



## Planning Commission Report

**Meeting Date:** May 26, 2016

**Subject:** 1010 North Rexford Drive  
Central R-1 Permit

Request for a Central R-1 Permit to allow a new accessory structure to be located within 100' of the front property line on an estate property located in the Central Area of the City.

**Project Applicant:** Qian Shien Chen Zichun  
Representative: Leonardo Umansky, Arxis Design Studio

**Recommendation:** That the Planning Commission:

1. Conduct a public hearing and receive testimony on the project; and
2. Adopt the attached resolution conditionally approving the requests.

### REPORT SUMMARY

The proposed project involves the construction of a one-story, 16'-8" tall accessory structure. The project requires discretionary review by the Planning Commission because the proposed accessory building is proposed within 100' of the front property line on an estate property<sup>1</sup>. Pursuant to Beverly Hills Municipal Code Section 10-3-2425, the Planning Commission may approve a Central R-1 permit to allow the location of the accessory structure within 100' of the front property line on an estate property.

This report includes analysis of the proposed project, with specific focus on the project's height, scale and massing, and impacts on adjacent properties. Staff's analysis concludes that as a result of the proposed siting and architectural design of the structure, the project is not anticipated to result in any significant adverse impacts to adjacent properties or the surrounding neighborhood. Therefore, the recommendation in this report is for approval of the proposed structure.

<sup>1</sup>A residential site with an area that equals or exceeds twenty four thousand (24,000) square feet.

**Attachment(s):**

- A. Required Findings
- B. Draft Approval Resolution
- C. Public Notice
- D. Historic Conformance Review Report
- E. Architectural Plans (Provided as a Separate Attachment)

Report Author and Contact Information:  
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(310) 285-1195  
cdelatorre@beverlyhills.org



**BACKGROUND**

File Date 8/03/2015  
Application 5/11/2016  
Complete  
CEQA Class 3 Categorical Exemption for the construction of a new accessory structure  
Determination  
CEQA Deadline 60 Days from CEQA Determination  
Permit Streamlining Take action on project within 60 days of CEQA determination

Applicant(s) Qian Shien Chen Zichun  
Owner(s) Qian Shien Chen Zichun  
Representative(s) Leonardo Umansky, Arxis Design Studio

Prior PC Action None  
Prior Council Action None

**PROPERTY AND NEIGHBORHOOD SETTING**

Property Information

Address 1010 North Rexford Drive  
Legal Description and APN 4350-010-009  
Zoning District R-1.X  
General Plan Single-Family Residential Low Density  
Existing Land Use(s) Single-Family Residential  
Lot Dimensions & Area Irregularly-shaped lot; 51,840 square feet (1.19 acres)  
Year Built 1956  
Historic Resource The existing main residence and carport were designed by Master Architect A. Quincy Jones in 1953. In order to ensure that the proposed project would not impact the integrity of the historic resource, the City required the applicant to prepare a historic conformance report. The City's Historic Consultant evaluated the report and the project's design and concluded that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation, which guide the treatment of historic properties. The proposed project would not result in adverse impacts to the historic resource.

Protected Trees/Grove No protected trees will be affected by the proposed project.

Adjacent Zoning and Land Uses

North R-1.X – Single-Family Residential Low Density  
East (Across Woodland Drive) R-1.X – Single-Family Residential Low Density  
South R-1.X – Single-Family Residential Low Density  
West R-1.X – Single-Family Residential Low Density



Circulation and Parking

Adjacent Street(s) North Rexford Drive, Coldwater Canyon Drive, and Woodland Drive  
 Adjacent Alleys None  
 Parkways & Sidewalks North Rexford Drive sidewalk/parkway – 14' from face of curb to property line  
 Parking Restrictions No parking restrictions on North Rexford Drive  
 Nearest Intersection North Rexford Drive and North Beverly Drive  
 Circulation Element North Rexford Drive is a local street

**ZONING ANALYSIS**

REGULATIONS	ALLOWED / REQUIRED	EXISTING	PROPOSED STRUCTURE
<u>Accessory Structure</u>			
Height	28' (for a building with a flat roof located in the principle building area)	Carport Height: 11'-0 ½"	16'-8"
Floor Area	22,236 SF Max allowed for the site	Main Residence: 6,282 SF Carport: 863 SF – 400 SF (garage exemption) = 463 SF  Total: 6,745 SF	Guesthouse: 2,068 SF Carport is exempt from floor area  Total: 6,282 SF Main Residence + 2,068 SF New Guest House = 8350 SF
Front Setback (Rexford Drive)	50' for the main residence; 100' setback for accessory structures	Carport: 50' (within the 100' front setback for accessory structures)	Accessory structure: 50' (within the 100' front setback) –Central R-1 Permit required
Side Setback (North – smaller of the two side yards)	12.8' minimum; 32.4' sum setback requirement	Carport: 12'-9 ¾" (12.81')	Accessory structure: 12'-9 5/8" (12.8')
Side Setback (South)	19.6' minimum	Carport: 104'	Accessory structure: 101'
Front Setback (Woodland Drive – the site is a through-lot and fronts on two streets)	50'	Approximately 330'	Approximately 330'
Parking	5 parking spaces for a site that contains 7 bedrooms	Existing number of bedrooms: 5  Existing parking: multiple uncovered spaces on circular driveway beyond the 50' front setback; 3 covered spaces in the existing carport; 1 uncovered space on the concrete pad adjacent to the carport	The proposed guesthouse contains 2 additional bedrooms bringing the site total to 7 bedrooms. The circular driveway contains adequate space for at least 4 code-compliant parking spaces. 3 covered spaces are proposed in the new carport. A total of at least seven spaces provided.



## Planning Commission Report

1010 North Rexford Drive

May 26, 2016

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<p>Second Unit<sup>2</sup> (BHMC 10-3-409)</p>	<p>Second units must either be attached to the primary one-family residence or detached from the primary one-family residence and located to the rear of the primary dwelling unit on the site. Additionally, independent facilities for sleeping, sanitation, and cooking must be provided.</p>	<p>N/A</p>	<p>The accessory structure is not eligible for a second unit permit because the detached accessory structure is located to the front of the primary dwelling unit. Additionally, cooking facilities are not provided.</p>
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<sup>2</sup> An attached or detached residential dwelling unit which provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation, and is located on the same site area as the primary dwelling. A second unit shall not include an accessory structure lawfully constructed prior to September 26, 2003, which provides independent living facilities, provided the use of the accessory structure is restricted by a covenant as described in section 10-3-403 of this chapter or was otherwise lawfully constructed in conformance with the applicable codes in effect at the time of construction.



Neighborhood Character

The project site is located on the east side of the 1000 block of North Rexford Drive, north of Sunset Boulevard in the Central Area of the City. The site is a through-lot and fronts on North Rexford Drive on the west and Woodland Drive on the east. Lots in the vicinity of the subject site tend to be larger in size and many are over 24,000 square feet; consequently, the area contains mainly estate properties developed with two-story single-family residences.

The subject property is an irregularly-shaped lot with a site area of approximately 51,840 square feet (1.19 acres). The property is considered an estate property due to the size of the site. The subject property is currently developed with a one-story single-family residence, a carport, a pool, and a tennis court.



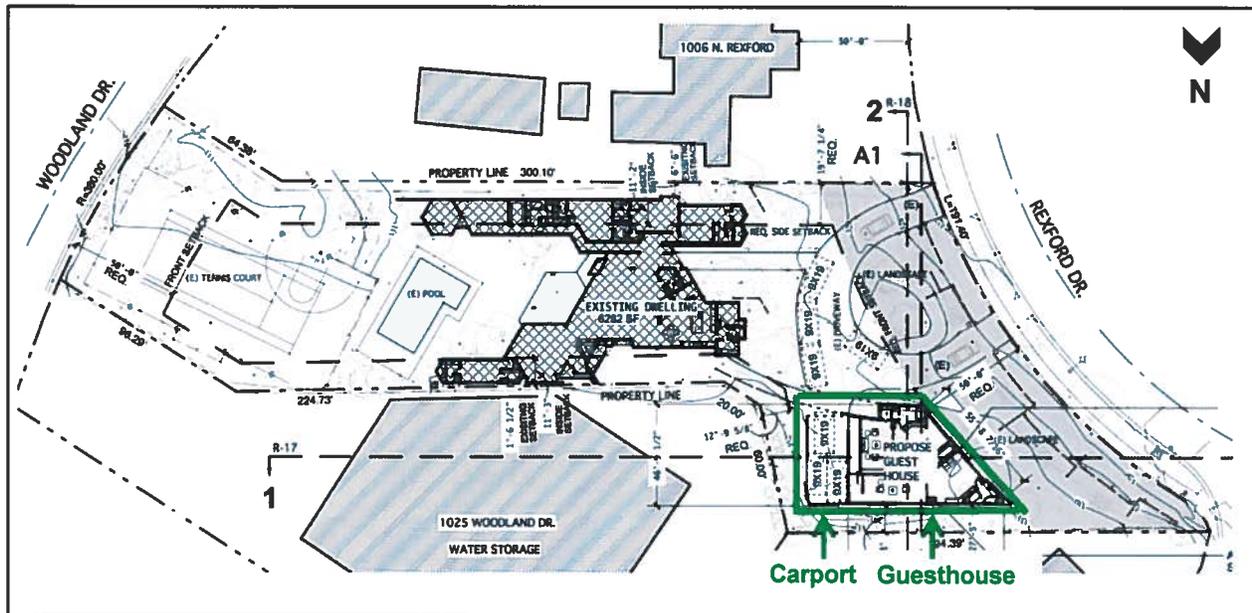
Project Site Looking North



**PROJECT DESCRIPTION**

The proposed project includes the following elements:

- The replacement of a majority of the existing 11'-0 1/2"-tall, 863-square-foot carport with a new accessory structure, situated substantially in the same location as the existing carport. The proposed accessory structure consists of the following:
  - 2,068-square-foot guesthouse with an adjacent carport (16'-8" in height) located within 100' of the front property line and outside of the required side setbacks for the site;
  - Guesthouse contains two bedrooms, two baths, two lounge rooms, two entrances; and no kitchen facilities.



Site Plan

**Required Entitlements.** As proposed, the project requires the following entitlement in order to be constructed:

- **Central R-1 Permit:** A request to allow an accessory structure to be located within 100' of the front property line on an estate property<sup>3</sup>.

<sup>3</sup> The project was noticed as needing a Central R-1 permit for the proposed height; however, upon closer review and pursuant to [BHMC 10-3-2403](#), buildings located in the principle building area of a site can be built with heights that exceed 14'. Because the proposed accessory structure is outside of the required setbacks for the site, it is considered to be in the principle building area and could therefore be built with a maximum building height of 28'.



## GENERAL PLAN<sup>4</sup> POLICIES

The General Plan includes numerous goals and policies intended to help guide development in the City. Some policies relevant to the Planning Commission's review of the project include:

- **Policy LU 2.4 Architectural and Site Design.** Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, use of sustainable design and construction practices, landscaping, and amenities that contribute to the City's distinctive image and complement existing development.
- **Policy LU 2.6 City History.** Acknowledge the City's history of places and buildings, preserving historic sites, buildings, and districts that contribute to the City's identity while accommodating renovations of existing buildings to maintain their economic viability, provided the new construction contextually "fits" and complements the site or building.
- **Policy LU 6.2 Housing Character and Design.** Require that new, renovated, and additions to housing be located and designed to maintain the distinguishing characteristics and qualities of the neighborhoods in which they are located, including prevailing lot sizes, building form, scale, massing, relationship to street frontages, architectural design, landscaping, property setbacks, and other comparable elements.

## HISTORIC AND ENVIRONMENTAL ASSESSMENT

Staff determined that the property is considered a potential historic resource under the guidelines of the California Environmental Quality Act (CEQA) because the structure represents significant architecture in California and embodies distinctive characteristics of the type and period of architecture representing the work of an important creative individual, and possesses high artistic value.

When a project involves a potential historical resource, the question arises as to whether the project will "cause a substantial adverse change in the significance" of that resource. For CEQA purposes, a substantial adverse change in the significance of an historical resource is considered to be a significant environmental impact. The State CEQA Guidelines, Title 14 California Code of Regulations, Section 15064.5(b)(1) provide that "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

The Guidelines further provide that the significance of a historical resource is materially impaired when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

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<sup>4</sup> Available online at [http://www.beverlyhills.org/services/planning\\_division/general\\_plan/genplan.asp](http://www.beverlyhills.org/services/planning_division/general_plan/genplan.asp)



(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or  
(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. (Title 14 Cal. Code Regs. 15064.5(b)(2).)

Further, "a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource." (Title 14 Cal. Code Regs. 15064.5(b)(3).)

The City has treated proposed projects that comply with the Secretary of the Interior's (SOI) Standards as not materially impairing the significance of an historical resource, and thus such projects could qualify for certain categorical exemptions from CEQA. Projects that are not exempt from CEQA are subject to more exacting levels of review for a negative declaration (ND), mitigated negative declaration (MND) or an environmental impact report (EIR).

As part of the CEQA analysis of the 1010 North Rexford property, staff consulted with the City's Historic Consultant during review of the application. The City's Historic Consultant, Jan Ostashay of Ostashay & Associates Consulting, recommended that the applicant produce a historic conformance report to evaluate the proposed project's compliance with the SOI Standards.

After reviewing the project scope and the applicant's draft historic conformance report, the City's Historic Consultant recommended that new construction must be compatible with the historic resource and also be differentiated from the existing building. The City's consultant also recommended that the following character-defining spaces and features of the historic resource be preserved and incorporated into the design of the proposed accessory structure:

- Covered walkway;
- Pierced concrete block wall; and
- Palos Verde stone wall.



