

**HISTORIC PRESERVATION COMMITTEE**

**MEETING AGENDA**

**TUESDAY APRIL 13, 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](mailto: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 April 13, 2021**

**Time: Apr 13, 2021 05:30 PM Pacific Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/87885899654>**

**Meeting ID: 878 8589 9654**

**833 548 0282 US Toll-free**

**Meeting ID: 878 8589 9654**

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](mailto:rmarkwick@cityofbelvedere.org), who will use her best efforts to provide assistance.

Date Posted: April 8, 2021

**REGULAR MEETING  
HISTORIC PRESERVATION COMMITTEE  
TUESDAY, APRIL 13, 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 February 9, 2021 meeting.
2. Public Hearing for Consideration of Historical Designation of property at **428 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: Shawn and Debbie Bennett/Bennet Family Rev. Trust.
3. Public Hearing for Consideration of Historical Designation of property at **304 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: The Jody A. Harris and Robert C. Harris Jr. Revocable Trust. (*Recused: Robert Griffin*)
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: April 8, 2021

**REGULAR MEETING  
HISTORIC PRESERVATION COMMITTEE  
TUESDAY, FEBRUARY 9, 2021, 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.

**COMMITTEE ABSENT:** Diana Bradley

**OTHERS PRESENT:** Senior Planner Rebecca Markwick, Mayor James Campbell, Technician Nancy Miller, Suzanne and James DuMolin.

*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](http://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**

Senior Planner Rebecca Markwick stated that there are 2 new applications for Historic Designation at 304 Golden Gate Avenue and 428 Golden Gate Avenue. Committee members will be requested to volunteer to prepare historical survey reports for each property at the end of the meeting.

**SCHEDULED ITEMS**

1. Approve Minutes of the October 12, 2020 meeting.

Minutes were approved unanimously. (Bradley absent).

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: James and Susan DuMolin AB Living Trust (*Recusals Robert Griffin*)

Associate Planner Markwick was available for questions.

Committee members Jeanne Price and Bob Griffin had visited the site and studied the property historical information. They submitted a survey report accompanied by comments from John Sheehy. They recommended that the property would qualify for designation under criteria numbers 1, 2, 5, 7, and 8. Mr. Sheehy spoke about historical highlights of the property.

The applicants had submitted many historical details about the property as a part of their application numbers: 1, 2, 3, 5, and 7. Discussion was held regarding criteria 6 as well. Committee majority agreed this criteria was also met.

A motion was made and seconded to recommend to the Planning Commission an approval of Historic Designation for the property at **308 Golden Gate Avenue**. Committee approved unanimously (Griffin recused, Bradley absent).

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

Staff was available for Committee questions. There were no other questions of staff. Committee agreed that this recently designated property qualified for City Council consideration for a Mills Act Agreement.

A Motion was made and seconded 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. Committee approved unanimously (Bradley absent).

4. Future agenda items.

Committee selected members to review 2 new applications for Historic Designation at 428 Golden Gate Avenue (Sheehy and Gness to review, Griffin available to assist) and 304 Golden Gate Avenue (Owens and Price to review).

#### **Adjourn**

The meeting was adjourned at 5:44 P.M.

**THE FOREGOING MINUTES** were approved at a regular meeting of the Historic Preservation Committee on April 13,, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**APPROVED:** \_\_\_\_\_  
Mel Owen, Chairman

**ATTEST:** \_\_\_\_\_  
Rebecca Markwick, Senior Planner

## **BELVEDERE HISTORIC PRESERVATION STAFF REPORT**

**ITEM NO.** 2. **REPORT DATE:** 04/06/21  
**MEETING DATE:** 04/13/21

**REPORT WRITTEN BY:** Rebecca Markwick, Senior Planner

**SUBJECT:** Historic Property Designation

**LOCATION:** 428 Golden Gate Avenue

**OWNERS/APPLICANTS:** Shawn and Debbie Bennett/Bennet Family Rev. 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 428 Golden Gate Avenue. The Historic Designation Survey Form prepared by the Committee for the property is included in the attachments.

### **PROJECT ANALYSIS**

Commissioned by Valentine Joseph Antoine Rey, Esq., The Rey House (428 Golden Gate Avenue) is on the National Register of Historic Places in Marin County and was the first home built on top of Belvedere Island. It is a Willis Polk- designed Mission Revival home (Spanish/Mediterranean), designed and constructed in 1892-1893. The property is located at the southeast tip of the island at the end of Golden Gate Avenue. The home enjoys views of the Belvedere Cove and Tiburon hills on one side and on the other, the Bay and San Francisco skyline including both towers of the Golden Gate Bridge.

The home is 3,503 square feet on 3 levels with 4 bedrooms, 4 bathrooms on an 11,465 square foot (0.26 acre) lot. The house design was envisioned as a villa on the North Bay's own Riviera, to which the topography and climate are similar. The design follows the contour of the land with a series of split-levels unified on the interior by a grand wood staircase under a soaring light well. The home's comparatively simple, wood framed, stucco exterior, with no one dominant elevation, was a dramatic contrast to the splendor and scale of the interior central hall and its grand staircase framed with Iconic columns and rounded arches – all milled from old growth (prior to the turn of the 20th century) clear-heart redwood.

Straddling the single, rustic front door are two miniaturized interpretations of the famous rose windows (and light fixtures) from the Texas basilica, San Antonio's Mission San Jose y San Miguel de Aguayo.

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.*

From the National Register of Historic Places, “The Valentine Rey House is a masterwork by one of northern California’s most important architects, Willis Polk (1867-1924). Conceived in the mode of a villa on the Riviera, to which the topography [and climate] are similar, the Rey House uses Mediterranean and Hispanic imagery in its materials and forms. The Rey House may be the best-preserved work from Polk’s first very creative period, the early 1890’s, when he advocated Mission Revival, manipulated interior spaces, used the then-developed Bay Area Shingle style’s natural redwood interiors, and tended to build modest but unique residences for fellow artists.”

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

The Valentine Rey house was built in 1893. It was the first home built on top of Belvedere Island in Marin County. This 128-year-old house is located just before the circle at the southeastern crest of Belvedere Island.

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

Architect Willis Polk (1867-1924) is the architect of 428 Golden Gate Avenue.

Architect Willis Polk along with Bernard Maybeck are among the most famous architects to have built homes on Belvedere island. Polk’s Spanish Mission style home for Valentine Rey House in 1893 is his early work before he was famous as an important California architect. He was chairman of the Architectural Commission for the Panama-Pacific International Exposition complex 1915-1916 in San Francisco.

Willis Polk became internationally famous for the Hallidie Building (1916-1918) at 130 Sutter Street in San Francisco. Every once in a while, a building is so advanced as to be futuristic. Polk employed a full-blown suspended glass curtain wall 4 decades before the rise of the New York Chicago curtain walls of Mies van der Rohe and others.

