HISTORIC PRESERVATION COMMITTEE

MEETING AGENDA

JUNE 09, 2020 5:30 P.M.

REMOTE MEETING

COVID-19 ADVISORY NOTICE

On March 16, 2020, the Marin County Public Health Officer issued a legal shelter in place order. On March 31, 2020 the Marin County Public Health Officer issued an updated legal order directing all residents to shelter at their place of residence through May 3, 2020, except to perform Essential Activities. The March 31, 2020 Order prohibits the gathering of any number of people occurring outside a household unit, except for the limited purpose of participating in an Essential Activity. Additional information is available at https://coronavirus.marinhhs.org/.

This meeting is necessary so that the City of Belvedere can continue its business and is considered an Essential Activity. Consistent with Executive Orders No. 25-20 and No. 29-20 from the Executive Department of the State of California, the meeting will not be physically open to the public. Members of the Planning Commission and staff will participate in this meeting remotely as permitted under said Executive Orders.

As always, the public may submit comments in advance of the meeting by emailing the Associate Planner at: rmarkwick@cityofbelvedere.org. Please write “Public Comment” in the subject line. Comments submitted one hour prior to the commencement of the meeting will be presented to the Planning Commission and included in the public record for the meeting. Those received after this time will be added to the record and shared with Planning Commissioners after the meeting.

The meeting will be available to the public through Zoom video conference. Those who do not have access to Zoom may access the meeting by calling the number below.

Join Zoom Meeting

https://us02web.zoom.us/j/86141305274

Meeting ID: 861 4130 5274

One tap mobile
1 669 900 9128 Toll Free

The City encourages that comments be submitted in advance of the meeting. However, for members of the public using the Zoom video conference function, those who wish to comment on an agenda item should write “I wish to make a public comment” in the chat section of the remote meeting platform. At the appropriate time, the Clerk will allow oral public comment through the remote meeting platform.

Any member of the public who needs special accommodations to access the public meeting should email the Associate Planner rmarkwick@cityofbelvedere.org, who will use her best efforts to provide assistance.

Date Posted: June 5, 2020
# AGENDA

## OPEN FORUM

This is an opportunity for any citizen to briefly address the Historic Preservation Committee on any matter that does not appear on this agenda. Upon being recognized by the Chair, please state your name, address, and limit your oral statement to no more than three minutes. Matters that appear to warrant a more lengthy presentation or Committee consideration may be agendized for further discussion at a later meeting.

## REPORTS

The Reports agenda item consists of any oral reports from any individual members of the Historic Preservation Committee and/or staff.

## SCHEDULED ITEMS

1. Approve minutes of the March 10, 2020 meeting.


3. Future agenda items.

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**NOTICE: WHERE TO VIEW AGENDA MATERIALS**

Staff reports and other writings distributed to the Committee, including those distributed after the posting date of this agenda, are available for public inspection at Belvedere City Hall, 450 San Rafael Avenue, Belvedere. To request automatic mailing of agenda materials, please contact the City Clerk at 415-435-8913.

**NOTICE: AMERICANS WITH DISABILITIES ACT**

The following accommodations will be provided, upon request, to persons with a disability: agendas and/or agenda packet materials in alternate formats and special assistance needed to attend or participate in this meeting. Please make your request at City Hall or by calling 415/435-3838. Whenever possible, please make your request four working days in advance.
REGULAR MEETING  
HISTORIC PRESERVATION COMMITTEE  
TUESDAY, MARCH 10, 2020, 5:30 P.M.  
COUNCIL CHAMBERS  
450 SAN RAFAEL AVENUE, BELVEDERE, CA  

MINUTES

COMMITTEE PRESENT:  Mel Owen, Jeanne Price, Diana Bradley, George Gnoss, Robert Griffin, John Sheehy and Chair Mel Owen.  
COMMITTEE ABSENT:  Connie Wiley  
OTHERS PRESENT:  Associate Planner Rebecca Markwick, Technician Nancy Miller.  

These minutes are intended to reflect the general content of the regular meeting. An audio file of the meeting is available on the City website at www.cityofbelvedere.org  

CALL TO ORDER OF REGULAR MEETING  
Chair Owen called the meeting to order at 5:30 P.M.  

OPEN FORUM  
No one wished to speak.  

REPORTS  
Committee members reported on the progress of research work for two Historic Designation applications that will be returning on future Committee meeting agendas.  

SCHEDULED ITEMS  
1.  Approve Minutes of the February 11, 2020 meeting.  
Minutes were approved unanimously. (Gnoss abstaining due to absence from the meeting, Wiley absent).  
2.  Public Hearing for Consideration of Historical Designation of property at 50 San Rafael Avenue pursuant to Chapter 21.20 of the Belvedere Municipal Code.  CEQA status: Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines.  Applicant & Property Owners: David and Wendy McCarthy  
Associate Planner Markwick reported that additional information was received from the applicants as to details of the numbers and types of interior rooms. This has been shared with the Committee.  
Committee discussed the application merits.  
A motion was made and seconded to recommend the approval of Historical Designation for the property at 50 San Rafael Avenue. Committee approved unanimously (Wiley absent).  

