

**HISTORIC PRESERVATION COMMITTEE
MEETING AGENDA
TUESDAY, JULY 12, 2022, 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 Director of Planning & Building, Irene Borba iborba@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

Irene Borba is inviting you to a scheduled Zoom meeting.

Topic: HPC Meeting

Time: Tuesday, July 12, 2022 05:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89573217243?pwd=WnE0a0JCREV6U1cyTit3a3pYU0ZkZz09>

Meeting ID: 895 7321 7243

PASSCODE: 790786

One tap mobile

888 788 0099 (Toll Free) or 833 548 0276 (Toll Free)

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 Irene Borba, iborba@cityofbelvedere.org, who will use her best efforts to provide assistance.

Date Posted: July 8, 2022

HISTORIC PRESERVATION COMMITTEE
TUESDAY, JULY 12, 2022, 5:30 P.M.

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.

SCHEDULED ITEMS

1. Approve minutes of the April 12, 2022, regular meeting.
2. Public Hearing for Consideration of Historical Designation of property at **206 Bayview Avenue** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant & Property Owners: Gian Solomon & Ariane Mahler.
3. Public Hearing for Consideration of a Mills Act application for the property at **428 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. Applicant and Property Owners: Shawn & Debbie Bennett.
4. Discussion – Historic Resource Inventory Lists
5. Discussion of Future Meeting Dates pursuant to the recently adopted Administrative Policy Manual.
6. Adjourn Meeting

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: July 8, 2022

**REGULAR MEETING
HISTORIC PRESERVATION COMMITTEE
TUESDAY APRIL 12, 2022 5:30 P.M.
ZOOM MEETING
450 SAN RAFAEL AVENUE, BELVEDERE, CA**

MINUTES

COMMITTEE PRESENT: Mel Owen, Jeanne Price, George Gness, Robert Griffin, Marshall Butler, John Sheehy.

COMMITTEE ABSENT: Diana Bradley

OTHERS PRESENT: Senior Planner Rebecca Markwick, Permit Technician Nancy Miller, Council Member James Campbell

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 May 24, 2021 Special meeting.

A Motion was made and seconded to approve the Minutes. The Minutes were approved unanimously.

2. Review applications for 206 Bayview Avenue, 300 Bella Vista Avenue and 428 Golden Gate and appoint committee members to review for historic designation.

Committee discussed assignments to prepare a Case Report on 206 Bayview Avenue (Sheehy, Gness, Butler). The application for 300 Bella Vista Avenue may be temporarily on hold as the property is for sale. Staff will determine status with the property owner. Staff will be preparing the Mills Act staff report for 428 Golden Gate Avenue (already designated by Belvedere as Historic property) for a future meeting.

3. Appoint Historic Preservation Chair.

A Motion was made to appoint George Gness Chair of the Historic Preservation Committee. Approved unanimously.

A Motion was made to appoint Marshall Butler Vice Chair of the Historic Preservation Committee. Approved unanimously.

Historic Preservation Committee

April 12, 2022 Minutes

Page 2

OTHER ITEMS:

Committee discussed new requirements recently passed by the City Council. The Committee is to be downsized to 5 members, and meet quarterly.

Chair Owen indicated that members Bradley and Price would be stepping down from Committee membership. Committee members thanked them for their service.

Future agenda items: None

Adjourn

The meeting was adjourned at 6:00 P.M.

THE FOREGOING MINUTES were approved at a regular meeting of the Historic Preservation Committee on July 12, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
George Gnos, Chairman

ATTEST: _____
Irene Borba, Director Planning and Building

Belvedere) were stripped-down versions, having only the most characteristic elements, round towers with witch's cap roofs rather than the exuberant excesses of San Francisco's Victorians". This Queen Anne style of the house can be identified by its polygonal turret with a conical tower roof visible from both land and water.

Queen Ann houses like 206 Bayview were built in towns across America in the late nineteenth century. These house designs were often chosen from widely circulated pattern books where only a builder was required.

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

206 Bayview is outstanding because of age, being one of Belvedere's first homes constructed 11.15.1891 – 1892 soon after the Belvedere Land Company subdivided Belvedere Island.

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

The Builder of the house on 206 Bayview Avenue was D.A. McLean of Mclean Brothers. Daniel McLean and his brother Neil built many of the earliest houses on Belvedere Island. They also served in numerous official capacities for the town. Both Daniel and his brother Neil are included in the list of Town Trustees and Presidents 1890 – 1928. Daniel McLean is also listed as one of the Volunteer Fire Department Chiefs 1918 – 1980.

A Pictorial History of Belvedere 1890 – 1990 includes D. A. McLean as one of the early Belvedere merchants showing an advertisement for D. A. McLean Dealer in Lumber, Wood, Coal, Coal Oil and Kindling as well as being the agent for Consumer's Ice, Shasta and other Mineral Waters.

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

Built in 1892, soon after the Belvedere Land Company subdivided the Island, it is one of the first residences and ne of the first houses built in the American Queen Ann style.

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

The American Queen Ann style of the original mass of the building of the house has been altered by the addition of 2 modern greenhouse glass bay windows that doubles as a source of additional daylighting. We don't know when this was added but, the addition of sunrooms was popular in the 1970's in modern residential design.

These architecture additions of the house are pleasing and do no harm; however, the original Queen Ann style has been compromised to some extent. However, there are a few original decorative architecture features such as the front door with wooden applique above the door and other locations as well as an original stained-glass window.

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 house was built for Captain Robert B. Phillips and his wife. The original deed lists their names and also the Dunham, C. & H. Co. There are records from the Sausalito News (cited in “Life in Belvedere and Tiburon 1890 – 1900”) “Among this week’s arrivals are...Mr. and Mrs. Phillips and family. 6.22.1895.

In 1896, Mr. Phillips signs a petition seeking the Incorporation of Belvedere.
Notice.

We the undersigned petitioners, hereby give notice that we will present to the honorable the Board of Supervisors of the county of Marin in the State of California...a petition for the incorporation of the proposed town of Belvedere...That each of the undersigned is a qualified elector of said county of Marin and a resident within the hereinbefore bounded and described limits of the territory of proposed town of Belvedere...Robert B. Phillips State of California, City and County of San Francisco...Subscribed and sworn to me this 10th day of September, 1896. See Belvedere Incorporation. 9.19.1896.

Another citation in the Sausalito News states that The Phillips house is for rent. 3.11.1899. However, Mr. Phillips was recorded in the 1905 Marin County Directory as living in Belvedere but provides no further information.

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.*

206 Bayview is in Belvedere's Historic Resource Sensitivity Map as a parcel of high historic sensitivity. Perched over Beach Road, near the middle of the Island, 206 Bayview is visible from Belvedere Cove as well as from Corinthian Island and the Bay. Although not highly visible from Bayview Avenue, the water side visibility of the house, perched directly above the San Francisco Yacht Club Marina, is a contributing piece of architecture in this historic neighborhood. The house the house with its typical Queen Anne polygonal turret with a conical roof contributes to the unity and diversity of the island.

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

As we noted in Item 5 Design: The American Queen Anne style of the original mass of the building of the house has been altered by the addition of two modern greenhouse glass Bay windows (sunrooms). we don't know when this was added but, the addition of sunrooms was popular in the 1970s and modern residential design.

As we also noted the architecture additions of the house are pleasing and do no harm but from a long distance are noticeable. Several of the terraces and hand rails have been added and it appears all of the windows have been replaced. The original Queen Anne style has been compromised to some extent.

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

206 Bayview is not on the National Register of Historic Places in Marin County.

CONCLUSION/RECOMMENDATION

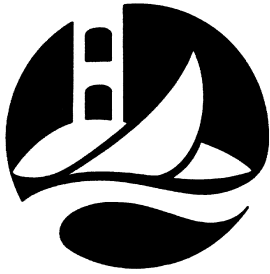
The Committee concluded that the House at 206 Bayview now the home of Gian Solomon & Ariane Mahler meets the criteria for categories 2, 3, and 7 as per the survey and that the the Historic Preservation committee should consider and discuss each of the nine categories for historic designation.

Should the members of the Historic Preservation Committee conclude that the home at 206 Bayview meets the necessary requirements for local historic designation, staff recommends that the committee make the following motion:

MOTION: That the Historic Preservation Committee recommend to the Planning Commission approval of the designation of the property at **206 Bayview Avenue**, as a City of Belvedere Historic Property.

ATTACHMENTS

- Reports
- Application for Historic Designation



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: 206 Bayview Avenue Belvedere, CA 94920

Assessor's Parcel Number: 060-173-40 Block 7 Lot 25

Common Name of Property: 206 Bayview Avenue

Historic Name of Property: 206 Bayview Avenue

Owner: Gian Solomon & Ariane Mahler

Owner's Address: 206 Bayview Avenue, Belvedere California 94920

206 Bayview Avenue Belvedere, California 94920 TEL 646-872-8708

Description:



This single-family home built in 1892 is located at 206 Bayview Ave, Belvedere, CA. 206 Bayview Avenue in ZIP code 94920. The home has 4 bedrooms, 3 bathrooms and approximately 3,093 sq. ft. of floor space. This property has a lot size of 6,656 sq. ft. The home is built into a steep terraced hillside which takes advantage of it by large outdoor terraces and porches that make for outstanding out-of-doors and indoor living experiences.

This Victorian house, built by D. A. McLean, was one of the first homes on Belvedere Island. The house has been restored with care and consideration over the years, maintaining its romantic character, with hardwood floors, crown molding, and period detailing throughout. The property includes a hillside elevator connecting Bayview Avenue to the house entry level. The property is also connected to Beach Road via the adjacent Pagoda Lane stairs.

206 Bayview Avenue is perched directly above The San Francisco Yacht Club harbor. The home enjoys views of the Belvedere Cove, Corinthian Island, the Tiburon hills, Angel Island, the San Francisco Bay and the city skyline including the San Francisco Oakland Bay Bridge.

Property Chronology:

Assessor records indicate a residence had been built on the property in 1892.

206 Bayview Avenue Belvedere, California 94920

Block 7, Lot 25 Parcel number: 060-173-40 ZONE: RIL

Date:	Owner:	Notes
1892	Captain R.B. Philipps	Original House Built
1908	Captain R. B. Philipps	House Improvements
1972-1993	Sandra H. York	
1997	Alfred Vincelette & Sandra H. York	
1998	Sandra H. York	
2000	Sandra York Fisher	
2001	William W. Wheeler IV & Ingrid Wheeler Trust	
2018	Gian Solomon & Ariane Mahler	



SIGNIFICANCE AND EVALUATION

The Marin County Parcel 060-173-40 property at 206 Bayview Avenue is evaluated on the following criteria for Historic Designation:

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

The house is a modest example of American Queen Anne Style built on Belvedere Island in the 1890's. "Contrary to what might be expected, there were few houses built in the late Victorian (Queen Anne) style. The few Queen Anne's built here (in Belvedere) were stripped-down versions, having only the most characteristic elements, round towers with witch's cap roofs rather than the exuberant excesses of San Francisco's Victorians". This Queen Anne style of the house can be identified by its polygonal turret with a conical tower roof visible from both land and water.

Queen Ann houses like 206 Bayview were built in towns across America in the late nineteenth century. These house designs were often chosen from widely circulated pattern books where only a builder was required.

206 Bayview Avenue Belvedere, California 94920 TEL 646-872-8708

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

206 Bayview Avenue is outstanding because of age, being one of Belvedere's first homes constructed 11.15.1891- 1892 soon after the Belvedere Land Company subdivided Belvedere Island.

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

The Builder of the house on 206 Bayview Avenue was D.A. McLean of Mclean Brothers. Daniel McLean and his brother Neil built many of the earliest houses on Belvedere Island. They also served in numerous official capacities for the town. Both Daniel and his brother Neil are included in the list of Town Trustees and Presidents 1890 – 1928. Daniel McLean is also listed as one of the Volunteer Fire Department Chiefs 1918 – 1980.

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In 1896, Mr. Phillips signs a petition seeking the Incorporation of Belvedere.

Notice.

We the undersigned petitioners, hereby give notice that we will present to the honorable the Board of Supervisors of the county of Marin in the State of California...a petition for the incorporation of the proposed town of Belvedere...That each of the undersigned is a qualified elector of said county of Marin and a resident within the hereinbefore bounded and described limits of the territory of proposed town of Belvedere...Robert B. Phillips State of California, City and County of San Francisco...Subscribed and sworn to me this 10th day of September, 1896. See Belvedere Incorporation. 9.19.1896.

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

260 Bay View Avenue, Belvedere is not on the National Register of Historic Places in Marin County.





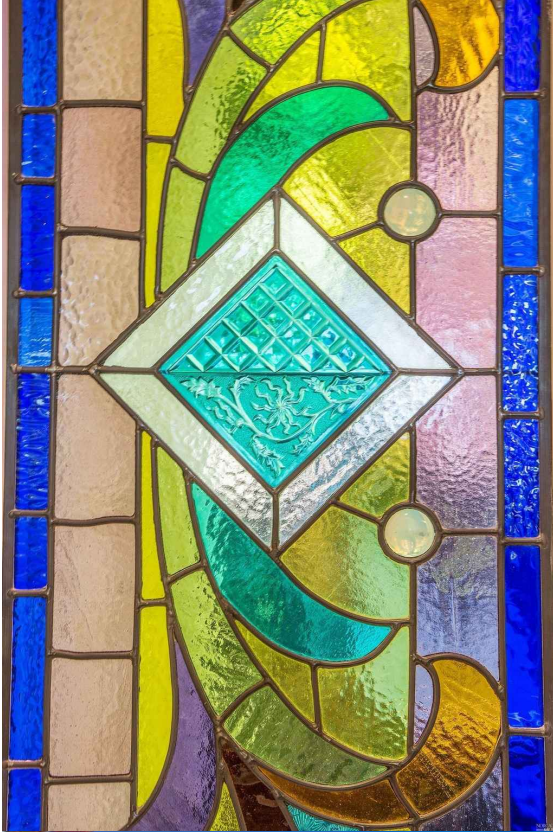
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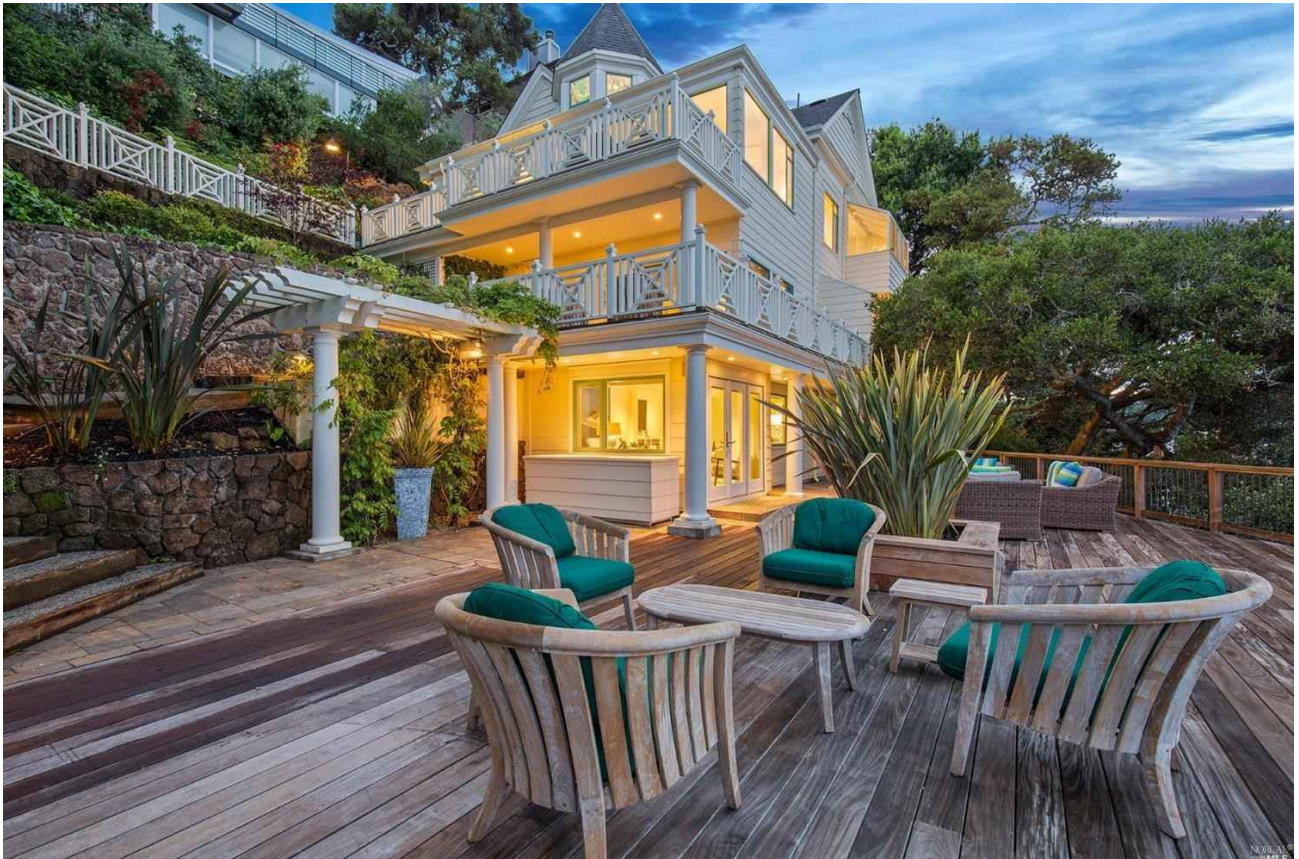




206 Bayview Avenue Belvedere, California 94920 TEL 646-872-8708



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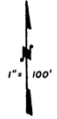
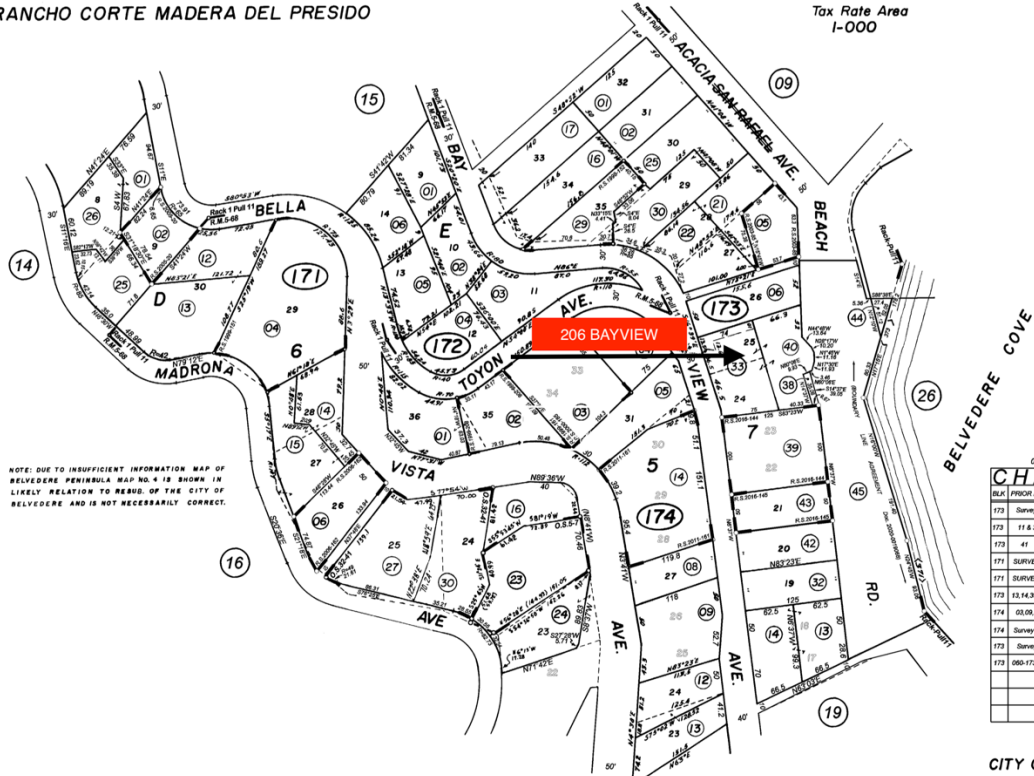


206 Bayview Avenue Belvedere, California 94920 TEL 646-872-8708

POR. RANCHO CORTE MADERA DEL PRESIDIO

Tax Rate Area
1-000

60 - 17



NOTE: DUE TO INSUFFICIENT INFORMATION MAP OF BELVEDERE PENINSULA MAP NO. 4 IS SHOWN IN LIKELY RELATION TO REVD. OF THE CITY OF BELVEDERE AND IS NOT NECESSARILY CORRECT.

