

Attachment 3
December 4, 2012

RESOLUTION NO. 12-R-____

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THE LILIORE GREEN PALMER RAINS ESTATE AT 603 DOHENY ROAD AS A LOCAL LANDMARK AND PLACING THE PROPERTY ON THE REGISTER OF HISTORIC PROPERTIES

Section 1. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617 establishing a historic preservation program and establishing a Local Register of Historic Properties in the City of Beverly Hills. The Ordinance enables the City Council to designate local landmarks and historic districts and to place those properties and geographical areas on the City's Register of Historic Properties.

Section 2. On May 31, 2012, the owners of the Liliore Palmer Rains Estate requested that the City of Beverly Hills designate the property, located at 603 Doheny Road, as a local historic landmark pursuant to the Historic Preservation Ordinance of the City of Beverly Hills (Article 32 of Chapter 3 of Title 10 fo the Beverly Hills Municipal Code; hereafter the "Historic Preservation Ordinance").

Section 3. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the Liliore Palmer Rains Estate pursuant to section 10-3-3215 B. of the Historic Preservation Ordinance, and concluded that the Liliore Palmer Rains Estate, warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 4. On October 9, 2012 The Cultural Heritage Commission considered a *Landmark Assessment Report* for the Liliore Palmer Rains Estate, incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations of the property during a visit to the site and moved to nominate the Liliore Palmer Rains Estate as a Local

Landmark. The Commission based its action on the findings of fact and reasons listed in the *Landmark Assessment Report* by Margarita Jerabek Wuellner, and Amanda Kainer, of PCR Services Corporation, 233 Wilshire Boulevard, Suite 130, Santa Monica, California 90401, and other evidence.

Section 5. BACKGROUND. Completed in 1940, the late Period Revival residence is an interesting blend of Adam, French Revival, Georgian Revival and Rustic style influences and is one of the most significant construction projects in Beverly Hills by prolific local designer and builder, James F. Dickason (1894-1949). The two-story residence is situated at the center of the sloping site and oriented facing south, overlooking a broad lawn, swimming pool and detached pool house. The residence is surrounded by a mature landscape with numerous specimen trees featuring an impressive Grove of Canary Pine (*Pinus canariensis*) on the hillside behind the house (202 Pines); two mature Red Oak (*Quercus rubrus*) along the north side of the driveway; and two mature Coast Live Oak (*Quercus agrifolia*) and one mature *Jacaranda mimosifolia* in front of the house. Ancillary buildings include the original Rustic cabin sited on the hillside amongst the trees to the northwest of the house. Additional site features include a natural spring and associated historic cistern, rose garden, garden terraces and retaining walls, garden sculpture, main driveway, secondary road, a broad lawn, sidewalks, steps, stairs, patios, a pool and pool house, a tennis court, and perimeter wall and gates. The property is in good condition and retains a high level of integrity. The period of significance identified for the property begins in 1940 with the construction of the William E. Palmer and Liliore Green Palmer residential estate. The two-story single family residence was constructed by master builder and designer James F. Dickason of Beverly Hills at a cost of approximately \$50,000. The pre-existing pine forest was incorporated into the estate design which sought to harmonize with

the natural environment. Another feature which contributes to the historical significance of the property is the natural spring. The original construction of the property took advantage of this feature by building a cistern that captures water year round to irrigate landscaping adjacent to and south of the main residence. The design of the estate as a whole appears to relate to the pre-existing Canary Pine forest as the primary aesthetic feature of the site. The residence is nestled among grand specimen trees at the base of the forest. A formal rose garden extends east of the house. The property is bisected by a driveway (repaved) in its original location, and the residence commands a view over a broadly sweeping lawn at the bottom of the slope where the pool and pool house are located. In keeping with the eclectic Period Revival style of the residence with strong English Adam style influence, Neoclassical Revival garden sculpture and fountains decorate the grounds. The period of significance extends to 1993 when then owner, Mr. Merv Griffin, attempted to obtain permits to cut down some of the Canary Pine trees. A legal and public battle ensued when the city planning commission moved to protect the trees. The City of Beverly Hills halted the action and in August 1993 the City Council adopted a series of ordinances, BHMC 10-3-2900 et seq. to protect urban forests. The grove has been called by the local Planning Commission, "Beverly Hills' only pine forest ecological community." This legislation was a direct result of an effort to cut down the tree at the subject property. The property is associated with the following historical themes: The Rodeo Land and Water Company and Early Development of the City of Beverly Hills, 1906-1920; Planning and Development of Estate Architecture, Horticulture and Landscape Architecture in Beverly Hills, 1906-1920; Development of Beverly Hills and Establishment of the Movie Colony, 1920-1945; Master Builder James F. Dickason (1894-1949); Period Revival and Rustic style Architecture; and the Beverly Hills Tree Urgency Ordinance.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), this property meets the necessary requirements for local landmark designation. The property is eligible under Criteria A1, in that the property is identified with an important event in local history; the urgency ordinance prohibiting the removal of trees proposed after Merv Griffin sought a permit to remove some of the Canary Pine trees and subdivide the estate. The decisive action of the Planning Commission and City Council as a result of this case has had great civic influence and was an important environmental decision in the City's history. Trees are protected in the City of Beverly Hills and no person shall damage or remove any protected native or heritage tree without a tree removal permit. The property is eligible under Criteria A3 in that the property embodies the distinctive characteristics and ideals of eclectic Period Revival and Rustic architecture and is an exemplary early example of forested Residential Estate Architecture in Beverly Hills. The property is eligible under Criteria A4 in that the property is one of the most significant construction projects in Beverly Hills by prolific designer and Master Builder, James F. Dickason. The property possesses high artistic values as an example of an interwar period estate that sought to harmonize with the natural setting. The property retains integrity from its period of significance, 1940 - 1993. The property has historic value and is of significant architectural and aesthetic value to the community as a heritage landscape including a forest of Canary Pines that inspired the design of the 1940 estate which sought to harmonize with the natural setting.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. The architectural qualities and character defining features that make this property a landmark are as tabulated in

Appendix E of Exhibit A – Landmark Assessment Report for the Liliore Palmer Rains Estate, located at 603 Doheny Rd, Beverly Hills and include but are not limited to:

- a) Two-story wood-frame Estate Residence with masonry veneer exterior; front patio and low walls, masonry front steps with flanking piers and two stone sphinxes; side patio to front parlor at east secondary entrance, low walls and decorative stone flower baskets.
- b) Masonry steps south of driveway to pool area including two flights of stairs and one landing with metal railings.
- c) Concrete swimming pool (replastered) and decorative stone masonry lip with stylized keystone in lip at west end of pool. Including Neoclassical stone figural sculpture ‘Diana the Huntress’ at West edge of Lawn and Neoclassical stone bench seat south of pool.
- d) Concrete tennis court west of pool house, including retaining wall and steps, metal railing and gate.
- e) Rose Garden, east of residence. Rectangular formal rose garden; raised terrace along north side; concrete retaining walls with cast stone veneer; fountain at west end of garden with metal figural sculpture; arched grotto at west end of garden along path at rear of house; bronze figural sculpture in grotto is original and was relocated from edge of swimming pool.
- f) Concrete rectangular cistern, north of Rose Garden, behind garden wall; accessed by two rectangular wood doors in garden wall.

- g) Concrete masonry steps north of residence with cast stone veneer, metal railings, and lava retaining wall provides access from rear of residence up to Canary Pine forest and secondary road.
- h) Perimeter boundary wall and east entrance with reinforced concrete masonry wall and wall piers with cast stone veneer and decorative metal entrance gate along property boundary at Schulyer Road, including original address lettering on piers flanking entrance “603 Doheny”.
- i) Driveway crossing property on original alignment, east-to-west to south / front of residence.
- j) Access road to the north of the residence to the Canary Pine forest crosses property from east to northwest, entering property at second gate off Schuyler Road, and terminating at water tank. Depicted on 1927 aerial; appears to have been paved at one time, now covered with thick layer of pine needles.
- k) Canary Pine Forest north-west of residence, Ca. 1900.
- l) Rustic Cabin at north-west of residence on hill amongst Canary Pines. One-story rectangular wood cabin with hipped roof (wood shingle) and screened rectangular window openings, front and rear screened doors, flags-stone floor, concrete slab foundation, wood deck built around living trees.
- m) Specimen Trees located on southern half of the property, Ca 1940.

Section 8. REASONS FOR DESIGNATING THE LILIORE PALMER RAINS ESTATE AS A LANDMARK. The Cultural Heritage Commission finds that the owner desires to have the property designated as a landmark, that the Liliore Palmer Rains Estate meets the necessary criteria for designation as a landmark, that the Liliore Palmer Rains Estate

warrants designation because it retains sufficient historical integrity to physically illustrate its significance and because the 1940 Estate is one of the most significant construction projects in Beverly Hills by prolific local designer and builder, James F. Dickason (1894-1949), who designed the two-story Period Revival and Rustic style residence to nestle against a forest hillside of extant Canary Island Pines with an early rustic hilltop cabin and a natural fresh water spring on the property, making it an important early example of forested Estate Architecture in Beverly Hills and with ecological significance to the community. Each of the foregoing reasons support the conclusion that designating the Liliore Palmer Rains Estate a landmark is warranted.