Existing Carport – South and West Elevations



Proposed Carport – South Elevation

The proposed project has been modified to incorporate the City's Historic Consultant's recommendations. Therefore, the City's Historic Consultant determined that the proposed project complies with the Secretary of the Interior's Standards and could qualify for an exemption from CEQA as new construction of a residential accessory structure (CEQA Guidelines Section 15303; Class 3 exemption).

**PUBLIC OUTREACH AND NOTIFICATION**

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice (agenda)	3 Days	5/23/2016	5/19/2016	7 Days
Newspaper Notice	N/A	N/A	N/A	N/A
Mailed Notice (Owners & Residential Occupants - 500' radius + block-face)	10 Days	5/16/2016	5/16/2016	10 Days
Property Posting	10 Days	5/16/2016	5/16/2016	10 Days
Website	N/A	N/A	5/19/2016	7 Days

Public Comment

As of the writing of this report, the City has not received any comments regarding this project.



## ANALYSIS<sup>5</sup>

Project approval, conditional approval or denial is based upon specific findings for the discretionary application requested by the applicant. The specific findings that must be made in order to approve the project are provided as Attachment A to this report, and may be used to guide the Planning Commission's deliberation of the subject project.

In reviewing the requested entitlement, the Commission may wish to consider the following information as it relates to the project and required findings.

**Height.** The proposed one-story structure would have a maximum height of 16'-8", which is approximately 11' below the maximum height allowed in the principal building area for a building with a flat roof. Additionally, the flat roof of the accessory structure would complement the horizontal nature of the one-story main residence. As a result, the height and design of the accessory structure can be found to be complementary to the architecture of the main residence.

**Proximity to Adjacent Properties.** One of the primary concerns associated with the construction of accessory structures is their potential to impact neighboring properties. In the case of the proposed project, the accessory structure would be located substantially in the same location as the existing carport: set back 50' from the front property line facing North Rexford Drive; approximately 12.8' from the closest adjacent property line to the north; 101' from the south side property line; and approximately 330' from the front property line facing Woodland Drive. Although the proposed accessory structure is closest to the north side property line, inclusive of the required side setback, the proposed accessory structure will be located approximately 27.5' from the nearest residential structure to the north. Additionally, the proposed structure will be limited to one story, it will comply with the side setback requirement for the principal residence, and it will be screened by existing trees along the north side property line. While the existing trees will help mitigate impacts to the neighboring property, staff recommends adding a condition for additional landscaping to be planted along the north elevation due to the location of windows at the north elevation of the proposed accessory structure. With the incorporation of the recommended condition, privacy, light and air impacts to this adjacent property are not anticipated. Impacts to the other property immediately adjacent to the site's north side property line (fronting Woodland Drive) are also not anticipated because the property is a City-owned water storage facility. To the south, the structure will be located approximately 100' from the south property line and is, therefore, not anticipated to cause impacts to the neighboring property to the south.

From the front property line facing North Rexford Drive, the proposed structure will be situated outside of the required 50' front setback but still within 100' of the front property line; however, impacts to the scale and massing of the streetscape are not anticipated because

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<sup>5</sup> The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Planning Commission in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to make alternate findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.



the current carport sits within 100' of the front property line and the proposed structure will be screened by existing and proposed vegetation in the front yard area.

Based on this analysis, the proposed accessory structure is not anticipated to impact adjacent properties or the scale and massing of the streetscape.

### **NEXT STEPS**

It is recommended that the Planning Commission conduct the public hearing and adopt the attached resolution approving the requested entitlements.

Alternatively, the Planning Commission may consider the following actions:

1. Deny the project, or portions of the project, based on specific findings.
2. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines.

Report Reviewed By:

A handwritten signature in blue ink, appearing to be "Masa Alkire", written over a horizontal line.

Masa Alkire, AICP, Principal Planner



**Attachment A**  
Required Findings

Central R-1 Permit Findings:

The reviewing authority shall not issue a Central R-1 permit unless the reviewing authority finds that the proposed development will not have a substantial adverse impact on:

A. The scale and massing of the streetscape,

B. Neighbors' access to light and air,

C. Neighbors' privacy, and

D. The garden quality of the city



**Planning Commission Report**

1010 North Rexford Drive

May 26, 2016

**Attachment B**

Draft Approval Resolution

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A CENTRAL R-1 PERMIT TO ALLOW THE CONSTRUCTION OF A 2,068-SQUARE-FOOT, ONE-STORY ACCESSORY STRUCTURE LOCATED WITHIN 100' OF THE FRONT PROPERTY LINE ON AN ESTATE PROPERTY LOCATED IN THE CENTRAL AREA OF THE CITY AT 1010 NORTH REXFORD DRIVE.

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

Section 1. Qian Shien Chen Zichun, applicant and property owner (the "Applicant"), has submitted an application for a Central R-1 Permit to allow the construction of a new 2,068-square-foot, one-story accessory structure that is located within 100' of the front property line on a property located at 1010 North Rexford Drive in the Central Area of the City (the "Project"). The Project does not meet all by-right development standards, and therefore requires entitlements that can be granted by the Planning Commission pursuant to the issuance of a Central R-1 Permit.

Section 2. The Project consists of the following:

- The construction of a new 2,068-square-foot, one-story accessory structure comprised of a guesthouse with an adjacent carport (16'-8" in height);
  - Located within 100' of the front property line and outside of the required side setbacks for the site;

- Set back 50' from the front property line facing North Rexford Drive, 12.8' from the north property line, 101' from the south property line, and approximately 330' from the front property line facing Woodland Drive; and
- The guesthouse contains two bedrooms, two baths, two lounge rooms, two entrances and no kitchen facilities.

Section 3. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The Planning Commission finds that the Project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines. Specifically, the proposed Project involves the construction of a new residential accessory structure.

Section 4. Notice of the Project and public hearing was mailed on May 16, 2016 to all property owners and residential occupants within a 500-foot plus block-face radius of the property. On May 26, 2016, the Planning Commission considered the application at a duly noticed public hearing. Evidence, both written and oral, was presented at the meeting.

Section 5. In reviewing the request for a Central R-1 Permit, the Planning Commission considered whether it could make the following findings in support of the Project:

1. The proposed development will not have a substantial adverse impact on the scale and massing of the streetscape;

2. The proposed development will not have a substantial adverse impact on the neighbors' access to light and air;

3. The proposed development will not have a substantial adverse impact on the neighbors' privacy; and

4. The proposed development will not have a substantial adverse impact on the garden quality of the city.

Section 6. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Central R-1 Permit:

1. While the Project will be located within the 100-foot accessory structure front setback, the Project will comply with the 50-foot front setback requirement for a main residence at this site. A staggering of setbacks is created on the property with the Project set back 50' from the front property line and the main residence set back approximately 90' from the front property line. These varied building setbacks will help reduce the scale and mass of the Project when viewed from the public right-of-way. Additionally, existing and proposed landscaping within the 50-foot front yard area contributes to screening the Project from North Rexford Drive. Therefore, due to the Project's siting and the landscaping within the front yard, the Project will not result in a substantial adverse impact on the scale and massing of the streetscape.

2. The Project will be located in generally the same location as an existing carport on the site, maintaining the required 12.8' side setback. At a max height of 16'-8", the Project will be approximately 6' taller than the existing carport,

but 11' below the allowed maximum height for a building with a flat roof located in the principal building area. Furthermore, inclusive of the required 12.8' side setback that the Project is providing, the Project is located approximately 27.5' from the nearest residential structure located across the subject property's north side property line. Based on the Project's location and limited height, the Project will not have a substantial adverse impact on the neighbors' access to light and air.

3. The Project will be located approximately 101' from the south side property line and 12.8' from the north side property line. While the Project will be closest to the north side property line, the provided north side setback meets the requirement for the site. Furthermore, existing landscaping in the north side setback area contributes to screening the Project from the adjacent property to the north. Additionally, a condition of approval will require the property owners to include more landscaping in the north side yard. Lastly, because the proposed Project is a one-story structure, the likelihood of the accessory structure offering views of the adjacent property is low. Consequently, the Project, as conditioned, will not have a substantial adverse impact on the neighbors' privacy.

4. The Project site includes extensive landscaping consisting of trees and grass, which help to enhance the property and contribute to the garden quality of the City. Furthermore, in conjunction with the Project, additional landscaping is proposed in the front yard. A condition of approval will also require that new landscaping adjacent to the north elevation of the accessory structure be included. Consequently, the Project will not have a substantial adverse impact on the garden quality of the City.

Section 7. Based on the foregoing, the Planning Commission hereby grants the requested Central R-1 Permit, subject to the following conditions:

1. This approval is for the construction of a new 2,068-square-foot, 16'-8"-tall accessory structure that is located within 100' of the front property line on an estate property at 1010 North Rexford Drive. The Project shall be constructed in substantial compliance with the plans and specifications approved by the Planning Commission on May 26, 2016. Any minor changes to the Project, as determined by the Director of Community Development, shall be reviewed and approved by staff. Substantive changes, as determined by the Director of Community Development, shall be returned to the Planning Commission for review and approval.

2. Existing landscaping at the north side property line adjacent to the accessory structure shall be maintained to the maximum extent feasible. In addition, new landscaping shall be included adjacent to the north elevation of the accessory structure. The landscaping shall be subject to review and approval by the Director of Community Development or his or her designee, and shall be maintained or replaced, substantially consistent with the approved project plans, for the life of the Project.

3. APPROVAL RUNS WITH LAND. These conditions shall run with the land and shall remain in full force for the duration of the life of the Project.

4. Project Plans are subject to compliance with all applicable zoning regulations, except as may be expressly modified herein. Project plans shall be subject to a complete Code Compliance review when building plans are submitted for

plan check. Compliance with all applicable Municipal Code and General Plan Policies is required prior to the issuance of a building permit.

5. APPEAL. Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

6. RECORDATION. The resolution approving the Central R-1 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 the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning 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 Project 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 Project.

7. EXPIRATION. Central R-1 Permit: The exercise of rights granted in such approval shall be commenced within three (3) years after the adoption of such resolution.

8. VIOLATION OF CONDITIONS: A violation of any of these conditions of approval may result in termination of the entitlements granted herein.

Section 8. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: May 26, 2016

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Alan Robert Block  
Chair of the Planning Commission of the  
City of Beverly Hills, California

Attest:

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Secretary

Approved as to form:

Approved as to content:

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David M. Snow  
Assistant City Attorney

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Ryan Gohlich, AICP  
City Planner



**Attachment C**  
Public Notice



## **NOTICE OF PUBLIC HEARING**

**DATE:** May 26, 2016

**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard

**LOCATION:** Commission Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, May 26, 2016, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider:

A request for a Central R-1 Permit to allow the construction of a new 2,068-square-foot, one-story accessory structure on a property located in the Central Area of the City at **1010 North Rexford Drive**. The proposed accessory structure would be located along the north side property line in substantially the same location as an existing carport on the subject property and have a maximum height of approximately 17' (to the top of the parapet of its flat roof). The proposed structure includes a 2,068-square-foot guest house and an adjacent three-car carport. The structure is proposed to be set back 50' from the front property line along North Rexford Drive, 12.8' from the north side property line, 101' from the south side property line, and approximately 330' from the front property line along Woodland Drive (property is a through-lot and fronts two streets). The Central R-1 Permit is required to allow the structure to exceed 14' in height and to be located within 100' of the front property line.

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303(e) of the Guidelines. Specifically, the proposed project

involves the construction of a new residential accessory structure, and is therefore exempt from further review under the provisions of CEQA.

Any interested person may attend the meeting and be heard or present written comments to the Commission.

According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Cynthia de la Torre, Assistant Planner** in the Planning Division at (310) 285-1195, or by email at [cdelatorre@beverlyhills.org](mailto:cdelatorre@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:

  
\_\_\_\_\_  
Cynthia de la Torre, Assistant Planner

Mailed: May 16, 2016



**Attachment D**  
Historic Conformance Review Report



**Conformance Review Report  
Louis Golan House, 1010 North Rexford Drive  
Beverly Hills, CA**

January 12, 2016 – revised March 21, 2016, April 25, 2016, and May 9, 2016

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Attachment D: Historic Drawings	

## **I. Introduction and Executive Summary**

This report evaluates impacts of proposed alterations to the Louis Golan House located at 1010 North Rexford Drive in Beverly Hills, CA (subject property, Assessor Parcel Number 4350-010-009), under the California Environmental Quality Act (CEQA). The proposed project includes replacement of most of the carport with a new guesthouse. The subject property was constructed in 1956 and designed by A. Quincy Jones. The City of Beverly Hills is currently undertaking a historic resources survey and it is possible the recent survey has identified the subject property as a potential historical resource.

The following evaluation first establishes the environmental setting, including California Register of Historical Resources (California Register) and California Environmental Quality Act (CEQA) policies, evaluates if the subject property meets eligibility criteria for individual listing in the National Register of Historic Places (National Register), California Register of Historical Resources, or as a City of Beverly Hills Landmark, and finally assesses project impacts for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*.

The report concludes that the subject property appears eligible for listing in the National and California Registers, as well as a local Landmark and is thus a historical resource under CEQA. The proposed new guesthouse appears to conform with the *Secretary's Standards*.

## **II. Qualifications**

This report was prepared by Jenna Snow with editorial support and peer review provided by Leslie Heumann. Ms. Snow visited the site June 12, 2015.

Jenna Snow has an independent historic preservation consulting practice with an office in Los Angeles. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Prior to founding her practice, Ms. Snow worked at Los Angeles-based Chattel, Inc. between 2002-2014. As a Principal Associate at Chattel, she authored, co-authored, and/or served as project manager for more than 75 historic preservation projects, including a wide variety of historic resource assessments, impacts analyses, and construction monitoring projects for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. With over fifteen years of professional experience, Ms. Snow has worked on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University.

