CITY OF BEVERLY HILLS
STAFF REPORT

Meeting Date:	August 31, 2010
To:	Honorable Mayor & City Council
From:	Jonathan Lait, AICP, Assistant Director of Community Development
Subject:	Regulations Governing Demolition of Buildings within the City and Review of Recently Adopted Historic Preservation Polices
Attachments:	1. Los Angeles Times Article, dated August 21, 2010 2. Historic Resource Element

INTRODUCTION

This discussion item is being presented at the request of Councilmember Mirisch. The item was requested in part due to a recent Los Angeles Times article (Attachment 1) reporting on the planned demolition of a home reportedly designed by notable modernist architect, John Lautner. This report summarizes the City's recent policy direction provided by the City Council related to historic preservation and the City's procedures for issuing a demolition permit.

DISCUSSION

For several years the community and City Council have contemplated the level of commitment the city might apply to preserve significant cultural or historic resources. This discussion typically balances the value cultural resources contribute to the history and character of the city with its unique history of the past residents on the one hand, and private property rights on the other.

On March 4, 2008, the City Council discussed historic preservation and at that time, deferred consideration of a possible program to the General Plan update effort then underway. The updated General Plan was approved on January 12, 2010 and includes a Historic Preservation Element (Attachment B). Among the many implementation programs in the General Plan is the following:

> **Historic Preservation (Program 2.2)**[1]
> Consider adoption of a local Historic Resources Ordinance as a framework for the preservation and documentation of significant historic and cultural resources in the community. The ordinance would identify specific actions designed to

[1] The Planning Division currently has among its Fiscal Year 2010-2011 Work Program an item that would prioritize all the General Plan Implementation Programs and develop a five year plan to implement the higher priority goals and policies. This effort is underway and expected to be completed prior to the next budget cycle, when work programs are approved by the City Council.

preserve, maintain, and promote the City's rich inventory of cultural resources, including:

- Adopting a local register of historic resources and establishing criteria and procedures to list properties;
- Maintaining an updated historic resources inventory, and requiring documentation of resources that may be approved for demolition, including establishment of an archive of historic information and resources;
- Programming to promote the designation and protection of significant local resources including residential, and non-residential properties;
- Exploring establishment of a requirement to replace commercial buildings that are demolished, and to extend this provision to residential buildings at some point in the future;
- Exploring incentives such as a Mills Act Ordinance, conservation easements, and transfer of development rights to promote preservation of significant resources;
- Establishing disincentives and penalties for the demolition of significant resources without benefit of City permits; and
- Programming and partnerships to promote the wealth of historically significant local resources.

A local Historic Resources Ordinance, or other regulatory options that govern the demolition of older structures, could provide the City an opportunity to evaluate the importance of a structure in terms of its cultural significance to the City or from an environmental context, consistent with the California Environmental Quality Act (CEQA).

Presently the City does evaluate the historical significance of a structure from an environmental perspective when it processes discretionary applications. However, when no discretionary application is required, the provisions of CEQA do not apply. Moreover, the City has no other review process in place to enable evaluation of the alteration or demolition of a structure, even if that structure may be historically significant.

At present, the issuance of a demolition permit in the City of Beverly Hills is a ministerial action. City officials do not exercise discretion or judgment when issuing a demolition permit. Accordingly, there is no evaluation as to the historical or cultural significance of a structure being removed or altered through a demolition permit. The City's current process for issuing a demolition permit is provided below.

Demolition Permit Procedures

Building demolition is governed by regulations set forth in the zoning and building chapters[2] of the municipal code. The process includes the filing of a demolition permit application and payment of applicable fees.

In reviewing a demolition permit, the city official, typically a plan review engineer, reviews a standardized checklist to ensure each application complies with these regulations. The following is an example, though not exhaustive list, of the type of information collected:

[2] Beverly Hills Municipal Code Sections 9-1-104 (Building Code) and 10-3-4200 (Zoning Code)

- Landscape maintenance plan, including construction fencing;
- Asbestos Report
- Rodent Report
- Disconnect Public Utilities (gas, electric, telephone, cap sewer line)
- Security Bond to ensure Completion of Demolition or Site Restoration
- Maintain Water Service
- Notice of Demolition (Site Posting)

The City requires a notice of demolition be posted on the site at least 10 days prior to demolition. Disconnecting utilities is arranged by the property owner and with the utility companies. A typical demolition permit that includes the removal of an existing single family home can take up to four weeks to process.

