

**HISTORIC PRESERVATION COMMITTEE
MEETING AGENDA
TUESDAY, JULY 11, 2023, 5:30 P.M.**

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom.

Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. The Planning Commission meeting will not be cancelled if any technical problems occur during the meeting.

City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting. The meeting will be available to the public through Zoom video conference. Those who do not have access to Zoom may access the meeting by calling the number below.

Join Zoom Meeting

Rebecca Markwick is inviting you to a scheduled Zoom meeting.

Topic: Historic Preservation Committee Meeting

Time: Tuesday, July 11, 05:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89294361832>

Meeting ID: 892 9436 1832

One tap mobile

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

As always, the public may submit comments in advance of the meeting by emailing Associate Planner, Samie Malakiman smalakiman@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 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 Samie Malakiman, smalakiman@cityofbelvedere.org, who will use his best efforts to provide assistance.

Date Posted: July 5, 2023

HISTORIC PRESERVATION COMMITTEE
TUESDAY, JULY 11, 2023, 5:30 P.M.

AGENDA

5:30 PM

CALL TO ORDER MEETING & ROLL CALL

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 11, 2023, regular meeting.
2. Public Hearing for Consideration of Historic Property Designation for the property at **250 Beach Road** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15331 of the CEQA Guidelines. Applicant and Property Owner: Rosalind Colver.
3. Public Hearing to Consider and provide a recommendation to the Planning Commission for Design Review and Variance to install a six-square foot hanging sign at the street frontage for the property located at **83 Beach Road** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15331 of the CEQA Guidelines. Applicant and Property Owners: David Holscher
4. Update from **Subcommittee on Historic Resource Inventory Lists**
5. 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 5, 2023

**REGULAR MEETING
HISTORIC PRESERVATION COMMITTEE
TUESDAY APRIL 11 2023 5:30 P.M.
COUNCIL CHAMBERS & ZOOM
450 SAN RAFAEL AVENUE, BELVEDERE, CA**

MINUTES

COMMITTEE PRESENT: George Gness, Mel Owen, Marshall Butler, John Sheehy.

COMMITTEE ABSENT: Robert Griffin,

OTHERS PRESENT: Interim Director of Planning and Building Brad Evanson, Associate Planner Samie Malakiman, Permit Technician Nancy Miller, Council Member Jane Cooper.

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 Gness 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 December 6, 2022 Regular meeting.

A Motion was made and seconded to approve the December 6, 2022. Minutes. The Minutes were approved unanimously with one member absent.

2. Selection of Subcommittee to review application and prepare the required report for possible Historical Designation of property at **250 Beach Road** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15331 of the CEQA Guidelines. Applicant and Property Owner: Rosalind Colver.

Members Owen and Sheehy volunteered to prepare the survey report because they have prepared the report for the neighboring property which will include similar historic information.

3. Public Hearing for Consideration of Historic Property Designation for the property at **246 Beach Road** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15331 of the CEQA Guidelines. Applicant and Property Owner: Gavriel Bar-Or.

Member Sheehy reported on the research he and Member Owen prepared for the Case Report. This property appears to meet all but 2 criteria, #3 and #9. The property does meet criteria 1, 2, 4, 5, 6, 7, and 8 for designation. Although not as old as most other designated properties in Belvedere, it is still 81 years old and is recommended for designation per the Case Report as submitted.

There was no public comment on the item.

After discussion by the Committee a Motion was made and seconded to approve the recommendation to the Planning Commission for Historic Designation of the property at 246 Beach Road . Motion was approved unanimously with one member absent.

4. Public Hearing for Consideration of Historic Property Designation for the property at **402 Golden Gate Avenue** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15331 of the CEQA Guidelines. Applicant and Property Owners: Donald and Laura Lacey.

Members Butler and Gness reported on their research for the preparation of the Case Report for the property. They found many interesting facts relative to this property, specifically relative to criteria 2, 6, 7, and 8.

There was no public comment on the item.

After discussion by the Committee a Motion was made and seconded to approve the recommendation to the Planning Commission for Historic Designation of the property at 402 Golden Gate.

Motion was approved unanimously with one member absent.

5. Public Hearing for Consideration of a Mills Act application for the property at **304 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: Jody and Robert Harris.

Associate Planner Samie Malakiman presented the staff report. He explained the inspection process and how the funding for the Mills Act tax benefit is calculated.

Member Owen observed that the purpose of Mills Act funding is for maintenance of the property. Funding is getting lower.

Chair Gness observed that the funding increases from time to time as other Mills Act properties rotate out of the program.

Open public hearing.

No one wished to speak.

Close public hearing.

After discussion by the Committee a Motion was made and seconded to approve the recommendation to the City Council for Mills Act approval of the property at 304 Golden Gate Avenue.

6. Update from **Subcommittee on Historic Resource Inventory Lists**

Andrew Allen, member of the Subcommittee distributed some information gathered by the members. A report was distributed to the Committee.

Findings are that there are 12 buildings missing from the Marin County inventory and the Landmarks Society lists. Subcommittee recommends that an official list of important structures should be prepared by the Planning Department with the assistance of this Committee under BMC Title 21.20.070 criteria. Also General Plan Ch 6 p 119 and BMC sections 21.16.10 give authority to prepare such lists.

The recent Construction Impacts Committee reports have indicated that identification of potential buildings that should be protected, rather than demolished and replaced, would be a helpful tool for the Planning Department. It would also inform developers and property purchasers that these have historical value.

Member Owen felt that an improved list would be more effective in decision making about such properties.

Chair Gness stated that there are homeowners who do not seek designation because of possible changes to their taxes. What standards would be used to identify additional properties.

Mr. Allen and Member Owen agreed that using objective standards to review other properties would be useful to create a better list.

Member Owen stated that his hope is that this would encourage more properties to seek designation.

Associate Planner Malakiman stated that such a list would be a helpful guiding tool to work with applicants.

Mr. Allen stated that there are other community members who might be interested to pursue the research, perhaps at a minimal stipend if authorized by the City Council.

Commissioners discussed next steps, and encouraged the Subcommittee to continue refining their recommendations. Agreement was that the Planning Commission could from increased resources like this new list.

7. Adjourn Meeting

Meeting was adjourned at 6 PM.

THE FOREGOING MINUTES were approved at a regular meeting of the Historic Preservation Committee on July 11, 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

George Gness, Chairman

ATTEST: _____

Beth Haener, City Clerk



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

REPORT DATE: 07/4/2023 **AGENDA ITEM:** 2
MEETING DATE: 07/11/2023
TO: Chairman Gness and Members of the Historic Preservation Committee
WRITTEN BY: Samie Malakiman, Associate Planner
REVIEWED BY: Rebecca Markwick, Director of Planning and Building
SUBJECT: **Historic Property Designation for 250 Beach Road**

Recommendation:

The proposed application is for Historic Designation for the property located at 250 Beach Road. The Historic Designation finds that the people of Belvedere and public generally will be well served by the protection and preservation of such significant sites and structures, which impart a distinct aspect to the City and serve as a visible reminder of the historical heritage of the City and State. Staff recommends that the Historic Preservation Committee conduct the public hearing and take the following action:

MOTION: That the Historic Preservation Committee recommend to the Planning Commission approval of the designation of the property at **250 Beach Road**, as a City of Belvedere Historic Property.

Owner: Rosalind Colver
CEQA: Categorically Exempt pursuant to Section 15331
Zoning: R-15, Belvedere Island

PROJECT DESCRIPTION

The homeowner requests Historic Designation, pursuant to Title 21 of the Belvedere Municipal Code, Historic Preservation for the property at 250 Beach Road. The Historic Designation Survey Form prepared by the Committee for the property is included in the attachments.

The project site is a 9,750 square-foot parcel in the R-15 Zoning District. The parcel is on the eastern side of Belvedere Island and slopes east from Beach Road down toward Belvedere Cove. The site is adjacent to single-family homes to the north, south, and west, and abuts Belvedere Cove to the east. The site is developed with a 2,302 square-foot cottage and 779 square-foot garage built in 1935. The property owners have applied for historic designation and historic preservation committee members John Sheehy and Mel Owen have reviewed the home and the criteria for designation below.

PROJECT ANALYSIS

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

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

The 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.

Discussion:

A structure and site being proposed for historic designation must satisfy at least three of the above-listed criteria. As discussed in detail on the attached reports form, the property at 250 Beach Road satisfies criteria 1, 2, 5, 6, and 7. Once designated, modifications to a historic property are subject to the regulations of the Historic Preservation Ordinance. Pursuant to Section 21.20.090, the Historic Preservation Committee must review the application and make a recommendation to the Planning Commission on the merits of the application & then the Planning Commission makes a recommendation to the Council. Only the City Council can designate a residence as a Belvedere Historically Designated Property. If designated, the property would become eligible for local and county tax reductions under the Mills Act program.

Conclusion:

Staff supports the requested nomination based upon the evidence presented in the attached reports. The protection of the home at 250 Beach Road would ensure that this extraordinary example of architecture and City history endures for many years.

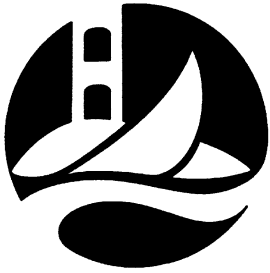
Recommendation:

Staff recommends that the Historic Preservation Committee conduct the public hearing and take the following action:

MOTION: That the Historic Preservation Committee recommend to the Planning Commission approval of the designation of the property at **250 Beach Road**, as a City of Belvedere Historic Property.