Section 9. GENERAL GUIDELINES TO ESTABLISH STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. Pursuant to Sections 10-3-3219, 10-3-3220 and 10-3-3221 of the Historic Preservation Ordinance, all future renovations, restorations, rehabilitations, alterations, development, construction, demolition, removal or changes to the exterior appearance of the Liliore Palmer Rains Estate, other than ordinary maintenance and repair, will be allowed only after the granting of a Certificate of Appropriateness or Certificate of Economic Hardship. Future changes to the Liliore Palmer Rains Estate will be evaluated for compliance with the "Secretary Of The Interior's Standards For The Treatment Of Historic Properties" to ensure any proposed work will not result in a change of design, material, appearance or visibility of the property's character defining features and overall historical significance, pursuant also to Sections 10-3-3222, 10-3-3224 and 10-3-3229.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of the Liliore Palmer Rains Estate, located at 603 Doheny Rd, Beverly Hills as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental

Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Liliore Palmer Rains Estate would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the Liliore Palmer Rains Estate may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Liliore Palmer Rains Estate is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Liliore Palmer Rains Estate as a local historic landmark 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 12. The City Council hereby designates the Liliore Palmer Rains Estate as a local landmark in the City of Beverly Hills and places the Liliore Palmer Rains Estate on the City of Beverly Hills Local Register of Historic Properties as Landmark No.2, for the reasons set forth in this Resolution.

Section 13. The record of proceedings for designation of the Liliore Palmer Rains Estate as a local landmark included on the City’s Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

Section 14. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Council of the City. The City Clerk shall also cause the Resolution to be recorded in the office of the county recorder of the county of Los Angeles as authorized by Section 3215 K of Chapter 3 of Title 10 of the City of Beverly Hills Municipal Code.

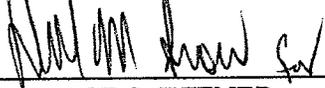
Section 15. This Resolution shall go into effect on December 5, 2012 at 12:01 AM.

WILLIAM W. BRIEN, MD
Mayor of the City of Beverly Hills,
California

ATTEST:

BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

JEFFREY KOLIN
City Manager


SUSAN HEALY KEENE
Director of Community Development

Exhibit A – Landmark Assessment Report for the Liliore Green Palmer Rains Estate at 603 Doheny Rd, Beverly Hills, Prepared by PCR Services Corporation.

EXHIBIT A

Landmark Assessment Report
Liliore Green Palmer Rains Estate
603 Doheny Road (APN: 4350-006-009)
Beverly Hills, California



Prepared for

Mark Egerman
Egerman & Brown, LLP
9401 Wilshire Blvd.
Suite 500
Beverly Hills, CA 90212

And

City of Beverly Hills
Planning Division

Prepared by

Margarita Jerabek Wuellner, Ph.D.
And
Amanda Kainer, M.S.

PCR Services Corporation
201 Santa Monica Boulevard, Suite 500
Santa Monica, California 90401
November 1, 2012

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INTRODUCTION

This landmark assessment report was prepared in support of a Mills Act Application for the Liliore Green Palmer Rains Estate, 603 Doheny Road (APN: 4350-006-009), Beverly Hills, California. The three-acre residential estate is bounded by Doheny Road to the south, Schuyler Road to the east, La Altura Road to the west, and an adjacent neighboring parcel to the north. PCR historic resources investigations began with an intensive pedestrian survey of the property conducted on September 20th and October 2nd by Margarita J. Wuellner, Ph.D., Director of Historic Resources, PCR Services Corporation, Inc. Dr. Wuellner meets and exceeds the Secretary of the Interior's Professional Qualifications Standards in history and architectural history. Professional qualifications are provided in the appendix. Built in 1940, the subject property has not been included in any of the previous historic resources surveys conducted by the City of Beverly Hills, possibly due to its relatively recent construction date. The property has not been included in the City of Beverly Hills' Historic Resources Inventory.

Methodology

This assessment included a review of the National Register of Historic Places (National Register) and its annual updates, the California Register of Historical Resources (California Register), and the California Historic Resources Inventory list maintained by the State Office of Historic Preservation (OHP) in order to determine if any previous evaluations or survey assessments of the property had been performed. The result of the records search indicated that the subject property has not been surveyed or documented in the past as a historical resource.

Historic resources investigations included field inspections and research. Survey work was conducted in accordance with OHP guidelines for surveying and recording historic resources. The historic property was documented in color digital 35mm photographs, and Department of Parks and Recreation (DPR) Primary Record and Building, Structure, Object Record forms were completed by Vanessa Withers, Historic Preservation Partners. The property research, DPR form and Landmark Designation Application Supplemental Analysis prepared by Ms. Withers were reviewed and utilized in the preparation of this report. Additional background material included the *Beverly Hills Historic Resources Survey* (1985-1986), and the *Historic Resources Survey Report Part I: Historic Resources Survey Update, Part II: Area 4 Multi-Family Residence Survey* prepared for the City of Beverly Hills by PCR (June 2004). Property research included review of building permits and tax assessor records to document the property's existing conditions and assist in evaluating the estate for historical significance. Site-specific research was conducted utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and building permits.

PCR reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment procedures, and related programs. PCR then evaluated the potential historic resource based upon criteria established by the City of Beverly Hills and utilized the OHP survey

methodology for conducting survey assessments. The City of Beverly Hills landmark criteria was employed to evaluate the local significance of the property and its eligibility for landmark designation. Additionally, the U.S. Department of Interior, National Register of Historic Places, and the State Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

Historical Background

Location

The Liliore Green Palmer Rains Estate is located at 603 Doheny Road (APN: 4350-006-009), in Beverly Hills, California. The property is legally describes as Lot 3 and that portion of Lot 4 of Tract No. 7956. The three-acre residential estate is situated at the corner of Doheny and Schuyler Roads. It is bounded by Doheny Road to the south, Schuyler Road to the east, La Altura Road to the west, and two adjoining parcels to the north (south of El Retiro Way).

Situated on a gently sloping parcel, the property includes a 10,538 square foot single-family residence with attached garage, surrounded by a lush, mature landscape. Completed in 1940, the late Period Revival residence is an interesting blend of Adam, French Revival, Georgian Revival and Rustic style influences by prolific local designer and builder, James F. Dickason (1894-1949). The two-story residence is situated at the center of the sloping site and is surrounded by a mature landscape with numerous specimen trees featuring an impressive Grove of Canary Pine (*Pinus canariensis*) on the hillside behind the house (202 Pines); two mature Red Oak (*Quercus rubrus*) along the north side of the driveway; and two mature Coast Live Oak (*Quercus agrifolia*) and one mature *Jacaranda mimosifolia* in front of the house. Ancillary buildings include the original Rustic cabin sited on the hillside amongst the trees to the northwest of the house. Additional site features include a natural spring and associated historic cistern, rose garden, garden terraces and retaining walls, garden sculpture, main driveway, secondary road, a broad lawn, sidewalks, steps, stairs, patios, a pool and pool house, a tennis court, and perimeter wall and gates. The property is in good condition and retains a high level of integrity. A site map is provided in Appendix A.

Based upon review of the original 1925 tract map, it appears the subject property retains its original parcel boundaries. The associated neighborhood, north of Doheny Road between Calle Vista and Schuyler is situated on Tracts 7956 ,16055, 16572, and 17204, and is comprised of substantial single-family residences on large parcels of approximately one or more acres in size. Tract No. 7956 was owned by the Rodeo Land and Water Company and subdivided in 1925 from a portion of Lot A of a portion of Rancho Rodeo de los Aguas. Review of the Los Angeles County Assessor's records reveals that subject property and the adjacent estate to the west at 619 Doheny Road were the earliest parcels within the neighborhood to be improved, with the remainder being developed during the 1950s and continuing into the 1960s and 1970s. The Los Angeles County Assessor's Map is included in Appendix A, along with copies of the original tract maps, recorded in the City of Beverly Hills on November 18th, 1925.

Early Settlement and Development, ca. 1822-1906

Rancho Rodeo de las Aguas was originally claimed by Mexican settlers Maria Rita Valdez and her husband Vicente Valdez around 1822. Aptly named The Ranch of the Gathering of the Waters, the swamps or “cienegas” that characterize the natural landscape were created by rain run-off flowing out of Coldwater and Benedict Canyons. Vicente, a retired soldier, died in 1828, leaving Maria in charge of the 4,500 acre cattle ranch. In 1852 after suffering an Indian attack, Maria moved to the safety of the pueblo of Los Angeles. In 1854, the ranch was sold for \$4,000 to two Americans, Benjamin Davis “Don Benito” Wilson and Major Henry Hancock. Don Benito as a major figure in the development of Southern California as well as a founder of the California citrus and viticulture industries. Hancock, a Civil War veteran, surveyed and subsequently acquired large tracts around the La Brea Tar Pits. His family owned Rancho La Brea, to the east of Rancho Rodeo de las Aguas.¹

The Rancho period continued through 1906. The ranch lands changed hands several times after Hancock sold his interests in 1862 to William Workman, a railroad magnate. Vegetable farming, sheep herding, bee keeping and raising of walnut trees were the primary agricultural activities within the rancho lands during the latter half of the nineteenth century. Several attempts at subdividing and establishing communities on the ranch lands were attempted during the 1860s and 1880s but ended in failure.²

The Rodeo Land and Water Company and Early Development of the City of Beverly Hills, 1906-1920

The next activities on the ranch centered around a syndicate of oil investors, known as the Amalgamated Oil Company; however, attempts to exploit the deeply buried oil reserves were unsuccessful and once again the ranch owners focused their hopes on subdividing the Beverly Hills area as a real estate development. The Amalgamated Oil Company 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, located between Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south and the foothills above Sunset Boulevard on the north.³

The syndicate hired notable California park planner, Wilbur F. Cook, Jr., to plan the new community. Cook had worked with landscape architect Frederick Law Olmsted before moving to Oakland in 1905 to establish his own firm. Comprised of “Beverly” in the commercial triangle between Santa Monica and Wilshire Boulevards and “Beverly Hills” north of Santa Monica Boulevard, the new community was one of the earliest planned communities in Southern California. Horticulturist John J. Reeves was retained to develop the master tree planting program. He supervised the work for a cabin nestled in eucalyptus

¹ Beverly Hills Historic Resources Survey 1985-1986, page 5.

