



## AGENDA REPORT

**Meeting Date:** July 3, 2012  
**Item Number:** E-1  
**To:** Honorable Mayor & City Council  
**From:** Susan Healy Keene, AICP, Director of Community Development  
**Subject:** APPROVAL OF A LIST OF LOCAL MASTER ARCHITECTS  
**Attachments:** 1. List of Local Master Architects  
2. Recommendation of the Cultural Heritage Commission

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### RECOMMENDATION

Staff recommends that the City Council move to approve the List of Local Master Architects as presented in Attachment 1.

### INTRODUCTION

The City's recently adopted Historic Preservation Ordinance requires that the City adopt a List of Local Master Architects. The List of Local Master Architects includes both master architects, who are of renowned fame, and architects, designers and builders who may not be of recognized greatness, but who have designed or built properties in the city and are of local importance.

The List proposed includes architects, designers, builders, and landscape architects who worked in the Los Angeles region, or are known to have worked in Beverly Hills, prior to 1970. Some members of the List were locally based and spent much of their professional careers in the City. Other members of the List were from outside of the area and may have only designed one or two buildings in the City; however those buildings may be recognized as some of the City's most iconic landmarks. The List is intended to assist staff in identifying historically significant properties. Additionally, the List will serve to acknowledge the contributions of individuals and firms in the development industry who have shaped the City's built environment. The proposed List of Local Master Architects is intended to be comprehensive and include all names and firms who have designed important works in Beverly Hills. Even so, over time additional

names may need to be added to the List as additional properties in the City reach 45 years in age.

## **BACKGROUND**

At this time the architect for every property in the City has not been pulled from historic building records; however the City is in the process of compiling the information and has obtained the original architect for 2,900 single family homes (there are approximately 8,000 properties in the City). Based on the historic building records, the known 2,900 homes were designed by 1,102 different architects, which is an average of three properties per architect.

There are 157 architects and architectural firms included on the List of Local Master Architects proposed by the Cultural Heritage Commission and staff. Many of the architects listed may have only designed one home in Beverly Hills, while local Masters such as Paul R. Williams designed many. Using the average of three properties per architect, to estimate the total number of properties in Beverly Hills designed by all proposed Master Architects suggests that this number would be less than 500 properties, which is less than six-percent (6%) of the properties in the City.

## **DISCUSSION**

The List was initially developed by the City's historic consultant, Jan Ostashay, Principal at Ostashay and Associates and additional names were recommended by Steven Price<sup>1</sup> and by the Chair of the Cultural Heritage Commission. The Cultural Heritage Commission reviewed the list on May 23, 2012, and on June 13, 2012 made its recommendation.

The List is a compilation of all architectural firms and prominent architects with works in the Los Angeles region and architects, builders and designed who are known to have worked in Beverly Hills prior to 1970. Since the architect is not known for every property in the City at this time, the list should be broad enough to capture many of the prominent architects working in the area. Being designed by a Local Master Architect does not automatically make a property eligible for local designation as a historic resource; it does however satisfy a part of one of the three criteria for local designation and is an important determinant in the City's historic preservation program.

### **How the List Will Be Used**

The City will use the List of Local Master Architects in two ways. First, the List will be used as one of the criteria to designate historic resources. The criteria are listed in the Beverly Hills Municipal Code (BHMC 10-3-3212) and include Criterion A.4 which states that one of the qualifications for designation as a landmark is if the property:

"Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value." (BHMC 10-3-3212.A.4)

Properties designed or constructed by a person or firm included on the List would meet this criterion, and if the property also met the other designation criteria provided on the following page, the property would be eligible for designation as a local historic landmark.

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<sup>1</sup> Steven Price is the Author of the book "Over the Top, The Architectural History of Trousdale Estates, Beverly Hills"

The City's designation criteria are presented below. Criterion A.4 has been displayed in bold. If a property was to satisfy this criterion, it would then need to satisfy one other criterion under A, and then satisfy B and C in order to be eligible for local designation.

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Beverly Hills Criteria for Designating Local Landmarks  
(BHMC 10-3-3212)

- A. The property meets two of the following criteria:
1. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the nation, state, city or community;
  2. Is directly associated with the lives of significant persons important to the national, state, city or local history;
  3. Embodies the distinct characteristics of a style, type, period, or method of construction;
  4. **Represents a notable work of a person included on the City's List of Master Architects** or possesses high artistic or aesthetic value;
  5. Has yielded or has the potential to yield, information in the prehistory or history of the nation, state, city or community;
  6. Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.
- B. The property retains integrity from its Period of Significance.
- Historical Integrity: location, design, setting, materials, workmanship, and association.
- C. The property has historic value.
- The property's is of such significant architectural value to the community its designation is appropriate and necessary to promote, protect, and further the goals of the City's preservation ordinance.

