

To: Mayor and City Council

From: Irene Borba, Director of Planning and Building

Subject: **Consider recommendations by the Belvedere Historic Preservation Committee and the Planning Commission to designate 260 Bayview Avenue a City of Belvedere Historic Property, pursuant to Title 21 of the Belvedere Municipal Code**

Recommended Motion/Item Description

1. That the City Council conduct the public hearing; and
2. That the City Council adopt the resolution approving the designation of the property at 260 Bayview Avenue as a City of Belvedere Historic Property.

Background

The applicants and property owners, David Forster & Lucy Alexander, of 260 Bayview Avenue have requested that their home receive the City’s designation of Historic Property, pursuant to Title 21 of the Belvedere Municipal Code.

On January 8, 2019, the Belvedere Historic Preservation Committee voted to recommend designation of the home at 260 Bayview Avenue as a City of Belvedere Historically Designated Property.

At the February 19, 2019, Planning Commission Meeting, the Commission considered the recommendation of the Historic Preservation Committee, and the material prepared by the Committee as the basis for the recommendation. The Planning Commission approved a motion recommending that the City Council designate the residence at 260 Bayview Avenue as a City of Belvedere Historic Property.

Analysis

Under Chapter 21.20 of the Belvedere Municipal Code, a property owner may initiate the process to apply for the Historical Designation of his or her home. After a complete application is received, the Historical Preservation Committee holds a public hearing to consider the Historical Designation application and makes a recommendation to the Planning Commission. Subsequently, the Planning Commission reviews the application and makes its recommendation to the City Council. Only the City Council can designate a residence as a Belvedere Historically Designated Property.

The three-story basement, single-family residence at 260 Bayview Avenue is located on a steeply sloped site on the east side of Bayview Avenue and overlooks Belvedere Cove. The property includes a detached garage with in-law unit; concrete stairs and pathways; a stone cooking hearth (outdoor) and paved patio; and garden terraces enclosed with crenellated stone walls.

Generally square in plan, the residence is topped by a compound roof clad in composition shingles and elaborated with tile ridge caps. All exterior surfaces were covered with stucco, including typical wood elements such as columns, modillions and eave soffits. Current owners removed the stucco and took it back to original shingles while reinforcing and retaining the look and feel of the original house. Many of the original elaborate wood windows are extant and consist primarily of multi-pane fixed casement windows and have decorative muntin-work in the upper sashes. Some original windows, primarily on secondary elevations, have been replaced with modern wood sash windows in various configurations.

The property at 260 Bayview Avenue has changed multiple hands over the past century and appears to have been used both as a primary and secondary residence by its various owners during that time. Research revealed various dates of construction of the residence, ranging from 1898 through 1929. Assessor records indicate that a residence had been built on the property by 1908, though the original architect was not identified.

Ownership Chronology

Date	Owner
1908	H. G. Tilden
1909-1913	Voorman Company
1913-1917	Dr. Phil Rahtjen
1917-1922	G. F. Guerraz
1922-1923	Mrs. F. G. Cooper
1924-1927	Josephine N. Cooper
1927-1947	Grace and Herman Behrens
1947-1959	Leonard E. Von Schultheis
1959-1975	M.B. and M.C. McIlroy
1975-2011	Frederick and Mary Bost
2011	David C. K. Forster & Lucy I. Alexander

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*).

A mix of Queen Anne and later Victorian, for a “Belvedere summer cottage.” Originally shingled, as was typical then, but later stucco was added to the exterior. Current owners removed the stucco and took it back to original shingles while reinforcing and retaining the look and feel of the original house.

2. Architecture (*Outstanding because of age*).

Yes, Built in Belvedere's earliest years. 1898

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*).

Both the exterior and interior show outstanding craftsmanship and detailing. The arched windows are repeated in the interior shelving. Many original windows or saved detailing on windows have been retained.

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*).

The house fits in with the site and the surroundings and helps to set the early architectural style of the street and neighborhood. The structure serves as a landmark and as an important visual reminder of the very early Belvedere years.

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. For all the reasons above, and by the fine work done by the current owners, is better than new.

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

The subject structure retains most of its original materials and design features, to the point of returning to the original shingles and returning to original design from changes made over the years. Any additions/modifications that have been done are consistent with the original look and feel.

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 survey form, the property at 260 Bayview Avenue satisfies criteria 1, 2, 5, 6, 7 & 8. 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. Additionally, once designated, modifications to an historic property are subject to the local Belvedere regulations under the Historic Preservation Ordinance, and the State Secretary of the Interior Standards for the Treatment of Historic Properties. Finally, a designated historic property will constitute an “historic resource” under CEQA and be subject to additional environmental review and potential developmental constraints.