Ms. Heumann is an architectural historian with nearly 40 years of experience in all aspects of historic resources evaluation, documentation, preservation, and planning. She has extensive experience in the coordination of cultural resources surveys, assessment of historic significance, and preparation of documentation to support the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and the National Historic Preservation Act (NHPA). Additional areas of expertise include application of the Secretary of the Interior's Standards for the Treatment of Historic Properties, preparation of Historic American Buildings Survey (HABS) documents, National Register of Historic Places and other registration program applications, and historic school modernization issues. Over the course of her career, Ms. Heumann has participated in historic resources projects in eight western states. Ms. Heumann satisfies the Secretary of the Interior's Professional Qualification Standards as an Architectural Historian. Currently, Ms. Heumann is an independent consultant specializing in a range of historic preservation services.

### III. Regulatory Setting

#### National Register

The National Register of Historic Places is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment,”<sup>1</sup> Administered by the National Park Service, the National Register is the nation’s official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) 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; or
- D) have yielded or may be likely to yield, information important in history or prehistory.<sup>2</sup>

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for “integrity.”<sup>3</sup> Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

#### *Relationship to Project*

As described below, the subject property appears eligible for listing in the National Register under criterion C as an excellent example of Modern architecture designed by master architect A. Quincy Jones. The subject property exhibits high quality design and is exceptionally intact.

#### California Register

Based substantially on the National Register, the California Register is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected.”<sup>4</sup> For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; or
- 2) is associated with the lives of persons important in our past; or

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<sup>1</sup> National Register Bulletin #16A: *How to Complete the National Register Registration Form* (National Park Service, 1997).

<sup>2</sup> National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

<sup>3</sup> National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

<sup>4</sup> California Public Resources Code §5024.1(a), <<http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>>.

- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in, or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

The primary difference between eligibility for listing in the National and California registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance.

#### *Relationship to Project*

As this report finds the subject property National Register eligible, it also finds the subject property eligible for listing in the California Register under Criterion 3 for its exceptional Modern design by architect A. Quincy Jones.

#### California Environmental Quality Act (CEQA)

According to CEQA,

an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (California Public Resources Code, PRC §21084.1).

#### *Relationship to Project:*

As the subject property appears eligible for listing in the National and California Registers, as well as appears eligible for designation as a local Landmark, it is a historical resource under CEQA.

#### City of Beverly Hills

Article 32, Chapter 3, Title 10 of the Beverly Hills Municipal Code, the Historic Preservation Ordinance of the City of Beverly Hills was adopted in 2012 and revised in 2015. It established a local register as well as procedures for landmark designation. 2015 revisions delineate the following criteria:

- A. A landmark must satisfy all of the following requirements:
  1. It is at least forty five (45) years of age, or is a property of extraordinary significance;
  2. It possesses high artistic or aesthetic value, and embodies the distinctive characteristics of an architectural style or architectural type or architectural period;
  3. It retains substantial integrity from its period of significance; and
  4. It has continued historic value to the community such that its designation as a landmark is reasonable and necessary to promote and further the purposes of this article.

B. In addition to the requirements set forth in subsection A of this section, a landmark must satisfy at least one of the following requirements:

1. It is listed on the national register of historic places;
2. It is an exceptional work by a master architect;
3. It is an exceptional work that was owned and occupied by a person of great importance, and was directly connected to a momentous event in the person's endeavors or the history of the nation. For purposes of this subsection B3, personal events such as birth, death, marriage, social interaction, and the like shall not be deemed to be momentous;
4. It is an exceptional property that was owned and occupied by a person of great local prominence;
5. It is an iconic property; or
6. The landmark designation procedure is initiated, or expressly agreed to, by the owner(s) of the property. (Ord. 15-O-2682, eff. 11-19-2015)

*Relationship to Project*

As described further below, the subject property meets all Landmark requirements under subsection A and Criteria 2 in subsection B, as an exceptional example of Modern architecture designed by master architect A Quincy Jones.

#### **IV. Property Description and History**

##### Site (Maps 1-3, Figures 1-5, 14-15)

The subject property is located north of Sunset Boulevard on the east side of North Rexford Drive, between Lexington Road and North Beverly Drive in Beverly Hills, California. The residential street is developed with single family homes and slopes slightly up from Sunset Boulevard and is at the base of the hills of Beverly Hills. The subject property is an irregularly, J-shaped lot, roughly 1.15 acres, with the tail facing North Rexford Drive. It is a relatively flat lot that slopes slightly up to the east. The property is developed with a house and a carport.

The house is not visible from the street due to a fence that runs along the sidewalk line that is bordered by bamboo and other shrubbery. Within the gate is a concrete semi-circular drive that leads to a carport at the northwest side of property, close to the fence. Grass is planted within the semi-circle, along with several, small coral trees. The carport is connected to the house by a gently curving, covered walkway that is open on one side and has a pierced concrete block wall on the other side. The concrete block wall is articulated by a regular pattern of open concrete blocks that line the bottom edge of the wall as well as the vertical opening of the carport.

The carport is a simple structure, open along the east elevation with a simple metal post supporting the center of the elevation. It has a flat roof and overhanging eaves along north elevation. The structure is clad in smooth stucco with the exception of the south wall, which has a Palos Verde stone veneer facing the semi-circular drive. The top of the stone wall extends above roof of the carport.

Areas surrounding the house are planted with grass. Tall bamboo lines the south edge of the property with some large, granite boulders placed within grass nearby. Several tall pine trees in the front, west yard and throughout property become vertical accents next to the low, one-story house.

The house is placed very close to north and south property lines, which are lined with tall, concrete block fences. Walkways between the fences and house are spread with gravel. There are several, walled-in private gardens around the house. One at the north side of the west façade is accessed through the maid's room, one at the west side of the south elevation is accessed from a bedroom, and a third at the west side of the north elevation accessed by the kitchen and dining rooms.

A pool and a tennis court are placed in the rear, east yard. The pool is L-shaped and is surrounded by a wide swath of concrete. The tennis court is almost entirely surrounded by a chain-link fence and tall, metal, light fixtures. Remaining areas of the rear yard have grass interrupted by river stone, a few larger trees, and low plantings close to the house. Three V-shaped steps lead from pool area to the tennis court, which is at a slightly higher elevation.

##### Physical Description

###### *Exterior (Figures 6-26)*

The low, one-story, single family house is designed in a Modern style with irregularly shaped wings extending east and west from a central core along north and south elevations. It is clad in a veneer of irregularly shaped Palos Verde stone and smooth finish stucco. It has a flat roof topped with visible mechanical equipment in several areas. The house is organized around the geometry of a honeycomb-like hexagon and its sub-symmetry of equilateral triangles (Historic Drawings 1-2).

The front, west façade presents a generally closed appearance to the street (driveway) as it does not have many visible openings. The main focus of the front elevation is the long, thrusting entry canopy, roughly centered on the elevation. The flat canopy, supported by thin, metal posts, is pierced along the north side by a pattern of equilateral triangles and terminates at both ends in an angle. The flooring pattern beneath the canopy is of equilateral triangles defined by thin strips of redwood set within concrete with large aggregate of rounded stones. The wide front door, with two, floor-to-ceiling fixed glass sidelights, is offset to the south rather than centered under the canopy. Areas around the front door are finished in a stone veneer, which wraps the corner to the south. A concrete block wall at the north wing defines a private garden while a concrete block wall along the south wing has an opening to provide access to a private garden at the west side of the south elevation.

The south elevation is placed close to the property line. Aside from the stone veneer that wraps the corner from the west façade, the remainder of the elevation is clad in smooth stucco. Rectangular, hopper sash windows are placed high up in the elevation near the roofline. The elevation exhibits some areas of overhanging eaves. A private garden at the west side of elevation is accessed by a sliding glass door and a single, hinged wood door with one, large light. The garden is defined by an overhanging eave with areas of equilateral triangles cut out. Paving in the private garden consists of large flagstones set within gravel. A wide stone step is located in front of sliding glass door. The exterior wall at the east side of the elevation extends beyond the east elevation, becoming a garden wall. The eave of house in this location appears as an open, equilateral triangle overhanging the garden wall.

Where the front, west façade appears closed with almost no openings, the east, rear elevation is very transparent, consisting of almost all glass. Glass walls consist of fixed, floor-to-ceiling sash as well as sliding glass doors. The easternmost portion of the southeast wing consists of three sides of a hexagon delineated by floor-to-ceiling fixed glass windows. The remaining portion of the southeast wing, with overhanging eaves and a raised parapet, has a section of a solid, stucco wall with vertical scoring and a section of solid, stucco wall with thin, vertical, fixed sash windows. The central core of house at the east elevation is almost entirely glass, with the exception of the chimney, which is clad in Palos Verdes stone and travertine. The area south of chimney is defined in the roof by cut-out equilateral triangles. Slightly projecting structural fins are aligned with window sash. Interior public spaces seamlessly spill out onto the exterior covered terrace, continuing the equilateral triangular pattern in the terrazzo floor. Thin posts support the terrace roof. The northeast wing has the fewest openings at the east elevation; these are restricted to a sliding glass door with an adjacent window and a swinging wood door with one large glass light.

Most of the north elevation consists of a smooth stucco wall with no openings. A narrow walkway extends between a tall concrete block wall along north property line and the house. A private garden at northwest corner is accessed from the interior by a sliding glass door with a glass transom that opens into the dining room and paired, swinging wood doors with a large glass light that open into kitchen. The area opening into the dining room is covered by an extension of the roof eave. A multi-sectioned, fixed, wood sash window immediately to the east is topped by a pattern of open equilateral triangles. Paving in the private garden consists of large flagstones set within gravel.

#### *Interior (Figures 27-43)*

The interior of the subject property is organized with public spaces, including the entry hall, living room, dining room, bar, and “all purpose”/family room in the central core while bedrooms are

located in the southwest and northeast wings. The master bedroom incorporates the entire southeast wing, while the kitchen and maid's bedroom are located in the northwest wing. The interior is defined by a flow of indoor and outdoor spaces, which is enhanced by large expanses of windows opening into the rear yard, materials extending between interior and exterior, such as the flooring and ceiling/roof treatment, and landscape materials. The interior is further organized by the overall house's honeycomb-like hexagonal geometry and equilateral triangular sub-symmetry.

A lowered ceiling in the entry hall, which has one stone veneer wall that extends from the exterior, opens into a higher ceiling in the living room. There are no walls separating different rooms that make up the public spaces with the exception of a translucent, sliding screen along the edges of the sunken bar. Floors in the public spaces are finished in carpet as well as terrazzo in an equilateral triangular pattern. Walls are finished in smooth plaster.

The focal point of the living room, and perhaps the house, is a floating fireplace in the living room finished in Palos Verde stone at the base and topped by travertine. To the south of the fireplace is a low wall finished in Palos Verde stone and a floor planter with a skylight above that is composed of triangular sections. The skylight allows for the south wall of the living room to be washed in light. A second fireplace set within a stone veneer wall is located at the north wall separating the sunken bar from the all-purpose/family room. The sunken bar is topped by marble supported by a blond wood base and cabinetry.

#### History of Alterations

Relatively minor modifications have been made to the subject property over the years to accommodate a variety of owners. The most significant alteration includes extension of the southeast wing in 1960 as an additional bedroom and study.<sup>5</sup> The addition was designed by Roland Logan Russell.<sup>6</sup> Other alterations to exterior elevations include a small pool equipment room added to the northeast wing and enclosure of a private garden at the southwest wing (both completed in 2004).

More substantial changes have been made to the landscaping, specifically in the rear (east) yard. Drawings show the original landscape plan included a pool with two, distinct hexagonal elements. The original pool was removed and replaced in 1969.<sup>7</sup> The tennis court does not appear in original drawings of the landscape, and it is not known when it was added. The V-shaped steps in the landscape are not visible in the 1980 aerial photograph (Historic Photo 7), which shows round stones set into the grass. Areas of river rock around the east elevation appear to be contemporary. In addition, landscaping in the private garden along the north elevation, opening from the dining room, has been altered. Historic photographs show round, concrete pavers set within gravel with some smaller plants placed close to the house (Historic Photo 6). Finally, landscaping that extends to the interior of the house has also been altered with removal of plants in the planter adjacent to the living room fireplace and replacement with river rocks and water (date unknown).

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<sup>5</sup> City of Beverly Hills, Department of Buildings, Permit #680883, August 9, 1960.

<sup>6</sup> Roland Russell (1919 – 2000), a native of Illinois, studied architecture at University of Southern California and Yale University. He completed his training as a designer and draftsman for the Los Angeles firm Heitschmidt & Matcham before opening his own practice in 1955. Roland Russell worked primarily on municipal and commercial buildings, including Fire Station No. 94 (Los Angeles, 1958, extant), Pacific Lighting Gas Supply Co (Santa Clarita, 1962, extant), and Crescenta-Canada Y.M.C.A (La Canada, 1961, extant). (George S. Koyle, ed, *American Architects Directory, 1962*, (New York: R. R. Bowker Co, 1962), 605.)

<sup>7</sup> City of Beverly Hills, Department of Buildings, Permit #690595, July 16, 1969; City of Beverly Hills, Department of Buildings, Permit #690783, September 5, 1969.

Almost all private spaces, including the kitchen and all bathrooms, have been altered over the years to accommodate changing needs and new technologies.

