



Design Review
Commission

September 13, 2011

627 Arden Drive



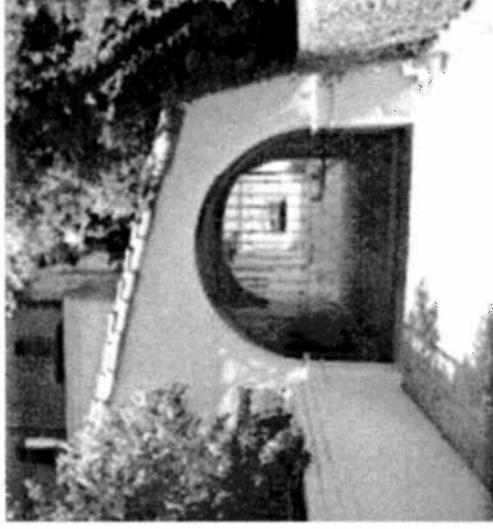
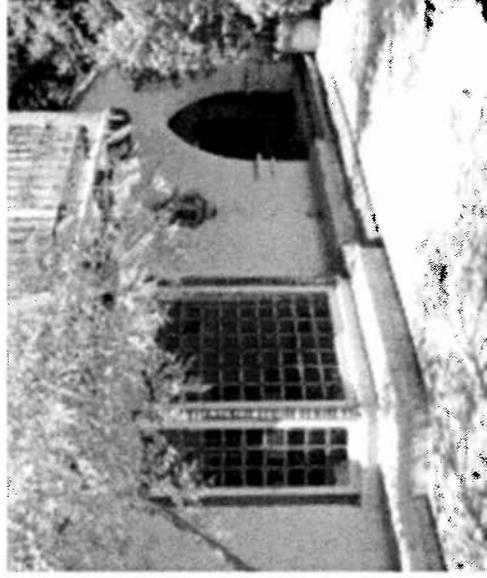
Existing Streetscape