Recommendation

1. That the City Council conduct the public hearing; and
2. That the City Council adopt the resolution approving the designation of the property at 260 Bayview Avenue as a City of Belvedere Historic Property.

Attachments

- Resolution approving the designation of the property located at 260 Bayview Avenue as a City of Belvedere Historic Property.
- Application for Historic Designation.
- Belvedere Historic Designation Survey Form prepared by subcommittee of the Historic Preservation Committee.

CITY OF BELVEDERE

RESOLUTION NO. 2019-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELVEDERE
DESIGNATING THE PROPERTY LOCATED AT 260 BAYVIEW 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 260 Bayview Avenue has been submitted; and

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

WHEREAS, a home may be designated as an Historic Belvedere Property if three or more of the following findings of facts per to Belvedere Municipal Code section 21.20.070(A) can be made; and

WHEREAS, the City of Belvedere Historic Preservation Committee made a favorable recommendation to the Planning Commission on the Historical Designation application on January 8, 2019; and

WHEREAS, the Planning Commission held duly a noticed public hearing on the Historical Designation application on February 19, 2019, and approved a motion recommending that the City Council designate the property at 260 Bayview Avenue a City of Belvedere Historic Property; and

WHEREAS, the City Council held a duly noticed public hearing on the Historical Designation application on March 11, 2019; and

WHEREAS, the City Council made the following findings of fact pursuant to Section 21.20.070(A) 1, 2, 5, 6, 7 & 8 of the Belvedere Municipal Code for the property at 260 Bayview Avenue:

1. Architecture (*Outstanding example of particular style*).

A mix of Queen Anne and later Victorian, for a “Belvedere summer cottage”. Originally shingled, as was typical then, but later stucco was added to the exterior. Current owners removed the stucco and took it back to original shingles while reinforcing and retaining the look and feel of the original house.

2. Architecture (*Outstanding because of age*).

Yes, Built in Belvedere’s earliest years. 1898

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).*

Both the exterior and interior show outstanding craftsmanship and detailing. The arched windows are repeated in the interior shelving. Many original windows or saved detailing on windows have been retained.

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).*

The house fits in with the site and the surroundings and helps to set the early architectural style of the street and neighborhood. The structure serves as a landmark and as an important visual reminder of the very early Belvedere years.

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.*

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

The subject structure retains most of its original materials and design features, to the point of returning to the original shingles and returning to original design from changes made over the years. Any additions/modifications that have been done are consistent with the original look and feel.

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 260 Bayview 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 _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____

Robert McCaskill, Mayor

ATTEST: _____

Alison Foulis, City Clerk

Property/Structure Address: 260 BAYVIEW AVENUE



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: 9-5-18 Rec'd. by: NSM
Amount: \$53- Receipt No.: CC
Parcel No.: 060-195-18 Zone: R-15

TO BE COMPLETED BY PROPERTY OWNER

Address of Property: 260 BAYVIEW AVENUE
Historical Name of Property, if Known: _____
Record Owner of Property: DAVID FORSTER & LUCY ALEXANDER
Mailing DAVID FORSTER Daytime Phone: 415 960 4587
Address: 260 BAYVIEW AVENUE Fax: _____
BELVEDERE, CA 94920 Email: DEKFORSTER@GMAIL.COM
Owner's Representative: _____
Mailing _____ Daytime Phone: _____
Address: _____ Fax: _____
Email: _____

Description and History of Property/Structure: THE PROPERTY WAS BUILT IN 1898* AND OCCUPIES AN ICONIC LOCATION OVERLOOKING THE SF YACHT CLUB AND IS CLEARLY VISIBLE FROM BELVEDERE'S BEACH ROAD WATERFRONT. WE DO NOT HAVE DETAILS OF THE ARCHITECT BUT THE DESIGN IS FAIRLY CLASSICAL FOR BELVEDERE PROPERTIES OF THE PERIOD. OUR UNDERSTANDING IS THAT THE PROPERTY WAS ORIGINALLY SHINGLED BUT THEN STUCCOED AT A LATER DATE. ALTHOUGH THE PROPERTY REQUIRED SIGNIFICANT WORK WHEN WE ACQUIRED IT, OUR SOLE FOCUS WAS ON RESTORING IT AND ENHANCING THE DESIGN IN KEEPING WITH THE VERY BEST OF BELVEDERE'S HOMES. SPECIFICALLY WE RETAINED AS MANY ORIGINAL FEATURES AS PRACTICAL AND RETURNED THE PROPERTY TO ITS ORIGINAL SHINGLING.

