

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic KOHL MANSION--(THE OAKS)
and/or common Mercy High School

2. Location

street & number 2750 Adeline Drive not for publication
city, town Burlingame vicinity of congressional district 11th
state California code 06 county San Mateo code 081

3. Classification

| | | | |
|---|---|---|--|
| Category | Ownership | Status | Present Use |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input checked="" type="checkbox"/> educational <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military <input type="checkbox"/> other: |

4. Owner of Property

name Mercy High School
street & number 2750 Adeline Drive
city, town Burlingame vicinity of state California

5. Location of Legal Description

courthouse, registry of deeds, etc. County Recorder's Office
street & number County of San Mateo
2200 Broadway
city, town Redwood City state California

6. Representation in Existing Surveys

title has this property been determined eligible? yes no
date federal state county local
depository for survey records _____
city, town _____ state _____

7. Description

| | | | | |
|--|---------------------------------------|---|---|------------|
| Condition | | Check one | Check one | |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved | date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | (Through additions) | | |

Describe the present and original (if known) physical appearance

The Kohl Mansion, a large structure in Tudor or Jacobethan Revival Style, was completed in 1914 on a 40-acre estate known as "The Oaks". Most of that original estate is intact but occupied by relatively modern buildings associated with the Sisters of Mercy and their educational facilities. The original mansion contains approximately 42,000 square feet of floor space on four levels (three stories and a full basement). The structure is wood framed with eight inches of red brick shell laid in a Flemish bond. The gabled roofline, with intersecting gables at the two ells, is of gray and rose colored slate. The nominated property includes two non-contributing classroom additions built in 1934 and 1955.

The facade (south elevation) is dominated by two ells, or projecting wings. Each wing terminates in a two-story slanted bay, each of which is topped by a castellated parapet which defines a third-story balcony. The gables are steep and rise above the roofline. The area of the facade between the ells is dominated by two massive windows with Tudor arches, lighting the Great Hall, the structure's most impressive interior space. An exterior stairway at this elevation is of recent construction; it is hoped this safety feature can be removed during restoration of the mansion.

The west elevation of the original structure includes its primary entrance. Entrance is gained through a porch topped by a steep gable roof supported by eight columns. This porch leads to a one-story five-sided vestibule capped by a brick parapet. North of this entrance are the 1934 and 1955 classroom additions.

The north elevation is dominated by the recent classroom additions. The original north face of the structure can be seen only by entering a narrow passageway separating the original from the new structures.

The north elevation of the original structure is dominated by a one-story five-sided bay, similar to the west elevation vestibule. This bay offers ample natural light to the Breakfast, or Morning, Room and faces an historically accurate formal garden. The 1955 classroom structure is located north of this portion of the original mansion.

The exterior of the original mansion retains a high degree of integrity. The classroom additions are generally structurally separate from the original structure; the two are joined by a small first-story passageway at the northwest corner of the original mansion. The old and new are, however, visually closely linked.

In addition to this exterior integrity, the more significant interior spaces are remarkably intact. Among these rooms possessing a high degree of integrity are the "Great Hall", the dining room, library, morning room, and staircase/hallway. The Great Hall is the most impressive of these, appearing today much as it did in 1915, when it was described by Porter Garnett in his Stately Homes of California:

The (Great Hall) is a hall of noble proportions--twenty-seven by sixty feet in size--the arched ceiling rising to a height of forty feet. The walls of this hall are pierced by six lofty bays, two of which opening on the terrace, are glazed for

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| |
|-------------------------|
| FOR HCRS USE ONLY |
| RECEIVED DEC 29 1981 |
| DATE ENTERED FEB 3 1982 |

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

their full height. The others, in their lower portions are doorways..... These bays and the ceiling of the room show the dropped or flattened arch of domestic Gothic architecture of the Elizabethan period. The hall is paneled to half its height in oak in a reeded pattern surmounted by a carved cornice. The high, paneled mantle is supported by columns bearing semi-grotesque carved figures. Above this a painted decoration depicts a scene from the Age of Chivalry.

The 1934 and 1955 additions, while non-contributing, are generally sympathetic to the design of the original mansion, repeating the raised gable, red brick, quoins, and general height and massing of the original.