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The list will also be used to screen incoming development and demolition proposals and identify properties that could be historically significant. If a property is identified, and the work proposed would demolish or remove historic characteristics, the City Council and the Cultural Heritage Commission will have 30 days to direct staff to conduct further analysis and initiate nomination proceedings. While the property is being evaluated, no permits will be issued, and no work or demolition will be allowed. For demolitions, the 30-day review period is an extension of the existing 10-day wait period currently required of any demolition proposed in the City. The 30-day review period for development

## List of Local Master Architects

projects is a new holding period; however, plans submitted will continue to be processed and therefore it is not anticipated that the 30-day review period will result in any added wait time, unless the City Council or Cultural Heritage Commission instructs staff to initiate nomination proceedings. If the City Council ultimately designates the property as a landmark, the property could still be remodeled or potentially demolished; however the proposal would first be reviewed and approved by the Cultural Heritage Commission, and the City Council upon appeal.

### **GENERAL PLAN CONSISTENCY**

Adopting a List of Local Master Architects is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" includes establishment of programs for nominating local historic landmarks.

### **NEXT STEPS**

Once a list has been adopted, staff will add a short biography and list of local works for each name on the list so that the list becomes a guide to provide greater context for the works and careers of each of the people and firms listed. The City's List of Local Master Architects will be made available to the public at the City's permit counter, in the City library, and on the City's website.

### **FISCAL IMPACT**

There are no anticipated fiscal impacts.

Susan Healy Keene  
Director of Community Development

Approved By



# Attachment 1

## List of Local Master Architects

July 3, 2012

**City of Beverly Hills  
LIST OF LOCAL MASTER ARCHITECTS**

The *List of Local Master Architects* is an official list maintained by the City that includes master architects who have designed properties in Beverly Hills. As defined in the City’s Municipal code, a Master Architect is an architect of recognized greatness in the field of architecture. The list also includes known designers, builders, landscape architects, engineers, and developers who have played an active role in the development of the architectural heritage of Beverly Hills.

This list has been compiled to assist in the identification and evaluation of properties for historical significance. This list will also serve as a guide to provide context for the works and careers of the prominent architects, designers, builders, engineers, developers, and landscape architects in the Los Angeles Region. Some of these individuals were locally based and spent much of their professional careers in Beverly Hills. Others may have designed only one or two structures in the community, yet those buildings are recognized as some of the City’s most iconic landmarks.

Although this list is not comprehensive and other names will undoubtedly need to be added from time to time, it does serve to acknowledge the contributions of those individuals and firms that are now known to have contributed to creating the built environment in Beverly Hills.

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Ache, William	Byrd, Robert
Adams, Charles Gibbs	Carpenter Brothers
Ain, Gregory	Clements, Stiles O.
Ain Johnson, and Day	Coate, Roland Eli, Sr.
Allison & Allison	Colcord, Gerard
Alperson, Edward	Cook, Wilbur C.
Arganbright, C.S.	Cornelius, James
Austin, John C.	Curlett, Aleck
Becket, Welton David	Daniel, Mann, Johnson & Mendenhall
Beckett, William S.	Dentzel, E.P.
Black, Eric	Derrah, Robert B.
Bollenbacher	Dickason, James
Buff, Straub & Hensman	Dolena, James E.
Burgess, Carleton L.	Dorman, Richard
Byers, John	Douglas Honnold and John Rex

**City of Beverly Hills  
LIST OF LOCAL MASTER ARCHITECTS**

Dryden, Thomas Nathaniel	Chambers , H.C.
Eckbo, Garrett	Haines, William (Billy)
Eckbo, Royston & Williams	Harris, Harwell Hamilton
Eggers, Henry	Holmes & Sanborn
Ehmck, Casper	Honnold, Douglas
Eisenstadt, Sidney	Honnold & Lautner
Ellwood, Craig	Honnold & Russell
Emmons, Frederick Earl	Houseman Brothers
Farquhar, Robert	Hudson, W. Asa
Fickett, Edward H.	Hunt, Myron
Flewelling, Ralph C.	Hunt, Sumner P.
Fowler, David	Hunter, Paul
Froehlich, Arthur	Hillock, J.H.
Froehlich, Arthur & Associates	Hillock & Son
Gable and Wyant	Johnson, Kaufmann, & Coate Architects
Gage, William J.	Johnson, Reginald Davis
Garrett Van Pelt	Jones, Archibald Quincy
Gehry, Frank O.	Jones and Emmons
Gibbs, Hugh	Kaufmann, Gordon Bernie
Gogerty, Henry "Hank" L.	Kelley, H. Roy
Greene and Greene	Kelly, Arthur
Greene, Charles Sumner	Kennedy, Frederick Jr.
Greene, Henry Mather	King, Richard Douglas
Grey, Elmer	Kieffer, Roy J.
Gruen, Victor David	Koerner & Gage
Gruen Associates	Kolyar, Clinton B.