Historic Designation Application • Page 1 of 3 • City of Belvedere

U:\planningmanager\Planning Forms\PLANNING FORMS - LATEST EDITION\APPLICATION FOR HISTORIC DESIGNATION.doc Rev. 9/12/2008 LC

* NB, THE COUNTY OF MARIN ASSESSOR RECORDS SHOW CONSTRUCTION DATE AS 1929 BUT OUR UNDERSTANDING IS THAT THE ORIGINAL BUILDING WAS 1898 CONSISTENT WITH CURRENT DESCRIPTION ON ZILLOW WEBSITE. WE ARE SEEKING CLARIFICATION.

Property/Structure Address: 260 BAYVIEW AVE.

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

All property owners must complete this Section.

Street address of subject property: 260 BAYVIEW AVENUE

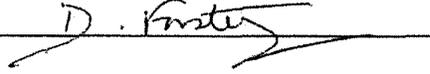
Assessor's Parcel No(s). of subject property: 060-195-18

> Properties Owned by Individuals

I, DAVID FORESTER, 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 4TH day of SEPTEMBER, 2018, 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 _____ Signature _____

Title(s) _____ Title(s) _____

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

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



CITY OF BELVEDERE

BELVEDERE HISTORIC DESIGNATION SURVEY FORM

The following criteria shall be used when considering structures or sites for historic designation:

1. Architecture It is an outstanding example of a particular style, construction method or material.
2. Architecture It is outstanding because of age.
3. Architecture It is outstanding because it is the work of a significant architect or builder.
4. Architecture It is outstanding because it is the first, last, only or most significant architectural property of its type in the city.
5. Design It has a unique or original design or demonstrates outstanding craftsmanship.
6. History It is associated with a person, group or event significant to the city, state or nation, or shows broad cultural, political, social or economic patterns, or embodies and expresses the history of the city
7. Environment It contributes to the character of the street or neighborhood area or has significance as a visual landmark owing to its unique location.
8. Integrity It retains most of its original materials and design features.
9. National Register of Historic Places It is a site or structure listed on the National Register of Historic Places.



Street Address: 260 Bayview Avenue

Assessor's Parcel Number: 060-195-18

Historic Name of Property: Not Known

Owner: David Forster & Lucy Alexander

Owner's Address: 260 Bayview Avenue, Belvedere, CA 94920

Description/Property Chronology:

The three-story basement, single-family residence at 260 Bayview Avenue is located on a steeply sloped site on the east side of Bayview Avenue and overlooks Belvedere Cove. The property includes a detached garage with in-law unit; concrete stairs and pathways; a stone cooking hearth (outdoor) and paved patio; and garden terraces enclosed with crenellated stone walls.

Generally square in plan, the residence is topped by a compound roof clad in composition shingles and elaborated with tile ridge caps. All exterior surfaces were covered in stucco, including typical wood elements such as columns, modillions and eave soffits. Current owners removed the stucco and took it back to original shingles while reinforcing and retaining the look and feel of the original house. Many of the original elaborate wood windows are extant and consistent primarily of multi-pane fixed, casement windows and have decorative muntin-work in the upper sashes. Some original windows, primarily on secondary elevations, have been replaced with modern wood sash windows in various configurations.

The property at 260 Bayview Avenue has changed multiple hands over the past century and appears to have been used both as a primary and secondary residence by its various owners during that time. Research revealed various dates of construction of the residence, ranging from 1898 through 1929. Assessor records indicate that a residence had been built on the property by 1908, though the original architect was not identified.

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1959-1975	M.B. and M.C. McIlroy
1975-2011	Frederick and Mary Bost
2011	David C. K. Forster & Lucy I. Alexander

SIGNIFICANCE AND EVALUATION

The property at 260 Bayview Avenue, meets the following criteria for Historic Designation:

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

A mix of Queen Anne and later Victorian, for a “Belvedere summer cottage”. Originally shingled, as was typical then, but later stucco was added to the exterior. Current owners removed the stucco and took it back to original shingles while reinforcing and retaining the look and feel of the original house.

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Not applicable.

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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.

Historical Information:

Construction Year & Significant Builder:

Research revealed various dates of construction of the residence, ranging from 1898 through 1929. Assessor records indicate that a residence had been built on the property by 1908, though the original architect was not identified.

Recommendation:

Date of Survey: November 28, 2018

Prepared by: Mel Owen, Historic Preservation Chair and Vice Committee Chair
Diana Bradley

Organization: Historic Preservation Committee, City of Belvedere

REFERENCES

A Pictorial History of Belvedere. 1890-1990. The Landmark Society. Edited by Beverly W. Bastian & Barbara B. Gnos.

Historic Resource Evaluation, prepared by Garavaglia Architecture, Inc. dated 2012