The boundaries for this nomination have been drawn to include the mansion and its immediate setting, while excluding newer structures associated with the school. The grounds south of the mansion include an expansive lawn area, ending in a grove of very old oak trees, from which the estate gained its name. The western boundary of the property is the paved drive. North of the mansion are the classroom additions along with a large lawn area. Included at the northernmost portion of the property are several religious statues. East of the mansion is a small formal garden that contributes to the historical character of the property.

It is the intent of the property owner to rehabilitate the exterior of the original mansion, along with several of the more significant and intact interior rooms. This National Register application is seen as an important step in the fund-raising campaign to facilitate this restoration.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates 1914 **Builder/Architect** George H. Howard & John White

Statement of Significance (in one paragraph)

In 1914, C. Frederick Kohl completed a country house, an English Tudor mansion in the Gothic style, on his 40-acre estate known as "The Oaks" in Burlingame, San Mateo County, California. The mansion holds significance in: (1) its architectural integrity; (2) the prominence of its owner and his family in the social and cultural affairs of the area; and (3) as an excellent example of the work of prominent Bay Area architects, Howard and White.

The Mansion

While the house was completed towards the close of the period (1900-1920) during which many great country estates were constructed on the San Francisco peninsula, the Kohl Mansion is an outstanding example of late 19th-century "picturesque" country estates and one of only two (2) remaining Tudor mansions built on the peninsula. True to the style of Elizabethan manor houses, its ornate high-ceilinged rooms are clustered around a Great Hall in two wings which form a U-shaped court onto which the hall opens. The tall windows are of the flat arch style with muntined leaded glass panes. The Gothic bays are elaborately carved in stone with crenelated tops. The multi-gabled roof is of slate and framed in cast stone settings. Numerous ornate parapets crown the building's bays and entrance.

Surrounding the mansion, the grounds remain in their original configuration and continue to convey a sense of the country estate of the early 19th century.

The Kohls

William Kohl was born on March 2, 1820 and, like many other men of Pennsylvania Dutch background, became a shipbuilder, steam engineer, and Captain in Philadelphia before the Civil War. Some time before 1858, William Kohl married Sarah Husnter of Philadelphia. The Captain, always the shrewd businessman, saw an opportunity for great profit on the other side of the American continent. William Kohl and his wife journeyed to San Jose at the southern end of the San Francisco Bay. From that port, Kohl continued his shipping interest. It was there, on June 3, 1863, that their third child, Charles Frederick Kohl, was born.

In 1868, William Kohl and his partner Hayward M. Hutchinson formed the Alaska Commercial Company. Within twenty years, the company was paying \$1,000 in dividends for every \$100 share of stock. As the company stabilized in the early 1870s, Kohl purchased forty acres of property in San Mateo, a suburb of San Francisco. In 1880, Kohl and his family moved into the home.

The San Mateo estate was known for its beauty. The home itself was spacious and comfortable, each of the thirteen rooms boasting an ornate fireplace. The grounds of the estate were no less elegant. Trees were brought from all parts of the world to decorate

9. Major Bibliographical References

SEE ATTACHED

10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property App. 4 acres
 Quadrangle name Montara Mt.

ACREAGE NOT VERIFIED

Quadrangle scale 1:24000

UMT References

A

| | | | | | | | | | | | | | | |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1 | 0 | 5 | 5 | 4 | 5 | 6 | 0 | 4 | 1 | 5 | 9 | 4 | 8 | 0 |
| Zone | | Easting | | | | Northing | | | | | | | | |

B

| | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | |

C

| | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | |

D

| | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | |

E

| | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | |

F

| | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | |

G

| | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | |

H

| | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | |

Verbal boundary description and justification

A portion of parcel #027-370-020, with specific boundaries identified on the attached to-scale site plan.

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| | | | |
| | | | |

11. Form Prepared By

name/title Sister Jeanmarie Montgomery, S.M., Principal
 organization Mercy High School date February 3, 1981
 street & number 2750 Adeline Drive telephone (415) 343-3631
 city or town Burlingame state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *J. McEllon*

title SHPD date 11-10-81

For HCERS use only

I hereby certify that this property is included in the National Register

John Van Dyke date 2/3/82
 Keeper of the National Register

Attest: _____ date _____

Chief of Registration _____

| | |
|-------------------|-------------|
| FOR HCRS USE ONLY | |
| RECEIVED | DEC 29 1981 |
| DATE ENTERED | FEB 3 1982 |

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

the acreage and to provide shade. The property was designed with winding paths so that Kohl's children could ride their pony carts around the grounds. Such manifestations of immense wealth were to increase as Kohl's business flourished.