Attachments:

1. Reports
2. Application for Historic Designation

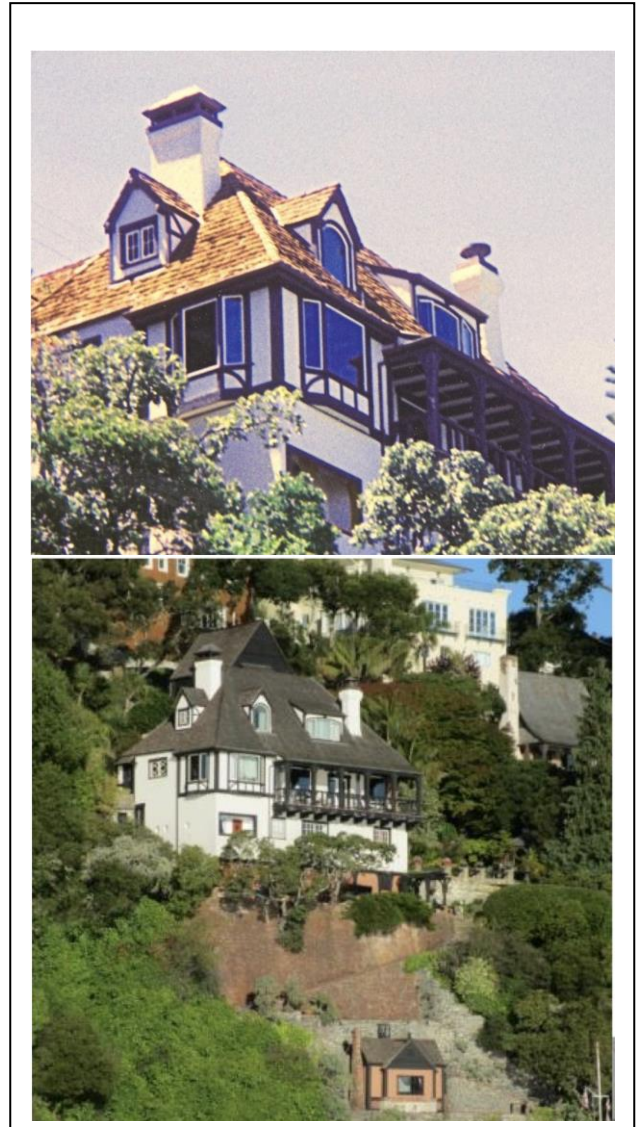


CITY OF BELVEDERE

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: 250 Beach Road

Assessor's Parcel Number: 060-213-23 Lot 19

Common Name of Property: 250 Beach Road

Historic Name of Property: Jack Heidelberg House

Owner: Owner's Address: 250 Beach Road, Belvedere, California 94920

250 Beach Road Belvedere, California 94920

Description:



Garage/Office Building

3 Stories + attic

Main Residence

3 Stories + attic & partial basement.

4 Bedrooms, 3 Bathrooms

Beach House

Single Story. ½ Bath.

This single-family home, built in 1935 is located at 250 Beach Road, Belvedere, California in ZIP code 94920. The home is a 3 ½ level cottage with gardens on a 9,750 square foot lot (0.2238 acres) on the eastern side of Belvedere Island. The cottage has 4 bedrooms and 3 bathrooms with 2,302 square feet of living space featuring Belvedere Cove water views from most rooms. In addition to the Main Residence, the 250 Beach Road property includes a Garage/ Office Building (779 sq. ft.) on Beach Road, and a small Beach House surrounded by fortress walls and stone steps that curve down to a 70' pier and deep-water dock.

The property was originally *purchased* in 1934 by Jack Heidelberg, followed by the purchase of additional adjacent parcels to the north in the late 1930's. He was responsible for building three residences known as the "Heidelberg Homes" on these properties. The trio originally functioned as one compound but the homes were individually sold off in the subsequent decades (now known as 250, 246 and 242 Beach Road).

250 Beach Road. was designed in the " English County" style with an Art Deco interior design. The other Heidelberg properties (246 and 242 Beach Road) were an offshoot of the revival style, "storybook" houses, as built in Berkeley and Carmel by architects such as W.R. Yelland and Henry Gutterson. Belvedere's designer was Jack Heidelberg, an amateur who built four "Storybook" or "Hansel and Gretel" houses between 1935 and 1952 on Belvedere Island with 250 Beach Road being the most formal expression "English Country" style. (The other houses, 246 and 242 Beach Road, were designed in a Storybook style). All three houses were designed with Art Deco interiors.

The gardens which are woven throughout the properties were also designed in a whimsical style creating a faux distressed look, to lend a sense of history and timelessness cobbled together. "Palms and giant birds of paradise co-exist happily with these houses from the 'Black Forest of Germany'.

A Pictorial History of Belvedere 1890-1990.

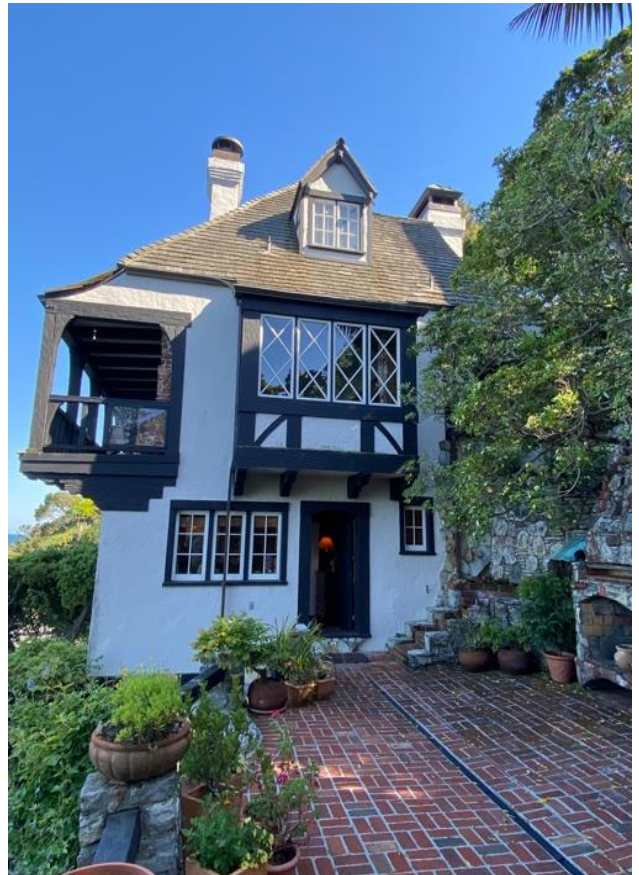
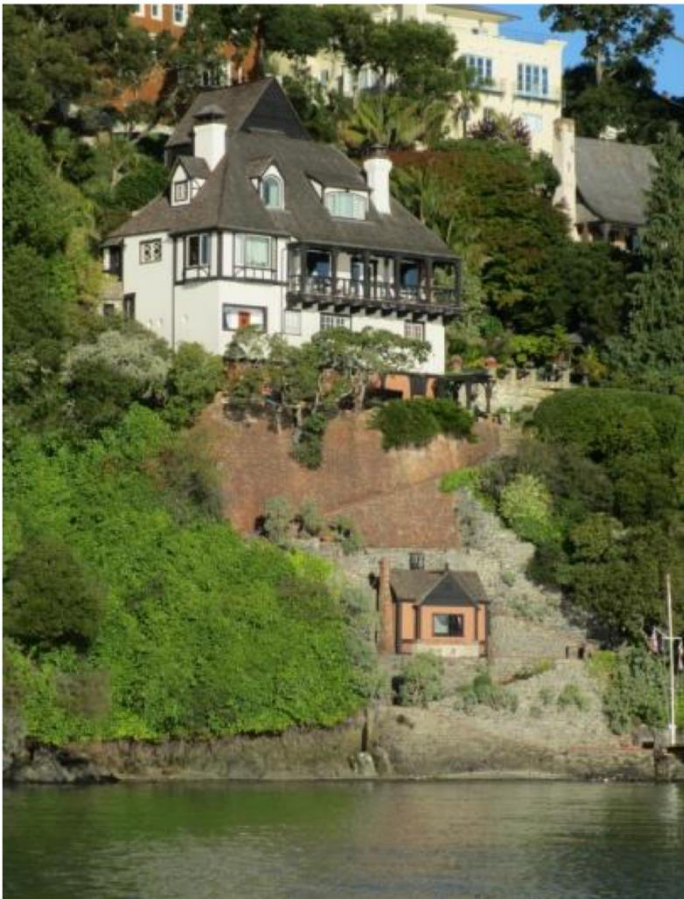
250 Beach Road is perched directly above Belvedere Cove extending from Beach Road to the water. The home enjoys views of the Belvedere Cove, Corinthian Island, the Tiburon hills, Angel Island, Treasure Island, the San Francisco Bay including the San Francisco-Oakland Bay Bridge.

Property Chronology:

Assessor records indicate a residence had been built on the property in 1935.

250 Beach Road Belvedere, California 94920
 Block 1, Lots 19 Parcel number: 060-213-23 ZONE: R-15

Date:	Owner:	Notes:
1934	Jack Heidelberg	Purchased the Land
1935	Jack Heidelberg	Heidelberg House Constructed
1992	Bobbie Heidelberg	The Heidelberg Estate is liquidated
1992	Rosalind & John Colver	Present Owners



250 Beach Road Belvedere, California 94920



SIGNIFICANCE AND EVALUATION

250 Beach Road Belvedere, California 94920

The Marin County Parcel 060-213-23 property at 250 Beach Road 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 architecture is an outstanding example of "English Country" style but with an "Art Deco Interior", built on Belvedere Island in 1935. "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.

The Heidelberg Legacy, John Colver.