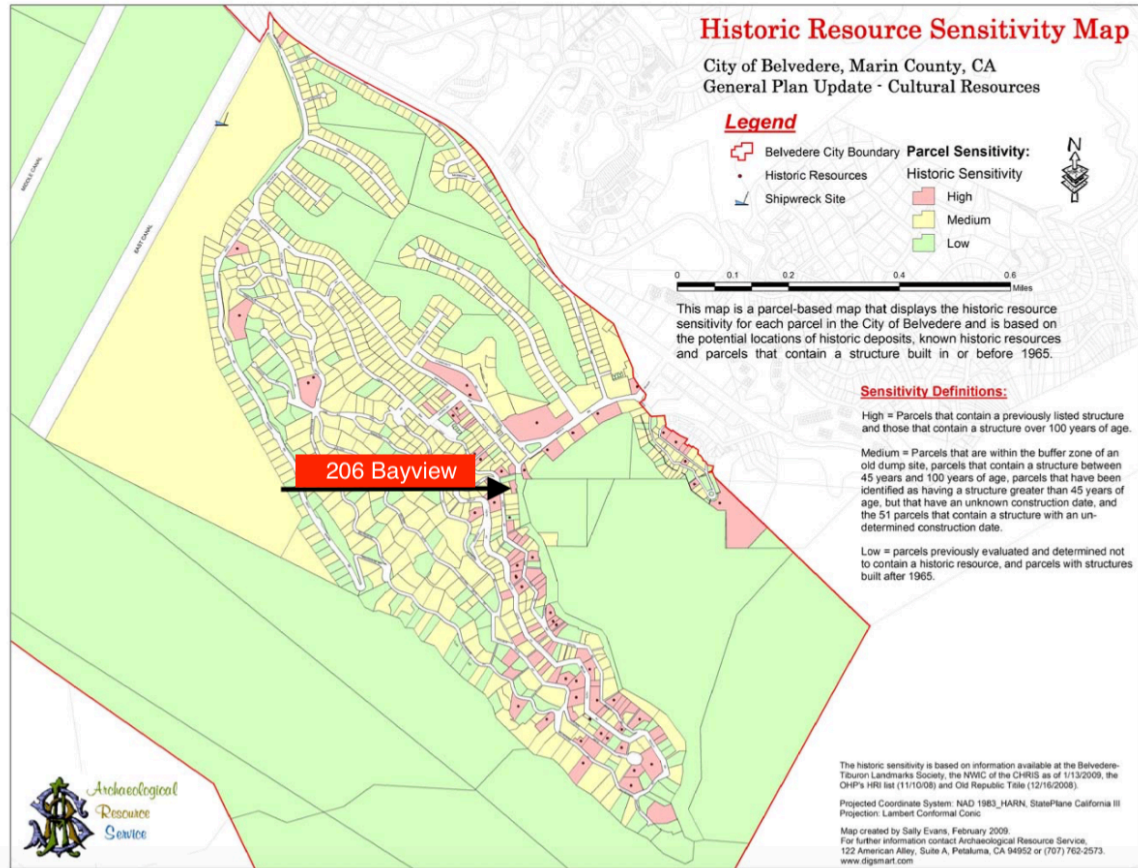
09/24/2020 JSB

BLK	PROR. APN	NEW APN	YR	AUTH
173	Surveys		04	
173	11 & 31	41	05	038
173	41	42 & 43	07	016
171	SURVEYS		07	
171	SURVEYS		08	
173	12, 14, 36, 40	NOTM	08	
174	02, 04, 14	NOTM	08	
174	Surveys		12	
173	Surveys		17	
173	980-173-38	44 & 45	21	014

Belvedere Peninsula, Map No. 4 Rack 1 - Pull 11.
Re-Sub of Part of the City of Belvedere R.M. Bk. 5 - Pg. 68

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF BELVEDERE
Assessor's Map Bk. 60 - Pg. 17
County of Marin, Calif.



Historic Resource Sensitivity Map

City of Belvedere, Marin County, CA
General Plan Update - Cultural Resources

Legend

- Belvedere City Boundary
 - Historic Resources
 - Shipwreck Site
- Parcel Sensitivity:**
- High
 - Medium
 - Low

This map is a parcel-based map that displays the historic resource sensitivity for each parcel in the City of Belvedere and is based on the potential locations of historic deposits, known historic resources and parcels that contain a structure built in or before 1965.

Sensitivity Definitions:

High = Parcels that contain a previously listed structure and those that contain a structure over 100 years of age.

Medium = Parcels that are within the buffer zone of an old dump site, parcels that contain a structure between 45 years and 100 years of age, parcels that have been identified as having a structure greater than 45 years of age, but that have an unknown construction date, and the 51 parcels that contain a structure with an undetermined construction date.

Low = parcels previously evaluated and determined not to contain a historic resource, and parcels with structures built after 1965.

The historic sensitivity is based on information available at the Belvedere-Tiburon Landmarks Society, the NWCC of the CHRIS as of 1/13/2009, the CHP's HRI list (1/10/08) and Old Republic Title (12/16/2008).
Projected Coordinate System: NAD 1983, HARN, StatePlane California III
Projection: Lambert Conformal Conic.
Map created by Sally Evans, February 2009.
For further information contact Archaeological Resource Service,
122 American Alley, Suite A, Petaluma, CA 94952 or (707) 762-2573.
www.digisart.com

HISTORIC RESOURCE SENSITIVITY MAP

An Evaluation of Cultural Resources and a Legislative Overview for the City of Belvedere General Plan Update, Marin County, California, April 30, 2009



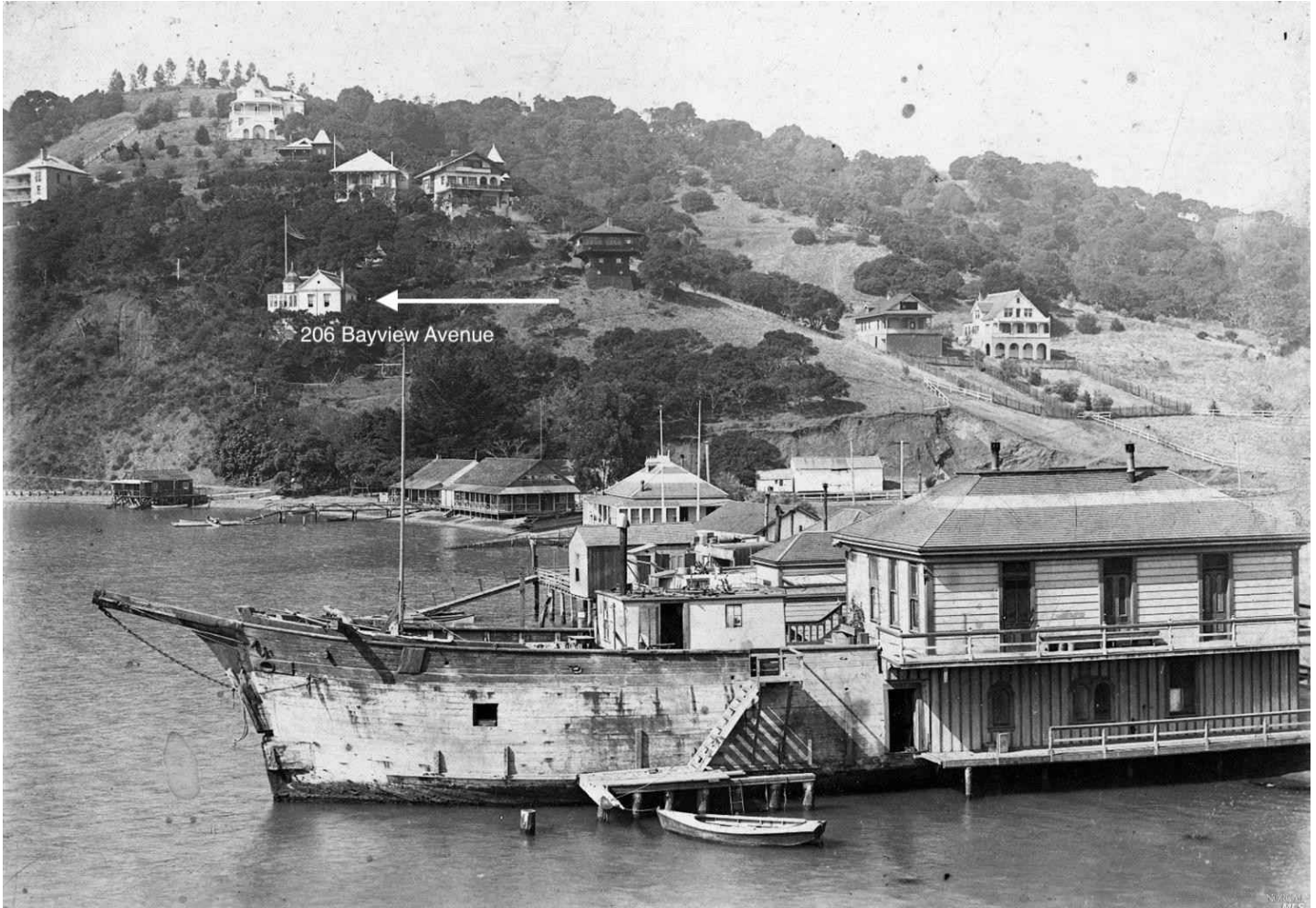
Historical Information:

Construction year: 1892

Significant Builder: Danial M. McLean



260 Bayview Avenue shows up in some of Belvedere's earliest photos, the house sits jutting out on the hill, one third of the way up on the island surrounded only by trees and a few other homes. It was built for Captain R. B. Philipps by Daniel McLean, (D.H McLean) who built many early homes on Belvedere Island. The Queen Anne style of the house can be identified by the polygonal turret with a conical tower roof.



Recommendation:

The House at 206 Bayview Avenue now the home of Gian Solomon & Ariane Mahler meets the criteria for categories 2, 3, and 7 as per this survey. However, The Historic Preservation Committee will consider and discuss each of the nine categories for historic designation.

Date of Survey: June 21, 2022

Prepared by: George Gnos, John P. Sheehy, FAIA, RIBA & Marshall J. Butler

Organization: Historic Preservation Committee, City of Belvedere

REFERENCES:

A Pictorial History of Belvedere 1890-1990. The Landmarks Society. Edited by Beverly W. Bastion & Barbara B. Gnos. The Landmarks Society, Belvedere -Tiburon Marin County, California.

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

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.

SCANNED



Property/Structure Address: _____



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

RECEIVED

MAR 00 2009

FOR STAFF USE ONLY

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

Amount: 853 Receipt No.: _____

Parcel No.: _____ Zone: RD

TO BE COMPLETED BY PROPERTY OWNER

Address of Property: 206 BAYVIEW AVE, BELVEDERE, CA 94920

Historical Name of Property, If Known: _____

Record Owner of Property: Giam Solomon & Ariane Mahler

Mailing 206 Bayview Ave Daytime Phone: 646 872 8708

Address: Belvedere, CA Fax: _____

94920 Email: giam.solomon@gmail.com

Owner's Representative: _____

Mailing _____ Daytime Phone: _____

Address: _____ Fax: _____

_____ Email: _____

Description and History of Property/Structure: _____

Property/Structure Address: _____

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

All property owners must complete this Section.

Street address of subject property: 206 BAYVIEW AVE, BELVEDERE, CA 94920

Assessor's Parcel No(s). of subject property: 060-173-40

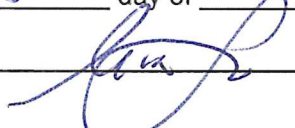
➤ **Properties Owned by Individuals**

I, Gian Solomon, 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 15 day of FEB, 2022 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 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 _____ Signature _____

Title(s) _____ Title(s) _____

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

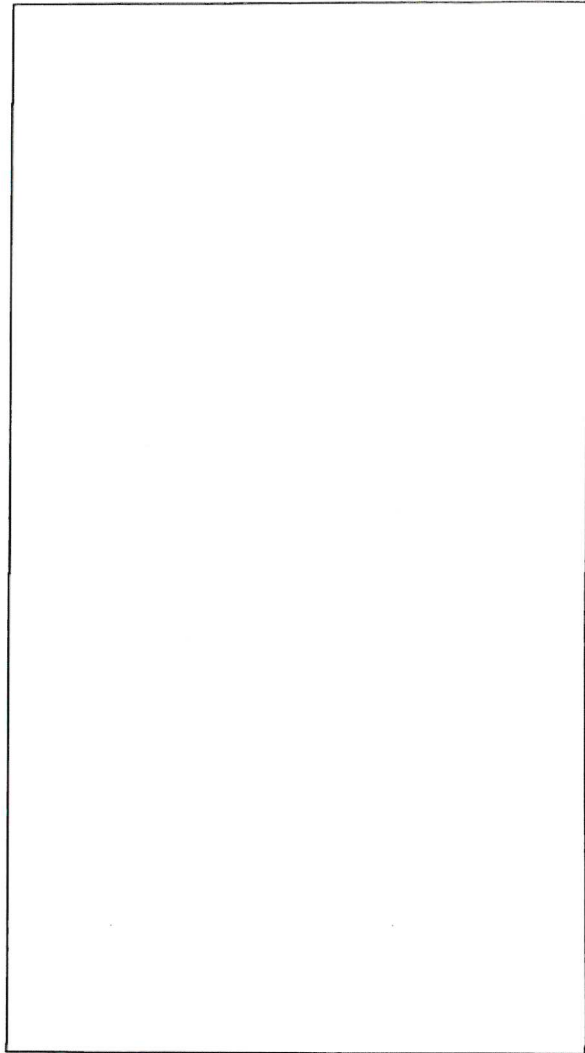
Name of trust, LLC, corporation, or other entity: _____

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: 206 BAYVIEW AVE, BELVEDERE, CA 94920

Assessor's Parcel Number: 060-173-40

Common Name of Property: _____

Historic Name of Property: _____

Owner: Gian Solomon & ARIANE MAHLER

Owner's Address: 206 BAYVIEW AVE, BELVEDERE, CA 94920

Description:

450 San Rafael Avenue Belvedere CA 94920 TEL 415/435-3838 FAX 415/435-0430

Property Chronology:

SIGNIFICANCE AND EVALUATION

The _____ property at 206 Bayview Ave, known as
450 San Rafael Avenue Belvedere CA 94920 TEL 415/435-3838 FAX 415/435-0430

_____, meets the following criteria for Historic Designation:

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

AMERICAN QUEEN ANNE STYLE ARCHITECTURE

2. Architecture: It is outstanding because of age.

CONSTRUCTED ~ 1900

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

D.A. McLean architect

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.

VISIBL FROM BEACH ROAD, CORINTHIAN ISLAND, BELVEDERE COVE
AND RACCOON STRAIT

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

ORIGINAL FRONT/SIDE DOORS
WITCH'S CAP ROOF
INTERIOR MOULDING

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

Historical Information:

Construction year: ~ 1900

Significant Builder: D.A. McLean

Recommendation:

Date of Survey: _____

Prepared by: _____

Organization: Historic Preservation Committee, City of Belvedere

REFERENCES







realtor.com



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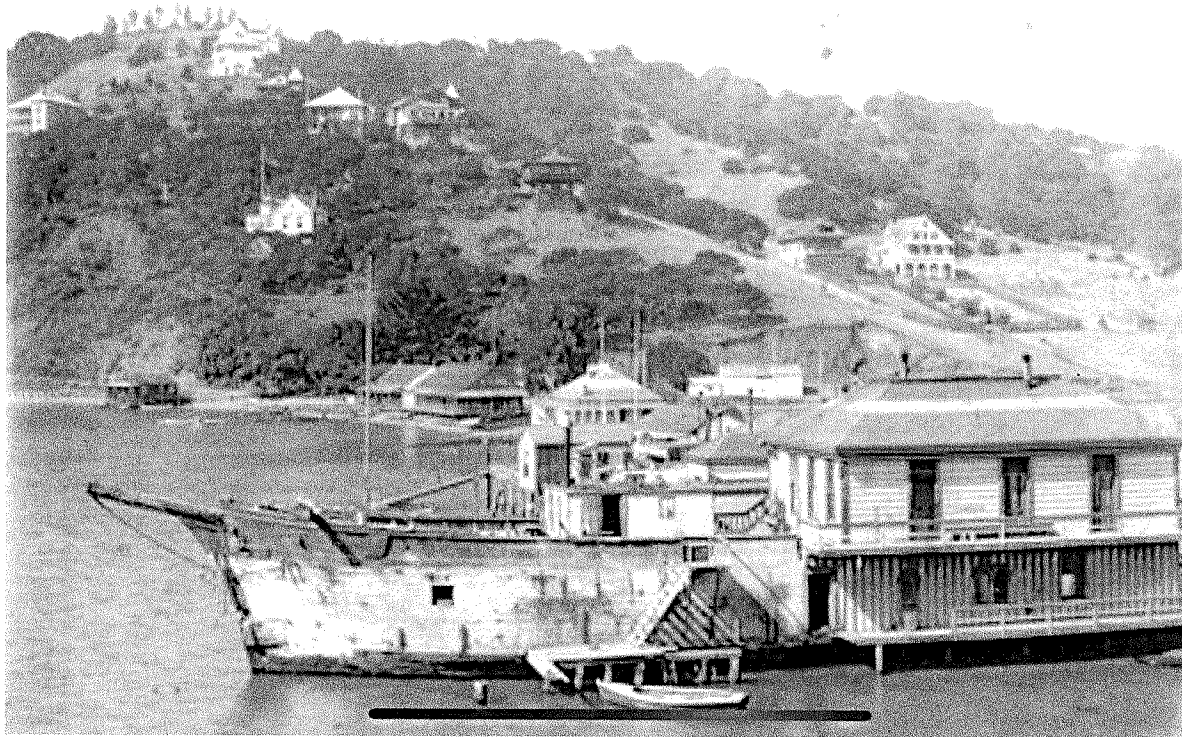