² Ibid., pages 7-8.

³ Ibid., pages 8-9.

trees near Sunset Boulevard and Alpine Drive across the street from the old Beverly Hills Nursery⁴

Relatively far from the center of downtown Los Angeles, the Rodeo Land and Water Company's development proved sluggish. Like other boom towns at the turn-of-the-century, Beverly Hills needed a large resort hotel to give it prominence and establish its reputation. In 1911, the Rodeo Land and Water Company, in conjunction with Margaret J. Anderson, commissioned talented architect Elmer Grey to design the Beverly Hills Hotel.⁵ In 1914, concern over establishment of a secure water system and the desire to improve the local school system prompted incorporation of City of Beverly Hills. The original boundaries of the City were much the same as they are today, except for the area south of Wilshire Boulevard, annexed in 1915, and the Trousdale Estates, annexed in 1955. Most of the City was open land at the time of incorporation, with development scattered around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle.⁶

The architecture of Beverly Hills in the years following the City's founding was dominated by the Craftsman, Mission Revival, and Period Revival styles (Tudor, Georgian, Beaux-Arts Classicism). Burton Green's residence on the northwest corner of Lexington Road and Oxford Way, was completed in 1914 in the Tudor Revival style. The Max Whittier house (1916), formerly at the northwest corner of Alpine Drive and Sunset Boulevard and now demolished, was among the earliest versions of an Italian Renaissance Villa in the City.⁷

Development of Beverly Hills and Establishment of the Movie Colony, 1920-1945

In 1920 the City of Beverly Hills was a largely vacant area retaining vestiges of its rural past. However, by the end of the decade the City was largely developed and had assumed the basic form with know today. During the 1920s, Beverly Hills became a haven for movie stars who joined magnates such as Max Whittier and Burton Green. While much of the City's architecture from the inter-war period is indistinguishable from that of other affluent neighborhoods in other California communities, it was during this period that a unique architectural identity emerged in Beverly Hills in connection with the Movie Colony. Exhibiting a definite element of self expression and theatricality, houses such as Pickfair, Dias Dorados, and Greenacres established a standard quickly followed in varying degrees of extravagance by silent film stars Charles Chaplin, Tom Mix, Buster Keaton, Gloria Swanson and Pola Negri. The influence of set design was particularly apparent in the Spadena House, designed by Henry Oliver in 1921 as a movie set and office, and later moved to its present location at Carmelita Avenue and Walden Drive. Prominent architects such as Gordon Kaufmann, Wallace Neff, and Robert Farquhar provided architectural villas for movie moguls and producers. Located approximately one block east of the subject property, the most notable of these is Greystone, 501 Doheny Road, built for E. L. Doheny, Jr., whose family then owned the extensive ranch including the property where Trousdale Estates is

⁴ Ibid., page 9.

⁵ Ibid., page 10.

⁶ Ibid., page 11.

⁷ Ibid., pages 11-12.

now located. Designed by Gordon Kaufmann with landscape designer Paul Thiene, this monumental Jacobean Tudor residence built of Indiana limestone is now listed in the National Register of Historic Places and owned by the City of Beverly Hills.⁸

The 1920s was a highly eclectic and architecturally exuberant period in Beverly Hills. By the end of the decade development of the downtown area had been completed and local residential development had risen in response to an increase in population from 700 people in 1920 to 12,000 in 1926. During the ensuing decade, the architectural character of Beverly Hills as we know it today was established. Commercial development in the downtown core and multi-family development in the area south of Wilshire and Santa Monica Boulevards competed the transformation of the City from a semi-rural into an urban environment. Stylistically, residential architecture ranged from the Spanish Colonia Revival and Period Revival styles through Art Deco and Streamline Moderne. During the 1930s, Beverly Hills became one of the areas of Southern California most closely identified with the Hollywood Regency style, a marriage between the elegance of early nineteenth century idioms and sophisticated Moderne stylized forms. During the 1940s, Mansard roofs became popular with decorators who admired the work of John Woolf at the Chisolm (520 N. Beverly Drive) and Pendleton (1032 N. Beverly Drive) houses.⁹

Post World War II Era

Beverly Hills continued to grow in population and increase in density during the Post World War II era. Subdivision of large estates such as Trousdale Estates out of the old Doheny Ranch in 1955, and redevelopment of the commercial core during the 1950s-1970s were signs of the City's continued commercial vitality. While the vast majority of residential architecture continued to be Period Revival in character, notable works of Modern residential architecture were built in Beverly Hills during the Post War era.¹⁰ Steven Price's book, *Over the Top* (2010), outlines the architectural history of Trousdale Estates, a 410-acre enclave for celebrity residents developed during the 1950s and 1960s and comprising the most complete grouping of residential work by A-list architects in Los Angeles.¹¹

⁸ Ibid., pages 14-15.

⁹ Ibid., pages 15-17.

¹⁰ Ibid., pages 18-20.

¹¹ "Over the Top: The Architectural History of Trousdale Estates, Beverly Hills" (<http://www.trousdale-overthetop.com/>, accessed October 3, 2012).

603 Doheny Road (APN: 4350-006-009), 1925-1993



Figure 1. Canary Pine Forest at 603 Doheny Road, 1927

The subject property is located on Lot 3 and a portion of Lot 4 of Tract No. 7956. In 1925, Tract No. 7956 was owned by the Rodeo Land and Water Company and was subdivided from a portion of Lot A of a portion of Rancho Rodeo de los Aguas. The pre-existing forest of Canary Island Pines situated on the hillside within the subject property was already fairly sizable by the mid-1920s (Figure 1).

According to the original building permit dated December 4, 1939 and tax assessor records, the William E. Palmer and Liliore Green Palmer residential estate was completed in 1940. The two-story single-family residence was constructed by James F. Dickason of Beverly Hills at a cost of approximately \$50,000. The pine forest was incorporated into the estate design. The original detached pool house was also constructed by Dickason in 1940 at a cost of \$1000, and the existing swimming pool was also constructed the same year.

In 1941 an article published in the *Los Angeles Times* gives a glimpse into life at the subject property:

Architecture is music in space when its creator has the ability to make it so. The beautiful new residence of the William Palmers on Doheny Road is an example of that quality one appreciates in a symphony. Saturday, from 6 o'clock on, a steady flow of admiring housewarmers drove up the driveway under the glow of the tree-lights which softly illuminated the grounds and were reflected in the pool below. As the cars halted in front of the Georgian entrance, guests ascending the wide stone steps visited with those on their way down. Inside the doorway, the hostess greeted friends and presented them to the guests of honor, Mr. and Mrs. David Lewis. Liliore Palmer's robin-egg blue and white print was a soft note against the silver-damasked walls of her drawing-room...Mrs. Jack Bolton and Mrs. Harry Eichelberger were among the first to wander up the circular staircase and examine the rooms above. Here the same delicate colors met the eye. And the master bedroom with its shell-pink carpet and crystal-backed bed brought admiration to even the happiest of feminine hearts.¹²

Recognized as an archetypal property, the estate was used by Columbia Pictures for the film "Blondie's Reward" in 1948. The house was also featured in other films, such as "Slightly French" (1949), "The Houston Story" (1955), "The World is in my Corner" (1955), and "The Female Animal" (1958). Historic photographs are provided in Appendix B. Figures 2 to 9 in Appendix B are photographs from these movies filmed at the subject property.

Following Liliore Green Palmer Rains death in 1985, the subject property was sold a year later at auction by Butterfield & Butterfield. Entertainment mogul Merv Griffin bought the subject property through probate court in 1986 for \$5 million in cash. He owned the property for nine years during which time he made many modifications. The pool house was substantially enlarged and altered to match the style and materials of the main house in the late 1980s and early 1990s. The swimming pool was remodeled in the late 1980s and once again in 1995.

In 1991, Merv Griffin attempted to obtain permits to cut down some of the Canary Pine trees. A legal and public battle ensued when the city planning commission moved to protect the trees. The City of Beverly Hills halted the action and in August 1993 the City Council adopted a series of ordinances, BHMC 10-3-2900 et seq. to protect urban forests. The grove has been called by the local Planning Commission, "Beverly Hills' only pine forest ecological community." This legislation was a direct result of an effort to cut down the tree at the subject property.¹³ After Merv Griffin sold the estate in 1994, the property had several

¹² Alice Hicks Burr, "Palmers Fete Lewises in Dream Home," *Los Angeles Times*, March 3, 1941.

¹³ Rosanne Keynan, "City Imposes Ban on Cutting Trees Conservation," *Los Angeles Times*, October 10, 1991.

subsequent owners.¹⁴ Frank Rosen, chairman of Ticketmaster, bought the subject property in 1994.