William Kohl did not deny his son, Charles Frederick, the benefits that wealth could offer. But most importantly, the boy was well educated. Charles Frederick attended high school in San Francisco and Swarthmore College in Pennsylvania.

But Frederick never graduated from Swarthmore College; he elected instead to delve into the benefits of his father's fortune.

Then Captain Kohl died on November 26, 1893, Charles Frederick had no choice but to fulfill his father's hopes. He took command of the family fortune, and in 1896 married. The couple never had any children, and in early 1900 his wife died.

By 1904 Kohl met and married an attractive Catholic woman from Washington, D.C. by the name of Mary Elisabeth (Bessie) Godey. After their honeymoon, the two returned to California, and lived in the San Mateo estate which Kohl and his mother had inherited.

Early in 1912, Kohl's mother died of pneumonia in San Bruno and Kohl no longer desired to live in his family's San Mateo estate. At that point C. Frederick Kohl and his wife began to make serious plans for a new and elegant Tudor home in the hills above San Mateo. The house, unique from all others in the area, was completed in time for Christmas, 1914.

Indeed, the Bay Area had never seen the likes of the new Kohl estate known as "The Oaks." Forty acres of gently sloping hills and gnarled oak trees surrounded a magnificent red brick Tudor style manor. The manor was sumptuous, and unique in its resemblance to the great baronial seats of England. Needless to say, guests flocked to the Kohl's new Tudor abode for a variety of social events through 1916.

But this gilded existence was soon to end. On November 23, 1916, less than two years after the Kohls first occupied their country estate, a separation agreement between the two was drawn up and signed. Frederick left his country estate in the hands of able caretakers, entrusted his business affairs to close friends, and moved into the Saint Francis Hotel in San Francisco.

Life was no longer easy for Kohl as the 1920's began. Although his finances were in excellent shape, his health was not. It was for that reason that his doctors suggested that he spend a few months in the warmer climate of the Monterey peninsula. And so, in October of 1921, Kohl left his native San Francisco Bay to stay in the elegant Del Monte Lodge near Pebble Beach. There on November 23, after Kohl had finished eating

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY
RECEIVED DEC 29 1981
DATE ENTERED FEB 3 1982

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 3

his breakfast, he turned to his window, gazed out on the ocean which had been the source of his enormous wealth, and put a gun to his head.

The majority of Kohl's fabulous estate went to his mistress, Marion Lord. This woman, however, had more of a desire for cash than for property, and so the Tudor home and grounds were sold to the Sisters of Mercy in 1924 for a mere \$230,000.

Howard and White

George H. Howard from Hillsborough, California is most noted for designing the Burlingame Railroad Station (1894) which is already on the Register of Historic Places.

John White from Berkeley, California (a close associate of Bernard Maybeck) noted for two houses: 1) on Glenwood at Upper Road, dated 1896 and another, 2) on Upper Road, dated 1900. Both houses appear in several historic surveys of significant Bay Area Homes. Howard and White had their offices in the Lick Building in San Francisco.

*Kohl's Memorial
San Mateo Co. Cal.*

BIBLIOGRAPHY

Altrocchi, Julia Cooley. The Spectacular San Franciscans. New York: E. P. Dutton & Co., Inc., 1949.

Burns, Mr. and Mrs. J. J. Personal interview. May 14, 1976.

Certificate of Ownership of Property, /s/ P. Maksoutoff. Unalaska, Alaska, May 18, 1868.

Chalmers, Lorne. "The Kohl Estate" (a report for San Mateo Junior College). January 1940.

Dare, Helen. "Adele Verge is Praying that Kohl's Wound May Not Be Fatal." San Francisco Chronicle, June 10, 1911, p. 7, col. 6.

Daughter of the caretaker of "The Oaks." Personal interview, February 9, 1978.

"Death of C. Frederick Kohl Shock to Friends." San Mateo Times, November 26, 1921, p. 1, col. 2.

"Fred Kohl Shot By Woman Believed to be Deranged." San Francisco Chronicle, June 9, 1911, p. 1., col. 7.

Garnett, Porter. Stately Homes of California. Boston: Little, Brown and Company, 1915.

Geer, Ann D. Letter to Catherine Murphy. September 2, 1977.

Grummon, Harriet. Personal interview. December 1977.