### Property History

Designed, by A. Quincy Jones, the subject property was commissioned by Louis E. Golan. While the design process began in 1953, construction did not begin until 1955 with the residence completed in 1956. Final contract price for A. Quincy Jones's work was \$122,163.49.<sup>8</sup> The contractor for the subject property was Buckeye Construction, who completed the work for \$91,600.<sup>9</sup> The house featured the most up-to-date technology, including a General Electric combination washer-dryer (that later turned out not to function properly), air conditioning, and a built-in sound system.<sup>10</sup>

A native of Illinois, Louis E. Golan (1900-1968)<sup>11</sup> was described in his obituary as a "philanthropist."<sup>12</sup> Louis Golan gained his wealth after the appeal of Prohibition in 1933, when he was working for Schenley Industries, which mainly distributed whiskey and bourbon. Louis Golan graduated from Northwestern University and married Sylvia O. Weinstein in 1922,<sup>13</sup> with whom he had two children, Barbara Joy in 1929 and Ronald in 1931. The 1930 United States Federal census shows the Golan family living in an apartment building at 300 South Howlin Avenue in Chicago. Louis Golan owned the \$400,000 building that had 43 apartments and worked at an insurance agency.<sup>14</sup> Although his obituary notes that the family moved to Los Angeles in 1939, the 1940 United States census reports them living on Lake Shore Drive in Chicago in a rented apartment with three servants – a butler, cook, and maid. By 1940, Louis Golan was working as a sales manager of Schenley Industries.<sup>15</sup> 1944 is the earliest date Louis Golan appears in southern California directories. At that time, he lived at 412 Shirley Place in Beverly Hills, at the west side of the city,<sup>16</sup> and was no longer working for Schenley Industries, but had been contracted by the Central California Wineries to sell their wine under the GoLan label.<sup>17</sup> He later purchased the Old American Wine Co. of St. Louis that produced Cook's Imperial champagne. Louis Golan quickly rose to prominence in southern California. He was chairman of the board of Lanfield Company, a director of City National Bank of Beverly Hills, and a trustee of Cedar-Sinai Medical Center.<sup>18</sup> The family attended Wilshire Boulevard Temple. By 1950, the Golans were living at 1006 North Rexford Drive, immediately next door to the subject property.<sup>19</sup> By the time the Golans moved into the subject property, their children were grown and no longer living at home.

The following history of ownership is based on alteration permits. Sylvia Golan sold the property soon after her husband's death to Milton Brucker and his wife Helen. Prior to moving into the

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<sup>8</sup> "Revised statement," April 25, 1956, (UCLA Special Collections)

<sup>9</sup> Correspondence between Bram Goldsmith, Buckeye Construction and Louis Golan, January 13, 1955 (UCLA Special Collections).

<sup>10</sup> Letter correspondence between A. Quincy Jones and Harry P. Gough, General Manager – Appliance Division, General Electric, June 13, 1956, (University of California Los Angeles, Special Collections)

<sup>11</sup> Social Security Administration. *Social Security Death Index, Master File*. Social Security Administration

<sup>12</sup> "Louis E. Golan; Philanthropist," *Los Angeles Times*, June 16, 1968, H8.

<sup>13</sup> *Cook County, Illinois Marriage Indexes, 1912-1942*, <ancestry.com>.

<sup>14</sup> 1930 United States Federal Census, Chicago, IL, Enumeration District 16-934, Sheet 18B.

<sup>15</sup> 1940 United States Federal Census, Chicago, IL, Enumeration District 103-2948, Sheet 1B.

<sup>16</sup> State of California, United States. *Great Register of Voters*. Sacramento, California: California State Library.

<sup>17</sup> Thomas Pinney, *A History of Wine in America: From Prohibition to the Present*, (Berkeley: University of California Press, c1989).

<sup>18</sup> "Louis E. Golan; Philanthropist," *Los Angeles Times*, June 16, 1968, H8.

<sup>19</sup> State of California, United States. *Great Register of Voters*. Sacramento, California: California State Library.

subject property, the Bruckers lived at 701 North Palm Drive in Beverly Hills. Milton Brucker (1912-2007),<sup>20</sup> was chairman of the board of Standard Paint Co and president of Ecco Fonic,<sup>21</sup> a tape echo machine that was dubbed, “the sound of the space age...of your present and your future.”<sup>22</sup> By 1973, Milton Brucker was living at the subject property and was working as an engineer-designer for Life Spheres Company.<sup>23</sup> An aeronautical engineer and pioneer in plastics and polyester, Milton Brucker helped to create the Survival Capsule, which was heralded as the successor to a lifeboat.<sup>24</sup> In 1970, the Bruckers hosted a benefit for the Los Angeles Child Guidance Clinic Auxiliary at the subject property. A newspaper announcement for the event describes the subject property with “glass walls and unusual indoor planting arrangements [that] are uniquely designed to integrate interior and exterior areas.”<sup>25</sup>

The subject property transferred to John and Norma Lumbleau by 1978.<sup>26</sup> John Lumbleau (1928-2010) established Lumbleau Real Estate Schools of California in 1938. He advertised that his “ability to simplify the material you need to know was developed from over 40 years of sales training, motivational speaking, and developing real estate in-session classroom courses.”<sup>27</sup> By 1991, the subject property was owned by Dennis C Moore, a former realtor, and his wife Shirley. The property transferred again by 2003 to F. Bo Zarnegin, a real estate developer who is known for his work at the Peninsula Hotel in Beverly Hills.<sup>28</sup>

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<sup>20</sup> Social Security Administration. *Social Security Death Index, Master File*. Social Security Administration

<sup>21</sup> *Beverly Hills City Directory, 1960-1961*, (Beverly Hills: Beverly Hills Chamber of Commerce and Civic Association).

<sup>22</sup> “Ecco-Fonic 1960 Demonstration Recording, <<https://www.youtube.com/watch?v=1X9ilF1wiQ4>>.

<sup>23</sup> *Beverly Hills City Directory, 1973*, (Beverly Hills: Beverly Hills Chamber of Commerce and Civic Association).

<sup>24</sup> “Survival Capsule Could be Successor to Lifeboat,” *Independent Press-Telegram* (Long Beach, California), February 6, 1966,

108.

<sup>25</sup> Glad Branson, “Candlelight Tea – A Concerted Effort,” *Valley News* (Van Nuys, California), November 22, 1970, 43.

<sup>26</sup> *U.S. Public Records Index, 1950-1993, Volume 1, Voter Registration Lists*,

<sup>27</sup> Lumbleau Real Estate School, “About,” <<http://www.lumbleau.com/about.asp>>.

<sup>28</sup> Andrea Adelson, “FOCUS; For Beverly Hills, a New Peninsula Hotel With Villas,” *New York Times*, March 24, 1991.

## V. Historic Context

### Development of Beverly Hills

The following discussion of the history of the City of Beverly Hills has been abstracted from the City's 1985-1986 Historic Resources Survey.<sup>29</sup>

From the time of its settlement by Mexican pioneers in 1822, until the World War I era, the Beverly Hills area was a primarily agricultural region. Cattle ranches predominated during the Mexican era, giving way to sheep ranches in the 1860s, and then lima bean fields beginning in the 1880s. During this early period, several attempts were made to establish a town in what is now Beverly Hills, including the proposed developments of Santa Maria in 1869 and Morocco in 1888. Efforts to create the present community of Beverly Hills finally succeeded in 1907. Even then, the pace of development was leisurely, picking up only after the construction of the Beverly Hills Hotel in 1911, with the real boom in development not occurring until the decade of the 1920s.

Settled initially by magnates and businesspeople, such as oilmen Kirk B. Johnson and Max Whittier, Beverly Hills found itself synonymous with "hometown to the stars" after Douglas Fairbanks and Mary Pickford took up residence at Pickfair in 1920. Many other entertainment industry figures followed during the succeeding decades. In 1930s and 40s, Beverly Hills' retail district began to compete with the Miracle Mile district, Hollywood, and newly developed Westwood Village for the title of the most fashionable shopping district in metropolitan Los Angeles. In the post World War II era, the City's downtown became an important center for professional and business offices as well. The vitality of Beverly Hills continues unabated today. The key themes in the City's history are movie stars, water issues, and the development of high-end commercial activity...

#### 1906 - 1920: Rodeo Land and Water Development; Early Residences

Plans for Morocco were never realized, and the next activities on the ranch centered around a syndicate of investors, known as the Amalgamated Oil Company, who initially hoped to find oil on the property. Attempts to exploit the deeply buried oil reserves came to naught, and once again the owners of the ranch focused their hopes on subdividing the Beverly Hills area as a real estate development. These same investors in Amalgamated Oil reorganized as the Rodeo Land and Water Company in 1906, this time with railroad tycoon Henry E. Huntington as one of the investors. Burton Green played a leading role in formulating the plans for a garden city. At this time, the ranch boundaries were Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south, and the foothills above Sunset Boulevard on the north.

The syndicate hired Wilbur F. Cook, Jr. to plan the community. Cook had worked with Frederick Law Olmsted, famed designer of New York's Central Park and several garden communities, on the Columbian Exposition of 1893 and the improvements to the White House grounds of 1902. In 1905, he left Olmsted's firm

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<sup>29</sup> *Beverly Hills Historic Resources Survey, 1985-1986*, 4-20. The discussion is an edited version of the material contained on pages 4-20, with minor modifications.

and moved to Oakland, where he planned parks for that city. Some of Cook's other Southern California projects include Exposition Park, the Palos Verdes Estates, Los Angeles Civic Center, and portions of Griffith Park.

The city that Cook planned was to be a relatively balanced community, albeit an affluent one. It was one of the earliest planned communities in Southern California, antedating such later cities as Torrance and Rancho Santa Fe. The City was designed so that it shaded from smaller lots at its southern edge to large estates for the wealthy in the foothills at the north. The elite northern portion was divided from the southern portion by the railroad tracks and a commercial triangle between Santa Monica and Wilshire Boulevards. This triangle was originally known as "Beverly" while the rest of the City, located north of Santa Monica Boulevard, was known as "Beverly Hills." Land along the railway line was set aside for industry east of Canon Drive.

Between Santa Monica and Sunset Boulevards were four blocks of gently curving streets for upper middle class families, while the territory north of Sunset was set aside for estates. After Cook's plan was completed, Crescent, Canon, Beverly, and Rodeo Drives were opened between Wilshire and Sunset. A fifth street, Palm Drive, was already in existence, having been part of the Hammel and Decker ranch. Horticulturist John J. Reeves was retained to develop the master tree planting. He was the one responsible for Beverly Hills' famous street tree planting concept, dictating that different species of trees be planted for the full length of each street.

Maps were filed with the County Recorder in 1906 and 1907, and the developers began to build model homes. Lots were offered for sale at prices ranging from several hundred to \$1,000 apiece. Difficult as it is to conceive now, Beverly Hills real estate was not the coveted item in 1907 that it is today. Relatively far from the center of downtown Los Angeles, the Rodeo Land and Water Company's development languished during the depression of 1907-08 and had to be pulled off the market. Even when the economy recovered in 1910, the market for Beverly Hills real estate still proved sluggish.

As in so many of the boomtowns of the 1880s, Beverly Hills needed a large resort hotel to give it prominence and establish its reputation. It got that hotel in 1911, when the Rodeo Land and Water Company, in conjunction with Margaret J. Anderson, commissioned Elmer Grey to build his Craftsman/Mission Revival design which officially opened in 1912 as the Beverly Hills Hotel.

In 1914, worry over the possibility of a water shortage and the desire to improve the local school system prompted a campaign to incorporate the area. Since the annexation petition required 500 signatures, it appears that Beverly Hills had to round out the total by importing workers from the neighboring railway town of Sherman (now West Hollywood). The original boundaries of the City were much the same as they are today, except for the area south of Wilshire Boulevard, annexed the following year (1915), and the Trousdale Estates, annexed in 1955. Most of the City was still open land, with development scattered around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle and foothill areas.

The architecture of Beverly Hills in the years following the City's founding until its major period of residential growth in the 1920s was dominated by Craftsman and Mission Revival styles as well as by the relatively staid and correct period revival styles—Tudor, Georgian, and Beaux Arts Classicism—that were popular elsewhere in America...

#### 1920 - 1945: Beverly Hills as the “Home to the Stars”; Identity as a City Is Developed

Beverly Hills in 1920 was a city in transition. The majority of its residential and commercial lots were still vacant, but enough development had occurred to make it clear that a town was being formed. At the same time, there were still many vestiges of its rural past. Clusters of ranch buildings remained at Robertson Boulevard near Wilshire, near Canon Drive and Walden, and along Palm Drive just north of Santa Monica Boulevard. However, by the end of the decade the City was largely developed, and had assumed the basic form in which we know it today.

It was not until the 1920s that Beverly Hills became a haven for movie stars who joined developers such as Max Whittier and Burton Green. A perusal of City directories and building permits for this era will readily disclose that the concept of Beverly Hills as the successor to Hollywood as the hometown for people in the entertainment industry was not misplaced. It began in 1920 when national attention was focused on the City as Douglas Fairbanks and his bride Mary Pickford moved into their house “Pickfair” at 1143 Summit Drive, setting the precedent for other entertainment industry figures to follow. It became the “social center of the movie colony and goal of tourists” as W.W. Robinson noted in his 1939 history of Beverly Hills. Within a few years, major entertainment industry figures, such as Gloria Swanson, Will Rogers, and Charles Chaplin, were Beverly Hills residents.

Much of the City's architecture from the period between the two world wars is indistinguishable from other similarly affluent neighborhoods in other California communities. However, there was a definite element of self-expression and theatricality exhibited in private houses, such as Pickfair, Dias Dorados, and Greenacres. These homes established a standard that was quickly followed, in varying degrees of extravagance, by film stars Charles Chaplin, Tom Mix, Buster Keaton, Gloria Swanson and Pola Negri. Flamboyant art directors and producers showed how delightfully the art of set decoration could be applied to real life...

#### 1945 - 1986: Development after World War II; Commercial Growth; Work of Notable Post-war Architects

While Beverly Hills was fully developed by the end of World War II, it continued to grow in intensity of land use and population by the subdivision of large estates such as Trousdale Estates out of the old Doheny ranch in 1955, and the demolition of existing structures for new apartments, stores, and offices...

