

Agenda Item D-1

Beverly Hills Hotel Specific Plan Amendment

Specific Plan Figures

Historic Report

# Historic Report



Chattel Architecture Planning & Preservation, Inc.

February 4, 2008

VIA EMAIL

Mr. David Reyes, Senior Planner  
Planning Department  
Department of Community Development  
455 North Rexford Drive  
Beverly Hills, CA 90210-4817

Re: Beverly Hills Hotel  
9641 Sunset Boulevard, Beverly Hills, CA  
Proposed tennis court removal and construction of new bungalows  
Conformance Review Report

Dear David,

We have been asked to provide a review of the proposed project at the Beverly Hills Hotel, located at 9641 Sunset Boulevard (subject property) in the City of Beverly Hills and to evaluate historical resource impacts of the proposed project under the California Environmental Quality Act (CEQA). The proposed project involves removal of two existing tennis courts and construction of two new bungalows, each with a total of three new keys (six keys total) with associated landscaping. This review does not assess structural or technical feasibility.

The Beverly Hills Hotel was originally surveyed in 1986 with a Department of Parks and Recreation form (1986 DPR form, attachment 1) and assigned a California Historical Resource Status Code of "3S" or appears eligible for National Register of Historic Places (National Register) listing. The property was resurveyed in 2000 (2000 DPR form, attachment 2) and in 2001, it was officially determined eligible for individual listing in the National Register of Historic Places by consensus through Section 106 process of the National Historic Preservation Act of 1966, as amended (Historic Property Data File, June 11, 2007, attachment 3).<sup>1</sup> As a property officially determined eligible for listing in the National Register, the property is listed in the California Register of Historical Resources (California Register).<sup>2</sup>

The 1992 Beverly Hills Hotel Specific Plan (Specific Plan) outlines the historic significance of the hotel site:

Since 1912, before the incorporation of the City of Beverly Hills, the Beverly Hills Hotel and its grounds have occupied their current location... The Beverly Hills

<sup>1</sup> Historic Property Data File incorrectly locates the Beverly Hills Hotel in the City of Los Angeles. This data input mistake can only be corrected by request to the Office of Historic Preservation.

<sup>2</sup> Public Resources Code §5024.1(d)(1).

Hotel and the Hotel Specific Plan Area have grown with the City and function as symbols of the City and it's beginning.<sup>3</sup>

As an historical resource has been identified, drawings of the proposed project, prepared by Gensler and dated August 16, 2007, October 17, 2007, and November 7, 2007, are reviewed for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary's Standards)*.<sup>4</sup> The principal standard for this project is rehabilitation. CEQA utilizes California Register criteria for identifying historical resources eligibility under statutes §21084.1 and provides that the effects of projects found to be "consistent with" the *Secretary's Standards* "shall generally be considered mitigated below a level of significance and thus *is not significant*" under §15126.4(b)(1) (emphasis added). Further, CEQA provides an exemption for projects "limited to...rehabilitation... in a manner consistent with" the *Secretary's Standards* under regulations §15331.

#### **ENVIRONMENTAL REGULATORY SETTING** **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).

If the proposed project were expected to cause *substantial adverse change* in an 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.

According to CEQA Guidelines §15064.5(b)(3):

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<sup>3</sup> City of Beverly Hills, *Beverly Hills Hotel Specific Plan*, adopted August 11, 1992, 1.

<sup>4</sup> Kay D. Weeks and Anne E. Grimmer (Washington, D.C.: National Park Service, 1995).

Generally, 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 Illustrated 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.

Thus, CEQA Guidelines indicate that effects on historic resources resulting from a project that is found to be in conformance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Secretary's Standards*) are generally considered to be mitigated to a less than significant level and therefore eligible for a Class 31 exemption.

The Specific Plan also utilizes the *Secretary's Standards* by requiring:

that all renovations meet the Secretary of the Interior's Standards for Rehabilitation...In addition, all renovations and construction shall be designed to preserve and enhance the mission revival heritage and other design styles of the original hotel. Renovation and construction will integrate the traditional design concepts of the Beverly Hills Hotel and preserve those design concepts. All renovations shall also preserve and enhance the garden resort atmosphere of the Beverly Hills Hotel...Construction of any new portions of the Hotel shall use the same character defining finishes that have been traditionally been used in the Hotel.<sup>5</sup>

The following evaluation establishes the regulatory setting and CEQA policies followed by a review for conformance with the *Secretary's Standards* and an assessment of impacts of the proposed project.