In 1889, Polk joined the office of A. Page Brown and moved with Brown's firm to San Francisco. After Polk's family moved to San Francisco in 1892, they formed the firm of Polk & Polk with Willis providing the creativity, Daniel doing the drafting, and their father supervising construction.

In 1901 Polk and his wife moved to Chicago to work with Daniel H. Burnham who had inspired the American Renaissance known as the City Beautiful Movement. Burnham's firm had already designed two important buildings in San Francisco, the Chronicle Building in 1889 and the Mills Building in 1890.

Polk returned to San Francisco in 1903 and worked with Burnham on a master plan for San Francisco following the precepts of the City Beautiful Movement. The 1906 Earthquake and Fire ended any hope of implementing the plan. Polk was placed in charge of Burnham's west coast office after the catastrophe. The association lasted until 1910 when Polk converted the office to his name.

Polk and his partners completed more than one hundred major commercial buildings and residences in the Bay Area.

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

The architecture is significant because the architect, Willis Polk, for this Belvedere villa designed in 1892, took his cues from Spanish Colonial architecture, preempting the Mission Revival movement to follow. Belvedere's Mediterranean terrain and climate coupled with his client's aspirations channeled not the New England Colonial influence of its East Coast counterpart but the conventions of California's own ambient styles.

From the NRHP: "The Valentine Rey house is a fancifully asymmetrical but restrained residence just before the circle at the southeastern crest of Belvedere Island. Because of the view possibilities, the hillside's ten-foot drop at the house location and, probably, the artist-owner's desire for light, the plan is arranged in two rectangles, roughly 50x25' and 30x22', which adjoin on their longer sides but appear to have separate foundations at different levels. Both rectangular wings have two stories and partly exposed basement, but the levels in one wing are approximately half a story below those in the other. The smaller, lower, northerly wing is wrapped on east, north and partly west with a four-foot-wide wooden balcony sheltered under the eaves and supported on wooden braces. Each wing has its own gently sloping, stucco chimneyed, hipped roof which extends into four-foot-wide eaves supported on exposed 2"x8" rafters shaped in profile.

The building is a frame structure covered with off-white stucco and trimmed in dark brown painted wood. Its main entrance is Mission Revival style with churrigueresque sidelights. The exterior features round-headed arcades and matching windows."

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

Straddling the single, rustic front door are two miniaturized interpretations of the famous rose windows and light fixtures from the Texas basilica, San Antonio's Mission San Jose y San Miguel de Aguayo.

As per the NRHP: "the interior is even more significant than the exterior." The Belvedere icon's defining architectural feature: A central staircase in a soaring lightwell, unifying the home's 3,502 square feet. The split-level layout includes four bedrooms and the skylit art studio where Mrs. Rey once painted under the pseudonym Nellie (or Helen) Lavery.

The central staircase is finished in natural, oiled clear-heart redwood, a Bay Area Shingle Style trademark. Again, from the NRHP, "The different levels are unified by the rectangular central staircase of grand proportions, produced in perfect miniature scale." Wood is used for floors, walls, ceilings and beams throughout the house as well as for the central staircase.

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.*

The Valentine Rey House was commissioned in 1892 by **Valentine Joseph Antoine Rey** (1857 -1937) and his wife **Helen Lavery Rey** (1865-1908). Both Mr. and Mrs. Rey were artists. Mrs. Rey painted under the pseudonym Nellie (or Helen) Lavery. They originally lived in San Francisco, in the same neighborhood as the architect they commissioned to design The Valentine Rey House, Willis Polk. The couple moved to Belvedere in 1893 with Valentine J. A. Rey's uncle, **Joseph Britton** (1825-1901). (Valentine's father Jacques Joseph Rey married Britton's sister Jane Ann Britton Rey).

*History Details:*

In 1889/1890 the **Belvedere Land Company** was formed and purchased the island of Belvedere from Thomas B. Valentine (1865-1945). Belvedere Island was then subdivided.

Valentine Joseph Rey (1857- 1937) was President of Belvedere's Board of Trustees about the turn of the century. His uncle, Joseph Britton (1825-1908) was an early President of the Belvedere Land Company.



Valentine J.A. Rey was one of the earliest fulltime residents on the top of Belvedere Island. He selected his desired site and purchased the property (428 Golden Gate Avenue) on Belvedere Island on September 9, 1892.

Joseph Britton (1825-1901), was the partner of Valentine's father, Alsace-born printmaker Jacques Joseph Rey (1820-1892). Joseph Britton and Jacques J. Rey founded the renowned San Francisco Lithography studio, Britton and Rey. Jacques J. Rey married Britton's sister Jane Ann Britton Rey. In 1892 the son of J. J. Rey, Valentine Joseph Antoine Rey, joined the firm and would eventually become sole heir of the Britton and Rey fortune.

Valentine J. A. Rey's son, **Britton Rey** (1898-1974) was born in and lived in The Valentine House while he was a Vice President of Belvedere Land Company and served as Belvedere City Manager from 1954-1964. Audrey and Britton Rey are listed as the owners of 428 Golden Gate from 1946-1959, however the Grant Deed for 428 Golden Gate from **Marjorie Rey** to Britton and Audrey is dated 11-1944.

Marjorie Rey (1893-1968) daughter of Valentine J.A., was born on Belvedere Island on Oct. 17, 1893. Marjorie Rey Rickard was a painter active in the Belvedere-Tiburon area as a conservationist, artist and local history buff prior to her marriage to a Mendocino rancher. She died in Mendocino, CA on Oct. 17, 1968. Marjorie Rey is listed as the owner of 428 Golden Gate Avenue from 1938-1945.

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.*

428 Golden Gate Avenue is located in 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. However, the house has little visibility from the street and from the Cove. As it contributes only marginally to the character of the neighborhood and does not serve as a visual landmark, the house would not qualify for criteria #7.

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

The exterior of 428 Golden Gate Avenue has retained most of its' original design features. However, the original ceramic roof tiles, removed by the '50s, were not replaced. In 1979 the roof was again replaced with dark brown fiberglass shingles. Plans are underway by the current owner to replace the roof with ceramic roof tiles. The house has the original floor plan with the exception of a porch that was enclosed. Gas lamps were replaced with electric ones when the island was connected to the grid. A front arbor was added when Golden Gate first was paved. In the early sixties Lawrence Halprin, a celebrated American landscape architect designed a pool and terrace for the property. A modern kitchen design was introduced by Charles Warren Callister, an American architect based in Tiburon

known for his leadership in the Second Bay Area Tradition. Other interior renovations were undertaken but the important historical redwood stairway core is fully intact as originally built.

