure 31. Circa 1930s Thomas Bros. Map Book, indicating Helen C. Ayer as the owner of the subject property (approximate current lot indicated by red shading), as well as the parcel behind, fronting Elm Street.
Source: Burlingame Historical Society. Edited by Page & Turnbull.

Other known exterior alterations include replacing almost all original 1920s windows with vinyl sash windows and painting the brick veneer. There are no permits on file regarding replacing the original wood windows, however according to the historic photograph of the subject property, the 1920s second-story multi-lite windows were still extant in 1972, and the polychrome character of the unpainted brick was evident (**Figure 32**).

In 1989, a large one-story addition wrapped around the rear and south facades of the house with arched openings and a large patio. The addition included materials and features—such as stucco siding, clay tile roofing, and wood eave brackets—that mimicked the 1920s Mediterranean Revival style of the residence.

In 1974, a tennis court was added to the rear yard. A pool house and pool were built adjacent to the detached garage, replacing the tennis court; however, there are no permits on file. Based on historic aerals, a small ancillary structure was located adjacent to the detached garage in 1941; however, does not appear to be the current pool house on the property. The pool house and pool were constructed in the 1980s or 1990s.⁴

⁴ "Historic Aerials," NETROnline, accessed May 28, 2024, <https://www.historicaerials.com/viewer>.

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



Figure 32. MLS photograph of the subject property, 1972. Source: Burlingame Historical Society.

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

Permit #	Date	Owner	Architect/Contractor	Description
398	01/14/1924	Helen Ayer	Charles H. Hock (Builder)	No description. Cost of work \$8,000. [Appears to be permit for the original construction of the subject residence.]
339	06/21/1928	Helene Ayer	Owner	Second story addition.. Cost of work \$6,500.
U1710	04/03/1974	P. A. Caulfield	N/A	Tennis court
6859	12/05/1988	Robert Rosselli	Robert Rosselli (Owner/Contractor)	Demo rear family room.
6286	12/14/1989	Robert Rosselli	Robert Rosselli (Owner/Contractor)	First floor addition – family room.
2001120	08/31/2000	Robert Rosselli	Earthquake Safety Inc.	Foundation repair.
2023312	09/17/2003	Penelope Rosselli	Robert Rosselli (Owner/Contractor) Oak Engineering (Engineer)	Earthquake retrofit and replace foundation.

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***B10. Significance (Continued)**

Historic Context (continued)

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 people.

Burlingame Park Neighborhood

In 1908, Burlingame incorporated as a city, and in 1910, annexed the adjacent town of Easton to the north. The following year, the Burlingame Country Club area was also annexed to the City. By 1920, Burlingame's population had increased to 4,107.

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

Hall's early plan was never realized, but work began on the residential development in the 1890s under Francis Newlands. Newlands commissioned Hall's cousin, Richard Pindell Hammond, Jr., to draw up a new plan for the subdivision. The plan "centered on a communal country club and featured winding tree-lined roads, ample lots, and polo fields for the residents."⁵ The land was subdivided, and the streets were laid out in May 1905 by Davenport Bromfield and Antoine Borel. Burlingame Park is located in close proximity to the Burlingame Country Club and the neighborhood was officially annexed to the City of Burlingame in 1911.⁶

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

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

121 Pepper Avenue – Ownership & Occupancy History

Edgar Ayer (1880-1974) was born in California to a Canadian father and American mother and married Helen Hock (1891-1970), who was also from California.⁷ Helen's father, Charles H. Hock, built the residence at 121 Pepper Avenue for the couple in 1924 and the couple lived there for nearly twenty years. Edgar was a painter and worked in real estate as a landlord to multiple apartment buildings.⁸ Little information was uncovered about the Ayer's during the course of research beyond basic biographical information about Edgar Ayer's professional field and Helen Ayer's father. Helen Ayer may have had some interest in horticulture based on the extensive landscaping of the rear yard, but little information was uncovered about her beyond an article mentioning that she had entered a local Christmas tree contest in 1936 in the "outdoor tree contest" category.⁹

Following the Ayer's ownership, the longest subsequent ownership was Robert and Penelope Rosselli from 1886 until 2024. The residence has been owned by multiple parties with the current owners having bought the property in 2024.