2. Architecture: It is outstanding because of age.

The 88-year-old "English Country" style house at 250 Beach Road 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. It can be considered outstanding because of age.

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").

Donnell Jaekle the architect for the house was a gifted and talented architect of the day but was not at the historic level of an Albert Faar or a Bernard Maybeck as to be labeled a significant architect. Mr. Jaekle was born in Napa and practiced in San Francisco in 1931 through 1945 when he moved to San Jose.

As plans for the new house progressed, "Jack started putting his own fingerprints on the design". (The Heidelberg Legacy, John Colver). The house was completed in May 1935 attracting wide interest. Jack Heidelberg went on to "design" eleven other houses in Belvedere and Tiburon, but we have found no historical records that Donnell Jaekle was involved in any of Jack Heidelberg's residential projects other than 250 Beach Road.



250 Beach Road Belvedere, California 94920

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.

A Pictorial History of Belvedere 1890-1990. Information on Page 158, Herseley-on-the-Hill at 334 Golden Gate Avenue.

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 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 many 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 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.

Around 1950 Jack completed and sold a third house at 242 Beach Road. Next was the "Redmond house" on Bella Vista at the intersection of upper Beach - built for Jim Redmond, a contractor; and after that a cottage very similar to 246 Beach, on the other side of the Island.

The Heidelberg Legacy, John Colver.

John Colver and his family lived at 246 Beach Road from 1969 until 1992 when the Heidelberg estate was liquidated and the estate was sold as three separate properties 250, 246 and 242 Beach Road. The Clovers acquired the original Heidelberg house at 250 Beach Road in 1969.

Then in a shift of architectural style Jack went on to build a 6-unit apartment building at 2200 Paradise Drive in Tiburon in what was referred to as "Pacifica" Architecture (a blend of Hawaii and California themes). In total Jack Heidelberg was responsible as an amateur designer for twelve residences: six residences in Belvedere and six residences in Tiburon.

He was clearly recognized as the imaginative design influence behind the interior and exterior design of the residences he had built included unique details he invented for both aesthetic and functional aspects of the houses and gardens. The involvement of others such as architects, designers (if any) and contractors in the process of building these houses is less well documented.

When Jack Heidelberg moved to Belvedere in 1935, he left the insurance business behind him and, starting with his own home at 250 Beach Road and the adjacent gardens, he built a "fortress-like castle that was so unique it immediately attracted the attention of Hollywood. The 1952 suspense film "Sudden Fear" starring Joan Crawford was filmed on location at 250 Beach Road.

The Ark Feb 19, 1986.

“SUDDEN FEAR”

The 1952 suspense film starring
Joan Crawford & Jack Palance

Filmed on location at 250 Beach Road.



250 Beach Road Belvedere, California 94920

“SUDDEN FEAR”

The 1952 suspense film starring
Joan Crawford & Jack Palance

- Filmed on location at 250 Beach Road.



Produced by RKO Studios in 1952 and starring Joan Crawford and Jack Palance, "Sudden Fear" was a highly acclaimed thriller set in San Francisco, eventually earning Miss Crawford an Oscar Nomination. The September 1, 1952 edition of "Life" magazine contained a feature article on the movie with several film stills. *(The same edition featured on the cover, Ernest Hemingway and printed in full the first publication of his new book "The Old Man And The Sea")*.

The "beach house" scenes were filmed on location at 250 Beach Road, Belvedere.

The bedroom scenes at the "beach house" in the movie are actually in the living room, converted to a bedroom for the occasion. The fireplace scenes are in the "Indian Room" on the lower level. And the path down to the beach is little changed today from what it was when the movie was made.



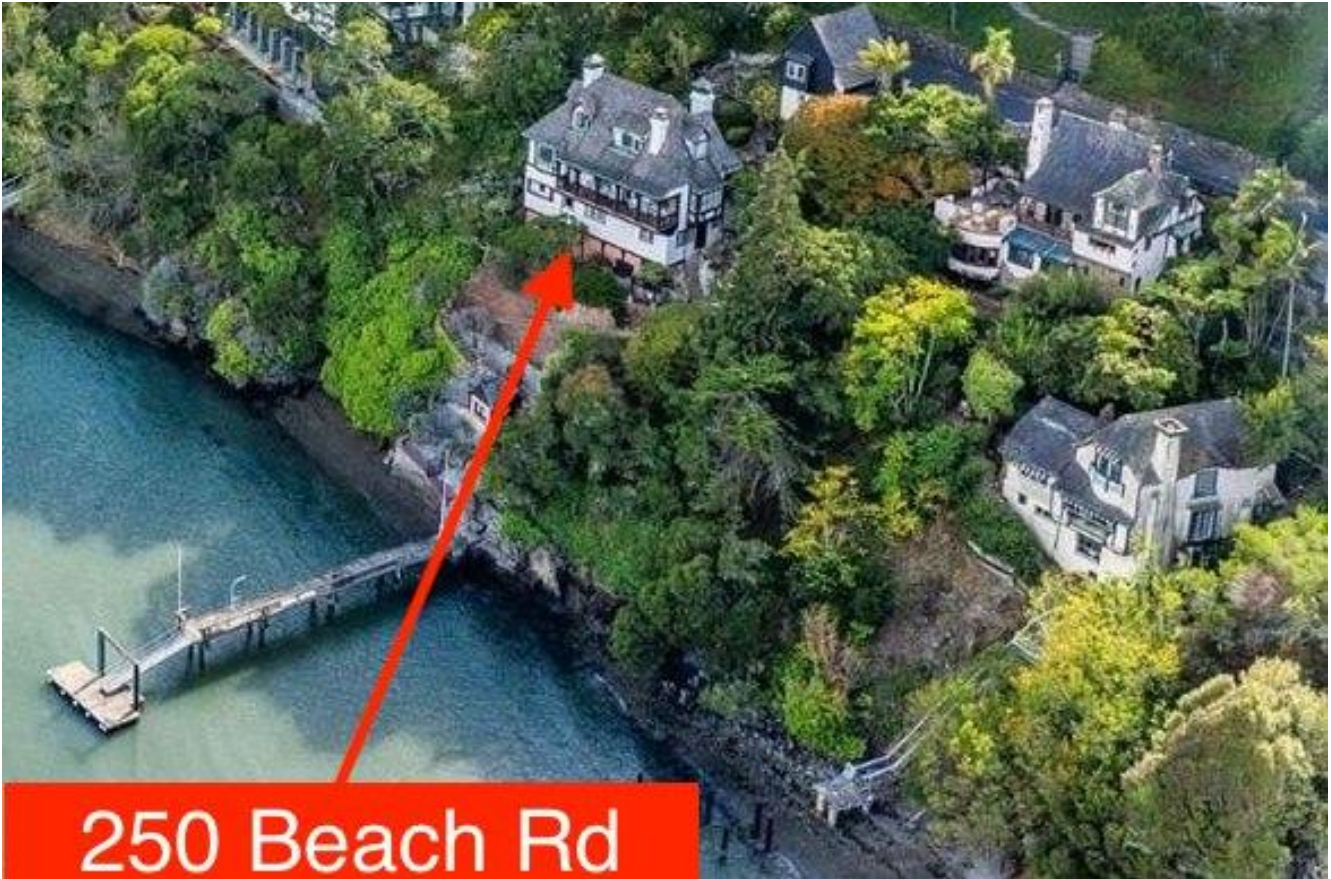
Bobbie Heidelberg and guests with front row seats on the balcony during filming,



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 very much 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.

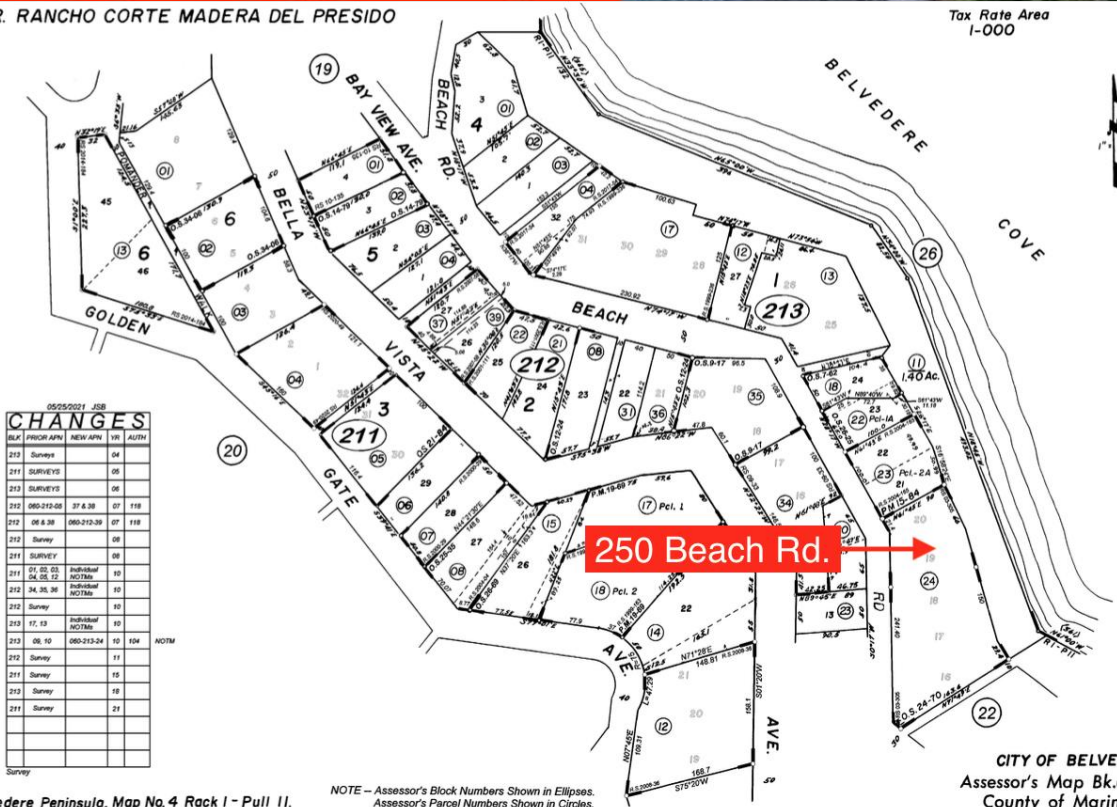


250 Beach Rd

POR. RANCHO CORTE MADERA DEL PRESIDIO

Tax Rate Area
1-000

60-21



06/25/2011 JSB

BLK	PROR APN	NEW APN	YR	AUTH
213	SURVEYS		04	
211	SURVEYS		06	
213	SURVEYS		06	
213	060-213-08	27 & 28	07	118
212	06 & 8	060-213-39	07	118
212	SURVEY		08	
211	SURVEY		08	
211	07, 02, 03, 04, 05, 12	individual lots	10	
212	24, 35, 36	individual lots	10	
212	SURVEY		10	
213	17, 13	individual lots	10	
213	06, 10	060-213-24	10	104
212	SURVEY		11	
211	SURVEY		15	
212	SURVEY		15	
211	SURVEY		21	