ITEM 1
3. Future Items

Associate Planner Markwick stated that the application for Historical Designation for 350 Bella Vista Avenue will be scheduled for a future meeting.

Adjourn

The meeting was adjourned at ________ P.M.

THE FOREGOING MINUTES were approved at a regular meeting of the Historic Preservation Committee on __________, 2020, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:___________________________
Mel Owen, Chairman

ATTEST:_________________________________
Rebecca Markwick, Associate Planner
BELVEDERE HISTORIC PRESERVATION STAFF REPORT

ITEM NO. 2.

REPORT WRITTEN BY: Rebecca Markwick, Associate Planner

SUBJECT: Historic Property Designation

LOCATION: 350 Bella Vista Avenue

OWNERS: Thomas F. Loeb Trust

APPLICANTS: Deborah Loeb

CEQA STATUS: Categorically exempt pursuant to Section 15331

APPROVAL DEADLINE: Not applicable

ZONING: R-15 Single Family Residential, Belvedere Island

PROJECT DESCRIPTION

The homeowner requests Historic Designation, pursuant to Title 21 of the Belvedere Municipal Code, Historic Preservation for the property at 350 Bella Vista Avenue. The Historic Designation Survey Form prepared by the Committee for the property is included in the attachments.

PROJECT ANALYSIS

The house was built in 1893 for Charles Stuart Holmes, and named “Oak Home.” “Oak Home” is a large wood framed residence in the Queen Anne shingle style. The unique character of this property includes many of the Queen Anne details such as symmetrical arched windows and a large covered porch.

C. Holmes was an active part of the Belvedere community, hosting many community parties, including a progressive dinner party on August 17, 1894. He was a businessman with interests in lumber and real estate. He and his wife had four children, and one son built and occupied the property across the street located at 334 Golden Gate.

“Oak Home” stands on a large, steeply sloping lot studded with graceful oaks and contributes to the character of the street and the environment. It is a significant visual home, with battered shingle walls, asymmetrical turrets, spindles, arched windows and a large covered porch.

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 (Outstanding example of particular style).

   It is an excellent example of various elements of Queen Anne style of architecture combining features of another late nineteenth century architecture fashion known as shingle style. Included are two storied battered shingle walls which are the base of the three-story home. There are asymmetrical turrets, spindles, arched windows and a large covered porch.
2. **Architecture** (Outstanding because of age).
   It was built c1893; the first wave of Belvedere’s building history.

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 unique design elements & demonstrates outstanding craftsmanship).
   The home a primary gabled form, broad porches with turned posts, half timbering throughout the gables and upper stories, a corner tower capped by a widow’s walk with ornamental railings and a bracketed roof turret, period stained and leaded glass at transom windows.

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 that city).
   C. Holmes was a self-made man who followed the wave of 49ers, arriving in California where he established himself as a business man with interests in lumber and real estate. Holmes is mentioned in many books for his successes in business and his relationship to the Bay Area.

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.
   It contributes to the character of the street and neighborhood, it is on a large, steeply sloping lot studded with oak trees. The Queen Anne-shingle style home with its five stories and battered walls is a visual landmark that contributes to the character of Belvedere.

8. **Integrity** It retains most of its original materials and design features.
   Not applicable.

9. **National Register of Historic Places**; It is a site or structure listed on the National Register of Historic Places.
   Not applicable.
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 350 Bella Vista Avenue satisfies criteria 1, 5, 6 and 7. Once designated, modifications to an 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 350 Bella Vista Avenue would ensure that this extraordinary example of architecture and City history endures for many years.

RECOMMENDATION

MOTION: That the Historic Preservation Committee recommend to the Planning Commission approval of the designation of the property at 350 Bella Vista Avenue, as a City of Belvedere Historic Property.

ATTACHMENTS

- Reports
- Application for Historic Designation
Belvedere Historic Preservation
Staff Report Feb 2020

"Oak Home"
350 Bella Vista
Belvedere, CA

The design of "Oak Home" is a large wood frame residence in the Queen Anne-Shingle style. The unique character of this property includes many of the Queen Anne details such as, symmetrical arched windows and a large covered porch.

The house was built in 1893 by C Holmes who is mentioned in many books on Bay Anne business. He and his wife were active in the community. Another house across the street- Number 334 Golden Gate was built for his son.

The enclosed photographs illustrate the handsome details as seen in the large curving porch and arched balcony. Or have been faithfully reproduced in redwood throughout the interior, in wall panels and cabinets. Many of the windows are originals.

The house is nestled in a large grove of Oak trees with the remaining 4 Queen Anne homes. It is an impressive representative of a treasured past.

Diana Bradley
Robert Griffin
Holmes, Charles S.

Belvedere Land Co. to Chas. S. Holmes- Lots 16, 17, block 2, Belvedere Peninsula; $10. 4.22.1892. C. S. Holmes et al. to Holmes Investment Company, lots 16 and 17, block 2, Belvedere, $10. 5.4.1894.