Hammer, Allan W. "History of Central Park" (a report for the City of San Mateo). June 8, 1962.

James, George Wharton. The Lake of the Sky: Lake Tahoe. Chicago: Charles T. Powner Co., 1956.

"Kohl Estate Sold to Sisters." San Mateo Times, January 19, 1924, p. 2, col. 4.

"Kohl Funeral to Take Place on Saturday." San Francisco Chronicle, November 25, 1921, p. 3. col. 8.

"Kohl Loans Home For Red Cross Work." San Mateo Times, December 11, 1920, p. 1, col. 1.

"Kohl's Condition Looks Favorable." San Mateo Times, June 10, 1911, p. 1. col. 2.

"Kohls Will Have Light." San Mateo Times, November 21, 1914, p. 1, col. 5.

Kohl, William H. "Query." Bookman, vol. 7, p. 51.

Last Will and Testament of Charles Frederick Kohl. San Francisco, June 28, 1920.

FEB 3 1982

DEC 29 1981

9

- 10 articles in collection
C.H.
- Lewis, Oscar and Carroll D. Hall. Bonanza Inn. New York: Alfred A. Knopf, 1939.
- LoGrippe, Ro. "Restoring Central Park's Landmarks." San Mateo Times, June 2, 1976, p. 9, col. 1.
- "Luncheons, Dinners, Teas and Bridge Clubs." San Francisco Chronicle, January 17, 1915, p. 20, col. 3.
- Maginis, Alan W. The Oaks. San Francisco: Bruce Brough, 1921.
- "Mary Pickford Completes Work." San Mateo Times, July 30, 1921, p. 1, col. 3.
- Mattea, Michelle. Letter to Catherine Murphy. May 6, 1976.
- Mattea, Michelle. Letter to Kitty Murphy, July 9, 1976.
- "Mrs. Kohl Accepts Late Millionaire's Bequest." San Mateo Times, February 4, 1922, p. 1, col. 1.
- "Mrs. Kohl Not to Contest Will of Late Capitalist." San Mateo Times, December 3, 1921, p. 1, col. 3.
- "Mrs. William Kohl is Called By Death." San Mateo Times, March 2, 1912, p. 1, col. 5.
- Murphy, William F. Notes on the estate of Charles Frederick Kohl.
- Olmsted, Roger R. Here Today: San Francisco's Architectural Heritage. San Francisco: Chronicle Books, 1969.
- Raymond, Harry. Personal interview. May 28, 1976.
- Ringler, Donald P. "Lavish Legacy of a Frugal Millionaire." San Mateo Times, Weekend Section, December 21, 1974, p. 2A, col. 1.
- Robbins, Millie. "The Haunted Master of the Manor." San Francisco Chronicle, July 30, 1953.
- Robbins, Millie. "The Racy Old Days at Lake Tahoe." San Francisco Sunday Chronicle, August 2, 1964, p. 4ww.
- Robbins, Millie. Tales of Love and Hate in Old San Francisco. San Francisco: Chronicle Books, 1971.
- Sloss, Frank H. and Richard A. Pierce. "The Hutchinson, Kohl Story." Pacific Northwest Quarterly, 62 (1971), p. 1-6.
- Stanger, Frank. History of San Mateo County. San Mateo: San Mateo County Historical Association, 1963.
- "Suicide of C. Fred Kohl, Millionaire, an Enigma." San Francisco Chronicle, November 24, 1921, p. 1, col. 1.

FEB 3 1982

DEC 29 1981

Kohl Memorial

Sullivan, Pauline. Personal interview. March 24, 1979.

Teazle, Lady. "Society Chat." San Francisco Chronicle, March 26, 1913, p. 7, col. 1.

Teazle, Lady. "Popular Women of Smart Set Join Group of War Workers." San Francisco Chronicle, October 3, 1917, p. 7, col. 1.

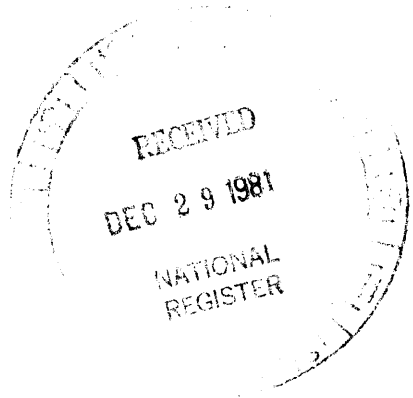
Teazle, Lady. "Mrs. C. Frederick Kohl Brings Cheer to Wounded in War Hospitals." San Francisco Chronicle, March 30, 1918, p. 12, col. 1.