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

The Rey House, 428 Golden Gate Avenue is listed on the National Register of Historic Places in Marin County. The Rey, Valentine House at 428 Golden Gate Avenue, Belvedere, CA was added to the National Register of Historic Places in 1982 (National Register # 82002203).

### **Recommendation:**

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 428 Golden Gate Avenue satisfies criteria 1, 2, 3, 4, 5, 6, 8 and 9. 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 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 428 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 **428 Golden Gate Avenue**, as a City of Belvedere Historic Property.

### **ATTACHMENTS**

- Reports
- Application for Historic Designation

Property/Structure Address: 428 Golden Gate Avenue



## 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: 428 Golden Gate Avenue

Historical Name of Property, If Known: Valentine Rey House

Record Owner of Property: Shawn + Debbie Bennett (through their trust)

Mailing 428 Golden Gate Ave. Daytime Phone: 510-504-3918

Address: Belvedere, CA Fax: \_\_\_\_\_

94920 Email: debbie.h.bennett@gmail.com

Owner's Representative: \_\_\_\_\_

Mailing \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

\_\_\_\_\_ Email: \_\_\_\_\_

Description and History of Property/Structure: From the Belvedere Pictorial History™

"Belvedere's First Mission Revival house, the U. S. A. Rey house

at 428 Golden Gate Avenue, was designed in 1893 by

Willis Folk in collaboration with Mrs. Rey, a trained artist.

Inspired by the west's Spanish heritage, the revival was

popularized at the Columbian International Exposition in

Chicago, 1892." The house is already on the

National Registry. The house has the original floorplan,

with the exception of a porch that was enclosed.

The redwood stairway core is fully intact as originally built.

Property/Structure Address: 428 Golds Gate Avenue

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

All property owners must complete this Section.

Street address of subject property: 428 Golds Gate Avenue

Assessor's Parcel No(s). of subject property: 060-223-08

➤ **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.

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, Pebbie Bennett, 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.

Signed this 3 day of December, 2020, at Belvedere, California.

Signature [Signature]

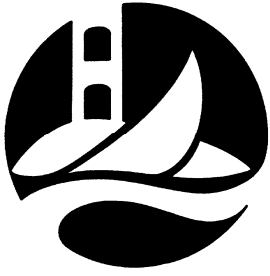
Signature [Signature]

Title(s) Deborah H. Bennett

Title(s) Shawn A. Bennett

Trustee(s)     Partners:  Limited or  General     Corporation     Other \_\_\_\_\_

Name of trust, LLC, corporation, or other entity: Bennett Family Revocable Trust



# CITY OF BELVEDERE

## BELVEDERE HISTORIC DESIGNATION SURVEY FORM

The following criteria shall be used when considering structures or sites for historic designation:

1. Architecture It is an outstanding example of a particular style, construction method or material.
2. Architecture It is outstanding because of age.
3. Architecture It is outstanding because it is the work of a significant 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.
5. Design It has a unique or original design or demonstrates outstanding craftsmanship.
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
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.
8. Integrity It retains most of its original materials and design features.
9. National Register of Historic Places It is a site or structure listed on the National Register of Historic Places.



Street Address: 428 Golden Gate Avenue

Assessor's Parcel Number: 060-223-08

Common Name of Property: Valentine Rey House

Historic Name of Property: Valentine Rey House

Owner: Shawn A. & Deborah H. Bennett

Owner's Address: 428 Golden Gate Avenue Belvedere California 94920

428 Golden Gate Avenue Belvedere, California 94920

**Description:**

Commissioned by Valentine Joseph Antoine Rey, Esq., The Rey House (428 Golden Gate Avenue) is on the National Register of Historic Places in Marin County and was the first home built on top of Belvedere Island. It is a Willis Polk- designed Mission Revival home (Spanish/Mediterranean), designed and constructed in 1892-1893. The property is located at the southeast tip of the island at the end of Golden Gate Avenue. The home enjoys views of the Belvedere Cove and Tiburon hills on one side and on the other, the Bay and San Francisco skyline including both towers of the Golden Gate Bridge.

The home is 3,503 square feet on 3 levels with 4 bedrooms, 4 bathrooms on an 11,465 square foot (0.26 acre) lot. The house design was envisioned as a villa on the North Bay’s own Riviera, to which the topography and climate are similar. The design follows the contour of the land with a series of split-levels unified on the interior by a grand wood staircase under a soaring light well. The home’s comparatively simple, wood framed, stucco exterior, with no one dominant elevation, was a dramatic contrast to the splendor and scale of the interior central hall and its grand staircase framed with Iconic columns and rounded arches – all milled from old growth (prior to the turn of the 20<sup>th</sup> century) clear-heart redwood.

Straddling the single, rustic front door are two miniaturized interpretations of the famous rose windows (and light fixtures) from the Texas basilica, San Antonio’s Mission San Jose y San Miguel de Aguayo.

**Property Chronology:**

From the original sale of the property in 1892 by the Belvedere Land Company, the developer of the Island, 428 Golden Gate Avenue has been owned by only three families as their primary residence: the Rey family for 67 years (from 1892-1959); the Hahn family for 61 years (from 1959-2020) and since 2020 the Bennett family.

Research shows various dates of additions to the house: in 1943, in the early 1960’s and in 1997. Assessor records indicate a residence had been built on the property in 1893.

**428 Golden Gate Avenue Belvedere, California 94920**

Lot Parcel number: 060-223-08 ZONE: RI5

<b>Date:</b>	<b>Owner:</b>	<b>Notes</b>
1892	Valentine J.A. Rey	Purchased the property
1893-1908	Valentine J.A. Rey and Helen Lavery Rey	Original House built
1908-1936	Valentine J.A. Rey	
1936-1938	Valentine J.A. Rey Estate	
1938-1945	Marjorie Rey Rickard	

1946-1959	Audrey and Britton Rey
1959-2013	Richard S. and Gloria J. Hahn
2013-2019	Melanie S. Hahn
2019-2020	Fricke Matthew & ETAL Hahn
2020-Present	Shawn A. and Deborah H. Bennett

## **SIGNIFICANCE AND EVALUATION**

The Marin County Parcel 060-223-08 property at 428 Golden Gate, known as The Valentine Rey House, meets the following criteria for Historic Designation:

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

From the National Register of Historic Places, "The Valentine Rey House is a masterwork by one of northern California's most important architects, Willis Polk (1867-1924). Conceived in the mode of a villa on the Riviera, to which the topography [and climate] are similar, the Rey House uses Mediterranean and Hispanic imagery in its materials and forms. The Rey House may be the best-preserved work from Polk's first very creative period, the early 1890's, when he advocated Mission Revival, manipulated interior spaces, used the then-developed Bay Area Shingle style's natural redwood interiors, and tended to build modest but unique residences for fellow artists."

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

The Valentine Rey house was built in 1893. It was the first home built on top of Belvedere Island in Marin County. This 128-year old house is located just before the circle at the southeastern crest of Belvedere Island.