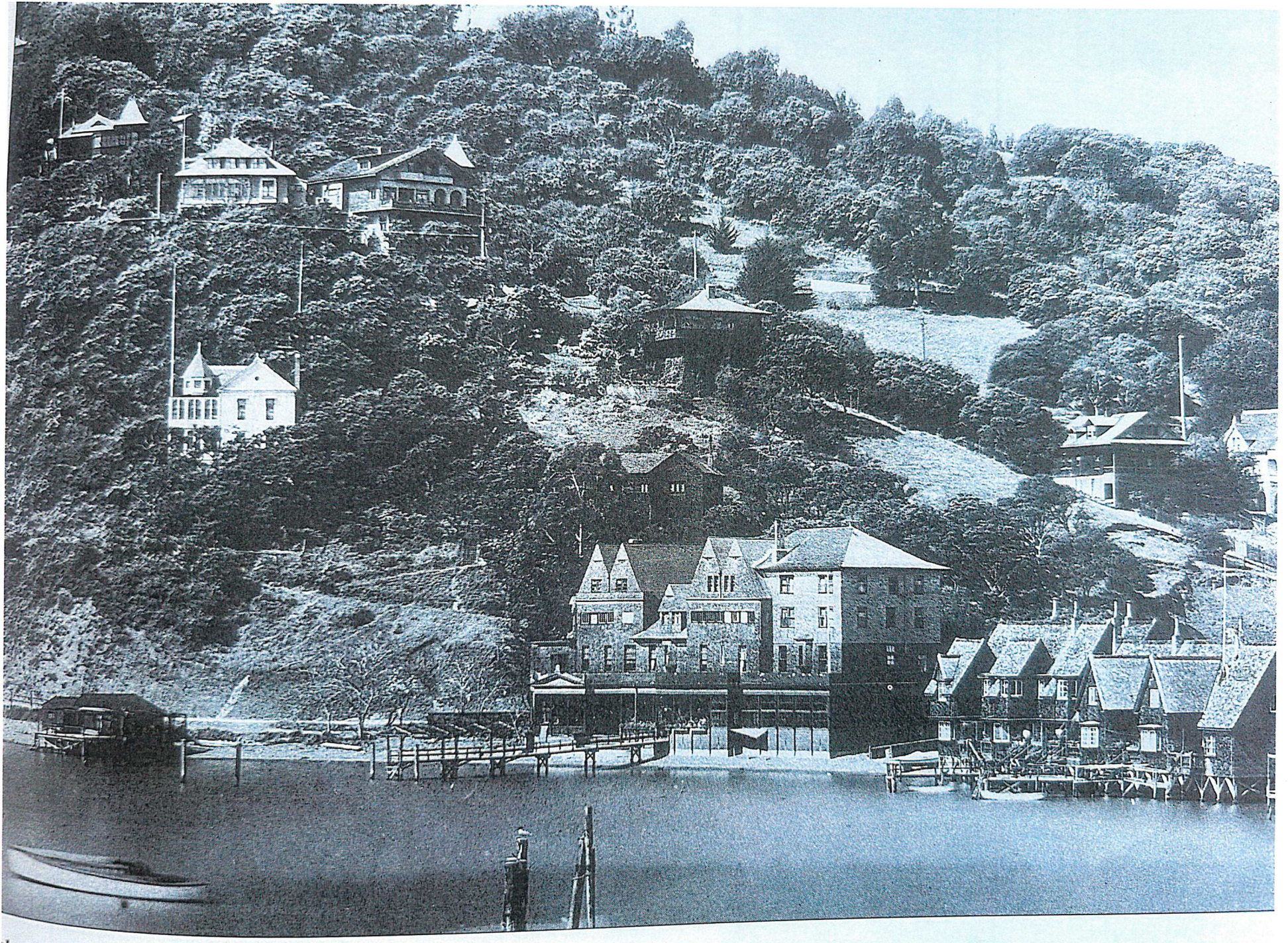


ap.rdcpix.com



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

REPORT DATE: July 5, 2022 **AGENDA ITEM: 3**
MEETING DATE: July 12, 2022
TO: Historic Preservation Committee
WRITTEN BY: Irene Borba, Director of Planning and Building
SUBJECT: Application for Mills Act Agreement for 428 Golden Gate Avenue

Recommendation:

The proposed application is for a Mills Act Agreement with the property located at 428 Golden Gate Avenue. The Mills Act is an economic incentive program for the restoration and preservation of qualified historic structures. The property at 428 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 enters into a Mills Act Agreement with the property owners of **428 Golden Gate Avenue** to help maintain this City of Belvedere Historically Designated Property.

Background:

The applicants and property owners, Shawn and Debbie Bennett/Bennet Family Rev. Trust, have requested that their home at 428 Golden Gate Avenue receive the City's designation of Historic Property, pursuant to Title 21 of the Belvedere Municipal Code.

On April 13, 2021, the Belvedere Historic Preservation Committee voted to recommend designation of the home at 428 Golden Gate Avenue as a City of Belvedere Historically Designated Property.

At the May 18, 2021, Planning Commission meeting, the Commission considered the recommendation of the Historic Preservation Committee and the material prepared by the Committee as the basis for the recommendation. The Planning Commission approved a motion recommending that the City Council designate the residence at 428 Golden Gate Avenue as a City of Belvedere Historic Property.

At the June 14, 2021, City Council meeting, the City Council considered the recommendation of the Historic Preservation Committee and the Planning Commission and the materials as provided. The City Council adopted Resolution No. 2021-13 designating the property at 428 Golden Gate as a local historic landmark. 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.

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.

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.

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 October 28, 2021, the Building Official and Senior Planner Rebecca Markwick, 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.

PLEASE NOTE: Typically, in this section of the report staff provides the Committee with the adjusted annual cap and the net remaining tax loss available for new properties as well as information from 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. Unfortunately, staff was unable to obtain the required information in time for the staff report. Staff intends to provide the appropriate information prior to the Committee meeting.

Recommendation:

Staff supports the proposed application for a Mills Act Agreement with property located at 428 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 428 Golden Gate Avenue, to help maintain this City of Belvedere Historically Designated Property.

Attachments:

1. Application for Mills Act Agreement
2. City Council Resolution 2021-13
3. City Inspection Report

CITY OF BELVEDERE

RESOLUTION NO. 2021-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELVEDERE
DESIGNATING THE PROPERTY LOCATED AT 428 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 428 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 April 13, 2021; and

WHEREAS, the Planning Commission held duly a noticed public hearing on the Historical Designation application on May 18, 2021, and approved a motion recommending that the City Council designate the property at 428 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 June 14, 2021; and

WHEREAS, the City Council made the following findings of fact pursuant to Section 21.20.070(A) 1, 2, 3, 4, 5, 6, 8 and 9 of the Belvedere Municipal Code for the property at 428 Golden Gate Avenue:

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 (1867-19240). 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 building 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, pre-empting 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 full-time 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).

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 428 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 June 14, 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

Property/Structure Address: 428 Golden Gate Ave.



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: _____ 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: The Valentine Rey House

Record Owner of Property: Shawn & Debbie Bennett, Bennett Family Revocable Trust

Mailing 428 Golden Gate Avenue Daytime Phone: 510-504-3918

Address: Belvedere, CA 94920 Fax: _____

Email: debbie.h.bennett@gmail.com

Owner's Representative: _____

Mailing _____ Daytime Phone: _____

Address: _____ Fax: _____

Email: _____

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

6-23-2021, City Council Resolution No. 2021-13

- Attach legal description.

Property/Structure Address: 428 Golden Gate Ave.

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

All property owners must complete this Section.

Street address of subject property: 428 Golden 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 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, Debbie 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 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 1 day of September, 2021, at Belvedere, California.

Signature [Signature]

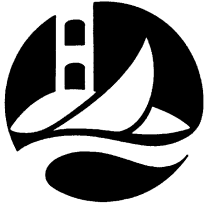
Signature [Signature]

Title(s) _____

Title(s) _____

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

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



CITY OF BELVEDERE

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

Date: October 28, 2021
To: Rebecca Markwick, City of Belvedere Associate Planner
CC: Shawn and Debbie Bennett
From: Brian Van Son, City of Belvedere Building Official
Re: 428 Golden Gate Ave. – Mills Act Maintenance Inspection

On October 19, 2021, I performed a building inspection at 428 Golden Gate Ave., pursuant to the provisions contained in the Mills Act Agreement requested by the property owners, Mr. and Mrs. Bennett, with the City of Belvedere. I was accompanied by Mr. and Mrs. Bennett, 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 1893. There have been multiple building permits issued to this property since it was constructed. Notably:

- 1963 era permit to remodel the kitchen.
- 1994 era permit to repair the sewer lateral.
- 2002 era permit for the underground installation of the electrical service.
- 2010 era permit to reroof the residence.
- 2010 era permit for deck repairs.
- 2016 era permit to install a roof-mounted solar PV system.
- 2020 era permit to replace water service main line.
- 2020 era permit to install an automatic pool cover.
- 2021 era permit for the replacement/repair of the existing foundation system.
- 2021 era permit to remodel the bathrooms and repair the electrical and plumbing systems.

Please note, the 2021 building permits are currently ongoing and are being inspected to current Code standards.

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.

CITY OF BELVEDERE

RESOLUTION NO. 2021-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELVEDERE
DESIGNATING THE PROPERTY LOCATED AT 428 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 428 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 April 13, 2021; and

WHEREAS, the Planning Commission held duly a noticed public hearing on the Historical Designation application on May 18, 2021, and approved a motion recommending that the City Council designate the property at 428 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 June 14, 2021; and

WHEREAS, the City Council made the following findings of fact pursuant to Section 21.20.070(A) 1, 2, 3, 4, 5, 6, 8 and 9 of the Belvedere Municipal Code for the property at 428 Golden Gate Avenue:

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 (1867-19240). 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 building 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, pre-empting 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 full-time 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).

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 428 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 June 14, 2021, by the following vote:

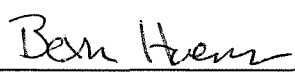
AYES: Steve Block, James Lynch, Nancy Kemnitzer, Sally Wilkinson, and Mayor Campbell

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED: 
James Campbell, Mayor

ATTEST: 
Beth Haener, City Clerk

Property/Structure Address: 428 Golden Gate Ave.



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: _____ 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: The Valentine Rey House

Record Owner of Property: Shawn & Debbie Bennett, Bennett Family Revocable Trust

Mailing 428 Golden Gate Avenue Daytime Phone: 510-504-3918

Address: Belvedere, CA 94920 Fax: _____

Email: debbie.h.bennett@gmail.com

Owner's Representative: _____

Mailing _____ Daytime Phone: _____

Address: _____ Fax: _____

Email: _____

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

6-23-2021, City Council Resolution No. 2021-13

- Attach legal description.

Property/Structure Address: 428 Golden Gate Ave.

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

All property owners must complete this Section.

Street address of subject property: 428 Golden 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 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, Debbie 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 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 1 day of September, 2021, at Belvedere, California.

Signature [Signature]

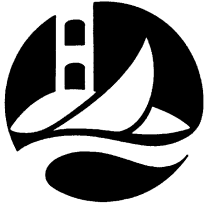
Signature [Signature]

Title(s) _____

Title(s) _____

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

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



CITY OF BELVEDERE

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

Date: October 28, 2021
To: Rebecca Markwick, City of Belvedere Associate Planner
CC: Shawn and Debbie Bennett
From: Brian Van Son, City of Belvedere Building Official
Re: 428 Golden Gate Ave. – Mills Act Maintenance Inspection

On October 19, 2021, I performed a building inspection at 428 Golden Gate Ave., pursuant to the provisions contained in the Mills Act Agreement requested by the property owners, Mr. and Mrs. Bennett, with the City of Belvedere. I was accompanied by Mr. and Mrs. Bennett, 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 1893. There have been multiple building permits issued to this property since it was constructed. Notably:

- 1963 era permit to remodel the kitchen.
- 1994 era permit to repair the sewer lateral.
- 2002 era permit for the underground installation of the electrical service.
- 2010 era permit to reroof the residence.
- 2010 era permit for deck repairs.
- 2016 era permit to install a roof-mounted solar PV system.
- 2020 era permit to replace water service main line.
- 2020 era permit to install an automatic pool cover.
- 2021 era permit for the replacement/repair of the existing foundation system.
- 2021 era permit to remodel the bathrooms and repair the electrical and plumbing systems.

Please note, the 2021 building permits are currently ongoing and are being inspected to current Code standards.

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.

BELVEDERE HISTORIC PRESERVATION MEMORANDUM

MEETING DATE: July 12, 2022 **AGENDA NO:4**

To: Historic Preservation Committee

From: Irene Borba, Director of Planning & Building

Subject: Discussion Regarding Historic Properties

The City Council recently formed a Construction Impacts Committee made up of members of the public, council liaisons and certain staff members. The scope of the committee was to:

1. Gather & analyze data pertaining to construction projects (e.g., number and types of building permits, number of road closures) and citizen complaints related thereto;
2. Evaluate whether residents are currently experiencing greater impacts from projects than in the past because of the complexity of projects, more stringent building code requirements, or topography challenges, etc.;
3. Evaluate whether the concentration of construction of projects is contributing to negative impacts on residents;
4. Consider options for reducing construction impacts on Belvedere residents consistent with the City's desire to continuously improve its environment; and
5. Report the findings of its analysis to Council and, if applicable, make recommendations to Council on strategies that could mitigate the impacts of construction projects on residents.

Through the discussions/meetings, the Construction Impacts Committee discussed historic properties in Belvedere. The Committee noted the following:

1. The Belvedere General Plan recognizes "that the conservation of historic properties stabilizes and increases property values and strengthens the overall community." The Construction Impacts Committee recognizes that the preservation of historical structures, avoiding the tear-down and replacement, will significantly reduce negative construction impacts.
2. As defined by the Belvedere's Historic Preservation Committee, list of historic properties is maintained by Belvedere Planning pursuant to Title 21 of the Belvedere Municipal Code. The list currently enumerates 21 buildings.
3. However, a more comprehensive list is the Historic properties Data File for Marin County that is maintained by the California Office of Historic Preservation (OHP), referred to as the Historic Resource Inventory (HRI). There are 49 properties listed in the HRI that are in Belvedere; the list is attached. Additionally, reports are made by the Landmark Society name other structures.
<https://landmarksociety.com/landmarks/>

The Construction Impacts Committee thought it would be important for the historic Preservation Committee to discuss/review the gaps between the HRI list, the Landmark Society Lists, and the City of Belvedere list and adjust as appropriate. Attached for the Committee's discussion is the Evaluation of Cultural Resources & a Legislative Overview

of the Belvedere General Plan Update, Marin County, California. This document was part of the technical appendix for the General Plan Update which was adopted in 2010. Note: the attachment is not the entire document but only the applicable section pertaining to historic preservation.

ATTACHMENTS

- California Office of Historic Preservation (OHP), referred to as the Historic Resource Inventory (HRI)
- An Evaluation of Cultural Resources & a Legislative Overview of the Belvedere General Plan Update, Marin County, California

See also:

California Built Environment Resource Directory:

Click on Link below

[Built Environment Resource Directory](#)

URL is:

https://ohp.parks.ca.gov/?page_id=30338







Scroll down to the **Resources by County** List and Select the **Marin** button for listings in Marin

HISTORIC RESOURCE SENSITIVITY MAP

Historic Resource Sensitivity Map

City of Belvedere, Marin County, CA
General Plan Update - Cultural Resources

Legend

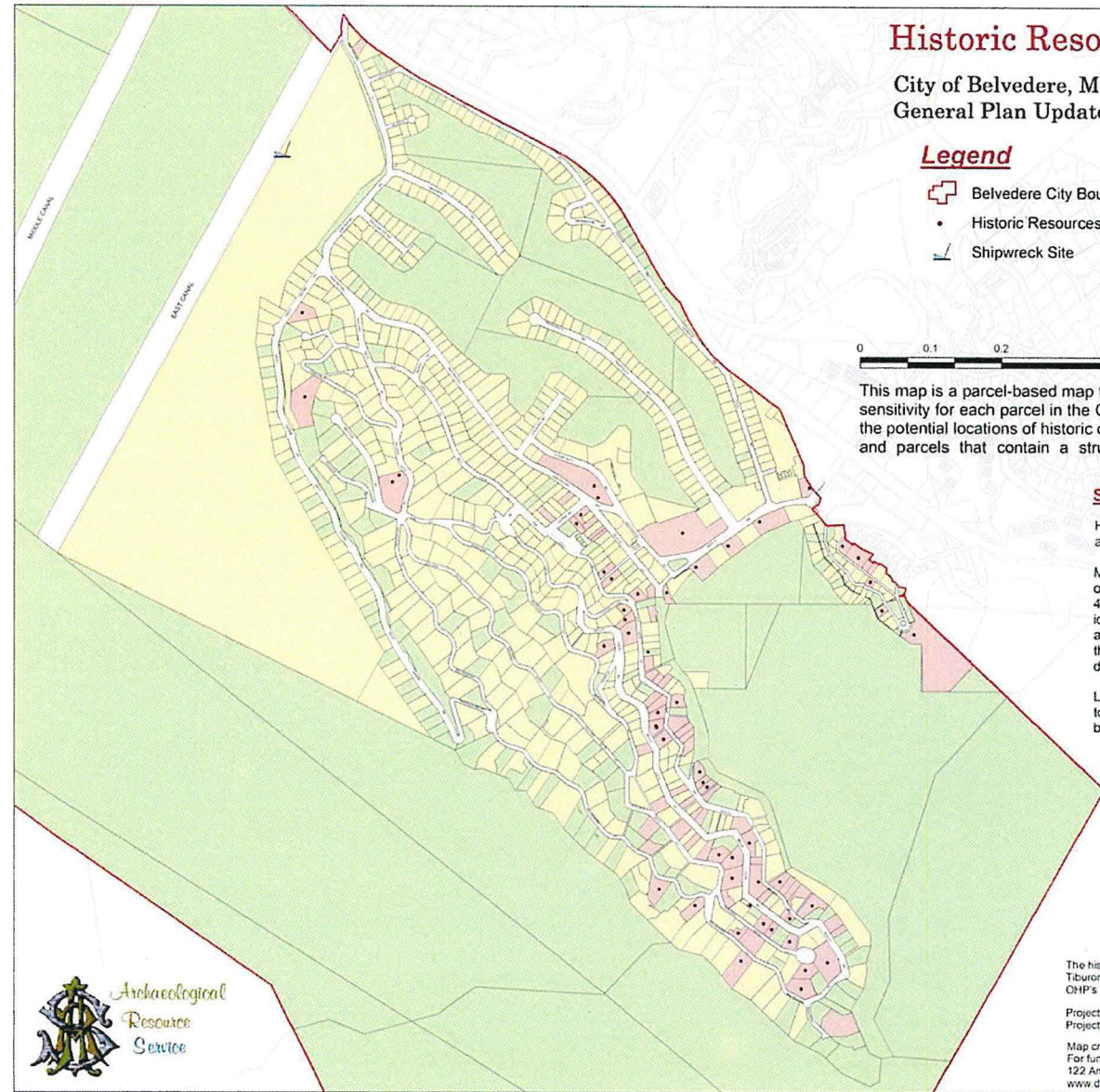
-  Belvedere City Boundary
-  Historic Resources
-  Shipwreck Site
- Parcel Sensitivity:**
- Historic Sensitivity**
-  High
-  Medium
-  Low



This map is a parcel-based map that displays the historic resource sensitivity for each parcel in the City of Belvedere and is based on the potential locations of historic deposits, known historic resources and parcels that contain a structure built in or before 1965.