Toolan, Sister Suzanne, S.M. Personal interview. November 26, 1977.

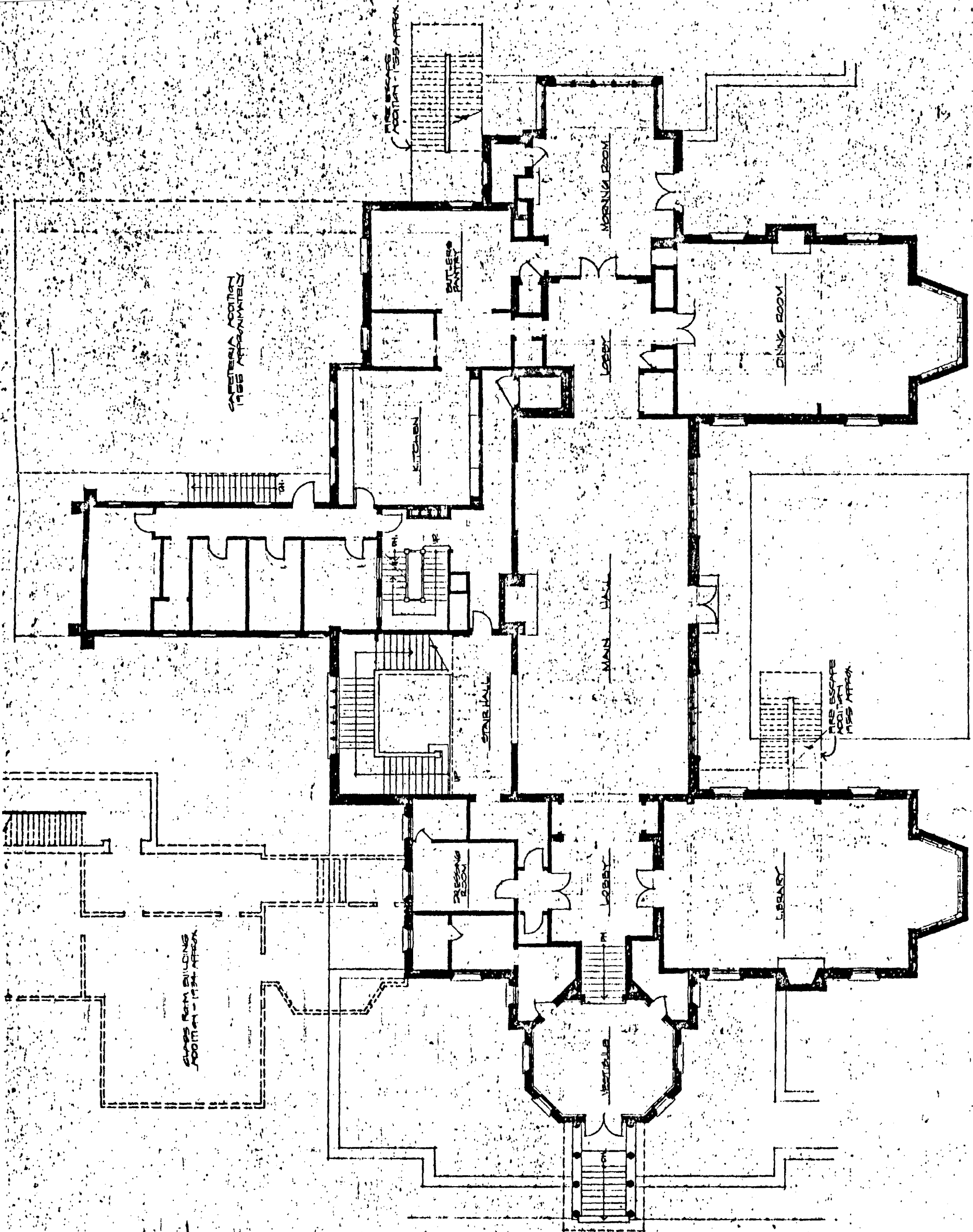
"Widow of C. Fred Kohl on Way Home From East." San Francisco Chronicle, December 1, 1921, p. 1, col. 4.