Design Review
Commission

September 13, 2011

627 Arden Drive



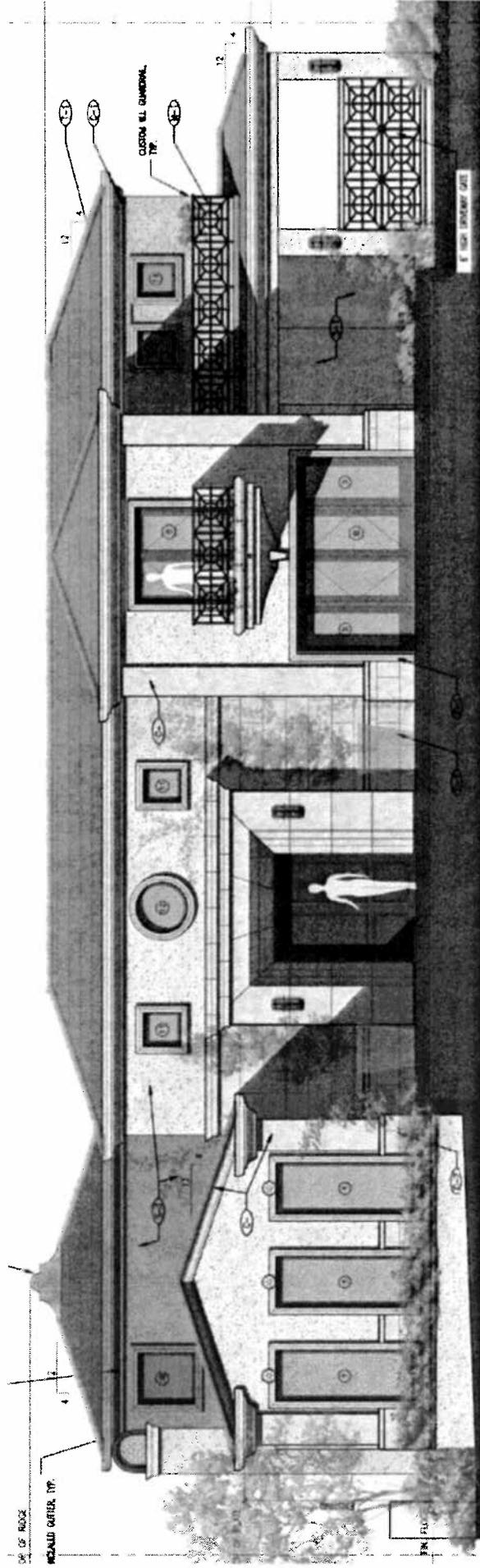
Photos of Residence behind landscaping



Design Review
Commission

September 13, 2011

627 Arden Drive



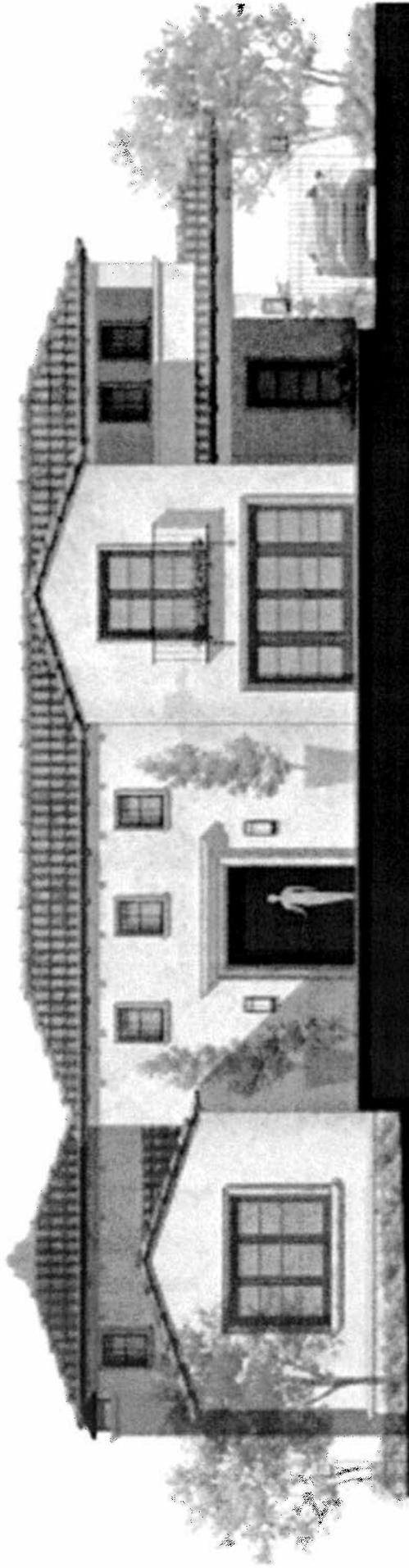
Rendering – Aug. 4, 2011



Design Review
Commission

September 13, 2011

627 Arden Drive



Revised Elevation



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of September 13, 2011**

TO: Design Review Commission

FROM: Shena Rojemann, Assistant Planner

SUBJECT: A request for an R-1 Design Review Permit to allow a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard at **627 Arden Drive**. (PL#1018539)

Continued from the August 4, 2011 DRC meeting.

EXECUTIVE SUMMARY

Randy Itaya, on behalf of the property owner, has filed an application for Track 2 Design Review to allow a façade remodel, including a first and second story addition, to an existing two-story single-family residence at **627 Arden Drive**.

The project was originally reviewed by the Design Review Commission on August 4, 2011. At that meeting, the Commission had the following concerns:

Continued on the next page.

Design Review Commission Requests August 4, 2011 Meeting	Applicant's Response
1. Provide a picture of the existing residence from behind the landscaping in the front yard area.	1. See the applicant's response attached in Exhibit A.
2. The design is not internally compatible – the details of the design do not relate to each other. The façade does not feel like a wedded design – there are too many components.	2. See the applicant's response attached in Exhibit A.
3. The design contains too many bulky details.	3. See the applicant's response attached in Exhibit A.
4. The design will not enhance the neighborhood – majority of the residences in the area are pure styles which contain character and design quality. The proposed design lacks character and design quality. The design needs to be more stylized as it is not graceful.	4. See the applicant's response attached in Exhibit A.
5. The design needs to have harmony between the old and new.	5. See the applicant's response attached in Exhibit A.
6. The bulky Beaux Art style entry needs to be toned down. It doesn't appear to be of a domestic scale.	6. See the applicant's response attached in Exhibit A.
7. The wrought iron railings appear heavy in nature and should be simplified. Consider removing the wrought iron fence in front of the residence.	7. See the applicant's response attached in Exhibit A.
8. The existing planters appear contemporary and don't mesh with the façade.	8. See the applicant's response attached in Exhibit A.
9. The Juliette balcony appears heavy. Simplify or consider a pure wrought iron or wood balcony to lighten up the façade.	9. See the applicant's response attached in Exhibit A
10. The existing residence contains a volumetric layout for the existing style of architecture – the proposed design should be cohesive with the existing volumes of the residence.	10. See the applicant's response attached in Exhibit A
11. The single-story roof element to the left of the entry looks like an addition – the details do not have the appropriate scale or massing.	11. See the applicant's response attached in Exhibit A
12. The Commission suggested the consideration of maintaining the existing façade with modifications.	12. See the applicant's response attached in Exhibit A

A material board will be presented at the meeting.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.



SHENA ROJEMANN
Associate Planner

Attachment

- Exhibit A – Applicant’s written response to the DRC’s comments
- Exhibit B – August 4, 2011 DRC Staff Report
- Exhibit C – Draft Resolution of Approval
- Exhibit D – Findings
- Exhibit E – Standard Conditions of Approval

Design Review Commission Meeting of September 13, 2011
627 Arden Drive
R-1 Design Review

EXHIBIT A

Applicant's written response to the DRC's Comments



GENE FONG
ASSOCIATES

ARCHITECTURE
PLANNING
INTERIORS

August 29, 2011

Design Evaluation of 627 N. Arden Drive

Summary of New Design

1. The style of the house is derived from the tradition of "Italianate", gracefully demonstrating characteristics of the style with a stately simplicity. The new work and existing home have been seamlessly blended.
2. The overall massing of the house is asymmetrical with second order symmetries. Massing is largely attributed to existing volumes and order of the existing home, the overall massing is not being changed. The resulting design creates a modulated front of heights and facing planes, preventing an undesirable boxy mass and appearance.
3. Cohesiveness is established with the extended two story volume that parallels the street from which the two perpendicular wings advance. The two story volume has been improved by extending the second floor to the north, creating a stronger volume definition.
4. Architectural details are supportive of the overall form and composition, delicate and scaled to echo the simplicity of the style.

Design Elements:

1. Keep the open gable at the Dining Room wing. This creates a relationship to the Living Room and helps keep the design "internally compatible."
2. Add a sensitively and simply detailed front door surround that helps identify the front door and adds a level of detail to the main façade. Level of simplicity is variable and selective.
3. Larger scaled lanterns on the front will balance the surround and other elements.
4. Create principal surrounds for the Living Room and Dining openings. Slightly more substantial window surrounds or another discernable element will be used to articulate these openings from all the other windows, which will display just a simple window surround.
5. Widen the wrought iron balcony over the Dining Room doors.
6. Roof could be a very tailored barrel tile with an Italian pan tile.
7. Living Room window widened slightly.