Sensitivity Definitions:

- High** = Parcels that contain a previously listed structure and those that contain a structure over 100 years of age.
- Medium** = Parcels that are within the buffer zone of an old dump site, parcels that contain a structure between 45 years and 100 years of age, parcels that have been identified as having a structure greater than 45 years of age, but that have an unknown construction date, and the 51 parcels that contain a structure with an undetermined construction date.
- Low** = parcels previously evaluated and determined not to contain a historic resource, and parcels with structures built after 1965.



The historic sensitivity is based on information available at the Belvedere-Tiburon Landmarks Society, the NWC of the CHRIS as of 1/13/2009, the OHP's HRI list (11/10/05) and Old Republic Title (12/16/2008).

Projected Coordinate System: NAD 1983_HARN, StatePlane California III
Projection: Lambert Conformal Conic

Map created by Sally Evans, February 2009
For further information contact Archaeological Resource Service,
122 American Alley, Suite A, Petaluma, CA 94952 or (707) 762-2573.
www.digsmart.com

An Evaluation of Cultural Resources and a Legislative Overview for the City of Belvedere General Plan Update,
Marin County, California
April 30, 2009



**AN EVALUATION OF CULTURAL
RESOURCES AND A LEGISLATIVE
OVERVIEW FOR THE CITY OF
BELVEDERE GENERAL PLAN
UPDATE, MARIN COUNTY,
CALIFORNIA.**

PREPARED BY:
**WILLIAM ROOP AND SALLY EVANS,
ARCHAEOLOGICAL RESOURCE SERVICE**

PREPARED FOR:
**METROPOLITAN PLANNING GROUP
C/O KRISTI BASCOM, PLAN B MUNICIPAL CONSULTING**

ARS PROJECT NO. 08-070

APRIL 30, 2009

122 American Alley, Suite A
Petaluma, CA 94952
(707) 762-2573 ☎ FAX (707) 762-1791

2006 Aerial View of Belvedere



122 American Alley, Suite A
Petaluma, CA 94952
(707) 762-2573 ☎ FAX (707) 762-1791

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INTRODUCTION

Archaeological Resource Service (ARS) was retained by Metropolitan Planning Group, c/o Plan B Municipal Consulting, to conduct a cultural resource inventory and sensitivity analysis for the City of Belvedere General Plan Update; and to review the City's current policies regarding the treatment of cultural resources and recommend new policies that comply with current regulations pertaining to cultural resource management.

Why Preserve The Past? The historical heritage of the City of Belvedere is a treasured asset enjoyed by residents and visitors alike. It is the community's recognition of their relationship to a place and a time and allows for a deeper connection between families, resources, values and activities. The City recognizes the role that historic resources play in their heritage, and believes that the conservation of historic properties stabilizes and increases property values and strengthens the overall community. The resources of history should be both exploited and protected. History in all of its physical manifestations - archaeological sites, Native American cultural places, designated historic architecture and districts, historic parks and museums, the writing of local history, even the preservation of correspondence, diaries and photographs by local libraries and historical societies, can support community progress. History can also support economic development and contribute to the overall quality of life in the community.

PROJECT DESCRIPTION

The project includes a cultural resource background report that provides a brief overview of the environmental, prehistoric and historic setting of Belvedere and describes the previously recorded cultural resources and cultural resource studies located within the City. Using this information, as well as other environmental data, two parcel-based cultural resource sensitivity maps were generated; these include a Historic Resource Sensitivity Map and a Prehistoric Resource Sensitivity Map. These sensitivity maps describe a parcel's potential to contain a prehistoric and/or historic resource. The prehistoric sensitivity for each parcel is based on the presence of a previously recorded prehistoric site, a parcel's proximity to a previously recorded site, results of a previous cultural resource study, historic reports and the parcel's physical characteristics including slope and fresh water availability. The historic sensitivity for each parcel is based on the presence of a previously recorded historic resource, the results of a previous cultural resource study, historic reports and a list of properties having homes built before 1965 (> 45 years).

The sensitivity maps have been provided to guide the City through the process of identifying, evaluating and mitigating potential adverse affects to cultural resources that may be located on parcels that are subject to development or other changes in land use that require a permit. Additionally, a legislative overview was prepared that describes the City's current policies, the requirements of the California Environmental Quality Act and the National Historic Preservation Act, and makes recommendations for changes to the existing policies to bring the City into compliance with current regulations.

PROJECT LOCATION

The project area includes the entire City of Belvedere, located at the southern end of the Tiburon Peninsula in Marin County, California. The project area lies within the Mexican-era land grant of *Rancho Cordera Madera del Presidio* in unsectioned land of Township 1 North and 1 South, Range 5 and 6 West, extended, Mt. Diablo Base and Meridian. The Universal Transverse Mercator Grid coordinates to the four corners of the City of Belvedere corporate boundary (project area), as determined by measurement from the USGS 7.5' San Francisco North (1956: photorevised 1968 and 1973) and San Quentin Quadrangle Maps (1995) are:

San Francisco North Quadrangle:

South corner: 4189300 Meters North and 547240 Meters East, Zone 10

Northeast corner: 4191180 Meters North and 548280 Meters East, Zone 10

West corner: 4191590 Meters North and 545000 Meters East, Zone 10

San Quentin Quadrangle:

North corner: 4193300 Meters North and 546040 Meters East, Zone 10



FIGURE 1: MAP SHOWING THE LIMITS OF THE PROJECT AREA, WHICH INCLUDES THE ENTIRE CITY OF BELVEDERE.

LITERATURE RESEARCH

A check of information pertaining to the City of Belvedere was conducted to ascertain information about the environment, prehistory, history, recorded prehistoric sites, previous cultural resource studies, listed historic structures and sites, and structures that qualify for an historic architectural evaluation due to their age and potential historic significance. This information was gathered to identify the properties in Belvedere that contain a significant cultural resource or potentially significant cultural resource and to estimate the potential for the other properties in Belvedere to contain such resources. One of the main goals was to identify the cultural resource sensitivity of the properties in Belvedere in order to recommend the appropriate methods to identify, evaluate and mitigate the cultural resources that exist within the City of Belvedere.

The literature search was conducted using information on file at Archaeological Resource Service (ARS), the Northwest Information Center (NWIC) of the California Historical Resources Inventory Systems (CHRIS; File No. 08-0529 & 08-0821), the Anne T. Kent California Room at the Marin County Civic Center, the Belvedere-Tiburon Landmarks Society, the Belvedere Land Company and the Native American Heritage Commission (NAHC). This record search included checking ethnographic documents, historic maps, survey reports, site records, the *San Francisco North* and *San Quentin* base maps maintained by the NWIC, the Sacred Sites File maintained by the NAHC, the Office of Historic Preservation's (OHP) Historic Properties Directory (dated November 10, 2008), the National Register of Historic Places, California Register of Historical Resources, California Inventory of Historic Resources (March 1976), California Historical Landmarks, California Points of Historical Interest and the local register. A list of properties with construction dates of buildings was acquired from Old Republic Title Company based on information obtained from the Marin County Assessor's office. Mapping was accomplished using ArcGIS 9.1 and geographical information systems (GIS) data on file at ARS and the County of Marin Information Service and Technology Department.

ENVIRONMENTAL SETTING

Ocean levels prior to 10,000 BP¹ fluctuated with changes in temperature associated with the advance and retreat of the glaciers that once covered large portions of North America and other parts of the world. Ocean levels appear to have risen and receded as much as 85 meters, lower sea levels being associated with lower temperatures and more water being locked up in glacial ice. At the maximum of the last glacial period about 20,000 BP, the sea level was 130 meters below its present level. After 16,000 BP the ocean levels rose rapidly, reaching the modern level at about 6,000 BP. During these glacial periods the California shoreline would have been located farther to the west than it is at present and the San Francisco Bay would have been rather high dry land.

Marin County occupies the peninsula that formed on the north side of the strait leading into San Francisco Bay after the period of rapid sea level rise that began about 16,000BP. The Bay lies at the approximate midpoint of the mountainous terrain referred to as the Coast Ranges, which stretches from Oregon to Santa Barbara along the Pacific Ocean and in places rises abruptly out of the ocean from an inundated continental shelf, dividing them into the North and South Coast Ranges. San Francisco Bay is bounded by moderately high ridges on the east and west. The western ridge was incised by the Sacramento River to form the Golden Gate during the Pleistocene. The Golden Gate is flanked on the south by the San Francisco peninsula, and on the north by the Marin peninsula.

The water in San Francisco Bay is brackish and is affected by two tidal cycles per day with the two low tidal periods lasting longer than the high tidal periods (Pestrong 1972:28-29). Three types of tideland are recognized, each with a distinctive floral community; including tidal marshes, higher tidal flats, and lower tidal flats. The tidal marshes are found at roughly the level of the mean high tides, while the higher tidal

¹ BP is the abbreviation for "Before the Present." For practical purposes this means prior to 1950. BP derives from the term Radiocarbon Years Before the Present (RYBP), but these measurements are always reported in terms of years "before present" or BP. The figure is directly based on the proportion of radiocarbon found in the sample and is calculated on the assumption that the atmospheric radiocarbon concentration has always been the same as it was in 1950 and that the half-life of radiocarbon is 5,568 years.

flats are found at roughly the elevations between the mean high tide and the mean low tide. The lower tidal flats are found at the level of the mean low tide and are constantly inundated (Pestrong 1972:31).

The immediate project area is the Island of Belvedere, including the former causeway, properties along the eastern side of the Lagoon and the western half of Corinthian Island. Belvedere is situated in Richardson Bay off the southwest end the Tiburon Peninsula. Elevations range from sea level to 355 feet above sea level. Corinthian Island rises 120 feet above sea level. This topography is underlain by rocks of the Franciscan Complex that primarily consist of pillow basalt of submarine origin (greenstone), chert, greywacke sandstone, argillite, and shale (Elder 2001; Rice et al. 1976; Blake et al. 1974). In most instances, these rocks are "highly fractured and disrupted and may be mixed together on a local level to create what is called a *mélange*" (Elder 2001: 62). The immediate project area sits atop this *mélange*. This base material is, however, obscured by soil of varying thicknesses. The main body of Belvedere is covered by soils of the Tocaloma-McMullin-Urban land complex, which consists of Tocaloma loam, McMullin gravelly loam and Urban land. The lower elevations, including the Lagoon area, are covered by Xerorthents (fill soil) (Kashiwagi 1985).

Described by John Thomas Howell in 1949 as a "country of rugged relief," southern Marin County is a prime example of "the mosaic of wetland and terrestrial habitats" that characterizes the San Francisco Bay Area, the largest estuarine system in California (Luby et al. 2006: 192). The area contains a varied set of plant communities beginning with the chaparral-covered ridges of Mt. Tamalpais' eastern and southern slopes, to the coast redwood forests, riparian and mixed evergreen woodlands of Mill, Redwood, and Tam Valleys, and ending at the tidal marshes and mudflats of the bay.

The terrestrial floral communities are currently populated by a diverse range of native and non-native plant species including ash (*Fraxinus diptalia*), maple (*Acer circinatum* and *macrophyllum*), dogwood (*Cornus nuttallii*), alder (*Alnus rubra* and *rhombifolia*), coast redwood (*Sequoia sempervirens*), Douglas fir (*Abies amabilis*), bay laurel (*Umbellularia californica*), madrone (*Arbutus mezesii*), manzanita (*Arctostaphylos virgata*), valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*), scrub oak (*Quercus berberidifolia*), black oak (*Quercus kelloggii*), Oregon oak (*Quercus garryana*), poison oak (*Toxicodendron diversilobum*), buckeye (*Aesculus californica*), needle grass (*Stipa* spp.), blue grass (*Poa* spp.), fescue (*Festuca* spp.), squirreltail (*Sitanion* spp.), wild rye (*Elymus* spp.), sedges (*Carex* spp.), rush (*Juncus* spp.), yellow mariposa lily (*Calochortus luteus*), brodiaea (*Brodiaea* spp.), blue-eyed grass (*Sisyrinchium* spp.), iris (*Iris longipetala*), buttercup (*Ranunculus californicus*), lupine (*Lupinus* spp.), tarweed (*Hemizonia* spp. and *Madia* spp.), thistle (*Cirsium quercetorum*), manroot (*Marah fabaceus* and *M. oregonus*), various types of ferns (e.g. *Pteridium aquilinum* and *Polystichum munitum*), and a plethora of other native and non-native annual and perennial grasses and forbs. Riley (1974:8-9) lists the following plants as representative of the salt marsh community in the vicinity: cordgrass (*Spartina foliosa*), pickleweed (*Salicornia virginica*), frankenia (*Frankenia grandifolia*), marsh rosemary (*Limonium commune*), sneezeweed (*Jaumea carnosa*), arrowgrass (*Triglochin concinna*), curley (sic) dock (*Rumex occidentalis*), gumweed (*Grindelia humilis*), wigeon grass (*Ruppia maritima*), and salt grass (*Distichlis spicata*). Many of the native plants had value to the prehistoric peoples of the bay area as food, cordage, medicine, or cosmetics (Goerke 2007; Hester 1978: 497; Kelly 1978:416-418; Levy 1978; Riley 1974:9). A list of Native Plants in the region traditionally used by the tribes of coastal Marin and Sonoma counties is provided by the Federated Indians of Graton Rancheria's Environmental Protection Department (FIGR 2009).

Terrestrial and marine communities around the greater Marin Peninsula support an array of mammal, bird, fish, and shellfish species that were important to prehistoric peoples and continue to be ecologically and/or economically important for modern populations. Better-known terrestrial organisms include raccoon (*Procyon lotor*), jackrabbit (*Lepus californicus*), cottontail (*Sylvilagus bachmanii*), fox (*Urocyon cinereoargenteus*), squirrel (*Sciuridae* spp.), wood rat (*Neotoma albigula*), bobcat (*Felis rufus*), coyote (*Canis latrans*), black-tailed deer (*Odocoileus hemionus*), mule deer (*Odocoileus hemionus*), mountain lion (*Puma concolor*) and, in the past, bears (*Ursus americanus* and *Ursus arctos*), Tule elk (*Cervus nannodes*) and pronghorn antelope (*Antilocapra americana*). Some bird species² include red-tailed hawk

² Over 50 species of seabirds and shorebirds are recognized in the Gulf of the Farallones National Marine Sanctuary, which includes the coastal zone from Bodega Bay south to San Francisco Bay.

(*Buteo jamaicensis*), northern harrier (*Circus cyaneus*), osprey (*Pandion haliaetus*), turkey vulture (*Cathartes aura*), quail (*Callipepla californicus*), red shafted flicker (*Colaptes cafer*), pelican (*Pelecanus spp.*), woodpeckers (*Dryocopus pileatus*, *Picoides villosus* and *Melanerpes formicivorus*), and at least three species each of owls (*Bubo virginianus*, *Strix occidentalis* and *Tyto alba*). The coast and bay estuary are also home to seals (*Callorhinus ursinus* and *Phoca vitulina*), sea lions (*Zalophus Californianus* and *Eumetopias jubatus*), otters (*Enhydra lutris*), whales, dolphins and porpoises (*Cetacean*), fishes such as salmon, steelhead, sardine, herring, jacksmelt, surfperch, halibut, sole, sharks, skates and rays.

Today the most common molluscan species found in the tidal marsh mud is an alien clam, *Geukensia demissa*, that is native to the east coast of the United States, but oysters (*Ostrea lurida*) can also be found, albeit in much reduced numbers than they were in the past, along with snails of the genus *Ilyanassa* (Pestrong 1972:31-35). The various ecological zones that were exploited provided a variety of animal species of economic importance as well. Oysters (*Ostrea lurida*), mussels (*Mytilus spp.*), acorn barnacle (*Balanus glandula*), cockles (*Protothaca spp.* and *Clinocardium spp.*), clams (*Macoma spp.*, *Saxidomus spp.*, and *Tresus spp.*), California Horn shell (*Cerithidea californica*) are among the important resources available from the bay. California Mussel (*Mytilus californianus*), abalone (*Haliotis spp.*) and Purple Olive (*Olivella biplicata*) were also sought after.

PREHISTORIC, ETHNOGRAPHIC SETTING AND SPANISH CONTACT

The hospitable climate, hydrology, and abundant natural resources of the San Francisco Bay area offered an attractive environment for human habitation during ancient times. Several historically known Native American groups are reported to have lived in territories contiguous to the San Francisco Bay. Marin County and southern Sonoma County were inhabited by the Coast Miwok, while various groups of Costanoans occupied the San Francisco peninsula, the South Bay, and the shoreline areas of the East Bay. The area around Mt. Diablo and lands to the north and east were occupied by the Bay and Plains Miwok (Milliken et al. 2007:100). The territory of the Wappo and the Patwin was located northeast of the Coast Miwok.

The Coast Miwok occupied a territory divorced from the other Miwok groups who occupied the western slopes of the Sierra, the San Joaquin Valley and the south shore of Suisun Bay. To explain the physical separation of the Coast Miwok from other Miwok groups Kroeber (1925:272) suggested that they are "ancient emigrants of enterprise to the west, or remnants of a once wider distribution of the group. The latter conjecture seems perhaps more plausible;" but Kroeber believed that linguistic affinity notwithstanding, the Coast Miwok were more culturally similar to the Pomo than to the Eastern Miwok (1925:275).

Linguistically, the Miwok languages belong to the Penutian language stock, which also includes the various Wintun, Patwin, Yokuts, Maidu and Costanoan languages. The Coast Miwok and Costanoans (or "Ohlonean") are members of a sub-branch of the Yok-Utian language family of the broader Penutian language stock. Linguistic evidence suggests that the Miwok-Costanoan sub-branch first arrived in the San Francisco Bay Area about 4,000 years ago, pushing out earlier Hokan-speaking groups that were possibly related to the Pomo or Wappo. Moratto (1984) suggested that the Berkeley Pattern archaeological assemblage, which appears roughly the same time, is representative of a possible fusion between Hokan and Utian cultural elements (cited in Milliken et al. 2007).