NOTM

Belvedere Peninsula, Map No. 4 Rack I - Pull II.

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

CITY OF BELVEDERE
Assessor's Map Bk.60-Pg.21
County of Marin, Calif.



250 Beach Road Belvedere, California 94920

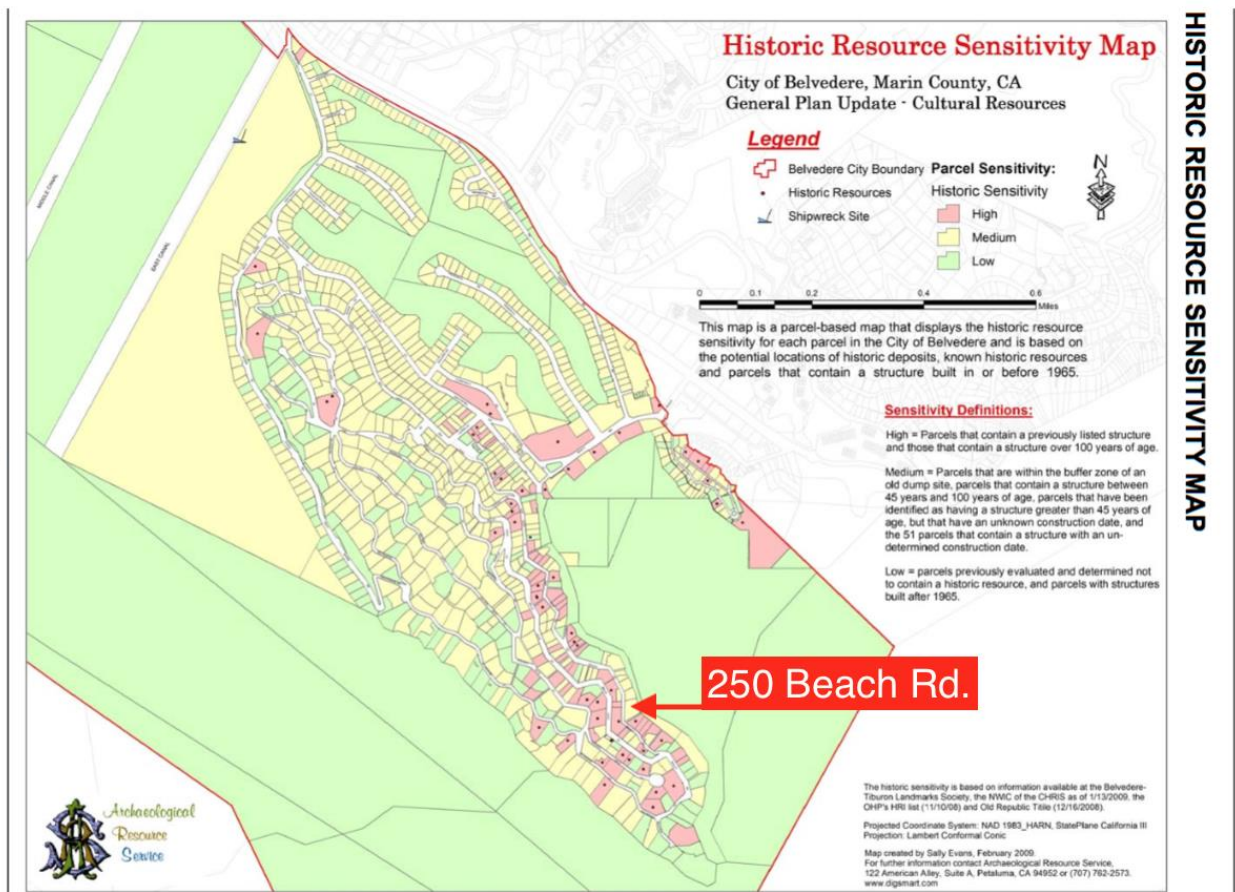
8. Integrity: It retains most of its original materials and design features.

250 Beach Road does not retain most of its original materials however the properties 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.

The Heidelberg Legacy John Colver.

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

250 Beach Road, Belvedere in Marin is not on the National Register of Historic Places. This property is located in Belvedere's Historic Resource Sensitivity Map as a parcel of Medium Historic Sensitivity (not the highest designation).





250 Beach Road Belvedere, California 94920



250 Beach Road Belvedere, California 94920



250 Beach Road Belvedere, California 94920



250 Beach Road Belvedere, California 94920



Historical Information:

Construction year: 1935

Designer/Builder: /Jack Heidelberg

Recommendation:

The House at 250 Beach Road now the home of Rosalind Colver meets the criteria for categories 1, 2, 5, 6, 7, as per this survey. However, the full Historic Preservation Committee will consider and vote on each of the nine categories for historic designation.

Date of Survey: June 11, 2023

Prepared by: John P. Sheehy, FAIA, RIBA (text) & Mel Owen, (Original and online photos)

Organization: Historic Preservation Committee, City of Belvedere

REFERENCES:

"The Heidelberg Legacy, Belvedere, California", John Colver, September, 2012.

"Jack Heidelberg Dies" by Erin Findlay. The ARK February 19, 1986.

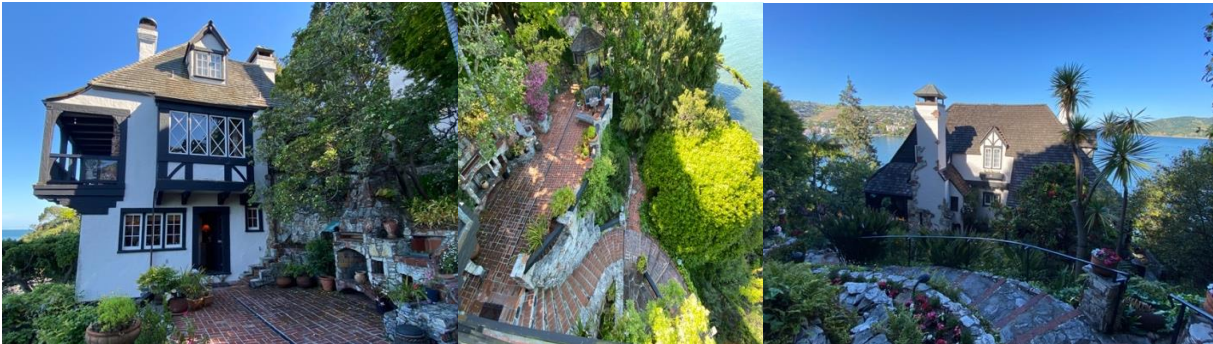
A Pictorial History of Belvedere 1890-1990. The Landmarks Society. Edited by Beverly W. Bastion & Barbara B. Gnos. The Landmarks Society, Belvedere -Tiburon Marin County, California. Information on Page 158, Herseley-on-the -Hill at 334 Golden Gate Avenue.

Jennifer Hartung Archivist of the Belvedere Landmarks History Collection.

American Homes: An Illustrated Encyclopedia of Domestic Architecture. Lester Walker, Black Dog & Leventhal Publishers, English Country/Cottage style on page 176.

The Atlas of American Architecture. Tom Martinson. Rizzoli International, New York 2009. Period Revivals: page 160-174.

"What is a Storybook House?" by Karen Hohenadel, The Spruce, Feb. 22, 2022.



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

FOR STAFF USE ONLY

Date: DEC 05 2022 Rec'd. by: NSM
City of Belvedere
Amount: \$63 - Receipt No.: 1567
Parcel No.: _____ Zone: R15

TO BE COMPLETED BY PROPERTY OWNER

Address of Property: 250 BEACH ROAD, BELVEDERE, CA 94920
Historical Name of Property, If Known: _____
Record Owner of Property: ROSALIND COUVER
Mailing 250 BEACH ROAD Daytime Phone: 415-435-4024
Address: BELVEDERE Fax: _____
CA 94920 Email: rosalindcouver@aol.com
Owner's Representative: _____
Mailing _____ Daytime Phone: _____
Address: _____ Fax: _____
Email: _____
Description and History of Property/Structure: _____

Private residence built 1935
Architect: Donnell Jacklo
Designed and built by Jack Heidelberg.