1130 WESTWOOD BLVD.
LOS ANGELES, CA 90024
310 • 209 • 7520
310 • 209 • 7516 FAX

Response to the 5 points on the design review permit application:

1. *The proposed development's design exhibits an internally compatible design scheme.*

As described in the "Summary of New Design" and "Design Elements" the proposed design exhibits cohesiveness and internally compatible scheme that is derived from the tradition of "Italianate", gracefully demonstrating characteristics of the style with a stately simplicity.

Internally compatible cohesiveness is established with the extended two story volume that parallels the street from which the two perpendicular wings advance. The open gables of the two perpendicular volumes create a relationship with each other, while breaking down the mass of the parallel two story volume. The two story volume has been improved by extending the second floor to the north, creating a stronger ordering device.

2. *Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.*

The overall massing of the house is asymmetrical with second order symmetries. Massing is largely attributed to existing volumes and order of the existing house, the overall massing is not being changed. The resulting design creates a modulated front of heights and facing planes. The undesirable boxy mass and appearance is avoided.

3. *The development will enhance the appearance of the neighborhood.*

The proposed development maintains strong stylistic and massing traditions commonly seen in the neighborhood. Architectural details and materials exhibit the same characteristics as seen throughout the adjacent neighborhood and city.

4. *The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.*

The development overall does not change the existing site orientation, heights or neighbor privacy.

5. *The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.*

See point 3.

Design Review Commission Meeting of September 13, 2011
627 Arden Drive
R-1 Design Review

EXHIBIT B

August 4, 2011 DRC Staff Report



**STAFF REPORT
CITY OF BEVERLY HILLS**

**For the Design Review Commission
Meeting of August 4, 2011**

TO: Design Review Commission

FROM: Shena Rojemann, Assistant Planner

SUBJECT: A request for an R-1 Design Review Permit to allow a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard at **627 Arden Drive**. (PL#1018539)

EXECUTIVE SUMMARY

Randy Itaya, on behalf of the property owner, has filed an application for Track 2 Design Review to allow a façade remodel, including a first and second story addition, to an existing two-story single-family residence at **627 Arden Drive**.

Reason for Review by the Commission

The architectural style of this proposed new home does not substantially adhere to a pure architectural style as outlined in the City's Style Catalogue. Consequently, the proposal is before the Design Review Commission for review as a Track 2 application. This project was designed by a licensed architect. (Please note that alterations to an existing accessory structure are also proposed but are not subject to the Design Review Commission review as an accessory structure.)

Adherence to Zoning Code

As proposed, the design appears to meet all required zoning standards including height, setbacks, parking, and floor area requirement

GENERAL INFORMATION	
Applicant	Randy Itaya
Project Owner	Joel and Barbara Marcus
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	20,939 square feet
Listed in City's Historic Survey	Yes

SITE AND AREA CHARACTERISTICS

The project site is approximately 90 feet wide by 231 feet long and located on the west side of the 600 block of Arden Drive between Carmelita and Elevado Avenues. The lot is currently developed with a two-story residence. The applicant is proposing approximately 140 square foot addition to the front of the existing residence and a remodel of the facade. Surrounding development consists of one and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed façade remodel coincides with a large scale renovation on the property. This renovation includes the demolition of an existing pool house, additions/remodel to an existing accessory structure and additions/remodel of the existing two-story single family residence. Majority of the additions to the main residence will be located at the rear of the structure, not visible from the public right-of-way. Along the front façade, the applicant is proposing a 140 square foot addition (85 square feet at the first floor and 55 square feet at the second floor) along the northern portion of the elevation. With the proposed additions, the main residence would have a total floor area of 7,499 square feet. Including all the alterations to all structures on the site (accessory structure and main residence), the total floor area for the site will be 9,073 square feet, under the maximum allowable building area (9,875.6 square feet) for the subject site.

As proposed, the total height of the residence would be 24'-9", under the maximum height allowed per code (28 feet). The front yard setback would be unchanged also, remaining at 40 feet (required 40 foot setback). The applicant is proposing to make additions totaling 140 square feet along the northern portion of the facade. Along the first floor, an 85 square foot addition is proposed to allow for the extension of the dining room. Along the second floor, a 55 square foot addition is proposed to enlarge a bedroom and provide a balcony. In addition to the floor area additions, the applicant is entirely redesigning the front façade. This remodel includes:

- Redesigned entry with double wood door;
- New large windows and French doors along the first floor;
- New wrought iron railings along the balconies, concrete walls and porte cochere;
- Smooth stucco cement plaster;
- Slate roof;
- Precast concrete trim/moldings;
- Re-plaster the existing planter bed walls in the front yard;
- New driveway pavers.

Historical Analysis

This property is listed on the City's 1985-1986 historic resources survey as a contributor to a potential historic district defined as the Arden Drive Contractors Grouping (see Exhibit A attached). As such, before alternations could be made to the property, a historical analysis was required. The applicant submitted a historical analysis for the City's review. This historic analysis was then then peer reviewed by the City's historic consultant, Ostashay & Associates

Design Review Commission Meeting of August 4, 2011
627 Arden Drive
R-1 Design Review

Consulting. The peer review (see Exhibit B attached) has concluded that the property has undergone multiple alterations, most notably changes to landscaping, since the original construction. These alterations have negatively impacted the historic significance of the property. As such, the property is not considered a historic resource as defined by the California Environmental Quality Act.

Parking

The applicant is proposing to provide five parking spaces located in the garage (attached to accessory structure) and on the driveway along the northern side of the residence. Pursuant to Beverly Hills Municipal Code §10-3-2419, a single-family residence containing six (6) or more bedrooms must provide a minimum of only four (4) parking spaces.

Design

The proposed design does not meet any specific architectural style. It includes the following characteristics:

- Two stories with pitched roof
- Single-story entry with wood door
- Squared windows with concrete moldings
- Slate roof

Materials

A material board will be presented at the meeting.

Paving

The applicant is not proposing any additional paving at this time.