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

Architect Willis Polk (1867-1924) is the architect of 428 Golden Gate Avenue.

Architect Willis Polk along with Bernard Maybeck are among the most famous architects to have built homes on Belvedere island. Polk's Spanish Mission style home for Valentine Rey House in 1893 is his early work before he was famous as an important California architect. He was chairman of the Architectural Commission for the Panama-Pacific International Exposition complex 1915-1916 in San Francisco.

Willis Polk became internationally famous for the Hallidie Building (1916-1918) at 130 Sutter Street in San Francisco. Every once in a while a building is so advanced as to be futuristic. Polk employed a full-blown suspended glass curtain wall 4 decades before the rise of the New York Chicago curtain walls of Mies van der Rohe and others.

In 1889, Polk joined the office of A. Page Brown and moved with Brown's firm to San Francisco. After Polk's family moved to San Francisco in 1892, they formed the firm of Polk & Polk with Willis providing the creativity, Daniel doing the drafting, and their father supervising construction.

In 1901 Polk and his wife moved to Chicago to work with Daniel H. Burnham who had inspired the American Renaissance known as the City Beautiful Movement. Burnham's firm had already designed two important buildings in San Francisco, the Chronicle Building in 1889 and the Mills Building in 1890.

Polk returned to San Francisco in 1903 and worked with Burnham on a master plan for San Francisco following the precepts of the City Beautiful Movement. The 1906 Earthquake and Fire ended any hope of implementing the plan. Polk was placed in charge of Burnham's west coast office after the catastrophe. The association lasted until 1910 when Polk converted the office to his name.

Polk and his partners completed more than one hundred major commercial buildings and residences in the Bay Area.

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

The architecture is significant because the architect, Willis Polk, for this Belvedere villa designed in 1892, took his cues from Spanish Colonial architecture, preempting the Mission Revival movement to follow. Belvedere's Mediterranean terrain and climate coupled with his client's aspirations channeled not the New England Colonial influence of its East Coast counterpart but the conventions of California's own ambient styles.

From the NRHP: "The Valentine Rey house is a fancifully asymmetrical but restrained residence just before the circle at the southeastern crest of Belvedere Island. Because of the view possibilities, the hillside's ten-foot drop at the house location and, probably, the artist-owner's desire for light, the plan is arranged in two rectangles., roughly 50x25' and 30x22', which adjoin on their longer sides but appear to have separate foundations at different levels. Both rectangular wings have two stories and partly exposed basement, but the levels in one wing are approximately half a story below those in the other. The smaller, lower, northerly wing is wrapped on east, north and partly west with a four-foot-wide wooden balcony sheltered under the eaves and supported on wooden braces. Each wing has its own gently sloping, stucco-chimneyed, hipped roof which extends into four-foot-wide eaves supported on exposed 2"x8" rafters shaped in profile.

The building is a frame structure covered with off-white stucco and trimmed in dark brown painted wood. Its main entrance is Mission Revival style with churrigueresque sidelights. The exterior features round-headed arcades and matching windows."



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

Straddling the single, rustic front door are two miniaturized interpretations of the famous rose windows and light fixtures from the Texas basilica, San Antonio's Mission San Jose y San Miguel de Aguayo.

As per the NRHP: "the interior is even more significant than the exterior." The Belvedere icon's defining architectural feature: A central staircase in a soaring lightwell, unifying the home's 3,502 square feet. The splitlevel layout includes four bed rooms and the skylit art studio where Mrs. Rey once painted under the pseudonym Nellie (or Helen) Lavery.

The central staircase is finished in natural, oiled clear-heart redwood, a Bay Area Shingle Style trademark. Again, from the NRHP, "The different levels are unified by the rectangular central staircase of grand proportions, produced in perfect miniature scale." Wood is used for floors, walls, ceilings and beams throughout the house as well as for the central staircase.

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.*

The Valentine Rey House was commissioned in 1892 by **Valentine Joseph Antoine Rey** (1857 -1937) and his wife **Helen Lavery Rey** (1865-1908). Both Mr. and Mrs. Rey were artists. Mrs. Rey painted under the pseudonym Nellie (or Helen) Lavery. They originally lived in San Francisco, in the same neighborhood as the architect they commissioned to design The Valentine Rey House, Willis Polk. The couple moved to Belvedere in 1893 with Valentine J. A. Rey's uncle, **Joseph Britton** (1825-1901). (Valentine's father Jacques Joseph Rey married Britton's sister Jane Ann Britton Rey).

*History Details:*

In 1889/1890 the **Belvedere Land Company** was formed and purchased the island of Belvedere from Thomas B. Valentine (1865-1945). Belvedere Island was then subdivided.

Valentine Joseph Rey (1857- 1937) was President of Belvedere's Board of Trustees about the turn of the century. His uncle, Joseph Britton (1825-1908) was an early President of the Belvedere Land Company.

Valentine J.A. Rey was one of the earliest fulltime residents on the top of Belvedere Island. He selected his desired site and purchased the property (428 Golden Gate Avenue) on Belvedere Island on September 9, 1892.

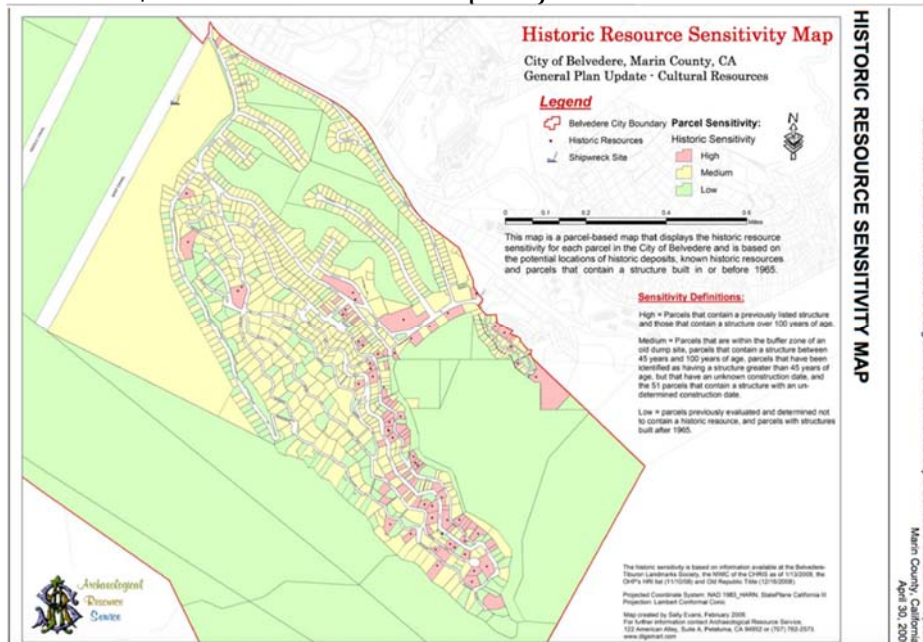
Joseph Britton (1825-1901), was the partner of Valentine's father, Alsace-born printmaker Jacques Joseph Rey (1820-1892). Joseph Britton and Jacques J. Rey founded the renowned San Francisco Lithography studio, Britton and Rey. Jacques J. Rey married Britton's sister Jane Ann Britton Rey. In 1892 the son of J. J. Rey, Valentine Joseph Antoine Rey, joined the firm and would eventually become sole heir of the Britton and Rey fortune.