"X-Ray Brings New Hopes for Kohl." San Francisco Chronicle, June 11, 1911, p. 47, col. 6.

"X-Ray Examination to Locate Bullet in Kohl." San Francisco Chronicle, June 10, 1911, p. 18, col. 2.

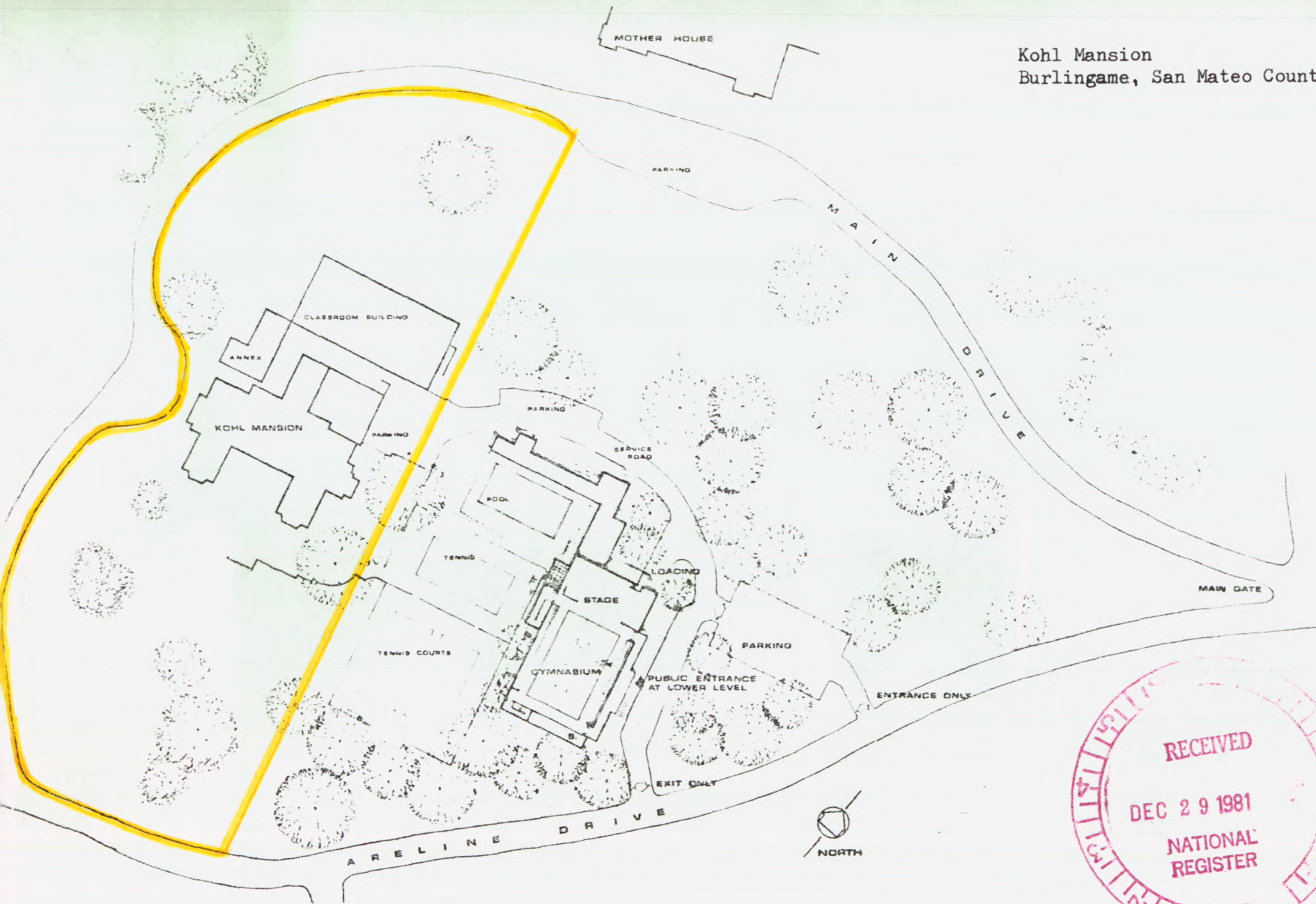


FEB 3 1982



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Kohl Mansion
Burlingame, San Mateo County, CA



MERCY BURLINGAME
MERCY HIGH SCHOOL

HERTEZA & KNOWLES
ARCHITECTS A.I.A.

FEB 3 1982