#### **ANALYSIS OF PROPOSED PROJECT IMPACTS**

The proposed project involves construction of two new bungalows with associated landscaping on the site of two existing tennis courts. Existing tennis courts are located at the west corner of the main hotel building, one above the loading dock (south or lower) and the other above the central plant (north or upper, Attachment 4, Figures 1-5).

Existing tennis courts are neither old nor historic nor character-defining features of the hotel. A 1922 Sanborn fire insurance map shows early tennis courts were located parallel to the southwest elevation of the main hotel building (Figure 6). Several aerial photographs circa 1930 depict two tennis courts in the location shown on the Sanborn map with short sides adjoining (Figure 7, representative of several photographs). When the hotel was first constructed in 1912, it is unclear whether tennis courts were constructed concurrently. However, what is clear is that in the early years of the hotel, tennis courts were the only recreational activity to be incorporated into the grounds and were thus reflective of the southern California climate in which the game could be played year-round.<sup>6</sup> The 1986 DPR form provides, "One of several hostleries which dotted the Southland between San Diego and Santa Barbara, the hotel catered to wealthy Easterners who often spent several months in residence to avoid the chilly winters of their native states." Historically tennis was an upper-middle- and upper- class recreational activity, and it was expected that a resort hotel of this type would provide tennis courts as an amenity.

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<sup>5</sup> *Beverly Hills Hotel Specific Plan*, 10-11.

<sup>6</sup> Horseback riding to Benedict Canyon with a brunch waiting at the Beverly Hill Hotel Camp was also a featured recreational activity of the hotel. (Marc Wanamaker, *Early Beverly Hills* (San Francisco: Arcadia Publishing, 2005) 34.)

In the mid-1930s, a pool was constructed along the southwest elevation of the main building in the location of the early tennis courts and new tennis courts were then constructed to have their long side adjoining directly north of the pool (Figure 8). The existing, present-day tennis courts were constructed as part of a larger project in 1992.<sup>7</sup>

It is interesting to note a general decline in the recreational sport of tennis and use of tennis courts as a result, which is reflected at the Beverly Hills Hotel. As expounded by author Field Maloney in the online magazine, *Slate.com*:

The rise of golf and the decline of tennis can be explained by the changing popular perceptions of the games. In the '50s and early '60s, tennis and golf were aspirational sports, part of the American upper-middle-class package: If you wanted to join, you played. Tennis, as it outgrew its country-club demographic in the late '60s and '70s, gradually became more of a *sport* than a *lifestyle*. Most tennis was no longer part of a day at the club and all the upturned-collar conversation that entailed. It was simply a couple of hours of hitting a green ball back and forth over a net.<sup>8</sup>

Existing tennis courts were constructed on structure and areas below serve as back-of-house service and are not character-defining features of the hotel. As described in attached DPR forms prepared for the subject property in 1986 and 2000, as well as the 1992 Beverly Hills Hotel Specific Plan, character-defining features of the hotel include the L-shaped 1912 Mission Revival style main hotel building with bell towers at the main entry, pink stucco walls, and tiled hipped roof; the flat-roofed, Modern style 1949 wing with cantilevered balconies; bungalows, where Eastern tourists and Hollywood stars resided for longer periods of time; and lush landscaping that creates "the garden-resort atmosphere" and includes palms and tropical plantings.

After removing the six-inch concrete topping of the existing tennis courts, proposed new bungalows will be constructed atop existing structure. As stated above, this review does not address technical or structural feasibility of the proposed project. We understand additional reinforcement of beams under the existing tennis courts in service areas will be required. Proposed bungalows are designed with stucco-clad exterior walls, clay tile covered hipped roofs and multi-light wood sash windows and doors.

In conformance with the Specific Plan that requires "development within the Specific Plan Area shall preserve the garden quality of the Specific Plan Area,"<sup>9</sup> proposed bungalows will be surrounded by landscaping that incorporates 12-inches of new soil over the existing slab with plantings. Additional landscape features include low, raised planters with palm trees, private pools, and new walkways connecting the proposed bungalows with the adjacent main hotel building and other bungalows. New concrete walkways will match existing walkways in the hotel complex in general width, color and finish texture. A stair will connect the proposed south, lower bungalow with the higher level of existing grounds. Pools will be recessed into the existing structure through modification to service areas. Existing fences lining the tennis courts will be removed and replaced with 8-foot high, stucco-clad concrete block walls with cement caps and new planter following the perimeter elevations along Glen Way. The landscape planters will be interrupted every 20-feet by a projecting pilaster reflective of traditional

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<sup>7</sup> *Beverly Hills Hotel Specific Plan*.