Editor's note: Lots 16 and 17 together with parts of lots 14 and 15, are the site of the house at 350 Bella Vista Avenue, Belvedere. Charles S. Holmes' son, C. Edward Holmes (q.v.), will build a house at 334 Golden Gate Avenue in about 1905, according to Both Sides of the Track, James Heig and Shirley Mitchell, eds., Scottwall Associates, San Francisco, California, 1985, page 30. Only the width of Bella Vista Avenue separated the down-hill entrance to 334 Golden Gate Avenue from the up-hill entrance to 350 Bella Vista Avenue, allowing easy communication between the two generations of Holmes families.

The 1905 Marin County Directory includes two consecutive entries for residents of Belvedere: Holmes, C. Edward, lumber; Holmes, Chas S, lumber.

One of the pleasant society events of the season was the progressive dinner party... Among the homes at which the unique dinner was served were those of... Mr. Holmes. See Progressive Dinner Party. Belvedere. 8.17.1894. A vocal and instrumental concert will be given at the residence of Mr. Holmes Saturday evening for the benefit of the Church Building Fund. See Concerts, Belvedere. 8.31.1895.

Description and History of “Oak Home”
350 Bella Vista Avenue, Belvedere, California

Architecture: Oak Home is outstanding because of its age. It is located in Belvedere’s Historic Resource Sensitivity Map Area and is one of Belvedere’s original homes. Built in 1893 by Charles S. Holmes.

The design of Oak Home is is a unique and original design. The home is a large, wood frame residence in the turn of the century Queen Anne-Shingle style, an American architectural style made popular by the rise of the New England school of architecture, which eschewed the highly ornamented patterns of the Eastlake style in Queen Anne architecture. The unique characters of this property are evident in the two-storied battered shingle walls that are the base of the following three stories, which include many Queen Anne details, including asymmetrical turrets, spindles, arched windows and a large covered porch.

Oak Home is association with a person that embodies and expresses the history of Belvedere. Built in 1893 by C. Holmes a self-made man who followed the wave of 49ers arriving in California from Foxcroft, Maine. He established himself as a businessman, with interests in lumber and real estate. Holmes and his wife, Elizabeth had two sons and two daughters. Holmes is mentioned in many books for his success in business and his relationship to the Bay Area. He and his wife were active members in the Belvedere Community, hosting many community parties including a progressive dinner on August 17, 1894. His son was a photographer and there are many existing photos of the home and it’s relation to the community. Additionally, Holmes’ son later built and occupied the property across the street (now 334 Golden Gate) thus tying both homes to the history of Belvedere in a unique way – two of Belvedere’s original homes built and occupied by father and son!

Oak Home stands on a large, steeply sloping lot studded with graceful oaks and contributes to the character of the street and environment. It is a significant visual landmark owing to its unique location, the five-storied Queen Anne Shingled Style house with battered walls.

Historical references to the property include:
A 1977 State of California Department of Parks and Recreation Historic Resource Inventory. The 1977 HRI was submitted to the State, which subsequently listed it on the California Historic Resources Inventory as “Identified in a Reconnaissance Level Survey, but not evaluated”.

The property is listed in Here Today: San Francisco’s Architectural Heritage, a 1968 book survey of “approximately 2,000 buildings” throughout the Western Bay Area.
A pamphlet for a 1968 Belvedere Historic House Tour.
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

FOR STAFF USE ONLY

Date: 11/27/19 Rec'd. by: NSM
Amount: $53 - Receipt No: 16062496
Parcel No.: Zone: R15

TO BE COMPLETED BY PROPERTY OWNER

Address of Property: 350 Bella Vista Ave
Historical Name of Property, If Known: Oak Home
Record Owner of Property: Thomas Loeb

Mailing Address: 350 Bella Vista Ave Belvedere Daytime Phone: 415-602-4496
Owner's Representative: Deborah Loeb Fax: 415-435-0574
Mailing Address: Same Email: Debiotd@yahoo.com

Description and History of Property/Structure:

Please see attached Description and History of "Oak Home"
350 Bella Vista Ave.
STATEMENT OF PROPERTY OWNERSHIP,
CERTIFICATION OF APPLICATION, & DESIGNATION OF REPRESENTATIVE

All property owners must complete this Section.

Street address of subject property: 350 Bella Vista Ave

Assessor's Parcel No(s). of subject property: 060-212-34

Properties Owned by Individuals

I, ____________________________, state under penalty of perjury under the laws of the State of California that I am the record owner of the above-described subject property.

I have read and understood the provisions of Title 21, "Historic Preservation," of the Belvedere Municipal Code and agree to the terms described therein.

Signed this ______ day of ______, 20___, at Belvedere, California.

Signature

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

For properties owned by a trust, please attach the trust document or a certificate of trust, including any attachments thereto. For an LLC, corporation, partnership, or other entity, please attach proof of ownership and certification of the signer's authorization to enter into contracts on behalf of the entity.

I, ____________________________, 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.

Signed this _____ day of ______, 20___, at Belvedere, California.

Signature

Title(s) Trustee

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

Historic Designation Application • Page 2 of 3 • City of Belvedere
Description and History of "Oak Home"
350 Bella Vista Avenue, Belvedere, California

Oak Home would be a great addition to the Belvedere Historic Preservation.

Architecture: It's is outstanding because of it's age
Located in Belvedere's Historic Resource Sensitivity Map area. The home is one of Belvedere's original homes, built in 1893 by Charles S. Holmes.