Each step in this review process is a ministerial action and based on clear objective standards set forth in the Municipal Code. Once verification of the required items is achieved, the demolition permit is issued.

If the current demolition procedures no longer reflect the City Council's expectations and vision for the city, it would be appropriate to amend the municipal code and establish a discretionary demolition permit process. Discretionary review of a demolition permit could be based the age of a structure or other criteria. Structures meeting the criteria would then be analyzed for its potential historic significance, impacts disclosed and feasible mitigations imposed. Implementing such a process, however, introduces less predictability in the development review process, may increase costs and may lengthen the time it takes to obtain required permits.

FISCAL IMPACT

The recommendation in this report has no fiscal or budget-related impacts.

RECOMMENDATION

Discuss and provide direction to staff as appropriate.

Susan Healy Keene, AICP
Approved By

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ATTACHMENT 1

Los Angeles Times Article, dated August 21, 2010

John Lautner's Shusett House close to demolition despite preservationists' efforts

The longtime owner of the Beverly Hills home has run out of patience with the home and its fans, who are hoping it can be saved and renovated.

August 21, 2010 | By Scott Timberg, Special to the Los Angeles Times

Some architects reach the point where even a minor or obscure example of their work becomes significant. That may be the case with architect John Lautner, whose underdog individualism has propelled his reputation skyward.

Supporters hope Lautner's prestige can help save one of his earliest commissions, a 1951 house north of Sunset Boulevard in Beverly Hills known as Shusett House. The current owner, Enrique Mannheim, wants to knock it down and build a new place to live. The demolition could come in the next few days.

Mannheim says he's tried to make the place work for his family, but after 23 years, he's reached the end of his patience with the structure – as well as with Lautner fans.

"They are trying to make waves now, even though they've had 23 years," says Mannheim, a 62-year-old retired Chilean-born engineer, who lived in the house with his wife, Katalin, 61, an agent for menswear companies, and three children until temporarily relocating a few weeks ago. "Even in the Lautner book, the house is mentioned in only one line."

Frank Escher, a Silver Lake-based architect who serves as a director of the John Lautner Foundation, thinks the house can and should be saved. His message to the house's owner, he says, has been: "You have a historically valuable property here. It might be your personal property, but there is a larger responsibility."

These days, the house on Monte Leon Lane does not look like much, especially with a construction fence blocking most of the view. Besides the general disrepair, and the notice of pending demolition posted near the mailbox, large white columns that were not part of Lautner's design — added before the Mannheims bought the house — sit in front.

The house was built early in the career of Lautner, a Midwesterner who studied with Frank Lloyd Wright, settled in Los Angeles and did much of his building in California. After designing innovative homes, many in secluded hilltop locations, he established a reputation as an architect who balanced intellect with a builder's pragmatism.

Alan Hess, a historian and author of a book on the architect, champions his style as "organic modernism" for his love of natural materials, especially wood, and his use of the natural lines and shapes of caves and trees in his designs.

But despite his designs for stunning homes like Silvertop, Elrod and Chemosphere Houses, some of which were used in films such as "Body Double" and "Diamonds Are Forever," and a strong reputation in the '60s, not everyone in the field loves his work. Lautner never received commissions for significant civic buildings, and near the end of his life — he died in 1994 — he despaired for his work and

reputation. (One of his most famous commercial buildings, Googie's coffee shop, which lent its name to a vernacular architectural style, was knocked down near the end of his life.)

After the recession of the early '70s imperiled many of his commissions, he became a kind of architect's architect, and then a cult figure. Over time, in part because of tasteful restorations like the kind Escher and partner Ravi GuneWardena brought to Chemosphere House, now owned by publisher Benedikt Taschen, his prestige surged.