<sup>8</sup> Field Maloney, "Golf vs. Tennis: How one country club sport defeated the other," *Slate.com*, posted September 15, 2005, <<http://www.slate.com/id/2126314/>>, accessed December 28, 2007.

<sup>9</sup> *Beverly Hills Hotel Specific Plan*, 17.

architecture of the historic hotel. The proposed wall will obscure visibility of the bungalows from Glen Way and nearby properties.

Distance between the proposed bungalows and the main hotel building is a concern. To address this concern, the relationship between the main hotel building and the upper bungalow will be softened by a trellis and low, raised planters that will be constructed at the north service entrance. The 12-foot trellis will be planted with bougainvillea. The trellis and low, raised planter serves to mitigate a potential impact created by the distance of the proposed bungalow to the hotel.

### **CONFORMANCE WITH SECRETARY'S STANDARDS**

Overall, the proposed project generally conforms with the *Secretary's Standards*. In conformance with standard 1, the property will continue to be used as it was historically as a luxury hotel in a garden setting. Loss of the tennis courts, while unfortunate for tennis players, does not significantly impact continued use of the hotel. Bungalows are a historic building type of the subject property and expansion of this use appears compatible and necessary to sustain long-term marketability of the property. Similarly, in conformance with standard 2, the historic character of the property will be retained and character-defining features, spaces, and spatial relationships that characterize the subject property will not be altered. As discussed above, the existing tennis courts, while historically an important recreational amenity of the hotel, are not a character-defining feature and have not taken on significance over time. The proposed project conforms with standard 9 as the proposed bungalows will not destroy historic materials, features and spatial relationships that characterize the subject property. The design of the proposed bungalows, with pink stucco-clad walls and clay tile hipped roofs draws inspiration from the main hotel building and existing bungalows and is compatible with their historic materials, features, size, scale, proportion and massing. Proposed bungalows are set within tropical landscaping, albeit in shallow soil on structure. Finally, in conformance with standard 10, construction of the proposed bungalows and new landscape are reversible and if removed in the future, the essential form and integrity of the subject property and its environment will be unimpaired. As the proposed project appears to conform with the *Secretary's Standards*, integrates traditional design concepts of the hotel, and preserves the garden-resort atmosphere, it also meets requirements of the Specific Plan.

### **CONCLUSION**

The proposed project, to construct two new bungalows with associated landscaping, conforms with the *Secretary's Standards* and provisions of the Specific Plan. It will not cause a substantial adverse change in the significance of the resource and is therefore not anticipated to have a significant effect on the environment (*CEQA Guidelines* §21084.1). In addition, since the project follows the *Secretary's Standards*, it may be eligible for a Class 31 categorical exemption (*CEQA Guidelines* §15331).

Should you have any questions, please call (818) 788-7954.

Very truly yours,

CHATTEL ARCHITECTURE, PLANNING & PRESERVATION, INC.

By:   
Robert Jay Chattel, AIA, President

attachments

**Attachment 1**  
**1986 Department of Parks and Recreation Form**

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Ser. No. 0211-058

HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-369060-300 1900 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY**

