

HISTORIC PRESERVATION COMMITTEE

MEETING AGENDA

TUESDAY FEBRUARY 9, 2021 5:30 P.M.

REMOTE MEETING

COVID-19 ADVISORY NOTICE

On March 16, 2020, the Marin County Public Health Officer issued a legal shelter in place order. On March 31, 2020 the Marin County Public Health Officer issued an updated legal order directing all residents to shelter at their place of residence through May 3, 2020, except to perform Essential Activities. The March 31, 2020 Order prohibits the gathering of any number of people occurring outside a household unit, except for the limited purpose of participating in an Essential Activity. Additional information is available at <https://coronavirus.marinhhs.org/>.

This meeting is necessary so that the City of Belvedere can continue its business and is considered an Essential Activity. Consistent with Executive Orders No. 25-20 and No. 29-20 from the Executive Department of the State of California, the meeting will not be physically open to the public. Members of the Planning Commission and staff will participate in this meeting remotely as permitted under said Executive Orders.

As always, the public may submit comments in advance of the meeting by emailing the Senior Planner at: rmarkwick@cityofbelvedere.org. Please write "Public Comment" in the subject line. Comments submitted one hour prior to the commencement of the meeting will be presented to the Committee and included in the public record for the meeting. Those received after this time will be added to the record and shared with Committee after the meeting.

The meeting will be available to the public through Zoom video conference. Those who do not have access to Zoom may access the meeting by calling the number below.

Join Zoom Meeting

Rebecca Markwick is inviting you to a scheduled Zoom meeting.

Topic: Historic Preservation Committee 2/9/2021

Time: Feb 9, 2021 05:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89063018372>

Meeting ID: 890 6301 8372

One tap mobile

+16699009128,,89063018372# US (San Jose)

+12532158782,,89063018372# US (Tacoma)

The City encourages that comments be submitted in advance of the meeting. However, for members of the public using the Zoom video conference function, those who wish to comment on an agenda item should write "I wish to make a public comment" in the chat section of the remote meeting platform. At the appropriate time, the Clerk will allow oral public comment through the remote meeting platform.

Any member of the public who needs special accommodations to access the public meeting should email the **Senior Planner** rmarkwick@cityofbelvedere.org, who will use her best efforts to provide assistance.

Date Posted: February 5, 2021

**REGULAR MEETING
HISTORIC PRESERVATION COMMITTEE
TUESDAY, FEBRUARY 9, 2021, 5:30 P.M.
REMOTE MEETING VIA ZOOM
BELVEDERE, CALIFORNIA**

AGENDA

OPEN FORUM

This is an opportunity for any citizen to briefly address the Historic Preservation Committee on any matter that does not appear on this agenda. Upon being recognized by the Chair, please state your name, address, and limit your oral statement to no more than three minutes. Matters that appear to warrant a more lengthy presentation or Committee consideration may be agendized for further discussion at a later meeting.

REPORTS

The Reports agenda item consists of any oral reports from any individual members of the Historic Preservation Committee and/or staff.

SCHEDULED ITEMS

1. Approve minutes of the October 13, 2020 meeting.
2. Public Hearing for Consideration of Historical Designation of property at **308 Golden Gate Avenue** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant and Property Owners: Mitul Modi and Steven Howard (*Recusals Robert Griffin*)
3. Public Hearing for consideration of Mills Act Agreement for property at **370 Bella Vista Avenue** pursuant to Section 21.20.120 of the Belvedere Municipal Code. The Mills Act is a tax abatement program for the purposes of historic preservation. CEQA Status: categorically exempt pursuant to Section 15331. Applicant and Property Owners: Mitul Modi and Steven Howard
4. Future agenda items.

NOTICE: WHERE TO VIEW AGENDA MATERIALS

Staff reports and other writings distributed to the Committee, including those distributed after the posting date of this agenda, are available for public inspection at Belvedere City Hall, 450 San Rafael Avenue, Belvedere. To request automatic mailing of agenda materials, please contact the City Clerk at 415-435-8913.

NOTICE: AMERICANS WITH DISABILITIES ACT

The following accommodations will be provided, upon request, to persons with a disability: agendas and/or agenda packet materials in alternate formats and special assistance needed to attend or participate in this meeting. Please make your request at City Hall or by calling 415/435-3838. Whenever possible, please make your request four working days in advance.

Date Posted: February 5, 2021

**REGULAR MEETING
HISTORIC PRESERVATION COMMITTEE
TUESDAY, OCTOBER 13, 2020, 5:30 P.M.
ZOOM MEETING
450 SAN RAFAEL AVENUE, BELVEDERE, CA
MINUTES**

COMMITTEE PRESENT: Mel Owen, Jeanne Price, George Gness, Robert Griffin, John Sheehy, Diana Bradley.

COMMITTEE ABSENT: Connie Wiley

OTHERS PRESENT: Associate Planner Rebecca Markwick, Council Member James Campbell, Technician Nancy Miller.

These minutes are intended to reflect the general content of the regular meeting. An audio file of the meeting is available on the City website at www.cityofbelvedere.org

CALL TO ORDER OF REGULAR MEETING

Chair Owen called the meeting to order at 5:30 P.M.

OPEN FORUM

No one wished to speak.

REPORTS

There were no reports.

SCHEDULED ITEMS

1. Approve Minutes of the June 9, 2020 meeting.

Minutes were approved unanimously. (Wiley absent).

2. Public Hearing for Consideration of Historical Designation of property at **370 Bella Vista Avenue** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant and Property Owners: Mitul Modi and Steven Howard.

Associate Planner Markwick was available for questions.

John Sheehy and Bob Griffin had prepared the survey report for the property. Mr. Sheehy related that their research on the architect was very interesting. He presented their findings. They believe the house met the historic designation criteria for five of the findings which are numbers: 1, 2, 3, 5, and 7. Mr. Griffin reported that the original moldings and other interior details have been nicely preserved. They reported that although there have been some building alterations these were very well done and are in character with the home, and may have actually improved the appearance of the house. A minimum of 4 findings must be met for the home to be considered for historic designation.

Mr. Sheehy asked, on behalf of the owners, whether a future addition of an elevator might disqualify the property from consideration. Chair Owen said he thought not; another designated property on Corinthian Island had been approved for an elevator addition.

The Committee discussed the report and agreed that the home should be recommended for City historic designation.

A motion was made and seconded to recommend to the Planning Commission an approval of Historic Designation for the property at **370 Bella Vista Avenue**. Committee approved unanimously (Wiley absent).

3. Public Hearing for consideration of Mills Act Agreement for property at **350 Bella Vista Avenue** pursuant to Section 21.20.120 of the Belvedere Municipal Code. The Mills Act is a tax abatement program for the purposes of historic preservation. CEQA Status: categorically exempt pursuant to Section 15331. Applicant and Property Owners: Thomas Loeb Trust.

Staff was available for Committee questions. Member Price stated she had not yet reviewed this staff report and would abstain from voting. There were no other questions of staff.

A Motion was made and seconded to recommend that the City Council enter into a Mills Act Agreement with the property owners of **350 Bella Vista Avenue**, to help maintain this City of Belvedere Historically Designated Property. Committee approved unanimously, Price abstaining and Wiley absent.

Adjourn

The meeting was adjourned at 5:54 P.M.

THE FOREGOING MINUTES were approved at a regular meeting of the Historic Preservation Committee on February 9, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

Mel Owen, Chairman

ATTEST: _____

Rebecca Markwick, Associate Planner

BELVEDERE HISTORIC PRESERVATION STAFF REPORT

ITEM NO. 2. **REPORT DATE:** 02/02/21
MEETING DATE: 02/09/21

REPORT WRITTEN BY: Rebecca Markwick, Senior Planner

SUBJECT: Historic Property Designation

LOCATION: 308 Golden Gate Avenue

OWNERS/APPLICANTS: The James and Suzanne DuMolin AB Living Trust

CEQA STATUS: Categorically exempt pursuant to Section 15331

APPROVAL DEADLINE: Not applicable

ZONING: R-15 Single Family Residential, Belvedere Island

PROJECT DESCRIPTION

The homeowner requests Historic Designation, pursuant to Title 21 of the Belvedere Municipal Code, Historic Preservation for the property at 308 Golden Gate Avenue. The Historic Designation Survey Form prepared by the Committee for the property is included in the attachments.

PROJECT ANALYSIS

The property owner prepared a very detailed project history that is included below.

“The first owner of the Edwardian-era Italianate 17-room home at 308 Golden Gate Avenue in Belvedere was **Edward B. Jennings** (1871-1957), of the wholesale grocery firm Hooper & Jennings in San Francisco. Edward was the elder son of the late James H. Jennings (1844-1890), brother of capitalist Thomas Jennings Sr. (1840-1899) who arrived in San Francisco in 1852 and started a business selling foodstuffs, fish and meat to local merchants, hotels and institutions. James was also a director of the First National Bank of San Francisco and investor in mining ventures and real estate. When he died in 1890, he left a \$200,000 estate to his wife and children Edward, James Jr. and Rebecca, including a sizable ranch near Santa Rosa.

According to Hilary Don’s book “Life In Belvedere & Tiburon 1890-1900”, a **Mr. Jennings** moved into the Moore Home (“Hillcrest” at 416 Golden Gate Avenue) on March 11, 1899, likely as a summer rental. This may have been Edward Jennings or perhaps his cousin Thomas Jennings, a commodore of the Corinthian Yacht Club, who participated in the 1894 Nights of Venice and was elected SF supervisor in 1908-9. In SF City Directories in 1900, 1901 and 1904, **Mr. & Mrs. Edward B. Jennings** (shipping clerk, grocer) are listed with a residence in Belvedere.

The two lots 30, 31 in Block 3 (308 Golden Gate) were still unsold in 1893 and purchased from the Belvedere Land Company by **G.A.S. Merzon** on 7/15/1899. There are no records as to who this may have been, but the Merzon family of Nevada and Sacramento were horse racing and cattle ranchers and intertwined with many wealthy society people. So were the Myrson family of cigar makers in San Francisco. Since there are gaps in the Belvedere tax records, there is no note of the property being transferred but in the 1908 tax

record book **Edward B. Jennings** is listed as the owner of a finished home with a value of \$5300. A “help wanted” ad (SF Call 9/27/1907) placed by Mrs. E.B. Jennings for a “capable second maid” suggests that he and the family were then living in Belvedere as their permanent residence.