Lautner's style was celebrated in a 2008 Hammer Museum exhibition, "Between Heaven and Earth: The Architecture of John Lautner," a year after the Getty Research Institute took over his archives.

Escher says the Shusett house owned by Mannheim provides "almost a perfect storm" of architectural preservation issues. "You have a house that is of architectural and historical significance, but it's in terrible shape," he said. "And the city of Beverly Hills is lax at preserving its architectural heritage. And you have an owner who is not interested in finding out what they have. We've tried everything, been very diplomatic."

Crosby Doe, a real estate agent and architectural historian who saw the house several years ago, also favors preserving it, but he isn't optimistic.

"Lautner is like Picasso — every one is important," he says. "We've lost some wonderful architecture lately through shortsightedness. This is not the masterpiece that some of his other pieces are, but every Lautner house is worthy of restoration. Ultimately the owner has the property rights. If you want to burn your Picasso, you can."

Mannheim bought Shusett House, he says, because of its large lot, low price and its location in Beverly Hills. Its architect's reputation "was not part of the equation."

"The house was in bad shape," Mannheim said of the place when he purchased it. "Bad, bad, bad. When we moved in, the bathroom was rotten, with mold. The kitchen, by all the standards of today, was atrocious."

Preservationists point out this is often the case with neglected historic homes. They point to the success of the Lautner home in hillside Los Feliz that actress Kelly Lynch and producer husband Mitch Glazer restored in the late '90s.

"It was in terrible shape," Lynch says of Harvey House. "Everyone was looking at it as a demo," damaged by water and altered from Lautner's original design. It seemed to be valuable only for its promontory views.

But the couple put about a million and a half dollars into the home after purchasing it for about the same price: They now get offers of well over $10 million for it.

Escher sees the two homes—both built in the early '50s—as sharing much in common. Shusett in particular, he says, has what he calls an "ingenious" floor plan, in the way the house and its windows move you "through the house into the landscape."

Mannheim has given several different time frames for the demolition; earlier this week he said that he expected the house to be destroyed by Wednesday. But at that point, the demolition permit had been applied for but not yet issued.

Sometimes an imperiled structure can be saved. The most iconic of Southern California's Case Study Houses—designed by Pierre Koenig—was almost leveled, but saved in part by the Los Angeles Conservancy.

But Shusett House, conservancy members lament, sits in Beverly Hills, a city they characterize as having weak preservation laws. Escher goes further, calling the city "an architectural freak show" for its destruction of old buildings and erection of new ones.

David Reyes, a Beverly Hills planner, concedes that each city is different, and that building and demolition in Beverly Hills do not have as strict a review process as many in the county. .

"Each city has its own laws and ordinances," Reyes says. "And this property owner is compliant with ours and with state laws. I think they are close: Based on my review of the record, they have a few things left to do – it could be three days to two weeks. The ball is in their court."

******End of Story**********

ATTACHMENT 2

Historic Resource Element adopted by the Council of the City of Beverly Hills on January 12, 2010 (Resolution 10-R-12725)

HISTORIC PRESERVATION

Adopted on January 12, 2010 by resolution 10-R-12725.

Table of Contents

Overview 49
Local Context 52
Historic Resources in the City. 52
Goals and Policies 61
HP 1 Value and Preserve Significant Cultural Resources 61
HP 2 Promotion of the City's Historic Resources 63
Amendments 64

Tables

Table HP1 - State Historic Resources Inventory 56

Maps

Map HP1 –National and State Historic Resources 59

Overview

Beverly Hills' historic resources are the physical elements that define the City's heritage and honor its past. These resources include architecturally significant buildings, street lights, fountains, and streets lined with the City's signature palm trees. Other features that define the City, such as Beverly Gardens Park, the iconic "Beverly Hills" logo signs, and public art, may also qualify as historic resources given their significance to the cultural, social, educational, architectural, economic, and political history of the community. These historic and cultural resources contribute to the community's unique identity and charm. The City strives to assure that the resources that best represent the City's storied past are well preserved and maintained so that they continue to provide the community with a sense of permanence and foster civic pride and stewardship among its residents

First school in Beverly Hills

and businesses.