Landscape Design:

The landscaping contains large existing trees and plants in many sizes and quantities. The landscape plan provided depicts the location of the various plants throughout the front yard area. The applicant intends on maintaining the existing mature landscaping materials in the front yard area. The Commission may wish to add a condition of approval requiring the existing mature landscaping be maintained during construction and replaced if damaged.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on July 26, 2011 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. To date staff has not received any comments in regards to the submitted plans.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption of Class 3(a) has been issued.

CRITERIA FOR REVIEW

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria.

Staff has concerns with the architectural details and heaviness of some elements of the façade. The Commission may wish to discuss the wrought iron details and the overall massing and scale of the design.

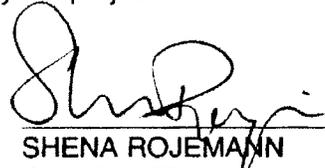
If the Commission chooses to approve the design, the findings contained in Exhibit C must be made verbally at the meeting.

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.



SHENA ROJEMANN
Associate Planner

Attachment

- Exhibit A – City's 1985-1986 Survey-627 Arden Drive
- Exhibit B – Historical Review by Ostashay & Associates Consulting
- Exhibit C – Findings
- Exhibit D – Standard Conditions of Approval

Design Review Commission Meeting of August 4, 2011
627 Arden Drive
R-1 Design Review

EXHIBIT A

City's 1985-1986 Survey – 627 Arden Drive

CONTINUATION SHEET

Primary #
HRI #
Trinomial
NRHP Status Code: 503

Page 1 of 1 Resource Name or # 627 North Arden Dr

Continuation Update

P2. Location: 627 North Arden Dr.

B10 Significance:

This building appears in good condition with no significant alterations visible since the property was last evaluated in the 1985-1986 survey. It remains a contributor to a potential historic district defined as the Arden Drive Contractors Grouping that is eligible for local listing or designation.

P5b Description/Date of Photo: East elevation, looking west/May 2004



P8. Recorded by: Jan Ostashay, Peter Moruzzi, PCR Services, One Venture, Suite 150, Irvine, CA 92618

P9. Date Recorded: Tuesday, June 01, 2004

SERIAL NUMBER: 0213-007-038

UTM: 11-371320-3772220

CONTINUATION SHEET: Arden Drive Contractors Grouping

COMMON NAME: None

HISTORIC NAME: None

ADDRESS: 0627 Arden Drive North

PARCEL NUMBER: 4341-008-019

CONSTRUCTION DATE: 6-6-30

ORIGINAL OWNER: Tappan; H.E.

ARCHITECT: None

BUILDER: Arganbright; C.S. Co.

DESCRIPTION:

A flower-bordered path curves through a slightly elevated front lawn to arrive at this two story Spanish Colonial Revival residence. An example of the popular courtyard plan, the house is stuccoed and topped by a tiled gable roof. Distinctive features include a gated flat arch which leads to the courtyard, a hooded front windows, and the use of iron for balconets and a ledge for flower pots. Just visible near the southwest corner of the house, a square tower is surmounted by a hipped roof, finial, and weathervane. The graceful branches of a mature tree and extensive planting hid the remainder of the house from view.



Design Review Commission Meeting of August 4, 2011
627 Arden Drive
R-1 Design Review

EXHIBIT B

Historical Review by Ostashay & Associates Consulting

Ostashay & Associates

consulting

P.O. Box 542
Long Beach, CA
562.500.9451

Memorandum

To: Shena Rojemann, City of Beverly Hills
07/28/2011

Date:

From: Jan Ostashay, Principal OAC

Re: PEER REVIEW ASSESSMENT: 627 North Arden Drive, Beverly Hills, California –
Historical Resource Evaluation Report (prepared 01/2011 by Charles J. Fisher)

Overview

At the request of the City of Beverly Hills Community Development Department, Planning Division, Ostashay & Associates conducted a peer review of a historic resources survey report prepared for the property referenced above. The assessment entitled "Historical Resource Evaluation" is dated January 2011 and was prepared by historian Charles J. Fisher of Highland Park, California. I have reviewed the report and relevant supporting data, and also conducted a site visit of the property. After visiting the site and reviewing the report I've identified a number of concerns regarding the technical adequacy and accuracy of the document. The following information is submitted to you for your reference and use. If you have any questions, please do not hesitate to contact me.

Introduction

Generally, peer reviews of historic resources assessment reports are conducted to reassure lead agencies requesting the assessments that the identification and evaluation efforts performed are adequate, that the eligibility determinations made are logical and well supported, and that the document will facilitate environmental compliance under the provisions of CEQA.

As a primer, historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. States and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities.

Numerous laws and regulations require federal, state, and local agencies to consider the effects of a proposed project on historic resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing an action, and prescribe the relationship among other involved agencies (e.g. State Office of Historic Preservation, State Historic Preservation Officer, and/or Advisory Council on Historic Preservation). The National Historic Preservation Act of 1966, as amended; the California Environmental Quality (CEQA); the California Register of Historical Resources; Public Resources Code (PRC) 5024; and the City of Beverly Hills Preservation of Landmarks Ordinance (Chapter 10.32 of the City's Municipal Code) are the primary federal, state, and local laws and policies governing and affecting preservation of historic resources of national, state, regional, and local significance. Other relevant regulations, policies, and preservation planning tools at the local level include the City's on-going historic resources survey efforts and Historic Preservation Element of the General Plan.

The National Historic Preservation Act of 1966, as amended, promulgated standardized practices and guidelines for identifying, evaluating, and documenting historic properties (Secretary of the Interior's Standards and Guidelines [Preservation Planning, Identification, and Evaluation]). The State Office of Historic Preservation (OHP) and most local governments in California recognize these practices and guidelines and recommend their use in order to maintain objectivity and consistency in the preparation of historic preservation documents and surveys.