In June 1908, Edward deeded his Belvedere home and lot over to his mother **Rebecca Jennings** as part of a very messy divorce. (Sausalito News 6/27/08). Newspapers gleefully reported that he came home one day in April to tell his wife Elsie Knox (who he’d married in 1895) that he was deserting her and their 11-year-old son Hazelton for a stenographer. Elsie, the daughter of Charles C. Knox, then sued him in court for maintenance payments and custody of their son whom she kidnapped from the Belvedere home. (SF Call 2/29/1908, Oakland 8/29/1908, SF Call 6/9/1908, 11/9/1908). A year later, Edward married “the other woman” Winifred True in Santa Rosa. (Santa Rosa Republican 9/13/1908). In the 1910 census Edward is listed at 210 Second Ave, San Francisco.

In 1908, the name **Rebecca Jennings** appears for the first time in the Belvedere tax records. As James’ widow in 1890, **Mary Rebecca Goldsmith Jennings** (1849-1921) had received half her late husband’s estate in 1891 and married **Will E. Fisher**, an auctioneer and real estate investor at **Tevis & Fisher**. (SF Chronicle, 12/28/1891). **Tevis & Fisher** were exclusive sales agents for Belvedere Land Company villa lots; Lloyd Tevis and his daughter Mrs. Gordon Blanding were among the wedding guests. In 1897, Rebecca sued Fisher for divorce, saying he was a drunk and had not contributed any funds to the marriage. (SF Chronicle, 5/8/1897) and living at 1210 Sutter Street, San Francisco.

In 1898, Edward’s sister **Rebecca E. Jennings** (1875-1955) married **Jefferson E. Doolittle** (1856-1905), a mining and real estate capitalist and Lt. Col in California National Guard (SF Chronicle 3/3/98, includes portraits). Their marriage was held at the Jennings home with sugar-magnate Adolph Spreckels as best man (SF Call 3/3/1898, Santa Cruz Surf 3/3/1898). In 1905, Doolittle died at his club while his family was summering in Belvedere, leaving his wife Rebecca and young son, Jefferson Jennings Doolittle (1902-1972) an extensive estate including mining operations, La Grange Gold Dredging, a large home at 1901 Page street (SF Blue Book 1901 notes she received on 4th Tuesdays) and a lot at Franklin & Pine where the couple were building a new home. On his death, Rebecca went to stay with her mother and brother James Jennings who were then living at 3921 Clay Street, a 5,400 sf home built in 1905 (still exists).

In 1909, Rebecca Doolittle married **John Gue Barker** (1862-1939) from New York, a hotel man and real estate investor. The ceremony was conducted at her mother’s house in San Francisco by the reverend of **Belvedere Presbyterian**. In social news pages, Rebecca is described as an attractive brunette, the “pretty sister,” vivacious, a talented singer, active in society events. According to City Directories and newspapers, Barker was the “good-looking manager” of Hotel Jefferson in 1908 and partner in **Knickerbocker, Barker & Bostwick** firm in San Francisco that owned The Rincon Building on Second Street. In 1910, John G. Barker is living at 417 Stockton. In 1920s City directories, Barker is listed as a mining engineer with **Barker, Little & Hall** at 244 Kearny Street and in a history of Stanislaus County, is given credit for building up businesses there. Barker had a daughter Margaret (1898-) from his previous marriage (Oakland Tribune 3/10/1908) who attended Mrs. Burke’s School in San Francisco and in 1919 married Paul Jennings Kingston.

In her book San Francisco Stories: Gold, Cattle and Food, Jeff's daughter **Jean Doolittle Henry** describes the families living in large houses in San Francisco and Belvedere with servants, horses and style, "they lived the grand gesture." Ms. Henry mentions that Rebecca's second husband, John G. Barker squandered her fortune and she divorced him. Like many other local families, they summered in Belvedere and stayed in San Francisco hotels such as the Colonial or the Fairmont during the winter season. (SF Blue Book 1901, SF Chronicle 3/11/1933) There are a number of photos of family members in the book and at the Doolittle, Moffat, McLaughlin & Shattuck family photograph collection at the Bancroft library in Berkeley.

When **Rebecca Jennings** died in 1921, her estate was divided equally between her daughter Rebecca Jennings Barker and sons Edward and James per California probate records. But according to U.S. census and other records, it was Rebecca Jennings Barker and her family who lived in Belvedere after 1910. The names **Rebecca Jennings, Rebecca Barker** and **Mrs. J. G. Barker** appear repeatedly in the 1912, 1917, 1921, 1937, 1943 and 1956 Belvedere tax records. In 1939, it was reported in the Mill Valley Record that "Edward B. Jennings and wife and James H. Jennings and wife sold to **Rebecca Barker**, lots 30 and 31, blk 4, Belvedere Peninsula." This may be a typo for *block 3 –SSD*. (MV Record 5/30/1939)

John and Rebecca Barker had two children together: Jack Barker (1910-1939) and Muriel Barker (1911-1981) as well as their two stepchildren and Col. Jeff Doolittle's single daughter Christine. In 1910 and 1920 censuses they all lived in Belvedere with a Chinese cook and a maid. In the 1930 U.S. census, the four Barkers lived at the home which was then valued at \$25,000. Sometime in the 1930s, the couple were divorced. Muriel Barker married John C. McPherson in 1937 and Jack Barker, a labor organizer and insurance agent, died in 1939. John G. Barker died in San Francisco in 1948 (California voter registrations, CA funeral home records).

In the 1940 U.S. Census, 62-year old **Rebecca Barker** (divorced) was living alone in the house with a paid nurse, chef and maid. She attended St. Stephen's Church (donated flowers in Easter 1943), participated in card playing, fundraising and local social events, living at the Belvedere property through 1955. During WW2, she may have spent some of her afternoons bandage rolling for the Red Cross at her neighbor's home Alverella Freer (Mrs. Burr W.) at 2 Pomander Way. Her 1955 obituary, noted her longtime Belvedere home was to be sold. (Marin IJ 7/13/1955).

In 1956, 308 Golden Gate was sold to **Admiral Morton D. Willcutts** who lived there until 1976. After retiring from the navy, Willcutts was chief medical officer for San Quentin prison from 1951 until at least 1961 according to local newspapers. In 1985, the home was listed for sale by F.H. Allen at \$825,000 (SF Examiner 4/26/1985) with 8 bedrooms, 4.5 bathrooms and 3 fireplaces. Other known owners of parcel #060-211-05, according to Marin County tax records, are Ray **Kuratek** (1985-1999), **Ian & Isabel Loring** and **Richard & Kathleen Wocjik**."

Pursuant to Title 21 of the Belvedere Municipal Code, the Landmarks Preservation Ordinance lists the following criteria for designation of a structure as a landmark.

1. Architecture: *It is an outstanding example of a particular style, construction method or material.*

The house can be loosely characterized as being in the Italian Villa style. The red clay tile roof is complemented by an extraordinary amount of red brick hardscape which begins at the front courtyard with a working fountain, flows around and down the side of the house to a shaded patio, continues to a larger balustraded patio with sweeping views of the Bay and Tiburon peninsula. The original wood beams and herringbone-pattern wood parquet floors remain in the living room, dining room and family room.

2. Architecture: *It is outstanding because of age.*

The 113-year-old house was built in 1907.

3. Architecture: *It is outstanding because it is the work of a significant architect or builder.*

Not applicable

4. Architecture: *It is outstanding because it is the first, last, only or most significant architectural property of its type in the city.*

Not applicable.

5. Design: *It has a unique or original design or demonstrates outstanding craftsmanship*

The original exterior design has been mostly retained. The interior has been remodeled over time but retains or replicates original details such as small-paned transoms in the upper portion of exterior windows and interior doors, extensive moldings and millwork. The original beamed ceilings and herringbone-patterned wood floors have been retained in the living room, dining room, and family room. The five working fireplaces that originally heated the house remain functional and in use today.

The family room retains its original and unique set of three bay windows that rotate approximately 180-degrees to open for maintenance.

When the current owners restored and refreshed the house, they went out of their way to maintain or replicate the original style of windows, crown moldings, doors and hardware. The original exterior design which is in the Dutch Colonial style customized to the site has been mostly retained although it has been remodeled with some changes to the original massing. The interior has been remodeled over time but retains or replicates the original details such as small-paned transoms above the windows and doors and moldings.

6. *History: It is associated with a person, group or event significant to the city, state or nation, or shows broad cultural, political, social or economic patterns, or embodies and expresses the history of the city.*

First, a previous owner of the home is a figure of national significance: Admiral Morton Douglas Willcutts, M.D. (1889-1976) owned the home from 1956 until his demise in 1976. Admiral Willcutts is renowned on a number of counts, including the following:

a. Adm. Willcutts headed up and published The Willcutts Report, the official government inquiry and report on the sensational death of the United States' first Secretary of Defense, James Forrestal, on May 22, 1949.

“President Truman relieved Forrestal of his position in late March of 1949. Within a few days he was committed, apparently against his will, to Bethesda Naval Hospital suffering from ‘exhaustion.’ ... At around 1:45am, May 22, some seven weeks after his admission to the hospital, Forrestal plunged from a 16th floor window of the hospital to his death. A belt or cord, said to be from his dressing gown, was tied tightly around his neck.”

Adm. Willcutts was charged with overseeing this investigation and report because he was the surgeon in charge of Bethesda Naval Hospital at the time (1948-1951). Adding to the suspicious circumstances of Forrestal's death, the Report was not made publicly available until 55 years later, in April 2004. At the time of Forrestal's death, only a brief summary was released, following a delay of 4.5 months after the review board had completed its work.