This section provides a summary of the historic preservation elements applicability, the purpose for the element, requirements from the State, the local context and historic land use patterns in the city.

Regulation of Local Resources

The treatment of historic resources is governed by federal, state, and local laws and guidelines. There are specific criteria for determining whether historic sites are significant and protected by law. The laws and regulations seek to mitigate impacts on significant historic resources. Beverly Hills has a variety of historic residential and commercial architectural styles constructed over many decades. In addition to the historic buildings, and thematic groups of structures, other physical elements also evoke the City's history and can be considered as historic resources. Examples of these resources include street lights, fountains, and streets lined with mature trees. Other features—such as parks, monuments, signs, or public art—may also qualify as historic if they are deemed significant to the cultural, social, educational, architectural, economic, or political history of the community. These features may be eligible for listing in the California Register separately as structures, objects, or sites, or as contributing features to a historic district. Currently, there is no process to identify and protect non-architectural resources such as monuments or memorials.

Greystone Mansion

Depending on the historical significance of a resource, historic resources may be listed on the local, state, or national register of historic places. Following are the regulations used by the City to manage these resources.

National Regulations

National regulations applicable to Beverly Hills include the National Historic Preservation Act and the Secretary of the Interior's Standard for the Treatment of Historic Properties, for properties listed on the National Register. These regulations affect properties where federal

funds are being used, and where federal tax credits for rehabilitation of historic properties are requested.

State Regulations—The California Environmental Quality Act

CEQA requires lead agencies to consider the potential effects of a project on historical resources. CEQA requires an environmental impact report (EIR) to be prepared for proposed projects which may cause a significant adverse effect on the environment, including historic resources. According to CEQA, historic resources include the following:

Harold Lloyd Estate

1. A resource listed, or determined to be eligible, by the CRHR
2. A resource included in a local register of historical resources
3. Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence

Under CEQA, any adverse change to a historic resource caused by a new project will be considered as a significant effect on the environment including demolition, destruction, relocation, or alteration of the resource or its immediate surroundings. The extent to which significant effects are avoided or mitigated through the Environmental Impact Report process is required to be a determining factor when making a decision to approve a new project. If a local agency determines a property to be of local significance, the requirement of CEQA to conduct an environmental impact report may be applied.

Beverly Wilshire Hotel

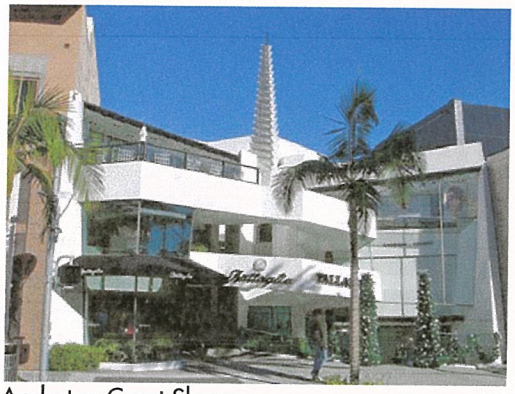
Local Regulations

Local regulations regarding historic resources are limited to the Beverly Hills Architectural Commission acting as the City's Landmarks Advisory Commission whose duties include *(a)* inspection of any site, building, or structure believed to be a historical or cultural landmark; *(b)* compile and maintain a list of all such

sites in the City; and *(c)* publish and transmit the list of landmarks to the general public. The Commission also must review and approve proposed new development on any landmark site prior to issuance of a permit to demolish the existing structure on that site.

Local Context.

Beverly Hills was created in 1906 when Wilbur F. Cook Jr. developed a plan for a balanced, self-contained community. The City was designed with smaller lots at its southern edge and large estates in the foothills to the north where residential streets were gently curvilinear and lined with trees. To this day, the general pattern of land use and famous street trees reflect the original plans for the City. The City was largely developed during the 1920s, when its location and design attracted affluent residents and visitors drawn to the burgeoning film and entertainment industry and the upscale shopping in what is now the Business Triangle.