Design: It is unique.
The architecture is not associated with a significant architect – there is no record of the architect, nor is the architecture the best example of a kind of architecture. But, it is a unique and original design. The home is a large, wood-frame residence in the turn of the century, Queen Anne-Shingle Style. An American architectural style made popular by the rise of the New England school of architecture, which eschewed the highly ornamented patterns of the Eastlake style in Queen Anne architecture. The unique character of this property are evident in the two-story battered shingle walls that are the base of the following three stories, which include many Queen Anne details, including asymmetrical turrets, spindles, arched windows and a large covered porch.

History: It is associated with a person that embodies and expresses the history of Belvedere.
C. Holmes a self-made man followed the wave of 49ers, arriving in California from Foxcroft, Maine, where he established himself as a businessman, with interests in lumber and real estate. Holmes and his wife, Elizabeth had two sons and two daughters. Both sons were involved in the family business. Holmes is mentioned in many books for his successes in business and his relationship to the Bay Area. He and his wife were active members in the original Belvedere community, hosting many community parties including a progressive dinner on August 17, 1894. His son was a photographer and there are many existing photos of the home and it's relation to the community. Additionally, Holmes son later built and occupied the property at 334 Golden Gate Ave., directly above 350 Bella Vista -thus tying both homes to the history of Belvedere in a unique way - two of Belvedere's original homes built by father and son!

Environment: It contributes to the character of the street and has significance as a visual landmark owing to it unique location.
Standing on a large, steeply sloping lot studded with graceful oaks "Oak Home", a tall Queen Anne-Shingle Style house with it's five stories and battered walls is a visual landmark that contributes to the character of Belvedere and the street.
Historical references to the property include:
A 1977 State of California Department of Parks and Recreation Historic Resource Inventory. The 1977 HRI was submitted to the State, which subsequently listed it on the California Historic Resources Inventory as "Identified in a Reconnaissance Level Survey, but not evaluated".

The property is listed in Here Today: San Francisco’s Architectural Heritage, a 1968 book survey of “approximately 2,000 buildings” throughout the Western Bay Area.

A pamphlet for a 1968 Belvedere Historic House Tour.

The property resides in the City of Belvedere’s Historic Resource Sensitivity Map area.
Belvedere's place in the sun has been dependent on its relationship to San Francisco and Tiburon. Development could not and did not take place until the railroad and ferry came to the Tiburon Peninsula, thereby providing quick and comfortable access from and to The City.

For the first 50 years, the ferries with connecting transportation were a necessity; for the past 50 years the ferries have been a convenience.
The most originally intact house on the tour is this one by Albert Farr, whose many designs in Belvedere are characterized by the English country style with the Tudor influence. Like most residences on lots going from road to road, there were two principal entrances for the comfort and convenience of commuters walking to and from the ferry. In this instance, the Bella Vista entry also facilitated visiting between the two generations of the Holmes family. Especially noteworthy in this home, which cost $9,358, are the wood panelled walls, the center staircase at Golden Gate entrance, the fireplaces with raised hearths and high mantels, the stepped-up bays, leaded glass bookcases, mullioned and muntined windows, all of which indicates that the younger Holmes got his money’s worth. The present owners, who bought the house this summer and are not yet settled, plan to restore the renowned garden as it was during the forty years the property was owned by Harry and Winifred Allen.

JOHN COOP House, c. 1900
402 Golden Gate at Woodwardia Lane
Owners, Robin and Patricia Klaus

“East Or West Home Is Best” was incised on the fireplace lintel by the first owner, secretary of the Land Company. The dark wood of the fireplace wall has been painted white in keeping with the remodeling of the living room and porches to create lighter open space. The stain-glass window is a recent installation. In the master bedroom, the beam is supported by hooded human heads as corbels. When the wall between the kitchen and back porch was removed a bay was added in the style of the original bays on the street level. The old-fashioned pantry room, necessary supplement to the typical small kitchen, soon will be remodeled. Owners have restored the redwood paneling and pink brick fireplace of the dining room, complemented by the famous strawberry design of William Morris, 19th century English decorator, recreating a typically charming country room of the late Victorian period. Gertrude Atherton, noted California author, was a frequent guest when her daughter’s family, the Russells, owned the house and many of her novels are reported to have been written in the attic room.

EDWARD HOLMES House, 1893
350 Bella Vista
Owners, Gene and Carma Aubry

One of the earliest and largest homes, four stories, was built by a successful lumberman. It was the center of an active family and neighborhood social life. Edward Holmes, a son and talented photographer, left an extensive pictorial record of early Belvedere, including this house providing a rare collection of interior shots. While the lavish Victorian decor has disappeared the structural appearance and effect of the principal rooms have been preserved through alterations by numerous owners. The distinctive Bayview Avenue entry is gone and access from Bella Vista has been changed from a steep wooden stairway to a meandering garden path but arrival at the encompassing porch remains as charming as pictured.