⁵ Gray Brechin, *Imperial San Francisco* (Berkeley, CA: University of California Press, 1999), 94.

⁶ Diane Condon-Wirgler, "Burlingame Park, Burlingame Heights, Glenwood Park" (Burlingame, CA: Burlingame Historical Society, ca. 2004).

⁷ California, U.S., Death Index, 1940-1997, via Ancestry.com

⁸ United States Federal Census, 1930, via Ancestry.com.

⁹ "Blanket of Fog Makes Tree Judging Difficult," *San Mateo Times*, December 23, 1936, 1,3.

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***B10. Significance (Continued)**

The following table outlines the ownership and occupancy history of 121 Pepper Avenue, compiled from water tap and ownership index records on file at the Burlingame Historical Society, Burlingame city directories, building permits, San Mateo County Assessor records, Ancestry.com, and other available resources.

Years	Known Owners/Occupants	Occupation (if listed)
1924 – 1943	Edgar Ayer Helen Ayer	Real estate -
1944 – 1950	Arthur C Ahrens Mary Day Ahrens	- -
1950 – 1971	Henry A. Brown Vita R. Brown	Physician -
1972	Willis J. Spicer	-
1973 – 1986	Philip Caulfield Margaret Caulfield	Psychiatrist -
1986 – 2024	Robert Rosselli Penelope Rosselli	- -
2024 – present	Colin Mistele Katherine Rafanelli	- -

Builder: Charles H. Hock

Charles H. Hock (1864-1956) was born in California to German parents and married Emily S. Schroth (1869-1955). The couple had a daughter, Helen Ayer née Hock, for whom her father built the residence at 121 Pepper Avenue for. Charles H. Hock was listed in the 1910 United States Federal Census as a masonry contractor.¹⁰ Some of his work included erecting small masonry buildings throughout the city of San Francisco and contributing to brick and terra cotta work on the Redding Grammar School Building in 1915.¹¹ Hock is not known to have designed or contributed to any other buildings in Burlingame.

Evaluation

The property at 121 Pepper Avenue is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The property is not listed in the most recent published version of the California Historical Resources Information System (CHRIS) Built Environment Resource Directory (BERD) for San Mateo County, dated 2020, indicating that no record of a previous survey or evaluation affiliated with the State of California Office of Historic Preservation (OHP) is on file. The City of Burlingame has a Historic Register that was created in 2020; 121 Pepper Avenue is not listed on the local Historic Register.

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

Criterion A/1 (Events)

121 Pepper Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion A/1 (Events) for its association with any events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The house was constructed in 1924 during a major wave of development of the Burlingame Park subdivision. However, the property does not retain a particularly representative association with this context as an integral property in the area's development, and no known significant events have occurred at the subject building. The property does not rise to the level of significance necessary to be individually eligible for the National Register or California Register. Therefore, the property does not appear to be eligible for listing under Criterion A/1.

Criterion B/2 (Persons)

121 Pepper Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion B/2 (Persons) as a property associated with the life of a person important to local, state, or national history. The building was built by a San Francisco Bay Area builder Charles H. Hock in 1924 as a private residence for his daughter Helen Ayer and her husband, Edgar. Edgar Ayer does not appear to have made any significant contributions to local, state, or national history, or innovations within the real estate business or as a painter. Additionally, the research did not yield any information that Helen Ayer or any subsequent owners and/or occupants made any significant contributions to local, state, or national history. Therefore, the property does not appear to be eligible for listing under Criterion B/2.

¹⁰ United States Federal Census, 1910, via Ancestry.com.

¹¹ "Award of Contract," *The San Francisco and Daily Journal of Commerce*, December 18, 1915.