What was most notable about Beverly Hills domestic architecture in the post-World War II era was the continued use of full-blown Period Revival references in a much more committed fashion than might be found elsewhere in Southern California.

While the vast majority of residential construction and remodeling continued to be Period Revival in character, as it remains to this day, some notable modern houses were built in Beverly Hills during the 1940s and 50s, including Harwell Hamilton Harris' 1950 house for Harold English at 1261 Lago Vista.

#### A. Quincy Jones

Active from 1938-1979, A. Quincy Jones, was a seminal and prolific Los Angeles-based architect. He was responsible for the design of over 5,000 residential projects, both tract housing and prestigious residential commissions. In 2013, a major exhibition of his work showed at the Armand Hammer Museum of Art and Cultural Center in Los Angeles, in conjunction with The Getty initiative, "Pacific Standard Time Presents: Modern Architecture in LA." The exhibit highlighted not only his "opulent houses for the wealthy," but also his mass-produced housing and communal housing for middle-class clients. The exhibition catalogue states that "whereas Richard Neutra and Rudolph M. Schindler extolled their residential designs as prototypes for mass-produced housing – the architectural equivalents to Henry Ford's auto assembly line – Jones was the only one of the three to accomplish this goal."<sup>30</sup> Although Jones, along his partner Frederick Emmons, designed half of housing developer Joseph Eichler's homes, they "maintained a steady portfolio of large-scale, single-family homes for clients in Los Angeles' upper classes" where they worked through many of the design idioms found in the larger houses.<sup>31</sup>

Archie Quincy Jones (1913-1979) was born in Kansas City, Missouri and moved to California in 1919. After graduating from the University of Washington in 1936, he returned to Los Angeles, where he worked for Douglas Honnold and George Vernon Russell (1936 – 1937), Burton A. Schutt (1937 – 1939), and Paul Revere Williams (1939-1940). Jones enlisted in the Navy in 1942. Discharged in 1945, Jones started his own practice the same year. He formed a partnership with Frederick Emmons in 1951 that lasted until 1969.

Jones' designs for the Mutual Housing Association on over 800 acres in the Crestwood Hills neighborhood of Los Angeles (1946-1950) has been described as "the only successful housing cooperative effort in California during the immediate postwar years."<sup>32</sup> The cooperative housing group was established by four musicians and grew to 400 members. Jones prepared 29 house plans, based on variations of nine different designs. The Modern-style houses had open plans with expanses of floor-to-ceiling glass that created an illusion of free-flowing space. His decorative use of concrete block at the Architects' Site Office established a precedent that Jones would explore throughout his later work.

Jones' ideas on middle class housing culminated in his 1957 publication *Builders and Homes for Better Living* that "outlines their proposed solutions for improved middle-class housing, specifically for the 'buyer who cannot afford the luxury of a custom designed house.'"<sup>33</sup> In 1961, the magazine *Arts & Architecture* hired Jones & Emmons to design a housing community in the San Fernando Valley as part of their Case Study House program, resulting in Case Study House #24, where they explored ideas in communal living.

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<sup>30</sup> David Hay, "A Quincy Jones, Overlooked Genius? Hammer Museum Makes the Case," *Los Angeles Times*, May 17, 2013.

<sup>31</sup> Brooke Hodge, ed., *A. Quincy Jones; Building for Better Living* (Los Angeles, CA: Hammer Museum, 2013), 15.

<sup>32</sup> Los Angeles Conservancy, "Crestwood Hills," <<https://www.laconservancy.org/locations/crestwood-hills>>.

<sup>33</sup> Hodge, 12.

Some of Jones and Emmons' higher profile commissions were the Sidney and Frances Brody House (1948-1951) in Los Angeles and Sunnylands in Rancho Mirage for Walter and Leonore Annenberg (1963-1966). The Brody House was the first large-scale project where Jones was able to work through "architectural elements that became hallmarks of his work...including a long, wood entry canopy supported by black steel trusses, a fireplace to organize the main living and dining spaces, walls that transition from interior to exterior without a change in material, and floor-to-ceiling expanses of glass (as either windows or sliding doors) to create a strong connection to the outdoors."<sup>34</sup>

A. Quincy Jones continued to develop these design elements at the Golan House, which went on to become repeating idioms in later commissions. The design process for the Golan House can be traced through sketches, drawings, and correspondence, which are housed at University of California Los Angeles Special Collections. The house appears unique among his large scale commissions in that it is the only one of Jones' work that is organized around a specific geometry. While early sketches show a more orthogonal organization with a steep, gable roof more typical of Jones' Eichler homes, the design shifted with a quick sketch of a honeycomb (Historic Drawings 1-2).

In addition to the design elements mentioned above (thrusting entry canopy, fireplace to organize main public spaces, and large expanses of floor-to-ceiling glass), several other design elements at the Golan House appeared throughout Jones' work. Use of Palos Verde stone at the Golan House, specifically around and through the front entry, enhanced the flow from interior to exterior. Similarly, indoor planting beds, found at the Golan House adjacent to the fireplace, became another typical design element intended to break down barriers between interior and exterior space.

Jones was also interested in creating spaces to live and used an open floor plan to "accommodate changing social and family dynamics."<sup>35</sup> One means by which he accomplished that was by incorporating a sunken bar, which is also found at the Golan House. Not only does the sunken bar disperse cooking throughout house, but it also created an exhibit out of cooking and "enabled the host to engage guests while preparing food and drinks."<sup>36</sup>

Although the first retrospective of his work occurred in 2013, Jones was recognized in his life with numerous architectural awards, including National American Institute of Architect's First Honor Award in 1950, National AIA Firm of the Year in 1969, Innovations in Building Award from American Builder Magazine, Alcoa Industrial Design Award, and over 60 awards for individual projects. Jones became a fellow of the American Institute of Architects in 1960. Jones was also an active educator. He taught at the University of Southern California from 1951 through 1967 and was appointed Dean of the School of Architecture in 1975.

### Mid-Century Modern Architecture

The movement now termed Mid-century Modern serves as an amalgamation of architectural expressions from earlier Modernism movements, including Art Deco and Streamline Moderne, in addition to the International and Bauhaus styles, which sought to progress the entire architectural field in a new direction embracing simplicity in form. In addition to A. Quincy Jones, the Los Angeles metropolitan area was home to such master architects as Richard Neutra, Craig Ellwood,

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<sup>34</sup> Hodge, 172.

<sup>35</sup> Hodge, 148.

<sup>36</sup> Hodge, 182.

Raphael Soriano, Pierre Koenig, and Charles and Ray Eames.<sup>37</sup> The Case Study House program, a 1945-1966 initiative sponsored by *Arts & Architecture* magazine, commissioned and showcased 36, high-style Mid-century Modern houses, mostly in Los Angeles County. Mid-century Modernism was interpreted in a variety of styles. Post-and-beam variations were distinguished by low-pitched or flat roofs with wide overhangs and columns supporting exposed beams, minimizing need for load-bearing walls and allowing for expansive exterior walls of glass that created a flow of interior and exterior spaces. Character defining features of Mid-Century Modern architecture are:

- One- or two-stories in height
- Asymmetrical façade and plan
- Flat or gabled roof with low pitch and wide overhangs (occasionally A-frame, upsweeping, butterfly, or parabolic roof)
- Horizontal bands of aluminum framed or steel sash windows or expansive walls of floor-to-ceiling glass
- Occasionally jalousie (louvered) windows and sliding glass doors
- Exterior surfaces of stucco, concrete, brick (often in stack bond), or concrete masonry unit (CMU) block
- Occasional use of pierced concrete block
- Exposed wood or steel frame structural systems
- Acoustical tile, exposed wood, or textured stucco ceilings
- Repetitive patterns, often resulting from modular design

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<sup>37</sup> Thomas S. Hines, *Architecture of the Sun: Los Angeles Modernism 1900-1970* (New York, NY: Rizzoli International Publications, Inc., 2010), 507.

## VI. Historic Resource Assessment

### Individual Eligibility

Because eligibility criteria for National and California Registers align in large degree, the following evaluation considers eligibility under each of the criterion at federal and state levels under a single heading. The following assessment concludes that the subject property is significant under criterion C/3

*Criterion A/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.*

The subject property does not appear to be associated with any significant events or broad patterns of history. Although Beverly Hills became the hometown for people in the entertainment industry and residential development continued to expand in the post-World War II period, the subject property does not appear to have made a significant contribution to that pattern of development. The area north of Sunset Boulevard in which the subject property is located had been subdivided decades earlier to construction of the Golan House. As infill construction, the subject property did not contribute to a significant development pattern. Beverly Hills had already been a location for wealthy homeowners for several decades before the subject property was constructed. Moreover, although it is located north of Sunset Boulevard, the subject property does not possess the character-defining features of an estate. Specifically, with an area of roughly 1.15 acres, the subject property is smaller than nearby estates. Therefore, the subject property is not eligible under criterion A/1.

*Criterion B/2: Is associated with the lives of persons important in our past.*

Although several individuals have been associated with the subject property since it was constructed, none rise to the level required to warrant consideration under Criterion B/2: association with the lives of persons important in our past. For a property to be significant under criterion B/2, it must also be the location where that person was actively involved with their significant work. None of the owners of the subject property stand out for any specific or significant historic contribution they made. Beverly Hills was the home for numerous, high-placed businessmen and their families. The mere fact that they were successful, wealthy, or active in civic or business circles does not impart significance. Therefore, the subject property is not eligible under criterion B/2.

*Criterion C/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.*

The subject property appears significant under criterion C/3 for its significant design by A. Quincy Jones, a very important and influential architect in southern California in the twentieth century. A. Quincy Jones was recognized during his lifetime with awards and accolades. He was respected by his peers and influenced architecture through his teaching and designs for Eichler tract houses. Though an exhibition of his work at a major art museum in 2013, his enduring legacy to architecture has also been recognized. The subject property is highly representative of his custom houses and possesses high artistic values. In fact, Jones worked through many design elements at the subject property that he used in later designs. In addition, its large expanses of floor-to-ceiling glazing creates a flow of interior and exterior spaces and flow of interior public spaces, asymmetrical façade, exposed steel structural system and use of pierced concrete block, the subject property is an excellent example of Mid-Century Modern architecture and therefore is eligible under criterion C/3.

*Criterion D/4: Has yielded, or may be likely to yield, information important in prehistory or history.*

The subject property cannot be reasonably expected to yield information important in prehistory or history; therefore, it is not eligible under Criterion D/4.

#### City of Beverly Hills Historic Preservation Ordinance

The following evaluates the subject property under City of Beverly Hills Historic Preservation Ordinance criteria. The following assessment concludes that the subject property appears to satisfy all the Landmark designation criteria under subsection A and Criteria 2 in subsection B, as an exceptional residential example of Modern architecture designed by master architect A Quincy Jones.

*Subsection A: A landmark must satisfy all of the following requirements:*

*1. It is at least forty five (45) years of age, or is a property of extraordinary significance;*

Constructed in 1956, the subject property is currently 60 years of age. Therefore, the property satisfies this criterion.

*2. It possesses high artistic or aesthetic value, and embodies the distinctive characteristics of an architectural style or architectural type or architectural period;*

The subject property exemplifies a Modern-era style as it is a distinctive and exceptional representation of Modern design. It embodies Modern design values by making effective use of modern (post-World War II-era) materials, components, landscaping elements, and site design. The Mid-Century Modern designed residence is characterized by its clear expression of structure and materials, large expanses of glass, and open interior plan. It exhibits many distinctive character-defining features of the style, such as its low, horizontal one-story configuration; simple geometric forms; expressed post-and- beam construction; flat roofs with extended overhanging eaves and cantilevered canopies; exterior wall panels of stucco, concrete block, and stone; flush mounted metal frame full-height and clerestory windows; little to no exterior decorative detailing; and asymmetrical composition. Because of its well-executed, Mid-Century Modern design and association with modernist architect A. Quincy Jones, the subject property was highlighted in the 2013 exhibit at the Hammer Museum and was also included in the exhibition catalogue. Therefore, the property satisfies this criterion.

*3. It retains substantial integrity from its period of significance; and*

Despite some alterations, which were made primarily within the interior of the house and along secondary elevations (rear and sides), the subject property still retains sufficient integrity to convey its exceptional architectural merit from its period of significance. Therefore, the property satisfies this criterion.

*4. It has continued historic value to the community such that its designation as a landmark is reasonable and necessary to promote and further the purposes of this article.*

Given the superlative Mid-Century modern architecture of the subject property, designation would further the purpose of contributing to a greater understanding and appreciation of the City's history, specifically its architectural heritage. Therefore, the property satisfies this criterion.

*Subsection B: In addition to the requirements set forth in Paragraph A above, a landmark must satisfy at least one of the following requirements:*

*1. It is listed on the national register of historic places;*

The subject property is not listed or formally determined eligible by the National Park Service for listing in the National Register. Therefore, the subject property does not satisfy this criterion.

*2. It is an exceptional work by a master architect;*

The subject property represents an important work of master architect A. Quincy Jones, a seminal Los Angeles architect who is listed in the City of Beverly Hills Master Architecture List. A. Quincy Jones was recognized during his lifetime with awards and accolades. He was respected by his peers and influenced architecture through his teaching and designs for Eichler tract houses. Though an exhibition of his work at a major art museum in 2013, his enduring legacy to architecture has also been recognized. The subject property is highly representative of his custom houses and possesses high artistic values. In fact, Jones developed many design elements at the Golan House that he used later in other large commissions. The subject property is therefore eligible under Subsection B, criterion 2.