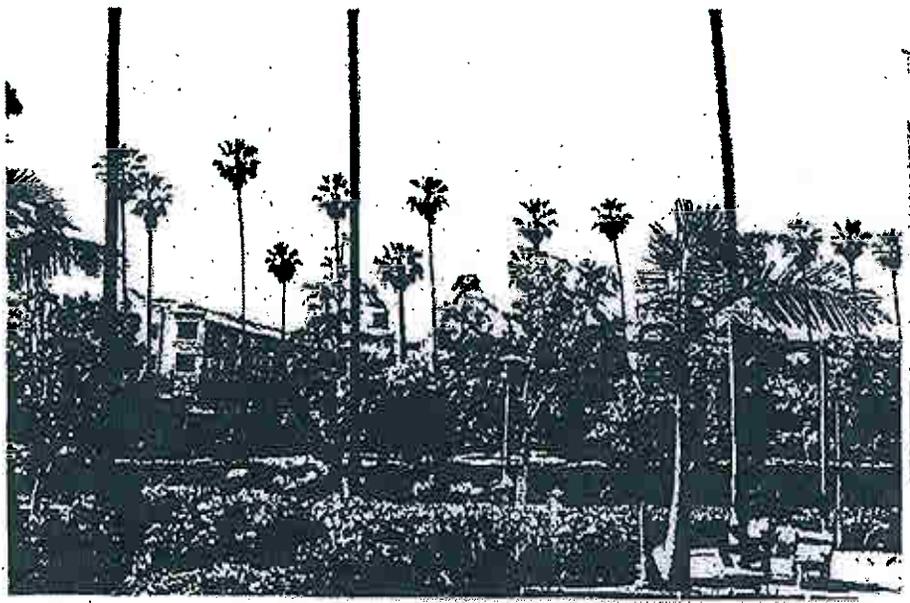
**IDENTIFICATION**

- 1. Common name: Beverly Hills Hotel
- 2. Historic name: Beverly Hills Hotel
- 3. Street or rural address: 9641 Sunset Blvd.  
City Beverly Hills Zip 90210 County Los Angeles
- 4. Parcel number: 4344-016-002
- 5. Present Owner: \_\_\_\_\_ Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private \_\_\_\_\_
- 6. Present Use: Hotel Original use: Hotel

**DESCRIPTION**

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

The Mission Revival Beverly Hills Hotel has been a focal point of the Beverly Hills landscape for nearly seventy-five years. Located north of Sunset Boulevard atop a lushly landscaped knoll, the L-shaped original building features pink stucco walls, a tiled hip roof, espadanas which terminate each wing and punctuate the north and south elevations, and three bell towers at the intersection of the two wings. Below the towers, the main entrance is marked by an arcade. In 1949, a new wing was added to the original three and four story building, transforming its plan into a "U." Modern in style, the reinforced concrete structure is flat-roofed and punctured by flat-headed openings and cantilevered balconies. In addition to the main buildings, the hotel also includes around a dozen "bungalows" on its property, many of which were originally fully functional single family homes. Other outbuildings include various service structures, arcades, and recreation facilities. Accented by palms and colorful tropical plantings, the hotel, although expanded and somewhat altered, retains its historic integrity.



- 8. Construction date: 1912  
Estimated \_\_\_\_\_ Factual X
- 9. Architect Grey, Elmer
- 10. Builder Unknown
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
1986

- 13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
- 14. Alterations: \_\_\_\_\_
- 15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up   
Residential  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
- 16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
- 17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
- 18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

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

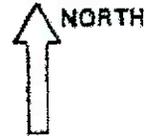
No other single structure in the survey area had more impact on the City and the lives of its citizens than the Beverly Hills Hotel. This institution, developed by the Rodeo Land and Water Company in conjunction with Margaret Anderson, its first owner and manager, played a major role in attracting tourists and prospective residents to the area. One of several hostelryes which dotted the Southland between San Diego and Santa Barbara, the hotel catered to wealthy Easterners who often spent several months in residence to avoid the chilly winters of their native states. It promised impeccable service, privacy, recreation and relaxation to its patrons. The architect of the Mission Revival hotel, opened in 1912, was Elmer Grey, a strong proponent of the integration of buildings with their surroundings. Grey's commissions in Southern California include a number of Christian Science churches, the Pasadena Playhouse (1925), the Huntington Gallery (1910) and the Wentworth Hotel (now the Huntington; with Myron Hunt, Pasadena, 1913). The hotel immediately became, and continued to be, the social center of Beverly Hills. Celebrities stayed in its (see continuation sheet)

- 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 1 Arts & Leisure 2  
 Economic/Industrial \_\_\_ Exploration/Settlement 3  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 City of Beverly Hills building permits  
 Los Angeles County Tax Assessor records  
Beverly Hills Citizen, various dates  
 Benedict, Pierce. History of Beverly Hills. 1934

22. Date form prepared November, 1986  
 By (name) C. McAvoy & L. Heumann  
 Organization City of Beverly Hills  
 Address: 450 N. Crescent Dr.  
 City Beverly Hills Zip 90210  
 Phone: (213) 550-4881

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



See continuation sheet

CONTINUATION SHEET: 9641 Sunset Boulevard

19. Significance:

private bungalows; royalty enjoyed its lush tropical ambience. Margaret Anderson brought much of her clientele from Hollywood with her and guests remained extremely loyal to the establishment. Mrs. Anderson had no competition until the opening of the Beverly-Wilshire Hotel in 1928, but the two hotels quickly developed different personalities and the popularity of the older hotel did not suffer. Enlarged in 1949, it remains today one of the nation's premiere hotels.