“The summary concluded that Forrestal had died from the fall, but it had nothing to say about what caused the fall.” Curious minds have since published articles and a book (David Martin, *The Assassination of James Forrestal*, 2019) addressing the question of what forces may have wanted to see Forrestal dead.

b. While Franklin D. Roosevelt was President of the United States, Commander Willcutts performed emergency surgery on the fiancé of the President's son, Franklin D. Roosevelt, Jr. The young lady was Miss Ethel Du Pont, of the Delaware manufacturing firm of the same name. The Boston Daily Record reported on Feb. 22, 1937 that Miss Du Pont was “rushed from the White House to Emergency Hospital” in Washington, D.C. with a case of acute appendicitis. Please see Appendix 2.

c. Dr. Willcutts served as the head of the U.S. Navy Hospital in San Diego. On July 21, 1944 he escorted President Franklin D. Roosevelt, First Lady Eleanor Roosevelt and their son Col. James Roosevelt on a tour of the hospital and other U.S. Navy facilities in the area. The Hospital had 9000 patients, most of them veterans of the Central and Western Pacific war campaigns.

A photo of Capt. Willcutts with the First Lady and First Son appeared in newspapers across the country.

d. In 1934, while China was at war with Japan, Lt. Commander Morton Willcutts traveled to China as the U.S. Navy's observer at Peiping Base Hospital and reported on the situation there.

e. Dr. Willcutts' final position was as Chief Medical Officer for San Quentin Federal Prison, beginning on April 16, 1951.

f. Adm. Willcutts is interred at Arlington National Cemetery.

Secondly, one of the immediate neighbors indicated that, that the home at 308 Golden Gate Avenue was the site during World War II where the ladies of the community, working with the Red Cross, gathered to roll bandages for the U.S. war effort. The homeowner contacted Andrew Allen, who confirmed that he did remember hearing about this effort while growing up in Belvedere, and he further confirmed it very recently with his mother, although neither of them could say with certainty that it was our home. However, the neighbor who first told me about this insisted that according to what she was told by the previous elderly resident, it was our home at 308 Golden Gate Avenue where this bandage rolling took place.

7. *Environment: It contributes to the character of the street or neighborhood area or has significance as a visual landmark owing to its unique location.*

The house is a landmark piece of architecture on an historical block at the top of Belvedere, visible from both downtown Tiburon and Sausalito.

Anecdotally, it has been suggested to us that the home most likely served initially as a summer home for a wealthy citizen of San Francisco.

8. *Integrity: It retains most of its original materials and design features*

The exterior of 308 Golden Gate Avenue has retained most of its original design features. The interior has been remodeled over time but for the most part retains or replicates original details such as windows and window style, some of the original wood floors, wood beams and moldings.

9. *National Register of Historic Places: It is a site or structure listed on the National Register of Historic Places.*

Not applicable.

A structure and site being proposed for historic designation must satisfy at least three of the above-listed criteria. As discussed in detail on the attached reports form, the property at 308 Golden Gate Avenue satisfies criteria 1, 2, 5, 6, 7 and 8. Once designated, modifications to an historic property are subject to the regulations of the Historic Preservation Ordinance. Pursuant to Section 21.20.090, the Historic Preservation Committee must review the application and make a recommendation to the Planning Commission on the merits of the application & then the Planning Commission makes a recommendation to the Council. Only the City Council can designate a residence as a

HPC Staff Report for 308 Golden Gate Avenue
Owner: The James and Suzanne DuMolin AB Living Trust
February 9, 2021
Page 7

Belvedere Historically Designated Property. If designated, the property would become eligible for local and county tax reductions under the Mills Act program.

CONCLUSION

Staff supports the requested nomination based upon the evidence presented in the attached reports. The protection of the home at 308 Golden Gate Avenue would ensure that this extraordinary example of architecture and City history endures for many years.

RECOMMENDATION

MOTION: That the Historic Preservation Committee recommend to the Planning Commission approval of the designation of the property at **308 Golden Gate Avenue**, as a City of Belvedere Historic Property.

ATTACHMENTS

- Reports
- Application for Historic Designation

From: Jeanne Price

Sent: Friday, January 01, 2021 1:44 PM

To: Rebecca Markwick - Senior Planner <AssociatePlanner@cityofbelvedere.org>

Subject: FW: 308 Golden Gate Avenue

Rebecca, we have read and discussed all the information submitted to the city by the owners of 308 Golden Gate Avenue, Morton and Marie DuMolins and recommend this home be given historical designation because it fulfills five of the nine possible qualifications needed as follows:

1. Outstanding example of a particular style; Italianate Villa and garden as researched by architect John Sheehy (see email from Sheehy to Mel Owen 12/23/20.)
2. Architecture/ age Built in 1907.
5. Demonstrates outstanding craftsmanship.
7. Environment: Contributes to the character of the neighborhood area.
8. Retains most of it's original material and design features.

Robert Griffin

Jeanne Price

Begin forwarded message:

From: john sheehy <jsheehyfaia@gmail.com>
Date: December 23, 2020 at 12:05:04 PM PST
To: Mel Owen <MOWEN@owe.com>
Cc: Sherry Caplan <scaplan@arch-intl.com>
Subject: 308 Golden Gate

Hi Mel,

Sorry to miss your e-mail the other day. I just found it today. Please use

jsheehyfaia@gmail.com

I am not an expert in classical architecture but let me take a stab at the architectural style of 308 Golden Gate.

I would guess this is a version of Italianate Architecture. This mid-19th style become popular as the United State looked toward a Picturesque and Romantic past. These houses were inspired by villas and country estates in Tuscany, Umbria and Lombardy in Italy. These houses have outdoor gardens and beautiful landscape entry courts.

Major characteristics of these houses are low pitch roof and wide overhanging eaves. The balconies are typically supported by substantial decorative brackets that harkens back to the medieval Italian villas.

See Attachments IMG 6973 jpeg & IMG 6974.jpg for points below:

- 308 Golden Gate Italianate villa architecture and garden
- Main entrance door with small pane glass side panels.
- Columns at ground floor level front door are of the Ionic classical order.
- Balcony on second level with double glass doors with a Tuscan entablature with brackets supporting the balcony above with columns in the Tuscan order.
- Wide overhanging roof eaves.
- Entrance columns from street are of the Doric classical order.

See Attachments IMG 6970 jpeg & IMG 6979.jpg for points below:

IMG 6970

- 308 Golden Gate with low pitch roof and wide overhanging eaves with hipped dormers on the roof.

.The house and classical landscape garden entry gradually reveals the house and the garden from Golden Gate.

IMG 6979.jpg

- Façade made up of different window types: Ribbon windows, Bay Windows and Casement windows.
- Brackets supporting a balcony with columns in the Tuscan order with the balcony handrail in the form of a Tuscan entablature.
- Most windows have crown molding around the windows and in some cases the sills have brackets.

Hope this is useful. Sherry and I wish you the very best this holiday season.

Best Regards.

JOHN P. SHEEHY, FAIA, RIBA, NCARB

ARCHITECT

18 BEACH ROAD

BELVEDERE, CALIFORNIA USA 94920

(415) 497- 4953 jsheehyfaia@gmail.com









PROPERTY CHRONOLOGY
308 GOLDEN GATE AVENUE
(Block 3, Lots 30 & 31)

Provided by David M. Gotz of the Belvedere-Tiburon Landmarks Society

1899 Lots Purchased by G.A.S. deMonzon. We (the Du Molins) have a record which shows that the purchase price was “10 gold coins.

1908-1956: The property appears to have remained within the Jennings-Barker family:

1908 Edward B. Jennings is listed as owner.

1909 Rebecca Jennings is now listed as Taxpayer.

1929 Mrs. J. G. Barker

1930's Rebecca Jennings

1941 Rebecca Barker

1956 Morton D. and Marie Willcutts



APPLICATION FOR HISTORIC DESIGNATION

CITY OF BELVEDERE • HISTORIC PRESERVATION COMMITTEE
450 SAN RAFAEL AVE • BELVEDERE, CA 94920-2336
PH. 415-435-3838 • FAX 415-435-0430 • WWW.CITYOFBELVEDERE.ORG

FOR STAFF USE ONLY

Date: _____ Rec'd. by: _____
Amount: _____ Receipt No.: _____
Parcel No.: _____ Zone: _____

TO BE COMPLETED BY PROPERTY OWNER

Address of Property: 308 Golden Gate Ave., Belvedere, CA.

Historical Name of Property, If Known: _____

Record Owner of Property: The James & Suzanne DuMolin AB Liv. Trust

Mailing PO Box 1220 Daytime Phone: (415) 435-5870

Address: Tiburon, CA 94920 Fax: same " "

Email: sdumolin@drs1.com

Owner's Representative: _____

Mailing _____ Daytime Phone: _____

Address: _____ Fax: _____

Email: _____

Description and History of Property/Structure: _____

Please see The attachments(2).

**STATEMENT OF PROPERTY OWNERSHIP,
CERTIFICATION OF APPLICATION, & DESIGNATION OF REPRESENTATIVE**

All property owners must complete this Section.

Street address of subject property: 308 Golden Gate Ave.

Assessor's Parcel No(s). of subject property: 060-211-05

➤ **Properties Owned by Individuals**

I, _____, state under penalty of perjury under the laws of the State of California that I am the record owner of the above-described subject property.

I have read and understood the provisions of Title 21, "Historic Preservation," of the Belvedere Municipal Code and agree to the terms described therein.

I understand that the contents of this document are a Public Record.

Signed this _____ day of _____, 20____, at Belvedere, California.

Signature _____

➤ **Properties Owned by a Trust, LLC, Corporation, Partnership, or Other Entity**

For properties owned by a trust, please attach the trust document or a certificate of trust, including any attachments thereto. For an LLC, corporation, partnership, or other entity, please attach proof of ownership and certification of the signer's authorization to enter into contracts on behalf of the entity.

I, Suzanne DuMolin, state under penalty of perjury under the laws of the State of California that the above-described subject property is owned by a trust, LLC, corporation, partnership, or other entity and that my signature on this application has been authorized by all necessary action required by the LLC, corporation, partnership, or other entity.

I have read and understood the provisions of Title 21, "Historic Preservation," of the Belvedere Municipal Code and agree to the terms described therein.

I understand that the contents of this document are a Public Record.

Signed this 13 day of October, 2020, at Belvedere, California.