Peer Review Assessment

The following comments are made with these standards and guidelines in mind. In addition, the recommended approaches to the identification and evaluation of historic resources by OHP have also been considered and utilized in conducting this peer review. More generalized comments regarding the identification, evaluation, and recordation of historic properties are included as an attachment to this letter.

- A discussion on the research methods utilized in conducting pre-field, background, and resource-specific research is very limited. Please elaborate the research methods employed for this survey. Describe explicitly the survey methods that were used in the field as well. This discussion should also include any public participation or consultation efforts or interviews with key individuals.
- An adequate, current narrative description of the property should be included in the report. Provide a narrative describing the property and its physical characteristics. Describe the setting, buildings and other major resources, outbuildings, surface remains, and landscape features. The discussion should document the evolution of the property clearly and succinctly, noting major changes since its construction or period of significance. The property's general location and setting, property type, architectural style, method of construction, size, and significant features should be described. The current condition of the building can be noted and its integrity should also be indicated in terms of location, design, workmanship, setting, association, feeling, and materials.
- The narrative in the background section is very limited and does not fully elaborate on any past survey efforts conducted on the property. The City performed a survey of the community in the mid 1980s, and this property was identified and documented at that time. That basic information is known and should be included in the survey report. Reference to when exactly the survey was done, by whom, why, and what were the conclusions and/or end products produced should also be part of the assessment report. This information is not currently included in the current assessment report. What other relevant information about the property and property owners should the reader know about, and, therefore, should be included in the report? When previously evaluated, the property was identified as a contributor to a potential historic district eligible for listing in the National Register. Do we know why? What is the neighborhood and how is its integrity today? Does it have any relevance to the historic context of the subject property and its significance? The background section (historic context statement) should be expanded to fully articulate any past survey work associated with the property.
- The setting and context discussion of the report is inadequate and does not follow the recommended survey approaches as referenced earlier in this memo. There is no fully developed historic context. A historic context must be written in order to properly evaluate the significance of the property. There should be a fully developed discussion regarding the property's existing setting, historical uses, activities, associations, and physical characteristics. Facts should be collected and then organized by theme, geographical place, and period of time. Facts may relate to other properties having similar associations or characteristics and existing in the same place (neighborhood, city, etc.) and time. Drawing on facts about the history of the community, the property, and the relevant historic trends or patterns of

development that the property reflects a case for the property's historic significance or insignificance can be made. This section of the report should be rewritten and additional research needs to be performed on the residential and architectural history of the city, the neighborhood, and the subject property in order to evaluate it properly. Additional historical information on the property, property owners, and occupants must be performed and incorporated into the context as well otherwise the structure cannot be evaluated properly. It is highly recommended that the consultant refer to the following National Register bulletins: "How to Apply the National Register Criteria for Evaluation," "How to Complete the National Register Registration Form," and "Guidelines for Local Surveys: A Basis for Preservation Planning" for further guidance on the development and preparation of a historic context statement, conducting survey work, and the application and understanding of criteria (evaluation).

- The findings of significance presented in the report are questionable at this time since a proper historic context has not been formulated nor adequately researched and analyzed. Historical integrity may be critiqued, but not the property's structural soundness unless you are a qualified structural engineer knowledgeable in working with older structures. This section should be rewritten to address the seven qualities of historical integrity (see next paragraph). Whatever findings are made with regard to historical significance and integrity they need to be thorough justified and grounded in facts.
- An assessment of the property's historical integrity is missing in the report. Integrity is the ability of a property to convey its significance. Using the National Register bulletin entitled "How to Apply the National Register Criteria for Evaluation," the seven qualities of integrity should be considered and evaluated. Incorporate the facts needed to make the case of the property's integrity. Each of the seven qualities of integrity should be address keeping in mind that both the National Register and California have established integrity thresholds and definitions. Note that the City of Beverly Hills does not have any type of integrity thresholds nor definition in their historic preservation ordinance; however, as standardized practice some level of scrutiny should be applied to assess historical integrity at the local level.
- The information and discussion regarding historic property regulations is not entirely correct. The opening paragraph should be rewritten to accurately narrate the proper definition and identification process of a historic resource.
- The argument of why the property is not historically significant is lacking sufficient primary evidence to support the conclusions made in the report. Separating the evaluation into two distinct conclusions (architectural and historical) is incorrect. The property should be evaluated based on set significance criteria (associations with important historical events or patterns of development; important personages; architectural merit and/or association with a notable architect, builder, designer, etc.; and/or for its likelihood of providing of important information in history. Keep in mind that the State's criteria, while based on the National Register criteria, are not the same in citation or application. The California Register criteria utilizes a numerical system 1 through 4 for its criteria of significance and should be referenced as such. The City of Beverly Hills has its own criteria, which is listed in Section 10.3.3202 of the City's Municipal Code. Once evaluated for National Register and California Register eligibility the property should be assessed for local significance using these criteria. This section of the report should be rewritten once the property has been analyzed in proper context. The evaluation should address federal, state and local significance findings.
- There are no citations in the report. Additionally, there are no project vicinity maps or project location maps included in the report to indicate where the property is in relationship to the entire community and neighborhood. Such information should be included in the report, preferably in the appendix with the permit history, photographs, and DPR form. In addition, all sources should be cited in the report appropriately using the Chicago Manual of Style, which is standard practice for the field of historic preservation.