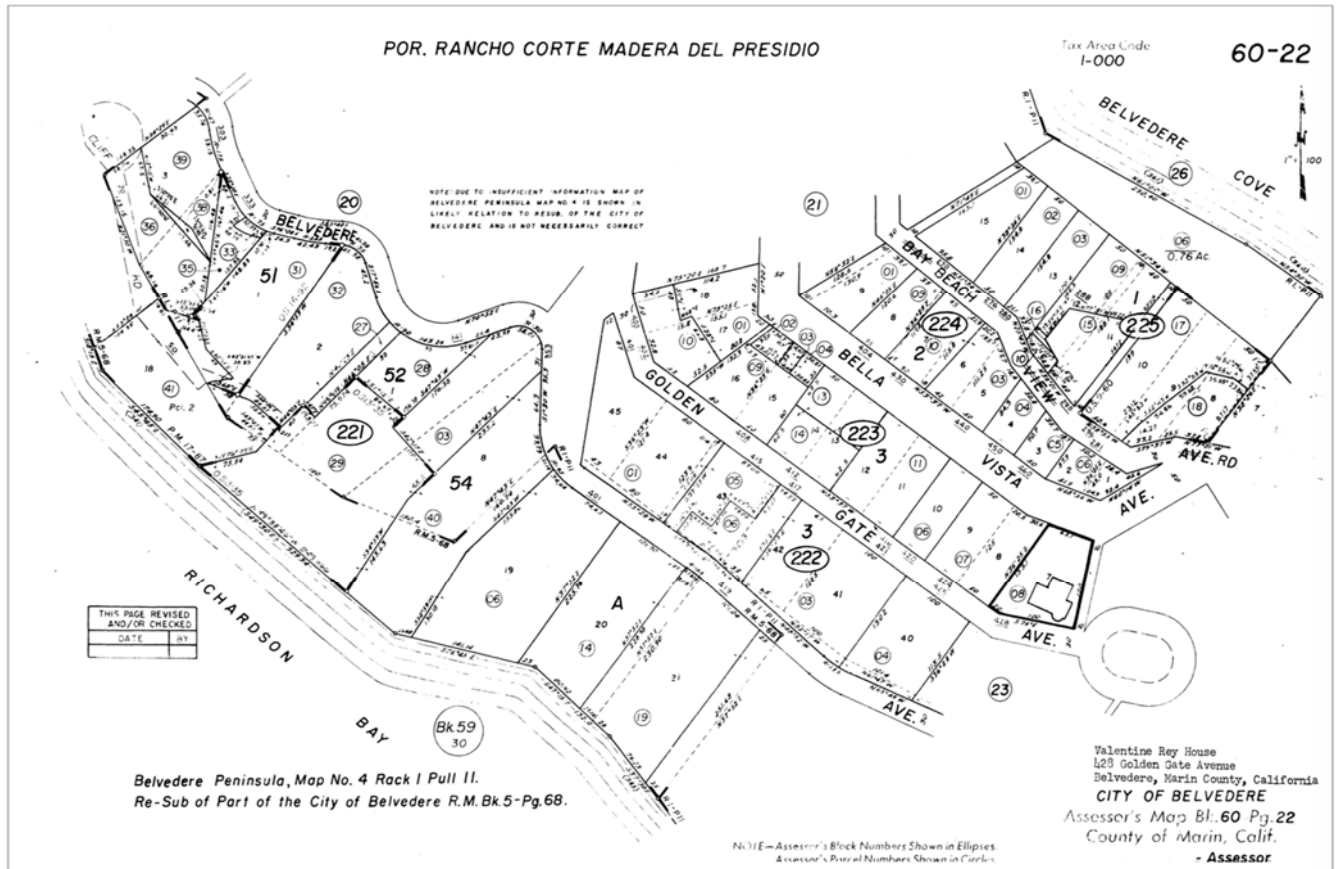
Valentine J. A. Rey's son, **Britton Rey** (1898-1974) was born in and lived in The Valentine House while he was a Vice President of Belvedere Land Company and served as Belvedere City Manager from 1954-1964. Audrey and Britton Rey are listed as the owners of 428 Golden Gate from 1946-1959, however the Grant Deed for 428 Golden Gate from **Marjorie Rey** to Britton and Audrey is dated 11-1944.

Marjorie Rey (1893-1968) daughter of Valentine J.A., was born on Belvedere Island on Oct. 17, 1893. Marjorie Rey Rickard was a painter active in the Belvedere-Tiburon area as a conservationist, artist and local history buff prior to her marriage to a Mendocino rancher. She died in Mendocino, CA on Oct. 17, 1968. Marjorie Rey is listed as the owner of 428 Golden Gate Avenue from 1938-1945.

*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.*

428 Golden Gate is located in 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. However, the house has little visibility from the street and from the Cove. As it contributes only marginally to the character of the neighborhood and does not serve as a visual landmark, the house would not qualify for criteria #7.





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

The exterior of 428 Golden Gate has retained most of its' original design features. However, the original ceramic roof tiles, removed by the '50s, were not replaced. In 1979 the roof was again replaced with dark brown fiberglass shingles. Plans are underway by the current owner to replace the roof with ceramic roof tiles.

The house has the original floor plan with the exception of a porch that was enclosed. Gas lamps were replaced with electric ones when the island was connected to the grid. A front arbor was added when Golden Gate first was paved. In the early sixties Lawrence Halprin, a celebrated American landscape architect designed a pool and terrace for the property. A modern kitchen design was introduced by Charles Warren Callister, an American architect based in Tiburon known for his leadership in the Second Bay Area Tradition. Other interior renovations were undertaken but the important historical redwood stairway core is fully intact as originally built. See the National Register #82002203 for a detailed description of the original materials and design features and subsequent renovations.

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

The Rey House, 428 Golden Gate Avenue is listed on the National Register of Historic Places in Marin County. The Rey, Valentine House at 428 Golden Gate Avenue, Belvedere, CA was added to the National Register of Historic Places in 1982 (National Register # 82002203).