Signature Suzanne DuMolin

Signature [Handwritten Signature]

Title(s) Trustee

Title(s) TRUSTEE

Trustee(s) Partners: Limited or General Corporation Other _____

Name of trust, LLC, corporation, or other entity: The James Robert DuMolin and Suzanne Schooler DuMolin AB Living Trust

APPLICATION FOR HISTORIC DESIGNATION
308 GOLDEN GATE AVENUE
ADDITIONAL INFORMATION

1. *Architecture: It is an outstanding example of a particular style, construction method or material.*

The house can be loosely characterized as being in the Italian Villa style. The red clay tile roof is complemented by an extraordinary amount of red brick hardscape which begins at the front courtyard with a working fountain, flows around and down the side of the house to a shaded patio, continues to a larger balustraded patio with sweeping views of the Bay and Tiburon peninsula.





View from the back side:



The original wood beams and herringbone-pattern wood parquet floors remain in the living room, dining room and family room:



The original set of bay windows. Each pane rotates 180 degrees for maintenance:



The home includes a 25-foot long pool with hand-laid mosaic tiles and balustrade:



The current owners have also co-spearheaded the effort to remove the overhead utility wires and poles from the neighborhood, which when completed will further restore the original look and feel of the home on its site.

2. Architecture: It is outstanding because of age.

The 113-year-old house was built in 1907.

3. Architecture: It is outstanding because it is the work of a significant architect or builder.

We do not know the name of the architect or builder.

4. Architecture: It is outstanding because it is the first, last, only or most significant architectural property of its type in the city.

Many Belvedere residents have told us that they consider this stately home to be one of the most attractive and memorable ones on the island.

5. Design: It has a unique or original design or demonstrates outstanding craftsmanship.

The original exterior design has been mostly retained. The interior has been remodeled over time but retains or replicates original details such as small-paned transoms in the upper portion of exterior windows and interior doors, extensive moldings and millwork. The original beamed ceilings and herringbone-patterned wood floors have been retained in the living room, dining room, and family room. The five working fireplaces that originally heated the house remain functional and in use today.

The family room retains its original and unique set of three bay windows that rotate approximately 180-degrees to open for maintenance.

When the current owners restored and refreshed the house, they went out of their way to maintain or replicate the original style of windows, crown moldings, doors and hardware.

6. History: It is associated with a person, group or event significant to the city, state or nation, or shows broad cultural, political, social or economic patterns, or embodies and expresses the history of the city.

Yes, for two reasons.

First, a previous owner of the home is a figure of national significance: **Admiral Morton Douglas Willcutts, M.D. (1889-1976) owned the home from 1956 until his demise in 1976.** Admiral Willcutts is renowned on a number of counts, including the following:

- a. **Adm. Willcutts headed up and published The Willcutts Report, the official government inquiry and report on the sensational death of the United States' first Secretary of Defense, James Forrestal, on May 22, 1949.**

“President Truman relieved Forrestal of his position in late March of 1949. Within a few days he was committed, apparently against his will, to Bethesda Naval Hospital suffering from ‘exhaustion.’ ... At around 1:45am, May 22, some seven weeks after his admission to the hospital, Forrestal plunged from a 16th floor window of the hospital to his death. A belt or cord, said to be from his dressing gown, was tied tightly around his neck.”

Adm. Willcutts was charged with overseeing this investigation and report because he was the surgeon in charge of Bethesda Naval Hospital at the time (1948-1951). Adding to the suspicious circumstances of Forrestal’s death, the Report was not made publicly available until 55 years later, in April 2004. At the time of Forrestal’s death, only a brief summary was released, following a delay of 4.5 months after the review board had completed its work.

“The summary concluded that Forrestal had died from the fall, but it had nothing to say about what caused the fall.” Curious minds have since published articles and a book (David Martin, *The*

Assassination of James Forrestal, 2019) addressing the question of what forces may have wanted to see Forrestal dead.

The Willcutts Report is now available on the website of the Seeley Mudd Manuscript Library at Princeton University and at the Library of Congress. A complete copy is also included here:

<http://ariwatch.com/VS/JamesForrestal/WillcuttsReport.htm>.

Please see Appendix 1 for more.

- b. While Franklin D. Roosevelt was President of the United States, **Commander Willcutts performed emergency surgery on the fiancé of the President's son, Franklin D. Roosevelt, Jr.** The young lady was Miss Ethel Du Pont, of the Delaware manufacturing firm of the same name. The Boston Daily Record reported on Feb. 22, 1937 that Miss Du Pont was “rushed from the White House to Emergency Hospital” in Washington, D.C. with a case of acute appendicitis. Please see Appendix 2.
- c. **Dr. Willcutts served as the head of the U.S. Navy Hospital in San Diego. On July 21, 1944 he escorted President Franklin D. Roosevelt, First Lady Eleanor Roosevelt and their son Col. James Roosevelt on a tour of the hospital and other U.S. Navy facilities in the area.** The Hospital had 9000 patients, most of them veterans of the Central and Western Pacific war campaigns.

A photo of Capt. Willcutts with the First Lady and First Son appeared in newspapers across the country. Please see Appendix 3.
- d. **In 1934, while China was at war with Japan, Lt. Commander Morton Willcutts traveled to China as the U.S. Navy's observer at Peiping Base Hospital and reported on the situation there.** Please see Appendix 4.
- e. **Dr. Willcutts' final position was as Chief Medical Officer for San Quentin Federal Prison,** beginning on April 16, 1951. Please see Appendix 5.
- f. For further biographical information about Admiral Willcutts, please see Appendix 6.

g. **Adm. Willcutts is interred at Arlington National Cemetery.** Please see Appendix 7.

Secondly, one of our immediate neighbors told us that she was told, by a previous resident of the neighborhood, that our home at **308 Golden Gate Avenue was the site during World War II where the ladies of the community, working with the Red Cross, gathered to roll bandages for the U.S. war effort.** I contacted Andrew Allen, who confirmed that he did remember hearing about this effort while growing up in Belvedere, and he further confirmed it very recently with his mother, although neither of them could say with certainty that it was our home. However, the neighbor who first told me about this insisted that according to what she was told by the previous elderly resident, it was our home at 308 Golden Gate Avenue where this bandage rolling took place.

As a point of historical interest, here's a photo of this type of activity (not taken at our home):



Source:

<https://duckduckgo.com/?q=bandage+rolling+for+the+war+effort+&iar=images&iax=images&ia=images&iai=https%3A%2F%2Fi0.wp.com%2Fwww.michelleule.com%2Fwp-content%2Fuploads%2F2016%2F02%2Fbandagerolling.jpg%3Ffit%3D750%252C381%26ssl%3D1>

7. Environment: It contributes to the character of the street or neighborhood area or has significance as a visual landmark owing to its unique location

The house is a landmark piece of architecture on an historical block at the top of Belvedere, visible from both downtown Tiburon and Sausalito.

Anecdotally, it has been suggested to us that the home most likely served initially as a summer home for a wealthy citizen of San Francisco.

8. Integrity: It retains most of its original materials and design features

The exterior of 308 Golden Gate Avenue has retained most of its original design features. The interior has been remodeled over time but for the most part retains or replicates original details such as windows and window style, some of the original wood floors, wood beams and moldings.

9. National Register of Historic Places: It is a site or structure listed on the National Register of Historic Places Not yet!

Appendix 1:

The Willcutts Report

The Willcutts Report

on the Death of James Forrestal

<http://jamesforrestal.ariwatch.com/WillcuttsReport.htm>

<https://www.dcdave.com/article4/040927.html>

"However history may ultimately judge his opposition to the establishment of Israel, by 1949 it was clear that Forrestal was, in a sense, one of the casualties of the diplomatic warfare that had led to the creation of the Jewish state." Arnold Rogow, *James Forrestal, A Study of Personality, Politics, and Power* (1963) p. 195

New Forrestal Document Exposes Cover-up

[Who Killed James Forrestal?, Part 1](#), [Short Version](#), [Part 2](#), [Part 3](#), [Part 4](#), [Part 5](#), [Part 6](#), [Letters to Historians](#), [James Carroll on James Forrestal](#), [Lies about Kennedy and Forrestal Deaths](#), [Spook Shrink Flubs Script](#), [Post Reporter Continues Forrestal Cover-up](#), [Handwriting Tells Dark Tale?](#)

James V. Forrestal was America's first Secretary of Defense. He was also the leading official in the Truman administration opposing the creation and U.S. recognition of the state of Israel. President Truman relieved Forrestal of his position in late March of 1949. Within a few days he was committed, apparently against his will, to Bethesda Naval Hospital suffering from "exhaustion." In spite of the invaluable service he had rendered to the country during World War II, first as Under Secretary of the Navy and then Secretary of the Navy, he had

in 1948 and early 1949 been the subject of an unprecedented press vilification campaign, led by powerful columnists Drew Pearson and Walter Winchell.

At around 1:45 am, May 22, some seven weeks after his admission to the hospital, Forrestal plunged from a 16th floor window of the hospital to his death. A belt or cord, said to be from his dressing gown, was tied tightly around his neck.

On May 23, a review board was appointed by Admiral Morton D. Willcutts, the head of the National Naval Medical Center to investigate the death. The board completed its work on May 31, but not until October 11 did it publish a brief, summary report of only a few lines. No explanation of the delay was given. The summary concluded that Forrestal had died from the fall, but it had nothing to say about what caused the fall, except to conclude that no one associated with the Navy was responsible. In short, it did not conclude that he had committed suicide, as initial reports stated and the public is still given to believe. No mention was made in the summary, or in those later October press reports, of the belt around Forrestal's neck.

The Willcutts Report, itself, was kept secret, and, curiously, no hue and cry was raised over that fact. After two unsuccessful Freedom of Information Act tries with the National Naval Medical Center, I was finally able to get the report of the review board from the office of the Navy's Judge Advocate General, and my analysis is at <http://www.dcdave.com/article4/040922.html> .