Previous Survey Information

The property, located at 627 North Arden Drive, was previously identified, surveyed, and documented as part of the City's historic resources survey in 1985-1986. At that time, the property was identified as a contributor to a potential National Register historic district called the Arden Drive Contractors Grouping. The district comprised of forty-nine single-family residences in various revival styles was identified as historically significant for its association with a small group of talented architects and builders who were prolific and predominant in developing the immediate residential area north of Santa Monica Boulevard during the late 1920s and through the start of World War II. Other properties built by contractor C.S. Arganbright Company include 507 North Alta Drive (1929), 511 North Alta Drive (1929), 707 North Arden Drive (1929), 521 North Elm Drive (1931), 503 North Maple Drive (1931), and 9521 Sunset Boulevard (1933). The district and its contributing resources were documented on appropriate State Inventory forms (DPR523 series) and given an OHP National Register status code (now referred to as the California Historical Resource Status Codes) of 3S (district) and 3D (contributors), which means eligible for listing on the National Register. The current survey report makes no reference to this information.

The Spanish Colonial Revival style residence at 627 North Arden Drive was built in 1930 by the C.S. Arganbright Company for Hugh Elmer Tappan and his family. The 1985-1986 historic resources survey described the subject property as the following:

A flower-bordered path curves through a slightly elevated front lawn to arrive at this two-story Spanish Colonial Revival residence. An example of the popular courtyard plan, the house is stuccoed and topped by a tiled gable roof. Distinctive features include a gated flat arch which leads to the courtyard a hooded front window, and the use of iron balconets and a ledge for flower pots. Just visible near the southwest corner of the house, a square tower is surmounted by a hipped roof, finial, and weathervane. The graceful branches of a mature tree and extensive planting hid the remainder of the house from view.

Since that time, the property has undergone a number of modifications, many of which were cited in the current historic resource evaluation report. The most significant alteration to the front (primary side) of the property was the removal of the original landscape and hardscape features in the late 1980s, and the construction of the complex, multi-layer contemporary style landscape feature which is now evident. This change to the front yard radically altered the property's historic setting, feeling, and association. It is difficult to distinguish the property's period of significance historic character, and qualities that identified it as a contributor to a potentially eligible historic district. Though this analysis of integrity is lacking in the current assessment report, it has been presented here as important information in determining the subject property's actual historical significance.

Conclusion

The report is poorly written and not to federal or state standards. There is incorrect information, no appropriate historic context in which to evaluate the property, and many typographical errors. Despite the irregularities of the report, its conclusion is relatively correct; though I would have given the property a California Historical Resource Status Code of 6L (ineligible for federal, state, or local register listing but should be considered in the local planning process) instead of a 6Z (ineligible for federal, state, and local register listing). The 6L allows communities to review and consider a property prior to making any planning decisions regarding the parcel.

The property was initially identified in the 1985-1986 historic resources survey as a contributor to a potential National Register historic district (Arden Drive). The front of the house appears to be intact, from what can be seen from the street, which is minimal, but the new landscaping in the front yard has radically altered the feel of the property's setting and obscures the building from view. As the yard and residence are now, the historic character and setting of the property has been obscured and lost when

viewing it from the public right of way. Because of this, I question whether the property should still be considered a contributor to this potential district. At the most, it could be considered an "altered contributor." In addition, the property, when looked at on its own merit, does not qualify for historic landmark status since it does not really possess any noteworthy, distinctive architectural elements and is not directly associated with any important historical events or personages of note. And while it was built by a prominent contractor, when viewed individually it does not warrant landmark consideration for this association since it does not rise above the other properties in the neighborhood that were also built by this same company. It is actually the collective whole of this firm's portfolio which is best represented in the community as being a notable builder. Unless the front yard was brought back to some manner that reflects historically what was there originally (per the Secretary of the Interior Standards for Rehabilitation), this property should not be considered a historic resource as defined by CEQA.

As for the district, that too may be questionable since many of the houses have been altered or removed over the years. These impacts may have compromised the district's historical setting and feeling. The cohesiveness and historical integrity of the district should be investigated further to see what extant contributing properties are still extant and whether a district is still evident.

In summary, the historic resources assessment report prepared for the subject property appears flawed because of inadequacies with its research, context development, evaluation analysis, and application of significance criteria.

ATTACHMENT A:

General Comments

1. Please consider the following when identifying and evaluating a property for historic significance, including the subject property. Such an assessment should be conducted in light of the historic context developed for the property and community. Make clear, accurate, justifiable statements of your determinations.
2. Does it embody distinctive characteristics of a property type, period, or method of construction? Why or why not? Consider this at the local level of significance – the City of Beverly Hills, not just State or national levels of significance.
3. Is the property representative of a significant style of architecture? Why or why not? Is the style noteworthy to the City of Beverly Hills?
4. Is it associated with a pattern of features common to a particular class of properties? What is the individuality or variation of these features that occur within that class?
5. What is the historical and physical evolution of the property? Is that worthy of note? Have some “newer” features acquired significance in their own right? Why or why not?
6. Does the property contain enough character-defining features or characteristics to consider it a true representative of a particular property type, period, or method of construction? Why or why not?
7. Are the characteristics expressed in terms of form, proportion, plan, style or materials? Are those characteristics fully integrated into the design of the property or just added as an afterthought? Is that important?
8. Consider rarity of property type, architectural style, material, method of construction, etc. This should be study at the local level – City of Beverly Hills. Are there better extant examples elsewhere in the immediate neighborhood and community? Give examples and explain this.
9. Discuss the chronology and historic development of the property. Highlight and focus on the events, personages, activities, associations, characteristics, and other facts that relate the property to its historic context. How does it relate to the development of the neighborhood and the community overall?
10. Explain the role of the property in relationship to broad historic trends, drawing on specific facts about the property and the community it is located within. Broad historic trends does not mean the trends of the state or nation, but rather the City of Beverly Hills overall.
11. Incorporate the facts needed to make the case for eligibility or ineligibility and assessment of historical integrity. Such findings should be based on primary and secondary sources and a sound understanding and assessment of physical evidence.
12. Avoid boilerplate statements regarding significance or integrity. A rehash of the community or neighborhood's history without explaining how the property “fits” into it is not acceptable. Avoid writing the property's history or the individuals who may have been associated with it without evaluating their significance in proper context.
13. Focus on presenting full pertinent information in a concise and accurate manner.