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: 250 BEACH ROAD, BELVEDERE, CA 94920

Assessor's Parcel No(s). of subject property: 060-213-23

➤ **Properties Owned by Individuals**

I, ROSALIND COLVER, 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 2nd day of December, 2022, at Belvedere, California.

Signature Rosalind Colver

➤ **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, ROSALIND COLVER, 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 2nd day of December, 2022, at Belvedere, California.

Signature Rosalind Colver Signature _____

Title(s) TRUSTEE Title(s) _____

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

Name of trust, LLC, corporation, or other entity: RSCYC TRUST



CITY OF BELVEDERE HISTORIC PRESERVATION COMMITTEE STAFF REPORT

REPORT DATE: 07/4/2023 **AGENDA ITEM:** 3
MEETING DATE: 07/11/2023
TO: Chairman Gness and Members of the Historic Preservation Committee
WRITTEN BY: Samie Malakiman, Associate Planner
REVIEWED BY: Rebecca Markwick, Director of Planning and Building
SUBJECT: **Design Review and Variance for New Sign at 83 Beach Road**

Background

The subject site is a 26,309 square-foot lot developed with a mixture of offices and multi-family dwelling units. In 1994, the City Council adopted Resolution Number 94-21 designating the Belvedere Land Company Building, sited on the lot's street frontage, as a City landmark. The 1994 Historical Survey prepared by the Historic Preservation Committee recommended the building for designation based on the structure's architecture, history, and environment.

The street-level offices are currently occupied by Ireland-Robinson and Hadley General Contractors, Belvedere Land Company, and Holscher Architecture. On May 4, 2023, Holscher Architecture filed Design Review and Variance applications to add a sign at the street frontage.

Historic Value

Albert Farr, a significant local architect, designed the building in 1905 for the Belvedere Land Company. The building's steep gables, asymmetrical façade, shingle siding and small-paned oriel windows is an example of the First Bay Tradition style of architecture, of which Farr was a prominent practitioner. The Belvedere Land Company has kept an office at the building since its completion more than 100 years ago. The building sits across from the Farr Apartments, another City landmark designed by Albert Farr. A detailed report on this landmark building is included in the Historical Survey as *Attachment 1*.

Analysis

The applicant proposes to add one, six-square-foot sign at the street frontage that would hang from the building's street facing canopy. The hanging sign would be constructed of wood and in an oval shape and painted green with white font. The sign would read "Holscher Architecture". The project also includes a five-square-foot door sign within the building's street facing window. The door sign would be a rectangular shaped sticker in blue and white font. The door sign would read "Holscher Architecture" and include the company's email address and phone number.

Currently the building's façade consists of two hanging signs and two door signs totaling 20 square-feet. Ireland-Robinson and Hadley Contractors have one hanging sign (6 SF) and one door sign (3 SF) and the Belvedere Land Company has one hanging sign (7 SF) and one door sign (4 SF).

Variance: The Planning Commission will consider a variance request to exceed the permitted square footage of signs per lot in the R-3 Zoning District. The Zoning Ordinance permits four square-feet of signage per lot in the R-3 Zoning district and the addition of the proposed sign would result in a total sign square footage of 31 square-feet.

The following City and state laws apply to modifications to historic sites:

- Pursuant to Chapter 21.24 of the Belvedere Municipal Code, changes to historic properties are required to be forwarded to the Historic Preservation Committee for review and comment prior to action by Staff or the Planning Commission.
- Pursuant to the California Environmental Quality Act, City staff must review projects for potential negative environmental impacts, including impacts to historic resources. Staff must determine that any proposed change to a historic structure is consistent with the Secretary of the Interior's Standards of Treatment of Historic Properties.

Conclusion

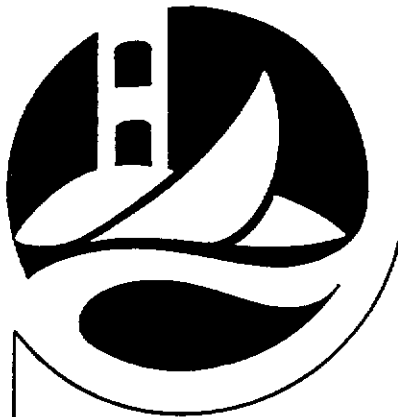
Pursuant to Section 21.24.030 of the Belvedere Municipal Code, the Historic Preservation Committee must assess the impacts that the proposed project will have on the preservation of the historic or architectural features of the property and recommend ways to the Planning Commission to preserve such features. In the opinion of staff, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Historic Resource, Restoration/Rehabilitation because the proposal would be consistent with the Secretary of the Interior's Standards for Historic Rehabilitation.

Recommendation

City staff recommends that the Historic Preservation Committee review the project plans for consistency with Section 21.24 of the Belvedere Municipal Code (Attachment 5) and direct staff.

Attachments:

1. Belvedere Land Company Building Historic Survey
2. Applications
3. [Project Plans](#)
4. Secretary of the Interior's Standards for Historic Rehabilitation
5. Section 21.24.030 of the Belvedere Municipal Code



CITY of BELVEDERE

BELVEDERE LANDMARK DESIGNATION SURVEY FORM

The following criteria shall be used when considering structures or sites for landmark 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.

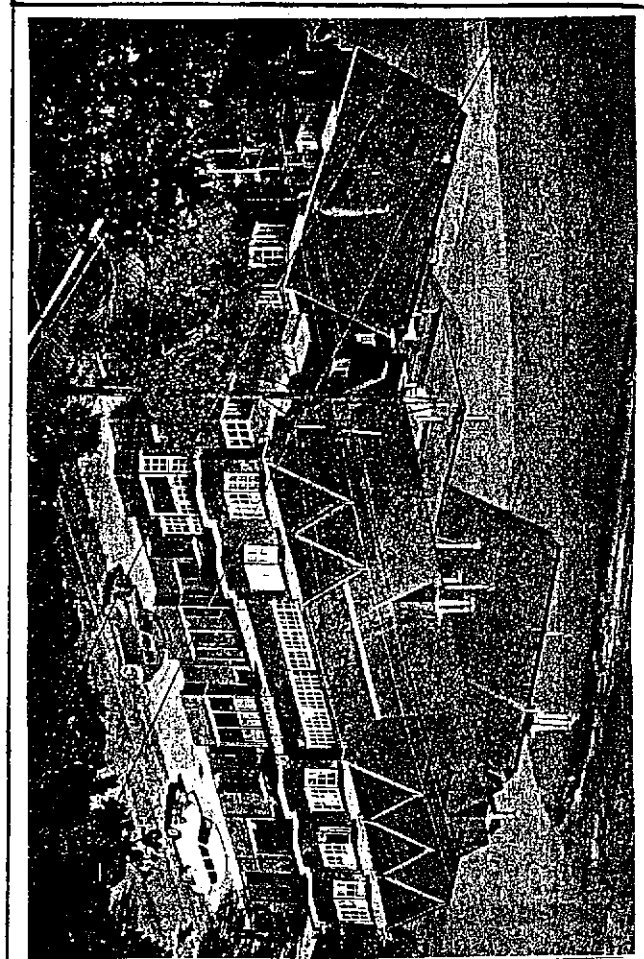


Photo late 1940's

Street address 83 Beach Road

Assessor's Blk. # 092 Assessor's Parcel # 7

Owner Belvedere Land Company

Owner's address 83 Beach Road

Common name Belvedere Land Co. Building Historic name _____

Description: Overall shape of structure, No. of stories, siding type, roof shape and materials, dormer windows, other window patterns, door type and location, porch or deck type, ornamentation, alterations, condition, surroundings & landscaping, condition of property.

The design of the Belvedere Land Company Building combines steep gables, an asymmetrical facade, a projecting upper floor and small-paned oriel windows, all of which reflect roots in Early American architecture, an influence in the First Bay Tradition of which Albert Farr, the architect, was a prominent practitioner. The design carefully compliments but does not copy the Farr Apartments across Beach Road, also a Farr design.

It is a roughly rectangular shingled two story structure approximately 100 X 70 feet. The original plan probably was U-shaped, with two gabled wings on the east and west, at right angles to the main part of the building. The opening in the U-shape has been filled in by a flat roofed structure which appears to have been added later. There are offices on the ground floor south and east sides and two apartments facing Teal Road on the north. The second floor provides space for four large apartments, each with its own stairway - two exterior and two interior. In addition, each unit has a rear outside service stair.

On the south elevation, the facade is defined by a series of prominent shake-roofed gables, three at the eastern end and two at the western, and a number of shingle-clad chimneys. Running between the two sets of gables is a glazed gallery beneath a nearly flat roof which connects to the main roof surface. Each of the five gables contains an oriel window which overhangs the first floor and forms a continuous serrated soffit.

The Beach Road (south) facade at the first floor has a pair of rectangular bays in the center, flanking a pair of contemporary Dutch doors, and a five sided bay at the west end, which matches a bay around the corner on the east. Except for these Dutch doors, no two other doors to the office spaces are alike: two have flat pointed arches, one with a transom above a projecting hood resting on carved ornamental brackets and one with engaged wood columns supporting the hood. This assortment of doors is unified by the strong horizontal of the projecting upper story and the shadows it casts. The doors to the Belvedere Land Company offices in the center have glazed upper panels and are painted white in contrast to all other exterior doors which are painted dark green. Above the door to the Land Company offices is a more recently added canopy, with a steeply pitched shingled roof supported by two posts, which extends over the sidewalk.

The office spaces have clear, fixed store-front windows. All other sash on the second floor and in transoms at the lower floor are double-hung, casement or fixed sash broken into small panes and painted white. All other cornices, rakes, trim and the soffits below the bays are painted the dark green of the office doors.