Anderton Court Shops

Today, Beverly Hills remains an enclave of renowned residential estates, commercial buildings, civic buildings, and public spaces that represent the City's rich history and culture. As a result of ongoing development and redevelopment activities in the region, there is ongoing pressure to demolish some of the City's historic resources. Within this context, the policy framework is designed to preserve the City's heritage by identifying and safeguarding the most significant of the City's innumerable historical resources. Further, the policies are designed to promote the City's historic and cultural resources as a means to foster civic pride and community engagement in the celebration of the City's unique cultural heritage. The preservation and adaptive reuse of historic structures also promotes sustainability by reducing the need for new construction materials.

Historic Resources in the City.

Beverly Hills has a variety of historic residential and commercial architectural styles constructed over many decades. In addition to the historic buildings, and thematic groups of structures, other physical elements also evoke the City's history and can be considered as historic resources. Examples of these resources include street lights, fountains, and streets lined with mature trees. Other features—such as parks, monuments, signs, or public art—may also qualify as historic if they are deemed significant to the cultural,

social, educational, architectural, economic, or political history of the community.

National Register of Historic Places

The criteria for placement on the National Register require assessing the quality of significance in American history, architecture, archeology, engineering, and culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and any one or more of the following:

That are associated with events that have made a significant contribution to the broad patterns of our history

That are associated with the lives of persons significant in our past

That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

That have yielded or may be likely to yield, information important in prehistory or history

Properties Listed on the National Register

Six properties in Beverly Hills are listed on the National Register including one residence, two public parks, two commercial properties, and one government property, as briefly described below. Also described below is Beverly Gardens Park, which is eligible, but not listed on the National Register.

Harold Lloyd's Estate, Greenacres. A residence located off Benedict Canyon Drive, this property was listed on the National Register in 1984. Built in 1929 for the internationally known silent screen comedian, Harold Lloyd, Greenacres was one of the greatest estates of Hollywood's Golden Era. With its formal gardens, it is one of the finest Mediterranean/Italian Renaissance style residential complexes remaining in the state.

Greystone Mansion and Park, Doheny Estate. Greystone's 18.5-acre park setting serves as the location for myriad cultural activities, and provides a gathering place for recreation, entertainment, and quiet relaxation for visitors. In 1971, the entire site was dedicated as a City of Beverly Hills public park, and in 1976, it was placed on the National Register.

Greystone Mansion

Virginia Robinson Gardens. Virginia Robinson Gardens, operated by the County Arboretum of Los Angeles, has an eloquent blend of architecture and landscape, and is a beautiful representation of an early twentieth century estate. The gardens were officially listed on the National Register in 1978.

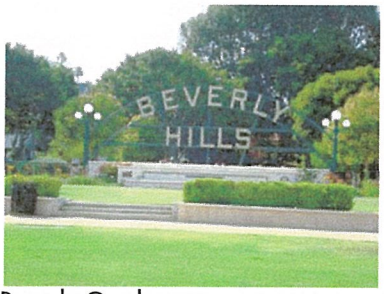
Regent Beverly Wilshire Hotel. Located near Rodeo Drive, the hotel features an ornate European façade with distinctly rounded awnings and rows of sculpted trees. The property was listed on the National Register in 1987.

Anderton Court Shops. Located on N. Rodeo Drive, this building by Frank Lloyd Wright was built in 1953 and features a series of small boutiques designed around a central light well, connected by an angular ramp. This property was listed on the National Register in 2003.

Beverly Hills Post Office. Built in 1933, the Beverly Hills Post Office was constructed as a Work Projects Administration project on the site of the former Pacific Electric Railway Station. Adjacent to City Hall, the Italian Renaissance Revival style historic landmark is the cornerstone of Beverly Hills's business triangle. The City purchased this property from the United States Postal Service after the post office was vacated. The building is now leased by the Beverly Hills Cultural Center Foundation, which will operate a new Cultural Center in the building. The Post Office was listed in 1986.