ATTACHMENT B

General Reference and Guidelines for Conducting Historic Resources Surveys

One of the most important historic preservation tools is the historic resources survey – the process of identifying and gathering data on a community's historic resources. Surveys may be undertaken on a large scale whereby a particular neighborhood or entire community is identified, evaluated, and documented or on a smaller scale focusing on just a single resource. There also exist two levels of surveys: reconnaissance and intensive. Reconnaissance level surveys are typically referred to as "windshield surveys" because descriptive information about properties is analyzed primarily through architecture and date of construction. Intensive level surveys involve detailed research, thorough inspections and documentation of historic properties. Intensive level surveys also provide an assessment as to the eligibility of a resource for listing on the National Register of Historic Places, California Register of Historical Resources, or a local register of landmarks. No matter what level of survey is undertaken, it should be conducted according to the State Office of Historic Preservation's Instructions for Recording Historic Resources (1995), and consistent with the recommend approaches referenced in National Register Bulletin 24: Guidelines for Local Surveys and the Secretary of the Interior's Standards for .

A reasonable and good faith effort should be employed to identify historic properties. In what constitutes a reasonable and good faith effort the following factors for any particular type of survey work should be considered:

- Past planning, research, and studies;
- Magnitude and nature of the project
- Nature and extent of potential effects on the property;
- Likely nature and location of the property;
- Applicable standards and guidelines.

In addition, at a minimum, reference sources to be consulted include:

- National Register of Historic Places;
- California Register of Historical Resources;
- California Historical Landmarks;
- Points of Historical Interest;
- State and local inventories of historic resources;
- The appropriate regional Information Center of the California Historical Resources Information System (CHRIS).

Once the scope of the identification efforts has been defined and based on information that has already been gathered about the property it should be clear what survey work is needed. In order to properly survey a property, a relevant historic context must be developed. The context statement presented in the historic overview prepared for the property should lead directly to site-specific discussions of the resource.

Work on the historic context usually extends through the research and survey stage and is completed prior to formal evaluation of the resource. The context should be developed to the extent needed to fully understand the property being studied. It should be a focused and practical synthesis, providing the information needed to evaluate and compare properties within that context. The historical overview is not intended to provide the definitive history of an area or historical person(s) except as the person(s) can be directly associated with an evaluated resource. Rather, it provides the frame of reference within which the property was evaluated. Unrelated information should not be included.

The overview begins with a general, but brief, historical introduction, then narrows the focus to the regional level and ends with a discussion of topics directly related to the resource being evaluated. Topics that are relevant may include, but are not limited to: initial settlement, residential development, economic development, tourism, demographics, historic events that occurred in the area, transportation, residential architecture, etc. For guidance, the National Register bulletins series are typically referred to when a historic context statement is being developed.

Qualified preservation consultants conducting evaluations should apply National Register, California Register, and local level criteria when determining the significance of each property being assessed. The technical report prepared to support the survey process should state that the property is eligible or is not eligible for inclusion on a federal, state, and/or local level register. Consultants typically only propose eligibility findings so their documents should phrase the finding as "property appears eligible" or "does not appear eligible." The lead agency with survey oversight or, depending on if there is federal involvement, and other agencies such as SHPO will make the final formal determination of significance.

Typically, the survey process is documented in a historic survey assessment report. Such a report, which may have a number of various titles, is used to document the identification, recordation, and evaluation efforts conducted on a property or properties surveyed. Understanding and following the recommended standardized approach for surveying and documenting properties improves the general quality of reports, sharing of information between authors and reviewers, and consistency in style and content.

While the level of detail may vary depending on the nature and scope of the project, its potential to affect historic properties and the significance of the identified resources, the survey report should include the following basic format and content: 1) title page; 2) summary of findings; 3) table of contents; 4) project description; 5) research methods utilized; 6) historical overview; 7) field methods; 8) description of historic resources; 9) resource significance; 10) findings and conclusions; 11) Bibliography; 12) preparer(s)'s qualifications; 13) Vicinity, Location, and Project Maps; 14) DPR 523 Forms; 15) other attachments such as photographs (historical and/or current), figures, historical maps, records search information, additional resource records, forms, public participation comments, if any, and any previously prepared documents on the property.

In addition to significance under one or more of the various criteria (National Register, California Register, and/or local criteria), a property must retain historical integrity. It is through its integrity of physical character that a property conveys its history, and its sense of time and place. It is the physical manifestation of the historic themes and context. There are seven aspects of integrity, 1) location; 2) design; 3) setting; 4) materials; 5) workmanship; 6) feeling; and 7) association. All seven aspects or qualities of integrity and every essential physical feature from the property's period of significance do not need to be present but it must retain enough essential physical features to convey its past identity and, thus, its significance. No matter what level of significance a property is being evaluated at, the seven qualities of integrity should also be assessed as part of the evaluation process.

Once the report is prepared it should be submitted in draft form to the City or other lead agency for their review and initial concurrence. The reviewing body should comment on the adequacy of the report and findings in a timely manner. A third party peer review of the survey work may be warranted and requested by the lead agency depending on the quality of the report prepared. Once all issues have been properly addressed the report is finalized by the consultant and resubmitted for final acceptance.

PEER REVIEW ASSESSMENT: 627 North Arden Drive – Historical Resource Evaluation Report

Joint consensus on the adequacy of the report and the findings determinations by all parties indicates that the survey process is concluded.

Design Review Commission Meeting of September 13, 2011
627 Arden Drive
R-1 Design Review

EXHIBIT C

Draft Resolution of Approval

RESOLUTION NO. DR

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 627 ARDEN DRIVE

Gene Fong, applicant on behalf of the property owner, has applied for an R-1 Design Review Permit to allow a new single-family residence on a single-family property located in the Central Area of the City.