**Attachment 2**  
**2000 Department of Parks and Recreation form**

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 3S

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date 1/1

Page 1 of 2

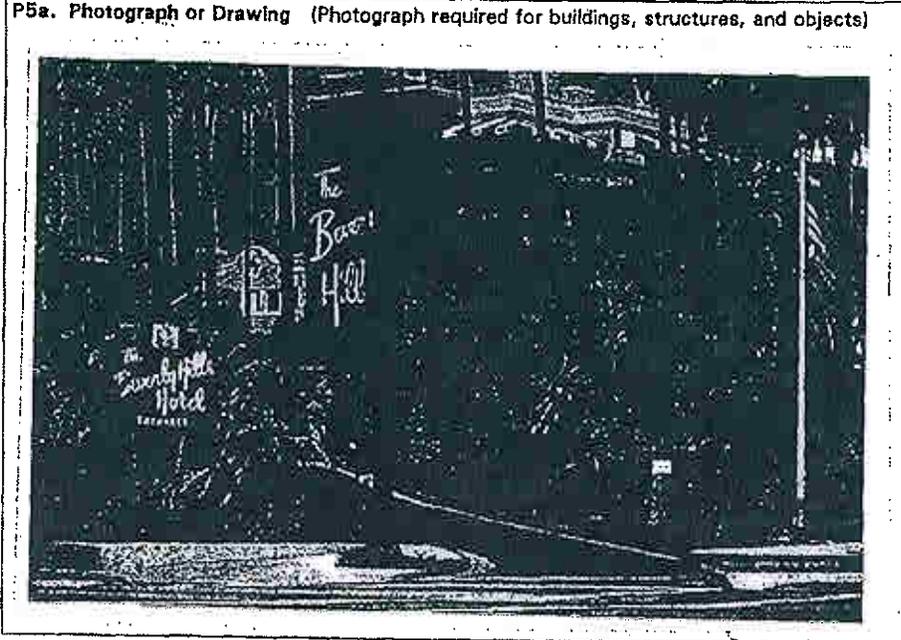
\*Resource Name or #: Beverly Hills Hotel  
 P1. Other Identifier: Sprint Cell Site LA35XC879-A

\*P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
 b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M. \_\_\_\_\_  
 c. Address 9641 Sunset Boulevard City Beverly Hills Zip 90210  
 d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)  
 Assessor's Parcel Number: 4344-016-003 The property is bounded by Sunset Boulevard to the southeast, Crescent Drive to the northeast, Glen Way to the west, and Hartford Way to the southwest.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
 The Beverly Hills Hotel, a three to four story Mission Revival structure located north of Sunset Boulevard on a heavily landscaped knoll, was built in two phases. The first and primary portion of the structure is an L shaped building featuring pink stucco walls, a tiled hipped roof, espadas terminating each wing and accentuating the north and south elevation, and three bell towers at the intersection of its wings, which also features an arcaded entryway. In 1949, a new wing was added to the original building, and the L became a U. The new wing is International in style, constructed of reinforced concrete, flat roofed and punctured by flat-headed openings and cantilevered balconies. In addition to the main buildings, the hotel grounds also contain a dozen or so "bungalows", service structures, arcades, and various recreation facilities.

\*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1911-1912 Original Structure  
c. 1949 Addition

\*P7. Owner and Address:  
Sajahtera Inc.  
9641 Sunset Blvd.  
Beverly Hills, CA 90210  
P--Private

\*P8. Recorded by: (Name, affiliation, address)  
R. Starzak & C. Barrier  
Myra L. Frank & Associates, Inc.  
811 W. 7th Street, Suite 800  
Los Angeles, CA 90017

\*P9. Date Recorded: 05/12/2000

\*P10. Survey Type: (Describe)  
Intensive  
Section 106 Compliance  
P--Project Review

\*P11. Report Citation: (Cite survey report/other sources or "none") For attachment to letter of Section 106 compliance, on behalf of FCC, for Sprint Cell Site LA35XC879-A.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 3S

\*Resource Name or #: Beverly Hills Hotel

B1. Historic Name: Beverly Hills Hotel

B2. Common Name: Sprint Cell Site No. LA35XC879A

B3. Original Use: Hotel B4. Present Use: C--Commercial

\*B5. Architectural Style: Mission Revival with International style additions

\*B6. Construction History: (Construction date, alterations, and date of alterations.)

Resource underwent substantial alteration in the late 1940s with the addition of a new wing, pool, signage, lobby, and the Polo Lounge. Resource underwent another major (interior) alteration in the 1990s.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Lawns, gardens, bungalows.