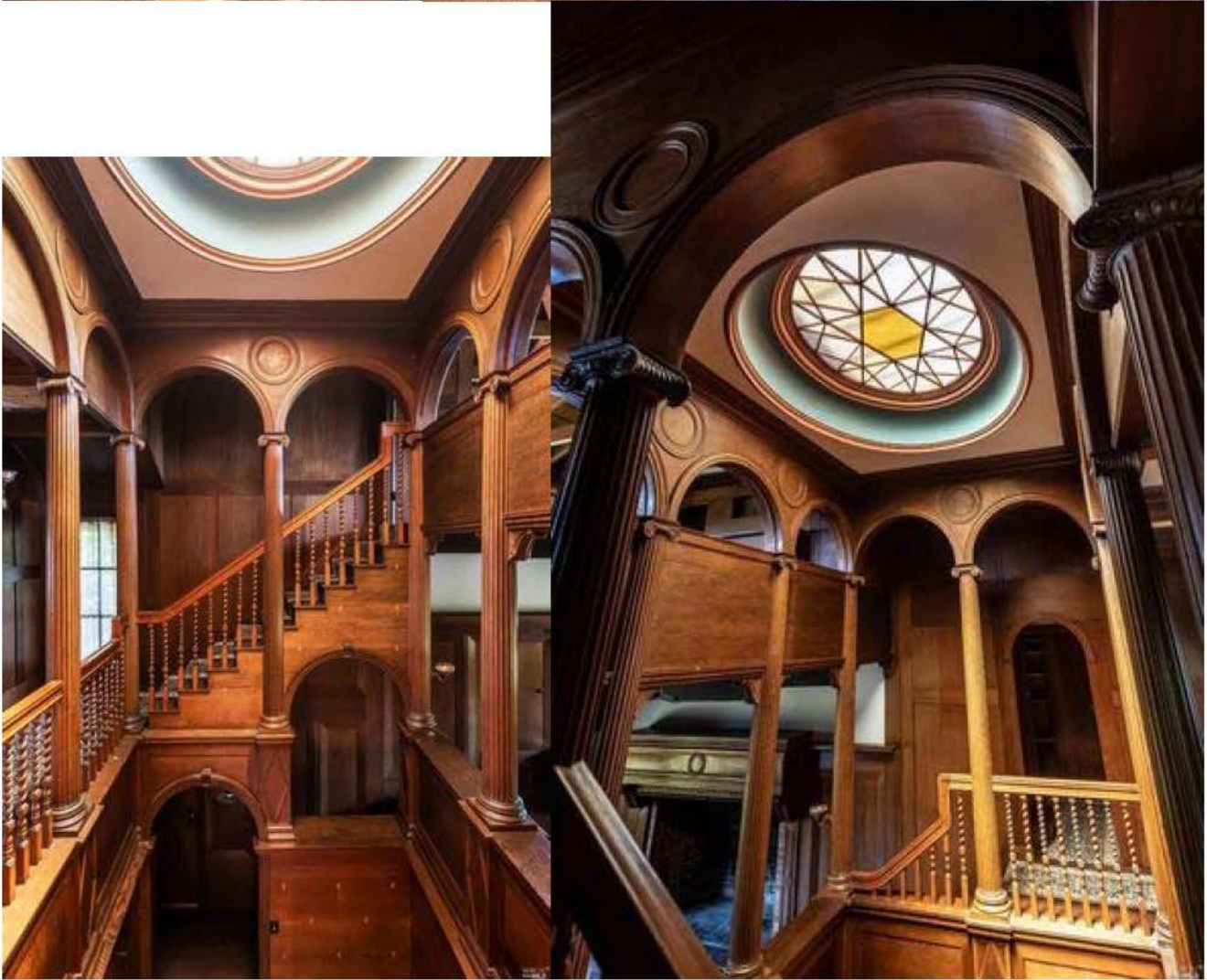
428 Golden Gate Avenue Belvedere, California 94920



428 Golden Gate Avenue Belvedere, California 94920



428 Golden Gate Avenue Belvedere, California 94920



428 Golden Gate Avenue Belvedere, California 94920





428 Golden Gate Avenue Belvedere, California 94920



428 Golden Gate Avenue Belvedere, California 94920



**Historical Information:**

Construction year: 1893                      Significant Architect: Willis Polk

**Recommendation:**

The Valentine Rey House at 428 Golden Gate Avenue and now the home of Shawn A. and Deborah H. Bennett meets the criteria for categories 1,2,3,4,5,6,8 and 9. Committee members John Sheehy and George Gness will recommend historic designation to The Historic Preservation Committee.

**Date of Survey:**        March 16, 2021

**Prepared by:**            George Gness and John P. Sheehy, FAIA, RIBA

**Organization:**         Historic Preservation Committee, City of Belvedere

## REFERENCES:

National Register of Historic Places in 1982 (National Register # 82002203).

National Register of Historic Places Inventory – Nomination Form United States Department of the Interior Heritage Conservation and Recreation Service; Form Prepared by Anne Bloomfield, consultant, November 5 1981.

Longstreth, Richard W. On the Edge of the World: Four Architects (Polk, Coxhead, Schweinfurth and Maybeck) in San Francisco at the Turn of the Century. 1983

A. Carlisle & Co. San Francisco: A. Carlisle & Co., 1953.

Hool & Lockett "Topography of Lot 7- Block 3, Map # 4 of Belvedere," May 1958 blueprint in owner's possession.

Peters, Harry T. California on Stone Garden City, NY: Doubleday, 1935: 9, 11, 13-14.

Polk, Willis "Residence of V.J.A. Rey," California Architect & Building News, 25: 38 (April 1894)

*Both Sides of the Track A Collection of Oral Histories from Belvedere and Tiburon.* The Landmarks Society. Edited by James Heig and Shirley Mitchell. Scottwall Associates. San Francisco, 1985

*American Homes An Illustrated Encyclopedia of Domestic Architecture.* Lester Walker. Black Dog & Leventhal Publishers, New York, 2009. Cape Cod p. 88.

*The Atlas of American Architecture.* Tom Martinson. Rizzoli International, New York 2009. p 109.

Dave Gotz, Archivist of the Belvedere Landmarks History Collection

Marin County Recorder Office

Belvedere Land Company *A Pictorial History of Belvedere 1890-1990.* The Landmarks Society. Edited by Beverly W. Bastion & Barbara B. Gnos.

## **BELVEDERE HISTORIC PRESERVATION STAFF REPORT**

**ITEM NO.** 3. **REPORT DATE:** 04/06/21  
**MEETING DATE:** 04/13/21

**REPORT WRITTEN BY:** Rebecca Markwick, Senior Planner

**SUBJECT:** Historic Property Designation

**LOCATION:** 304 Golden Gate Avenue

**OWNERS/APPLICANTS:** The Jody A. Harris and Robert C. Harris Jr. Revocable 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 304 Golden Gate Avenue. The Historic Designation Survey Form prepared by the Committee for the property is included in the attachments.