**City of Beverly Hills**  
**LIST OF LOCAL MASTER ARCHITECTS**

Krisel, William	McCarty, Walter G.
Ladd, Thornton	Meier, Richard
Laszlo, Paul	Richard Meier & Partners
Lautner, John	Meyer & Holler
Lee, S. Charles	Milwaukee Building Co.
Levitt, Harold	Moore, Charles Willard
Lincoln Mortgage	Morgan, Julia
Lind, George Julius	Morgan, Walls, & Clements
Lotery, Rex	Morgridge, Howard Henry
Luckman, Charles	Muir, Edla
Lumsden, Anthony	Neff, Wallace
Lundberg, Armet & Davis	Neutra, Richard Joseph
Lustig, Alvin	Nomland, Kemper
M. Burgbacher and Sons	Nordstrom and Anderson
MacLean, George	Oliver, Henry
Marston & Maybury	Pacific-Ready Cut Homes, Inc.
Marston & Van Pelt	Parker, Max
Marston, Van Pelt & Maybury	Parkinson Donald
Parkinson Donald	Parkinson, John
Marston, Carl	Parkinson & Parkinson
Marston, Keith Palmer	Peck and Canfield
Marston, Sylvanus Boardman	Pei, I.M.
Martin, Albert C.	Pereira and Luckman
Marx, Samuel	Pereira, William L.
May, Cliff	Pillsbury, A.C.
Maybury, Edgar W.	Polsky, Donald P.

**City of Beverly Hills**  
**LIST OF LOCAL MASTER ARCHITECTS**

Price, Roy Seldon	Taylor, Arthur
Priteca, B. Marcus	Thiene, Paul
Rex, John	Trousdale, Paul
Reisbord, Samuel	Van Pelt, Garrett Beekman, Jr.
Riesenberg, Herbert	Van Pelt & Lind, Architects
Riverre, Rene	Verge, Gene
Rothenberg, Albert	Waldo, M.
Russell, H. Vernon	Walker & Eisen
Salisbury, Bradshaw & Taylor	Walker, Rodney
Schindler, Rudolph M.	Walter and Pierpont Davis
Schutt, Burton A.	Webber, Staunton, & Spaulding
Sheets, Millard	Werner, Harry E.
Siple, Allen	Weyl, Carl Jules
Skidmore, Owings & Merrill	Wilkinson, Marshall
Skinner, Robert	Williams, Paul Revere
Smith & Williams	Winslow, Carleton
Smith, Louis A.	Wong, Gin Dan
Stanberry, F.E.	Woolf, John Elgin
Starkman, Maxwell	Woolf, John Elgin & Robert Koch
Staunton, William F. Jr.	Wright, Frank Lloyd
Stephenson, William	Wright, Lloyd
Stone, Edward D.	Yoch, Florence
Stone, Hicks	
Taylor, Edward Cray	
Taylor, Ellis Wing	
Taylor & Taylor	

## Attachment 2

# Recommendation of the Cultural Heritage Commission

RESOLUTION NO. 3

RESOLUTION OF THE CULTURAL HERITAGE COMMISSION  
OF THE CITY OF BEVERLY HILLS RECOMMENDING THAT  
THE CITY COUNCIL ADOPT A LIST OF LOCAL MASTER  
ARCHITECTS

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

Section 1. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617 establishing a historic preservation program, including criteria for nominating historic properties, and holding periods for alternation or demolition of certain buildings, structures and objects 45 years of age and older. Section 10-3-3212A.4. of Chapter 3 of Title 10 of the Beverly Hills Municipal Code includes “notable work of a person included in the city’s list of master architects...” as one criterion for consideration in designating local landmarks and historic districts. Section 10-3-3218 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code requires that “any work involving a change in design, material, or appearance proposed on a property forty-five (45) years or older and designed by a person listed on the City’s List of Master Architects shall be subject to a thirty (30) day hold period prior to the issuance of permits”, and Subsection 102.9(ix) of Section 9-1-104 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code requiring that “if a building, structure or object proposed for demolition is 45 years or older and the designer is include on the City’s List of Master Architects, the property owner or the owner’s representative

shall post at the construction site a notice of intent to demolish at least thirty (30) days prior to issuance of permit”.

Section 2. On May 23, 2012, the Cultural Heritage Commission reviewed a draft List of Local Master Architects and directed staff to prepare a resolution recommending adoption of the List by the City Council.

Section 3. GENERAL PLAN CONSISTENCY. Adopting a List of Local Master Architects is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy “HP 1.3 – Promote National, State, and Local Designation of Historic Resources” encourages the establishment of programs encouraging the nomination of landmarks.

Section 4. RECOMMENDATION. The Cultural Heritage Commission hereby recommends that the City Council adopt the List of Local Master Architects attached hereto as Exhibit A, for use, as appropriate, in local landmark designation proceedings.

Section 5. The Secretary shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

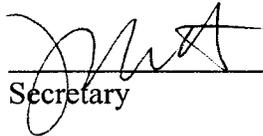
Adopted: June 13, 2012



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Noah Furie  
Chairperson of the Cultural Heritage  
Commission of the City of  
Beverly Hills, California

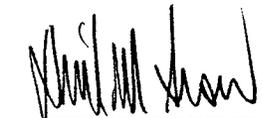
ATTEST:



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Secretary

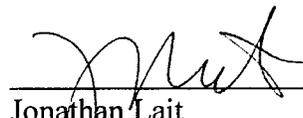
Approved as to form:



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David M. Snow  
Assistant City Attorney

Approved as to content:



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Jonathan Lait  
Assistant Director of Planning and  
Community Development / City Planner

Exhibit A – Draft List of Master Architects