

CITY OF BELVEDERE

RESOLUTION NO. 2024-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELVEDERE DESIGNATING
THE PROPERTY LOCATED AT 250 BEACH ROAD 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 250 Beach Road 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 or facts per Belvedere Municipal Code Section 21.70.070(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 July 11, 2023; and

WHEREAS, the Planning Commission held duly a noticed public hearing on the Historical Designation application on February 20, 2024 and approved a motion recommending that the City Council designate the property at 250 Beach Road a City of Belvedere Historic Property; and

WHEREAS, the City Council held a duly noticed public hearing on the Historical Designation application on March 11, 2024; and

WHEREAS, the City Council made the following findings of fact pursuant to Section 21.20.070(A) 1, 2, 5, 6, and 7 of the Belvedere Municipal Code for the property at 250 Beach Road:

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

The architecture is an example of "English Country" style but with an "Art Deco Interior". "English Country" style architecture borrowed elements from popular Tudor, and Tudor Revival, Gothic, English Cottage and French Norman Revival styles. The style of this house was less of a revival of any particular style and "more of a reimagining, amounting to a cartoonish pastiche of centuries of European cottage architecture rendered with cinematic flair". This house is constructed from simple materials such as stucco, brick and stone with a small area of half-timber construction. The original house at 250 Beach Rd. incorporates some of the classic Heidelberg features but at this house they are expressed more formally.

For the reasons stated above, 250 Beach Road qualifies as an outstanding example of a particular style, or construction method.

2. Architecture: It is outstanding because of age.

The 88-year-old home is outstanding because of its age. It was built in 1935, almost 42 years after the very first homes on Belvedere Island were built around 1893.

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

There is no record that 250 Beach Road is the work of a significant architect or builder. In 1934, Jack Heidelberg commissioned Donnell E. Jaekle (1902-1972) a “fashionable architect of the day” from San Francisco to design a house (250 Beach Road) on Belvedere Island in the “English Country” style (with an Art Deco interior) as a wedding present for his wife Lurline (“Bobbie”).

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 1935, the 250 Beach Road residence is one of the four “Heidelberg Houses” on Belvedere Island. It can be stated that 250 Beach Road is *not* one of the most significant houses of its type “English Country” style in the city. That distinction would have to go to the “Herseley-on-the Hill house at 334 Golden Gate designed by Albert Farr in 1904.

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

There have been many houses built in America that are so original and imaginative that that they defy specific categorization. 250 Beach Road is such a house and has a unique design. These houses are after all, attempts by their builders and designers to realize their extraordinary dreams of transforming visionary images into nontraditional architecture.

The architecture of this house (extensively renovated in 1992-93) appears to have maintained the original design and selection of decorative materials inside and outside including the wood floors and ceilings. The interior design includes unique and innovative built-ins.

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.

Jack Heidelberg (1905 -1986) was significant to the history of Belvedere. He was the Designer of the iconic (Heidelberg /“Gingerbread” Houses on Belvedere Island. In the early 1930’s Jack Heidelberg was active in the insurance business. At the age of 29 he left insurance, began a career in real estate, moved to Belvedere and opened his own brokerage business. In 1934 he acquired the vacant double lot at 250 Beach Road on the east side of Belvedere Island and commissioned Donnell Jaekle, a “fashionable architect of the day” to design a house in the “English Country” style (but with an Art Deco interior) as a wedding present for his wife Lurline (“Bobbie”).

As plans for the new house progressed, “Jack started putting his own fingerprints on the design”. The house was completed in May 1935 attracting wide interest. “In the late 1930’s Jack and Lurline Matson Heidelberg were able to acquire three adjacent lots to the north

(now 246 Beach Road and 242 Beach Road) on which remained the foundations of a large house demolished in the late 1920's or early 1930's following a fire." (Note, the garden and waterfront for 250 extended into the immediately adjacent lot at 246 Beach. The gardens were (and are) an important feature of the 250 and 246 properties.

In 1942 Jack built the house with a crooked chimney at 246 Beach Road (adjacent to his house at 250 Beach Road). This house was intended for his mother, Lotta Heidelberg, but she would not move from the City and it became a rental property.

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.*

Perched over Beach Road, near the middle of the Island, 250 Beach Road is visible from Belvedere Cove as well as from Corinthian Island and parts of the Bay and thereby contributing to the character of the bay view of Belvedere Island.

The house is not highly visible from Beach Road other than the garage and office wing. It is however a contributing piece of architecture in this historic neighborhood. This house with its "English Country" style iconography contributes to the unity and diversity of the Island.

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

250 Beach Road does not retain most of its original materials, however the property retains the spirit of the original design features. In the Heidelberg Legacy article, John Colver stated, as with so many creative people, maintenance was not his strong point ("It will outlast me" was his usual observation). "All three properties 250, 246, and 242 were in need of serious repairs and upgrading. What started out in 1992 as deferred maintenance and redecorating, quickly turned into gutting virtually the entire interiors and renovating the entire outside at 250 Beach". In 1992-93 all three properties were extensively remodeled (approx. 75% to bare studs) and upgraded in 1992-93, with plumbing and electrics upgraded to code where accessible (including new 200-amp service). All structures were tied to foundations. All roofs were replaced in 2007 with "40 year" heavy shake to current fire code.

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

250 Beach Road is not listed on the National Register of Historic Places in Marin County

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belvedere does hereby grant approval of the Historical Designation status to the residence located at 250 Beach Road pursuant to the findings stated above and incorporated herein.:

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Belvedere on March 11, 2024 by the following vote:

AYES: Cooper, Lynch, Wilkinson, Mark
NOES: None
ABSENT: Kemnitzer
ABSTAIN: None

APPROVED:



Peter Mark, Vice Mayor

ATTEST:



Beth, Haener, City Clerk