The adjacent bus shelter at the east end of the building has wood shingled walls and a hip roof with finials. It was designed by Allen Steinau to complement the existing building, and is another more recent addition. Behind the bus shelter there is a garden area enclosed by a redwood fence. A similar fence provides privacy for the two ground floor apartments at the rear. A deep recess in the building encloses a raised porch with access from these apartments. A stairway provides access to upper terraces for the middle of the second story apartments. The eastern second story apartment has a covered porch with shingled bulkheads.

At the rear, there is a two car garage and a single off street parking space defined by two lines of wood trellises overhead.

Historical Information:

Construction date 1905 Architect or builder Albert Farr, architect.

Significance and evaluation: Briefly discuss the property's importance, using criteria listed above to evaluate.

1. Architecture: It is an excellent example of the First Bay Tradition. The affinity of this style with the Shingle style of the East Coast is apparent in that both have as one of their historic sources the vernacular buildings of Early America, well exemplified here.
2. Architecture: It is outstanding because of age, having been built in the first wave of Belvedere's building history.
3. Architecture: Albert Farr seems to have been the architect of choice for many of Belvedere's early buildings. Born in Nebraska but raised in Japan, on his return to the United States he studied drawing and engineering in the office of Bernard Maybeck, one of the early practitioners of the First Bay Tradition, along with Willis Polk, Ernest Coxhead and A. C. Schweinfurth.
4. Architecture: The Land Company Building is the first, last and only mixed use building in Belvedere, having, from the first, both office spaces and residential units. Its original tenants included the telephone company, post office, library, doctor's office, beauty shop, grocery store, drug store, soda fountain, and an art gallery. There were additionally the Land Company offices, City offices and meeting hall and four apartments that rented for \$25 a month, each with six rooms and a bath.
6. History: The Belvedere Land Company was formed by Thomas B. Valentine and a small group of San Francisco businessmen in May of 1890 to develop a "residential park" modeled after Tuxedo Park in New York State. Early Company advertising brochures played on an anti-city bias prevalent in the late 1890's which promoted an escape from the city to the natural paradise of a suburb or country retreat. Headquartered for over a decade in San Francisco at 207 Sansome Street, the Land Company corporate offices were moved into the 83 Beach Road building upon its completion in 1905, and have remained there to this day. The California Historical Society recognized the Belvedere Land Company's continuity by the awarding of a plaque as a California business operating for over 100 years.
7. Environment: It occupies a prominent site at the gateway to the island, and provides, along with the Farr Apartments, a harmonious context for the rest of the more contemporary Beach Road buildings, whose designs were strongly affected by these two Farr-designed buildings.

Recommendation:

The Preservation Committee strongly recommends the designation of the Belvedere Land Company Building as a Belvedere landmark for the above reasons.

Page 4

References

Guide to Architecture, San Francisco & Northern California

A Pictorial History of Belvedere

Bay Area Houses

Date of survey March 2, 1994

Prepared by Marty Gordon from material written by Frederick Emmons, Ingrid Weiss

Organization Preservation Committee, City of Belvedere



Project Address: 83 Beach Road, Belvedere

APPLICATION FOR VARIANCE

CITY OF BELVEDERE • PLANNING COMMISSION
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.: _____
Assessors Parcel No: _____ Zone: _____

TO BE COMPLETED BY APPLICANT

Address of Property: 83 Beach Road

Type of Property: R3 MULTI FAMILY / OFFICES

Record Owner of Property: BELVEDERE LAND COMPANY

Mailing _____ Daytime Phone: 415 435 4525

Address: 83 BEACH ROAD Fax: _____
BELVEDERE, CA 94920 Email: _____

Owner's Representative: HOLSCHER ARCHITECTURE INC

Mailing 83 BEACH ROAD, Suite B Daytime Phone: 415 435 5219

Address: Belvedere, CA 94920 Fax: _____
Email: davidcharch.com

Description of project and variance(s) requested: Add one new exterior hanging painted wood sign to property and one door sign

<u>ORDINANCE §</u>	<u>REQUIREMENT</u>	<u>EXISTING</u>	<u>PROPOSED</u>
<u>19,720.030</u>	<u>4 sq.ft.</u>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Project Address: 83 Beach Road, Belvedere

I hereby apply for a variance from the strict interpretation of the Belvedere Zoning Ordinance to permit the construction described on the previous page. I propose that the Planning Commission make the following findings of fact in order to grant the requested variance:

- A. The granting of this variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated because:

Other OFFICES HAVE SIMILAR SIGNAGE

- B. Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance section would deprive this property of privileges enjoyed by other property in the vicinity and under identical zoning classification, so that a denial of the application would result in undue property loss, as follows:

We are proposing to add signage for visibility similar to other offices

- C. The granting of this variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements of owners of other premises, or to the quiet enjoyment of their premises because:

There would be no modification to the building

I, the undersigned owner of the property herein described (or owner representative, as authorized by completion of a Statement of Ownership and Designation of Representative), hereby make application for the variance requested, and I hereby certify that the facts, statements and information presented herein and in the attached exhibit(s) are true and correct to the best of my knowledge and belief

Signature: 

Name: Daniel Holscher

Date: 5/14/2023



Project Address: 83B BEACH RD

APPLICATION FOR DESIGN REVIEW

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

RECEIVED FOR STAFF USE ONLY

Date: MAY 04 2023 Rec'd. by: NSM Planning Comm. Approval
Amount: City of Belvedere 8026 Project Number: 1702 Design Review Exception
Parcel No.: _____ Zone: R3 Staff Approval
Located in Flood Zone AE VE N/A

SECTION 1 • PROJECT SUMMARY

Does this project have an active building permit? No Yes Permit No.: _____

Is this property adjacent to a City Owned Lane? No Yes

Is there an Existing Revocable License for this property? No Yes Lic # _____

Does this project have Planning Commission approval? No Yes

Address of Property: 83 Beach Road, Suite B

Record Owner of Property: Belvedere Land Company

Mailing 83 Beach Road Daytime Phone: (415) 435-4525

Address: Belvedere CA 94920 Fax: _____

Email: _____

Owner's Representative: Holscher Architecture Inc

Mailing 83 Beach Road, Ste B Daytime Phone: (415) 435-5219

Address: Belvedere CA 94920 Fax: _____

Email: david@harch.com

Project Description: New painted wood sign and graphic door sign

ZONING PARAMETERS:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area	_____	_____	_____
Lot Coverage	_____	_____	_____
Total Floor Area	_____	_____	_____
Front Yard Setback	_____	_____	_____
Left Sideyard Setback	_____	_____	_____
Right Sideyard Setback. ...	_____	_____	_____
Rear Yard Setback	_____	_____	_____
Building Height Maximum...	_____	_____	_____
Building Height Average...	_____	_____	_____
Parking Spaces	_____	_____	_____

SECTION 2 • ENVIRONMENTAL INFORMATION REQUIRED BY CEQA

(To Be Completed by Applicant)

Date Filed: 05/04/23

General Information

- Name and address of developer or project sponsor: _____
- Address of project: 238 BEACH RD
- Name, address, and telephone number of person to be contacted concerning this project: _____
DAVID HOSCHER. 415.435.5219
- Indicate number of the permit application for the project to which this form pertains: _____
- List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: _____
- Existing zoning district: _____
- Proposed use of site (Project for which this form is filed): _____
- Year built: _____ Original architect: _____

Project Description

- Site size. _____
- Square footage. _____
- Number of floors of construction. _____
- Amount of off-street parking provided. _____
- Plans attached? _____
- Proposed scheduling. _____

Project Address: 33B BEACH RD

15. Associated projects, such as required grading or staging. N/A
16. Anticipated incremental development. _____
17. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. N/A
18. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. N/A
19. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. N/A Planning Department / Belvedere

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| 20. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Change in scenic views or vistas from existing residential areas or public lands or roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Change in pattern, scale or character of general area of project. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Use of, or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 31. Relationship to a larger project or series of projects. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Changes to a structure or landscape with architectural or historical value. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 33. Changes to a site with archeological or cultural value such as midden soil. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

34. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

N/A - Application For Painted Wood sign

35. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

N/A

SECTION 3 • ESTIMATE OF TIME FOR CONSTRUCTION

For Design Review applications not requiring a building permit this section does not apply. Design Review approvals expire twelve (12) months from the date of approval unless granted a longer duration by the Planning Commission.

This Section advises you of the Time Limit Guidelines that are applied to all Design Review applications that require a building permit as prescribed by Section 20.04.035 of the Belvedere Municipal Code.

B. Construction Time Limit Required. This Chapter shall apply to any project for which a design review approval is required, any project requiring a building permit with an estimated construction value of \$50,000 or greater, and/or any landscaping project with an estimated construction value of \$50,000 or greater that is associated with a building permit. As part of any application for design review, the applicant shall file a reasonable estimate of the cost of the proposed project, and based thereon, a construction time limit shall be established for the project in accordance with the guidelines set forth in Subsection C of this Section. The maximum time for completion of project shall not exceed six months for additions and remodeling up to \$100,000 in value; 12 months for construction up to \$500,000 in value; and 18 months for construction valued at more than \$500,000. Failure to complete construction in the agreed upon time will result in fines ranging from \$600 per day to \$1200 per day Application for an extension of the prescribed time limit can be made providing certain conditions are met. The maximum extension is 6 months. The time for completion of the construction shall also be indicated on the building permit.

In the space provided below please indicate the estimated project valuation.