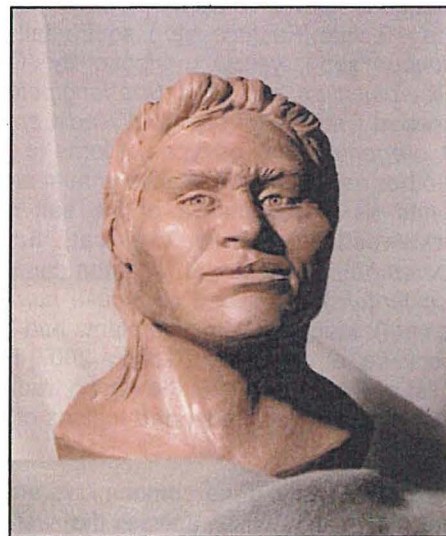


FIGURE 2: FORENSIC FACIAL RECONSTRUCTION OF A COAST MIWOK FROM BELVEDERE (CA-MRN-39). RECONSTRUCTION BY GLORIA LOUISE NUSSE, CLAY AND BONES.

resources, and to visit places of religious importance. While some locations were used only on occasion for specific purposes, others were used year-round and reflect a variety of economic and ritual activities. Larger semi-permanent and permanent villages consisted of single or multi-family, circular, conical or domed huts (covered with grass or redwood bark) surrounding a large, circular, semi-subterranean ceremonial house, or dance hall. Sweathouses, of similar design to the ceremonial house, were also common. Sociopolitical organization within village communities was non-egalitarian, meaning that differences in status or rank between individuals existed. Most tribelets had a headman or chief, known as the *hoipu*, and one or two headwomen, called *maien*. These individuals held high status within the group as organizers of various political, social, and religious activities (Slaymaker 1974).

The first European contact with the Coast Miwok appears to have been in 1579, when Sir Francis Drake stopped to repair his ship, the *Golden Hinde*, somewhere in the Point Reyes vicinity. While their ship was repaired, a member of Drake's crew kept a journal in which he described the people they encountered and interacted with during their stay. Sixteen years later, Sebastian Cermeño's galleon, the *San Agustin*, ran aground at what is now known as Drake's Bay and again there is documentation of relations with the indigenous people; and in 1603, Sebastian Vizcaino's ship landed at Tomales Point. There seems to be no further contact with Europeans until late 1769 when Portola is said to have "discovered" San Francisco Bay, an event that signaled the beginning of the European conquest of the area.

Six years after Portola, on August 5, 1775, Captain Juan Manuel de Ayala sailed his ship, the *San Carlos*, into San Francisco Bay with a crew of 30 men, including sailors, officers, a surgeon, a priest and a cook. The *San Carlos* dropped anchor in Richardson Bay, off what is now known as Sausalito. The morning after their first anchorage, a few of Ayala's men rowed their longboat into Richardson Bay where they encountered a Coast Miwok (*Huimen*) village. The priest, Santa Maria, wrote about this initial contact and kept a journal describing this interaction and others over their forty-four day stay. The ship made several anchorages as they continued into the

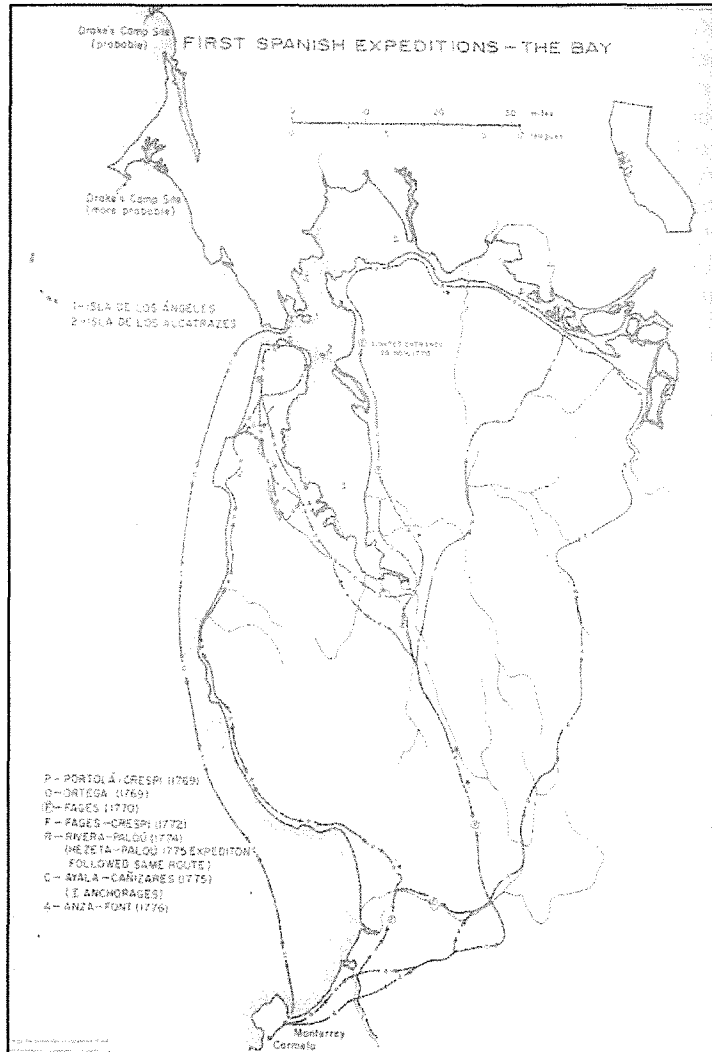


FIGURE 4: MAP OF THE FIRST SPANISH EXPEDITIONS OF THE BAY AREA, INCLUDING AYALA 1775 ANCHORAGES IN RICHARDSON BAY, SAN PABLO BAY, THE CARQUINEZ STRAITS AND SUISUN BAY (BECK AND HAASE 1974).

San Pablo Bay, through the Carquinez Straits and into Suisun Bay. Betty Goerke, in her recently released book, *Chief Marin* (2007), provides a good narrative about the contact between this group of Spanish explorers and the Natives they encountered. The map in Figure 4 shows the expedition route and anchorages of Captain Ayala and of other early Spanish explorers.

Coast Miwok culture became severely disrupted 30 years later following the establishment of the Alta California missions, including the Mission San Francisco de Asís (1776; also known as Mission Dolores), Mission San Rafael Archángel (1817) and the Mission San Francisco Solano in Sonoma (1823). The priests at Mission Dolores first focused on converting Indians of the San Francisco Peninsula and those in the East Bay, but by 1803 the population of Coast Miwok speakers at Mission Dolores increased by 900 percent, from 45 to 450. Later, between 1816 and 1817, a large number of Olompali and Petaluma area Miwok were baptized and split between Mission Dolores and Mission San Jose (Milliken 2006). By 1817, Coast Miwok people made up half of the Indian population at Mission Dolores.

In the early years of the twentieth century, the ethnographer S.A. Barrett traveled around the North Bay region interviewing Native Americans and gathering data to record the linguistic boundaries of Native groups and the locations of both active and old village sites before the information was lost completely (Barrett 1908). His overall purpose was to reconstruct the cultural geography and social relationships of the various native groups that had formerly inhabited the region. Although Barrett was able to locate a number of old and current village sites in the central and northern Miwok territory, none were recorded for the territory south of San Rafael. This is in part due to the fact that at the time of Barrett's study, the remaining six Miwok speakers all came from the northern Marin and southern Sonoma County coastal areas and there were no southern Marin Miwok left who were knowledgeable about their indigenous culture. This scarcity was no doubt a direct result of the rapid relocation and de-socialization of the Miwok during the missionization process.

Among the ethnographic "old village" sites reported by Barrett in southeastern Marin County were *Awániwi*, located just north of San Rafael. Goerke (2007) talks about the *Awániwi* as a tribelet located to the north of the territorial boundary of the *Huimen*, who occupied the southern Marin area. Merriam (1907) and Kelly (1978) reported the presence of a village site in or near Sausalito, called *Liwanelowa*; and reportedly, the first Coast Miwok people to come into the Mission were from that village (Goerke 2007:14). There was another *Huimen* site that Betty Goerke reports on that "could have been as close to Angel Island as Belvedere or Tiburon" and suggests that the site could be either of the two prehistoric sites recorded in Belvedere (2007:14), namely CA-Mrn-35 or CA-Mrn-39.

Today, there are the remains of several hundred Coast Miwok sites throughout Marin and southern Sonoma County, most of which have been identified through archaeological surveys. The material remains left behind at a site (known as the archaeological assemblage) are instructive as to the kinds of activities carried out there. Long-term habitation sites found throughout most of this area are marked by the presence of well-developed midden deposits, which are anthropogenic soils that are essentially the long-term build-up of organic debris. These soils typically include marine shell³, faunal bone and carbonized organic material, the by-products of food preparation and consumption activities; and charcoal from domestic hearths has helped give these soils an almost black color. Implements of stone, bone and shell are also part of the assemblages at these sites, and flakes of obsidian or chert (from the manufacture of projectile points and cutting tools) are frequently encountered. Human remains, in the form of burials that are sometimes accompanied by ritual offerings, are also common at such sites.

Short-term camp sites, which are often associated with seasonal resource extraction and processing (e.g. acorn gathering, hunting, quarrying) are sometimes more difficult to identify in terms of the archaeological evidence. In addition to natural indicators (e.g. proximity to sources of freshwater or the presence of an economically valuable stone, etc.), these type sites may be represented by less developed midden soils, formed artifacts that appear isolated in context, or scatters debris produced from the manufacture or repair of stone tools.

Rock outcroppings are often found throughout the Coast Miwok territory and in many cases these exposures have been culturally modified with either petroglyphs (etchings into the rock surface) or used as bedrock mortars (milling stones for the processing of fruits and seeds) (Miller 1977; Fredrickson and Schwaderer 1982). Ring Mountain at the head of the Tiburon Peninsula is known to contain many petroglyphs.

³ This is especially the case for sites found along the coast and bay margin where shellfish were easily harvested. The sites are often called shellmounds as a result of the high quantity of shell in them.

HISTORIC SETTING

Mexican Era

The Island of Belvedere first shows in the historic record as being part of the 4,460.24 acre *Rancho Corte Madera del Presidio*, deeded to John Reed (AKA Juan Read and Don Juan Reed) by the Mexican government on October 2, 1834. John Reed was born in Dublin, Ireland in 1805. At the age of 15 he left Ireland with his uncle and soon found himself working on a whaling vessel out of Acapulco, Mexico. In 1825, Reed boarded a whaling ship headed up the coast of California. The ship stopped in Los Angeles and Yerba Buena (San Francisco), at which point Reed left the ship and headed for what is now Sausalito. He decided to settle, built a small adobe house, and applied to the Mexican government for land. When his request was denied, Reed moved to what is now Cotati with cattle and farm equipment given to him by Father Juan Amoros from Mission San Rafael. He built a tule hut and planted grain



FIGURE 5: DISEÑO DEL RANCHO CORTE MADERA DEL PRESIDIO. MAP DATED 184-?. FROM U.S. DISTRICT COURT, CALIFORNIA, NORTHERN DISTRICT. LAND CASE 429 ND, PAGE 417 (BANCROFT LIBRARY 2007).

near the Indian village of *Kotati*. After an unsuccessful attempt at settling in Cotati, Reed returned to Sausalito in 1832 and began to make "improvements" to the land. He built a small wood house and started the business of hauling fresh water and passengers across the bay to the Presidio in San Francisco. Reed's small enterprise is now regarded as the first ferry service on San Francisco Bay (Alley Bowen & Co. 1880; Heig 1984).

After making "improvements" to the land, Reed again applied to the Mexican government for an official land grant and in 1834 Governor Figueroa granted him the *Rancho Corte Madera del Presidio*⁴, the first land grant in Marin County. Two years later, Reed built a saw mill, also the first in the county, which mainly provided wood for the San Francisco Presidio. The mill was located in the redwoods of Mill Valley. It is no longer standing, but a replica was constructed at Old Mill Park in Mill Valley and the site is listed as State Historical Landmark (No. 207). Reed made several other "improvements" to the land by exploiting other natural resources and raising livestock. He depended heavily on the sale of hides and tallow for their livelihood, as did many rancheros in those days; and it was reported that by 1841, Reed owned 2,000 head of cattle, 200 horses and 1,000 sheep (Bastian and Gness 1990).

From October 1836 to April 1837, John Reed served as administrator of the San Rafael Mission. Also in 1836, Reed married Hilarita Sanchez, the youngest daughter of Jose Antonio Sanchez⁵, in a ceremony held at Mission Dolores on October 12. Reed built a large house for his wife and four children⁶ in what is now Mill Valley, but he died in June 1842 before it was complete. After Reed's death, his property was officially divided among his four small children and the house and livestock went to his wife; but Hilarita, as head of the household, had a difficult time maintaining the property and keeping out the squatters and rustlers. She remarried to Bernardino Garcia a few years later but called on her twin nephews, Jose

⁴ "Corte Madera" is Spanish for "place where wood is cut."

⁵ The commandant of the San Francisco Presidio at that time.

⁶ John Joseph born July 16, 1837; Richard born in 1839, died at the age of 12; Hilarita born in 1840; Maria Inez born in 1842.

Ramon Valencia and Francisco de Haro, to help run the ranch. In 1846, during the Bear Flag Revolt, the two brothers were killed by Kit Carson, along with their uncle Don Juan Berryessa, in a confrontation that occurred near the Mission in San Rafael (Bastian and Gness 1990:200). As a result, Hilarita fled with her children to Mission Dolores. She decided to settle in San Francisco and sold the *Rancho Corte Madera del Presidio* to Benjamin Bucklew, but she never received payment and the rancho was returned to the Reed family. In 1872, she married Dr. Benjamin Lyford.

When the United States Land Commission was established in 1851, individuals or families who owned land granted to them by the Mexican government had to defend their claims in the United States District Court. The Reed's claim was confirmed by the Land Commission in 1856. However, the acreage granted was far less than what was originally granted and shown on the 1834 Diseño map. Fortunately for the Reeds, additional court cases in the following decades involving the family rancho and the cunning maneuvers of one Thomas B. Valentine⁷ resulted in the return of several thousands of their original acreage.

Belvedere Island

The Island of Belvedere has been called the Island with six names (Bastian and Gness 1990). In the 1830s, Reed referred to it as *El Potrero de la Punta del Tiburon*, meaning the Pasture of Shark Point. He saw Belvedere as a natural *potrero*, or pastureland because it was almost surrounded by water. To completely contain the livestock Reed simply constructed a fence along the causeway that connected the Island with Tiburon peninsula (now San Rafael Avenue) (Heig 1984:10).

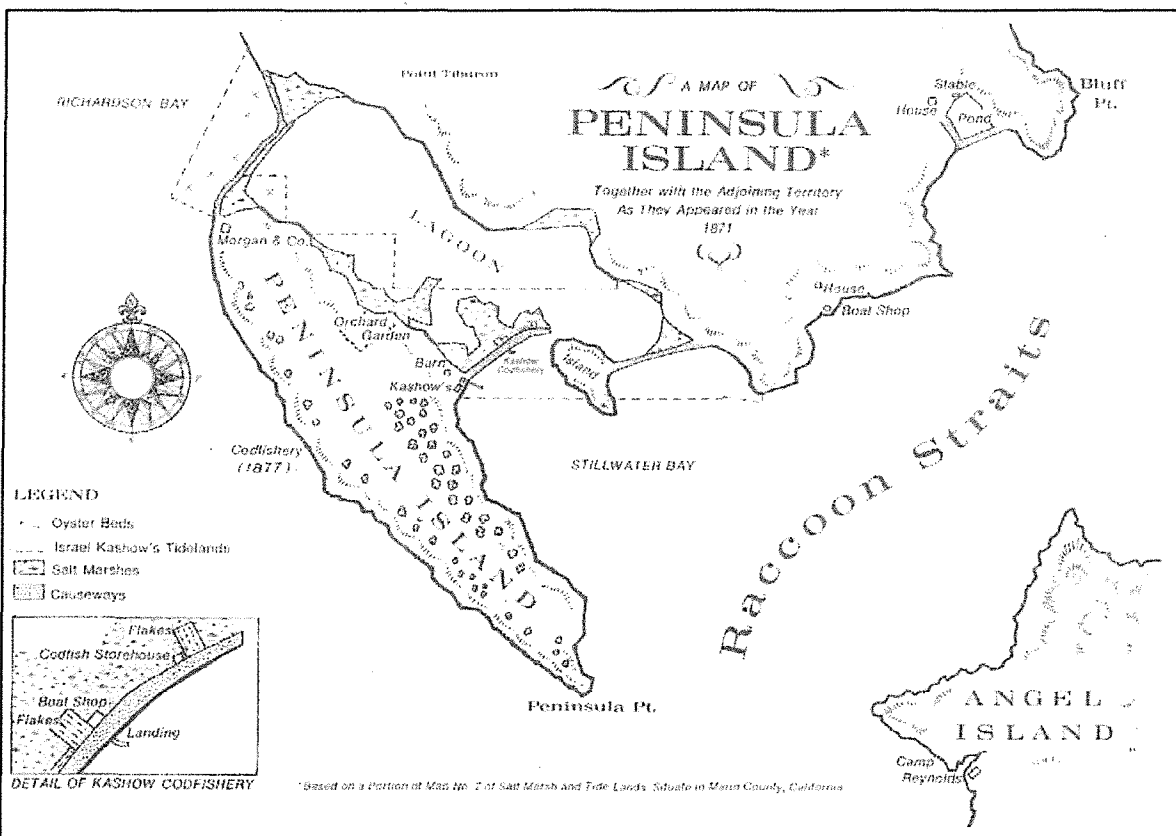


FIGURE 6: MAP FROM 1871 BASED ON A PORTION OF MAP NO. 7 OF SALT MARSH AND TIDE LANDS SITUATE IN THE COUNTY OF MARIN. THIS MAP SHOWS THE LOCATION OF KASHOW'S RESIDENCE, BARN, ORCHARD, GARDENS AND HIS CODFISHERY. MCCOLLAM'S CODFISHERY IS ALSO SHOWN ON THE WEST SIDE OF THE ISLAND AS WELL AS THE MORGAN & CO. OYSTER OPERATION AT THE NORTH END.

⁷ Thomas B. Valentine was chiefly responsible for the return of Belvedere and Corinthian Islands to the Reed family and the removal of Israel Kashow, whom he had come to California with as part of "The California Company" in 1850 (Bastian and Gness 1990; Heig 1984).

In 1855, the Island became known as Kashow's Island, but was also referred to as Kashow's Lagoon and Kashow's Causeway. Israel Kashow was a New Yorker and son of an Ohio farmer who was drawn to California in 1850 in search of gold. Upon arriving in California, he worked in San Francisco for a few years then, in 1855, decided to settle on what appeared to be a vacant island in the bay, now Belvedere. The Reed family and Israel Kashow battled over ownership of the property for many years. The Reeds claimed that Belvedere was a peninsula included in the land grant, but Kashow claimed that the property was an island and therefore not part of the grant. This "peninsula-or-island" land dispute continued for almost three decades (Bastian and Gness 1990). In the meantime, Kashow built a house⁸ where the current San Francisco Yacht Club is located and he lived there with his family for 30 years. There was a well, barns, horse stable, a dock, a house boat, gardens and orchards. Kashow had also acquired 115 acres of surrounding salt marsh and tideland parcels that were offered for sale by the Board of Tide Land Commissions through public auction in 1871.