Additional permit history on the subject property indicates that the existing guard house was constructed in 1982 with an addition made five years later; an addition was made to the pool house in 1987, which was also remodeled at that time, and further work to the structure was done in 1994; also in 1994 the garage was remodeled and enlarged, an interior master bath was added, the house was re-roofed with slate, and a fireplace with chimney was added to the master bedroom. In 1995, the long asphalt driveway in front of the house was repaved with slump stone pavers to complement the style of the main house. Permits also indicate that a 60 inch concrete masonry unit (SMU) wall (400 linear feet) with pilasters was also installed around portions of the perimeter of the property at that time (at Doheny and Schyler Road). Building permit information is proved in Table 1 below.

Table 1

City of Beverly Hills Building Permits for 603 Doheny

No.	Date	Owner	Architect	Contractor	Description	Valuation
17199	12/2/1939	Mr. & Mrs. William Palmer	none	Bainbridge Corp.	Swimming Pool	2,000
17206	12/4/1939	Mr. & Mrs. William E. Palmer	none	James F. Dickason	Residence, garage attached. 17 room, single- family residence. 44,428 square feet. Concrete foundation. Exterior walls stucco & brick vener. Interior wall surfaces plaster. Shingle roof.	50,000
17207	12/4/1939	Mr. & Mrs. William E. Palmer	none	James F. Dickason	Dressing room. 480 square feet. Exterior walls stucco. Interior walls plaster. Single roof.	1,000

¹⁴ Ruth Ryon, "Merv Griffin Sells Beverly Hills Home," *Los Angeles Times*, May 1, 1994.

Table 1**City of Beverly Hills Building Permits for 603 Doheny**

No.	Date	Owner	Architect	Contractor	Description	Valuation
17702	7/20/1940	Liliore Palmer	none	James F. Dickason	Pavilion. 360 square feet. Concrete foundation. Exterior walls shiplap siding.	1,000
18758	10/29/1941	Van Cott Niven	none	Eric Barclay.	Finishing off playroom. Interior walls plaster.	500
821127	10/15/1982	Mrs. Harris		Joseph A. Petrone	Construct guard house.	2,500
87000185	1/15/1987	Phillip Stein and Daveen	none	TKW Construction	Addition to guard house.	6,000
87000188	1/15/1987	Phillip Stein and Daveen	none	TKW Construction	Powder room.	6,000
87000827	2/24/1987	Merv Griffin	none	TKW Construction	Remodel. New marble in kitchen. 3 bathrooms - 1st floor new tile.	95,000
87001030	3/9/1987	Merv Griffin	none	TKW Construction	Sandblast ceiling, beams, floors.	
87001106	3/11/1987	Merv Griffin	none	TKW Construction	Addition and remodel of tennis pavilion.	120,000

Table 1

City of Beverly Hills Building Permits for 603 Doheny

No.	Date	Owner	Architect	Contractor	Description	Valuation
C9400530	8/8/1994	Fred Rosen	none	Albino Construction	Remodel Tennis Building (access story building). Remove existing roofing & reroof with slate. Remove nonbearing partitions inside the structure and replace with new 1/2 bath. Remove roof tower and reduce height of building from 14'3" to 17'0".	20,000
9400414	10/7/1994	Fred Rosen	none	TKW Construction	Add new master bath and closet.	100,000
94005037	11/9/1994	Fred Rosen	none	Albino Construction	Reframe existing garage opening and replace doors.	9,500
95003184	6/20/1995	Fred Rosen	none	Atlas Swimming Pool Company	Replaster existing pool.	3,000
95003384	6/30/1995	Mr & Mrs Rosen	none	Albino Construction	New 7' high chain link fence in rear of property. 250 long.	4,200
95003749	7/19/1995	Mr & Mrs Rosen	none	Atlas Swimming Pool Company	New 60" high CMU wall with pilasters perimeter of property.	26,000
95003198	12/18/1995	Mr & Mrs Rosen	none	Albino Construction	Front yard paving	25,000

Table 1

City of Beverly Hills Building Permits for 603 Doheny

No.	Date	Owner	Architect	Contractor	Description	Valuation
BC0959934	12/28/2009	Tom Sanford	none	Tony Marquez Pool Plastering Inc.	Re-plaster swimming pool	9,000
BS1101635	1/27/2011	Jefery & Pamela Levy	none		Tree Removal. Blue Gum Eucalyptus tree. May uproot and fall into street. 60" DIM. Arborist report on file.	
BS1108006	5/20/2011	603 Doheny Road LLC	none	Houck, Inc.	Above ground water tank and filtration system. Legalize existing.	14,000

Liliore Green Palmer Rains (6/13/1909-11/7/1985)

Liliore Green Palmer Rains was the middle child of three daughters of Burton Green, the original owner of the subject property, pioneer developer of Beverly Hills, and founding partner of Belridge Oil Company. She graduated from Marlborough School and attended Miss. Ransom’s School in Oakland and the French School in New York City.¹⁵ In 1934, Liliore married William Edwin Palmer (1909-1978), a statistician and investment banker.¹⁶ The Palmer’s were a well-heeled socialite couple, very active in many local civic affairs of the city. Prior to constructing the subject property in 1940, Mr. and Mrs. William E. Palmer lived at 705 Sierra Drive in Beverly Hills. The Palmers ultimately divorced in 1940s with both remarrying a few years later. Liliore married for a third time (Palmer was the name of her second marriage) in 1947 to William M. Rains, an attorney and racing stable owner. The Rains remained in the Doheny property following their marriage in Las Vegas. However, at the age of 45 William Rains died while take a steam bath at the California Club, only forty-five days after he married Liliore.¹⁷ Liliore never remarried and the subject property was the primary place of residence for her adult life.

Known as a charming and gracious lady, Liliore was active in the Beverly Hills civic community and headed many organizations, including the Los Angeles Girls Scout Council,

¹⁵ Juana Neal Levy, “Greens Back in Time for Home Ritual,” *Los Angeles Times*, December 5, 1934.

¹⁶ Ibid.

¹⁷ “W.M. Rains Dies in Club’s Steam Baths,” *Los Angeles Times*, March 25, 1947, p. A1.

the California Association for Health and Welfare, and the Big Sister League. After her father died in 1965, she inherited the subject property. In 1979 Liliore's fortune increased greatly when Beldridge Oil Company was sold for \$3.6 billion to Shell Oil Company. In 1980 she donated one-million dollars to Loyola Law School's William M. Rains Library, named for her husband, a well-known lawyer who graduated from the school in 1926. Three years later she donated \$250,000 for Merrifield Hall, a classroom building at the law school. Upon her death in 1985, she was a childless widow who donated \$240 million equally among four schools and two hospitals: Pomona College, Stanford University, Loyola Marymount University, Caltech, Hospital of the Good Samaritan in Los Angeles, and Merringer Foundation in Topeka, Kansas.¹⁸

James F. Dickason (1894-1949)

The builder of the subject property, James F. Dickason, began work as a contractor in Los Angeles in 1923 and had a twenty-six year career as a single-family residential home builder.¹⁹ Credited to designing 250 residences in the Wilshire and Beverly Hills Districts in 1928, he owned a successful construction firm, the Dickason Building Company, and advertised himself as the "Master Builder of Homes." At the time the subject property was constructed, he had an office at 8921 Beverly Boulevard in Los Angeles. Between 1926 and 1939, James F. Dickason designed over forty houses in Beverly Hills, see Table 2 below, that were primarily located between Olympic and Santa Monica Boulevards; the majority of those houses were designed in the Spanish Colonial and Monterey Revival styles.²⁰ He owned and constructed approximately fourteen houses on the 600 block of North Sierra Drive (circa 1927 to 1930) in Period Revival styles and nineteen houses along the 500 and 600 block of North Alta Drive (circa 1930) in the Spanish Colonial Revival style.²¹ It appears he only constructed two other residences north of Sunset Boulevard, 1024 Ridgedale Drive (1935) and 1025 Ridgedale Drive (1934), in Period Revival styles. The subject property appears to be one of Dickason's most significant construction projects.

Research in the *AIA Historical Directory of American Architects*, *Avery Index* and *California Index* did not reveal other projects constructed by James F. Dickason.

Rustic Style

The Rustic style developed in the early and middle 20th century in the United States National Park Service (NPS) through its efforts to create buildings that harmonized with the natural environment. Since its founding in 1916, the NPS sought to design and build visitor facilities without visually interrupting the natural or historic surroundings. The early results were

¹⁸ Mary Barber, "Recluse Leaves \$240 Million to Six Institutions," *Los Angeles Times*, October 15, 1986.
Myrna Oliver, "Philanthropist 'Dolly' Green; Heiress Owned Thoroughbreds," *Los Angeles Times*, September 05, 1990.

¹⁹ "J.F. Dickason, Builder, found Dead of Bullet," *Los Angeles Times*, June 18, 1949.

²⁰ City of Beverly Hills Historic Preservation Program, *Architects for 2,900 Properties*. Compiled 1986. Dated February 24, 2012. http://www.beverlyhills.org/cbhfiles/storage/files/filebank/10255--ALL_AREAS_02212012%20ByPropertyAddress.pdf, accessed October 3, 2012.

²¹ "Builder Buys Group of Lots," *Los Angeles Times*, May 11, 1930, D6.

characterized by intensive use of hand labor and a rejection of the regularity and symmetry of the industrial world, reflecting connections with the Arts and Crafts movement and American Picturesque architecture. Architects, landscape architects and engineers combined native wood and stone with convincingly native styles to create visually appealing structures that seemed to fit naturally within the majestic landscapes. Examples of the style can be found in numerous types of National Park structures, including entrance gateways, hotels and lodges, park roads and bridges, visitor centers, trail shelters, informational kiosks, and even mundane maintenance and support facilities.