Estimated cost of construction: \$ 475,000

Based on the above estimated project valuation, check one of the following Time Limit Guidelines that shall apply to your project:

- 1. For new construction, the demonstrable value of which is estimated to be less than \$500,000.
Construction shall be completed twelve (12) months from the commencement of work following the issuance of the building permit.
- 2. For new construction, the demonstrable value of which is estimated to be more than \$500,000.
Construction shall be completed eighteen (18) months from the commencement of work following the issuance of the building permit.
- 3. For additions, alterations, modifications and repairs, the demonstrable value of which is estimated at less than \$100,000.
Construction shall be completed six (6) months from the commencement of work following the issuance of the building permit.
- 4. For additions, alterations, modifications and repairs, the demonstrable value of which is estimated at less than \$500,000.
Construction shall be completed twelve (12) months from the commencement of work following the issuance of the building permit.
- 5. For additions, alterations, modifications and repairs, the demonstrable value of which is estimated at more than \$500,000.
Construction shall be completed eighteen (18) months from the commencement of work following the issuance of the building permit.

For those projects that do not fall under any of the above Time Limit Guidelines or that wish to exceed the time limit that was approved by the Planning Commission, the following is the “**Extension of Construction Time Limit**” process (BMC Section 20.04.035(D):

D. Extension of Construction Time Limit.

1. An applicant may request a construction time limit extension at the time of the design review hearing or after the issuance of a building permit. An applicant is limited to one construction time limit extension per project.

2. The Planning Commission has the authority to grant, conditionally grant, or deny a time limit extension request made at the time of a design review hearing based on the reasonable anticipation of one or more of the factors in this Subsection. The Planning Commission’s decision may be appealed in writing to the City Council.

3. The extension committee has the authority to administratively grant, conditionally grant, or deny a time limit extension request made after the issuance of a building permit based on one or more of the factors in this Subsection. The extension committee shall consist of the City Building Official, the Director of Planning and Building, and the Public Works Manager, who shall meet with the project contractor, architect and, at the applicant’s option, a representative or the applicant. The extension committee shall review the extension request within 10 working days of receiving a complete application. Within 10 working days of receiving the decision, the applicant may appeal the extension committee’s decision to the Planning Commission and the Planning Commission’s decision to the City Council. All appeals shall be scheduled within a reasonable time of the receipt of the appeal.

4. An application for a construction time limit extension shall be accompanied by complete working drawings for the construction, a written explanation of the reasons for the requested extension, any other information requested by Planning staff, and a fee as established by City Council resolution.

5. Projects with an initial 18-month construction time limit may receive a maximum 6-month extension for a total time limit of 24 months. Projects with an initial 6 or 12-month construction time limit may receive an extension, provided that such extensions do not result in a total construction time limit exceeding 18 months.

6. Landscaping Extension. When landscaping work, which was approved as part of a larger construction project, is delayed because of inclement weather, the applicant may file with the City Manager for an extension to complete the landscaping work. The request must be filed prior to, and may not exceed 30 days beyond, the final building inspection approval, issuance of an occupancy permit, or expiration of the 90-day landscaping time limit granted per Subsection C2 above, whichever occurs later. The City Manager shall grant said extension only if, in his or her opinion, such extension is warranted because of delays caused by inclement weather.

7. Construction Time Limit Extension Factors. Requests for construction time limit extensions shall be determined based on one or more of the following factors:

- a. Site topography
- b. Site access
- c. Geological issues
- d. Neighborhood considerations
- e. Other unusual factors
- f. Extreme weather events
- g. Unanticipated discovery of archeological resources
- h. Other conditions that could not have been reasonably anticipated at the time of project application

SECTION 4 • ACKNOWLEDGEMENT OF HOURLY BILLING COSTS

This Section advises you of the costs that may be involved in processing Planning-related applications and/or appeals. You are hereby requested to acknowledge this information and agree to be responsible for all expenses incurred in the processing of your application(s)/appeal(s).

As the property owner/appellant, you agree to be responsible for the payment of all costs, both direct and indirect, associated with the processing of the applications(s)/appeals(s) referenced below. Such costs may be incurred from the following source:

Time & Materia for staff time is Hourly Rate below plus 10% overhead) as of June 14, 2021 (subject to change without notice):

Director of Planning & Building	\$ 110.00
Senior Planner	\$ 80.00
City Attorney	\$ 240.00
Building and Planning Technician	\$ 60.00

For all applications and appeals, an initial deposit is required at the time of submittal, with the amounts determined by City Council resolution. In addition to the initial deposit, the property owner/appellant may be required to make further deposits for anticipated work. Invoices are due and payable within 15 days. Application(s) /or appeal(s) will not be placed on an agenda until these deposits are received.

SECTION 5 • ACKNOWLEDGEMENT OF RESPONSIBILITY

This Section applies to all projects that receive design review. To avoid misunderstandings regarding changes to building plans that have received Design Review, please read and acknowledge the below information. To help your project proceed in an expeditious and harmonious manner, the City of Belvedere wishes to inform you of several basic understandings regarding your project and its approval. By you and your representative signing this document, you are acknowledging that you have read, understand, and will comply with each of the points listed.

1. Once Design Review approval has been granted, construction plans may be submitted to the City. The construction plans shall be **identical** to the plans approved for design review. (BMC §20.04.010). Deviations from the plans approved for Design Review cannot be approved except by an amendment to the Design Review approval. It is the applicants' responsibility to assure conformance, and the failure of staff to bring nonconformities to the applicants' attention shall not excuse the applicant from such compliance.
2. Comments from City staff regarding the project shall neither be deemed official nor relied upon unless they are in writing and signed by the City Manager or his designee.
3. Without the prior written approval of the City, construction on the project shall not deviate in any manner, including but not limited to form, size or color, from approved construction plans. If at any time during construction, and without such written approval, construction on the project is found by a member of City staff to deviate from the approved construction plans in any manner, an official STOP WORK ORDER will be issued by the City, and there shall be a total cessation of all work on the project.
4. If such a STOP WORK ORDER is issued, the City may initiate proceedings to impose administrative penalties or nuisance abatement proceedings and issue an order to show cause, which will compel the undersigned property owner to appear before the City Council and show cause why the work performed does not deviate from the approved plans and why such work should not be condemned as a public nuisance and abated. (Authority: Belvedere Municipal Code Chapters 1.14 and 8.12)

SECTION 6 • ADDITIONAL INFORMATION FOR APPLICANTS

Story Pole Requirement

Preliminary Story Poles sufficient to indicate the height and shape of the proposed structure or additions shall be placed on the site **at least twenty (20) days** prior to the first meeting date at which this application will be heard. **Final Story Poles** must be placed at the site **at least ten (10) days** prior to the first meeting date and removed no later than ten (10) days following the final city action on the project application. Story poles shall be connected at their tops with colored tape or ribbon to clearly indicate ridges, eaves, and other major elements of the structure.

Limit on the Number of Administrative and Planning Commission Design Review Approvals

Pursuant to Belvedere Municipal Code Section 20.04.020(B)(1)(a), for a site or structure with no existing active Design Review approval, during any twelve-month period, an applicant may obtain up to four administrative approvals, which may be in the form of either Staff Approval, Design Review Exception, or a combination of the two. However, there is no limit to the number of times an applicant may apply for Planning Commission Design Review. **Any such administrative or Planning Commission Design Review approval(s) shall be valid for a period of twelve (12) months from the date of approval, unless a building permit has been issued for the project within said twelve (12) month period, in which case the Design Review approval shall be valid as long as there is an active building permit for the project.**

Once a project has been approved by Planning Staff or the Planning Commission, administrative approvals to amend the existing active Design Review approval for that project shall be limited to three such approvals at any time during the lifetime of the underlying Design Review approval, plus one such approval during the process of obtaining final inspection approval of the project. **Any such administrative approval(s) granted shall NOT extend the twelve (12) month term, of the underlying Design Review approval, or the building permit construction time limit if a building permit has been issued for the project.**

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

All property owners must complete and sign the section below which is applicable to your property.

Street address of subject property: 83 Beach Road, Suite B Belvedere CA 94920

Assessor's Parcel No(s). of subject property: _____

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

Please provide proof of ownership and of the signer's authority to enter into contracts regarding this property. One or more of the following documents *may* contain the necessary information.

- **For Trusts:** the **Trust Document** or a **Certificate of Trust**, including any attachments thereto; Property Deed; Certificate of Title Insurance.
- **For other entities:** **Articles of Incorporation; Partnership Agreement; Property Deed; Certificate of Title Insurance;** written **certification of facts** by an attorney.

Photocopies are acceptable. To ensure privacy, documentation will be shredded in a timely manner, or, upon request, returned to the applicant.

I, DAVID HINSCHER, 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,

Project Address: 838 BIRCH RD

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 hereby make application for approval of the design review requested. I have read this application and hereby certify that the statements furnished above and in the attached exhibits present the data and information required for the design review and initial environmental evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief

I agree to be responsible for all costs incurred in connection with the processing of my application and appeals, if any. And I agree to be bound by Section 5, "Acknowledgement of Responsibilities," above and representations one through four contained therein.

In the case of an application for revocable license, I agree that, upon approval by the City Council of the revocable license requested, I will promptly execute a license drafted by the City, have it notarized, and return it to the City so that it may be recorded.

I understand that the contents of this document are a Public Record. If more than one signature is required by the owner entity to make this application, please have all signers sign below.

Signed this 04 day of SS, 2022 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: _____

➤ 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 hereby make application for approval of the design review requested. I have read this application and hereby certify that the statements furnished above and in the attached exhibits present the data and information required for the design review and initial environmental evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

I agree to be responsible for all costs incurred in connection with the processing of my application and appeals, if any. And I agree to be bound by Section 5, "Acknowledgement of Responsibilities," above and representations one through four contained therein.

In the case of an application for revocable license, I agree that, upon approval by the City Council of the revocable license requested, I will promptly execute a license drafted by the City, have it notarized, and return it to the City so that it may be recorded.