The project site is a 16,250 SF parcel with downward sloping topography within the R-15 Zoning District, Belvedere Island. The property slopes downward from Golden Gate Avenue. The site is adjacent to single-family homes to the north, south, east and west. The site is developed with a 5,323 square foot residence. The property owners have applied for historic designation and two members of the historic preservation committee have reviewed the home and the criteria for designation below.

### **PROJECT ANALYSIS**

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 architectural style, according to our committee member John Sheehy is either Arts & Crafts (Craftsman), or First Bay Region Tradition. Because the owner that had the house built was a director of, and attorney for the Belvedere Land Company, he was very familiar with Albert Farr's style, as the Farr apartments and Land Company offices were being built about the same time in the late 1890's.

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

Having been built 122 years ago, in 1899 the house clearly qualifies as historic based on age.

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

The name of the architect or builder is not known, but suspicion is that Albert Farr may have been involved, or at least influenced the design especially with the multiple peaked roofs so similar to the Farr Cottages.

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

304 is in a block on Golden Gate Avenue of large older homes that create what could be called an historic district. The home next door, 308 was just designated Historic, and others close by are early Belvedere homes.

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

While not unique or original it does demonstrate outstanding craftsmanship.

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.*

304 Golden Gate Avenue has been home to significant early Belvedere families. It was built by an original director of the Belvedere Land Company, Edgar M Wilson. He was also the first attorney for the Belvedere Land Company and Vice President of the Belvedere Golf and Country Club. The Wilsons sold the property to Frank Watt Dickson and his wife Minerva in 1904. The Dickson family owned the house until Minerva died in 1953.

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.*

Contribution of house to location/neighborhood. As mentioned in 4. This house does significantly contribute to the neighborhood visually and is what some would call an Old Belvedere look. It contributes significantly to that neighborhood, and the City.

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

The exterior of 304 Golden Gate Avenue has retained most of its original design features. The applicants, Robert and Jody Harris purchased the property in 2014 and have done an outstanding job of preserving and enhancing the original look and feel of the property. For example, the original brick chimney that dominates the front of the house was totally restored with cement but done to match the original brick chimney. The original foundation was an 8-foot brick wall which they replaced with a cement foundation with piers to secure the home to the hillside. They have updated systems and replaced windows but matching the preexisting windows.

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

304 Golden Gate Avenue is not listed on the National Register of Historic

**Recommendation:**

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 304 Golden Gate Avenue satisfies criteria 1, 2, 4, 6, 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 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 304 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 **304 Golden Gate Avenue**, as a City of Belvedere Historic Property.

**ATTACHMENTS**

- Reports
- Application for Historic Designation

Property/Structure Address: 304 GOLDEN GATE AVE



# 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: 304 GOLDEN GATE AVE

Historical Name of Property, If Known: \_\_\_\_\_

Record Owner of Property: THE JODY A. HARRIS AND ROBERT C HARRIS JR. REVOCABLE TRUST

Mailing 304 GOLDEN GATE AVE Daytime Phone: 917 817 8720  
ROBERT C HARRIS and JODY A HARRIS, TRUSTEES

Address: BELVEDERE CA 94920 Fax: \_\_\_\_\_

Email: jowen769@yahoo.com

Owner's Representative: \_\_\_\_\_

Mailing \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description and History of Property/Structure: LOTS 1 AND 2 BLK. 6 MAP 3 PURCHASED BY EDGAR M. WILSON (A DIRECTOR OF THE BELVEDERE LAND COMPANY) IN 1895. HOUSE WAS BUILT BY WILSON 1899. IN 1904, WILSON SOLD LOTS AND HOUSE TO FRANK W. DICKSON AND MINERVA BARRY DICKSON. DICKSONS BOUGHT LOT 32 BLK 6 MAP 3 IN 1907 TO ADD TO THE PROPERTY. THEY HAD TWO DAUGHTERS AND WERE FULL TIME RESIDENTS. FRANK WAS IN THE INSURANCE BUSINESS. HE DIED IN 1927. MINERVA LIVED IN THE HOUSE FOR 50 YEARS AND WAS ONE OF THE LONGEST LIVING RESIDENTS OF BELVEDERE WHEN SHE DIED. IN 1953 HOUSE WAS SOLD TO WALTER SIMI

THE HOUSE IS A GOOD EXAMPLE OF ARTS + CRAFTS ARCHITECTURE. SIMILAR TO ALBERT FARR'S WORK. BUT I COULD FIND NO DOCUMENTATION THAT HE WAS THE ARCHITECT. HOUSE WAS BUILT AROUND THE SAME TIME AS FARR COTTAGES AND LAND COMPANY BUILDING AND WILSON WAS A DIRECTOR.



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

All property owners must complete this Section.

Street address of subject property: 304 GOLDEN GATE AVE

Assessor's Parcel No(s). of subject property: 060-211-04

➤ **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.

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, JODY A HARRIS & ROBERT C. HARRIS JR. TRUSTEES, 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.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at Belvedere, California.

Signature Jody A Harris  
Title(s) Trustee

Signature Robert C Harris Jr  
Title(s) Trustee

Trustee(s)     Partners:  Limited or  General     Corporation     Other \_\_\_\_\_

Name of trust, LLC, corporation, or other entity: THE JODY A. HARRIS AND ROBERT C HARRIS JR. REVOCABLE TRUST

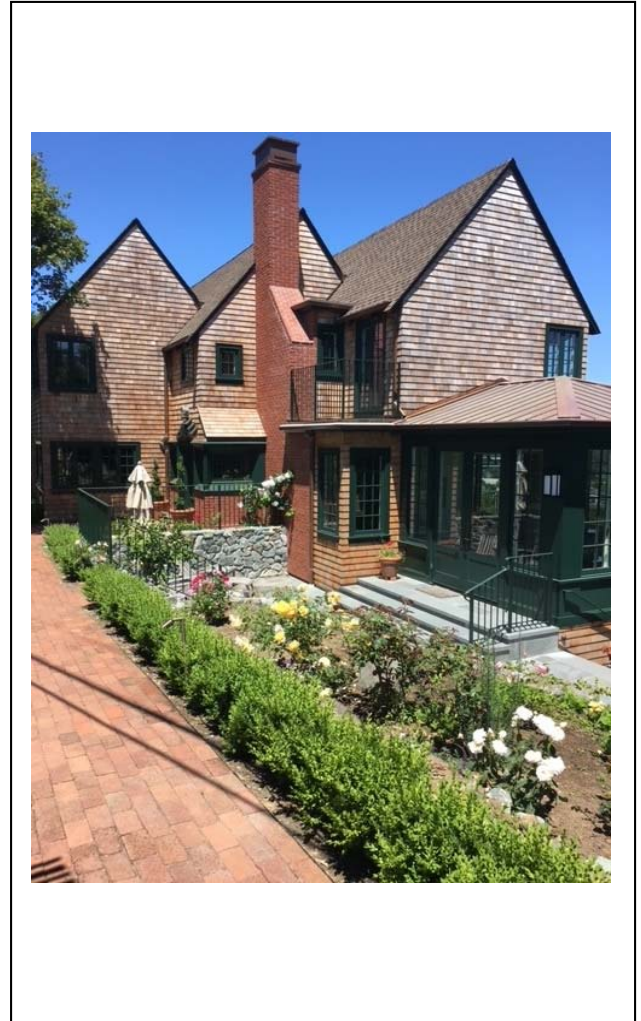


# CITY OF BELVEDERE

## BELVEDERE HISTORIC DESIGNATION SURVEY FORM

The following criteria shall be used when considering structures or sites for historic designation:

1. Architecture It is an outstanding example of a particular style, construction method or material.
2. Architecture It is outstanding because of age.
3. Architecture It is outstanding because it is the work of a significant 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.
5. Design It has a unique or original design or demonstrates outstanding craftsmanship.
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
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.
8. Integrity It retains most of its original materials and design features.
9. National Register of Historic Places It is a site or structure listed on the National Register of Historic Places.



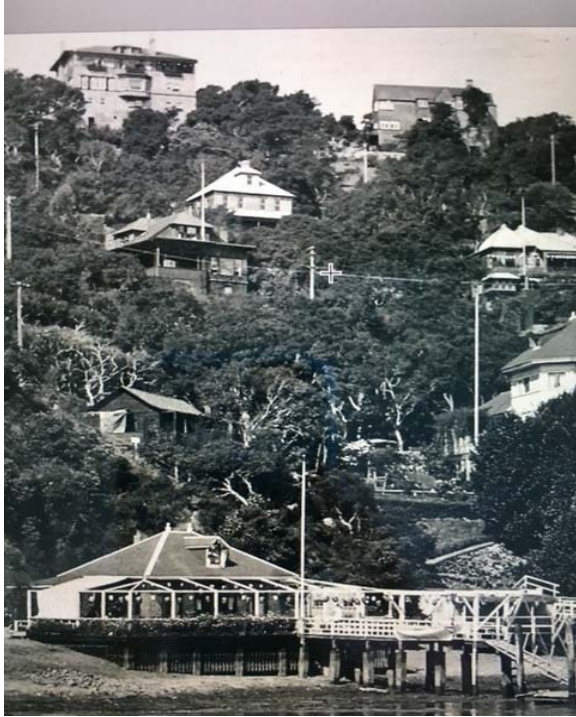
Street Address: 304 Golden Gate Avenue

Assessor's Parcel Number: 060-211-04

Owners: The Jody A. Harris and Robert C. Harris Jr. Revocable Trust

Owner's Address: 304 Golden Gate Avenue Belvedere California 94920

1. Architecture. Style. The architectural style, according to our committee member John Sheehy is either Arts & Crafts (Craftsman), or First Bay Region Tradition. Because the owner that had the house built was a director of, and attorney for the Belvedere Land Company, he was very familiar with Albert Farr's style, as the Farr apartments and Land Company offices were being built about the same time in the late 1890's.
2. Architecture. Age. Having been built 122 years ago, in 1899 the house clearly qualifies as historic based on age.
3. Architecture. Architect/Builder. The name of the architect or builder is not known, but suspicion is that Albert Farr may have been involved, or at least influenced the design especially with the multiple peaked roofs so similar to the Farr Cottages.
4. Architecture. Significant style to the location and City. 304 is in a block on Golden Gate of large older homes that create what could be called an historic district. The next door home, 308 was just designated Historic, and others close by are early Belvedere homes.
5. Design. While not unique or original it does demonstrate outstanding craftsmanship.
6. History. 304 Golden Gate Avenue has been home to significant early Belvedere families. It was built by an original director of the Belvedere Land Company, Edgar M Wilson. He was also the first attorney for the Belvedere Land Company and Vice President of the Belvedere Golf and Country Club. The Wilsons sold the property to Frank Watt Dickson and his wife Minerva in 1904. The Dickson family owned the house till Minerva died in 1953.
7. Environment. Contribution of house to location/neighborhood. As mentioned in 4. This house does significant contribute to the neighborhood visually and is what some would call an Old Belvedere look. It contributes significantly to that neighborhood, and the City.
8. Integrity. Retention of original materials and design features. The applicants, Robert and Jody Harris purchased the property in 2014 and have done an outstanding job of preserving and enhancing the original look and feel of the property. For example, the original brick chimney that dominates the front of the house was totally restored with cement but done to match the original brick chimney. The original foundation was an 8 foot brick wall which they replaced with a cement foundation with piers to secure the home to the hillside. They have updated systems and replaced windows, but matching the preexisting windows.
9. National Register of Historic Places. No, not listed there.



### 304 Golden Gate Timeline

1890 Edgar M Wilson was one of the original directors and the attorney for the Belvedere Land Company. The other directors were Charles Hilton, President; George Bargate, Vice President, WHH Graves, Treasurer; PJ Martin, Treasurer. 10/08/1890 The Morning Call.

1895 Edgar M Wilson purchased lots 1 and 2 Block 6, lots 15 and 16 Block 3 Lot 18 Block 5, lot 1 block 40, and all of block 45 from the Belvedere Land Company for \$10.00. 5/4/1895 Sausalito News.

1899 The house was built on lots 1 and 2 Block 6. Goetz looked at the Assessors' records at the Landmarks Society which showed an improvement indicating a house. The Assessors' records also showed that not much was done to the property because the value did not change much until significantly later (1980's if I am remembering right)

Albert Farr was working on the Farr cottages around this same time and the multiple peaked roofs of 304 Golden Gate Ave are similar to the cottages. I was not able to find any documentation about who was the architect of the house. Wilson probably knew Farr given his position at the Land Company but he could have had someone else create a similar design.

1904 Edgar Wilson and his wife Alice sold lots 1 and 2 block 6 with improvement to Frank Watt Dickson and Minerva Barry Dickson 6/16/1904 Sausalito News. The Dickson's were living in San Rafael at that time. They had two daughters Helen Constance and Marion.

1905 Frank Dickson purchased lot 32 in block 3 from the Belvedere Land Company for \$1,000.

1907 Frank Dickson in an agreement with the Belvedere Land Company acquired the lane that ran between lot 1 of Block 6 and lot 32 of block 3. The lane was relocated to where it is today between lot 32 and lot 31.

1953 Walter Simi purchased 304 Golden Gate after Minerva Dickson's death

1973 James and Elizabeth Crittenden purchased 304 Golden Gate

1983 James Crittenden merged all the parcels

? Stewart Emery owned the property.