*3. It is an exceptional work that was owned and occupied by a person of great importance, and was directly connected to a momentous event in the person's endeavors or the history of the nation. For purposes of this subsection B3, personal events such as birth, death, marriage, social interaction, and the like shall not be deemed to be momentous;*

The subject property has not been shown to be directly associated with the lives of significant persons. Although there have been several owners over the years, none appear to have made a particularly significant contribution to history of the nation. Therefore, the subject property is not eligible under Subsection B, criterion 3.

*4. It is an exceptional property that was owned and occupied by a person of great local prominence;*

The subject property has not been shown to be directly associated with the lives of significant persons. Although there have been several owners over the years, none appear to have been of particular local prominence. Therefore, the subject property is not eligible under Subsection B, criterion 4.

*5. It is an iconic property; or*

An iconic property is defined as “a property that has been visited and photographed so often by residents and visitors to the city that it has become inextricably associated with Beverly Hills in the popular culture and forms part of the city's identity to the world at large.” As a private, single family residence, the subject property is not publically accessible and has not been visited and photographed by visitors to the city. Therefore, the subject property is not eligible under Subsection B, criterion 5.

*6. The landmark designation procedure is initiated, or expressly agreed to, by the owner(s) of the property. (Ord. 15-O-2682, eff. 11-19-2015)*

As no landmark designation procedure has been initiated, it is not known if it would be initiated or expressly agreed to by the owner(s) of the property.

## Integrity

For a property to be eligible for designation at the local, state or national level, it must meet at least retain sufficient integrity to convey that historic significance. Integrity is defined as physical and visual characteristics necessary to convey its significance. Evaluation of integrity is founded on “an understanding of a property’s physical features and how they relate to its significance.”<sup>38</sup> The seven aspects of integrity are Location, Design, Setting, Materials, Workmanship, Feeling, and Association. The following describes how the subject property meets each of the seven aspects of integrity and concludes that, despite some alterations, it still retains sufficient integrity to convey its significance.

*Location:* The subject property retains integrity of location; it was built on its current site and was not moved on or to the site.

*Design:* Although there have been some alterations to the subject property (an addition to the southeast wing, infill of the private garden at the southwest wing, a small alteration of the northeast wing, and alterations to interior private, kitchen and bathroom spaces), these changes are relatively minor and do not compromise the significant, character-defining features of the property, including hexagonal geometry with sub-symmetry of equilateral triangles, an irregular plan with wings extending east and west from a central core, and floor-to-ceiling expanses of glass. The subject property still reads very much the way it did in drawings prepared by A. Quincy Jones and retains a high degree of integrity of design.

*Setting:* The subject property retains integrity of setting despite some changes to the landscape, specifically replacement of the swimming pool and addition of the tennis courts. The property maintains landscaping at the front, west façade, flow of indoor and outdoor spaces, and enclosed garden areas.

*Materials:* The subject property retains integrity of materials with areas clad in a veneer of Palos Verde stone, floor-to-ceiling glazing at the east elevation, and stucco exterior wall cladding. In addition, historic finishes such as the front walkway made of concrete with large aggregate of rounded stones, terrazzo flooring, and blond wood in the bar and butler’s pantry are all extant.

*Workmanship:* Integrity of workmanship, or evidence of artisans’ labor and skill in constructing or altering a building has been maintained due to the retention of original materials.

*Feeling:* The subject property retains a high degree of integrity of feeling. It remains an exceptional example of Mid-Century Modern architecture with a flow of interior and exterior spaces.

*Association:* The subject property possesses nearly all of its character-defining features from when it was constructed and is sufficiently intact to convey its earlier relationships to an observer.

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<sup>38</sup> Rebecca H. Shrimpton, editor, *How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, Department of the Interior, 1998) 44, <<http://www.nps.gov/history/nr/publications/bulletins/nrb15/>>.

### Period of Significance

The National Register defines the period of significance as “length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing” and specifies that for architecturally significant properties, the period of significance is the date of construction. Therefore, the period of significance for the subject property is 1956, when construction on the subject property was completed.

## VII. Analysis of proposed project impacts

### CEQA Review of Impacts on Historical Resources

If a proposed project were expected to cause *substantial adverse change* in a historical resource, environmental clearance for the project would require mitigation measures to reduce impacts.

“Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (PRC§15064.5 (b)(1)).

PRC §15064.5 (b)(2) describes *material impairment* taking place when a project:

- A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... or
- B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C) Demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

CEQA guidelines reference the federal *Secretary's Standards* and find that projects in conformance with the *Secretary's Standards* generally have a less than significant environmental impact on historical resources. Projects conforming to the Standards may be eligible for exemptions from CEQA (CEQA Guidelines, Article 19, §15331).

The *Secretary's Standards* consist of four treatments, the most common of which is rehabilitation, which is defined as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” The rehabilitation standards are:

- 1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary's Standards* are intended to be flexible and adaptable to specific project conditions while retaining historic building fabric to the maximum extent feasible. The National Park Service has created a substantial amount of written guidance, most of it available online, including *Illustrated Guidelines for Rehabilitating Historic Buildings* (<http://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm>), *Preservation Briefs* (<http://www.nps.gov/tps/how-to-preserve/briefs.htm>), *Preservation Tech Notes* (<http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>), and *Interpreting the Standards Bulletins (ITS)* (<http://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm>).

#### Identification of Character-Defining Features

Character-defining features are those visual and tangible aspects of a historic building that identify a particular architectural style, property type, and/or period of construction. The goals of the *Secretary's Standards* are twofold: preservation of historic materials and preservation of a property's "distinguishing character." The NPS publication *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* outlines a three-step process to identifying character-defining elements or features:<sup>39</sup>

1. *Identify the Overall Visual Aspects:* Define general aspects of the building, including its setting, shape, roof, projections, recesses/voids, openings, and materials without focusing on details.
2. *Identify the Visual Character at Close Range:* Focus analysis on quality of materials, color and texture of surfaces, etc.
3. *Identify the Visual Character of the Interior Spaces, Features, and Finishes:* Note how the building configuration creates a pathway through the space and determine which room volumes and passageways feel important. Features and finishes contributing to interior decoration—or an absence of decoration—should also be noted.

As the City of Beverly Hills only reviews exterior alterations for Certificates of Appropriateness,<sup>40</sup> the following excludes a discussion of interior character-defining features.

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<sup>39</sup> Lee H. Nelson, "Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character," National Park Service, United States Department of the Interior, 1-2.

<sup>40</sup> City of Beverly Hills, Historic Preservation Ordinance, §10-3-3218.

## Overall Visual Aspects

### *Significant*

- One story height, horizontal orientation of main house and carport
- Simple geometric design forms and shapes (hexagonal geometric forms with sub-symmetry of equilateral triangles integrated into design premise of main house)
- Irregular floor plan with wings extending east and west from a central core
- Primary elevation along west elevation (façade) of main house
- Asymmetrical composition of main house façade
- Flat roof with wide fascia trim at house, carport, and connecting covered walkway

### *Contributing*

- Covered walkway with pierced decorative concrete block wall in stack bond pattern between house and carport
- Covered, discrete carport
- Tall mature pine trees throughout property
- Semi-circular concrete drive at west elevation

### *Non-contributing*

- Addition at southeast wing
- Swimming pool
- Tennis court

## Visual Character at Close Range

### *Significant*

- Palos Verde stone veneer at primary elevations of house and carport
- Thrusting entry canopy off façade of house with thin metal support poles, flat roof, and offset, triangular-shaped, openings in roof
- Inlaid small Mexican stone paving under entry canopy
- Wide, front, solid, wood flush door with central door knob and flanking, fixed-pane sidelights
- Large expanses of floor-to-ceiling glazing at east (rear) elevation
- Terrazzo paving at east terrace

### *Contributing*

- Smooth stucco walls along north and south elevations
- Private gardens with planter areas set at ground level at north and south elevations
- South and west walls of carport with Palos Verde stone veneer

### *Non-contributing*

- None

## Proposed Project

The proposed project, replacement of most of the carport with a new guesthouse, is described in drawings dated October 1, 2015, and November 25, 2015. Drawings were revised in March 2016 and April 2016. As proposed, the project appears to conform with the *Secretary's Standards*.

Under the proposed project, most of the existing carport will be removed and replaced with a new, two-unit, one-story guest house structure. The carport has a primary elevation that fronts south onto the semicircular driveway and is defined by a monumental Palos Verdes stone wall. The endpoint of the flat roof covered canopy and walkway that extends from the house also dovetails into this stone wall of the carport. A portion of the stone wall wraps around the west side of the

carport before it abuts a concrete wall punctuated with clerestory windows. The existing, primary, south elevation of the carport facing the semicircular driveway, as well as a portion of the west elevation are proposed to be retained and integrated into the new guest house. Similarly, the existing covered walkway and pierced concrete block, stacked-bond wall will be retained in its entirety and will be integrated into the new construction. The proposed new guest house will have a trapezoidal floor plan with a flat roof and a wide fascia approximately 4-feet higher than the existing front Palos Verde stone wall of the carport. This new roof element, however, will be substantially set back from the vertical stone wall plane to respect the original size, massing, scale, and proportion of this important character-defining feature. Exterior walls of the guest house are proposed to be finished in smooth stucco and complementary Palos Verde stone. New Palos Verde stone walls will be differentiated from the existing through texture, pattern, and workmanship. One entry foyer of the proposed new guest house will be accessed from under the existing flat roof canopy adjacent to the front stone wall. A pierced concrete block wall, in a stylistically different, yet compatible, pattern than the existing pierced concrete block wall, is proposed along both sides of a new carport added adjacent to the east side of the new guesthouse.

The proposed new guest house appears to conform with the *Secretary's Standards*. In conformance with Standard 1, the subject property will continue to be used as a single family residence and in conformance with Standard 2, the historic character will be retained and preserved. While the existing carport is a contributing character-defining feature of the property, aside from the south elevation, it is not the specific materiality of the carport that contributes to the property but rather the concept of a covered location to park a car. By creating an adjacent covered car park, the historic character of the property will be retained. The covered walkway, pierced block wall, and south wall with a veneer of Palos Verde stone are contributing character-defining features. Preservation of these features conforms with Standard 5.

As an addition to the site, the proposed guest house is specifically assessed for conformance with Standards 9 and 10. Standard 9 requires that new construction be “differentiated from the old” and “compatible” with the historical resource, while standard 10 requires reversibility. The guest house will be placed behind the south, primary wall of the carport. The footprint of the existing carport will be expanded along portions of the west (fronting the street), north (rear), and east (side) elevations in a manner that will respect the basic form, materials, design theory, massing and proportions of the existing structure as evident from the main driveway area. By maintaining the existing monumental Palos Verdes stone wall, which is an important character-defining feature, and much of the visual semblance of the existing carport, the new guest house will have a compatible design. In addition, a large portion of the original Palos Verdes stone wall along the west (side) elevation, which faces towards the street but is substantially set back from the public right-of-way, will also be retained, integrated into the new design, and left exposed on the exterior of the structure. While the footprint of the one-story new guest house will be substantially larger than the existing carport, the size of the new addition will be visually minimized given its horizontal orientation and trapezoidal plan set behind the existing stone wall and adjacent to the intersecting covered walkway and canopy. The size of the guest house will be further obscured by landscaping along the west, street facing, elevation and will not significantly change the proportion of the built mass to open space on the site. The overall height, while somewhat higher than the existing stone wall, will be pulled back a few feet from it to visually separate and differentiate the new construction. The guest house will be sided with compatible, in-kind materials, namely stone veneer, smooth stucco, and large, full-height, glass window openings. The proposed guest house, therefore, appears to conform with Standard 9.

In conformance with Standard 10, the proposed guest house could be removed in the future without impairing the essential form and integrity of the subject property and its identified character-defining features.

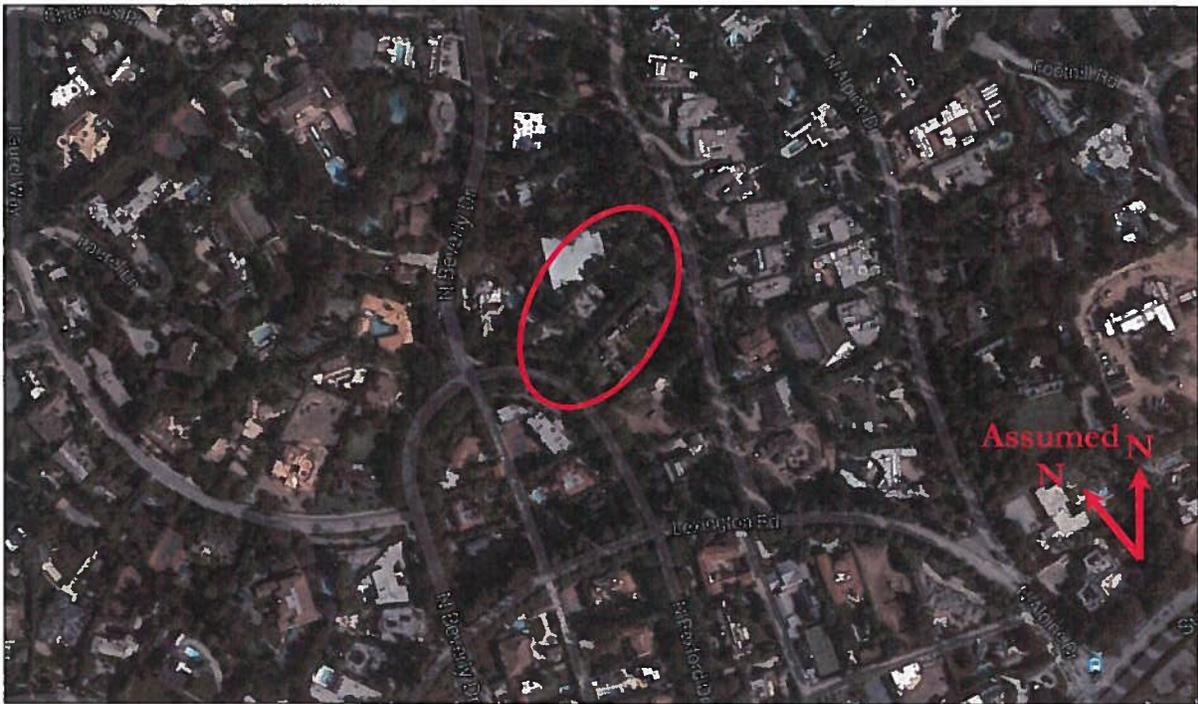
## VIII. CONCLUSION

In assessing the historical significance of the subject property, it appears eligible for individual listing in the National Register and California Register, as well as eligible for a local City of Beverly Hills Landmark because of its exceptional Mid-Century Modern design qualities and association with master architect A. Quincy Jones. The property is considered a historical resource pursuant to CEQA Guidelines. As a result, the proposed scope of work discussed within this report was analyzed for conformance with the *Secretary's Standards*. The proposed project scopes appear in kind and compatible with the historic nature of the subject property and consistent with the *Secretary's Standards*. After completion of work described herein, the property would retain those important features and qualities that enable it to convey its historical significance and justify its eligibility for individual listing in the National Register and California Register, as well as a potential local landmark in the City of Beverly Hills. Therefore, the proposed project would not materially impair the significance of the property and would have a less than significant impact under CEQA.