Beverly Hills Post Office

Beverly Gardens Park. Although not listed on the National Register, the linear Beverly Gardens Park was determined by the State Office of Historic Preservation to be eligible for listing on the National Register.



Beverly Gardens

State-Recognized Resources

The California Historical Resources Information System (CHRIS) includes the statewide Historical Resources Inventory (HRI). As indicated in Figure HC 1 (Location of Historic Resources), fifty-six properties are listed on the Beverly Hills HRI, including the six properties on the National Register. This inventory contains fifty-three sites rated 3 or higher, which according to the State Office of Historic Preservation rating scale, appears eligible for listing on the National Register. Based on this rating,

these sites were further evaluated and determined to be eligible for the CRHR.

The survey rates properties in six hierarchical classes of significance based upon the State Office of Historic Preservation's (SOHP) rating scale, which is shown below:

1. Listed on the National Register
2. Determined eligible for listing on the National Register
3. Appears eligible for listing in the judgment of the person(s) completing or reviewing the inventory form
4. May become eligible for listing when (a) more research is performed; (b) the property is restored to an earlier appearance; (c) more significant examples of the property's architectural style are demolished; or (d) the property becomes old enough to meet the Register's 50-year requirement
5. Individually listed or eligible for listing under a local preservation or landmark ordinance
6. Ineligible for above

Will Rogers Park

Since the compilation of the inventory, three additional sites were listed on the CRHR that were rated 3 or higher. Specifically, 9500 Wilshire Blvd., the Anderton Court Shops, and the City's first Historic District on North Arnaz Drive were added, bringing the number of sites designated 3 or higher within the City to fifty-six. These fifty-six properties are listed below in Table HC 1. The Historic Resources Inventory (HRI), upon which this table is based, is continually updated and the properties listed are current as of the City's most recent historic resources survey.

California Register of Historical Resources: Districts, Points of Interest, and Landmarks

The following resources are designated on the CRHR within the categories indicated below:

Historic District

- **Arnaz Drive District.** Located along the 100 block of North Arnaz Drive, this district is one block long with approximately 25 properties. The state listing describes North Arnaz Drive as a rare example of historic regional architecture and "an early twentieth century Southern California prototype which is rapidly

disappearing within the City under the pressure of high-density development." The district includes a variety of duplexes and two-story apartment buildings built in the 1920s and '30s in revival Spanish, French, and Tudor styles.

Historical Points of Interest

- **Virginia Robinson Gardens.** This site is also listed on the National Register as described above.

Historical Landmarks

- **Portola Trail Campsite** (in La Cienega Park). The expedition of Don Gaspar de Portolá from Mexico passed through and camped near the Portola Trail Campsite en route to Monterey to begin the Spanish colonization of California.
- **Harold Lloyd Estate** ("Greenacres"). This is also listed on the National Register and described above.

Locally Surveyed Resources

In addition to the above described resources, the Historic Resource Inventory compiled by the City in 1985/86 includes 371 properties, 53 of which were designated 3 or higher. Those properties are included in Table HC 1 above. The Historic Resource Inventory has not been adopted by the City as a local register, but it serves as a guide to potentially significant historic properties that may have historic or cultural significance to the City.

Table HP1 - State Historic Resources Inventory

Rating	Type of Site	Address/Common or Historical Name
1	Residential	1740 Greenacres Place/Greenacres/Harold Lloyd Estate
1	Public Park	905 Loma Vista/Greystone/Doheny Estate
1	Commercial	1008 Elden Way/Robinson Gardens/Harry and Virginia Robinson Estate
1	Commercial	9500 Wilshire Blvd/Beverly Wilshire Hotel
1	Commercial	332 N. Rodeo Dr./Anderton Court Shops
1D	Public Park	470 N. Canon/Beverly Hills Post Office
1D	Historic District	100 block of North Arnaz Drive
2	Public Park	North Santa Monica Blvd./Beverly Gardens
3	Residential	918 Alpine Drive/O.B. English Residence
3	Residential	634 Alta Drive/Samuel M. Lee Residence
3	Residential	619 Arden Drive/L.G. McNeil Residence