The Design Review Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Reviewing Authority.

Pursuant to Section 10-3-4408 of the Beverly Hills Municipal Code, no single-family residence located in a Central R-1 Zone shall be erected, constructed, altered, or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission is the reviewing authority if it has first been determined that the design does not substantially conform to a pure architectural style or has not been designed by a licensed architect. While the project was designed by a licensed architect, the project was not found to adhere to a pure architectural style, therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Section 10-3-4415 of the Beverly Hills Municipal code, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings as set forth in Section 4: Project Public Hearing/Approved Project Plans.

Section 2. Terms Defined.

The Following Terms	Shall Mean:
"Project Site"	627 Arden Drive
"Agent"	Gene Fong
"Property Owner"	Joel and Barbara Marcus
"Applicant"	Collectively, the property owner and agent.

Section 3. Project Description.

The lot is developed with a two-story residence. The proposed project includes a 140 square foot addition to the existing residence and a façade remodel. Surrounding development consists of one- and two-story single-family homes.

Section 4. Project Public Hearing/Approved Project Plans

The Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented and architectural plans addressing the conditions of approval were presented for the Commission's consideration in conjunction with this Resolution.

- A Public Hearing for this project was held on the following date(s):
 - August 4, 2011
 - September 13, 2011
- Architectural plans were conditionally approved by the Commission on September 13, 2011.

Section 5. Environmental Assessment

The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq, hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 2 Categorical Exemption (replacement or reconstruction of a single-family residence) in accordance with the requirements of Section 15302 of the Guidelines. Therefore, no significant impacts to the environment are anticipated.

Section 6. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 7. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

Section 8. Certification.

The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted: September 13, 2011

Howard Szabo
Chair of the Design Review Commission of
the City of Beverly Hills, California

ATTEST:

Shena Rojemann
Secretary

EXHIBIT 1 OF 2: FINDINGS

Based on its review of the application, documentation, and the testimony heard at the public hearing, the Design Review Commission determined that the proposed Project meets the following 5 criteria in accordance with Beverly Hills Municipal Code Section 10-3-4415:

1. The project includes high quality materials such as smooth stucco, two-piece mission roof tile, and wood windows and doors. The proposed materials and details are consistent throughout the project's design, thereby creating a uniform design scheme. Based on the project's balanced design and consistent use of materials, it appears to exhibit an internally compatible design scheme.
2. The project incorporates substantial modulation along the facades, contains recessed windows and doors, and contains a dynamic roofline. Because these elements help to reduce the appearance of mass and scale, it is therefore possible to make the required finding. The landscape plan utilizes a variety of landscaping features and mature-sized trees that will contribute to the garden quality of the city and help to soften the appearance of the project.
3. The project utilizes high quality building materials and design, which will help to enhance the appearance of the neighborhood. Additionally, the design follows a consistent, balanced theme, while maintaining an appropriate level of scale, mass, and modulation. Therefore, the project is expected to enhance the appearance of the neighborhood.
4. The project meets the City's current side setback requirements along all property lines. Because the project meets all required setbacks, the proposed project creates a balance between the reasonable expectation of development and the reasonable expectation of privacy of neighbors.
5. The project respects prevailing site design by following prevailing setbacks and building orientation found along the adjacent streetscape. Although the project is larger than some of the existing residences on the block, the design has been executed to ensure that scale and massing is controlled, and that the project will be consistent with the surrounding area. Based on its design, the project maximizes floor area without appearing unduly massive and bulky and would be a harmonious addition to the existing neighborhood.

EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. Design Review: Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. Project Specific Conditions: For projects approved with project specific conditions, a set of revised plans satisfying said conditions shall be provided to the Planning Division prior to submitting the project to the Building and Safety Division for permitting.
3. Final Plans: The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit. The Project shall be built in substantial compliance with the plans approved by the Design Review Commission on September 13, 2011 on file with the Department of Community Development.
4. Future Modifications: Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor changes only) or presented to the Commission for review. Changes made without City approval shall be required to be restored to match the City approved plans.
5. Windows: Final plans shall include spec sheets and details for windows and include the name of the manufacturer, size, shape, color and material of each window.
6. Elevations – Material Call-Outs: Colored elevations for all construction visible from the street shall be provided with the final plans. Call-outs for each material shall be provided for verification in the field during construction.
7. Resolution Scanned on Plans: A copy of the executed Covenant and approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.
8. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.
9. Construction Management Plan. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.
10. Site Maintenance and Contact Information. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the

site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

11. Recordation of Covenant. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of this resolution as an exhibit. The Covenant shall be recorded prior to issuance of a building permit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the R-1 Design Review **shall be null and void** and of no further effect. Notwithstanding the foregoing, the director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the R-1 Design Review.

DRC Resolution No.: DR
627 Arden Drive

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, SHENA ROJEMANN, Secretary of the Design Review Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. DR duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on September 13, 2011 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

SHENA ROJEMANN
Secretary to the Design Review
Commission/Associate Planner
City of Beverly Hills, California

EXHIBIT D
DRC Findings

If the Commission finds that the project meets the criteria set forth below, the Commission shall make findings to approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

- 1. The proposed development's design exhibits an internally compatible design scheme.***
- 2. Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.***
- 3. The development will enhance the appearance of the neighborhood.***
- 4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.***
- 5. The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.***

EXHIBIT E
Standard Conditions of Approval

1. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. For projects approved with project specific conditions, a set of revised plans satisfying said conditions shall be provided to the Planning Division prior to submitting the project to the Building and Safety Division for permitting.
3. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
4. Final plans shall include spec sheets for windows to include manufacturer, size and shape.
5. Colored elevations for all construction visible from the street shall be provided with call-outs for each material proposed for verification in the field during construction.
6. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
7. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.