## VIII. Bibliography

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**Attachment A: Maps**



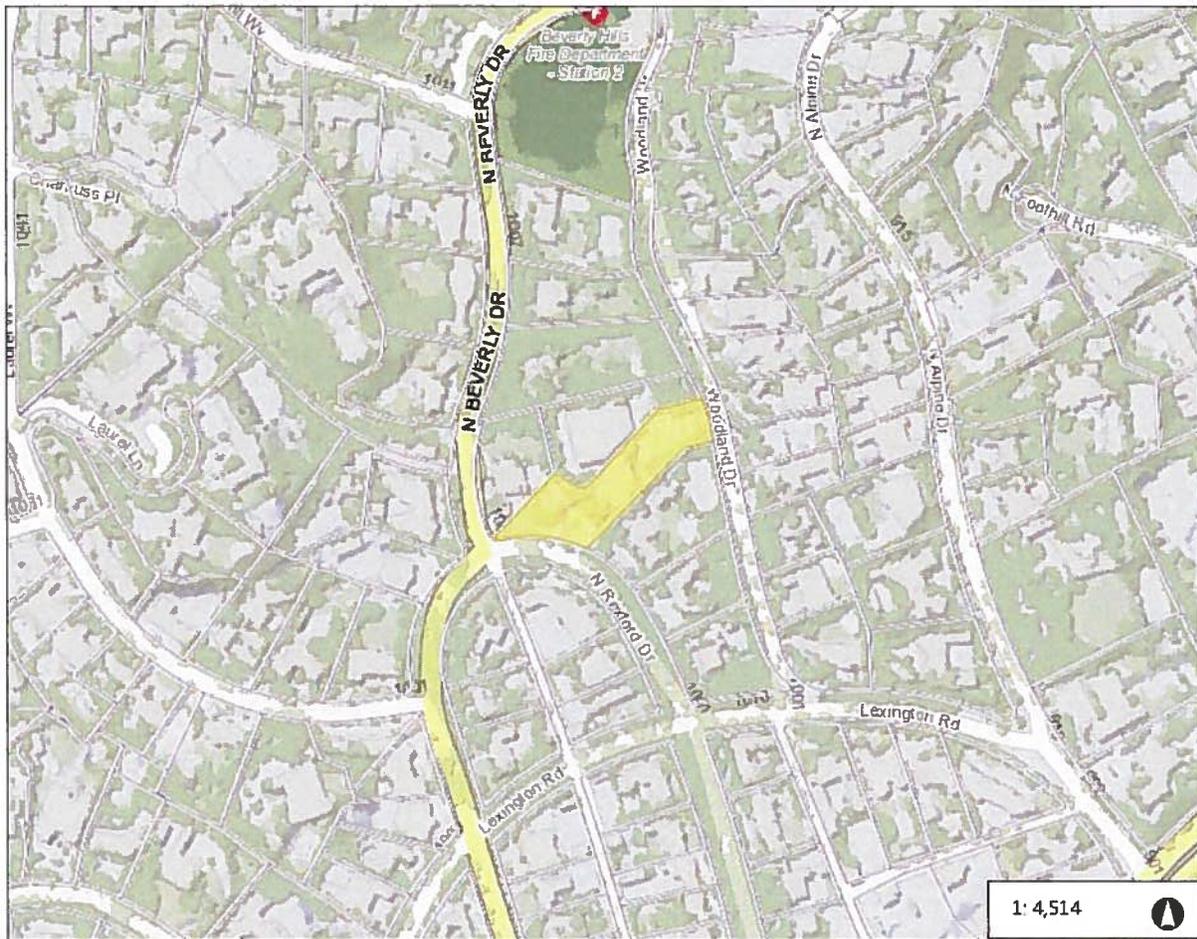
**Map 1:** Location map, subject property circled (Source: Google maps, 2015)



**Map 2:** Detail of location map, subject property circled (Source: Google maps, 2015)

1010 North Rexford Drive, Beverly Hills, CA

**Attachment A: Maps**



**Map 3:** Location map, subject property highlighted yellow (Source: Los Angeles County Assessor, 2015)

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**Attachment B: Contemporary Photographs**



**Figure 1:** West (front) facade, note entry canopy and semicircular driveway, view northeast (Snow, 2015)



**Figure 2:** West façade, note coral trees, view southeast (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 3:** Covered walkway to carport, view west (Snow, 2015)



**Figure 4:** Covered walkway and south elevation of carport (left), view north, (Snow, 2015)

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**Attachment B: Contemporary Photographs**



**Figure 5:** Carport, view southwest (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 6:** Entry canopy, view east (Snow, 2015)



**Figure 7:** Front entrance, note pattern in front walk, view east (Snow, 2015)

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**Attachment B: Contemporary Photographs**



**Figure 8:** West façade, northwest wing from under entry canopy, view north-east (Snow, 2015)



**Figure 9:** View of private garden at northwest wing, view west (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 10:** West façade, southwest wing, note opening in concrete block wall, view southeast (Snow, 2015)



**Figure 11:** South elevation, view east (Snow, 2015)



**Figure 12:** South elevation, view east (Snow, 2015)



**Figure 13:** South elevation, view west (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 14:** Rear, east elevation, panorama view west from south (left) to north (right) (Snow, 2015)



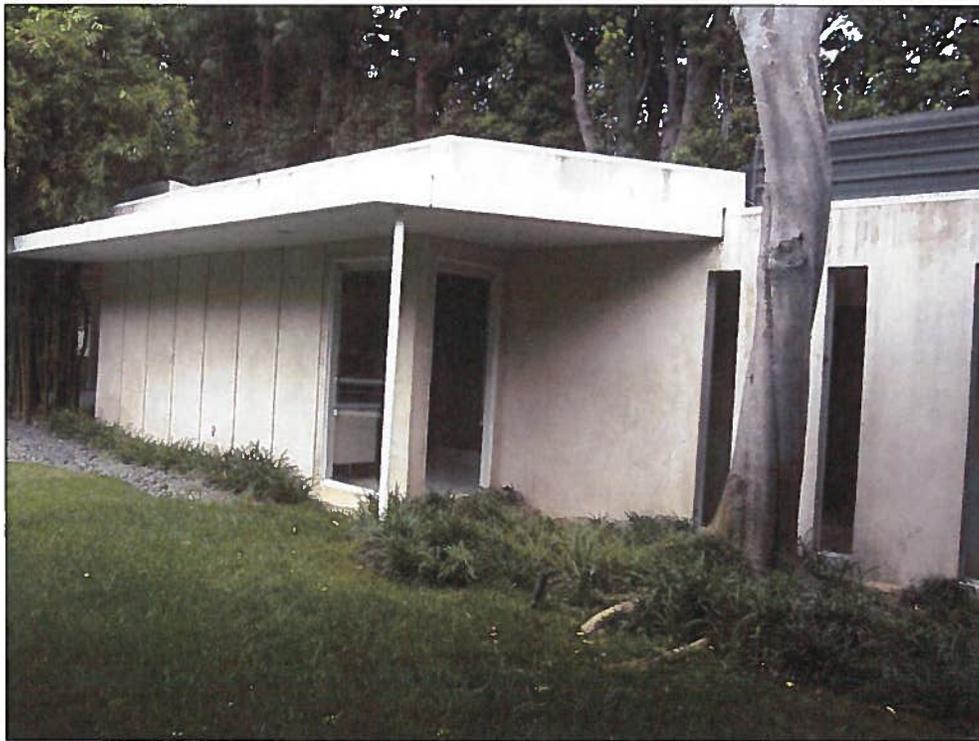
**Figure 15:** Rear yard, view northwest

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**Attachment B: Contemporary Photographs**



**Figure 16:** Southeast wing, view southwest (Snow, 2015)



**Figure 17:** Southeast wing, view southeast (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 18:** Southeast wing, view southwest (Snow, 2015)



**Figure 19:** East elevation, central core, view west (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 20:** East elevation, south side of central core, note chimney clad in travertine and Palos Verde stone, view southeast (Snow, 2015)



**Figure 21:** East elevation, north side of central core, note butt-jointed glass at corner, view northwest (Snow, 2015)

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**Attachment B: Contemporary Photographs**



**Figure 22:** East elevation, northeast wing, view west (Snow, 2015)



**Figure 23:** North elevation, view west (Snow, 2015)



**Figure 24:** North elevation, view east (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 25:** North elevation, private garden at northwest corner, view west (Snow, 2015)



**Figure 26:** North elevation, detail of window at private garden (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 27:** Interior, entry hall, note continuation of stone wall into interior, view west (Snow, 2015)



**Figure 28:** Interior, entry hall, detail of stone wall, note skylight, view west (Snow, 2015)

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**Attachment B: Contemporary Photographs**



**Figure 29:** Interior, living room from entry hall, note continuation of stone wall at south side of fireplace, view northeast (Snow, 2015)



**Figure 30:** Interior, living room, note lower ceiling of entry extending into living room, view southwest (Snow, 2015)

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**Attachment B: Contemporary Photographs**



**Figure 31:** Interior, living room, view southeast (Snow, 2015)



**Figure 32:** Interior, living room, detail of fireplace and planting area, view east (Snow, 2015)

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**Attachment B: Contemporary Photographs**



**Figure 33:** Interior, living room, detail of ceiling and roof above planting area, view east (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 34:** Interior, bar, view north (Snow, 2015)



**Figure 35:** Interior, living room looking toward bar and all purpose room, note screens in extended position, view north (Snow, 2015)

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**Attachment B: Contemporary Photographs**



**Figure 36:** Interior, bar, view southeast (Snow, 2015)



**Figure 37:** Interior, butler's pantry looking toward bar, view east (Snow, 2015)

**Attachment B: Contemporary Photographs**



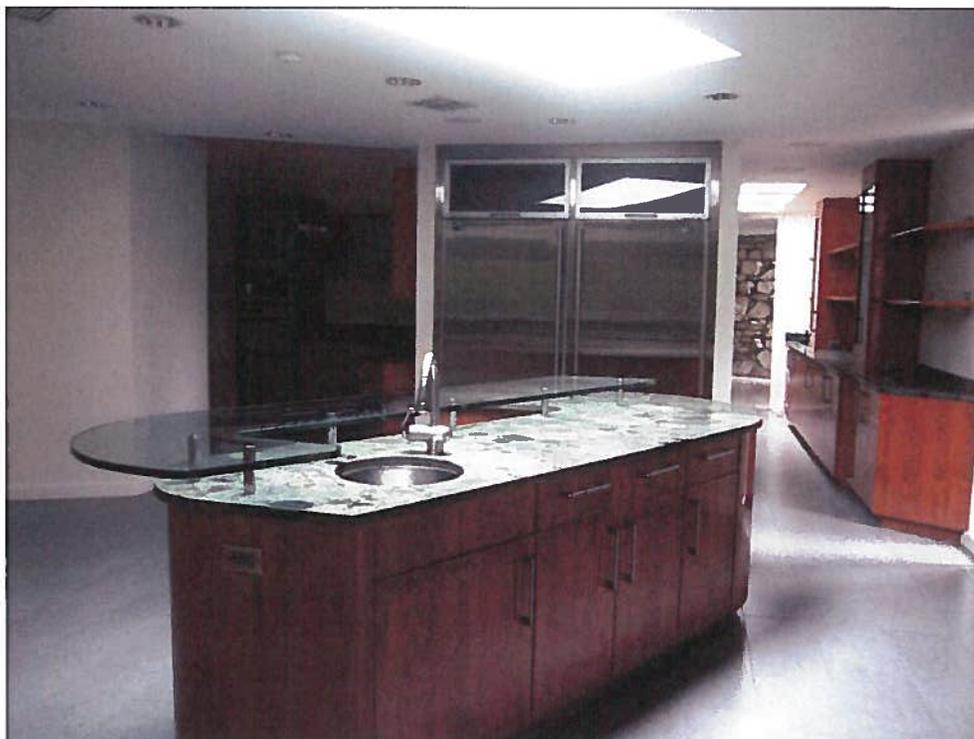
**Figure 38:** Interior, all purpose room, view northeast (Snow, 2015)



**Figure 39:** Interior, dining room, compare with Historic Photo 6, view north (Snow, 2015)

1010 North Rexford Drive, Beverly Hills, CA

**Attachment B: Contemporary Photographs**



**Figure 40:** Interior, kitchen, view south (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 41:** Interior, master bedroom, view northeast (Snow, 2015)