Table HP1 - State Historic Resources Inventory		
Rating	**Type of Site**	**Address/Common or Historical Name**
3	Residential	705 Arden Drive/Rene Rivierre Residence
3	Residential	707 Arden Drive/Agnes Morrison Residence
3	Residential	910 N. Bedford Drive/Earl C. Anthony/N. Kerry Residence
3	Residential	1030 Benedict Canyon Drive/Corrine Griffith Estate
3	Residential	613 N. Beverly Drive/William T. Sterling Residence
3	Residential	618 N. Beverly Drive/Edward M. Smith Residence
3	Residential	711 N. Canon Drive/Edward R. Wood Residence
3	Residential	718 N. Beverly Drive/Charles B. Hopper Residence
3	Residential	1100 Carolyn Way/Grayhall
3	Residential	1700 Chevy Chase Drive/Beverly Hills Women's Club
3	Residential	135 Copely Plan/Paul H. Helms Residence
3	Residential	832 Greenway Drive/John Rigby Residence
3	Residential	1000 N. Crescent Drive/Harry Cohn Residence
3	Residential	1006 N. Crescent Drive/Caroline Spalding Residence
3	Residential	720 Foothill Road
3	Residential	1700 Lexington Road/T.A. Tooey Estate
3	Residential	1018 Pamela Drive/Buster Keaton Estate
3	Residential	1305 Park Way/Elizabeth Hopper Residence
3	Residential	803 N. Rexford Drive/Fred Cox Residence
3	Residential	1026 Ridgedale Drive/Frederic March Residence
3	Residential	1028 Ridgedale Drive/R.A. Pratt Residence
3	Residential	801 N. Rodeo Drive/Edmond Locke Residence
3	Residential	801 N. Roxbury Drive
3	Residential	822 N. Roxbury Drive/Marlene Dietrich Residence
3	Residential	1103 San Ysidro Drive/Richard B. Fudger Residence
3	Residential	1050 Summit Drive/David O. Selznick Residence
3	Residential	1143 Summit Drive/Pickfair
3	Residential	9841 Sunset Boulevard
3	Residential	9930 Tower Lane/J.R. Pinkham Residence
3	Residential	1146 Tower Road/George Kolb Estate

Table HP1 - State Historic Resources Inventory		
Rating	**Type of Site**	**Address/Common or Historical Name**
3	Residential	516 Walden Drive/Willat Studio Production Office
3	Public Park	9600 Sunset/Will Rogers Park
3	Government	331 S. La Cienega/Water Treatment Plant
3	Government	450 North Crescent/Beverly Hills City Hall
3	Commercial	336 Foothill Rd. (City-owned)/Payne Furnace & Supply Co. Plant
3	Commercial	417 N. Maple Drive/Pierce Brothers Mortuary
3	Commercial	9641 Sunset Blvd./Beverly Hills Hotel
3	Commercial	370 N. Beverly Drive/W.D. Longyear
3	Commercial	9525 Brighton Way/Camden-Brighten Bldg.
3	Commercial	9601 Brighton Way/Beverly Professional Bldg.
3	Commercial	368 N. Camden Drive/Beaumont Building
3	Commercial	8554 Wilshire Blvd./Fine Arts Theater/Regina Wilshire Theatre
3	Commercial	9536 Wilshire Blvd./Bonwit Teller/W&J Sloan, JJ Haggerty
3	Commercial	9544 Wilshire Blvd./Bonwit Teller (2nd bldg)
3	Commercial	9600 Wilshire Blvd./Saks Fifth Avenue

SOURCE:Summary of State Historic Resources Inventory for Beverly Hills, by National Register Rating, 1993

The Office of Historic Preservation has a more recent list of historic properties for Beverly Hills, based on the new rating system, however, the City is currently in the process of updating its own survey, which will be the most accurate and current listing available. The most recent HRI will be included in this updated survey.