Table 2
Single-family Residences Constructed by James F. Dickason in Beverly Hills
(sorted by date)

Address	Street	Permit#	Architect	Builder	Original owner	Style
816	Alpine Dr. North	3/26/1935	None	Dickason; James H.	Dickason; James H.	Colonial Revival/French
180	Rexford Dr. North	11/16/1923	Savage; Frank	Dickason Building Co.	Dickason; J. F.	Spanish Colonial Revival
341	Canon Dr. South	6/30/1925	Dickason Building Co.	Dickason Building Co.	Bell; Ralph	Spanish Eclectic
517	Hillcrest Rd.	9/21/1926	Dickason; J.F.	Dickason; J.F.	Dickason; J.F.	Spanish Colonial Revival
519	Arden Dr. North	9/16/1927	None	Dickason; James F.	Dickason; Alice D.	Spanish Colonial Revival
506	Arden Dr. North	10/10/1927	Dickason; James F.	Dickason; James F.	Dickason; Alice D.	Spanish Colonial Revival
508	Arden Dr. North	10/15/1927	None	Dickason; James F.	Dickason; Alice D.	Spanish Eclectic
507	Hillcrest Rd.	10/31/1927	Unknown	Dickason; James F.	Dickason; Alice D.	Spanish Colonial Revival
518	Arden Dr. North	4/18/1928	None	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
507	Arden Dr. North	5/7/1928	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Eclectic
520	Arden Dr. North	5/7/1928	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
523	Arden Dr. North	5/7/1928	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
610	Alta Dr. North	1/18/1929	Dickason; James F.	Dickason; James F.	Dickason; James F.	Italian Renaissance Revival
606	Alta Dr. North	3/25/1929	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
604	Alta Dr. North	3/30/1929	Dickason; James F.	Dickason; James F.	Dickason; James F.	Italian Renaissance Revival
608	Alta Dr. North	4/3/1929	Dickason; James F.	Dickason; James F.	Dickason; Alice D.	Spanish Colonial Revival
616	Alta Dr. North	5/9/1929	None	Dickason; James F.	Dickason; James F.	Spanish Eclectic
622	Alta Dr. North	8/15/1929	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Eclectic
619	Alta Dr. North	8/19/1929	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
621	Alta Dr. North	8/29/1929	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
618	Alta Dr. North	1/13/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Monterey
524	Arden Dr. North	1/21/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
510	Alta Dr. North	2/5/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival

Table 2
Single-family Residences Constructed by James F. Dickason in Beverly Hills
(sorted by date)

Address	Street	Permit#	Architect	Builder	Original owner	Style
516	Alta Dr. North	2/5/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Monterey
801	Camden Dr. North	4/4/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Eclectic
610	Sierra Dr. North	7/17/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Colonial Revival
612	Sierra Dr. North	7/17/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
614	Sierra Dr. North	7/17/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Eclectic
605	Sierra Dr. North	7/19/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Monterey
607	Sierra Dr. North	7/19/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Eclectic
609	Sierra Dr. North	7/19/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
611	Sierra Dr. North	7/19/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Eclectic
615	Sierra Dr. North	7/19/1930	Dickason; James F.	Dickason; James F.	Dickason; James F.	Monterey
703	Crescent Dr. North	11/19/1932	Unknown	Dickason Building Co.	Dickason; Jean H.	Colonial Revival
617	Beverly Dr. North	3/23/1933	Dickason; James F.	Dickason; James F.	Dickason; Jean H.	English Revival
701	Rexford Dr. North	5/26/1933	Dickason Building Co.	Dickason Building Co.	Dickason; Jean H.	English Tudor Revival
610	Hillcrest Rd.	7/17/1933	Pickens; L.H.	Dickason Building Co.	Dickason; Jean H.	Spanish Colonial Revival
701	Crescent Dr. North	7/26/1933	Pickens; L. (S.) H.	Dickason Building Co.	Dickason; Jean H.	English Tudor Revival
1203	Park Way	4/24/1934	Pickens; L.H.	Dickason Building Co.	Holter; Norman B.	Colonial Revival/French (altered)
1025	Ridgedale Dr.	4/30/1934	Pickens; L.H.	Dickason Building Co.	Holter; Norman B.	Spanish Colonial Revival
1024	Ridgedale Dr.	2/20/1935	Unknown	Dickason; James F.	Dickason; James F.	Spanish Colonial Revival
624	Sierra Dr. North	7/13/1937	Drebin; Max C.	Dickason; James F.	Oakhurst Building Corp.	Spanish Colonial Revival
815	Rexford Dr. North	8/16/1937	Drebin; Max C.	Dickason; James F.	Maltby; Mable P.	Spanish Colonial Revival
603	Doheny Road	12/4/1939	Unknown	Dickason; James F.	Palmer; Mr. & Mrs. William E.	Spanish Colonial Revival
9331	Olympic Blvd.		None	Dickason; James F.	Humbird; T.J.	Colonial Revival

DESCRIPTION OF THE PROPERTY, 603 DOHENY ROAD (APN: 4350-006-009)

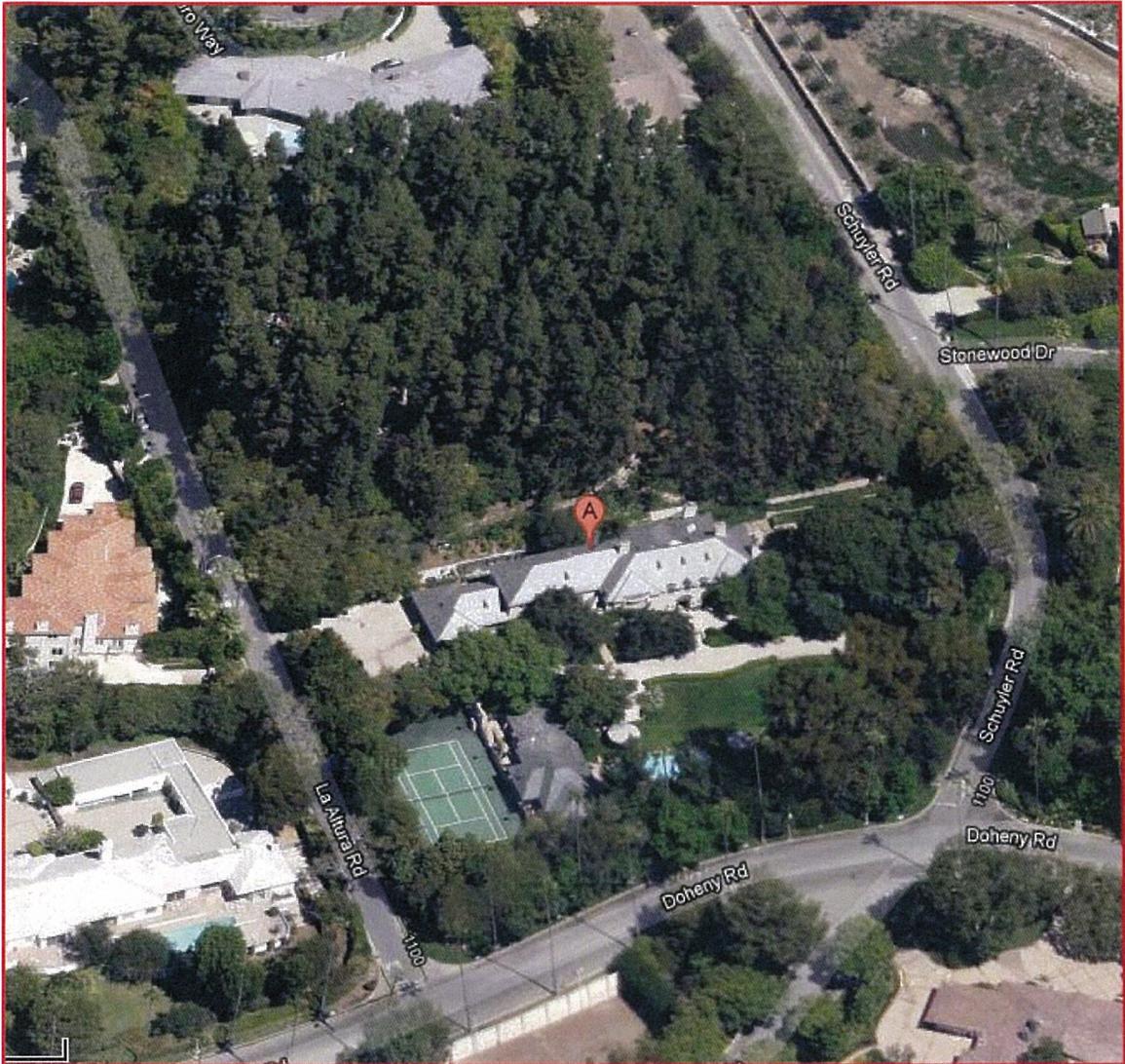


Figure 2. Current Aerial View, 603 Doheny Road (Google Maps, accessed 10/3/2012)

The Liliore Green Palmer Rains Estate is located at 603 Doheny Road (APN: 4350-006-009), in Beverly Hills, California. The property is legally describes as Lot 3 and that portion of Lot 4 of Tract No. 7956. The three-acre residential estate is situated at the corner of Doheny and Schuyler Roads. It is bounded by Doheny Road to the south, Schuyler Road to the east, La Altura Road to the west, and two adjoining parcels to the north (south of El Retiro Way).