B9a. Architect: Elmer Grey (Paul R. Williams, 1949) b. Builder: Burton Green

\*B10. Significance: Theme Motion Picture/City Development Area Beverly Hills

Period of Significance 1910-Present Property Type Hotel Applicable Criteria a,b,c

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Beverly Hills Hotel, developed in 1911 by Burton Green, founder of the Rodeo Land & Water Company, was designed to jumpstart development of that company's new town: Beverly Hills. From the mid-1910s to the late 1920s, the hotel anchored the new development of Beverly Hills, and from that time on it has been a landmark in Southern California. Therefore it appears eligible for the National Register under criterion A. The hotel was the home of Howard Hughes; Elizabeth Taylor's father once ran an art gallery in the lobby, and she routinely stayed in bungalow number five; the hotel was featured in movies such as "California Suite" and "American Gigolo"; legend has it that Johnny Weissmuller (Tarzan) was "discovered" in the swimming pool; and the hotel itself was once owned by Irene Dunne and Loretta Young. Therefore, it is also eligible for the National Register under Criterion B, for its association with the development of the motion picture industry. The structure is associated both with Elmer Grey, a prominent Los Angeles architect and designer of the Pasadena Playhouse, who designed the original portion of the hotel, and Paul R. Williams, the first African-American member of the American Institute of Architects and architect of many residential and commercial structures in Los Angeles from the 1920s through the 1950s, who designed the 1940s additions of the structure. Therefore, the resource appears eligible for the National Register under criterion C for the quality of its design by these two master architects.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Gebhard & Winter. "Architecture in Los Angeles: A Complete Guide." 1985.

Stuart, Sandra. "Pink Palace" 1978.

LA Times. p. E1, June 4, 1995 and p. V1, February 19, 1950.

B13. Remarks:

\*B14. Evaluator: R. Starzak & C. Barrier

Date of Evaluation: 05/12/2000

(This space reserved for official comments.)

(Sketch Map with north arrow required)

**Attachment 3**  
**Historic Property Data File, June 11, 2007**



**Attachment 4**  
**Figures**



Figure 1: Beverly Hills Hotel, view north, note two tennis courts at west corner (Google Earth, 2007)



**Figure 2:** Lower or south tennis court, view southwest (CA, 2007)



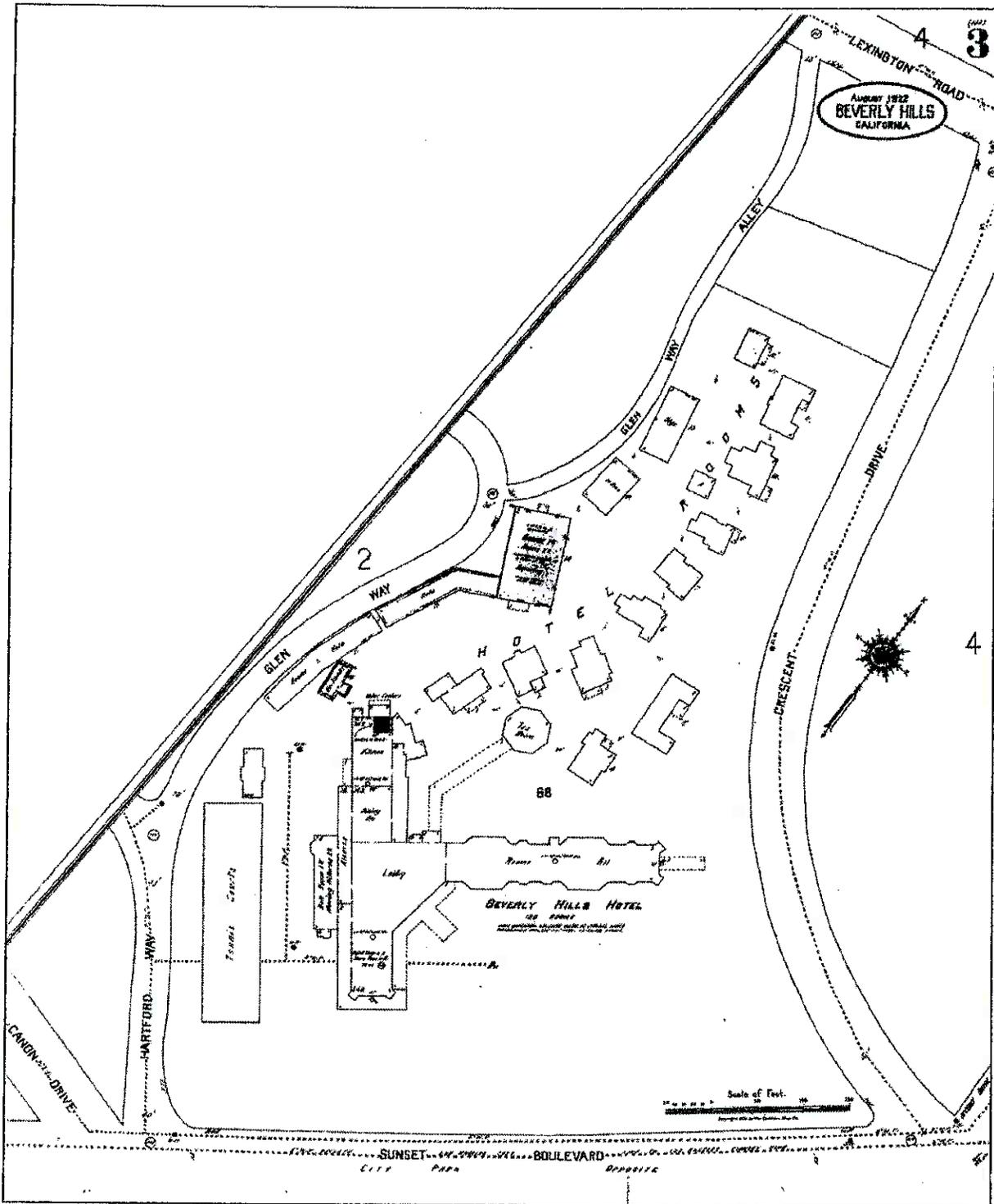
**Figure 3:** Lower tennis court from loading dock along Glen Way, view east (CA, 2007)