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Map HP1 –National and State Historic Resources

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Goals and Policies

HP 1 Value and Preserve Significant Cultural Resources. A community with well-preserved and maintained historic and cultural resources that provide a sense of permanence, foster civic pride and stewardship, and contribute to the unique identity and charm of the City

HP 1.1 **Local Register of Historic Resources.** Consider establishing a local register of historic resources based on the City's historic resources inventory and any additional resources that qualify for designation under federal, State, and local criteria. Develop criteria for locally significant resources which could include structures that have local importance due to their unique architecture or associations but which may not meet National Register criteria. (Imp. 2.3)

HP 1.2 **Maintain an Updated Historic Resources Inventory.** Periodically update the City's Historic Resources Survey based on current standards of the California Office of Historic Preservation, including assessment of sites, districts, structures, monuments, memorials and parks. (Imp. 2.3)

HP 1.3 **Promote National, State, and Local Designation of Historic Resources.** Develop programs to promote the nomination of properties listed on the City's historic resources inventory for listing on the local register of historic resources, California Register of Historic Resources, or National Register of Historic Places. Consider designating that portion of Santa Monica Boulevard (the old Route 66) that is within the City as historic.

CBH - City Council Study Session - 08/31/2010

Goals and Policies

HP 1.4 **Develop Incentives to Protect Significant Historic Resources.** Develop and fund financial and regulatory incentives to encourage the protection of historic buildings, districts, and public landmarks/monuments from demolition or significant alteration, which may include Mills Act contracts, waiver of fees, flexible development standards, conservation easements, transfer of development rights, and other incentive-based mechanisms to make preservation feasible for owners and developers. (Imp. 2.3)

HP 1.4a **Mills Act.** After conducting an analysis of the likely fiscal impact, consider implementing a local Mills Act ordinance as an incentive for owners to preserve and maintain historic properties for their own benefit and the benefit of the community. (Imp. 2.3)

HP 1.5 **Tiered Regulations for Residential and Non-Residential Historic Resources.** Consider a tiered approach for regulating non-residential, multi-family residential and single-family residential historic resources. A tiered approach to regulation may include standardized thresholds that trigger mandatory protections against demolition and/or financial and regulatory incentives to encourage preservation which may be different for each building type. (Imp. 2.3)

HP 1.6 **Penalties for Illegal Demolition of Historic Structures.** Consider imposing penalties for the unlawful demolition of historic structures. (Imp. 2.3)

HP 1.7 **Explore Options to Establish a Formally-Funded Historic Archive.** Explore the feasibility (funding mechanisms, capacity, staffing, and other opportunities) of expanding the City's informal historic repository to include a comprehensive database (ownership history and photographs) of historic resources. Consider requiring documentation of all structures, whether designated as historic or not, prior to demolition in order to document the City over time. (Imp. 2.3)

Goals and Policies

HP 1.7a **Continue to Archive Local Periodicals.** Continue to index and preserve local periodicals, newspapers, and other publications and media to improve research and documentation capacity of historic resources. (Imp. 2.3)

HP 1.8 **Prehistoric or Historic Subsurface Archeological Features.** Temporarily suspend all earth disturbing activity within 100-feet of a potential resource, if any such resources are discovered during construction-related earth-moving activities, to assess the significance of the find, and require appropriate mitigation before work resumes. (Imp. 2.2)

HP 1.9 **Paleontological Resources Unearthed During Construction Activities.** In the event that excavation reveals any paleontological resources, suspend earth disturbing work until the resource is evaluated. Allow work to resume only after the find has been appropriately mitigated. (Imp. 2.2)

HP 2 Promotion of the City's Historic Resources. Acknowledge and actively promote the City's wealth of historic resources through a variety of activities geared to residents, visitors, and the public at large.

HP 2.1 **Partnerships for Public Education on Local Historic Resources.** Acknowledge the City's wealth of historic resources by developing educational programs in partnership with local private and nonprofit historic preservation groups to sponsor walking tours, self-guided tours, promotional brochures, historic fairs and festivals, plaques, awards and similar recognition programs sponsored by the City, private organizations, or partnerships. (Imp. 2.2, 7.3)

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Amendments

Date	Resolution	Description
January 12, 2010	10-R-12725	Adoption of element along with a broad range of general plan amendments.

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