In the 1860s the United States military became interested in the island as a military reservation. Upon researching the title, the military concluded that Belvedere was an island and not part of the 1858 survey of the *Rancho Corte de Madera del Presidio*. They claimed that since Belvedere was an island it was government land, as were all islands located in San Francisco Bay (Farley et al. 1970). However, the military referred to the island as Peninsula Island, and in some accounts it was called Promontory Island. Nevertheless, the island was deemed a military post by President Andrew Johnson in 1867. While Kashow had no legal rights to the land, he was reluctantly allowed to lease a portion of the island from the government, particularly because by that time he owned 115 acres of surrounding salt marsh and tidelands. In the salt marsh that is now Beach Road, Kashow and his partner Nicholas Bichard⁹, established a codfishery (Bastian and Gness 1990). The codfishery was located about half-way along the causeway in the immediate vicinity of 36 Beach Road (see Figure 6) (Heig 1984: 97).

Prior to Belvedere being called Peninsula Island it was referred to as Still Island (Heig 1984). This name was derived from "Stillwater Bay," which was the name given to what is now called Belvedere and Tiburon Coves. The name was coined by Captain Edwin Moody, who was captain of the schooner *Alert* and later was a founder of the San Francisco Yacht Club. The *Alert* was one of several vessels that brought in cod from the north at a time when cod fishing became a major Pacific Coast industry. Kashow cured anywhere from 300 to 700 tons of cod every year at his cod fishery on Beach Road and employed over 100 Chinese laborers (Bastian and Gness 1990: 205). In 1877, another codfishery was established by Thomas W. McCollam who had acquired six acres of tidelands on the west side of the Island. His codfishery was known as "Pescada Landing" (Farley et al. 1970). McCollam built a warehouse, wharf, drying racks and bunk-style housing for the workers; and "by 1880 the firm was one of the three principals codfisheries on the Pacific Coast" (Bastian and Gness 1990: 205). This company later merged with another of the two principal cod fisheries to become the Union Fish Company; and they continued their operations on Belvedere until 1937 when a fire destroyed most of the buildings. The remaining structures were converted into residences and rented to artists. In 1952, a large landslide pushed the largest remaining structure, the salt barn, into the Bay. The building was salvaged and towed to Sausalito (Belvedere-Tiburon Landmarks Society 2008).

Oyster harvesting was also attempted in Belvedere, but without much success. In 1866, Kashow leased a half-acre of land at the north end of the island and some acres of tidelands along the causeway to the Morgan Oyster Company, headed by John S. Morgan. The Morgan Oyster Company established two oyster beds off Strawberry Point and one along the northern causeway, which was only worked in the winter; but cold, fresh water and silt deposited by the San Joaquin and Sacramento Rivers caused the venture to fail after ten years and the operation was moved to San Mateo County (Farley et al. 1970:55).

On February 25, 1885, the land title dispute over Belvedere finally came to an end when the United States government issued a patent to John Reed's heirs that included Peninsula Island and "little

⁸ Kashow's old house may have been one of the two cottages that made up the first Belvedere Hotel (Heig 1984: 97).

⁹ Nicholas Bichard was a San Francisco ship owner and merchant in coal, lumber and codfish who partnered with Israel Kashow to provide codfish which were cured and packed at Kashow's plant on what is now Beach Road. Bichard lived in the China Cabin for several years after it was salvaged from the *SS China* (Heig 1984:97).

peninsula island" (later called Valentine's Island and now Corinthian Island) as part of the original land grant. Kashow and his family were evicted from the island that same year.

In 1882, a large bluff at the edge of the Tiburon peninsula, where much of the current town of Tiburon now stands, was blasted away with dynamite to create a plateau for the ferry, a railway, rail station and a rail yard. Peter Donahue¹⁰ filled in miles of marshland between San Rafael and the Tiburon Peninsula and along the west side of the Peninsula for a berm and trestles to support the new tracks. Once complete, Tiburon became the southern end of the San Francisco and San Rafael Railroad route to Petaluma and other northern destinations from San Francisco. Persons and cargo traveling to and from San Francisco transferred from train to ferry in Tiburon. Beginning in 1890, freight no longer had to be transferred from the railroad cars to the boat, as the new ferry could hold 16 railroad cars, which created an easier transition from rail to boat. After the success of the railroad in Tiburon and a new station in downtown Petaluma, Donahue decided to abandon the terminal at Donahue's Landing on the Petaluma River; and in 1887, the structures at Donahue's Landing were moved to the tip of the Tiburon Peninsula where they were resituated to form much of the town.

The Island got its sixth and final name in 1890 when the name Belvedere appeared on a subdivision map filed by the Belvedere Land Company. The word *belvedere* is Italian meaning beautiful view (Heig 1984:16), and in English it means "a structure designed to command a view" (Bastian and Gness 1990: 7). The Belvedere Land Company was formed in 1888 and was said to consist of men of "wealth and enterprise," namely Thomas B. Valentine¹¹, Edgar M. Wilson, Curtis H. Lindley, George Bargate and N.W. Griswold (Bastian and Gness 1990: 7, 208). The Land Company's plan was to develop the Island for profit, as the Tiburon area had been rapidly expanding. They advertised the planned subdivision as a "residential park" and the Belvedere Land Company went to work subdividing the property, constructing houses and preparing lots, building roads, some embanked with stone, and lanes¹², and they imported

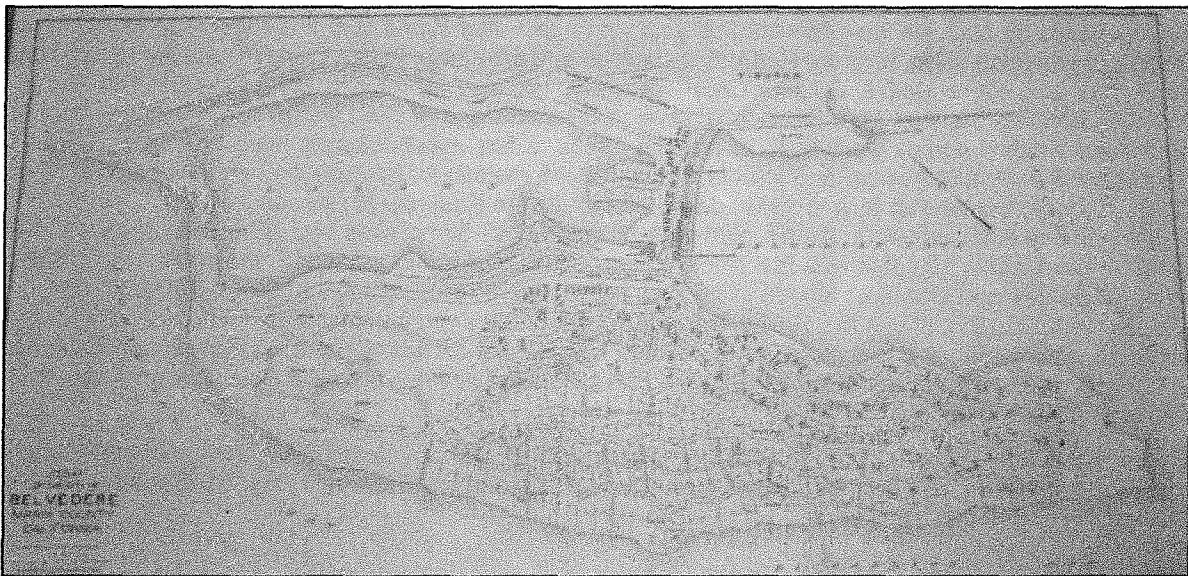


FIGURE 7: 1939 MAP OF THE CITY OF BELVEDERE SHOWING THE GOLF COURSE AND PARCELS THAT CONTAINED STRUCTURES BY 1939. THE CORPORATE BOUNDARY THROUGH CORINTHIAN ISLAND IS ALSO DEPICTED.

¹⁰ The railroad from Tiburon to San Rafael was the endeavor of Peter Donahue who was a shareholder in the San Francisco and North Pacific Railroad (SFNPRR).

¹¹ Thomas B. Valentine was chiefly responsible for the return of Belvedere and Corinthian Islands to the Reed family and the removal of Israel Kashow, whom he had come to California with as part of "The California Company" in 1850 (Bastian and Gness 1990; Heig 1984).

¹² Lanes were pedestrian shortcuts throughout the island which allowed access to the entire shoreline of Belvedere and the two main roads, including San Rafael Avenue and Beach Road. The Belvedere Land Company promoted the lanes as providing water access to each resident. 23 lanes were inventoried across the island in 1986 (Bastian and Gness 1990: 28).

over 3,500 fast growing eucalyptus and pine trees (Bastian and Gnos 1990; Farley et al. 1970). By 1891, 150 lots had been sold, mostly to wealthy San Franciscans (Bastian and Gnos 1990:149). On December 21, 1896, the town of Belvedere was incorporated; and by 1899, the population of Belvedere was 430 (Bastian and Gnos 1990:17-18; Teather 1974: 25).

At the end of the nineteenth century and in the early part of the twentieth century, there was a clear social difference between Belvedere and Tiburon. Tiburon was seen as the location of homes for the workers on the railroad and ferries, whereas Belvedere was mostly summer homes for San Francisco's wealthy. The homes on Belvedere were mostly clustered on the south end of the Island while the west side remained undeveloped; and a nine-hole golf course was located at the north end (Farley et al. 1970). McCollam's codfishery was still in operation on the west side of the island, but the workers did not mix with the homeowners of Belvedere. Main Street in Tiburon, with its shops and bars, was seen as an area of rough rousers and not a place for the ladies and children of Belvedere. Belvedere residence utilized the facilities on Beach Road between the former Belvedere Hotel and drawbridge (Bastian and Gnos 1990: 57). Along that short stretch there was a post office, a grocery and drugstore, telephone exchange, beauty salon, laundry, boatyard, plumber's shop, available coal, wood and ice, and a cluster of small homes near the drawbridge to Corinthian Island (Bastian and Gnos 1990: 42). At that time, Beach Road ended at the drawbridge and it wasn't until 1954 that the marsh was filled and Beach Road extended to Tiburon Boulevard, bypassing Corinthian Island altogether. The Boardwalk Shopping Center, built by David Allen for the Land Company, was built in a former marshy lagoon.

Belvedere Lagoon

In the 1920s spoils dredged out from Belvedere and Tiburon coves and excess soil from the construction of Tiburon Boulevard was discarded into the Lagoon creating mudflats that soon became a haven for mosquitoes. In 1936, Harry B. Allen, who developed San Francisco's Sea Cliff and purchased the Belvedere Land Company in 1834, formed a plan to dredge the Lagoon and create peninsulas on which houses would be built. He went to work that year and again after World War II dredging the Lagoon and creating peninsulas using soil from Red Hill, as well as a nearby large Indian mound¹³ and a large knoll of the former Belvedere Golf & Country Club¹⁴ property. He also installed a conduit under San Rafael Avenue changing the inlet from Belvedere Cove to the north end of the Lagoon. On the newly formed peninsulas modest homes were built. In the late 1930s, a few small cottages were built along Lagoon Road near San Rafael Avenue and Hilarita Circle; but the majority of the Lagoon homes were built after WWII. A model house was built in 1949, designed by George Rockrise (Bastin and Gnos 1990:163), a prominent Bay Area architect. Allen's plan was to create 243 home sites and 30 duplex sites with 66 acres of calm water. His plan was first met with skepticism, but within a decade "the public realized the potential beauty and charm of lagoon living and parcels were reselling for \$30,000 to \$40,000" (Bastin and Gnos 1990:107); and in the 1950's, Belvedere Lagoon received national attention for its design as a shoreline community. It was featured on a national television show where there was an on-site interview with Harry Allen (Bastin and Gnos 1990:107). Additionally, several prominent architects of the time designed homes in the Lagoon area¹⁵.

Today, Belvedere Lagoon covers about 66-acres and has an average depth of five feet. It is surrounded by 261 lots, including 232 single-family homes, 28 duplexes and the Belvedere Lagoon Property Owners Association's (BLPOA)¹⁶ boatyard.

¹³ Betty Goerke reports that the soil was taken from CA-Mrn-35 (2007:15). William Wallace reported that soil was taken from CA-Mrn-39 and used for fill in the Lagoon (1939). It is likely that soil was taken from both sites and used as fill in the Lagoon. It is likely that Hilarita Circle and portions of Lagoon Road were filled using soil from CA-Mrn-35 which is adjacent.

¹⁴ The Belvedere Golf & Country Club operated up to the depression when it went bankrupt and closed in 1934 (Farley et al. 1970). Harry Allen subdivided the former golf course property and built houses. There is a large Indian site near the former golf club that may be the "large knoll" where soil was removed to fill the Lagoon.

¹⁵ Some of the prominent architects and firms of the period that designed homes in the Lagoon area included George Rockrise, Charles Callister, Joseph Eichler, and the architectural firms of Campbell & Wong and Jones & Emmons.

¹⁶ The BLPOW owns and manages Belvedere Lagoon.

Arks

Beginning in 1880, recreational houseboat living became popular among sea captains, artists, vacationers and wealthy bachelors from San Francisco as a way to reside and vacation in Belvedere. These houseboats were called Arks, and Belvedere Cove was often referred to as "Arktown" or "Ark Cove" (Bastian and Gness 1990: 63; Frank 1978). The origin of the term ark is not known but it was coined to describe the "California house-boat," which had all the amenities of a typical east coast houseboat, but differed in shape. The flat bottom shape of the California arks may have derived from the floating cabins commonly used in California by hunters in the 1880s.

Arks were typically built in boatyards around the Bay Area so they often resembled a ship cabin with flat or sometimes arched roofs, ceilings, floors, sliding windows, skylights and tongue and groove cladding. Most arks had roof lines that extended over the decks, and on the decks were a water barrel or tank and maybe an ice cooler. Privies were often built hanging half-way over the deck side. Arks were rustproof, waterproof and mosquito-free (Farley et al. 1970; Frank 1978).

The arks floated around the cove in the summer and returned to the Lagoon for the winter. "Story has it that the raising of the drawbridge for arks and boats to go from winter harbor on lagoon to summer fun on Cove began the tradition of 'Opening Day on the Bay,' a spring parade of ships" (Belvedere-Tiburon Landmarks Society 1997). The drawbridge was raised again in mid-October to allow the arks back into the Lagoon for a safe winter harbor. It was reported that from the 1880s to the 1920s as many as 40 arks would make this trek (Frank 1978).

After 1900 ark living became less popular and the houseboat population in Belvedere Cove declined. Some arks were docked along the Lagoon and Cove shores and converted into permanent housing. Others were towed into Sausalito, Corte Madera, Greenbrae and other nearby shoreline communities (Farley et al. 1970). Some arks became year-round or temporary homes to displaced San Franciscans, whose homes in the City were destroyed in the 1906 earthquake and fire. In fact, after the earthquake, ark living was somewhat revitalized as people came to realize that an ark would be less affected by fire and earthquakes; but this time arks were secured to the shorelines of the Lagoon or supported by pilings, as the days of their pure recreational use waned. Ark living remained popular in Belvedere until the 1920s (Frank 1978). The last ark was removed from the Lagoon in 1946 (Olmstead and Watkins 1968).

Community and Beach roads in Belvedere were occupied by a number of arks, as was Main Street in Tiburon. In 1939, due to receding waters in the Lagoon, the arks residing on the west side of Belvedere Lagoon were told to make way for the reclamation of the Lagoon and the construction of "community recreational facilities and cottage sites" (Frank 1978). It was reported that there were 24 arks evicted (Farley et al. 1970). The arks were refloated, demolished or relocated. In 1966, the last two arks in the Lagoon were torn down to make room for the Land Company's Ark Apartments. One ark, the Lewis Ark, is now a permanent exhibit at the San Francisco Maritime National Historic Park.

There are two arks currently located within the City of Belvedere; and there are others located in Tiburon. In Belvedere there is an ark at 5 Beach Road and the Hilton Ark (aka The Ark "Alice") at 12 Laurel Avenue, which was built by a German cabinetmaker in 1905 and later moved to its current location (Bastian and Gness 1990). The ark at 5 Beach Road was not moved there until after 1946 (as indicated by the photo on page 52 in A Pictorial History of Belvedere 1890-1990). In the Town of Tiburon, the portion of Main Street that skirts the north side of Corinthian Island is referred to as "Ark Row" and there are several arks located there, including the "Double Ark" at 116 Main Street, which has an arched roof and four Corinthian capitals, and the circa 1895 ark at 104 Main Street, which is a typical four room ark with a flat roof, bead and reel molding and slender Corinthian columns (Belvedere-Tiburon Landmarks Society 1997).

Corinthian Island

Corinthian Island is located between Belvedere Island and Tiburon. The west half of the Island, including the Corinthian Yacht Club building, is located in the City of Belvedere; the remaining portion, including Ark Row, is located in the Town of Tiburon. Like Belvedere, Corinthian Island has also been called by several different names, including "little peninsula island," "Valentine's Island" and "small island." The Island was

originally part of John Reed's *Rancho Corte Madera del Presidio*. It became the property of Thomas B. Valentine in the 1870s.

In 1886, the Corinthian Yacht Club was organized in San Francisco and, due to its beauty and prime location, the point of Valentine's Island was chosen as the location for their new club house. The one-acre parcel at the end of the Island was leased for \$12 per year (Bastin and Gness 1990:118), but may have been purchased out-right by the members of the club for a cost of \$250 (Heig 1984). The founders wanted a club that emphasized amateur small boat sailing and racing, in oppose to the San Francisco Yacht Club that emphasized large boat sailing. It was reported that "the name 'Corinthian' was intended to evoke the image of 'ancient amateur athletes'" (Fanning in Wood 2008). The members of the newly formed club built a small wood club house on the point that was painted red and called the "Red House." W.C. Moody was the club's first commodore. The original structure burned down in 1909 and was replaced by the current structure in 1912 (Farley et al. 1970).

In 1907, the founders of the Corinthian Yacht Club purchased the Island from Valentine's widow and formed the Corinthian Island Company¹⁷ for the sole purpose of subdividing and developing the Island (Bastian and Gness 1990:117). The planned development included 97 residential lots and the point that included the Corinthian Yacht Club. Fresh water was supplied directly to the home sites and the lot advertisements of the day boasted the availability of telephone and electricity to each home site. Homes were first constructed on the west and southwest sides of the Island facing Belvedere Cove, but homes were soon built on the top and east sides of the Island. The notable stone columns that lie at the entrance to Corinthian Island were erected in 1913 by the Corinthian Improvement Club¹⁸, which was established in 1910 to beautify the Island by landscaping and improving the roads, lanes and park (Bastian and Gness 1990:119).

