

HISTORIC PRESERVATION COMMITTEE

SPECIAL MEETING AGENDA

MONDAY MAY 24, 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 May 24, 2021

Time: May 24, 2021 05:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89737859877>

Meeting ID: 897 3785 9877

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: May 20, 2021

**SPECIAL MEETING
HISTORIC PRESERVATION COMMITTEE
MONDAY, MAY 24, 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 agendaized 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 April 13, 2021 meeting.
2. Public Hearing for consideration of Mills Act Agreement for property at **308 Golden Gate 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. ApplicantS/Property Owners: The James and Suzanne DuMolin AB Living Trust
3. 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.

**REGULAR MEETING
HISTORIC PRESERVATION COMMITTEE
TUESDAY, APRIL 13, 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, Marshall Butler.

COMMITTEE ABSENT: Diana Bradley

OTHERS PRESENT: Senior Planner Rebecca Markwick, Mayor James Campbell, Technician Nancy Miller, Jody and Bob Harris, Debbie Bennett

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

Committee welcomed new Committee member Marshall Butler.

SCHEDULED ITEMS

1. Approve Minutes of the February 9, 2021 meeting.

A Motion was made and seconded to approve the Minutes.

The Minutes were approved unanimously. (Bradley absent, Butler abstaining due to not at the 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.

Senior Planner stated she is available to answer questions.

John Sheehy presented the report prepared for the item after the site visit to the property with George Gness. They were very impressed with the efforts of the new owners who are doing a lot of work to repair and restore the home.

George Gness stated that in all respects this home qualifies for designation in meeting all of the criteria (except #7) as stated in the survey and staff report.

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.

MOVED and SECONDED. Approved Unanimously. (Bradley Absent)

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*)

Chair Owen stated he and member Price reviewed the property and prepared the survey report.

Owners Bob and Jody Harris thanked the Committee members for their consideration of the application and they stated they have endeavored to retain the historic character of the home.

Member Price reported on their observations of the property at their site visit. Updates have been made to windows but they have the same look as the original windows.

Chair Owen stated he was impressed with the treatment of the cement chimney to replicate the original brick chimney.

Member Gness stated he would like to review the application as to the criteria it meets for designation.

Committee discussed the list of criteria and determined that it meets criteria numbers 1) 2) 4) 5) 6) 7) and 8).

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.

MOVED and SECONDED. Approved Unanimously. (Bradley Absent, Griffin abstaining due to proximity)

4. Future agenda items.

Committee selected members to review a new application for Historic Designation at **300 Bella Vista Avenue**.

Members Butler and Owen agreed to prepare the survey report.

Adjourn

The meeting was adjourned at 5:55 P.M.

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

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED: _____
Mel Owen, Chairman

ATTEST: _____
Rebecca Markwick, Senior Planner



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

REPORT DATE: May 19, 2021 **AGENDA ITEM:** 2
MEETING DATE: May 24, 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 308 Golden Gate Avenue**

Recommendation:

The proposed application is for a Mills Act Agreement with the property located at 308 Golden Gate Avenue. The Mills Act is an economic incentive program for the restoration and preservation of qualified historic structures. The property at 308 Golden Gate 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 308 Golden Gate 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 Golden Gate Avenue and Bella Vista Avenue. The house was built c.1907 and is an excellent example of Italianate 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 October 13, 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 February 9, 2021. On March 16, 2021, the Planning Commission recommended City Council approval of the request for historic designation. On April 12, 2021 the Belvedere City Council designated the property at 308 Golden Gate Avenue a landmark designation property through City Council Resolution No. 2021-06 (Attachment 2). This action made the property eligible for a Mills Act Agreement, and on April 19, 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 May 17, 2021, 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 \$7,073 (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 308 Golden Gate Avenue would represent a reduction in the assessed valuation of the property by 5,493,000. This would result in an approximate \$11,535 annual loss in tax revenue to the City of Belvedere.

Historic Property Address	Estimated 2020/21 Roll Value	Estimated 2020/21 Mills Act Value	Estimated Owner Savings per year	Estimated City Tax Loss per year
308 Golden Gate Avenue	\$7,493,000	\$2,000,000	\$54,930	\$11,535

Historic Preservation Committee Staff Report for 308 Golden Gate Avenue
Owners: The James and Suzanne DuMolin AB Living Trust
May 24, 2021
Page 3 of 3

Recommendation:

Staff supports the proposed application for a Mills Act Agreement with property located at 308 Golden Gate 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 308 Golden Gate Avenue, to help maintain this City of Belvedere Historically Designated Property.