At the time of the death, all the press made much of a book containing a morbid poem from Sophocles, "Chorus from Ajax," that Forrestal had supposedly been copying from shortly before his plunge from the window. The press reports all say that the book and a transcription "were found," but they never say by whom. Neither does the Willcutts Report. No witness is produced who claims to have discovered the book or the transcription. Rather, the first person to get a good look at Forrestal's vacated hospital room found broken glass on his bed, a likely sign of some sort of struggle. She also described bedclothes half turned back, but the official "crime

scene" photographs taken many hours later, show a bed with a bare mattress, an obvious sign of a cover-up. One can also see that articles were moved around from one picture to the next: <http://www.dcdave.com/article4/040916.htm>. Needless to say, no news report has ever mentioned the broken glass or the laundering of the room before photographs were taken.

Pro-Israel writers like Arnold Rogow, Winchell biographer, Neal Gabler, Jack Anderson, Charles Higham, John Loftus, and Mark Aarons have continued the character assassination against Forrestal, falsely characterizing him as an anti-Semitic nut who had made several previous suicide attempts. This claim of several previous suicide attempts, echoed at this Arlington Cemetery web site: <http://www.arlingtoncemetery.net/jvforres.htm> , is virtually proved to be false by the testimony of Forrestal's Bethesda Hospital doctors in the Willcutts Report. They agree that, from all indications, he had never before attempted suicide.

The indications are very strong that Forrestal kept his no-suicide-attempt record intact on May 22, 1949, and became another casualty of the creation of the state of Israel in the same sense that Lord Moyne, Count Bernadotte, Yitzhak Rabin, Rachel Corrie, 34 crewmen on the USS Liberty, and Palestinian leaders on a regular basis have been casualties.

The [Willcutts Report](#) is available in pdf form on the web site of the Seeley Mudd Manuscript Library at Princeton University. Copies should also be available for perusal at the Harry S. Truman Library in Independence, Missouri, and the Library of Congress. I have given the appropriate officials at these libraries compact discs of the report.

David Martin
September 27, 2004

Addendum

Two months after posting this article, I revealed in [Part 3](#) of "Who Killed James Forrestal?" the strongest evidence yet that Forrestal was murdered. I obtained Forrestal handwriting samples

that clearly differ radically from the handwriting of the copied Sophocles poem. Another important research milestone was reached in early February of 2010 when the proprietor of the ARIWatch.com web site, who uses the *nom de plume* of “Mark Hunter,” put up a [searchable htm version](#) of the Willcutts Report, complete with his own analysis.

David Martin
November 17, 2010

Appendix 2:

Dr. Willcutts performed emergency surgery on Miss Du Pont, the First Son's Fiancee

The Boston Daily Record, Monday, February 22, 1937, page 3:



Enlargements are shown on the next pages.

Rushed to Hospital



Miss Ethel Du Point, 21-year-old fiancée of Franklin D. Roosevelt, Jr., who was speeded from the White House for acute appendicitis operation. She is resting comfortably.

"Miss Ethel Du Point, 21 year old fiancée of Franklin D. Roosevelt, Jr., who was speeded from the White House for acute appendicitis operation. She is resting comfortably."

DU PONT GIRL OPERATED ON

Washington, Feb. 21 (US)—Rushed from the White House

Tillie Trip Winner



Anita Carosone, Pittsburgh, who sailed from Boston yesterday in the Italian liner Saturnia for a Mediterranean cruise, as winner of the Tillie, the Toiler, dress design contest, sponsored by Russ Westover, Daily Record comic strip artist.

FIRE DRIVES OUT DINERS

Fire in a grease chute at Drake's lunch, Massachusetts ave., Cambridge, yesterday drove 20 diners and employees to the street.

to Emergency Hospital, Miss Ethel du Pont, 21-year-old fiancée of Franklin D. Roosevelt, Jr., was operated upon for appendicitis this afternoon.

Late today, Dr. Rosa T. McIntyre, White House physician, issued the following statement:

"Miss Ethel du Pont was operated upon today at the Emergency Hospital for acute appendicitis.

"The operation was successfully performed by Commander **Morton Williams** of the U. S. naval staff.

"The patient's condition following the operation was pronounced as satisfactory, and she was resting comfortably."

The President's son, who accompanied his heiress fiancée to the hospital, paced the hospital corridors outside the operating room while the operation was performed.

Young Roosevelt and Miss du Pont, under her mother's chaperonage, returned from Florida only Friday, where he had been recuperating from a critical attack of influenza and sinus infection suffered in Boston.

Miss du Pont's condition was so serious this morning that a trained nurse was called to the White House.

ETHEL DU PONT

OPERATED ON

Fiancee of Roosevelt, Jr.,

Has Appendicitis

WASHINGTON, Feb. 21

Du Pont, fiancee of Franklin D.

Roosevelt, Jr., underwent an emergency operation for appendicitis today

at the Emergency Hospital here.

She is the daughter of Mr. and Mrs.

Eugene Du Pont of the Delaware manufacturing firm. Miss Du Pont accompanied

the son of the President North

last week from a visit to the Du Pont

home in Florida, where Franklin had been recuperating from an illness.

Commander Morton D. Willcutts,

United States naval hospital surgeon,

performed the operation. He said after

the operation that while the attack was

acute treatment had come early enough

to preclude complications.

Appendix 3

Head of the U.S. Navy Hospital at San Diego and Host to President and Mrs. Franklin D. Roosevelt

<https://www.sandiegouniontribune.com/news/local-history/story/2019-08-02/from-the-archives-fdrs-1944-visit-to-san-diego-was-a-military-secret>



Dr. Willcutts gave President Roosevelt, First Lady Eleanor Roosevelt and First Son Col. James Roosevelt a tour of the Hospital. He is shown here as the person on the left, with the First Lady, a patient and Col. James Roosevelt:



First lady Eleanor Roosevelt speaks with Lt. Col. Evans F. Carlson at the San Diego Naval Hospital in July 1944. Carlson was convalescing from wounds received during the Saipan campaign. With here are Capt. Morton D. Willcutts (left), and her son Col. James Roosevelt, who fought with Carlson on Makin Island. (National Archives)

With his son, Col. James Roosevelt, the president on Friday, July 21, visited Lt. Col. Evans Carlson, of the famed Carlson's Raiders, at the Naval hospital. Carlson wounded on Saipan, was brought from sick officers' quarters for a brief chat. Col. Roosevelt, who was Carlson's chief of staff in the raid on Makin two years ago, has been stationed at Coronado amphibious training base.

President Roosevelt’s Schedule included touring the San Diego Naval Hospital with Capt. Morton D. Willcutts, who seems to have stayed with the party as they proceeded on to the Amphibious Training Center on Coronado Island, and then the USS Baltimore at Broadway Pier in San Diego:

July 21st, 1944 print this page | share  

[previous day](#) [next day](#)

Transcript

Times	Log	Location	Source
11:00am – 11:30am	Maj. C. H. Bonesteel, USA, Commanding General Western Defense Command; Maj. Gen. Courtlandt Parker, USA, Commanding General, Southern California Sector, Western Defense Command; and Brig. Gen. W. H. Wilbur, USA, Gen. Bonesteel's Chief of Staff, called on FDR in his private car.	San Diego, CA	TT
3:30pm	FDR, accompanied by Col. James Roosevelt, and Adm. Ross T. McIntire and Adm. Wilson Brown dep. the Base by automobile. The party proceeded first to San Diego Naval Hospital at Balboa Park. Here the party was greeted by Capt. Morton D. Willcutts, Medical Corps., USN, Medical Officer in Command of the Hospital. Capt. Willcutts joined the party, riding with FDR, and we drove through the Hospital grounds to the officer's ward, where FDR paused for a few minutes to chat, from his car, with Lt. Col. Evans F. Carlson, USMCR, famous Marine Raider leader under whom Col. James Roosevelt served during our raid on Makin Island in early 1942. Col. Carlson had recently been seriously wounded in the Saipan Campaign. Here too FDR met and chatted with Capt. Irvine W. Jacobs, Medical Corps, USN, Executive Officer of the Hospital and Capt. Herbert L. Pugh, Medical Corps, USN, Chief of Surgery at the Hospital. <i>Note: The Hospital is one of the Navy's largest and most attractive one. There were 9000 patients at this Hospital, the majority veterans of the Central and Western Pacific campaigns.</i>	San Diego, CA	TT
4:00pm – 4:55pm	On leaving the Hospital the party proceeded to Coronado, CA, going via a part of San Diego's busy waterfront and using the San Diego-Coronado ferry. During this particular movement all ferry traffic, except for FDR's party was halted. In Coronado, CA FDR visited the Amphibious Training Center on the Strand just South of the Hotel del Coronado. Adm. Davis met FDR here and personally conducted the inspection tour. This is the training center where personnel of the Navy and Marine Corps receive their basic training for amphibious warfare and FDR had opportunity to personally observe numerous groups of officers and men engaged in various phases of this training.	San Diego, CA	TT

Enlarged Text for 3:30 pm:

3:30pm

FDR, accompanied by Col. James Roosevelt, and Adm. Ross T. McIntire and Adm. Wilson Brown dep. the Base by automobile. The party proceeded first to San Diego Naval Hospital at Balboa Park. Here the party was greeted by Capt. Morton D. Willcutts, Medical Corps., USN, Medical Officer in Command of the Hospital. Capt. Willcutts joined the party, riding with FDR, and we drove through the Hospital grounds to the officer's ward, where FDR paused for a few minutes to chat, from his car, with Lt. Col. Evans F. Carlson, USMCR, famous Marine Raider leader under whom Col. James Roosevelt served during our raid on Makin Island in early 1942. Col. Carlson had recently been seriously wounded in the Saipan Campaign. Here too FDR met and chatted with Capt. Irvine W. Jacobs, Medical Corps, USN, Executive Officer of the Hospital and Capt. Herbert L. Pugh, Medical Corps, USN, Chief of Surgery at the Hospital.

Note: The Hospital is one of the Navy's largest and most attractive one. There were 9000 patients at this Hospital, the majority veterans of the Central and Western Pacific campaigns.