Founders of the Corinthian Yacht Club and the Corinthian Island Company were some of the first to construct homes on the Island. In 1908, Frederick Kelley built the large Mediterranean style villa at 85 Bellevue Avenue, and Sidney Plant built the white house on the point above the Yacht Club. The following year, J.H. Kelley built the Craftsman style house at 38 Alcatraz Avenue. Among the first people to purchase lots from the Corinthian Island Company and move onto the Island were Mr. and Mrs. Henry Estabrook and the Chamberlains at 47 and 49 Alcatraz Avenue. The Estabrook's later purchased the large white home on the point built by Sidney Plant.

In the original subdivision of Corinthian Island, the boundary between the City of Belvedere and the then unincorporated Tiburon was ignored. The original corporate boundary was established by the Belvedere Land Company and is shown on the 1939 map in Figure 7. The Belvedere Land Company wanted the maintenance of the drawbridge to be left to the County and drew the city limits just west of it. Their decision to draw the City boundary along the ridge through the middle of the Island is not clear; but according to David Allen, the boundary was drawn to follow tide lots (Price in Bastin and Gness 1990: 40). When Tiburon incorporated in 1964 they annexed the eastern part of Corinthian Island, following the corporate boundary established by the Belvedere Land Company; however since this boundary was ignored in the original subdivision, several parcels were divided between the two municipalities. It wasn't until 1973 that the boundary between the City of Belvedere and the Town of Tiburon was adjusted to conform to property lines so that no one property extended across two municipalities (Belvedere-Tiburon Landmarks Society 2009; Bastin and Gness 1990: 117; Price in Bastin and Gness 1990: 40).

Architectural Styles of Belvedere

Historic structures are important cultural resources that can add to the visual interest of an area and may even define a community. Historic structures can provide community character, foster community pride, preserve environmental beauty, increase real estate value, and pull a community together.

A variety of architectural styles are represented within the community of Belvedere. Many structures were designed by famous architects, or are well constructed buildings that embody a specific architectural

¹⁷ The Corinthian Island Company was owned by four individuals: J.H. Kelley, F.W. Kelley, H.H.L. Corran and Sidney Plant (Bastian and Gness 1990: 117).

¹⁸ The Corinthian Improvement Club later became the Corinthian Island Association (CIA) (Bastian and Gness 1990: 119).

style. Others have been remodeled by prominent architects. Architects often took advantage of the natural setting of Belvedere, creating vertically designed homes with impressive views.

Some of the famous architects of the past that have designed homes or other structures in Belvedere include Julia Morgan, Willis Polk, Clarence Ward, George Rockrise, Charles Callister, Joseph Eichler, the architectural firms of Campbell & Wong and Jones & Emmons, as well as numerous structures by Albert Farr. Neal McLean was a local architect responsible for many structures in Belvedere in the late 1800s and early 1900s; and his brother Dan McLean was a builder who constructed several homes in Belvedere around the same time, including the Evans House, the Farr Cottages, the Pagoda House, the "Crows Nest" and others.

Architecture styles on the island include Queen Anne, Bay Tradition, Shingle, Greek Revival, Classical Revival, Colonial Revival, Mission Revival, Mediterranean Revival, Craftsman and Tudor. While many of these styles have periods of time when they were most popular, examples were also built at later dates. Architectural styles were also combined in structures and vernacular structures without decorative details.

Architecture styles of the buildings located in Belvedere and some of the hallmarks of these architectural styles are as follows:

Queen Anne – Popular circa 1880 to 1910. This building style incorporates an asymmetrical façade usually with a dominant front facing gable, steeply pitched roof, patterned shingles, extensive trim, cutaway bay windows, stained glass windows, and a partial, full length, or wrap around front porch. Some examples have towers, spindle work, or half timbering.

Bay Tradition – Bay Traditional style evolved in the 1930s by incorporating modernist ideas but utilizing native woods (particularly redwood), large windows, and open, airy spaces that allowed comfortable contact with the outdoors. In the 1940s and 1950s, the Bay Tradition style was popularized by Sunset Magazine, which began in the Bay Area. Although the Bay Tradition fell out of favor by 1970, its influence remains widely visible. Bay Tradition evolved out of Craftsman style and movement, but had local roots. The style favored the use of native materials, and was inspired by Spanish missions, and California's vernacular architecture such as barns and ranch houses. The architects turned away from the exterior ornamentation of the Victorian style and aimed at a more rustic appearance. Interiors were detailed oriented with a lot of Redwood paneling and other detailed wood design elements.

Shingle – Popular circa 1880 to 1900. These structures have wall cladding and roof of continuous shingles, and the shingled walls do not have an interruption at the corners. They usually have an asymmetrical façade, irregular and steeply pitched roofline, multi-level eaves, and extensive porches. Towers or gambrel roofs are sometimes included.

Greek Revival – Popular circa 1825 to 1860. None of the examples on Belvedere are this old. Greek Revival style incorporates a low pitched gabled or hipped roof, cornice lines emphasized with trim, an entry or full length porch supported by square or rounded columns, and even spacing on windows. Examples usually have ornate door surrounds and plain window surrounds.

Classical Revival – Popular from 1895 to 1915. This style based on ancient Greek architecture, buildings are of large size with massive columns and classical Greek or Roman influences.

Colonial Revival – This style took elements from the earlier forms of architecture such as Georgian, Adam and Dutch Colonial and combined them with Queen Anne features, such as expansive interiors, big porches, multiple roof lines and flexible floor plans. Often Georgian symmetry returned as opposed to the asymmetrical façade of the Queen Anne style structures. One to three story examples were built. The front doors are usually accentuated and have a decorative crown and a front porch supported by slender columns. Subtypes include Georgian Revival, Adam Revival and Dutch Colonial Revival, each form based on whatever earlier style they drew from.

Craftsman – Popular circa 1905 to 1930. These structures have low pitched roofs, wide eave overhangs, roof rafters exposed, decorative false beams or braces under gable ends, full or partial front porches, tapered square columns supporting porch roofs, and stone or brick chimneys.

Mission Revival – Popular in California from 1893 to 1915. Mission Revival structures were built to celebrate the mission past of the state. These structures incorporate stucco exteriors, tile roofs, and a curvilinear parapet on gable ends. A quatrefoil or other shaped cutout in the gable, and arched windows, colonnades and doorways are often present.

Mediterranean Revival – Popular from 1900 to 1930. These structures have stucco exteriors and tiled roofs and were inspired by Spanish and / or Italian structures.

Tudor – Popular from 1890 to 1940. Tudor style buildings have half timbered exteriors, cross gabled, steeply pitched roofs, dormers, and clusters of tall, narrow windows, often with divided panes.

In the Lagoon area a variety of post-war contemporary style homes, including International, Ranch, Contemporary and Minimal Traditional were built in the 1940s through the 1960s. Some of the prominent architects who designed Lagoon homes include George Rockrise, Charles Callister, Joseph Eichler, and the architectural firms of Campbell & Wong and Jones & Emmons.

Post War Contemporary – Post war houses usually are one story, emphasizing horizontal living, and they have low pitched roofs, lots of glass allowing light in and views, and ground level front porches; and they often have an attached garage or carport. Subtypes include the Ranch style, which were asymmetrical homes with low pitched roofs and a maximized front façade; and Minimal Traditional, which bring in elements of earlier traditional styles, but are small with low pitched roofs and a large chimney. Split-level houses have elements of the Ranch style, but with a second story over just a portion of the house or the garage.

International – These structures have flat roofs and flat walls, the windows and doors are without decoration and often they have large areas of glass windows.

Ranch – These houses are one story, asymmetrical, usually cross gabled with the garage integrated into the structure.

Contemporary – These structures have flat or low pitched gabled roofs, lack decorative detailing, and usually include a combination of wall cladding materials such as brick, wood and stone.

Minimal Traditional – Minimal traditional homes were small, usually one story buildings that reflect earlier eclectic styles, but lack decorative details.

The built environment is not restricted to buildings. Belvedere also has a number of features such as railings, fence posts, gates, and other decorative details that may be of historic significance. Examples include the pillars at the entry to Corinthian Island, Chinese Pagoda elements on railings and arches, and the original entry gate to the Blanding Estate that was designed by Julia Morgan.

Beyond the architectural importance, many structures are associated with prominent persons of the past. The past owners, as well as the architect and builder, are important elements of history and evaluations of the potential significance of a building should include a review of past owners, as well as associated architects and/or builders. For example, the famous California painter William Keith lived on Belvedere for a while and had influence on the design of his house; and this would be of significance to the history of the house where he lived.

Artists and Architects of Belvedere

Several named artists and architects have resided in Belvedere or have contributed to the architectural resources that exist on the Island. The association of the lives of any one of these individuals could contribute to a resource's eligibility for listing to the National Register of Historic Places, the California Register of Historic Resources or the local register.

Some¹⁹ of these more prominent painters who resided in Belvedere include Gottardo Piazzoni (1872-1945), known as the "dean of Bay Area artists" and in the 1920s lived in a "cabana" that at one time was

¹⁹ The following list of painters, sculptors, writers and architects is not meant to be a complete list of artists and architects that have lived in Belvedere or contributed to its architectural resources, but are some of the more prominent ones.

located adjacent to the China Cabin; Seldon Giles (1877-1946), a member of the Bay Area "Society of Six"²⁰ who resided at 7 Beach Road, where several of his now valuable paintings were found after his death; and William Keith (1838-1911), known as the "old master" of California painters, lived on Golden Gate Avenue²¹. As listed above, some of the more famous architects of the past that have designed homes or other structures on Belvedere include Willis Polk (1867-1924), Clarence Ward (1884-1973), Julia Morgan (1872-1957), George Rockrise (1917-2000), Albert Farr (late 19th century-1947), Charles Warren Callister (1917-2008), Joseph Eichler (1900-1974), and the architectural firms of Campbell & Wong and Jones & Emmons²². Other prominent artists include the writer Gerturde Atherton (1857-1948), sculptor David Lemon (1908-1997) and the painter, muralist and sculptor Ralph Stackpole (1885-1973).

Two locations on Belvedere specifically attracted artists, Beach Road and the old codfishery along the west side of Belvedere. After the codfishery along the west shore of Belvedere burned in 1937 the remaining structures were sold to Howard Allen of the Belvedere Land Company and converted into housing. In 1940, David Lemmon and his wife Jerry O'Day²³ rented a home and studios where they maintained a gallery from 1940 to 1965. It soon became a gathering place and home for other artists. Tenants also included cartoonist Justin Murray, artist Jerry Miller and ceramists Jack Brinker (Belvedere-Tiburon Landmarks Society 2008). In 1952, a large landslide hit the place and pushed the largest of the remaining structures onto the beach, displacing three families. David Lemmon and Jerry O'Day's former bunk-house home was spared and they continued to live there until 1965.

²⁰ The "Society of Six" was formed in 1917 by several Northern California artists including Selden Gile, Maurice Logan, William Clapp, August Gay, Bernard Von Eichman and Louis Siegriest. They were also known as the "Oakland Six." These plein air artists "created a color-centered modernist idiom that shocked establishment tastes but remains the most advanced painting of its era in Northern California" and their work is regarded as the "first fully evolved reflection of modern art on the West Coast" (Boas 1997).

²¹ Gordon Blanding, who was once the wealthiest man in California, was Belvedere's first art patron and collected Keith paintings.

²² Campbell & Wong and Jones & Emmons were two architectural firms for the "Case Study House Program" (1948-1965) that was sponsored by Arts & Architecture Magazine for the purpose of designing and building inexpensive model homes to facilitate the post-war housing boom. Joseph Eichler (1900-1974) worked for Jones & Emmons at one time.

²³ Jerry O'Day (aka Geraldine Naomi Heib, 1912-1986) was a painter of modern art. She studied at the Cornish School of Fine Arts, Seattle and studied with Beniamino Bufano for two years (Modern Art West 2009).

was retained to conduct an inspection of the property and to provide further recommendations so that construction work could commence (Roop 1999). The property was inspected as was a box containing human bones and two finely produced obsidian projectile points that had been collected by the contractor. The box contained bones from at least two individuals, and the property inspection revealed the possible presence of two additional burials. Specific recommendations were provided including altering construction plans to protect the exposed midden soil, the hand-excavation of intact midden that had to be removed, a physical anthropological analysis of the discovered human remains and archaeological monitoring (Roop 1999). The few aspects of the project that were left were redesigned so that no further excavation was necessary. An archaeological monitor was not retained and the physical anthropological analysis was not completed. It is possible that a monitor from FIGR was retained and, if so, additional information pertaining to the 1999 discovery should be on file with their organization located in Rohnert Park. It is unclear what happened to the human remains that were discovered, but they were likely reburied on the property at One Madrona Avenue (APN 060-143-02), as indicated in discussions between the landowners, Sondra and David Norwitt, and the FIGR.

Other Cultural Resource Study

Besides the cultural resource studies described above there is only one other evaluation on file at the NWIC. In 2008, ARS was retained to conduct a cultural resource evaluation of the property at 41 West Shore Drive. A field survey was conducted and the results of the geotechnical investigation were reviewed to determine that the property did not contain any potentially significant cultural resources. No further recommendations were warranted for that property and it is considered a "negative" study (Chattan 2008b).

HISTORIC RESOURCES IN BELVEDERE

There are no historic archaeological sites that have been recorded in the City of Belvedere; however, there are numerous historic structures, buildings or objects that have been identified and placed on various registers. Most are listed in the Directory of Properties²⁵ in the Historic Properties Data File for Marin County that is maintained by the California Office of Historic Preservation (OHP) and commonly referred to as the HRI. The OHP maintains a statewide inventory of historical resources identified through federal and state programs, including local government historical resource surveys. The California Historic Resources Information Systems (CHRIS) includes the HRI, information on resources that has been acquired and maintained by the OHP since 1975, and other information and records maintained by the various information centers, such as the Northwest Information Center (NWIC) that maintains archaeological information for Marin County. In 1993, the NWIC acquired the built environment inventory that had previously been maintained by the OHP and now maintains inventories for both the archaeological and built environments²⁶. The most recent list of the HRI (dated November 10, 2008) was acquired from the NWIC for this project.

Most of the resources listed on the HRI in Belvedere were recorded in 1976 and 1977 by various individuals associated with the Belvedere-Tiburon Landmarks Society, no doubt as part of a local government program managed by the OHP. Two were recorded in 1975 by their respective owners. The Belvedere Community Center (current City Hall) was recorded in 1976 by an individual working for the City. Since then, six additional resources have been placed on the local register by the Belvedere-Tiburon Landmarks Society and these resources are not listed on the HRI because the records have not been submitted to the OHP or the NWIC.

²⁵ This list is also referred to as the Historic Resource Inventory list (HRI), because it is an inventory of historical resources identified through federal and state programs, including local government historical resource surveys. It is essentially a built environment inventory that is separate from the archaeological inventory; and unlike the archaeological inventory, this inventory is not restricted to the public. The HRI list also includes properties listed on the National Register of Historic Places, National Historic Landmarks, California Register of Historical Resources, California Registered Historical Landmarks, California Points of Historical Interest, Determinations of Eligibility and Historic Surveys (OHP 2006).

²⁶ The Primary Record system is a numbering system utilized by the Information Centers in accessioning all records into the CHRIS and was developed as a means of combining the archaeological inventory with the built environment inventory.

There are 49 properties listed on the HRI that are located in Belvedere. One of those, the Log Cabin, was destroyed in 1982 during a landslide and no longer exists (McDonald 2009, personal communication). Two appear to be the same resource, one listed as the "Belvedere Golf Club" on Britton Avenue and the other as "The Club House" at 29 Golden Gate Avenue.

Of those listed in the HRI one is also listed on the National Register of Historic Places; it is the Valentine Rey House at 428 Golden Gate Avenue. Two are listed on the California Register, including the Valentine Rey House²⁷ and the Pacific Motor Boat Club building at 30 Beach Road. One additional resource, the Dreyfour property at 332 Golden Gate Avenue, was listed in the California Inventory of Historic Resources prior to March 1976 due to its architectural merits; however on the HRI, it has been assigned the resource code of "7R," meaning that it was identified as a historic resource, but not formally evaluated. There are 17 properties that are on the local register, six of which are not listed on the HRI. Between the HRI list and the local register there are 54 resources listed, not including the Log Cabin that was destroyed in 1982.

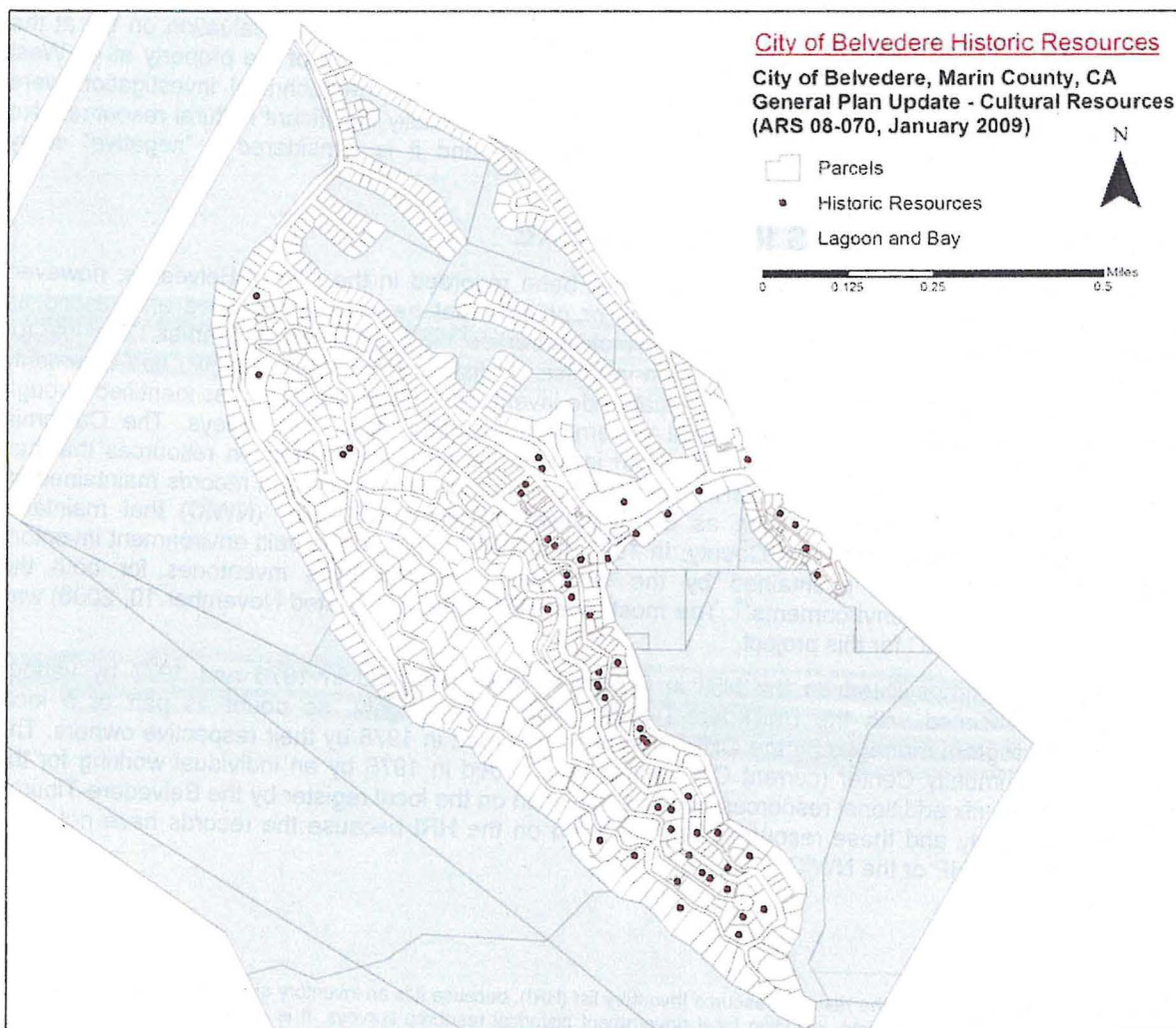


FIGURE 13: LOCATIONS OF THE HISTORIC RESOURCES LISTED ON BOTH THE HRI AND THE LOCAL REGISTER OF HISTORIC BUILDINGS, SITES, STRUCTURES AND OBJECTS.