DR. CLYDE PAYNE House, 1916
100 Beach Road
Owner, San Francisco Yacht Club

Using structural elements, notably the arched facade of the entry, from the Panama-Pacific Exposition of 1914, the house was designed by Clyde Payne, Jr., an architectural student and aviator. Dr. Payne, a dentist and real estate developer in San Francisco and his family were active members of society and yachting circles. They resided during the winter at the Fairmont Hotel and in the summer season at the Belvedere Hotel until he acquired an exposition building and barged it from the Marina to the Cove beach. Dolly Madison Payne, a popular debutante in the ’20s, inherited the house and lived there with her daughters and grandchildren until her death. In 1983, acquired by the Yacht Club, which is on the site of the old hotel, the Payne home for four generations is now identified as the Cove House.

* GLIMPSES OF BELVEDERE, Photographic Album, Edward Holmes, 1903. Landmarks Society Archives.
HOGE, Miss Blanche.
Among the guests who have arrived at the Hotel Belvedere this week are: ...Miss Blanche Hoge, Miss Octavia Hoge. See Hotel Belvedere. 7.1.1899.
HOGE, Miss Octavia.
Among the guests who have arrived at the Hotel Belvedere this week are: ...Miss Octavia Hoge. See Hotel Belvedere. 7.1.1899.

HOLMES, Charles S.
Belvedere Land Co. to Chas. S. Holmes - Lots 16, 17, block 2, Belvedere Peninsula; $10. 4.22.1892. C. S. Holmes et al. to Holmes Investment Company, lots 16 and 17, block 2, Belvedere, $10.5.4.1894.

Editor's note: Lots 16 and 17, together with parts of lots 14 and 15, are the site of the house at 350 Bella Vista Avenue, Belvedere, Charles S. Holmes' son, C. Edward Holmes (q.v.), will build a house at 334 Golden Gate Avenue in about 1905, according to both Sides of the Track, James Heig and Shirley Mitchell, eds., Scottwall Associates, San Francisco, California, 1965, page 30. Only the width of Bella Vista Avenue separated the down-hill entrance to 334 Golden Gate Avenue from the up-hill entrance to 350 Bella Vista Avenue, allowing easy communication between the two generations of Holmes families.

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One of the pleasant society events of the season was the progressive dinner party...Among the homes at which the unique dinner was served were those of...Mr. Holmes. See Progressive Dinner Party Belvedere. 8.17.1894.

A vocal and instrumental concert will be given at the residence of Mr. Holmes Saturday evening for the benefit of the Church Building Fund. An exceptionally fine programme is promised. Among those who will kindly assist will be Miss Holmes. See Concerts, Belvedere. 8.31.1895.

HOLMES, Miss.
A vocal and instrumental concert will be given at the residence of Mr. Holmes Saturday evening for the benefit of the Church Building Fund. An exceptionally fine programme is promised. Among those who will kindly assist will be Miss Holmes. See Concerts, Belvedere. 8.31.1895.

HOLMES, Mr. and Mrs. Charles Edward.
Night in Venice...To assist the director-general the following executive committee, composed, as will be seen, of the representative men of Belvedere, was appointed: C. E. Holmes...Invitation - C. E. Holmes...See Night in Venice. 6.15.1895.

The ladies of Belvedere were gratified with a great success for their church benefit fete of last Saturday, which was rightly called a Garden Party...Mrs. L. L. Dunbar, President of the Church society was ably assisted in the refreshment department by Mrs. C. E. Holmes. See Garden Party, Belvedere. 8.3.1895.

Editor's note: Charles Edward Holmes was the son of Charles S. Holmes (q.v.). A Pictorial History of Belvedere, Beverly Wright Bastian and Barbara Britton Gines, eds., The Landmarks Society, Belvedere-Tiburon, California, 1990, page 1. C. E. Holmes was referred to as "C. Edward Holmes" in the Belvedere section of the 1905 Marin Directory, and his occupation noted as "lumber." The next entry in the Directory was his father, "Charles S. Holmes, lumber."

The Index to the 1900 Registration Affidavits of Belvedere Precinct lists Charles E. Holmes as 33 years of age.

HOMELYSIDES, ark.
The Belvedere arks and their occupants are as follows: The Homelysides - Edward Spaulding, Herbert Price, Grayson Dutton and Harry Clay. 6.1.1894.

HOOPER, Robert.
Signed petition to claim Mill Valley for Road District No. 2. See Supervisors, Board of. Tiburon. 9.19.1890.

Mrs. J. J. Wosser gave a surprise birthday party last Monday evening in honor of her husband's thirty-fourth birthday, and Joe's many friends swooped down on him...Toasts were made by...Bob Hooper. See Wosser, Mr. and Mrs. Joseph. 12.18.1897.

The members of Court Marin, Foresters of America, attended the Fourth of July ceremonies at San Rafael on Tuesday...Those attending were:
and Mary (Murray) Buckley. When he was seven years of age his parents came to America, and he grew up in New York State, attending public schools and college at Albany. After leaving college he went to New York City and found employment, by means of which he earned the money needed to pay his passage to California, traveling by ship around the Horn to San Francisco, where he arrived July 24, 1849. His first location was at Sacramento, where he worked in a general store three weeks, getting wages of $14 a day. On returning to San Francisco he and Mr. Macondray established a mercantile store. They were burned out soon afterward. Later he was appointed commissary to General Fremont's regiment, whose headquarters were in Los Angeles, to which point he traveled by horseback. Subsequently Mr. Buckley was in the commission business for a number of years as a tea importer.