Situated on a gently sloping parcel, the property includes a 10,538 square foot single-family residence with attached garage, surrounded by a lush, mature landscape. Completed in 1940,

the late Period Revival residence is an interesting blend of Adam, French Revival, Georgian Revival and Rustic style influences by prolific local designer and builder, James F. Dickason (1894-1949). The two-story residence is situated at the center of the sloping site and oriented facing south, overlooking a broad lawn, swimming pool and detached pool house. The residence is surrounded by a mature landscape with numerous specimen trees featuring an impressive Grove of Canary Pine (*Pinus canariensis*) on the hillside behind the house (202 Pines); two mature Red Oak (*Quercus rubrus*) along the north side of the driveway; and two mature Coast Live Oak (*Quercus agrifolia*) and one mature *Jacaranda mimosifolia* in front of the house.

Primary Specimen Trees

Canary Pine (*Pinus canariensis*) - Tree Grove on hillside (202 Pines)

Red Oak (*Quercus rubrus*) - 2 Mature Specimen Trees at front of house, north side of driveway

Coast Live Oak (*Quercus agrifolia*) - 2 Mature Specimen Trees in front of house to left side

Jacaranda mimosifolia - 1 Mature Specimen Tree in front of house to right side

Non-native Trees Surrounding Perimeter of Property and Around Tennis Court

Pittosporum undulatum

Eucalyptus globulus - (Blue Gum Eucalyptus)

Ficus nitida hedging

Podocarpus gracilior trees

Kaffir Plum Tree (*Harpephyllum caffrum*)

Redwood Trees (*Sequoia sempervirens*)

California Bay Laurel (*Umbellularia californica*)

Jacaranda mimosifolia

Ancillary buildings include the original Rustic cabin sited on the hillside amongst the trees to the northwest of the house. Additional site features include a natural spring and associated historic cistern, rose garden, garden terraces and retaining walls, garden sculpture, main driveway, secondary road, a broad lawn, sidewalks, steps, stairs, patios, a pool and pool house, a tennis court, and perimeter wall and gates. The property is in good condition and retains a high level of integrity. A property survey map is provided in Appendix A showing the location and relationships of the buildings and site features. Current photographs are provided in Appendix C.

The two-story residence has a three-bay main block that includes a Georgian Revival frontispiece flanked by gracefully bowed double-height symmetrical window bays inspired by the Early 19th Century English Adam style (Appendix C Plates 5-6). However, the 1930s Rustic-style cast stone cladding laid in irregular courses on the exterior of the residence is a distinct departure from the materials normally used in construction of the traditional historic styles. The same cast stone material is also used for the garden walls and terraces, pool house, the chimney and hearth in the Cabin, and the perimeter wall. The use of this material can only be explained by the existence of the Canary Pine forest on the site (Appendix C, Plates 30-32) which must have inspired the design of the estate, that sought to harmonize

with the natural environment. Another building on the property whose design appears directly inspired by the Canary Pine forest is the intact original Rustic Cabin which is advantageously sited in the heights of the Canary Pine forest (Appendix C, Plate 33).

Another feature which contributes to the historical significance of the property is the natural spring. When the estate was first created, a cistern was installed to capture and provide water for the property and, in particular, the over 200 canary pine trees. Survey work conducted by Walter Wozniak, PWI Group General Contractors has revealed the property is situated on and adjacent to an underground river and high water table. The original construction of the property took advantage of this feature by building a cistern that captures water year round to irrigate landscaping adjacent to and south of the main residence. Sometime later, in an effort to preserve and maintain the urban forest located along the northern half of the property, an irrigation system was installed within this forest using city water. The cistern is located behind the retaining wall on the north side of the rose garden (Appendix C, Plate 12).

The design of the estate as a whole appears to relate to the preexisting Canary Pine forest as the primary aesthetic feature of the site. The residence is nestled among grand specimen trees at the base of the forest (Appendix C Plate 4). A formal rose garden extends east of the house (Appendix C, Plate 8). The property is bisected by a driveway (repaved) in its original location, and the residence commands a view over a broadly sweeping lawn at the bottom of the slope where the pool and pool house are located (Appendix C, Plates 25-26). In keeping with the Adam style of the residence, Neoclassical Revival garden sculpture and fountains decorate the grounds.

The property has been described and recorded on the DPR survey form included in Appendix D. A list of character defining features is provided in Appendix E.

ASSESSMENT OF HISTORICAL INTEGRITY

The property retains a high level of integrity. Photographs of the property made in 1947 (Appendix B Figure 10-12) show the residence and landscape is little changed from its original appearance and its integrity is fully intact. Comparison of existing conditions with the 1947 photograph of the garage (Appendix B Figure 13) shows that the addition mentioned in the building permit did not affect the integrity of the west elevation of the residence. A guard house has been added in the far eastern portion of the parking area near the garage. The Cabin is fully intact and retains its original wood shingle roof, timber and wood frame construction, masonry chimney, and concrete slab foundation. The pool house has been substantially remodeled with a large addition to the south of the original section (Appendix B Figures 17 and 20; Appendix C Figure 25), although the pool appears original (interior surface of pool has been relined). While the driveway has been repaved, it remains in its original location. The garden sculpture ornamenting the landscape appears largely intact although in need of conservation attention to arrest deterioration from weathering. The rose garden remains in its historic location, along with the majority of the garden hardscape including retaining walls, terraces, sidewalks, patios and steps. The only principal change to the landscape is the removal of the grand staircase from the driveway in front of the house

down to the lawn below (Appendix B Figures 21 and 22; Appendix C Plate 24). The property retains integrity of location, design, setting, workmanship, materials, feeling and association.

The interior of the residence also retains a high level of integrity. The entrance hall, formal rooms, architectural detailing, wood trim, balustrades, floor and wall finishes, windows, windows and doors, hardware, bathrooms, mantels, wood wall paneling, original chandeliers are original, intact and in good condition. Alterations include the addition of an interior bathroom on the second floor, and renovations to the kitchen and service wing on the first floor. Leaks caused by water intrusion on the second floor patios caused damage to the first floor ceilings on the first floor which have been replaced, however the ceiling over the entrance hall was unaffected.

EVALUATION FOR SIGNIFICANCE

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Register of Historical Resources are the primary federal and state laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. Federal Level

1. National Register of Historic Places

The National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”²² The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- B. It is associated with the lives of persons significant in our past;

²² 36 Code of Federal Regulations (CFR) Section 60.2.

- C. It embodies 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;
- D. It yields, or may be likely to yield, information important in prehistory or history.²³

Districts, sites, buildings, structures, and objects of potential significance that are at least 50 years in age must meet one or more of the above criteria to be eligible for listing in the National Register.

In addition to meeting the Criteria for Evaluation, a property must have integrity. "Integrity is the ability of a property to convey its significance." According to *National Register Bulletin 15 (NRB)*, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association. In assessing a property's integrity, the National Register criteria recognize that properties change over time, therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.²⁴

For properties that are considered significant under National Register Criteria A and B, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).²⁵

In assessing the integrity of properties that are considered significant under National Register Criterion C, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.²⁶

²³ "Guidelines for Completing National Register Forms," National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the National Register of Historic Places.

²⁴ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, 15, p. 46.

²⁵ Ibid.

²⁶ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

Archaeological resources, in contrast to historical resources, are most often eligible under Criterion D for their “information potential.” For properties eligible under Criterion D, less attention is given to their overall condition, than if they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed as there are always cultural and natural processes that alter the deposited materials and their spatial relationships. For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions.²⁷

B. State Level

1. California Register of Historical Resources

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory and the California Register of Historical Resources. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register of Historical Resources (California Register) was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.” The criteria for eligibility for the California Register are based upon National Register criteria.²⁸ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.²⁹

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;

²⁷ National Register Bulletin 15, p. 46.

²⁸ California Public Resources Code Section 5024.1(b).

²⁹ California Public Resources Code Section 5024.1(d).

- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.³⁰

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.³¹

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level, under one or more 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;
2. Is associated with the lives of persons important in our past;
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.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.³²

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility.³³

³⁰ Ibid.

³¹ California Public Resources Code Section 5024.1(e).

³² California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

³³ Ibid.

2. California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

C. Local Level

1. City of Beverly Hills

The City's Historic Preservation Ordinance (Municipal Code Title 10 Chapter 3 Article 32; BHMC 10-3- 32) authorizes the Cultural Heritage Commission (CHC) to recommend the nomination of properties as local landmarks to the City Council. The Council may designate local landmarks and historic districts by the procedures outlined in the ordinance. The Preservation Ordinance also establishes criteria and the process for evaluating and designating properties as potential local landmarks. Under the City's criteria a property must be more than 45 years old, unless it possesses exceptional significance; retain sufficient historical integrity to physically illustrate its significance; and satisfy significance criteria. To be eligible for local designation as a historic landmark, properties must satisfy the following criteria:

A. The property meets at least two of the following (significance) 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 national, state, City or local history;
3. Embodies the distinctive 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 important 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 formally 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. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular significance criteria specified above.

C. The property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value and its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City's historic preservation ordinance.