²⁷ Resources listed on the National Register of Historic Places are automatically listed on the California Register of Historic Resources.

The following is a table of the locally listed historic resources and those listed on the HRI.

TABLE 2: HISTORIC PROPERTIES IN HRI DATABASE (11/10/08) AND THE LOCAL REGISTER. DATE IS OF CONSTRUCTION; NRS IS NATIONAL REGISTER CODE; NRHP = NATIONAL REGISTER OF HISTORIC PLACES; CRHR = CALIFORNIA REGISTER OF HISTORIC RESOURCES.

Primary #	Address	Resource Name	Date	NRS	HRI	NRHP	CRHR	Local
21-001041	11 ACADIA AVE		1903	7R	Yes	No	No	No
21-001042	38 ALCATRAZ AVE		1909	7R	Yes	No	No	No
21-001079	47 ALCATRAZ AVE	Tower House	1910	7R	Yes	No	No	No
21-001045	140 BAYVIEW AVE	McLean House	1894	7R	Yes	No	No	No
21-001044	144 BAYVIEW AVE	McLean House	1894	7R	Yes	No	No	No
21-001043	160 BAYVIEW AVE	Pagoda House	0	7R	Yes	No	No	No
21-001076	201 BAYVIEW AVE	Felton Residence	1897	7R	Yes	No	No	No
21-001080	260 BAYVIEW AVE		1906	7R	Yes	No	No	No
21-001077	5 BEACH RD	The Ark	0	7R	Yes	No	No	No
21-002433	30 BEACH RD	Motor Boat Building, Pacific Motor Boat Club / Club Apartments	1912	2S3	Yes	No	Yes	Yes
21-001055	52 / 54 BEACH RD	Social Saloon, S.S. China / China Cabin	1866	7W	Yes	No	No	Yes
21-001053	80 BEACH RD	Farr Cottages / Farr Apartments	1906	7J / 7R	Yes	No	No	Yes
21-001054	83 BEACH RD	Belvedere Land Company	1905	7J / 7R	Yes	No	No	Yes
21-001052	100 BEACH RD	The Payne house / Cove house	1916	7R	Yes	No	No	No
21-001051	172 BEACH RD	Cook House	1893	7R	Yes	No	No	No
21-001050	180 BEACH RD	The Tuckey House	1884	7R	Yes	No	No	Yes
21-001087	190 BEACH RD		1890	5S2	Yes	No	No	No
21-001049	270 BEACH RD	Longview	1894	7R	Yes	No	No	No
21-001048	281 BEACH RD	Log Cabin	1890	7R	Yes	No	No	Yes
21-001047	296 BEACH RD	Landfall	1891	7R	Yes	No	No	No
21-001062	118 BELLA VISTA AVE	Evans House	1880	7R	Yes	No	No	No
21-001083	130 BELLA VISTA AVE	Lone Pine House / The Allen House	1894	7R	Yes	No	No	No
21-001061	166 BELLA VISTA AVE	The Crow's Nest	1880	7R	Yes	No	No	No
21-001060	172 BELLA VISTA AVE	Victorian House	1892	7R	Yes	No	No	No
21-001082	180 BELLA VISTA AVE		1892	7R	Yes	No	No	No
21-001059	206 BELLA VISTA AVE	Matoon House / Matton House	1898	7R	Yes	No	No	No
21-001058	350 BELLA VISTA AVE		1893	7R	Yes	No	No	No
21-001057	400 BELLA VISTA AVE	Page Residence	1895	7R	Yes	No	No	No
21-001081	450 BELLA VISTA AVE		1893	7R	Yes	No	No	No
21-001046	460 BELLA VISTA AVE		1893	7R	Yes	No	No	No
21-001056	85 BELLEVUE AVE	Bekins House	1908	7R	Yes	No	No	No
21-001065	333 BELVEDERE AVE	Blanding Barn Carriage House	1905	7R	Yes	No	No	No
21-001064	353 BELVEDERE AVE	The Gardner's House	1905	7R	Yes	No	No	No
21-001063	450 BELVEDERE AVE	The Bungalow / The Casino	1900	7R	Yes	No	No	Yes
21-001066	1 BRITTON AVE	Belvedere Golf & Country Club	1914	7R	Yes	No	No	No
21-001078	43 MAIN STREET	Corinthian Yacht Club	1912	7R	Yes	No	No	No
21-001074	29 GOLDEN GATE AVE	The Club House	1908	7R	Yes	No	No	No
21-001084	332 GOLDEN GATE AVE	Dreyfous Property	1902	7R	Yes	No	No ²⁸	No
21-001073	334 GOLDEN GATE AVE	Herseley-on-the-Hill	1904	7R	Yes	No	No	Yes
21-001072	340 GOLDEN GATE AVE		1905	7R	Yes	No	No	No
21-001085	416 GOLDEN GATE AVE	House of Seven Gables / Mrs. A.S. Moore House / Hill Crest	1895	7R	Yes	No	No	Yes
21-001071	417 GOLDEN GATE AVE	Wee Dunnottar	1908	7R	Yes	No	No	No
21-001070	420 GOLDEN GATE AVE	House of the Moon Gate	1909	7R	Yes	No	No	No
21-001069	428 GOLDEN GATE AVE	Valentine Rey House	1893	1S	Yes	Yes	Yes	Yes
21-001068	433 GOLDEN GATE AVE	The Organ House	1895	7R	Yes	No	No	No
21-001067	440 GOLDEN GATE AVE	Locksley Hall / Blanding House	1895	7R	Yes	No	No	Yes
21-001086	SAN RAFAEL AVE	Kashow's Orchard	1855	7R	Yes	No	No	No
21-001039	450 SAN RAFAEL AVE	Belvedere Presbyterian Church / Belvedere City Hall / Community Center	1896	7R	Yes	No	No	Yes
21-001040	8 W SHORE RD	Moffit Mansion	1900	7R	Yes	No	No	No
	15 TAMALPAIS AVE	The Stanton House	1959		No	No	No	Yes
	423 BELVEDERE AVE	Audrey Beck House	1930		No	No	No	Yes
	12 LAURAL AVE	The Hilton Arc / The Arc of "Alice"	1905		No	No	No	Yes
	12 ALCATRAZ AVE	The Masterson House	1910		No	No	No	Yes
	230 BAYVIEW AVE	The Friedman House	1971		No	No	No	Yes
	160 MADRONA AVE	Castle Crest	1892		No	No	No	Yes

²⁸ This resource, at 332 Golden Gate Avenue, is listed in the California Inventory of Historic Resources (California Department of Parks and Recreation 1976).

280 Bayview added as local hist. landmark 2018 (mills Act too)
 176 Beach (Jeanfair Property)
 172 Beach - STU Ryan property (2019) (mar)
 260 Bayview (mar 2019)

Other Historic Resources

Historic and map research identified other historic resources which have the potential to exist, but have not been formally identified or recorded. There is a shipwreck off the north end of the island that was a cod fishing boat that was left to deteriorate and eventually sink; there are reports of numerous items being thrown off the Union Fish Company dock, which is located along West Shore Drive; and three old city dump sites were identified. The potential for these resources has been addressed in the historic resource sensitivity map.

CULTURAL RESOURCE SENSITIVITY

Several areas of archaeological concern have been recognized within the City of Belvedere, including prehistoric resources, areas of potential historic deposits, historic structures and submerged resources.

For the purpose of this project the prehistoric and the historic archaeological sensitivity were defined separately for each parcel within the City of Belvedere. As a result, two parcel-based maps have been prepared, a Historic Resource Sensitivity map and a Prehistoric Resource Sensitivity map.

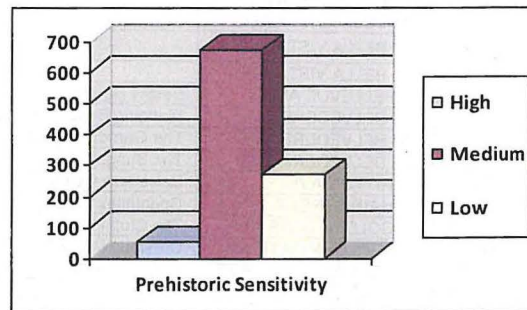
Three levels of sensitivity are used in each of the two cultural resource sensitivity maps: low, medium and high. The definitions for each level vary between the two maps and are further described below.

PREHISTORIC RESOURCE SENSITIVITY

The prehistoric archaeological sensitivity was calculated for each parcel within the City of Belvedere. This sensitivity defines a parcel's potential to contain a prehistoric site. The sensitivity for each parcel is based on the presence of a previously recorded prehistoric site, a parcel's proximity to a previously recorded site, results of a previous cultural resource study, historic reports and the parcel's physical characteristics including slope and fresh water availability.

There are 995 parcels in the City of Belvedere for which prehistoric sensitivity was calculated; and of those, 55 were classified as having a high prehistoric sensitivity, 671 were classified as having a medium sensitivity, and 269 were classified as having a low sensitivity.

There are five previously recorded prehistoric sites within the City of Belvedere. These are known as CA-Mrn-35, -39, -40, -41 and -649. The locations of CA-Mrn-35, -39 and -649 are known, but their boundaries have not been formally determined. The locations of CA-Mrn-40 and -41 are somewhat known, but have not been relocated since they were recorded in 1907 so their precise locations and boundaries are not known. With all five sites, the boundaries extend across one or more parcels. In the case of CA-Mrn-40 there are two potential locations for the site, both along the west side of Belvedere. The official state mapped location is indicated by the high sensitivity zone in the map provided. An alternate location for the site was identified based on the original sketch map prepared by Nelson (1907) and additional historic research conducted for this project. Nelson's sketch map shows the site on a 60-70 foot high cliff that forms a promontory immediately south of a fish drier, which the authors assume to be part of the Union Fish Company complex of buildings, wharfs and drying racks. The topography is similar to Nelson's sketch map and description, and there is a fresh water spring near the alternate location as well, which makes it an attractive location for a prehistoric site. The alternate location is situated about 1,725 feet northwest of the official mapped location, which is reflected on the prehistoric sensitivity map. The official mapped location also has similar topography as Nelson's sketch map and according to his smaller scale map it appears to be in the correct location. In this case the archaeological sensitivity of the parcels near the alternate location of CA-Mrn-40, they have been defined as having a "medium" sensitivity. Those parcels near the official mapped location have been defined as highly sensitive.



Parcels located along the peninsulas at the north end of the Lagoon, including Hilarita Circle, Winward Road and Edgewater Road, were classified as having a medium prehistoric sensitivity due to reports of soil from nearby Indian mounds being used as fill in the development of those peninsulas (Goerke 2007; Wallace 1939). In the case of sites that extend to the shoreline, the potential for submerged prehistoric resources has been accounted for by classifying those parcels as having a medium sensitivity.

Prehistoric Resource Sensitivity Definitions

Below is a list of the sensitivity definitions and the factors used to define sensitivity for each parcel.

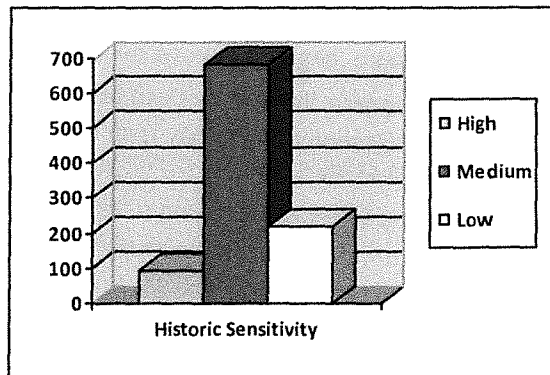
- Parcels defined as having a “high” sensitivity are those that:
 - are known or highly suspected to contain all or part of a prehistoric site, and
 - the adjacent parcels.
- Parcels defined as having a “medium” sensitivity are those that:
 - are located adjacent to parcels defined as having a “high” sensitivity;
 - parcels with the potential for submerged prehistoric resources;
 - parcels within 750 feet of a spring;
 - parcels having less than a 30° slope over 50% or more of the area; and,
 - parcels located along the bay side of West Shore Drive when the adjacent slope is less than 30°.
- Parcels defined as having a “low” sensitivity are those that:
 - have been previously surveyed and found not to contain a prehistoric site²⁹;
 - parcels having more than a 30° slope over 50% or more of the area, unless within 750 feet of a spring; and,
 - parcels located along the bay side of West Shore Drive when the adjacent slope is greater than 30° and there is no prehistoric site or spring within 750 feet.

HISTORIC RESOURCE SENSITIVITY

The Historic Resource Sensitivity map displays locations that are sensitive to containing historic: building, structures, objects or sites greater than 45 years of age³⁰. In the City of Belvedere there are no historic archaeological deposits that have been recorded with the state; however, in the historic research we identified a shipwreck site off the north end of the island and the locations of three old city dump sites.

There are 995 parcels in the city of Belvedere for which historic sensitivity was calculated; and of those 94 were classified as having a high historic sensitivity, 682 were classified as having a medium sensitivity, and 219 were classified as having a low sensitivity.

The shipwreck site is marked on the Historic Resource Sensitivity map. It is approximately 630 feet off (northwest) of San Rafael Avenue and is indicated on the 1959 USGS 7.5' San Quentin quadrangle map. It is not listed in the California State Land Commission's database of shipwrecks. According to Jim Allen of the Belvedere Land Company, a man by the name of Manny Olsen maintained a dry dock off Tiburon Boulevard where he kept two cod boats. Allen believes that that shipwreck indicated on the quadrangle map is one of the two cod fishing boats, which was left to deteriorate and eventually sink. No specific



²⁹ Otherwise called a “negative” study.

³⁰ Buildings constructed on or before 1965.

information regarding the boat or the year that it sank could be found, but it was marked as a shipwreck by 1959. No additional shipwreck sites were identified within the city limits of Belvedere.

Two parcels along West Shore Drive in the vicinity of the previous Union Fish Company facility were classified as having a medium sensitivity due to the potential for submerged historic deposits. In the book, Belvedere's West Shore, there is a report of numerous empty cans being tossed off the dock where they "formed a great pile" (Belvedere-Tiburon Landmarks Society 2008:6). Besides these, there is also the potential for other historic-era artifacts to be present under the water in this location.

Our historic research identified three old dump sites, none of which are currently in use. According to the book, A Pictorial History of Belvedere 1890-1990, there was a city dump located at what is now Hilarita Circle (Bastian and Gness 1990: 105). Jim Allen indicated the locations of two other city dump sites and the order in which all three dumps were used. According to Allen, the first city dump was located at the north end of the island in the vicinity of 8 West Shore Drive, but he was unclear as to its exact location; the second city dump was the one reported on Hilarita Circle; and the third city dump encompassed what is now Maybridge Circle. It is unknown when these dumps were utilized, but the second city dump located at Hilarita Circle was in use circa 1930-1940 (Allen personal communication, 2009; Bastian and Gness 1990: 105). While evidence of the old dumps may not be present or visible on the surface, we have identified the parcels that have the potential to encounter subsurface archaeological deposits associated with these dumps. The excavation of city dumps can answer questions about human behavior, whether economic, political or social, and can help identify values and ideologies of past American culture. The archaeology of city dumps can also help "fill in the gaps" of history or correct errors in the written record.

There are 995 parcels within the City of Belvedere and those that contain building, structures or objects over 45 years of age were identified. Old Republic Title provided ARS with a list of parcels that contain buildings built in or prior to 1965. This information was supplemented with other resources including records on file at Archaeological Resource Service, historic records and several internet resources, such as Zillow.com. Of the 995 parcels within the City of Belvedere there are 82 parcels that contain a structure over 100 years old; 624 parcels contain a structure between 45 and 100 years old; and 4 parcels contain a structure that is at least 45 years³¹ old. A total of 54 of those properties are currently listed as historic properties³². For 50 parcels, the structure's age could not be determined and special recommendations are warranted for those in the event that they contain a structure built prior to 1965. No recommendations are warranted for 235 of the 995 parcels, as 147 of them contain a structure built after 1965 (not greater than 45 years of age) and the other 88 consist of water parcels or are parcels that do not contain any buildings³³.

Parcels identified as having a low historic sensitivity are those that have been previously evaluated and determined to be "negative"³⁴ or do not contain a structure over 45 years of age.

Historic Resource Sensitivity Definitions

The Historic Resource Sensitivity map displays three levels of historic sensitivity: low, medium and high. Below is a list of the sensitivity definitions and the factors used to define sensitivity for each parcel.

- Parcels defined as having a "high" sensitivity are those that:
 - contain a previously listed structure, and
 - parcels that contain a structure over 100 years of age.
- Parcels defined as having a "medium" sensitivity are those that:
 - fall within the buffer zone of an old dump site³⁵;

³¹ Construction dates could not be determined for these.

³² Listed on the National Register of Historic Places, the California Inventory of Historic Resources, OHP's Historic Resource Inventory and/or on the local register.

³³ These are "not applicable" parcels.

³⁴ Meaning that no cultural resources, including potentially significant historic structures, were identified.

- parcels that contain a mapped shipwreck site;
 - parcels with a structure between 45 years and 100 years of age³⁶;
 - parcels with a structure built in or before 1965, but with an unknown construction date; and,
 - parcels with a structure having an undetermined construction date.
- Parcels defined as having a “low” sensitivity are those that:
 - have been previously evaluated and determined to be “negative,” or
 - do not contain a structure built in or before 1965.

³⁵ Buffer of dump sites: 300 feet for dump site 1 located along West Shore Drive, 125 feet for dump site 2 located on Hilarita Circle, and 225 feet for dump site 3 located on Maybridge Road.

³⁶ Typically parcels that have the potential to contain other types of historic archaeological deposits such as privies would also be included in this level of sensitivity; however, our historic research has indicated that as early as 1890 all houses were required to sewer directly into the bay via cast iron pipes (Bastian and Gness 1990: 26), significantly reducing the likelihood of privies throughout the island.