He finally retired from business in 1880, and died March 20, 1895, leaving a large estate. In 1858 Mr. Buckley married Maria Louisa Gray, daughter of Rev. William J. Gray. Mrs. Buckley survived her husband almost exactly twenty years. The late Mr. Buckley served as a member of the early Vigilance Committees of California and was also a charter member and director of the Society of California Pioneers. He and his wife had four children: Mary, widow of Preston Robson; Florence G., deceased; Mabel H., wife of Lew E. Stanton, and Edward M. Buckley.

Charles Stuart Holmes. A name of eloquent association in the commercial and civic life of San Francisco since pioneer days has been that of the late Charles Stuart Holmes. The interests acquired by him in his lifetime are represented in the Holmes Investment Company, one of the large owners of realty property in San Francisco, with many interests elsewhere, including timber on Vancouver Island in British Columbia. One of the well known modern office buildings in the business district of San Francisco is the Foxcroft Building, an eight-story structure on a ground area 77 by 122 feet, owned by the corporation and named in memory of the birthplace of the late Charles Stuart Holmes.

Mr. Holmes was born at Foxcroft, Maine, in 1832. His father, James Stuart Holmes, was an early member of the Masonic order, and his descendants cherish a Masonic apron worn by his father, James Stuart Holmes, in the Masonic Lodge with George Washington in Massachusetts.

Charles Stuart Holmes was twenty years of age when, in 1852, he came to California by way of the Isthmus. He first sought out the mining district, but contracting typhoid fever he came to San Francisco. During the Civil war he was a member of the California militia. At San Francisco his first employment was as stevedore with the lumber company in which he subsequently rose to president. When he entered its service this firm was known as Renton, White & Company. From his labors as stevedore he put aside his savings until he was able to buy out Mr. Renton, and thus became one of the partners in what was from then on known as Renton, Holmes & Company. This firm was the San Francisco end of the great Port Blakely Mill Company of Puget Sound. Captain Renton managed
the northern end. This became at the time the largest mill and exporting company in the world, shipping lumber to every quarter of the globe. The executive head of the business at San Francisco was the late Mr. Holmes. To his vision it was largely due that the business was expanded to its enormous proportions until the company had its agents all over the world and owned and operated a large fleet of lumber vessels. In the early days of the business, when Charles S. Holmes was most active, an organization of this kind had none of the facilities of the modern telephones, typewriters or stenographers, the voluminous business details being handled entirely by hand.

Mr. Holmes finally sold out with his associates his interests in the Port Blakely Mill Company in January, 1903, to a group of Michigan and local capitalists. After that he lived practically retired until his death in 1906, at the age of seventy-four. Mr. Holmes was a man of unusual education and culture. Before coming to California he had taught school in the Foxcroft Academy. He was very active both in mind and body, and omnivorous reader and possessed strong character and personality, was liberal and tolerant, respecting the religious and political convictions of others, and he made a success of everything he undertook.

FRANK JAMES BATCHelor. Just as the New World, when it was in the throes of development, attracted to it the best minds of the old one, so did the West in its period of expansion attract those of the East. Especially did California and its neighboring states hold out offers of unexcelled opportunities so that few young men of the last century could resist the lure, and, yielding to it, found in their new environments the stimulating influence they had lacked before. Many are the instances of rapid and substantial advancement of men who, doubtless, had they remained in the East, might not have risen above the ordinary.

Frank James Batchelor, for many years connected with the mercantile life of San Francisco, and who attained to great prominence in its hardware branch, was born across the continent, at Rome, New York, November 16, 1853. His father was a member of the dental profession, and, seeking a better opening, took his family to Milwaukee, Wisconsin, and the lad was reared in the latter city, then still somewhat in its infancy. After completing a public school education Frank James Batchelor learned the hardware business, and proved adept at it. He came to California in about 1890. In the course of his business operations the necessity arose for the issuance of a proper hardware specialty catalogue. The most thorough search failed to discover any man capable of getting out such a catalogue, and so, urged by the paramount importance of the task, Mr. Batchelor undertook the work for the Schwabacher Company of Seattle, and carried it through to a successful completion. He became known to the hardware trade all along the Coast and in much of the contiguous territory, and was considered by many as the best hardware buyer in the country. For many years he was associated with the San Francisco firm of Miller, Schloss & Company and later with the Dunham, Carrigan & Hayden Company, with
Where Society Folk Are Arranging to Live During the Summer Months

Mr. and Mrs. C. Edward Holm.

who have been occupying an attractive apartment on California street during the winter, are again established for the summer in their beautiful home in Belvedere. They are planning to entertain in their usual delightful way during the next few months, having groups of their friends over for informal house parties, where the boating and other pleasures of the island may be enjoyed.

Accompanied by Mrs. Gailhard Floney, Mr. and Mrs. Holmes will leave early in April for a leisurely motor tour of the southern part of the State. They will visit the San Diego exposition and will stop at Santa Barbara, Los Angeles and Riverside before returning home.