**Figure 42:** Interior, hallway between master bedroom and bath, view west (Snow, 2015)

**Attachment B: Contemporary Photographs**



**Figure 43:** Interior, master bathroom to seating area, view east (Snow, 2015)

**Attachment C: Historic Photographs**



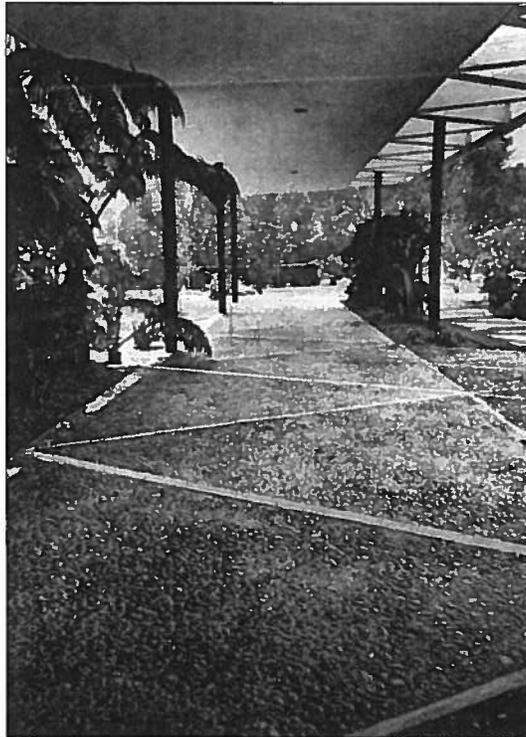
**Historic Photo 1:** West façade and covered walkway, view east (UCLA Special Collections, 1957)



**Historic Photo 2:** West façade and covered walkway, view northeast (UCLA Special Collections, 1957)

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**Attachment C: Historic Photographs**



**Historic Photo 3:** Front entry, view west (UCLA Special Collections, 1957)



**Historic Photo 4:** West façade and covered walkway, view north (UCLA Special Collections, 1957)

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**Attachment C: Historic Photographs**



**Historic Photo 5:** Living room fireplace, view east (UCLA Special Collections, 1957)

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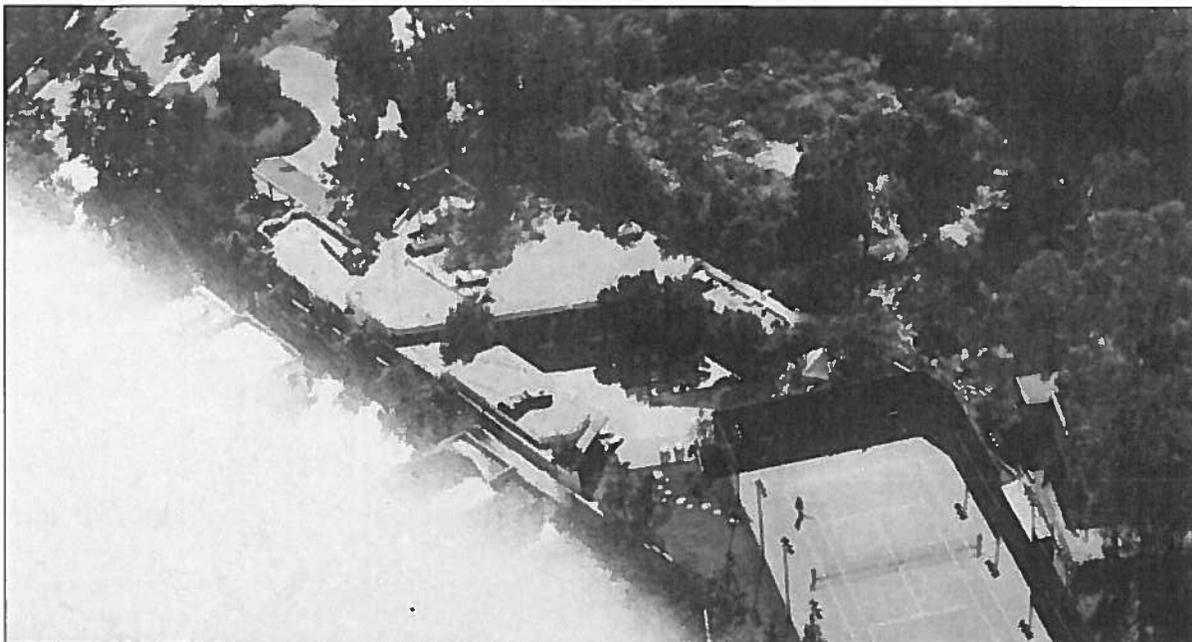
**Attachment C: Historic Photographs**



**Historic Photo 6:** Dining room with view north to exterior garden (UCLA Special Collections, 1957)

1010 North Rexford Drive, Beverly Hills, CA

**Attachment C: Historic Photographs**



**Historic Photo 7:** Aerial photograph, view northwest (UCLA Special Collections, 1980)



**Historic Photo 8:** Entry canopy, view east (UCLA Special Collections, 1980)

1010 North Rexford Drive, Beverly Hills, CA

**Attachment C: Historic Photographs**



**Historic Photo 9:** Interior, sunken bar at left, view north (UCLA Special Collections, 1980)



**Historic Photo 10:** Interior, living room, view southwest toward entry, note fireplace at photo left (UCLA Special Collections, 1980)

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**Attachment C: Historic Photographs**

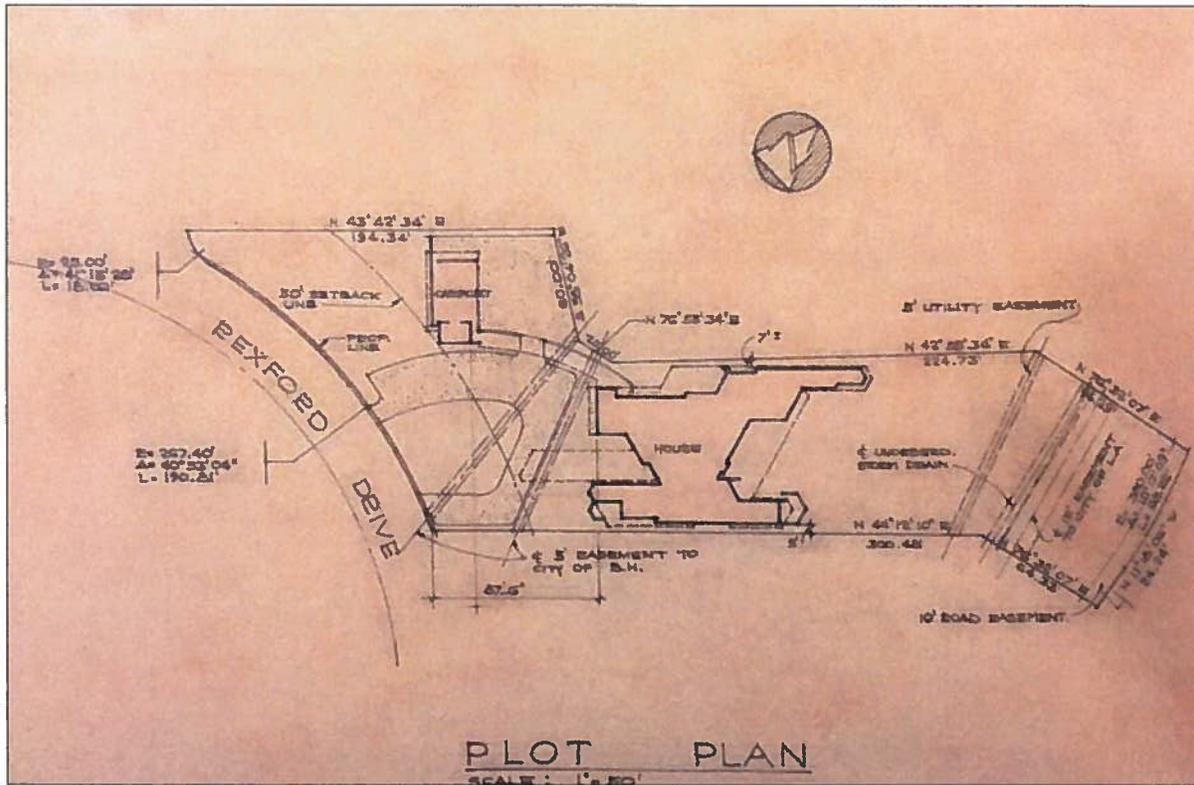


**Historic Photo 11:** Pool, view southwest (UCLA Special Collections, 1980)

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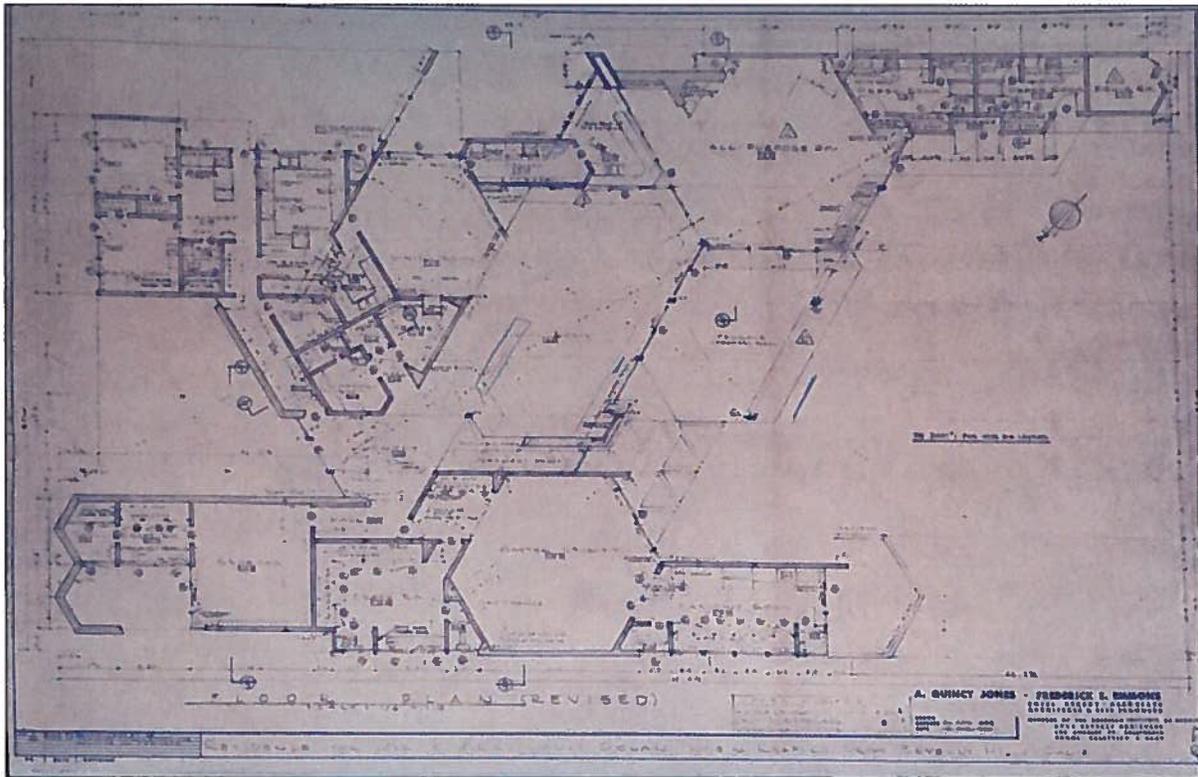
Attachment D: Historic Drawings



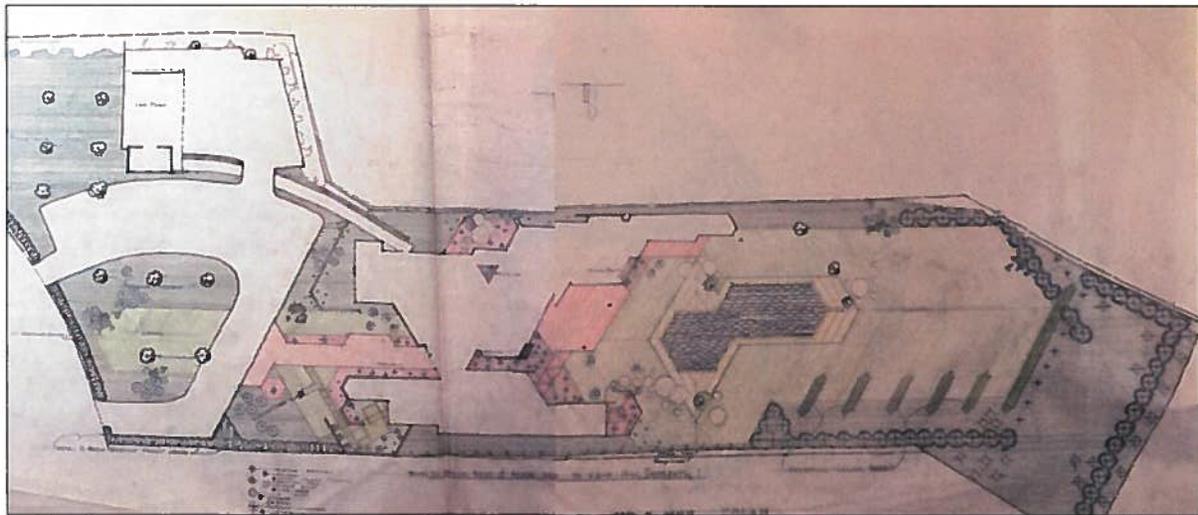
Historic Drawing 3: Original plot plan, note southeast wing originally shorter than existing (UCLA Special Collections)

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**Attachment D: Historic Drawings**



**Historic Drawing 4: Original floor plan (UCLA Special Collections)**



**Historic Drawing 4: Sketch of landscape plan (UCLA Special Collections)**

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**Attachment E**  
Architectural Plans  
(Provided as a Separate Attachment)