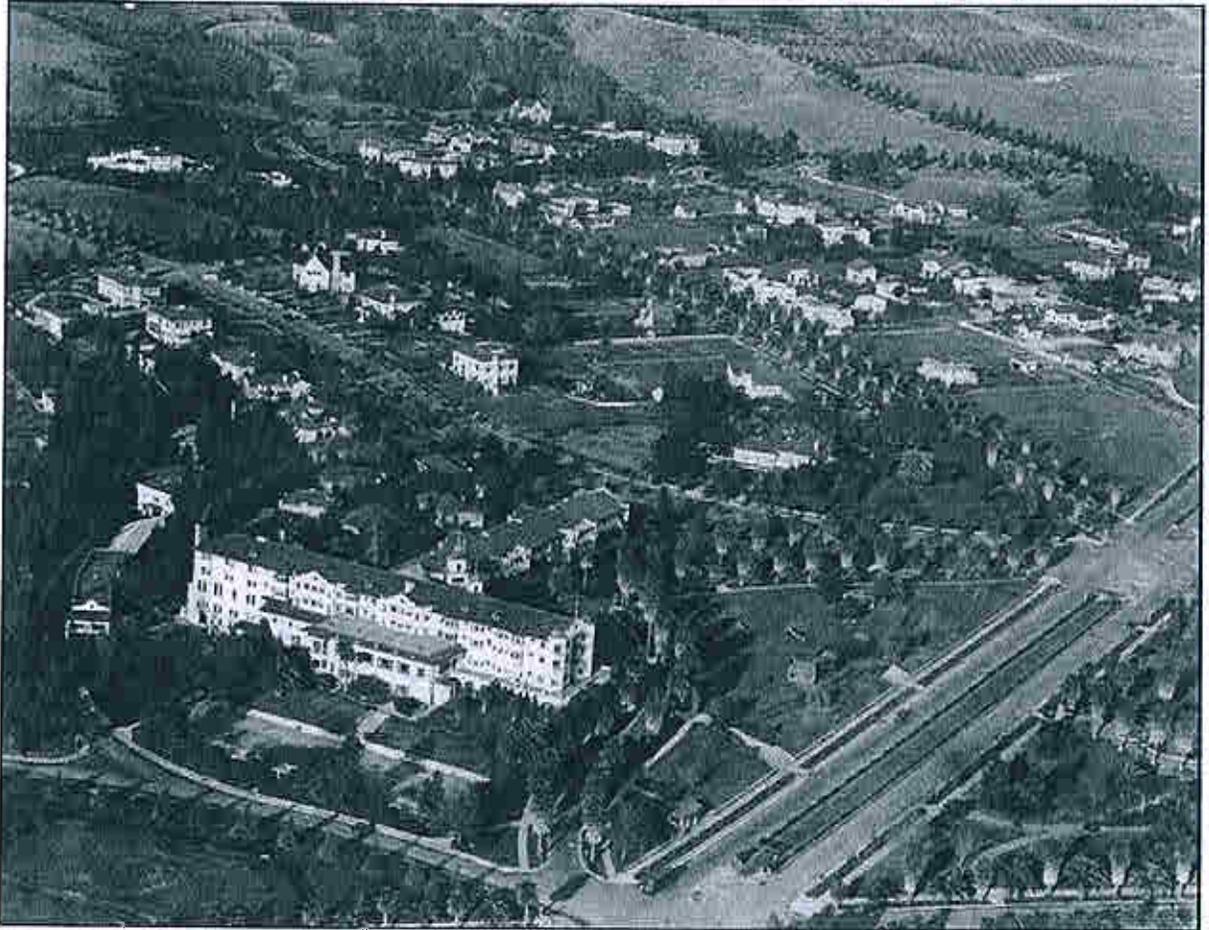
**Figure 4:** Upper or north tennis court from Glen Way, view northeast (CA, 2007)