Statement of Significance

The Completed in 1940, the late Period Revival residence is an interesting blend of Adam, French Revival, Georgian Revival and Rustic style influences and is one of the most significant construction projects in Beverly Hills by prolific local designer and builder, James F. Dickason (1894-1949). The two-story residence is situated at the center of the sloping site and oriented facing south, overlooking a broad lawn, swimming pool and detached pool house. The residence is surrounded by a mature landscape with numerous specimen trees featuring an impressive Grove of Canary Pine (*Pinus canariensis*) on the hillside behind the house (202 Pines); two mature Red Oak (*Quercus rubrus*) along the north side of the driveway; and two mature Coast Live Oak (*Quercus agrifolia*) and one mature *Jacaranda mimosifolia* in front of the house. Ancillary buildings include the original Rustic cabin sited on the hillside amongst the trees to the northwest of the house. Additional site features

include a natural spring and associated historic cistern, rose garden, garden terraces and retaining walls, garden sculpture, main driveway, secondary road, a broad lawn, sidewalks, steps, stairs, patios, a pool and pool house, a tennis court, and perimeter wall and gates. The property is in good condition and retains a high level of integrity.

The period of significance identified for the property begins in 1940 with the construction of the William E. Palmer and Liliore Green Palmer residential estate. The two-story single-family residence was constructed by master builder and designer James F. Dickason of Beverly Hills at a cost of approximately \$50,000. The pre-existing pine forest was incorporated into the estate design which sought to harmonize with the natural environment. Another feature which contributes to the historical significance of the property is the natural spring. The original construction of the property took advantage of this feature by building a cistern that captures water year round to irrigate landscaping adjacent to and south of the main residence. The design of the estate as a whole appears to relate to the preexisting Canary Pine forest as the primary aesthetic feature of the site. The residence is nestled among grand specimen trees at the base of the forest. A formal rose garden extends east of the house. The property is bisected by a driveway (repaved) in its original location, and the residence commands a view over a broadly sweeping lawn at the bottom of the slope where the pool and pool house are located. In keeping with the eclectic Period Revival style of the residence with strong English Adam style influence, Neoclassical Revival garden sculpture and fountains decorate the grounds. A list of character defining features is provided in Appendix E. The period of significance extends to 1993 after Merv Griffin attempted to obtain permits to cut down some of the Canary Pine trees. A legal and public battle ensued when the city planning commission moved to protect the trees. The City of Beverly Hills halted the action and in August 1993 the City Council adopted a series of ordinances, BHMC 10-3-2900 et seq. to protect urban forests. The grove has been called by the local Planning Commission, "Beverly Hills' only pine forest ecological community." This legislation was a direct result of an effort to cut down the tree at the subject property.

The property is associated with the following historical themes: The Rodeo Land and Water Company and Early Development of the City of Beverly Hills, 1906-1920; Planning and Development of Estate Architecture, Horticulture and Landscape Architecture in Beverly Hills, 1906-1920; Development of Beverly Hills and Establishment of the Movie Colony, 1920-1945; Master Builder James F. Dickason (1894-1949); Period Revival and Rustic style Architecture; and the Beverly Hills Tree Urgency Ordinance.

National Register Eligibility

The property does not rise to meet the threshold of eligibility for designation under the criteria of the National Register of Historic Places. It is not associated with events that have made a significant contribution to the broad patterns of our history. While the property was the primary residence of Liliore Green Palmer Rains during her adult life, further research is necessary to demonstrate whether her activities and contributions may be significant in our past. While the property embodies the distinctive characteristics of eclectic Period Revival architecture and is the work of a master builder, James F. Dickason, and possess high artistic

values as an example of an interwar-period estate the sought to harmonize with the natural setting, its significance in history, architecture and government is limited to the City of Beverly Hills. The property is not likely to yield information important in prehistory or history.

California Register Eligibility

The property does not rise to meet the threshold of eligibility for designation under the criteria of the California Register of Historical Resources. It is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. While the property was the primary residence of Liliore Green Palmer Rains during her adult life, further research is necessary to demonstrate whether her activities and contributions may be significant in our past. While the property embodies the distinctive characteristics of eclectic Period Revival architecture and is the work of a master builder, James F. Dickason, and possess high artistic values as an example of an interwar-period estate the sought to harmonize with the natural setting, its significance in history, architecture and government is limited to the City of Beverly Hills. The property is not likely to yield information important in prehistory or history.

Eligibility for Designation as a City of Beverly Hills Landmark

The property meets at least two of the following (significance) criteria (1, 3 and 4):

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;*

The property is identified with an important event in local history, the urgency ordinance prohibiting the removal of trees proposed after Merv Griffen sought a permit to remove some of the Canary Pine trees and subdivide the estate. A legal and public battle ensued when the City Planning Commission moved to protect the trees. The decisive action of the Planning Commission and City Council as a result of this case has had great civic influence and was an important environmental decision in the City's history. Trees are protected in the City of Beverly Hills and no person shall damage or remove any protected native or heritage tree without a tree removal permit. The property appears to meet Criterion 1.

2. *Is directly associated with the lives of Significant Persons important to national, state, City or local history;*

While the property was the primary residence of Liliore Green Palmer Rains during her adult life, further research is necessary to demonstrate whether her philanthropic activities and contributions may be significant in our past. The property does not appear to meet Criterion 2.

3. *Embodies the distinctive characteristics of a style, type, period, or method of construction;*

The property embodies the distinctive characteristics and ideals of eclectic Period Revival and Rustic architecture and possesses high artistic values as an example of an interwar-period estate that sought to harmonize with the natural setting. The property appears to meet Criterion 3.

4. *Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value;*

The property embodies the distinctive characteristics and ideals of eclectic Period Revival and Rustic architecture and is one of the most significant construction projects in Beverly Hills by prolific designer and Master Builder, James F. Dickason. The property possesses high artistic values as an example of an interwar period estate that sought to harmonize with the natural setting. The property appears to meet Criterion 4.

5. *Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community;*

The property does not appear to meet Criterion 5.

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 formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.*

The property has not been listed or determined eligible by the National Park Service and is not eligible for listing in the National Register or California Register. The property does not appear to meet Criterion 6.

B. The property retains integrity from its period of significance. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular significance criteria specified above.

The property retains integrity from its period of significance, 1940-1993, as discussed above.

C. The property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value and its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City's historic preservation ordinance.

The property has historic value and is of significant architectural and aesthetic value to the community as a heritage landscape of specimen trees that were retained and inspired the design of the 1940 estate which sought to harmonize with the natural setting, and was one of

the most significant construction projects in Beverly Hills by Master builder, James F. Dickason. Its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City's historic preservation ordinance.

Conclusion

The property is eligible under Criteria 1, 3 and 4 of the City of Beverly Hills' historic preservation ordinance. The property retains integrity from its period of significance, 1940-1993. The property has historic value and is of significant architectural and aesthetic value to the community as a heritage landscape including a forest of Canary Pines that inspired the design of the 1940 estate which sought to harmonize with the natural setting. The property embodies the distinctive characteristics and ideals of eclectic Period Revival and Rustic architecture and is one of the most significant construction projects in Beverly Hills by prolific designer and Master Builder, James F. Dickason. The property possesses high artistic values as an example of an interwar period estate that sought to harmonize with the natural setting. The property is identified with an important event in local history, the urgency ordinance prohibiting the removal of trees proposed after Merv Griffen sought a permit to remove some of the Canary Pine trees and subdivide the estate. The decisive action of the Planning Commission and City Council as a result of this case has had great civic influence and was an important environmental decision in the City's history. Trees are protected in the City of Beverly Hills and no person shall damage or remove any protected native or heritage tree without a tree removal permit.