Mr. and Mrs. George T. Mayra Jr. intend to visit California in early May. They will pass the summer months at Burlingame and are plan-
COMPANIES INCORPORATED.

The Berkeley Development Company has been incorporated by C. Edward Holmes, C. S. Holmes, W. E. Creed, J. H. Spring and Louis Titus, with a capital stock of $100,000.

The Western Piling and Lumber Company has been incorporated with a capital stock of $100,000 by Charles W. Newland, W. S. Burnett, P. J. Muller, C. I. Wright and A. H. Winn.

The McLaughlin Manufacturing Company has been incorporated with a capital stock of $200,000 by D. W. McLaughlin of 327 Fourteenth street, John Traynor, P. H. Reardon, Augustus Lotz and Walter J. Dyer.
HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name:___________________________
2. Historic name, if known:_________________
3. Street or rural address___________________
   City:______________________________ZIP:______County:________
4. Present owner, if known:__________________Address:________
   City:______________________________ZIP:______Ownership is: Public [] Private [x]
5. Present Use:__________________________Original Use:________________
   Other past uses:_____________________

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
   The exterior of the home is much as it was originally. The interior has gone through major alterations. The original tall ceilings have been replaced. Redwood paneling was put many rooms after the turn of the century.
   four story shingle home - important because of the way
   it adapts to the hillside

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

   [Sketch drawing]

8. Approximate property size:
   Lot size (in feet) Frontage 200
   Depth 100
   or approx. acreage ________

9. Condition: (check one)
   a. Excellent [] b. Good [x] c. Fair []
   d. Deteriorated [] e. No longer in existence []

10. Is the feature altered? [x] Unaltered? []

11. Surroundings: (Check more than one if necessary)
   a. Open land [] b. Scattered buildings []
   c. Densely built-up [] d. Residential [x]
   e. Commercial [] f. Industrial []
   g. Other []

12. Threats to site:
   a. None known [x] b. Private development []
   c. Zoning [] d. Public Works project []
   e. Vandalism [] f. Other []

13. Date(s) of enclosed photographs: ________

   [Signature]

5.23 (Rev. 7/75)
NOTE: The following (Items 14-19) are for structures only:

   f. Other □


16. Year of initial construction: □  This date is: a. Factual □  b. Estimated □

17. Architect (if known):

18. Builder (if known): Original owner C. Edwards Holmes

   f. Windmill □  g. Watertower/tankhouse □  h. Other □  i. None □

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

   This was the summer residence of the San Franciscan residents, the C. Edwards Holmes family whose business was lumber. Supposedly the first car in Belvedere was parked at this house.

21. Main theme of the historic resource: (Check only one): a. Architecture □  b. Arts & Leisure □
   g. Religion □  h. Social/Education □

22. Sources: List books, documents, surveys, personal interviews, and their dates:

   Here, Today

23. Date form prepared: 6/77  By (name): Constance Powell

   Address: 9 West Shore

   Phone: 435 3097  Organization: Landmarks Society

   (State Use Only)
<table>
<thead>
<tr>
<th>Address in Block/ Lot purchaser</th>
<th>Date ofpurchase</th>
</tr>
</thead>
<tbody>
<tr>
<td>147 Beach Road</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>part 17 J. J. Rey</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>Jane Ann Rey (widow)</td>
<td>8.25.1892</td>
</tr>
<tr>
<td>part 18 J. J. Rey</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>Jane Ann Rey (widow)</td>
<td>8.25.1892</td>
</tr>
<tr>
<td>103 Beach Road</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>part 27 Wm. H. Menton</td>
<td>8.19.1892</td>
</tr>
<tr>
<td>470 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>1 R. S. Wheeler</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>Hugh Hume</td>
<td>8.19.1892</td>
</tr>
<tr>
<td>2 R. S. Wheeler</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>Hugh Hume</td>
<td>8.19.1892</td>
</tr>
<tr>
<td>460 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>3 R. J. Hunt</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>Hugh Hume</td>
<td>8.19.1892</td>
</tr>
<tr>
<td>450 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>4 R. J. Hunt</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>C. H. Greene</td>
<td>8.12.1899</td>
</tr>
<tr>
<td>440 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>5 J. F. Lohse</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>6 J. F. Lohse</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>430 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>7 J. F. Lohse</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>Emma S. Lohse</td>
<td>4.22.1892</td>
</tr>
<tr>
<td>404 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>8 Thos. L. Miller</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>9 Thos. L. Miller</td>
<td>8.19.1892</td>
</tr>
<tr>
<td>11 Dr. Windele</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>12 Catherine Windele</td>
<td>4.16.1892</td>
</tr>
<tr>
<td>370 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>13 Lillian G. Waters</td>
<td>4.20.1895</td>
</tr>
<tr>
<td>Emily R. Becker</td>
<td>8.1.1896</td>
</tr>
<tr>
<td>350 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>part 14 J. B. Bradbury</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>16 Chas. S. Holmes</td>
<td>4.22.1892</td>
</tr>
<tr>
<td>17 Chas. S. Holmes</td>
<td>4.22.1892</td>
</tr>
<tr>
<td>330 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>21 Mrs. Ella Baker</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>318 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>23 Mrs. Fox</td>
<td>4.16.1892</td>
</tr>
<tr>
<td>314 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>24 Mrs. Fox</td>
<td>7.31.1897</td>
</tr>
<tr>
<td>Centennial Park</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>27 Mrs. Fox</td>
<td>7.31.1897</td>
</tr>
<tr>
<td>300 Bella Vista Ave.</td>
<td>11.15.1891*</td>
</tr>
<tr>
<td>1 Ada C. Haines</td>
<td>6.1.1892</td>
</tr>
<tr>
<td>298 Bella Vista Ave.</td>
<td>9.16.1892</td>
</tr>
<tr>
<td>2 Susan Wyman</td>
<td>3.2.1894</td>
</tr>
<tr>
<td>246 Bella Vista Ave.</td>
<td>3.28.1892</td>
</tr>
<tr>
<td>4 Fred W. Boole</td>
<td>3.28.1892</td>
</tr>
</tbody>
</table>
This map is a parcel-based map that displays the historic resource sensitivity for each parcel in the City of Belvedere and is based on the potential locations of historic deposits, known historic resources and parcels that contain a structure built in or before 1965.