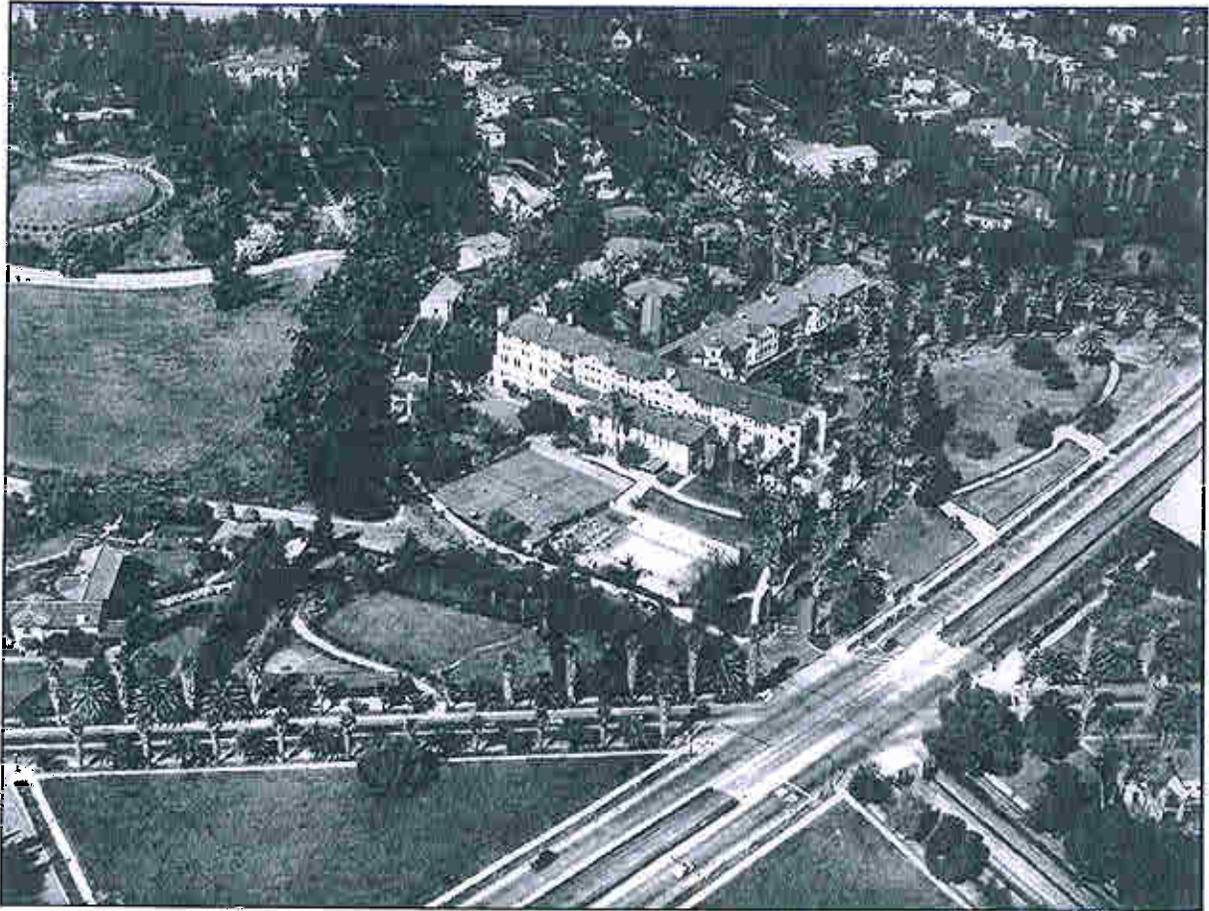
**Figure 5:** Upper tennis courts from Glen Way, view southwest (CA, 2007)



**Figure 6:** Sanborn Fire Insurance Map, note tennis courts west of main hotel building and bungalows extending north from main building (1922)



**Figure 7:** Beverly Hills Hotel, view northeast, note two tennis courts along west elevation of main hotel (Los Angeles Public Library, c.1930)



**Figure 8:** Beverly Hills Hotel, view northeast, note tennis courts north of pool at southwest elevation (c.1939)