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APPENDICES

A. Maps

B. Historic Photographs

C. Current Photographs

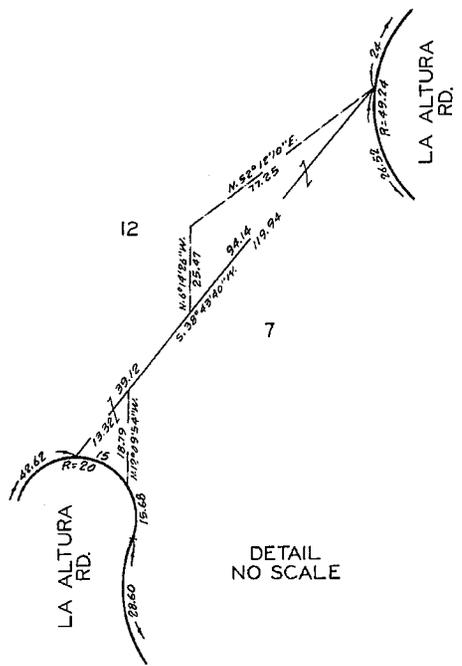
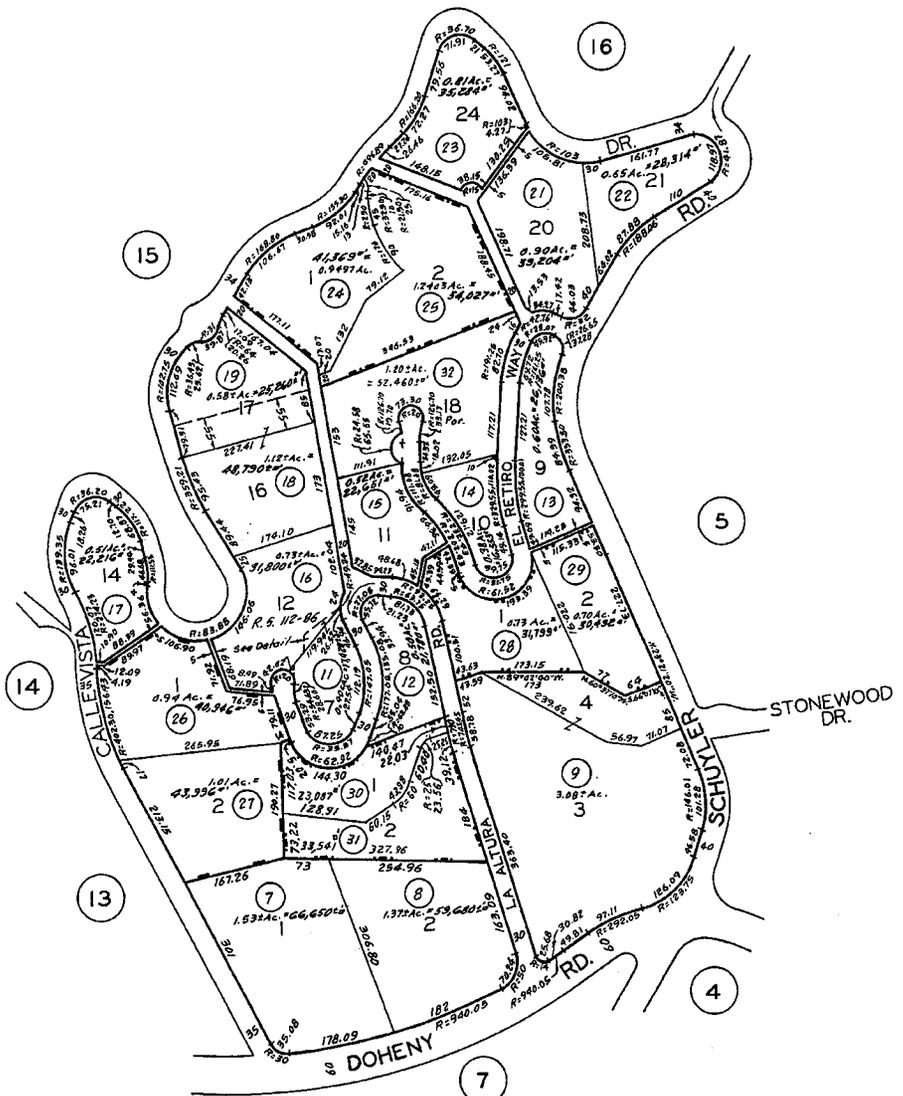
D. DPR Forms

E. Character Defining Features

F. Professional Qualifications

A. Maps

1" = 200'



CODE 2410

TRACT NO. 7956 M.B. 120-87-92
 TRACT NO. 16055 M.B. 351-17-18
 TRACT NO. 16572 M.B. 379-36-37
 TRACT NO. 17204 M.B. 396-33

PARCEL MAP P.M. 169-16-17

FOR PREV. ASSMT SEE:
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ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

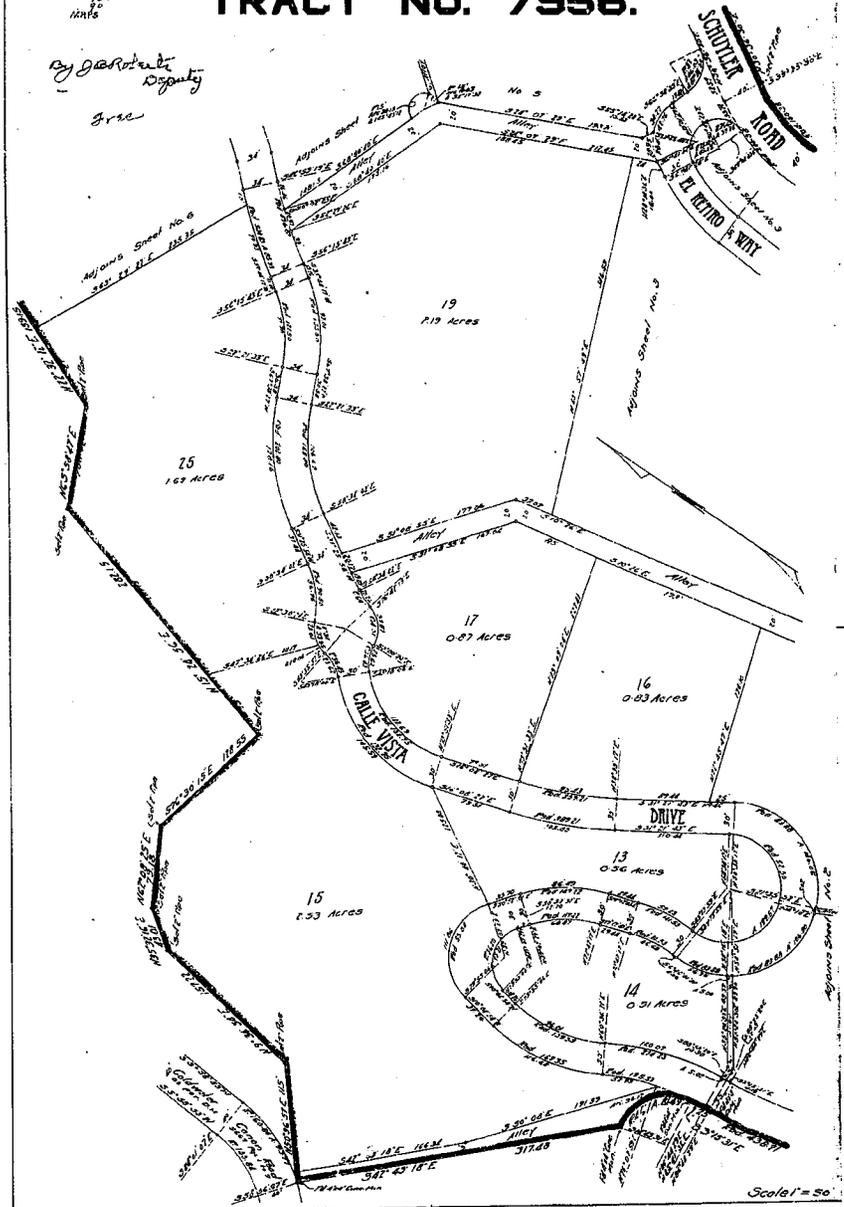
Dec 31 1925
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1816

TRACT NO. 7956.

Street No. 90

By Gerard
Deputy

Geo



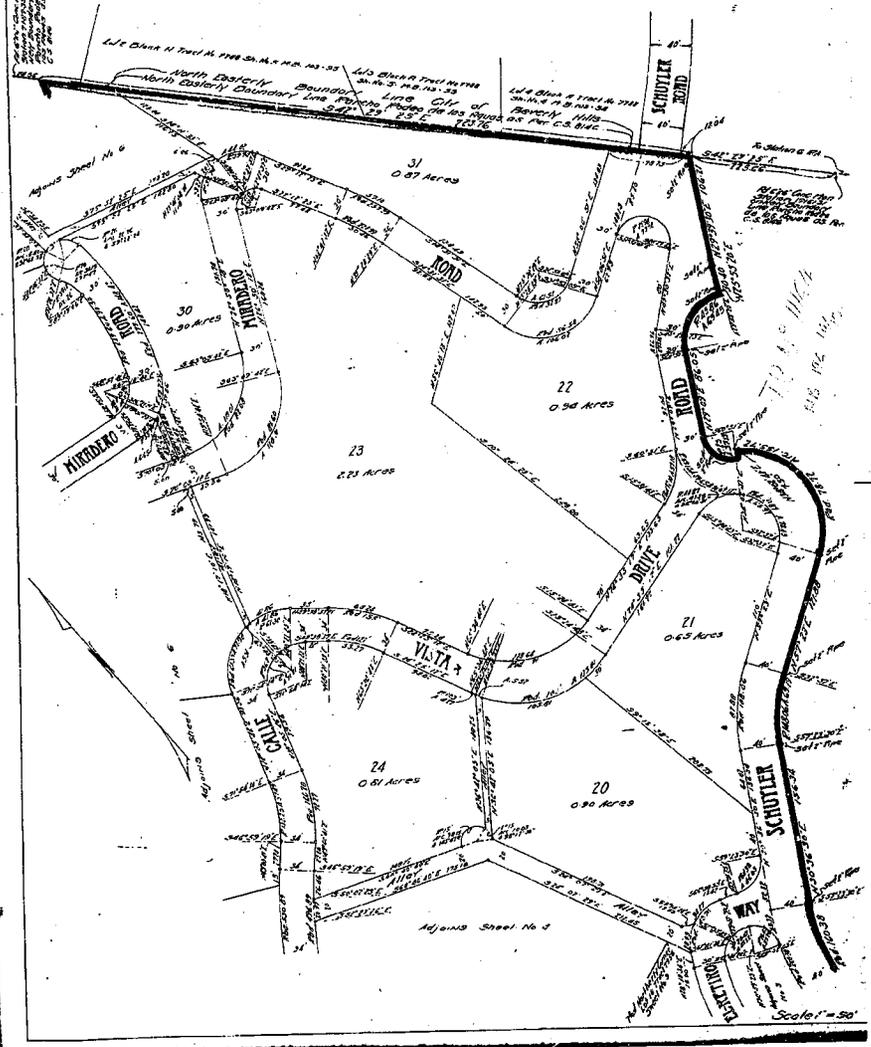
Scale 1" = 50'

Dec 31 1925
2 P.M.
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Sheet No. 5 91

TRACT NO. 7956.

By *J. Schotter*
deputy
J.W.



TRACT NO. 7956.

DEC SHEET No. 6 92
27 P.M.
MAPS

By G. B. Roberts
Deputy
S.M.