More of the party's doings that day:

4:55pm	The party then drove to the home of Mrs. John Roosevelt (848 "J" Avenue, Coronado, CA), where FDR stopped for a few minutes to see and say goodbye to his John Roosevelt grandchildren and his daughters-in-law, Mrs. John Roosevelt and Mrs. James Roosevelt.	San Diego, CA	TT
5:30pm	Arrived at train, coming from Coronado, CA via the ferry and the San Diego waterfront.	San Diego, CA	TT
9:00pm	FDR accompanied by Adm. William D. Leahy, Adm. Friedell and Fala, dep. his private car at the Marine Corps Base by auto for the USS Baltimore. All other members of his party had preceded him to the USS Baltimore.	San Diego, CA	TT
9:17pm	FDR arrived at the Broadway Pier, San Diego, CA, where the USS Baltimore was moored - starboard side to south side of the pier. Adm. Friedell bade FDR and his party bon voyage and FDR, Adm. William D. Leahy and Fala went aboard, using the special brow that had been rigged from the pier level to the main deck of the cruiser. They were welcomed aboard the USS Baltimore by Capt. Walter L. Calhoun, USN, her Commanding Officer. Accompanying FDR in the USS Baltimore were the additional members of his immediate party: Elmer Davis, Judge Samuel I. Rosenman, Adms. Ross T. McIntire and Wilson Brown, Gen. Edwin M. Watson and Capt. Wood. Mail for the White House was dispatched from the train during the afternoon. <i>Note: By special request of FDR, no honors were rendered.</i>	San Diego, CA	TT
ER	With FDR		USH
Houseguest	Maj. and Mrs. Robert Robinson and baby (arr. 10:15 am)		USH

USH = White House Usher's Diary, STE = Stenographer's Diary, PC = Press Conference, TU = Tully's Appointment Diary

These transcripts are based on archival sources documenting President Roosevelt's daily activities, including the White House Usher's Log and the White House Stenographer's Diary. The transcripts were created for reference purposes. Because errors can occur in data entry, we encourage you to review and cite to the original sources displayed below.

Appendix 4

Official Visit to Peiping Base Hospital, China

<http://content.time.com/time/magazine/article/0,9171,746865,00.html>

≡ TIME

CHINA: Maggots and Peg Legs

Monday, Jan. 22, 1934

► [Subscriber content preview.](#) or [Log-In](#)

+ Share


Fresh from China by way of the U. S. Navy Medical Corps this month came a vivid surgeon's-eye view of heroic Chinese resistance to the Japanese onslaught which swept down from Manchukuo, entered "China proper" through the Great Wall and stopped just short of Peiping (TIME, May 29, et ante). Excerpts from the report* of Lieut.-Commander Morton D. Willcutts, M. D., the U. S. Navy's observer at Peiping Base Hospital: "The North China soldier rates a much higher military mark than his reverses of the past few months might indicate.

Appendix 5

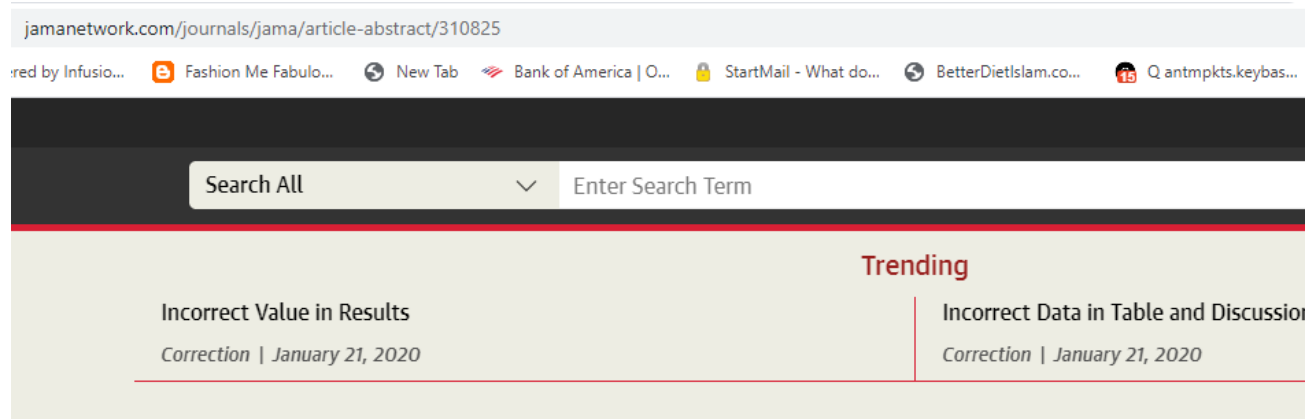
Chief Medical Officer for San Quentin Federal Prison

April 16, 1951 until ?

[MEDICAL NEWS | JAMA | JAMA Network](#)

 <https://jamanetwork.com/journals/jama/article-abstract/310825>

Morton D. Willcutts, Bethesda, Md., has been appointed chief medical officer for San Quentin Federal Prison to replace Dr. Leo L. Stanley, who recently retired after many years' service to the penitentiary. Dr. **Willcutts**, who retired from the navy after World War II with 34 years' active duty, began his new duties April 16.



The screenshot shows a web browser window with the address bar displaying "jamanetwork.com/journals/jama/article-abstract/310825". Below the address bar, there are several browser tabs: "red by Infusio...", "Fashion Me Fabulo...", "New Tab", "Bank of America | O...", "StartMail - What do...", "BetterDietIslam.co...", and "Q antmpkts.keybas...". A search bar is visible with the text "Search All" and a dropdown arrow, followed by "Enter Search Term". Below the search bar, there is a "Trending" section with two articles, each with a red border and the text "Correction | January 21, 2020".

This Issue

Other Articles

June 16, 1951

MEDICAL NEWS

JAMA. 1951;146(7):658-663. doi:10.1001/jama.1951.03670070050018



Abstract

CALIFORNIA

Medical Officer at San Quentin. —Dr. Morton D. Willcutts, Bethesda, Md., has been appointed chief medical officer for San Quentin Federal Prison to replace Dr. Leo L. Stanley, who recently retired after many years' service to the penitentiary. Dr. Willcutts, who retired from the navy after World War II with 34 years' active duty, began his new duties April 16.

Appendix 6

Other Biographical Information about Admiral Willcutts

VADM Morton Douglas Willcutts

BIRTH 10 Mar 1889
DEATH 26 Sep 1976 (aged 87)
BURIAL [Arlington National Cemetery](#)
Arlington, Arlington County, Virginia, USA
PLOT Section 6 Lot 9430-RH
MEMORIAL ID 60007154 · [View Source](#)



SHARE + SAVE TO SUGGEST EDITS

MEMORIAL PHOTOS 0 FLOWERS 2


VADM USN

Family Members







Parents

-  [William Henley Willcutts](#)
1855–1928
-  [Emma Rose Galloway Willcutts](#)
1860–1945


Spouse

-  [Marie B Collins Willcutts](#)
1903–1983

Siblings

-  [Carrie Maude Willcutts Miller](#)
1881–1958
-  [Stephen Venard Willcutts](#)
1883–1939
-  [Harrison Donald Willcutts](#)
1889–1969
-  [Suzette Lavonne Willcutts Brown](#)
1891–1973
-  [Ruth Ann Wilcutts Kerr](#)
1894–1979
-  [David E. Willcutts](#)
1898–1909

Children

-  [Harrison David Willcutts](#)
1932–2017

<http://incass-inmiami.org/howard/bios/bios-w.html>

He served as a surgeon with the U.S. Navy in France from May 1917 to June 1919, including on the USS Aphrodite in the French submarine zone:

Morton Douglas WILLCUTTS

History of Howard County in the World War C.V. Haworth, Indianapolis: Wm B. Burford, Printer & Binder, 1920. p 287 photo plate 59

Morton Douglas WILLCUTTS, son of W.H. and Emma WILLCUTTS, was born at Carthage, Ind 10 Mar 1889. He moved with his parents to Greentown Ind at the age of two years. He completed his high school course in the Marion Normal and in 1910 he entered Indiana University, graduating in 1914 with the degree of B.S. and in 1916 with an M.D. degree. He immediately entered the Indianapolis City Hospital as an interne [sic], which positioned he resigned in order to accept an appointment in the U.S. Navy Medical Corps. He was commissioned lieutenant, junior grade at the Great Lakes Naval Station, Chicago, 24 Mar 1917, and was ordered to proceed to Washington D.C.

In May 1917, he was sent to France with the first naval forces and was stationed for 7 months as a medical officer at the naval base at Brest. In Jan 1918, having been promoted to lieutenant, senior grade - captain - he was assigned to the U.S. SS Aphrodite as a surgeon for duty in the French submarine zone. He remained in this line of activity until the armistice was signed. Having previously applied for service with the marines on the western front, he was ordered in November to the 5th Regiment, 2nd Division, and with them went in March to the Rhine and served in the Army of Occupation, first as a battalion surgeon, and later as regimental surgeon, until the signing of peace with Germany, 28 Jun 1919.

On 11 Aug 1919, he landed in the United States and left at once for the marine barracks, Quantico Va., where he was mustered out of the marines. In September 1919, Captain Willcutts was offered by the government a three months' course in the naval hospital at Washington D.C. and the choice of assignment to a naval hospital.

NOTE: The following entry was found in the Social Security Death Index.

MORTON WILLCUTTS: born 10 Mar 1889 - died Sep 1976. Last Residence: Belvedere Tiburon, Marin, CA. SSN: 565-64-3247, issued in California.