Sensitivity Definitions:

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

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

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

1. Properties listed in the National Register (NR) or the California Register (CR)
   1D  Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
   1S  Individual property listed in NR by the Keeper. Listed in the CR.

   1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC.
   1CS Listed in the CR as individual property by the SHRC.
   1CL Automatically listed in the California Register - Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1977 and recommended for listing by the SHRC.

2. Properties determined eligible for listing in the National Register (NR) or the California Register (CR)
   2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
   2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
   2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
   2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
   2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
   2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
   2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
   2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
   2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

   2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
   2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
   2CS Individual property determined eligible for listing in the CR by the SHRC.

3. Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation
   3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
   3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
   3S Appears eligible for NR as an individual property through survey evaluation.

   3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
   3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
   3CS Appears eligible for CR as an individual property through survey evaluation.

4. Appears eligible for National Register (NR) or California Register (CR) through other evaluation
   4CM Master List - State Owned Properties - PRC §5024.

5. Properties Recognized as Historically Significant by Local Government
   5D1 Contributor to a district that is listed or designated locally.
   5D2 Contributor to a district that is eligible for local listing or designation.
   5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

   5S1 Individual property that is listed or designated locally.
   5S2 Individual property that is eligible for local listing or designation.
   5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

   5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6. Not Eligible for Listing or Designation as specified
   6C Determined ineligible for or removed from California Register by SHRC.
   6J Landmarks or Points of Interest found ineligible for designation by SHRC.
   6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

   6T Determined ineligible for NR through Part I Tax Certification process.
   6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
   6W Removed from NR by the Keeper.
   6X Determined ineligible for the NR by SHRC or Keeper.
   6Y Determined ineligible for NR by consensus through Section 106 process — Not evaluated for CR or Local Listing.
   6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7. Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation
   7J Received by OHP for evaluation or action but not yet evaluated.
   7K Resubmitted to OHP for action but not reevaluated.
   7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
   7M Submitted to OHP but not evaluated - referred to NPS.
   7N Needs to be reevaluated (formerly NR Status Code 4).
   7H1 Needs to be reevaluated (formerly NR SC4) – may become eligible for NR with restoration or when meets other specific conditions.
   7R Identified in Reconnaissance Level Survey: Not evaluated.
   7W Submitted to OHP for action - withdrawn.

12/3/2003
The "Pagoda House" derives its name from the sweeping Oriental lines of its roof. The upper floor of the shingle house is cantilevered from a massive base.

A polygonal turret and an outside staircase characterize this shingle and stucco Victorian house, as do the binetresses that support the upper deck.

Because seafaring men built this house it earned the name of the "Crew's Nest." The brown shingle house is the third oldest residence in Belvedere.

The simple lines of this redwood shingle house foretell the later move away from Victorian elaborateness. However, a number of different window shapes are in evidence.

The square lines, heavy beams and massive effect of this two-story shingle house reflect the trend in California architecture in the early 1900's.

This handsome four-story shingle house is of particular interest for the manner in which it adapts to the precipitous hillside. It has a graceful encompassing porch.

This example of Greek Revival with its two-story Corinthian columns is still used as a clubhouse. The building which has undergone several remodings sits at the southern tip of the island.

Golden Gate Avenue

Albert Farr designed this as a clubhouse for the Belvedere Golf and Country Club. Its vast redwood dining room with beamed cathedral ceiling was the center of local activity from 1910 to 1930, when the club sold its golf course for development, and the clubhouse for a residence.

Clarence Ward was the architect for this house which is distinguished by an unusually wide roof overhang, paneled windows and superb interior design.

Great character is evidenced in this shingled house built by contractor Daniel McLain. Especially attractive are the gabled roof and boarded windows.

Laurel Avenue at San Rafael Avenue

The Belvedere Presbyterian Church had Albert Farr design a church at Bayview and Laurel. In 1939 it was remodeled into a residence. Then in 1946 the building was sold to the City of Belvedere and moved to its present location. In 1967 an excellent remodeling enlarged it to house the City offices without sacrificing its character.

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