

CITY OF BELVEDERE
RESOLUTION NO. 2023-33

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELVEDERE
DESIGNATING THE PROPERTY LOCATED AT 402 GOLDEN GATE AVENUE
A CITY OF BELVEDERE HISTORIC PROPERTY**

WHEREAS, a proper application for Historical Status Designation pursuant to Belvedere Municipal Code Chapter 21.20 for the property located at 402 Golden Gate Avenue has been submitted; and

WHEREAS, the project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the Historical Designation of the property will not cause a significant adverse impact on the environment; and

WHEREAS, a home may be designated as an Historic Belvedere Property if three or more of the following findings or facts per Belvedere Municipal Code Section 21.70.070(A) can be made; and

WHEREAS, the City of Belvedere Historic Preservation Committee made a favorable recommendation to the Planning Commission on the Historical Designation application on April 11, 2023; and

WHEREAS, the Planning Commission held duly a noticed public hearing on the Historical Designation application on July 18, 2023, and approved a motion recommending that the City Council designate the property at 402 Golden Gate Avenue a City of Belvedere Historic Property; and

WHEREAS, the City Council held a duly noticed public hearing on the Historical Designation application on August 14, 2023; and

WHEREAS, the City Council made the following findings of fact pursuant to Section 21.20.070(A) 2, 6, 7 and 8 of the Belvedere Municipal Code for the property at 402 Golden Gate Avenue:

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

Not applicable.

2. Architecture: It is outstanding because of age.

402 Golden Gate Avenue was constructed in 1904 after the Belvedere Land Company subdivided Belvedere Island in 1890. Being over 100 years old, the home is outstanding because of its age.

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

Not applicable

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

Not applicable.

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

Not applicable.

6. History: It is associated with a person, group, or event significant to the city, state, or nation, or shows broad cultural, political, social, or economic patterns, or embodies and expresses the history of the city.

The home was originally the residence of John Coop, a noted builder from San Francisco, and an important figure in the early development of Belvedere. Coop was one of the first directors of the Belvedere Land Company where he became superintendent in 1895. Coop played leading roles in successfully petitioning for the incorporation of Belvedere and, notably, upgrading the town's water supply. Coop was also one of the three founding trustees of the Belvedere school district in 1897.

Later, the home was significant to American literature and non-fiction in the early 1900s. The house was owned by the Russell family including Muriel Russell née Atherton. Muriel Russell was the daughter of noted and prolific writer Gertrude Atherton. Gertrude Atherton often visited her daughter and grandchildren in Belvedere and wrote extensively in the 402 Golden Gate house. Referring to the author, Atherton's granddaughter commented: "if she'd come over and stay with us, she was usually writing, and we were told to be very scarce, stay out of the way, and be quiet and not disturb her". Atherton was one of the most famous, outspoken, and best-selling novelists of her time and is remembered as a crucial social historian for California. Notably, Atherton works offered progressive contributions to the debate on the role of women in society. In her time, Atherton was praised and celebrated by Oscar Wilde, Rebecca West, and Edith Wharton

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.

402 Golden Gate has been featured in historical home tours in Belvedere for many decades and is a well-known part of Golden Gate Avenue. It is widely visible from Corinthian Island, and Belvedere Cove. 402 Golden Gate is also identified as "high sensitivity" in Belvedere's Historic Resource Sensitivity map. For these reasons, the home contributes to the character of the neighborhood and has significance as a visual landmark.

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

The exterior features of the main residence are largely unchanged from the original design. The property originally included an external garage, which was replaced approximately ten years ago with a structure whose design is consistent with the main residence. Photographs of the exterior are included in the attached appendix.

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

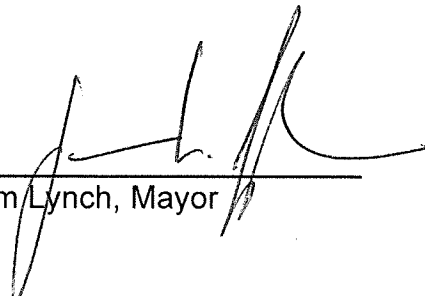
Not applicable

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belvedere does hereby grant approval of Historical Designation status to the residence located at 402 Golden Gate Avenue pursuant to the findings stated above and incorporated herein.:

PASSED AND ADOPTED at a public hearing of the City Council of the City of Belvedere on August 14, 2023 by the following vote:

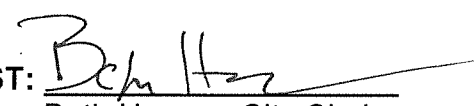
AYES: Cooper, Kemnitzer, Mark, Lynch
NOES: None
ABSTAIN: None
ABSENT: Wilkinson

APPROVED:



Jim Lynch, Mayor

ATTEST:



Beth Haener, City Clerk