NOTE: The following entry was found in the California Death Index at Rootsweb:

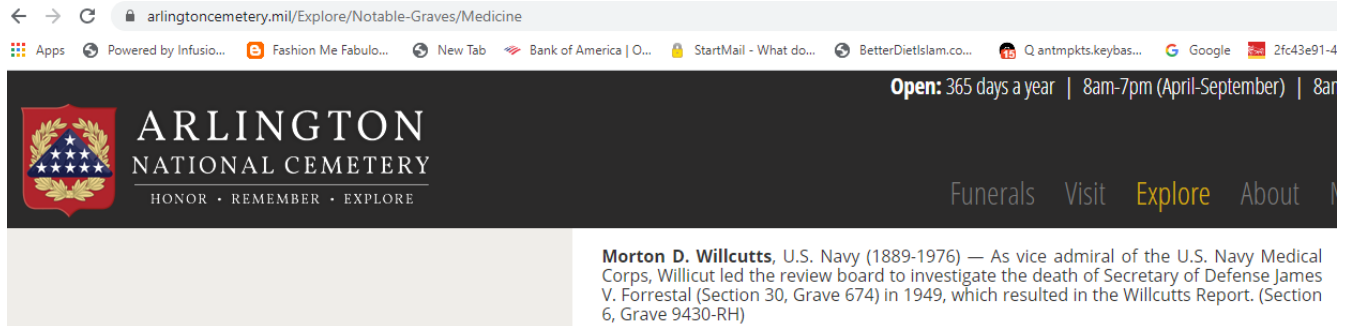
<http://vitals.rootsweb.com/ca/death/search.cgi>

WILLCUTTS, MORTON D: born 03/10/1889, Male, Birthplace INDIANA. Death County: MARIN, Death Date: 09/26/1976. SSN: 565-64-3247 Age: 87 yrs

Appendix 7

Interment at Arlington National Cemetery

<https://www.arlingtoncemetery.mil/Explore/Notable-Graves/Medicine>



The screenshot shows a web browser window with the URL [arlingtoncemetery.mil/Explore/Notable-Graves/Medicine](https://www.arlingtoncemetery.mil/Explore/Notable-Graves/Medicine). The browser's address bar and tabs are visible at the top. The website header features the Arlington National Cemetery logo on the left, which includes a shield with a blue triangle of stars and a red triangle of stripes, flanked by olive and oak branches. To the right of the logo, the text reads "ARLINGTON NATIONAL CEMETERY" and "HONOR · REMEMBER · EXPLORE". On the far right of the header, there is a navigation menu with links for "Funerals", "Visit", "Explore", and "About". Below the header, the main content area displays the name "Morton D. Willcutts" in bold, followed by his service details: "U.S. Navy (1889-1976) — As vice admiral of the U.S. Navy Medical Corps, Willcut led the review board to investigate the death of Secretary of Defense James V. Forrestal (Section 30, Grave 674) in 1949, which resulted in the Willcutts Report. (Section 6, Grave 9430-RH)".

Morton D. Willcutts, U.S. Navy (1889-1976) — As vice admiral of the U.S. Navy Medical Corps, Willcut led the review board to investigate the death of Secretary of Defense James V. Forrestal (Section 30, Grave 674) in 1949, which resulted in the Willcutts Report. (Section 6, Grave 9430-RH)



**CITY OF BELVEDERE HISTORIC PRESERVATION COMMITTEE
STAFF REPORT**

REPORT DATE: February 2, 2021 **AGENDA ITEM: 3**
MEETING DATE: February 9, 2021
TO: Chairman Owen and Members of the Historic Preservation Committee
WRITTEN BY: Rebecca Markwick, Senior Planner
REVIEWED BY: Irene Borba, Director of Planning and Building
SUBJECT: **Application for Mills Act Agreement for 370 Bella Vista Avenue**

Recommendation:

The proposed application is for a Mills Act Agreement with the property located at 370 Bella Vista Avenue. The Mills Act is an economic incentive program for the restoration and preservation of qualified historic structures. The property at 370 Bella Vista Avenue has previously been designated as a historical site by the Belvedere City Council. Staff recommends that the Historic Preservation Committee conduct the public hearing and take the following action:

MOTION: To recommend that the City Council enter into a Mills Act Agreement with the property owners of 370 Bella Vista Avenue to help maintain this City of Belvedere Historically Designated Property.

Background:



The project site is a sloping property within the R-15 zoning district. The site is adjacent to single-family residences to the north and south and is a street-to-street lot between Bella Vista Avenue and Beach Road. The house was built c.1892 and is an excellent example of Dutch Colonial style of architecture.

The property owners are requesting to enter into a Mills Act Agreement with the City. The Mills Act grants property tax relief and is designed as an incentive to encourage the preservation of Belvedere's most historically and architecturally significant structures. In order to be considered for a Mills Act Agreement, the property must first be listed on a state, city or county register of historic landmarks.

On July 20, 2020, the property owners applied for historic designation of their property. After conducting a survey of the structure, the Historic Preservation Committee recommended Planning Commission approval of the application at their meeting on October 13, 2020. On November 17, 2020, the Planning Commission recommended City Council approval of the request for historic designation. On December 14, 2020 the Belvedere City Council designated the property at 370 Bella Vista Avenue a landmark designation property through City Council Resolution No. 2020-42 (Attachment 2). This action made the property eligible for a Mills Act Agreement, and on January 1, 2021, the property owners submitted a fee for the Mills Act Agreement application.

California Government Code §50281(2) requires an inspection of the interior and exterior of the property prior to the issuance of a new Mills Act Agreement to determine the owner’s compliance with the contract. In accordance with past City policy, when a Mills Act application is received, an inspection of the residence is conducted by the Building Official for the purpose of evaluating the condition of the property, such as any obvious signs of disrepair, structural failure, or deterioration. On January 28, 2020, the Building Official and Senior Planner conducted an inspection of the property and found no sign of disrepair, structural failure or deterioration. (Attachment 3)

Analysis:

Pursuant to Section 21.20.120, Historical property incentives, of the Belvedere Municipal Code, “The City may enter into an historical property contract as authorized by the Mills Act (Government Code 50281.1 et seq.) for tax relief for any property owner of a designated property/structure who requests the contract. Additional incentives may be adopted by the City Council as appropriate. (Ord. 2006-6 § 1 (part), 2006; Ord. 93-5 § 1 (part), 1993.)” Pursuant to City policy, the City Council authorizes an agreement upon recommendation first by the Historic Preservation Committee. The Historic Preservation Committee’s recommendation includes the current status of the property and the intention of the City in entering into the Mills Act Agreement to preserve the cultural resource.

The Belvedere City Council has set a limit on the total tax losses that can be associated with Mills Act Properties. On September 6, 2005, the Belvedere City Council increased the cap on Mills Act revenue incentive losses from \$10,000 to \$25,000, to be adjusted annually in an amount equivalent to the percentage change in overall assessed valuation of the City for the previous year. On April 14, 2008, the City Council adopted a resolution excluding from the cap on Mills Act tax losses those properties to which a Notice of Non-Renewal has been issued. Therefore, the adjusted annual cap is now \$54,094, and the net remaining tax loss available for new properties is approximately \$18,608 (including this proposed agreement).

A Mills Act Agreement requires the County Tax Assessors’ Office to determine the value of the property based upon its current potential income, rather than the Prop 13 formula generally applied. The County of Marin Assessor’s Office estimates that a Mills Act Agreement for 370 Bella Vista Avenue would represent a reduction in the assessed valuation of the property by 1,792,296. This would result in an approximate \$3,764 annual loss in tax revenue to the City of Belvedere.

Historic Property Address	Estimated 2021/22 Roll Value	Estimated 2020/21 Mills Act Value	Estimated Owner Savings per year	Estimated City Tax Loss per year
370 Bella Vista Avenue	\$3,442,296	\$1,650,000	\$17,923	\$3,764

Historic Preservation Committee Staff Report for 370 Bella Vista Avenue

Owners: Mitul Modi and Steven Howard

February 9, 2021

Page 3 of 3

Recommendation:

Staff supports the proposed application for a Mills Act Agreement with property located at 370 Bella Vista Avenue in order to preserve the cultural resource. Staff recommends that the Historic Preservation Committee conduct the public hearing and take the following action:

MOTION: To recommend that the City Council enter into a Mills Act Agreement with the property owners of 370 Bella Vista Avenue, to help maintain this City of Belvedere Historically Designated Property.

Attachments:

1. Application for Mills Act Agreement
2. City Council Resolution 2020-42
3. City Inspection Report

Property/Structure Address: 370 BELLA VISTA AVE,
94920 .



APPLICATION FOR MILLS ACT AGREEMENT

CITY OF BELVEDERE • BELVEDERE CITY COUNCIL
450 SAN RAFAEL AVE • BELVEDERE, CA 94920-2336
PH. 415-435-3838 • FAX 415-435-0430 • WWW.CITYOFBELVEDERE.ORG

RECEIVED

JUL 20 2020

FOR STAFF USE ONLY

Date: City of Belvedere Rec'd. by: _____

Amount: _____ Receipt No.: _____

Parcel No.: 060-212-23 Zone: R15

TO BE COMPLETED BY PROPERTY OWNER

Address of Property: 370 BELLA VISTA AVENUE, BELVEDERE, CA, 94920.

Historical Name of Property, If Known: LILLIAN WATERS HOUSE

Record Owner of Property: MITUL MODI & STEVEN HOWARD.

Mailing MITUL MODI Daytime Phone: 415, 960, 4466.

Address: 370 BELLA VISTA AVE Fax: N/A.

BELVEDERE CA 94920 Email: modimitul@me.com.

Owner's Representative: _____

Mailing _____ Daytime Phone: _____

Address: _____ Fax: _____

_____ Email: _____

Date Property/Structure Received Historic Designation and City Council Resolution Number: _____

- Attach legal description. (PHOTOGRAPHS)

Property/Structure Address: 370 BELLA VISTA AVENUE
94920.

**STATEMENT OF PROPERTY OWNERSHIP,
CERTIFICATION OF APPLICATION, & DESIGNATION OF REPRESENTATIVE**

All property owners must complete this Section.

Street address of subject property: 370 BELLA VISTA AVENUE, BELVEDERE 94920.

Assessor's Parcel No(s). of subject property: 060 212-23.

> Properties Owned by Individuals

I, MITUL MODI, state under penalty of perjury under the laws of the State of California that I am the record owner of the above-described subject property.

I have read and understood the attached Mills Act Agreement Facts and the specimen Mills Act Agreement and agree to the terms described therein.

I understand that the contents of this document are a public record.

Signed this 20th day of July, 2020, at Belvedere, California.

Signature 

> Properties Owned by a Trust, LLC, Corporation, Partnership, or Other Entity

For properties owned by a trust, please attach the trust document or a certificate of trust, including any attachments thereto. For an LLC, corporation, partnership, or other entity, please attach proof of ownership and certification of the signer's authorization to enter into contracts on behalf of the entity.