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***B10. Significance (Continued)**

Criterion C/3 (Architecture)

121 Pepper Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. The residence was originally built by San Francisco-based builder Charles H. Hock, who was not a particularly prominent builder during the era and is not known to have built any other buildings in Burlingame. Hock's career appears to have focused on masonry construction in the early 1900s. Hock has not previously been identified as a master builder and does not appear to exhibit the level of influence or distinctive craftsmanship that would justify this distinction. Extensive alterations that occurred c.1928 expanded the original one-story house with a two-story pop-up to a two-story residence, and added the angled northeast corner bay. As such, beyond the construction method and footprint, the original design and character of the residence is uncertain. None of the second story facades or roofline date to the original 1924 construction. The residence, as it appeared after the c.1928 addition and alterations, is that of a Mediterranean Revival style dwelling. The residence was further altered with the replacement of nearly all 1920s windows with vinyl sash windows, painting of previously unpainted brick veneer, and a large rear one-story addition and patio designed in a faux historicist manner. The residence does not have classical decorative and ornamental details to illustrate the combination of Classical, Spanish, and French influences that are indicative of the most distinctive and expressive examples of Mediterranean Revival style. While 121 Pepper Avenue exhibits some features of a 1920s Mediterranean Revival style residence, it does not stand out amongst examples of the style in Burlingame, California, and nationally such that the c.1928 alterations can be said to have gained individual significance for listing in the National Register or California Register. The property does not possess high artistic value. Therefore, 121 Pepper Avenue does not appear to rise to a level of individual significance under Criterion C/3.

Criterion D/4 (Information Potential)

The property at 121 Pepper Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion D/4 (Informational Potential) as a building or property that has the potential to provide information important to the prehistory or history of the City of Burlingame, state, or nation. The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The subject property does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Integrity Discussion

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."⁴⁷ Based on the definitions of the seven aspects of integrity, the property at 121 Pepper Avenue does not retain integrity of design, materials, or workmanship, and has diminished integrity of setting, feeling, and association.¹²

The residence at 121 Pepper retains integrity of location because the subject building has not been moved and remains in its historic location on the site. The subject property does not retain integrity of design, materials or workmanship due to extensive alterations and additions that appear to have primarily occurred in c.1928 and 1989. The residence was originally a one-story residence with a two-story central pop-up, clad in brick veneer. Around c.1928, the residence was significantly expanded to be a two-story residence except for the small one-story portion at the front. Brick veneer remains at the first story around most of the residence and may be original to the house along with a multi-sided bay window at the south façade. While the original footprint remained largely unchanged in the c.1928 expansion, the overall massing and roofline of the house were significantly changed, and the design of each façade was altered. Neither the second story facades nor the main roof date to the original 1924 construction. The original architectural style—including façade composition, roof style, fenestration, and other ornamentation—of the house cannot be confirmed. A multi-sided corner bay window was also added to the northeast corner. The residence was further altered in 1989 with a one-story addition at the rear and south side of the residence, which mimicked the Mediterranean Revival style of the residence. The addition altered the overall massing and resulted in additional loss of what may have been original materials and features at the first story of the rear and south façades. Other alterations such as replacement of 1920s windows with vinyl sash windows and the painting of previously unpainted brick veneer have contributed to the loss of integrity of materials and workmanship. The property retains its generally residential setting, although the rear yard landscaping has been completely removed and altered over the decades. The property has some sense of feeling and association with the early 20th century as the 1928 alterations were in the Mediterranean Revival style, but not with the original 1924 design specifically.

As a result, the subject property no longer retains overall historic integrity.

¹² National Park Service. "National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: National Park Service.

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***B10. Significance (Continued)**

Conclusion

The residence at 121 Pepper Avenue was constructed in 1924 during the primary period of development in the subdivision of Burlingame Park, but it is not individually representative of this residential growth. No significant events have been identified that are associated with the property. The various owners and occupants of the building do not appear to have made significant contributions to history in association with the property. The original builder, Charles H. Hock, is not a master builder. While built in 1924, the residence was significantly expanded in 1928, changing the massing and design. The residence was further altered with a one-story historicist addition in 1989, and various other alterations including painted brick and replacement windows. The altered residence is not a distinctive example of Mediterranean Revival architecture. As such, the property does not have individual historic significance or historic integrity for listing in the National Register or California Register.

The property at 121 Pepper Avenue does not appear to be individually eligible for listing in the California Register of Historical Resources under any criteria. As such, California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."¹³

This conclusion does not address whether 121 Pepper Avenue would qualify as a contributor to a potential historic district. Additional research and evaluation of Burlingame Park and its surrounding neighborhoods would need to be done to assess the neighborhood's eligibility as a historic district.

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¹³ 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 & Historic Resource Inventory Directory*, Sacramento, November 2004.