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

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

Signature _____

Project Address: 8700 PAXCH RD

➤ **Designation of Owner's Representative (Optional)**

I hereby authorize _____ to file on my behalf any applications, plans, papers, data, or documents necessary to obtain approvals required to complete my project and further authorize said person to appear on my behalf before the Planning Commission and/or City Council. This designation is valid until the project covered by the application(s) is completed and finalized or until the designation is rescinded in writing.

Signature of Owner: _____  Date: _____

Signature of Representative: _____ Date: 05/04/23



**CITY OF BELVEDERE
DEPARTMENT OF COMMUNITY DEVELOPMENT
COST BASED FEE SYSTEM**

Agreement for Payment of Full Cost Recovery Fees for Application Processing and Inspection Services
(Not required for flat fee applications, contact Community Development Department if you have any questions.)

_____ (“Applicant”) agree(s) to
[Print names of Property Owner (or Authorized Agent) and Applicant (if different from Owner)]
pay to the City of Belvedere all reimbursable costs, both direct and indirect, including State-mandated costs, associated with review and processing of the accompanying application for land use and/or encroachment or grading permit for land use approval(s) and inspection(s) with respect to the subject property or project located at

_____ *[Location, Address or Assessor’s Parcel Number(s)]*
even if the application is withdrawn or not approved. Reimbursable costs include but are not limited to all items within the scope of the City’s adopted Cost Recovery Program, as well as the cost of retaining professional and technical consultant services and any services necessary to perform functions related to review and processing of the applications and inspection of the work. Owner and Applicant understand that one or more deposits will be required to be paid by Owner and/or Applicant to cover the costs noted above at such time(s) and of such amounts as requested by the Community Development Director or designee. City agrees to review and process the application in accordance with this Agreement and all applicable laws, regulations, ordinances, standards and policies. This agreement applies to all subsequent applications related to the project.

Owner and Applicant understand and agree that nonpayment of processing and inspection fees pursuant to the City’s Cost Recovery Program may, at the sole and exclusive discretion of the Community Development Director, result in temporary or permanent cessation of processing of the application or inspection of the work and, after notice, may result in the denial of the application and/or order to cease work. Prior to completion of processing of any phase of the project, any and all outstanding amounts due pursuant to this agreement shall be paid. The Community Development Department will withhold issuance of further plan checks, entitlements, permits, certificates of occupancy, etc. until all required processing and inspection fees have been paid in full.

The applicant agrees to adhere to the following guidelines with respect to the billing of processing and inspection fees:

1. Non-receipt of invoices must be brought to our attention within 30 days of the date they are routinely received by your office.
2. Invoices presented without sufficient “backup” documentation shall be brought to our attention within 30 days of the receipt of invoice from the City.
3. Questions regarding specific charges that you believe may be questionable and/or incorrect must be brought to our attention no later than 30 days following receipt of your invoice and corresponding documentation.

Failure to comply with the aforementioned procedures within the specific times may, if research of billing information is requested, result in additional charges for clerical time spent and will be billed at our cost recovery rate. Please note that with the exception of documented disputed amounts, finance charges will be assessed at the rate of 12% per annum or 1% per month on all past due amounts.

In any legal action arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including costs and attorneys' fees.

As part of this application, the Applicant agrees to defend, indemnify, release and hold harmless the City, its agents, offices, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities ("indemnitees"), the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the Applicant, third parties and/or the indemnitees, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnitees.

Nothing in this agreement shall prohibit the City from participating in the defense of any claim, action or proceeding. In the event that the Applicant is required to defend the indemnitees in connection with any said claim, action or proceeding, the City shall retain the right to (i) approve the counsel to so defend the indemnitees, (ii) approve all significant decisions concerning the matter in which the defense is conducted, and (iii) approve any and all settlements, which approvals shall not be unreasonably withheld by the City.

The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own defend any claim, action or proceeding where the Applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City.

The Applicant also agrees to so indemnify the indemnitees for all costs incurred in additional investigation or study, or for supplementing, redrafting, revising or amending any document (e.g., the EIR, Specific Plan Amendment, Specific Plan, General Plan Amendment, Rezone, etc.) if such is made necessary by the claim, action or proceeding and if the Applicant desires approvals from the City which are conditioned on the approval of said

The undersigned Owner/Authorized Agent hereby represents that he/she either personally owns the subject property or is an entity authorized to install and maintain facilities for provision of utility, telecommunications, video, voice or data transmission service in the public street right of way or is a duly authorized agent of the Owner with full authority to execute this Agreement on behalf of Owner. Applicant agrees to be jointly and severally liable with Owner for payment of all fees referenced above. Applicant agrees to notify City in writing prior to any change in ownership and to submit a written assumption of the obligations under this Agreement signed by the new owner or his/her authorized agent.

Project Description:

Invoices are due and payable within ten (10) days. A penalty will be charged on delinquent accounts at the rate of 1% per month or 12% per annum. Owner agrees that delinquent amounts shall constitute a lien on the subject property and expressly consents to recordation of a notice of lien and/or copy of this Agreement against the subject property with respect to any amounts which are delinquent.

Name of Property Owner: _____
[please print]

Title: _____ Telephone: _____

Address: _____

Signature of Property Owner/Applicant Date: _____

or

Signature of Authorized Agent/Written Verification Date: _____
Signed by Property Owner Must Be Submitted
Designating the Authorized Agent

and

Signature of Applicant (if different from Owner) Date: _____

Signature of Staff Member Verifying Agreement Complete Date: _____



ARTICLE

The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation

Rehabilitation as a Treatment

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings

- [Introduction, Historical Overview, Preservation Standards & Guidelines, Rehabilitation Standards & Guidelines \(pp.1-162, PDF\)](https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf) (<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>)
- [Restoration Standards & Guidelines and Reconstruction Standards & Guidelines \(pp.163-241, PDF\)](https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf) (<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf>)

Important Note about the Standards for Rehabilitation

The **Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68, 1995)** consists of four treatment standards—**Preservation** (<https://www.nps.gov/articles/000/treatment-standards-preservation.htm>), **Rehabilitation** (<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>), **Restoration** (<https://www.nps.gov/articles/000/treatment-standards-restoration.htm>), and **Reconstruction** (<https://www.nps.gov/articles/000/treatment-standards-reconstruction.htm>)—and are regulatory for NPS Grants-in-Aid programs. The **Secretary of the Interior's Standards for Rehabilitation** (<https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>) (36 CFR Part 67, 1990), which are included in the Treatment Standards, are regulatory for the **Federal Historic Preservation Tax Incentives program** (<https://www.nps.gov/subjects/taxincentives/index.htm>) and are the criteria used to determine if a project qualifies as “a certified rehabilitation.” The 1990 and the 1995 versions of the Rehabilitation Standards convey the same intent and provide the same guidance, although they are worded slightly differently, and “shall” replaces “will” in the 1995 version. The **Secretary of the Interior's Standards for the Treatment of Historic Properties**, in particular the Standards for Rehabilitation, are intended as general guidance for work on all historic properties, are widely used, and have been adopted at the Federal, State, and local levels.

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the [Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings](https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf) (<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>) to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

The [Guidelines for the Treatment of Historic Properties](https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf) (<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>) illustrate the practical application of the Standards for Rehabilitation to historic properties.

History of the Standards

Read a [History of The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings](https://www.nps.gov/articles/000/treatment-standards-history.htm). (<https://www.nps.gov/articles/000/treatment-standards-history.htm>)



secretary's standards

technical preservation services

Last updated: June 20, 2023

Was this page helpful?

Yes

No

 An official form of the United States government. Provided by [Touchpoints](https://touchpoints.app.cloud.gov/)
(<https://touchpoints.app.cloud.gov/>)

21.24.030 Consideration by Historic Preservation Committee.

A. Within thirty days after the application is deemed complete by the City, the Historic Preservation Committee shall hold a duly noticed public hearing to consider the application and shall make a written report thereon to the Planning Commission. The City recognizes that private residences are subject to change over time as needs change. In that interest, the Historic Preservation Committee is prepared to consult with the owner and architect at an early stage on the proposed remodeling plans to ensure that the City's interest in carrying out the objectives of this Title, and the owner's needs are both considered. In making its recommendation, the Historic Preservation Committee shall set forth in detail what, if any, effect the proposed construction, alteration or demolition will have on the significant historical, architectural or other related features of the property, as well as its recommendations, if any, as to ways in which the application can be modified to preserve such features. The Historic Preservation Committee shall use the following guidelines in evaluating an application:

1. The distinguished original qualities or character of a structure and its environment should not be destroyed. The removal or alteration of any distinctive architectural features should be avoided when possible.
2. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure shall be treated with sensitivity.
3. Contemporary design for alterations and additions to existing structures shall not be discouraged when such alterations and additions do not destroy significant historical and/or architectural material and such design is compatible with the size, scale, color, material and character of the property.
4. Wherever possible, new additions or alterations to structures shall be made in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

B. Following the public hearing, the Historic Preservation Committee shall submit a written report of its findings to the Planning Commission with a copy to the owner/ applicant. If the Historic Preservation Committee recommends conditional approval or denial, it shall set forth in the report its reasons, and suggest a reasonable alternative to the pending application. (Ord. 2006-6 § 1, 2006; Ord. 93-5 § 1, 1993.)

The Belvedere Municipal Code is current through Ordinance 2023-02, passed March 13, 2023.

Disclaimer: The City Clerk's office has the official version of the Belvedere Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofbelvedere.org](http://www.cityofbelvedere.org)

[Code Publishing Company, A General Code Company](#)