I, _____, state under penalty of perjury under the laws of the State of California that the above-described subject property is owned by a trust, LLC, corporation, partnership, or other entity and that my signature on this application has been authorized by all necessary action required by the LLC, corporation, partnership, or other entity.

I have read and understood the attached Mills Act Agreement Fact Sheet and the specimen Mills Act Agreement and agree to the terms described therein.

I understand that the contents of this document are a public record.

Signed this _____ day of _____, 20____, at Belvedere, California.

Signature _____ Signature _____

Title(s) _____ Title(s) _____

Trustee(s) Partners: Limited or General Corporation Other _____

Name of trust, LLC, corporation, or other entity: _____

CITY OF BELVEDERE

RESOLUTION NO. 2020-42

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELVEDERE
DESIGNATING THE PROPERTY LOCATED AT 370 BELLA VISTA AVENUE
A CITY OF BELVEDERE HISTORIC PROPERTY**

WHEREAS, a proper application for Historical Status Designation pursuant to Belvedere Municipal Code Chapter 21.20 for the property located at 370 Bella Vista Avenue has been submitted; and

WHEREAS, the project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the Historical Designation of the property will not cause a significant adverse impact on the environment; and

WHEREAS, a home may be designated as an Historic Belvedere Property if three or more of the following findings of facts per to Belvedere Municipal Code section 21.20.070(A) can be made; and

WHEREAS, the City of Belvedere Historic Preservation Committee made a favorable recommendation to the Planning Commission on the Historical Designation application on October 13, 2020; and

WHEREAS, the Planning Commission held duly a noticed public hearing on the Historical Designation application on November 17, 2020, and approved a motion recommending that the City Council designate the property at 370 Bella Vista Avenue a City of Belvedere Historic Property; and

WHEREAS, the City Council held a duly noticed public hearing on the Historical Designation application on December 14, 2020; and

WHEREAS, the City Council made the following findings of fact pursuant to Section 21.20.070(A) 1, 2, 3, 5, and 7 of the Belvedere Municipal Code for the property at 370 Bella Vista Avenue:

Architecture: It is an outstanding example of a particular style, construction method or material.

The house can be loosely characterized to be in the Dutch Colonial style. These American homes styles are prominently an architecture of synthesis, so thresholds between one style and another are not always significant. But substitute a gable roof for a gambrel roof and it loses the Dutch colonial classification. So as 370 Bella Vista has a gambrel roof with overhanging eaves, we label it as Dutch.

It is interesting to note that the architect Charles Marion Rousseau was born in Rotterdam, Holland. It is a style of domestic architecture, primarily characterized by gambrel roofs.

These houses were originally built in America along the Hudson River. The Dutch Colonial home style migrated across the country from New York, New Jersey, Pennsylvania, Ohio, Illinois, Minnesota then on to California where the house at 370 Bella Vista Avenue, Belvedere is a fine example.

It also should be noted that this house is not a pure Dutch Colonial style but is composed of elements drawn from various architectural doctrines, methods, and styles. This makes this house an original piece of architecture that the architects custom designed to conform to the contours of the site and to the climate and culture of Northern California.

The Dutch adopted the wide gambrel roof from the English to give them more second floor bedroom headroom. Most Dutch houses had the flaring gambrel roof without supporting posts. This house has “Doghouse dormers” (so named because of their doghouse-like shape) to gain second floor bedroom space and light.

The Dutch Colonial home is an important American house type: “These houses were straight forward answers to the problems of shelter and protection.” (Les Walker, *History of American Homes New England (1630-1930)*).

2. Architecture: *It is outstanding because of age.*

The 126-year-old house was built in 1894 during the first wave of homes built on Belvedere Island the year that the City of Belvedere was incorporated.

3. Architecture: *It is outstanding because it is the work of a significant architect or builder.*

Charles Marion Rousseau was born in Rotterdam, Holland in 1848 and immigrated to the United States in 1870, settling in St. Louis. He moved to New York in 1881 and worked as an apprentice for the famous architectural firm of McKim, Mead & White for 6 years. Rousseau moved out to San Francisco in 1888, working initially for other architects, including A. Page Brown, before starting his own practice in 1890 with an office on Kearny St., moving in 1897 to the Spreckels Building.

Rousseau was initially a designer of small houses and flats, a few of which survive, for example: • Cow Hollow - 1920 Filbert (1892), 1916 Greenwich (1892), 1782 Union (1894); • Pacific Heights - 2843-45 California (1896), 2234-36 Divisadero (1897).

Their architectural work continued to be recorded as Chas. M. & Arthur F. Rousseau, but by 1913 the firm of Rousseau & Rousseau had been created and it was incorporated with offices in the French Bank Building. They designed many flats, apartment buildings and hotels including in Downtown, Nob Hill, Russian Hill and Pacific Heights.

Charles M. Rousseau had some fame as an architect and was a significant architect for his time in San Francisco. I have always maintained that the apprenticeship connection is the single most important predictor of architectural fame. Charles M. Rousseau is such a person having apprenticed at McKim, Mead & White. McKim, Mead & White was an American architectural firm that came to define architectural practice, urbanism, and the ideals of the American Renaissance in New York.

The firm's founding partners Charles Follen McKim (1847–1909), William Rutherford Mead (1846–1928) and Stanford White (1853–1906) were giants in the architecture of their time and remain important as innovators and leaders in the development of classical architecture worldwide. They were known for NYC's Pennsylvania Station, Columbia University and the addition to the East and West Wing of the White House in Washington D.C.

Because of his apprenticeship connection to McKim, Mead & White and his wonderful work in San Francisco, which was replete with talent and achievements, he has earned his reputation as a 'Significant Architect'. He died on November 15, 1918.

4. *Architecture: It is outstanding because it is the first, last, only or most significant architectural property of its type in the city.*

Not applicable.

5. *Design: It has a unique or original design or demonstrates outstanding craftsmanship*

The original exterior design which is in the Dutch Colonial style customized to the site has been mostly retained although it has been remodeled with some changes to the original massing. The interior has been remodeled over time but retains or replicates the original details such as small-paned transoms above the windows and doors and moldings.

6. *History: It is associated with a person, group or event significant to the city, state or nation, or shows broad cultural, political, social or economic patterns, or embodies and expresses the history of the city.*

We found very little historic information on the original owner, Lillian Waters, except for information regarding lot purchases in the book: *Belvedere and Tiburon 1890-1900* edited by Hillary Don. The site is historically significant as one of the early Belvedere home sites sold by the Belvedere Land Company and built by Wilson & Bartlett. 370 Bella Vista is located in the Belvedere's Historic Resource Sensitivity Map as a parcel of High Historic Sensitivity.

7. *Environment: It contributes to the character of the street or neighborhood area or has significance as a visual landmark owing to its unique location.*

370 Bella Vista is located in the Belvedere's Historic Resource Sensitivity Map as a parcel of High Historic Sensitivity. The house is a contributing piece of architecture in this historic neighborhood and contributes to the unity and diversity of the Island.

8. *Integrity: It retains most of its original materials and design features*

The exterior of 370 Bella Vista has retained most of its' original design features but a bay window has been added and the front door location that has changed the original exterior massing. The interior has been remodeled over time but for the most part retains or replicates original details such as window style and moldings.

9. *National Register of Historic Places: It is a site or structure listed on the National Register of Historic Places.*

Not applicable. However, the Lillian G. Waters House, 1894 was given a Historical Residence Plaque to the owners, Sheila and Robert Golden, during the 1996 Landmark Society tour.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belvedere does hereby grant approval of Historical Designation status to the residence located at 370 Bella Vista Avenue pursuant to the findings stated above and incorporated herein.

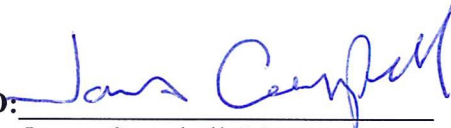
PASSED AND ADOPTED at a public hearing of the City Council of the City of Belvedere on December 14, 2020, by the following vote:

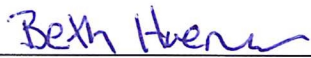
AYES: Block, Kemnitzer, Lynch, Wilkinson, and Mayor Campbell

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED: 
James Campbell, Mayor

ATTEST: 
Beth Haener, City Clerk



CITY OF BELVEDERE

450 San Rafael Avenue λ Belvedere, CA 94920
Tel: 415 / 435-3838 λ Fax: 415 / 435-0430 www.cityofbelvedere.org

Date: February 1, 2021
To: Rebecca Markwick, City of Belvedere Senior Planner
CC: Mitul Modi & Steven Howard
From: Brian Van Son, City of Belvedere Building Official
Re: 370 Bella Vista Ave. – Mills Act Maintenance Inspection

On January 28, 2021, I performed a building inspection at 370 Bella Vista Ave., pursuant to the provisions contained in the Mills Act Agreement requested by the property owners, Mitul Modi and Steven Howard, with the City of Belvedere. I was accompanied by Steven Howard, property owner, and Rebecca Markwick, Senior Planner for the City of Belvedere. Ms. Markwick took numerous photos to record the condition of the structure.

Research through Marin County Assessor's Office and City of Belvedere records indicate that the original construction was circa 1900. There have been multiple building permits issued to this property since it was constructed. Notably:

- 1974 era permit to reroof the residence.
- 1974 era permit to remodel a bathroom.
- 1975 era permit for a sunroom addition, as well as, construction of a carport.
- 1997 era permit to reroof the carport.
- 1998 era permit to replace a site retaining wall.
- 1998 era permit to replace the windows of the structure.
- 2001 era permit to repair a site retaining wall.
- 2002 era permit for the underground relocation of utilities.
- 2004 era permit to construction a new retaining wall at Beach Rd.
- 2007 era permit to replace the foundation of the residence.
- 2008 era permit to reroof the residence.
- 2016 era permit to replace a structural beam.

All habitable areas were inspected, as well as all accessible attic space, underfloor crawlspace, and the exterior of the structure. We found the structure to be in good condition and well maintained, with minimal signs of stress or deterioration. As a result, there are no apparent aspects of the building which are in a deteriorated state nor require any repairs or rehabilitation.