Attachments:

1. Application for Mills Act Agreement
2. City Council Resolution 2021-06
3. City Inspection Report

Property/Structure Address: 308 Golden Gate



City of Belvedere

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

FOR STAFF USE ONLY

Date: 4.14.2021 Rec'd. by: NSM
Amount: \$1307- Receipt No.: #1003
Parcel No.: 060-211-05 Zone: R15

TO BE COMPLETED BY PROPERTY OWNER

Address of Property: 308 Golden Gate Ave.

Historical Name of Property, If Known: _____

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

Mailing PO Box 1220 Daytime Phone: 415.435.5870

Address: Tiburon, CA 94920 Fax: 415.435.5870

Email: sdumolin@drs1.com

Owner's Representative: _____

Mailing _____ Daytime Phone: _____

Address: _____ Fax: _____

Email: _____

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

4/12/21 Resolution No. 2021-06

- Attach legal description.

**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 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 _____ 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 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 14 day of April, 2021, at Belvedere, California.

Signature Suzanne DuMolin Signature _____

Title(s) Trustee Title(s) _____

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

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

CITY OF BELVEDERE

RESOLUTION NO. 2021-06

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELVEDERE
DESIGNATING THE PROPERTY LOCATED AT 308 GOLDEN GATE 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 308 Golden Gate 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 February 9, 2021; and

WHEREAS, the Planning Commission held duly a noticed public hearing on the Historical Designation application on March 16, 2021, and approved a motion recommending that the City Council designate the property at 308 Golden Gate Avenue a City of Belvedere Historic Property; and

WHEREAS, the City Council held a duly noticed public hearing on the Historical Designation application on April 12, 2021; and

WHEREAS, the City Council made the following findings of fact pursuant to Section 21.20.070(A) 1, 2, 5, 6, 7 and 8 of the Belvedere Municipal Code for the property at 308 Golden Gate Avenue:

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 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 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.

Anecdotaly, 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.

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 308 Golden Gate 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 April 12, 2021, by the following vote:


AYES: Steve Block, James Lynch, Nancy Kemnitzer, Sally Wilkinson, and Mayor Campbell

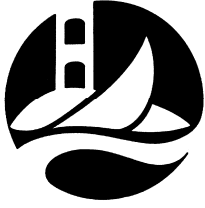
NOES: None

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: May 20, 2021
To: Rebecca Markwick, City of Belvedere Senior Planner
CC: James & Suzanne Du Molin
From: Brian Van Son, City of Belvedere Building Official
Re: 308 Golden Gate Ave. – Mills Act Maintenance Inspection

On May 18, 2021, I performed a building inspection at 308 Golden Gate Ave., pursuant to the provisions contained in the Mills Act Agreement requested by the property owners, Mr. and Mrs. Du Molin, with the City of Belvedere. I was accompanied by Mr. and Mrs. Du Molin, property owners, and Rebecca Markwick, Senior Planner for the City of Belvedere. Mrs. Markwick took numerous photos to record the condition of the structures.

Research through Marin County Assessor's Office and City of Belvedere records indicate that the original construction was circa 1907. There have been multiple building permits issued to this property since it was constructed. Notably:

- 1985 era permit to remodel the entire residence.
- 1986 era permit to remodel the garage and construct a carport.
- 1987 era permit for a basement remodel and deck addition.
- 1988 era permit to construct a swimming pool, site retaining walls, and other various site improvements.
- 2000 era permit for foundation repairs and seismic retrofit.
- 2007 era permit to replace exterior lighting, replace doors, and construct balconies.
- 2007 era permit to replace windows in two separate sunrooms.
- 2008 era permit to repair the garage and add pillars to the entry.

Please note, records for this property prior to 1985 could not be located in the City of Belvedere database.

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 very good condition and well maintained, with no signs of stress or deterioration. As a result, there are no apparent aspects of the building which appear in a deteriorated state nor require any repairs or rehabilitation.